

City Council Agenda

Grimes City Council
December 16, 2025 @ 5:30 PM
Grimes Community Center, 410 SE Main Street

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

BUSINESS MEETING AGENDA

1. Call to Order
2. 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 12-0125 Approving Previous Meeting Minutes
    b. Resolution 12-0225 Claims Report $7,356,341.57
    c. Receiving and Filing Reports
        i. Finance Report for October 2025
        ii. 2025 Parks and Recreation Annual Report
    d. Resolution 12-0325 Approving Payments for Professional Services
        i. Invoice #13 Confluence, Inc. - Lions Park - Phase One $1,842.60
        ii. Invoice #14 Confluence, Inc. - Lions Park - Phase One $302.85
        iii. Invoice #3 MSA Professional Services, Inc. - SE 2nd Street Water Main $5,629.84
        iv. Invoice #13 MSA Professional Services, Inc. - SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction $6,329.38

v. Invoice #2 Nilles Associates, Inc. - Lions Park - Construction Services $4,650.00

vi. Invoice #15 OPN Architects, Inc. - Grimes Public Administration Building $35,187.75

vii. Invoice #5 Snyder & Associates, Inc. - NE Gateway Drive Permanent Traffic Signal $7,378.50

viii. Invoice #30 Snyder & Associates, Inc. - NE Destination Dr. & NE Beaverbrooke Blvd. Improvements $5,436.35

ix. Invoice #33 SVPA Architects - Grimes Public Safety Center $203.88

x. Invoice #3 Weitz Company - Grimes Public Administrative Building $26,350.00

e. Resolution 12-0425 Approving Capital Project Payment Requests

i. Payment #24 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements $307,205.05

ii. Payment #25 Absoute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements $364,768.11

iii. Payment #3 Edge Commercial, LLC - Lions Park $345,056.18

iv. Payment #7 Sternquist Construction, Inc. - SE Little Beaver Dr. and SE 4th St. Reconstruction $74,238.18

v. Payment #2 Traffic Control Corporation - City Traffic Signal Communication Network $57,084.50

vi. Payment #3 (Retainage) Traffic Control Corporation - City Traffic Signal Communication Network $6,951.00

vii. Payment #10 (Retainage) Van Maanen Electric - City Traffic Signal Communication Network $34,854.82

f. Resolution 12-0525 Approving Change Orders

i. Change Order #10 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements $2,102.10

ii. Change Order #11 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements $33,585.00

iii. Change Order #5 1st Interiors, Inc. - Grimes Public Safety Center -$1,630.00

iv. Change Order #2 Core Construction Services, LLC - Grimes Public Safety Center $10,125.43

v. Change Order #3 Core Construction Services, LLC - Grimes Public Safety Center -$6,214.07

vi. Change Order #10 DDVI - Grimes Public Safety Center -$271.00

vii. Change Order #7 Renda Electric - Grimes Public Safety Center $9,910.00

g. Resolution 12-0625 Approving 2026 Grimes Civic Calendar

h. Resolution 12-0725 Approving Offer to Purchase and Agreement - 142nd ST Reconstruction - Shipley

i. Resolution 12-0825 Approving Consent and Agreement to Improvements Within A Storm Sewer and Overland Flowage Easement for Lot 18 of Heritage at Grimes Plat 6 - 2417 NE Little Beaver Drive

j. Resolution 12-0925 Approving Consent and Agreement to Improvements Within A Storm Sewer and Overland Flowage Easement for Lot 21 of Willow Hills North Plat 1 - 3292 NW Brookside Drive

k. Resolution 12-1025 Approving Consent and Agreement to Improvements Within An Overland Flowage Easement for Lot 18 of Kennybrook South Plat 3 - 912 SW 9th Court

l. Resolution 12-1125 Approving the Fall Fiscal Year 2025-2026 Transfers

m. Resolution 12-1225 Setting Public Hearing (01-13-2026, 5:30 PM): Sienna Hills Rezone

n. Resolution 12-1325 Accepting Public Improvements in Autumn Park Plat 7, Phase 2 and 3

o. Resolution 12-1425 Renewing Contract of Cemetery Lawn Care Services and Chemical Application

p. Resolution 12-1525 Approving Purchase and Installation of Push Button Pedestrian Crossing on NE Park Dr

q. Resolution 12-1625 Setting Public Hearing (01-13-2026, 5:30 PM): Brookside Village North Rezone

r. Resolution 12-1725 to Enter into Contract for Professional Services with Allender Butzke Engineers, Inc. for the Grimes Public Administration Building

s. Resolution 12-1825 Approving Consent and Agreement to Improvements Within A Surface Water Flowage Easement for Lot 22 of Parkview North Plat 5 - 801 NW Sunset Lane

t. Resolution 12-1925 Approving Consent and Agreement to Improvements Within A Public Utility and Drainage Easement for Lot 20 of Parkview Plaza Plat 6 - 604 NW Calista Court

u. Resolution 12-2025 Approve the Thrid Amended and Restated WRA Agreement and Consent for Bond Issuance

v. Resolution 12-2125 Accepting Public Improvements in Legacy at James Street Plat 2

w. Resolution 12-2225 Accepting 1 Prime Contracts for the Grimes Public Safety Center

x. Resolution 12-2325 Accepting the City Traffic Signal Communication Network (Van Maanen)

y. Resolution 12-2425 Accepting the City Traffic Signal Communication Network - (Traffic Control Corporation)

z. Resolution 12-2525 Project Initiation — Setting Bid Letting and Public Hearing Dates — SE 5th St and SE 6th St Reconstruction

aa. Resolution 12-2625 Project Initiation — Setting Bid Letting and Public Hearing Dates — SE 2nd Street Water Main

bb. Resolution 12-2725 Approving Personnel Transactions

cc. Resolution 12-2825 to Enter into Contract for Professional Services with Foth Infrastructure & Enviornment for the 2026 CIPMH Lining and CIPPP Lining Projects

dd. Resolution 12-2925 to Enter into Contract for Professional Services with Foth Infrastructure and Environmental for the Sanitary On-Call Services

ee. Resolution 12-3025 Approving State of Iowa Alcohol Licenses

ff. Resolution 12-3125 Accepting Temporary Easement and Approving Compensation - Temple Holdings LLC

PROPOSED ACTION ITEMS

1. Presentation of Fiscal Year 2024-2025 audit by Denman CPA
2. Growing Together - Grimes 2050 Comprehensive Plan
   a. Public Hearing on Growing Together - Grimes 2050 Comprehensive Plan
   b. Resolution 12-3225 Approving and Adopting a new Comprehensive Plan - Growing Together - Grimes 2050 Comprehensive Plan
3. SE 41st Street and SE Park Drive Extension
   a. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for the SE 41st Street and SE Park Drive Extension
   b. Resolution 12-3325 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the SE 41st Street and SE Park Drive Extension
   c. Resolution 12-3425 Making Award of Construction Contract for the SE 41st Street and SE Park Drive Extension
   d. Resolution 12-3525 Authorizing Construction Contract and Bond for the SE 41st Street and SE Park Drive Extension
4. NE Destination Drive Extension
   a. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for the NE Destination Drive Extension
   b. Resolution 12-3625 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the NE Destination Drive Extension
   c. Resolution 12-3725 Making Award of Construction Contract for the NE Destination Drive Extension
   d. Resolution 12-3825 Authorizing Construction Contract and Bond for the NE Destination Drive Extension
5. Grimes Public Administration Building
   a. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for the Grimes Public Administration Building
   b. Resolution 12-3925 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the Grimes Public Administration Building
   c. Resolution 12-4025 Making Award of Construction Contract for the Grimes Public Administration Building
   d. Resolution 12-4125 Authorizing Construction Contract and Bond for the Grimes Public Administration Building
6. Public Administration Building Site Plan
7. United Masonry Site Plan
8. Resolution 12-4225 Approving Final Plat of Hope Meadows Plat 4 and Certain Related Easements and Agreements
9. Second Reading of Ordinance 806 Fox Glen & Prairie Heights PUD Rezone
10. Recognition of Outgoing Elected Officials

11. Resolution 12-4325 Providing for Closed Session Under Iowa Code Section 21.5 1 (i) to Evaluate the Professional Competency of an Individual whose Appointment, Hiring, Performance, or Discharge is being Considered Necessary to Prevent Needless and Irreparable Injury to that Individual's Reputation and that Individual Requests a Closed Session
    a. Recess Open Session
    b. Rise from Closed Session
    c. Reconvene Open Session
    d. Actions or Comments from Closed Session
12. Staff Reports
13. Mayor and City Council Reports
14. Adjournment

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

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 12-0125 APPROVING PREVIOUS MEETING MINUTES

Grimes Resolution No. 12-0125

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 December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL MEETING
Tuesday, November 25, 2025

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor Pro Tem Ryan Burger November 25, 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: Council Members: Eric Johansen, Andrew Borcherding, Ryan Burger, David Gisch, Laurie DePhillips
   Absent: Mayor: Scott Mikkelsen

4. Approval of Agenda

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

5. Public Forum

   Dave Brahn, Library Board of Trustees President, 1208 NE 24th Court, shared highlights of the year for the Grimes Public Library.

6. Approval of the Consent Agenda

   a. Resolution 11-2625 Approving Previous Meeting Minutes
   b. Resolution 11-2725 Claims Report $5,148,129.57
   c. Resolution 11-2825 Approving Payments for Professional Services
      i. Invoice #12 Foth Infrastructure & Environment, LLC - S James Street Improvements - SE 37th St. to SE 11th St. $45,894.23
      ii. Invoice #26 - Foth Infrastructure & Environment, LLC - S James St. & SE 11th St. Improvements $27,059.00
      iii. Invoice #2 ISG - NW 27th Street Trail Connection $11,940.00
      iv. Invoice #10 McClure Engineering Company - SE 41st St. and SE Park Dr. Extension $958.75
      v. Invoice #35 McClure Engineering Company - Phase 1A Water System Improvements $1,993.54
      vi. Invoice #32 SVPA Architects - Grimes Public Safety Center $13,195.00
      vii. Invoice # 18 Weitz Company - Grimes Public Safety Center $98,905.00
   d. Resolution 11-2925 Approving Capital Project Payment Requests
      i. Pay Request #12 1st Interiors, Inc. - Grimes Public Safety Center $6,546.45

ii. Pay Request #1 Alpha Landscapes, LLC - Grimes Public Safety Center $60,494.10
iii. Pay Request #7 Core Construction Services, LLC - Grimes Public Safety Center $14,655.65
iv. Pay Request #10 DDVI - Grimes Public Safety Center $68,547.59
v. Pay Request #8 Hopkins Roofing - Grimes Public Safety Center $14,263.08
vi. Pay Request #16 Kruck Plumbing & Heating, Inc. - Grimes Public Safety Center $36,138.03
vii. Pay Request #10 Mid-American Glazing Systems - Grimes Public Safety Center $11,112.15
viii. Pay Request #4 Midwest Automatic Fire Sprinkler Company - Grimes Public Safety Center $3,610.00
ix. Pay Request #13 Renda Electric - Grimes Public Safety Center $31,259.75
x. Pay Request #5 Sandstone Management, Ltd - Grimes Public Safety Center $14,436.67
xi. Pay Request #6 Sternquist Construction, Inc. — SE Little Beaver Dr. and SE 4th St. Reconstruction $162,344.35

e. Resolution 11-3025 Approving Change Orders
i. Change Order #2 Edge Commercial, LLC - Lions Park $9,433.00
ii. Change Order 4 1st Interiors, Inc. - Grimes Public Safety Center (-$15,665.00)
iii. Change Order #9 DDVI - Grimes Public Safety Center (-$1,363.98)
iv. Change Order #1 Alpha Landscapes, LLC - Grimes Public Safety Center $495.00
v. Change Order #2 Henkel Construction Company - Grimes Public Safety Center $3,632.51
vi. Change Order #3 Kruck Plumbing & Heating, Inc. - Grimes Public Safety Center $600.00
vii. Change Order #4 Kruck Plumbing & Heating, Inc. - Grimes Public Safety Center (-$6,000.00)
viii. Change Order #3 Mid-American Glazing Systems - Grimes Public Safety Center (-$1,000.00)
ix. Change Order #6 Renda Electric - Grimes Public Safety Center $6,983.80
x. Change Order #3 Sandstone Management, Ltd - Grimes Public Safety Center (-$20,000.00)

f. Resolution 11-3125 Approving State of Iowa Alcohol Licenses
g. Resolution 11-3225 Approving and authorizing a form of loan and disbursement agreement, and authorizing and providing for the issuance of NTE $5,000,000 Water Revenue Note
h. Resolution 11-3325 Approving Offer to Purchase and Agreement - Hy-Vee, Inc. -Gateway Dr & E 1st St Intersection Improvements
i. Resolution 11- 3425 Approving Amendment to ATI RISE Development Agreement
j. Resolution 11-3525 Approving State of Iowa Alcohol Licenses
k. Resolution 11-3625 Awarding Contract for Sanitary Sewer Manhole Lining on SE 19th St
l. Resolution 11-3725 Approving Personnel Transactions
m. Resolution 11-3825 Approving Cigarette/Tobacco, Alternative Nicotine, Vapor, Glass and Metal Devices for 2025-2026
n. Resolution 11-3925 Approving Fireworks Permit for Grimes Chamber and Economic Development for the 2025 Grimes Holiday Celebration at Heritage Park
o. Resolution 11-4025 Approving Parkland Dedication and Regional Detention Access Agreement - Marco Properties SRF Pond
p. Resolution 11-4125 To Amend Contract for Professional Services With McClure Engineering Company for SE 41st Street and SE Park Drive Extension
q. Resolution 11-4225 To Enter Into Contract for Professional Services with McClure Engineering Company for Water System On-Call Services
r. Resolution 11-4325 Accepting 3 Prime Contracts for the Grimes Public Safety Center
s. Resolution 11-4425 Authorizing Elder Corporation to Perform Utility and Street Repairs

Mayor Pro Tem Burger asked for approval of the consent agenda.

Moved by Johansen, Second by Gisch, to approve the consent agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

PROPOSED ACTION ITEMS

1. South James Street Improvements Update

   City Engineer Ahrens provided information about the current timeline of the project.

   Council discussed the project and asked questions of staff.

2. S James Street & S 19th Street Improvements

   City Engineer Ahrens reviewed the proposed bid award to Elder Corporation highlighting that the bid came in 22% under the engineer's estimate.

   a. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for S James Street & S 19th Street Improvements

      Mayor Pro Tem Burger opened the Public Hearing at 5:47 p.m. No oral or written comments were made. Mayor Mikkelsen closed the Public Hearing at 5:47 p.m.

   b. Resolution 11-4525 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the S James Street & S 19th Street Improvements

   c. Resolution 11-4625 Making Award of Construction Contract for the S James Street & S 19th Street Improvements

   d. Resolution 11-4725 Authorizing Construction Contract and Bond for the S James Street & S 19th Street Improvements

      Mayor Pro Tem Burger asked for approval of Resolution 11-4525 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the S James Street & S 19th Street Improvements, Resolution 11-4625 Making Award of Construction Contract for the S James Street & S 19th Street Improvements, and Resolution 11-4725 Authorizing Construction Contract and Bond for the S James Street & S 19th Street Improvements
      Moved by Johansen, Second by DePhillips, to approve Resolution 11-4525 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the S James Street & S 19th Street Improvements, Resolution 11-4625 Making Award of Construction Contract for the S James Street & S 19th Street Improvements, and Resolution 11-4725 Authorizing Construction Contract and Bond for the S James Street & S 19th Street Improvements
      Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

3. SW 19th Street SRF Sponsored Pond

   City Engineer Ahrens shared details of the proposed bid award to Iowa Earth Works, LLC, with the bid coming in 41% under the engineer's estimate.

a. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for the SW 19th Street SRF Sponsored Pond

   Mayor Pro Tem Burger opened the Public Hearing at 5:51 p.m. No oral or written comments were made. Mayor Mikkelsen closed the Public Hearing at 5:51 p.m.

b. Resolution 11-4825 Adopting Plans, Specifications, Form of Contract and Estimate of Costs for the SW 19th Street SRF Sponsored Pond

c. Resolution 11-4925 Making Award of Construction Contract for the SW 19th Street SRF Sponsored Pond

d. Resolution 11-5025 Authorizing Construction Contract and Bond for the SW 19th Street SRF Sponsored Pond

   Mayor Pro Tem Burger asked for approval of Resolution 11-4825 Adopting Plans, Specifications, Form of Contract and Estimate of Costs for the SW 19th Street SRF Sponsored Pond, Resolution 11-4925 Making Award of Construction Contract for the SW 19th Street SRF Sponsored Pond, and Resolution 11-5025 Authorizing Construction Contract and Bond for the SW 19th Street SRF Sponsored Pond
   Moved by Johansen, Second by Gisch, to approve Resolution 11-4825 Adopting Plans, Specifications, Form of Contract and Estimate of Costs for the SW 19th Street SRF Sponsored Pond, Resolution 11-4925 Making Award of Construction Contract for the SW 19th Street SRF Sponsored Pond, and Resolution 11-5025 Authorizing Construction Contract and Bond for the SW 19th Street SRF Sponsored Pond
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

4. Public Hearing on the Proposed First Amendment to the City of Grimes Fiscal Year 2025-2026 Budget

   Finance Director Woodke outlined the specifics of the budget amendment.

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

   a. Resolution 11-5125 Approving an Amendment to the City of Grimes Fiscal Year 2025-2026 Budget

      Mayor Pro Tem Burger asked for approval of Resolution 11-5125 Approving an Amendment to the City of Grimes Fiscal Year 2025-2026 Budget
      Moved by Gisch, Second by Borcherding, to approve Resolution 11-5125 Approving an Amendment to the City of Grimes Fiscal Year 2025-2026 Budget
      Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

5. Ordinance 806 Fox Glen & Prairie Heights PUD Rezone

   Development Services Director Pfaltzgraff provided an overview of the rezone from agricultural to residential. Park Board, Planning and Zoning Commission, and staff all recommend approval.

a. Public Hearing on Ordinance 806 Fox Glen & Prairie Heights PUD Rezone

Mayor Pro Tem Burger opened the Public Hearing at 6:03 p.m. No oral or written comments were made. Mayor Mikkelsen closed the Public Hearing at 6:03 p.m.

b. First Consideration of Ordinance 806 Fox Glen & Prairie Heights PUD Rezone

Mayor Pro Tem Burger asked for approval of First Consideration of Ordinance 806 Fox Glen & Prairie Heights PUD Rezone
Moved by Johansen, Second by Borcherding, to approve First Consideration of Ordinance 806 Fox Glen & Prairie Heights PUD Rezone
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

6. Resolution 11-5225 Approving Final Plat of Founders Glen Plat 1 and Certain Related Easements and Agreements

Development Services Director Pfaltzgraff reviewed the key components of the proposed final plat including 35 single-family lots.

Mayor Pro Tem Burger asked for approval of Resolution 11-5225 Approving Final Plat of Founders Glen Plat 1 and Certain Related Easements and Agreements
Moved by Gisch, Second by DePhillips, to approve Resolution 11-5225 Approving Final Plat of Founders Glen Plat 1 and Certain Related Easements and Agreements
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

7. The Allure on 44 Preliminary Plat and Site Plan

Assistant Planner Hoodjer explained the elements of the proposed preliminary plat and site plan including five multi-family buildings, a clubhouse with a swimming pool, and six multi-stall garages.

Council discussed the proposal and asked questions of staff.

Mayor Pro Tem Burger asked for approval of The Allure on 44 Preliminary Plat and Site Plan
Moved by Johansen, Second by Gisch, to approve The Allure on 44 Preliminary Plat and Site Plan
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

8. Third and Final 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 stated that there have been no changes to the ordinance since the second consideration.

Fire Marshal Ostert shared that the Fire Board has approved the code update and shared summarized the major changes in the code.

a. Third and Final 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.

   Mayor Pro Tem Burger asked for approval of Third 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 DePhillips, to approve Third 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.

   Moved by Johansen, Second by DePhillips, to approve Final Passage 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.

9. Grimes Neighbor Volunteer Program – Award Recognition

   Development Services Director Pfaltzgraff and Housing and Property Inspector Brittenson presented the award and recounted how the new program was developed.

10. Oath of Office

    City Clerk Greving administered the Oath of Office to David Gisch, Mayor, and to Laurie DePhillips, Leslie Irlbeck and Jared Lovelady, Council Members, for terms beginning January 1, 2026, and ending December 31, 2029.

11. Staff Reports

    No staff reports given.

12. Mayor and City Council Reports

    Council Member Gisch and Fire Chief Coleman shared details of the opening ceremony for the new Public Safety Center at 5:30 p.m. on December 11, 2025.

13. Adjournment

There being no further business, the meeting was adjourned at 6:35 p.m.
Motion by DePhillips, 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 CIP WORKSHOP
Tuesday, November 25, 2025

The Grimes City Council CIP Workshop was held in-person. The meeting was called to order by Mayor Pro Tem Ryan Burger November 25, 2025, at 6:47 p.m. at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa.

BUSINESS MEETING AGENDA

1. CIP Workshop

   City Engineer Ahrens presented projects currently in process and what projects are coming next.

   Council discussed the projects' details and asked questions of staff.

   The meeting was adjourned at 7:41 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: 12/16/2025

AGENDA ITEM: Resolution Claims Report $7,356,341.57

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

Vendor Name	Description (Item)		Amount
Vendor: 0000001079 - A KINGS THRONE LLC			
A KINGS THRONE LLC	ENVIROMENTAL FEE		15.00
A KINGS THRONE LLC	DELIVERY FEE		40.00
A KINGS THRONE LLC	RENTAL FEE		110.00
		Vendor 0000001079 - A KINGS THRONE LLC Total:	**165.00**
Vendor: 0000001078 - A TECH INC.			
A TECH INC.	FIRE ALARM MONITORING-AS...		165.00
A TECH INC.	FIRE MONITORING 12/1/25-2...		74.85
A TECH INC.	FIRE MONITORING 12/01/202...		165.00
		Vendor 0000001078 - A TECH INC. Total:	**404.85**
Vendor: 0000001072 - ABSOLUTE CONCRETE CONSTRUCTION			
ABSOLUTE CONCRETE CONST...	S JAMES/SE 11TH ST IMPVMT ...		307,205.05
ABSOLUTE CONCRETE CONST...	S JAMES/SE 11TH ST IMPVMT ...		364,768.11
		Vendor 0000001072 - ABSOLUTE CONCRETE CONSTRUCTION Total:	**671,973.16**
Vendor: 0000003900 - ACME TOOLS			
ACME TOOLS	WILTON 6-1/2IN UTILITY BEN...		207.99
		Vendor 0000003900 - ACME TOOLS Total:	**207.99**
Vendor: 0000004391 - AGRILAND FS, INC			
AGRILAND FS, INC	DIESEL FUEL		437.54
AGRILAND FS, INC	DIESEL FUEL		105.37
AGRILAND FS, INC	DIESEL FUEL		248.73
AGRILAND FS, INC	DIESEL FUEL		861.14
AGRILAND FS, INC	DIESEL FUEL		8.65
AGRILAND FS, INC	DIESEL FUEL		21.94
AGRILAND FS, INC	DIESEL FUEL		126.38
AGRILAND FS, INC	UNLEADED FUEL		33.05
AGRILAND FS, INC	UNLEADED FUEL		199.99
AGRILAND FS, INC	UNLEADED FUEL		212.66
AGRILAND FS, INC	UNLEADED FUEL		170.59
AGRILAND FS, INC	UNLEADED FUEL		65.37
AGRILAND FS, INC	UNLEADED FUEL		65.12
AGRILAND FS, INC	UNLEADED FUEL		3.40
AGRILAND FS, INC	UNLEADED FUEL		153.43
AGRILAND FS, INC	UNLEADED FUEL		140.97
AGRILAND FS, INC	UNLEADED FUEL		294.70
AGRILAND FS, INC	UNLEADED FUEL		49.24
AGRILAND FS, INC	UNLEADED FUEL		50.15
AGRILAND FS, INC	UNLEADED FUEL		54.73
AGRILAND FS, INC	DIESEL FUEL		76.45
AGRILAND FS, INC	DIESEL FUEL		34.92
AGRILAND FS, INC	DIESEL FUEL		237.00
AGRILAND FS, INC	DIESEL FUEL		373.73
AGRILAND FS, INC	DIESEL FUEL		126.72
		Vendor 0000004391 - AGRILAND FS, INC Total:	**4,151.97**
Vendor: 0000002832 - ALEX GOODVIN			
ALEX GOODVIN	CLOTHING ALLOWANCE REIM...		59.99
		Vendor 0000002832 - ALEX GOODVIN Total:	**59.99**
Vendor: 0000004614 - ALL MAKES OFFICE EQUIPMENT CO			
ALL MAKES OFFICE EQUIPME...	PUBLIC SAFETY FURNITURE		2,478.40
		Vendor 0000004614 - ALL MAKES OFFICE EQUIPMENT CO Total:	**2,478.40**

Vendor Name	Description (Item)	Amount
Vendor: 0000001113 - ALLENDER BUTZKE ENGINEERS		
ALLENDER BUTZKE ENGINEERS	LIONS PARK SPECIAL INSPECT...	3,988.68
	Vendor 0000001113 - ALLENDER BUTZKE ENGINEERS Total:	**3,988.68**
Vendor: 0000004984 - ALTEC INDUSTRIES INC		
ALTEC INDUSTRIES INC	S122 MAINTENANCE	581.36
	Vendor 0000004984 - ALTEC INDUSTRIES INC Total:	**581.36**
Vendor: VEN01022 - AMAZON CAPITAL SERVICES - LIBRARY		
AMAZON CAPITAL SERVICES - ...	GOLDEN GIRLS	53.01
AMAZON CAPITAL SERVICES - ...	BOBO LOVES DUMPLINGS	16.88
AMAZON CAPITAL SERVICES - ...	BOBO'S COLORFUL CHINESE N...	16.88
AMAZON CAPITAL SERVICES - ...	EVERY SPIRAL OF FATE	10.99
AMAZON CAPITAL SERVICES - ...	THE ROSES DVD	19.96
AMAZON CAPITAL SERVICES - ...	GABBY'S DOLLHOUSE DVD	17.95
AMAZON CAPITAL SERVICES - ...	CLIVE CUSSLER QUANTUM T...	17.60
AMAZON CAPITAL SERVICES - ...	GABBY'S DOLLHOUSE BLU	22.95
AMAZON CAPITAL SERVICES - ...	RETURN OF THE SPIDER	27.20
AMAZON CAPITAL SERVICES - ...	THE ROSES BLU	28.99
AMAZON CAPITAL SERVICES - ...	SAGA VOL 12	10.19
AMAZON CAPITAL SERVICES - ...	MINECRAFT LEGENDS DELUXE	49.94
AMAZON CAPITAL SERVICES - ...	POKEMON VIOLET	49.99
AMAZON CAPITAL SERVICES - ...	SWITCH TITLE 3 (SPLATOON 2)	44.77
AMAZON CAPITAL SERVICES - ...	BOBO EXPLORES THE GARDEN	16.88
AMAZON CAPITAL SERVICES - ...	SEVEN RINGS	16.50
AMAZON CAPITAL SERVICES - ...	ON HER GAME	16.49
AMAZON CAPITAL SERVICES - ...	COLOR OF HOPE	15.95
AMAZON CAPITAL SERVICES - ...	BILINGUAL TREASURY OF CHI...	15.59
AMAZON CAPITAL SERVICES - ...	DR BORNNERS PURE CASTILE L...	15.97
AMAZON CAPITAL SERVICES - ...	64 SHEETS WATERCOLOR PAP...	6.45
AMAZON CAPITAL SERVICES - ...	RYKOMO 20 PACK WOODEN P...	17.89
AMAZON CAPITAL SERVICES - ...	TOGETHER BLU	22.49
AMAZON CAPITAL SERVICES - ...	NAKED GUN BLU	25.19
AMAZON CAPITAL SERVICES - ...	MORNING SHOW	49.95
AMAZON CAPITAL SERVICES - ...	BEST CHRISTMAS PAGEANT E...	12.96
AMAZON CAPITAL SERVICES - ...	MADDEN NFL 26	34.99
AMAZON CAPITAL SERVICES - ...	STAR OF THE SHOW	30.25
AMAZON CAPITAL SERVICES - ...	CONFORM	16.50
AMAZON CAPITAL SERVICES - ...	MIND MAGIC	15.99
AMAZON CAPITAL SERVICES - ...	AUGUST LANE	15.95
AMAZON CAPITAL SERVICES - ...	CORRESPONDENT	15.40
AMAZON CAPITAL SERVICES - ...	NOT QUITE DEAD YET	15.40
AMAZON CAPITAL SERVICES - ...	MY FAVORITE COLOR IS SOME...	9.99
AMAZON CAPITAL SERVICES - ...	BRIMSTONE	18.15
AMAZON CAPITAL SERVICES - ...	RIGHT MOVE	11.99
AMAZON CAPITAL SERVICES - ...	NAKED GUN DVD	19.95
	Vendor VEN01022 - AMAZON CAPITAL SERVICES - LIBRARY Total:	**824.17**
Vendor: AMAZON CAPITAL SERVI - AMAZON CAPITAL SERVICES		
AMAZON CAPITAL SERVICES	MECONARD C7 LED REPLACE...	51.98
AMAZON CAPITAL SERVICES	5-30FT LONG TELESCOPE EXT...	119.97
AMAZON CAPITAL SERVICES	WORKPRO 14MM MAGNETIC ...	9.98
AMAZON CAPITAL SERVICES	ELKAY 51300C 3PK WATER SE...	259.98
	Vendor AMAZON CAPITAL SERVI - AMAZON CAPITAL SERVICES Total:	**441.91**
Vendor: 0000003586 - ANKENY SANITATION, INC.		
ANKENY SANITATION, INC.	NOV 2025 FALL CLEAN UP	1,678.00
	Vendor 0000003586 - ANKENY SANITATION, INC. Total:	**1,678.00**
Vendor: 0000004760 - ASCENDANCE TRUCKS MIDWEST LLC		
ASCENDANCE TRUCKS MIDWE...	AIR SPRING, SUSPENSION	130.43
ASCENDANCE TRUCKS MIDWE...	BAT GRP 31 950CCA 180RC	809.10
ASCENDANCE TRUCKS MIDWE...	BAT GRP 31 950CCA 180RC- C...	187.20
ASCENDANCE TRUCKS MIDWE...	KIT, LOW PRESSURE FUEL PU...	97.50

Vendor Name	Description (Item)	Amount
ASCENDANCE TRUCKS MIDWE...	KIT, LOW PRESSURE FUEL PU...	263.15
ASCENDANCE TRUCKS MIDWE...	FUEL SPI	20.11
ASCENDANCE TRUCKS MIDWE...	CREDIT FOR INV XA301046109...	-620.65
ASCENDANCE TRUCKS MIDWE...	FUEL MODULE	155.38
ASCENDANCE TRUCKS MIDWE...	KIT, FUEL FILTER	369.66
ASCENDANCE TRUCKS MIDWE...	FUEL/WAT	40.12
ASCENDANCE TRUCKS MIDWE...	FUEL PUMP 208- PUMP, FUEL,...	260.00
ASCENDANCE TRUCKS MIDWE...	FUEL PUMP 208- PUMP, FUEL,...	834.37
ASCENDANCE TRUCKS MIDWE...	FUEL PUMP 208- GASKET, IRR...	27.58
ASCENDANCE TRUCKS MIDWE...	PARTS FOR S-207- BOLT, M8 X...	15.69
ASCENDANCE TRUCKS MIDWE...	PARTS FOR S-207-RELAY, HIGH..	93.46
ASCENDANCE TRUCKS MIDWE...	PARTS FOR S-207-DUCT EGR M..	1,049.15
	Vendor 0000004760 - ASCENDANCE TRUCKS MIDWEST LLC Total:	**3,732.25**

Vendor: 0000001150 - BANKERS TRUST COMPANY

BANKERS TRUST COMPANY	GANNETT MEDIA-DSM REGIST...	21.19
BANKERS TRUST COMPANY	JOHNSTON CHAMBER-LEGISL...	30.00
BANKERS TRUST COMPANY	MARRIOTT-ICMA CONF HOTEL...	1,632.67
BANKERS TRUST COMPANY	ICMA ONLINE-MEMBERSHIP ...	1,200.00
BANKERS TRUST COMPANY	MARRIOTT-ICMA CONF HOTEL...	1,613.44
BANKERS TRUST COMPANY	UBER-ICMA CONF TRANSPOR...	73.47
BANKERS TRUST COMPANY	IN THE BAG-STRATEGIC PLANN..	620.43
BANKERS TRUST COMPANY	OPENAI SUBSCRIPTION-ANDE...	21.40
BANKERS TRUST COMPANY	VERIFIED FIRST-BACKGROUND...	51.00
BANKERS TRUST COMPANY	OPENAI SUBSCRIPTION-FISK	21.40
BANKERS TRUST COMPANY	VERIFIED FIRST-CREDIT CARD ...	1.48
BANKERS TRUST COMPANY	MATRIX SCIENCES-SOIL SAMP...	175.95
BANKERS TRUST COMPANY	MICROSOFT SUBSCRIPTION	0.94
BANKERS TRUST COMPANY	COGNITO-TEAMS SUBSCRIPTI...	44.00
BANKERS TRUST COMPANY	IA DEPT OF AG-PESTICIDE APP...	15.00
BANKERS TRUST COMPANY	ISU EXTENSION-PESTICIDE CIC...	65.00
BANKERS TRUST COMPANY	ISU EXTENSION-PESTICIDE CIC...	85.00
BANKERS TRUST COMPANY	IA DNR-WW TREATMENT 1 EX...	32.29
BANKERS TRUST COMPANY	ELECTRONIC SERVICES-LEGAL ...	371.16
BANKERS TRUST COMPANY	IA SEC OF STATE-NOTARY REN...	30.00
BANKERS TRUST COMPANY	NORTHERN TOOL-INGERSOLL ...	1,599.99
BANKERS TRUST COMPANY	FAST GROWING TREES-WRA T...	132.76
BANKERS TRUST COMPANY	WIX.COM-PLEX WEBSITE HOST..	468.00
BANKERS TRUST COMPANY	WALMART-HDMI TO VGA CO...	30.64
BANKERS TRUST COMPANY	RCX SPORTS-NFL FLAG LEAGUE..	579.06
BANKERS TRUST COMPANY	CROWN AWARDS-FLAG LEAG...	142.23
BANKERS TRUST COMPANY	USPS-POSTAGE FOR LETTERS	31.20
BANKERS TRUST COMPANY	WHEN I WORK-PART TIME SC...	75.00
BANKERS TRUST COMPANY	USPS-POSTAGE FOR SPONSOR...	119.34
BANKERS TRUST COMPANY	OPENAI SUBSCRIPTION-PFALT...	21.40
BANKERS TRUST COMPANY	IA SEC OF STATE-NOTARY CO...	30.00
BANKERS TRUST COMPANY	THE SHINE SHOP-CARWASH F...	191.92
BANKERS TRUST COMPANY	HY-VEE-STRATEGIC PLANNING...	58.87
BANKERS TRUST COMPANY	CASEY'S-STRATEGIC PLANNING..	71.78
BANKERS TRUST COMPANY	IN THE BAG-STRATEGIC PLANN..	274.85
BANKERS TRUST COMPANY	HY-VEE-STRATEGIC PLANNING...	15.00
BANKERS TRUST COMPANY	USPS-SOIL SAMPLE SHIPPING ...	21.95
BANKERS TRUST COMPANY	MARITZ-PLA CONFERENCE (7 ...	2,547.00
BANKERS TRUST COMPANY	AMERICAN LIBRARY ASSOC-M...	765.00
BANKERS TRUST COMPANY	VISTAPRINT-LIBRARY BUSINES...	143.35
BANKERS TRUST COMPANY	USPS-STAMPS/ILL	161.67
BANKERS TRUST COMPANY	VISTAPRINT-CREDIT-CANCEL ...	-143.35
BANKERS TRUST COMPANY	HY-VEE-LIBRARY BOARD MEM...	100.00
BANKERS TRUST COMPANY	CITY CREDIT CARD	92.66
BANKERS TRUST COMPANY	HY-VEE-PROGRAMMING SUPP...	10.06
	Vendor 0000001150 - BANKERS TRUST COMPANY Total:	**13,646.20**

Vendor Name	Description (Item)	Amount
Vendor: 0000001157 - BASCOM TRUCK		
BASCOM TRUCK	S202 MAINTENANCE	2,616.20
	Vendor 0000001157 - BASCOM TRUCK Total:	**2,616.20**
Vendor: 0000001165 - BDI SIGNS		
BDI SIGNS	Bronze Plaque	350.00
	Vendor 0000001165 - BDI SIGNS Total:	**350.00**
Vendor: 0000001164 - BLACK HILLS ENERGY		
BLACK HILLS ENERGY	GAS	177.86
BLACK HILLS ENERGY	GAS	90.70
BLACK HILLS ENERGY	GAS-CIWW	232.85
BLACK HILLS ENERGY	GAS	232.85
BLACK HILLS ENERGY	GAS	637.83
BLACK HILLS ENERGY	GAS	105.44
BLACK HILLS ENERGY	GAS	672.69
BLACK HILLS ENERGY	GAS	116.85
BLACK HILLS ENERGY	GAS	980.01
	Vendor 0000001164 - BLACK HILLS ENERGY Total:	**3,247.08**
Vendor: VEN01018 - BLACKSTONE AUDIO, INC		
BLACKSTONE AUDIO, INC	WIDOW AUDIO	42.50
BLACKSTONE AUDIO, INC	SEVEN RINGS AUDIO	33.99
BLACKSTONE AUDIO, INC	RETURN OF THE SPIDER AUDIO	33.96
BLACKSTONE AUDIO, INC	KING'S RANSOM AUDIO	29.74
	Vendor VEN01018 - BLACKSTONE AUDIO, INC Total:	**140.19**
Vendor: 0000001182 - BOMGAARS		
BOMGAARS	TUBE,L&G,BUTYL 410/350-6-C...	12.99
BOMGAARS	TIRE,WHEELBARROW SAWTO...	21.99
BOMGAARS	VALVE,SHUT-OFF, HOSE,FEMA...	5.99
BOMGAARS	BOLTS,GALV,LAGS,LOCK WAS ...	2.89
BOMGAARS	VALVE, SHUT-OFF,HOSE,FEMA...	5.99
BOMGAARS	VALVE, SHUT-OFF,HOSE,FEMA...	5.99
BOMGAARS	SHOVEL, BD DH SQUARE POIN...	24.99
BOMGAARS	SHOVEL, BD DH SQUARE POIN...	22.99
BOMGAARS	BATTERIES- AA- 8 PK	12.99
BOMGAARS	FASTENERS EA PIECE-CIWW	1.77
BOMGAARS	FASTENERS EA PIECE-CIWW	0.60
BOMGAARS	BOLTS,NUTS,&FLAT WASHERS...	0.08
BOMGAARS	FASTENERS EA PIECE-CIWW	6.00
BOMGAARS	FASTENERS EA PIECE-CIWW	4.72
BOMGAARS	BOLTS,NUTS,&FLAT WASHERS...	0.32
BOMGAARS	FASTENERS EA PIECE-CIWW	4.40
BOMGAARS	COUPLER SET, BODY, ONE-WA...	29.99
BOMGAARS	HOSE,HEATER PREMIUM 5/8I...	25.19
BOMGAARS	PLUG, PIPE 1/4IN BLACK	1.79
BOMGAARS	WRENCH, FILTER, SWIVEL 4-3...	10.99
BOMGAARS	FASTENERS	5.99
BOMGAARS	OIL,H-K ALL FLEET 15W40 5 G...	119.98
BOMGAARS	DISTILLED WATER	1.69
BOMGAARS	BOOTS	214.99
BOMGAARS	POLY ROPE	16.99
BOMGAARS	STEP LADDER	209.99
BOMGAARS	HEAT SHRINK TUBING	2.79
BOMGAARS	HEAT SHRINK TUBING	2.99
BOMGAARS	HEAT SHRINK TUBING	3.99
BOMGAARS	TRIPLE TAP	7.98
BOMGAARS	CABLE TIE, NYLON, GB	23.98
BOMGAARS	CABLE TIES	23.98
BOMGAARS	CABLE TIES	14.99
BOMGAARS	RATCHET STRAPS	74.95
BOMGAARS	CONCRETE DRILL BITS	14.99

Vendor Name	Description (Item)	Amount
BOMGAARS	HOSE MENDER	3.18
BOMGAARS	HOSE CLAMP	3.98
BOMGAARS	FLASHLIGHT PS BLACK	12.99
BOMGAARS	HOSE CLAMP	7.96
BOMGAARS	BEANIE-GREIMAN	19.99
BOMGAARS	PANT-GREIMAN	43.99
BOMGAARS	PANT-GREIMAN	43.99
BOMGAARS	GLOVE- GETTYS	27.99
BOMGAARS	ANTIFREEZE FOR SWEEPER	23.92
BOMGAARS	CLOTHING ALLOWANCE-FEICK-..	219.99
BOMGAARS	CLOTHING ALLOWANCE-COX-...	24.79
BOMGAARS	CLOTHING ALLOWANCE-COX-...	47.98
BOMGAARS	CLOTHING ALLOWANCE-COX-...	189.99
BOMGAARS	CLOTHING ALLOWANCE-GOO...	19.99
BOMGAARS	CLOTHING ALLOWANCE-GOO...	24.79
BOMGAARS	TEFLON TAPE	2.79
BOMGAARS	GLOVES	13.59
BOMGAARS	FUEL TRANSFER HOSE	39.99
BOMGAARS	CABLE SPLICE KIT	17.99
BOMGAARS	GLASS CLEANER/REPELL	6.99
BOMGAARS	TREATMENT, EDT DIESEL	19.99
BOMGAARS	FAN-CIWW	82.49
BOMGAARS	DI ELECTRIC GREASE-CIWW	14.99
BOMGAARS	BLOW OFF AIR DUSTER-CIWW	12.98
BOMGAARS	FOAM SEALANT, BARRIER-CI...	10.99
BOMGAARS	QD ELECTRIC CLEANER-CIWW	8.99
BOMGAARS	DUCT SEAL INSULATOR-CIWW	4.99
	Vendor 0000001182 - BOMGAARS Total:	**1,895.22**
Vendor: 0000002847 - BOOT BARN		
BOOT BARN	CLOTHING ALLOWANCE-GOO...	178.45
	Vendor 0000002847 - BOOT BARN Total:	**178.45**
Vendor: VEN01040 - BOUND TREE		
BOUND TREE	PUBLIC SAFETY FURNITURE	21,243.24
	Vendor VEN01040 - BOUND TREE Total:	**21,243.24**
Vendor: 0000002232 - BRAVO GREATER DES MOINES		
BRAVO GREATER DES MOINES	28E-FY26 NOVEMBER 2025	3,453.98
	Vendor 0000002232 - BRAVO GREATER DES MOINES Total:	**3,453.98**
Vendor: 0000002849 - BULK TRANSPORT CO EAST INC		
BULK TRANSPORT CO EAST INC	DELIVERY OF LIME-CIWW	2,325.77
	Vendor 0000002849 - BULK TRANSPORT CO EAST INC Total:	**2,325.77**
Vendor: 0000001214 - CAPITAL CITY EQUIP. CO.		
CAPITAL CITY EQUIP. CO.	V0511-34453 LOCK RH	120.31
CAPITAL CITY EQUIP. CO.	ASSY HOSE	66.18
CAPITAL CITY EQUIP. CO.	STROBE LIG	230.24
CAPITAL CITY EQUIP. CO.	LAMP TURN	49.28
	Vendor 0000001214 - CAPITAL CITY EQUIP. CO. Total:	**466.01**
Vendor: VEN01023 - CENTRAL IOWA FARM STORE INC		
CENTRAL IOWA FARM STORE ...	P R-134A FREON	53.90
CENTRAL IOWA FARM STORE ...	L A/C	577.10
CENTRAL IOWA FARM STORE ...	L OVER HEAT	1,059.95
CENTRAL IOWA FARM STORE ...	(CREDIT 34152M) LABOR SHOP	-1,059.95
CENTRAL IOWA FARM STORE ...	M OTHER MATERIALS	57.30
CENTRAL IOWA FARM STORE ...	P FRTI FRT IN	24.95
CENTRAL IOWA FARM STORE ...	M OTHER MATERIALS	59.33
CENTRAL IOWA FARM STORE ...	LABOR	1,695.05
CENTRAL IOWA FARM STORE ...	P 64761 SELECTOR V	453.95
	Vendor VEN01023 - CENTRAL IOWA FARM STORE INC Total:	**2,921.58**

Vendor Name	Description (Item)	Amount
Vendor: 0000001228 - CENTRAL IOWA PEST		
CENTRAL IOWA PEST	PEST CONTROL - GCC	115.00
CENTRAL IOWA PEST	PEST CONTROL - DS	35.00
CENTRAL IOWA PEST	PEST CONTROL- CHAMBER & ...	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 - PW	70.00
	Vendor 0000001228 - CENTRAL IOWA PEST Total:	**630.00**
Vendor: 0000004754 - CENTRAL IOWA WATER WORKS		
CENTRAL IOWA WATER WOR...	SCHEDULE XIII-1 ASSET TRANS...	4,868,411.00
	Vendor 0000004754 - CENTRAL IOWA WATER WORKS Total:	**4,868,411.00**
Vendor: 0000002326 - CENTURY LINK		
CENTURY LINK	12/1-12/31/25 PHONE SERVICE	152.16
	Vendor 0000002326 - CENTURY LINK Total:	**152.16**
Vendor: 0000001241 - CITY OF DES MOINES		
CITY OF DES MOINES	WRA JANUARY 2026	241,349.20
	Vendor 0000001241 - CITY OF DES MOINES Total:	**241,349.20**
Vendor: 0000004360 - CITY OF GRIMES HSA		
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	841.32
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	137.00
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	75.08
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	75.06
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	25.00
	Vendor 0000004360 - CITY OF GRIMES HSA Total:	**1,153.46**
Vendor: 0000004247 - CITY OF GRIMES/FLEX		
CITY OF GRIMES/FLEX	EMPLOYEE FLEX SPENDING	50.87
CITY OF GRIMES/FLEX	EMPLOYEE FLEX SPENDING	350.00
CITY OF GRIMES/FLEX	EMPLOYEE FLEX SPENDING	378.00
CITY OF GRIMES/FLEX	EMPLOYEE FLEX SPENDING	25.00
CITY OF GRIMES/FLEX	EMPLOYEE FLEX SPENDING	137.00
CITY OF GRIMES/FLEX	EMPLOYEE FLEX SPENDING	100.00
CITY OF GRIMES/FLEX	EMPLOYEE FLEX SPENDING	313.46
CITY OF GRIMES/FLEX	EMPLOYEE FLEX SPENDING	200.00
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	985.94
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	180.77
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	140.29
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	66.41
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	122.02
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	3.04
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	1,361.51
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	192.31
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	119.27
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	367.32
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	175.00
	Vendor 0000004247 - CITY OF GRIMES/FLEX Total:	**5,268.21**
Vendor: 0000004820 - CLEANING CONNECTION INC		
CLEANING CONNECTION INC	CARPET CLEANING-LIBRARY	250.00
	Vendor 0000004820 - CLEANING CONNECTION INC Total:	**250.00**
Vendor: 0000001248 - COLLECTION SERVICES CENTE		
COLLECTION SERVICES CENTE	IA CHILD SUPPORT	957.68
	Vendor 0000001248 - COLLECTION SERVICES CENTE Total:	**957.68**
Vendor: 0000004250 - CONFLUENCE, INC		
CONFLUENCE, INC	PROFESSIONAL SERVICES	20,764.00
CONFLUENCE, INC	LIONS PARK - PHASE 1 DESIGN	1,842.60
CONFLUENCE, INC	PROFESSIONAL SERVICES	10,596.36

Vendor Name	Description (Item)	Amount
CONFLUENCE, INC	LIONS PARK - PHASE 1 DESIGN	302.85
	Vendor 0000004250 - CONFLUENCE, INC Total:	**33,505.81**
Vendor: 0000002266 - CONTRACTOR SOLUTIONS		
CONTRACTOR SOLUTIONS	PROBE, HANDLE GRIP REPLAC...	6.00
CONTRACTOR SOLUTIONS	HOOK, HANDY HOOK 36"	50.00
	Vendor 0000002266 - CONTRACTOR SOLUTIONS Total:	**56.00**
Vendor: 0000001261 - CORE & MAIN		
CORE & MAIN	PH PROBE- CIWW	1,652.00
CORE & MAIN	DECHLORINATION TABLETS	238.80
CORE & MAIN	DECHLORINATION TABS	238.80
	Vendor 0000001261 - CORE & MAIN Total:	**2,129.60**
Vendor: 0000002463 - CSG FORTE PAYMENTS INC		
CSG FORTE PAYMENTS INC	CC FEES	38.84
CSG FORTE PAYMENTS INC	CC FEES	157.33
CSG FORTE PAYMENTS INC	CC FEES	157.32
CSG FORTE PAYMENTS INC	CC FEES	578.85
CSG FORTE PAYMENTS INC	CC FEES	578.85
CSG FORTE PAYMENTS INC	CC FEES	2,004.64
CSG FORTE PAYMENTS INC	CC FEES	2,004.63
CSG FORTE PAYMENTS INC	CC FEES-PARKS/REC/GCC/PLEX	112.38
CSG FORTE PAYMENTS INC	CC FEES-PARKS/REC/GCC/PLEX	86.62
CSG FORTE PAYMENTS INC	CC FEES-PARKS/REC/GCC/PLEX	296.57
	Vendor 0000002463 - CSG FORTE PAYMENTS INC Total:	**6,016.03**
Vendor: 0000001057 - D&K PRODUCTS		
D&K PRODUCTS	CLEARCAST AQUATIC HERBICI...	117.43
	Vendor 0000001057 - D&K PRODUCTS Total:	**117.43**
Vendor: 0000002486 - DES MOINES WATER WORKS		
DES MOINES WATER WORKS	CIWW EXP/JOINT FIXED DEC 25	65,726.00
DES MOINES WATER WORKS	CIWW NOV 25 CONSUMPTION	88,425.17
	Vendor 0000002486 - DES MOINES WATER WORKS Total:	**154,151.17**
Vendor: 0000001334 - EDGE COMMERCIAL		
EDGE COMMERCIAL	LIONS PARK PAYMENT #3	345,056.18
	Vendor 0000001334 - EDGE COMMERCIAL Total:	**345,056.18**
Vendor: 0000002409 - EFTPS		
EFTPS	SOCIAL SECURITY	19,271.04
EFTPS	SOCIAL SECURITY	3,184.94
EFTPS	SOCIAL SECURITY	2,409.48
EFTPS	SOCIAL SECURITY	2,755.88
EFTPS	SOCIAL SECURITY	2,198.60
EFTPS	SOCIAL SECURITY	798.80
EFTPS	FEDERAL WITHHOLDING	14,914.84
EFTPS	FEDERAL WITHHOLDING	2,161.80
EFTPS	FEDERAL WITHHOLDING	1,736.64
EFTPS	FEDERAL WITHHOLDING	2,000.26
EFTPS	FEDERAL WITHHOLDING	1,554.76
EFTPS	FEDERAL WITHHOLDING	637.11
EFTPS	MEDICARE	4,713.56
EFTPS	MEDICARE	744.84
EFTPS	MEDICARE	563.50
EFTPS	MEDICARE	657.74
EFTPS	MEDICARE	527.40
EFTPS	MEDICARE	186.80
	Vendor 0000002409 - EFTPS Total:	**61,017.99**
Vendor: 0000001336 - ELDER CORPORATION		
ELDER CORPORATION	UTILITY AND STREET REPAIRS	14,548.00
	Vendor 0000001336 - ELDER CORPORATION Total:	**14,548.00**

Vendor Name	Description (Item)	Amount
Vendor: 0000003552 - ELECTRIC PUMP, INC.		
ELECTRIC PUMP, INC.	SERVICE CALL	798.00
	Vendor 0000003552 - ELECTRIC PUMP, INC. Total:	**798.00**
Vendor: 0000002310 - ELM USA		
ELM USA	DISC BUFFER-LIBRARY	25.00
	Vendor 0000002310 - ELM USA Total:	**25.00**
Vendor: 0000004029 - EMPLOYEE BENEFIT SYSTEMS		
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	426.44
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	42.46
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	62.11
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	12.92
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	16.24
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	9.13
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	405.03
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	46.10
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	23.77
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	47.64
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	39.54
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	326.53
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	28.35
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	22.88
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	26.08
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	21.79
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	6.47
	Vendor 0000004029 - EMPLOYEE BENEFIT SYSTEMS Total:	**1,563.48**
Vendor: 0000002370 - ENVISIONWARE INC.		
ENVISIONWARE INC.	SUBSCRIPTION VERIFONE TE...	1,166.88
ENVISIONWARE INC.	SUBSCRIPTION VERIFONE TE...	204.20
	Vendor 0000002370 - ENVISIONWARE INC. Total:	**1,371.08**
Vendor: 0000001039 - EOCENE ENVIRONMENTAL GROUP INC		
EOCENE ENVIRONMENTAL G...	GRANT WRITING SERVICES N...	1,080.00
	Vendor 0000001039 - EOCENE ENVIRONMENTAL GROUP INC Total:	**1,080.00**
Vendor: 0000001117 - EUROFINS ENVIRONMENT TESTING		
EUROFINS ENVIRONMENT TES...	STATE LABS-DRINKING WATER...	348.00
	Vendor 0000001117 - EUROFINS ENVIRONMENT TESTING Total:	**348.00**
Vendor: 0000001375 - EXCEL MECHANICAL CO		
EXCEL MECHANICAL CO	CONTRACTED SERVICE RATE P...	106.00
EXCEL MECHANICAL CO	OLD LIBRARY THERMOSTAT	398.80
EXCEL MECHANICAL CO	SPACE HEATER IN MAINTENA...	174.00
EXCEL MECHANICAL CO	MENS RR SINK, HOSE BIB IN ...	386.00
EXCEL MECHANICAL CO	ROOF TOP #2 NOT COOLING	111.00
	Vendor 0000001375 - EXCEL MECHANICAL CO Total:	**1,175.80**
Vendor: 0000001366 - FAREWAY STORES, INC.		
FAREWAY STORES, INC.	CHEESE	2.97
FAREWAY STORES, INC.	MUSTARD	2.19
FAREWAY STORES, INC.	BOTTLE DEPOSIT	1.20
FAREWAY STORES, INC.	KETCHUP	3.99
FAREWAY STORES, INC.	HAMBURGER BUNS	3.99
FAREWAY STORES, INC.	HAMBURGERS	21.00
FAREWAY STORES, INC.	BBQ CHIPS	3.99
FAREWAY STORES, INC.	BRATS	10.99
FAREWAY STORES, INC.	STAR CRUNCH	3.19
FAREWAY STORES, INC.	VANILLA COKE	9.49
FAREWAY STORES, INC.	BRAT BUNS	2.99
FAREWAY STORES, INC.	DIET COKE	9.49
FAREWAY STORES, INC.	CHIPS	3.99
FAREWAY STORES, INC.	FUDGE ROUNDS	3.19
	Vendor 0000001366 - FAREWAY STORES, INC. Total:	**82.66**

Vendor Name	Description (Item)	Amount
Vendor: 0000004676 - FIRST CHOICE COFFEE		
FIRST CHOICE COFFEE	EQUIPMENT TARIFF RECOVERY	2.00
FIRST CHOICE COFFEE	LITTLE JOE POD BREWER REN...	40.00
	Vendor 0000004676 - FIRST CHOICE COFFEE Total:	**42.00**
Vendor: 0000004922 - FUELCLOUD OPCO LLC		
FUELCLOUD OPCO LLC	FUEL CLOUD- FUEL USAGE SO...	1,050.00
FUELCLOUD OPCO LLC	FUEL CLOUD- FUEL USAGE SO...	450.00
	Vendor 0000004922 - FUELCLOUD OPCO LLC Total:	**1,500.00**
Vendor: 0000001410 - GAMETIME		
GAMETIME	SURCHARGE	3.45
GAMETIME	PLAYGROUND EQUIPMENT	128.93
	Vendor 0000001410 - GAMETIME Total:	**132.38**
Vendor: 0000004692 - GANNETT IOWA LOCALIQ		
GANNETT IOWA LOCALIQ	PUBLICATIONS	1,212.56
	Vendor 0000004692 - GANNETT IOWA LOCALIQ Total:	**1,212.56**
Vendor: 0000002652 - GIS WORKSHOP LLC		
GIS WORKSHOP LLC	gWorks software license - 01/...	21,000.00
GIS WORKSHOP LLC	gWorks read only license - full...	1,800.00
	Vendor 0000002652 - GIS WORKSHOP LLC Total:	**22,800.00**
Vendor: 0000001421 - GRAINGER		
GRAINGER	HYDRANT METER DOLLIES HA...	777.18
	Vendor 0000001421 - GRAINGER Total:	**777.18**
Vendor: 0000001425 - GREATER DES MOINES CVB		
GREATER DES MOINES CVB	NOVEMBER 2025 HOTEL/MO...	3,022.23
	Vendor 0000001425 - GREATER DES MOINES CVB Total:	**3,022.23**
Vendor: 0000001427 - GREATER DM PARTNERSHIP		
GREATER DM PARTNERSHIP	Investor Commitment	10,000.00
	Vendor 0000001427 - GREATER DM PARTNERSHIP Total:	**10,000.00**
Vendor: 0000002989 - GREAT-WEST TRUST COMPANY, LLC		
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMP...	966.37
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMP...	53.70
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMP...	20.00
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMP...	54.93
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMP...	20.00
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EM...	994.57
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EM...	98.48
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EM...	49.99
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EM...	84.92
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EM...	50.04
	Vendor 0000002989 - GREAT-WEST TRUST COMPANY, LLC Total:	**2,393.00**
Vendor: 0000004678 - GREEN RESOURCE MANAGEMENT		
GREEN RESOURCE MANAGEM...	CH SHREDDING SERVICE	48.00
	Vendor 0000004678 - GREEN RESOURCE MANAGEMENT Total:	**48.00**
Vendor: 0000001432 - GRIMES ASPHALT AND PAVING		
GRIMES ASPHALT AND PAVING	POTHOLE MIX	188.49
GRIMES ASPHALT AND PAVING	HOT MIX FOR STREET REPAIR	75.25
GRIMES ASPHALT AND PAVING	ASPHALT FOR POTHOLES	73.76
	Vendor 0000001432 - GRIMES ASPHALT AND PAVING Total:	**337.50**
Vendor: 0000001437 - GRIMES CHAMBER & ECONOMIC		
GRIMES CHAMBER & ECONO...	CONTRACTUAL FEES	37,540.00
	Vendor 0000001437 - GRIMES CHAMBER & ECONOMIC Total:	**37,540.00**
Vendor: 0000001450 - HAWKEYE TRUCK EQUIPMENT		
HAWKEYE TRUCK EQUIPMENT	ROLL PIN	6.75
HAWKEYE TRUCK EQUIPMENT	WASHER	30.95
HAWKEYE TRUCK EQUIPMENT	PIVOT PIN	414.15
HAWKEYE TRUCK EQUIPMENT	V PLOW BLADES FOR PICKUPS...	724.04

Vendor Name	Description (Item)	Amount
HAWKEYE TRUCK EQUIPMENT	V PLOW BLADES FOR PICKUPS...	724.04
HAWKEYE TRUCK EQUIPMENT	V PLOW BLADES FOR PICKUPS...	73.54
	Vendor 0000001450 - HAWKEYE TRUCK EQUIPMENT Total:	**1,973.47**
Vendor: 0000001455 - HAWKINS INC.		
HAWKINS INC.	CHEMICALS-CIWW	11,321.55
	Vendor 0000001455 - HAWKINS INC. Total:	**11,321.55**
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: 0000001485 - HILLYARD		
HILLYARD	TISSUE PREMIUM OPTICORE	2,400.12
	Vendor 0000001485 - HILLYARD Total:	**2,400.12**
Vendor: 0000001451 - HY-VEE ACCOUNTS RECEIVABLE		
HY-VEE ACCOUNTS RECEIVAB...	PERM EASEMENT GATEWAY/E...	4,810.00
	Vendor 0000001451 - HY-VEE ACCOUNTS RECEIVABLE Total:	**4,810.00**
Vendor: 0000004025 - I&S GROUP, INC		
I&S GROUP, INC	PROFESSIONAL SERVICES	190.00
	Vendor 0000004025 - I&S GROUP, INC Total:	**190.00**
Vendor: 0000001511 - IMWCA		
IMWCA	INSTALLMENT 6 WORK COMP...	736.55
IMWCA	INSTALLMENT 6 WORK COMP...	1,300.23
IMWCA	INSTALLMENT 6 WORK COMP...	42.75
IMWCA	INSTALLMENT 6 WORK COMP...	192.82
IMWCA	INSTALLMENT 6 WORK COMP...	143.63
IMWCA	INSTALLMENT 6 WORK COMP...	107.24
IMWCA	INSTALLMENT 6 WORK COMP...	8.74
IMWCA	INSTALLMENT 6 WORK COMP...	11.89
IMWCA	INSTALLMENT 6 WORK COMP...	51.08
IMWCA	INSTALLMENT 6 WORK COMP...	11.07
IMWCA	INSTALLMENT 6 WORK COMP...	139.93
IMWCA	INSTALLMENT 6 WORK COMP...	88.07
IMWCA	OVERAGE AUDIT CHARGES	157.00
IMWCA	OVERAGE AUDIT CHARGES	41.00
IMWCA	OVERAGE AUDIT CHARGES	200.00
	Vendor 0000001511 - IMWCA Total:	**3,232.00**
Vendor: VEN01017 - INGRAM LIBRARY SERVICES LLC		
INGRAM LIBRARY SERVICES LLC	LUCKY SEED ORIGINAL	17.25
INGRAM LIBRARY SERVICES LLC	BRIGANDS AND BREADKNIVES	18.73
INGRAM LIBRARY SERVICES LLC	CURSED DAUGHTERS	19.12
INGRAM LIBRARY SERVICES LLC	STRONG LIKE YOU	11.24
INGRAM LIBRARY SERVICES LLC	ENSHITTIFICATION	22.38
INGRAM LIBRARY SERVICES LLC	SAMMY FEELS SHY	10.92
INGRAM LIBRARY SERVICES LLC	PLANTS VS ZOMBIES 7	9.87
INGRAM LIBRARY SERVICES LLC	REMAIN LP	20.73
INGRAM LIBRARY SERVICES LLC	HAZELTHORN	11.49
INGRAM LIBRARY SERVICES LLC	SUPERSQUADS ANIMAL HERO...	10.92
INGRAM LIBRARY SERVICES LLC	TOM CLANCY EXECUTIVE PO...	25.87
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 19	8.44
INGRAM LIBRARY SERVICES LLC	KAT AND MOUSE I LIKE CHEESE	9.74
	Vendor VEN01017 - INGRAM LIBRARY SERVICES LLC Total:	**196.70**
Vendor: 0000004185 - INTERSTATE POWER SYSTEMS, INC		
INTERSTATE POWER SYSTEMS,...	COOLANT FLUSH&REFILL WELL..	2,329.65
	Vendor 0000004185 - INTERSTATE POWER SYSTEMS, INC Total:	**2,329.65**
Vendor: 0000001527 - IOWA DEPT OF REVENUE		
IOWA DEPT OF REVENUE	NOVEMBER 2025 WATER EXC...	33,305.61
IOWA DEPT OF REVENUE	SALES TAX	349.93
IOWA DEPT OF REVENUE	SALES TAX	61.60

Vendor Name	Description (Item)	Amount
IOWA DEPT OF REVENUE	SALES TAX	8,116.98
IOWA DEPT OF REVENUE	SALES TAX	2.19
IOWA DEPT OF REVENUE	SALES TAX	1,209.91
IOWA DEPT OF REVENUE	SALES TAX	1,590.88
	Vendor 0000001527 - IOWA DEPT OF REVENUE Total:	**44,637.10**
Vendor: 0000001532 - IOWA DEPT OF TRANSPORTATION		
IOWA DEPT OF TRANSPORTAT...	AGGREGATE TECH CERT - BEC...	480.00
IOWA DEPT OF TRANSPORTAT...	LATH 3/8" BY 1-1/2" BY 48" 50...	455.00
IOWA DEPT OF TRANSPORTAT...	SNOW FENCE POST WITH AN...	1,627.50
	Vendor 0000001532 - IOWA DEPT OF TRANSPORTATION Total:	**2,562.50**
Vendor: 0000001537 - IOWA ONE CALL		
IOWA ONE CALL	OCTOBER 2025 LOCATES	76.82
IOWA ONE CALL	OCTOBER 2025 LOCATES	76.83
IOWA ONE CALL	OCTOBER 2025 LOCATES	76.83
IOWA ONE CALL	OCTOBER 2025 LOCATES	76.82
	Vendor 0000001537 - IOWA ONE CALL Total:	**307.30**
Vendor: 0000001539 - IOWA POETRY ASSOCIATION		
IOWA POETRY ASSOCIATION	LYRICAL IOWA 2025	12.75
	Vendor 0000001539 - IOWA POETRY ASSOCIATION Total:	**12.75**
Vendor: 0000001541 - IOWA PRISON INDUSTRIES		
IOWA PRISON INDUSTRIES	SIGN BLANKS	8,255.00
	Vendor 0000001541 - IOWA PRISON INDUSTRIES Total:	**8,255.00**
Vendor: 0000001546 - IOWA SIGNAL INC		
IOWA SIGNAL INC	BLACK PED BASES	850.00
IOWA SIGNAL INC	REPLACED YELLOW BROOKSID...	150.00
	Vendor 0000001546 - IOWA SIGNAL INC Total:	**1,000.00**
Vendor: VEN01041 - JEAN HARRELL		
JEAN HARRELL	SWAG PROGRAM-SQR REIMB...	1,500.00
	Vendor VEN01041 - JEAN HARRELL Total:	**1,500.00**
Vendor: 0000001138 - JOHNSON CONTROLS SECURITY		
JOHNSON CONTROLS SECURITY	CH SECURITY 12/1-2/28/2026	1,033.62
	Vendor 0000001138 - JOHNSON CONTROLS SECURITY Total:	**1,033.62**
Vendor: VEN01046 - JOHNSON DEVELOPMENT LC - TEMP		
JOHNSON DEVELOPMENT LC -...	TEMP EASEMENT GATEWAY/E...	1,655.00
	Vendor VEN01046 - JOHNSON DEVELOPMENT LC - TEMP Total:	**1,655.00**
Vendor: VEN01045 - JOHNSON DEVELOPMENT LC		
JOHNSON DEVELOPMENT LC	PERM EASEMENT GATEWAY/E...	10,395.00
	Vendor VEN01045 - JOHNSON DEVELOPMENT LC Total:	**10,395.00**
Vendor: 0000002464 - JORIE KRUGER		
JORIE KRUGER	PROFESSIONAL SERVICES	100.00
	Vendor 0000002464 - JORIE KRUGER Total:	**100.00**
Vendor: 0000001350 - JUNIOR LIBRARY GUILD		
JUNIOR LIBRARY GUILD	2% DISCOUNT FOR EARLY PA...	-28.21
JUNIOR LIBRARY GUILD	HOW TO CATEGORY STANDIN...	272.16
JUNIOR LIBRARY GUILD	E CATEGORY STANDING ORDER	198.60
JUNIOR LIBRARY GUILD	HIGH INTEREST CATEGORY ST...	284.62
JUNIOR LIBRARY GUILD	NONFICTION CATEGORY STA...	332.64
JUNIOR LIBRARY GUILD	GRAPHIC NOVELS CATEGORY ...	322.28
	Vendor 0000001350 - JUNIOR LIBRARY GUILD Total:	**1,382.09**
Vendor: 0000002443 - KANOPY INC		
KANOPY INC	DOWNLOADABLE MATERIALS	41.00
	Vendor 0000002443 - KANOPY INC Total:	**41.00**
Vendor: 0000001380 - KARALEE KERR		
KARALEE KERR	MILEAGE REIMBURSEMENT	177.03
	Vendor 0000001380 - KARALEE KERR Total:	**177.03**

Vendor Name	Description (Item)	Amount
Vendor: 0000001620 - KELLY A GISCH		
KELLY A GISCH	MILEAGE REIMBURSEMENT	47.60
	Vendor 0000001620 - KELLY A GISCH Total:	**47.60**
Vendor: 0000001631 - KLINE ELECTRIC INC		
KLINE ELECTRIC INC	HERITAGE STREETLIGHT HEAD	4,823.00
KLINE ELECTRIC INC	DISCONNECT TRAILER AT OLD ...	208.40
KLINE ELECTRIC INC	SERVICE CALL	837.70
	Vendor 0000001631 - KLINE ELECTRIC INC Total:	**5,869.10**
Vendor: 0000001654 - LEAF		
LEAF	COPIER CONTRACT - DS	338.57
LEAF	COPIER CONTRACT - PARKS	87.72
	Vendor 0000001654 - LEAF Total:	**426.29**
Vendor: 0000001694 - LOGAN CONTRACTORS SUPPLY		
LOGAN CONTRACTORS SUPPLY	DETACK FOR CRACKSEAL	2,320.00
	Vendor 0000001694 - LOGAN CONTRACTORS SUPPLY Total:	**2,320.00**
Vendor: 0000004990 - LTR INTERMEDIATE HOLDINGS		
LTR INTERMEDIATE HOLDINGS	SUPPLIES	4,410.00
	Vendor 0000004990 - LTR INTERMEDIATE HOLDINGS Total:	**4,410.00**
Vendor: 0000003131 - LUMEN CENTURY LINK		
LUMEN CENTURY LINK	10/16-11/15/25 FIBER-CIWW	646.78
	Vendor 0000003131 - LUMEN CENTURY LINK Total:	**646.78**
Vendor: 0000001713 - MAIL SERVICES		
MAIL SERVICES	UB MONTHLY DISCONNECT	293.27
MAIL SERVICES	UB MONTHLY DISCONNECT	293.26
MAIL SERVICES	UB MONTHLY STATEMENTS	1,650.04
MAIL SERVICES	UB MONTHLY STATEMENTS	1,650.03
	Vendor 0000001713 - MAIL SERVICES Total:	**3,886.60**
Vendor: 0000002988 - MATRIX TRUST COMPANY (DEN)		
MATRIX TRUST COMPANY (D...	DEFER COMP PRETAX - MATR...	2,583.33
	Vendor 0000002988 - MATRIX TRUST COMPANY (DEN) Total:	**2,583.33**
Vendor: 0000004199 - MATTHEW REINTS		
MATTHEW REINTS	CLOTHING ALLOWANCE REIM...	25.98
	Vendor 0000004199 - MATTHEW REINTS Total:	**25.98**
Vendor: 0000002713 - MENARDS - GRIMES		
MENARDS - GRIMES	1" X 60" GALV PIPE	49.98
MENARDS - GRIMES	2" GALV COUPLING	8.47
MENARDS - GRIMES	1" GALV COUPLING	3.97
MENARDS - GRIMES	BLUE TEFLON 1/2" X 1429"	7.88
MENARDS - GRIMES	GORILLA BLACK TAPE	9.87
MENARDS - GRIMES	10G TRASH CN W/LID GRY	10.99
MENARDS - GRIMES	4-1/2" METAL CUTTING T27	14.45
MENARDS - GRIMES	1000' CAUTION TAPE	19.98
MENARDS - GRIMES	4-1/2" METAL CUT-OFF T27	2.49
MENARDS - GRIMES	4OZ TPLUS2 THREAD SEALANT	23.94
MENARDS - GRIMES	MF 3 PIECE PRY BAR SET	21.99
MENARDS - GRIMES	72CT HD CLEANING WIPES	23.98
MENARDS - GRIMES	2X SPRAY PAINT FLS D.BLU	29.30
MENARDS - GRIMES	4-1/2" METAL GRINDING	1.09
MENARDS - GRIMES	SHELF SUP LONGNOSE FLUTE	3.95
MENARDS - GRIMES	BL WP BTT SPLC 16-14AW-2	9.69
MENARDS - GRIMES	3/4" 66' 3M 33+ ELECTAP	29.88
MENARDS - GRIMES	YELLOW WP BUTT SPLICE -5	4.19
MENARDS - GRIMES	7" NM WIRE STR 14/12 DG	14.99
MENARDS - GRIMES	PAINT FOR HYDRANTS- PRO S...	67.84
MENARDS - GRIMES	MF-3PC ADJ WRENCH SET	19.99
MENARDS - GRIMES	MAP/PRO GAS 14.1 OZ	27.98
MENARDS - GRIMES	ON DEMAND TORCH MAP/PRO	57.98

Vendor Name	Description (Item)	Amount
MENARDS - GRIMES	2PC PLIER SET	9.99
MENARDS - GRIMES	CO ALARM-PLUG IN	39.98
MENARDS - GRIMES	CO/GAS ALARM- PLUG IN	105.98
MENARDS - GRIMES	WIRE CLEANING BRUSH SET	1.99
MENARDS - GRIMES	FLOOR MAT	9.98
MENARDS - GRIMES	CUP HOLDER MOUNT	33.98
MENARDS - GRIMES	10X3/4" WOOD SCREW PH	1.28
MENARDS - GRIMES	DOUB U HANGING BRACKET	3.29
MENARDS - GRIMES	6" UTILITY HANGER	3.58
MENARDS - GRIMES	JUMBO STORAGE HANGER	6.58
MENARDS - GRIMES	100PC UTILITY BLADES	10.99
MENARDS - GRIMES	WELDABL FLT 3/16"X3/4"	11.58
MENARDS - GRIMES	1/2X4X4 MATTE BLUE/GRAY	19.99
MENARDS - GRIMES	8" DADO CIRC SAW BLADE	59.99
MENARDS - GRIMES	3/4(23/32CAT) 4X8 BCX UL	88.00
MENARDS - GRIMES	JIG POCKET HOLE SYSTEM	34.00
MENARDS - GRIMES	1/2 (15/32CAT) 4X8 BCX UL	73.30
MENARDS - GRIMES	3/4 (23/32CAT) 4X8 BCX UL	88.00
MENARDS - GRIMES	4" MF SS BROAD KNIFE	21.98
MENARDS - GRIMES	6" MF SS BROAD KNIFE	23.98
MENARDS - GRIMES	GALV WIRE 20GA 100'	2.52
MENARDS - GRIMES	2 7/8"X8' LATH CORNER	39.12
	Vendor 0000002713 - MENARDS - GRIMES Total:	**1,154.95**
Vendor: 0000002261 - MERCYONE EAST DSM OCCUPATIONAL		
MERCYONE EAST DSM OCCUP...	BAT Breath Alochol Test - Teig	45.00
MERCYONE EAST DSM OCCUP...	UDS - Cox	66.00
MERCYONE EAST DSM OCCUP...	BAT Breath Alcohol Test - Capa..	45.00
MERCYONE EAST DSM OCCUP...	UDS - Capaldo	66.00
MERCYONE EAST DSM OCCUP...	UDS - Teig	66.00
	Vendor 0000002261 - MERCYONE EAST DSM OCCUPATIONAL Total:	**288.00**
Vendor: 0000002495 - MERCYONE WATERLOO MEDICAL CTR		
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
MERCYONE WATERLOO MEDI...	Clearinghouse Limited Query -...	5.00
	Vendor 0000002495 - MERCYONE WATERLOO MEDICAL CTR Total:	**95.00**
Vendor: 0000001738 - METRO WASTE AUTHORITY		
METRO WASTE AUTHORITY	NOVEMBER 2025 CURB-IT FEE	21,450.72
METRO WASTE AUTHORITY	NOVEMBER 2025 GARBAGE F...	54,785.31
	Vendor 0000001738 - METRO WASTE AUTHORITY Total:	**76,236.03**
Vendor: 0000004633 - METRONET SYSTEMS HOLDINGS LLC		
METRONET SYSTEMS HOLDIN...	INTERNET FOR FLEXNET SYST...	225.85
	Vendor 0000004633 - METRONET SYSTEMS HOLDINGS LLC Total:	**225.85**

Vendor Name	Description (Item)	Amount
Vendor: 0000001772 - MIDAMERICAN ENERGY		
MIDAMERICAN ENERGY	ELECTRIC	12,546.12
MIDAMERICAN ENERGY	ELECTRIC	73.74
MIDAMERICAN ENERGY	ELECTRIC	52.30
MIDAMERICAN ENERGY	ELECTRIC	35.30
MIDAMERICAN ENERGY	ELECTRIC	42.23
MIDAMERICAN ENERGY	ELECTRIC	42.23
MIDAMERICAN ENERGY	ELECTRIC	239.27
MIDAMERICAN ENERGY	ELECTRIC	135.35
MIDAMERICAN ENERGY	ELECTRIC	113.68
MIDAMERICAN ENERGY	ELECTRIC	22.87
MIDAMERICAN ENERGY	ELECTRIC	36.62
MIDAMERICAN ENERGY	ELECTRIC	577.07
MIDAMERICAN ENERGY	ELECTRIC	10.00
MIDAMERICAN ENERGY	ELECTRIC	39.00
MIDAMERICAN ENERGY	ELECTRIC	14.02
MIDAMERICAN ENERGY	ELECTRIC	336.94
MIDAMERICAN ENERGY	ELECTRIC	2,476.50
MIDAMERICAN ENERGY	ELECTRIC	14.84
MIDAMERICAN ENERGY	ELECTRIC	35.20
MIDAMERICAN ENERGY	ELECTRIC	154.92
MIDAMERICAN ENERGY	ELECTRIC	10.17
MIDAMERICAN ENERGY	ELECTRIC	1,190.47
MIDAMERICAN ENERGY	ELECTRIC	13.95
MIDAMERICAN ENERGY	ELECTRIC	26.89
MIDAMERICAN ENERGY	ELECTRIC	35.39
MIDAMERICAN ENERGY	ELECTRIC	65.13
MIDAMERICAN ENERGY	ELECTRIC	10.00
MIDAMERICAN ENERGY	ELECTRIC	145.54
MIDAMERICAN ENERGY	ELECTRIC	43.28
MIDAMERICAN ENERGY	ELECTRIC	166.30
MIDAMERICAN ENERGY	ELECTRIC-CIWW	6,304.63
MIDAMERICAN ENERGY	ELECTRIC	76.89
MIDAMERICAN ENERGY	ELECTRIC	34.80
MIDAMERICAN ENERGY	ELECTRIC	15.92
MIDAMERICAN ENERGY	ELECTRIC	1,566.54
MIDAMERICAN ENERGY	ELECTRIC	253.66
MIDAMERICAN ENERGY	ELECTRIC	22.30
MIDAMERICAN ENERGY	ELECTRIC	51.31
MIDAMERICAN ENERGY	ELECTRIC	75.13
MIDAMERICAN ENERGY	ELECTRIC	32.36
MIDAMERICAN ENERGY	ELECTRIC	541.70
MIDAMERICAN ENERGY	ELECTRIC	3,450.05
MIDAMERICAN ENERGY	ELECTRIC	44.81
MIDAMERICAN ENERGY	ELECTRIC	15.50
MIDAMERICAN ENERGY	ELECTRIC	28.74
MIDAMERICAN ENERGY	ELECTRIC	85.75
MIDAMERICAN ENERGY	ELECTRIC	66.68
MIDAMERICAN ENERGY	ELECTRIC	1,514.85
MIDAMERICAN ENERGY	ELECTRIC	28.49
MIDAMERICAN ENERGY	ELECTRIC	11.15
MIDAMERICAN ENERGY	ELECTRIC	104.23
MIDAMERICAN ENERGY	ELECTRIC	41.14
MIDAMERICAN ENERGY	ELECTRIC	76.77
MIDAMERICAN ENERGY	ELECTRIC	27.99
MIDAMERICAN ENERGY	ELECTRIC	43.08
MIDAMERICAN ENERGY	ELECTRIC	261.45
MIDAMERICAN ENERGY	ELECTRIC	15.42
MIDAMERICAN ENERGY	ELECTRIC	155.00
MIDAMERICAN ENERGY	ELECTRIC	42.81

Vendor Name	Description (Item)	Amount
MIDAMERICAN ENERGY	ELECTRIC	150.24
MIDAMERICAN ENERGY	ELECTRIC	183.74
MIDAMERICAN ENERGY	ELECTRIC	193.93
MIDAMERICAN ENERGY	ELECTRIC	136.02
MIDAMERICAN ENERGY	ELECTRIC-CIWW	8,275.86
MIDAMERICAN ENERGY	ELECTRIC	46.31
MIDAMERICAN ENERGY	ELECTRIC	186.30
MIDAMERICAN ENERGY	ELECTRIC	24.47
MIDAMERICAN ENERGY	ELECTRIC	51.97
MIDAMERICAN ENERGY	ELECTRIC	10.00
MIDAMERICAN ENERGY	ELECTRIC	51.95
MIDAMERICAN ENERGY	ELECTRIC	170.14
MIDAMERICAN ENERGY	ELECTRIC	31.95
MIDAMERICAN ENERGY	ELECTRIC	23.56
MIDAMERICAN ENERGY	ELECTRIC	10.00
MIDAMERICAN ENERGY	ELECTRIC	10.00
	Vendor 0000001772 - MIDAMERICAN ENERGY Total:	**43,250.91**
Vendor: 0000004791 - MID-IOWA SOCCER ACADEMY		
MID-IOWA SOCCER ACADEMY	GRIMESPLEX REIMBURSEMEN...	21,550.00
	Vendor 0000004791 - MID-IOWA SOCCER ACADEMY Total:	**21,550.00**
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	9,281.16
	Vendor 0000001774 - MLC Total:	**9,281.16**
Vendor: 0000001778 - MOBILE BEACON		
MOBILE BEACON	HOTSPOT RENEWAL	120.00
	Vendor 0000001778 - MOBILE BEACON Total:	**120.00**
Vendor: 0000003134 - MSA PROFESSIONAL SERVICES		
MSA PROFESSIONAL SERVICES	SE LTL BEAV/4TH-6TH ST REC...	6,329.38
MSA PROFESSIONAL SERVICES	SE 2ND STREET WATER MAIN ...	5,629.84
	Vendor 0000003134 - MSA PROFESSIONAL SERVICES Total:	**11,959.22**
Vendor: 0000001790 - MUNICIPAL SUPPLY, INC.		
MUNICIPAL SUPPLY, INC.	BREAK FLANGE KIT	228.64
	Vendor 0000001790 - MUNICIPAL SUPPLY, INC. Total:	**228.64**
Vendor: 0000002931 - NICHOLAS DUCKETT		
NICHOLAS DUCKETT	CLOTHING ALLOWANCE REIM...	89.97
	Vendor 0000002931 - NICHOLAS DUCKETT Total:	**89.97**
Vendor: 0000003129 - NILLES ASSOCIATES		
NILLES ASSOCIATES	LIONS PARK CONSTR SERVICES...	4,650.00
	Vendor 0000003129 - NILLES ASSOCIATES Total:	**4,650.00**
Vendor: 0000001833 - ODP BUSINESS SOLUTIONS LLC		
ODP BUSINESS SOLUTIONS LLC	Copy Paper	469.90
ODP BUSINESS SOLUTIONS LLC	TIERED DISCOUNT	-7.05
	Vendor 0000001833 - ODP BUSINESS SOLUTIONS LLC Total:	**462.85**
Vendor: 0000002532 - OPN ARCHITECTS		
OPN ARCHITECTS	PROFESSIONAL SERVICES-PUB...	35,187.75
	Vendor 0000002532 - OPN ARCHITECTS Total:	**35,187.75**
Vendor: 0000001827 - O'REILLY AUTO PARTS		
O'REILLY AUTO PARTS	BATTERY AND CORE	222.41
O'REILLY AUTO PARTS	ALTERNATOR - S450	268.72
	Vendor 0000001827 - O'REILLY AUTO PARTS Total:	**491.13**

Vendor Name	Description (Item)	Amount
Vendor: 0000001870 - PETERSON PEST & TERMITE		
PETERSON PEST & TERMITE	PEST CONTROL-NOVEMBER 2...	45.00
	Vendor 0000001870 - PETERSON PEST & TERMITE Total:	**45.00**
Vendor: 0000004490 - PLAYAWAY PRODUCTS		
PLAYAWAY PRODUCTS	BUSTED	60.74
PLAYAWAY PRODUCTS	EXPERIMENT	41.99
PLAYAWAY PRODUCTS	MOONLEAPERS	49.49
PLAYAWAY PRODUCTS	ROCKET ARM	49.49
PLAYAWAY PRODUCTS	THREE BLUE HEARTS	49.49
PLAYAWAY PRODUCTS	DRAGONBORN	53.24
PLAYAWAY PRODUCTS	BATTERY COVERS	20.14
	Vendor 0000004490 - PLAYAWAY PRODUCTS Total:	**324.58**
Vendor: 0000002506 - POLK CO TREASURER		
POLK CO TREASURER	NOVEMBER CONTRACT 2025	130,215.58
	Vendor 0000002506 - POLK CO TREASURER Total:	**130,215.58**
Vendor: 0000004073 - PRO WEST & ASSOCIATES		
PRO WEST & ASSOCIATES	SANITARY & STORM DATA CL...	633.40
PRO WEST & ASSOCIATES	SANITARY & STORM DATA CL...	633.40
	Vendor 0000004073 - PRO WEST & ASSOCIATES Total:	**1,266.80**
Vendor: 0000005030 - RAMY TURF PRODUCTS LLC		
RAMY TURF PRODUCTS LLC	WHITE GRASS PAINT	1,885.00
	Vendor 0000005030 - RAMY TURF PRODUCTS LLC Total:	**1,885.00**
Vendor: 0000004468 - RINGCENTRAL, INC.		
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	634.06
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	328.70
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	317.03
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	50.84
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	45.29
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	56.97
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	283.41
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	277.57
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	45.29
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: 0000004532 - SBS SERVICES GROUP LLC		
SBS SERVICES GROUP LLC	CLEANING SERVICE	832.36
SBS SERVICES GROUP LLC	CLEANING-LIBRARY	2,291.80
SBS SERVICES GROUP LLC	CLEANING SERVICE- CIWW	325.00
SBS SERVICES GROUP LLC	JANITORIAL-December 2025	2,026.44
	Vendor 0000004532 - SBS SERVICES GROUP LLC Total:	**5,475.60**
Vendor: 0000004924 - SIKICH INTERMEDIATE HOLDINGS		
SIKICH INTERMEDIATE HOLDI...	SOFTWARE	1,500.00
	Vendor 0000004924 - SIKICH INTERMEDIATE HOLDINGS Total:	**1,500.00**
Vendor: 0000002035 - SITEONE LANDSCAPE SUPPLY,		
SITEONE LANDSCAPE SUPPLY,	AMERICAN LIGHTING GREEN ...	23.43
SITEONE LANDSCAPE SUPPLY,	AMERICAN LIGHTING GREEN ...	25.23
	Vendor 0000002035 - SITEONE LANDSCAPE SUPPLY, Total:	**48.66**
Vendor: 0000002031 - SNYDER & ASSOCIATES		
SNYDER & ASSOCIATES	NE DEST/NE BVRBK IMPROVE ...	5,436.35
SNYDER & ASSOCIATES	NE GTWY PERM TRAFFIC SIG...	7,378.50
	Vendor 0000002031 - SNYDER & ASSOCIATES Total:	**12,814.85**
Vendor: 0000002048 - SPRAYER SPECIALTIES		
SPRAYER SPECIALTIES	SUPPLIES FOR BRINE TANKS 1...	59.10
	Vendor 0000002048 - SPRAYER SPECIALTIES Total:	**59.10**

Vendor Name	Description (Item)	Amount
Vendor: 0000004488 - STERNQUIST CONSTRUCTION INC		
STERNQUIST CONSTRUCTION ...	SE LT BEAVR/SE 4TH RECON #7	74,238.18
	Vendor 0000004488 - STERNQUIST CONSTRUCTION INC Total:	**74,238.18**
Vendor: 0000002067 - STIVERS FORD		
STIVERS FORD	VEHICLE ADD ONS FOR W-124	2,494.00
	Vendor 0000002067 - STIVERS FORD Total:	**2,494.00**
Vendor: 0000004624 - SUMMIT FIRE PROTECTION CO		
SUMMIT FIRE PROTECTION CO	ANNUAL INSPECTION & TESTI...	982.00
SUMMIT FIRE PROTECTION CO	ANNUAL INSPECTION SPRINKL...	779.00
	Vendor 0000004624 - SUMMIT FIRE PROTECTION CO Total:	**1,761.00**
Vendor: 0000004458 - SVPA ARCHITECTS		
SVPA ARCHITECTS	GRIMES PUBLIC SAFETY CENT...	203.88
	Vendor 0000004458 - SVPA ARCHITECTS Total:	**203.88**
Vendor: 0000004210 - THE WEITZ COMPANY		
THE WEITZ COMPANY	GRIMES ADMIN FACILITY #3	26,350.00
	Vendor 0000004210 - THE WEITZ COMPANY Total:	**26,350.00**
Vendor: 0000002121 - TRAFFIC CONTROL CORPORATI		
TRAFFIC CONTROL CORPORATI	TRAFFIC SIGNAL COMM NET...	57,084.50
TRAFFIC CONTROL CORPORATI	TRAFFIC SIGNAL COMM NET #...	6,951.00
	Vendor 0000002121 - TRAFFIC CONTROL CORPORATI Total:	**64,035.50**
Vendor: 0000001554 - TYLER TECHNOLOGIES		
TYLER TECHNOLOGIES	Professional Services - Tyler P...	14,862.50
TYLER TECHNOLOGIES	Professional Services - Tyler P...	1,812.50
TYLER TECHNOLOGIES	Professional Services - Tyler P...	1,625.00
TYLER TECHNOLOGIES	Professional Services - Tyler P...	9,425.00
TYLER TECHNOLOGIES	Professional Services - Tyler P...	7,902.50
	Vendor 0000001554 - TYLER TECHNOLOGIES Total:	**35,627.50**
Vendor: 0000002147 - ULINE		
ULINE	TRASH LINERS	2,065.00
ULINE	URINAL SCREENS	342.56
ULINE	RIGID BULK CONTAINER	1,215.00
ULINE	DUST MOP	269.50
	Vendor 0000002147 - ULINE Total:	**3,892.06**
Vendor: 0000002710 - UMB BANK N.A.		
UMB BANK N.A.	2018A GO BOND FEES	300.00
UMB BANK N.A.	2015 GO BOND FEES	250.00
UMB BANK N.A.	2016 GO BOND FEES	250.00
	Vendor 0000002710 - UMB BANK N.A. Total:	**800.00**
Vendor: 0000002127 - UNIQUE MANAGEMENT SERVICE		
UNIQUE MANAGEMENT SERV...	COLLECTION SERVICES-LIBRARY	163.10
	Vendor 0000002127 - UNIQUE MANAGEMENT SERVICE Total:	**163.10**
Vendor: 0000002128 - UNPLUGGED WIRELESS		
UNPLUGGED WIRELESS	INSTALLATION OF RADIOS IN ...	1,246.00
	Vendor 0000002128 - UNPLUGGED WIRELESS Total:	**1,246.00**
Vendor: 0000002143 - USA BLUE BOOK		
USA BLUE BOOK	HR SAMPLE CELLS; PCII: DR80...	187.44
USA BLUE BOOK	VENTED WASH BOTTLE W/GH...	71.67
USA BLUE BOOK	UNTIED SCUENTIFIC LEAKPRO...	36.70
USA BLUE BOOK	DEIONIZED WATER TYPE II 4 LI...	37.10
USA BLUE BOOK	DPD 4 FR 10ML SAMPLE	63.90
USA BLUE BOOK	REPLACEMENT SAMPLE CELLS...	78.65
USA BLUE BOOK	BEAKERS GRIFFIN 250ML LOW...	42.95
USA BLUE BOOK	SAMPLING VALVE; 1/2IN MIP ...	49.52
	Vendor 0000002143 - USA BLUE BOOK Total:	**567.93**

Vendor Name	Description (Item)	Amount
Vendor: 0000002137 - USW UTILITY GROUP		
USW UTILITY GROUP	NOVEMBER 2025 SERVICES - C...	53,023.74
	Vendor 0000002137 - USW UTILITY GROUP Total:	**53,023.74**
Vendor: 0000002986 - Valic/AIG		
Valic/AIG	DEFER COMP PRETAX - VALIC	340.00
Valic/AIG	DEFER COMP PRETAX - VALIC	9.02
Valic/AIG	DEFER COMP PRETAX - VALIC	8.98
Valic/AIG	DEFERRED COMP ROTH - VALIC	96.15
Valic/AIG	DEFERRED COMP ROTH - VALIC	300.00
Valic/AIG	DEFERRED COMP ROTH - VALIC	25.82
Valic/AIG	DEFERRED COMP ROTH - VALIC	35.53
Valic/AIG	DEFERRED COMP ROTH - VALIC	125.00
	Vendor 0000002986 - Valic/AIG Total:	**940.50**
Vendor: 0000002161 - VAN MAANEN ELECTRIC, INC		
VAN MAANEN ELECTRIC, INC	CITY TRAFFIC SIGNAL COMMS...	34,854.82
	Vendor 0000002161 - VAN MAANEN ELECTRIC, INC Total:	**34,854.82**
Vendor: 0000002163 - VAN WALL EQUIPMENT		
VAN WALL EQUIPMENT	AIR FILTER	20.21
VAN WALL EQUIPMENT	OIL FILTER	17.73
VAN WALL EQUIPMENT	FILTER ELEMENT	58.31
VAN WALL EQUIPMENT	FILTER ELEMENT	49.65
VAN WALL EQUIPMENT	AIR FILTER	19.54
VAN WALL EQUIPMENT	FILTER ELEMENT	33.14
VAN WALL EQUIPMENT	FILTER ELEMENT	44.99
VAN WALL EQUIPMENT	OIL FILTER	84.00
	Vendor 0000002163 - VAN WALL EQUIPMENT Total:	**327.57**
Vendor: 0000002149 - VERIZON WIRELESS		
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	314.76
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	60.06
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	120.12
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	20.02
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	13.34
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	52.08
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	13.34
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	26.04
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	13.33
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	20.02
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	60.06
	Vendor 0000002149 - VERIZON WIRELESS Total:	**713.17**
Vendor: 0000002970 - Voya International Trust Co.		
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	2,911.17
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	410.80
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	410.73
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	589.63
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	10.38
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	23.52
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	23.47
	Vendor 0000002970 - Voya International Trust Co. Total:	**4,379.70**
Vendor: 0000002190 - WD DOOR		
WD DOOR	SOUTH OVERHEAD DOOR INS...	137.50
	Vendor 0000002190 - WD DOOR Total:	**137.50**
Vendor: 0000002198 - WEBSPEC DESIGN		
WEBSPEC DESIGN	WEBSITE EDITS	130.00
	Vendor 0000002198 - WEBSPEC DESIGN Total:	**130.00**

Vendor Name	Description (Item)	Amount
Vendor: 0000002215 - WORLD TRADE PRESS		
WORLD TRADE PRESS	DATABASE RENWAL	229.53
	Vendor 0000002215 - WORLD TRADE PRESS Total:	**229.53**
	Grand Total:	**7,356,341.57**

Report Summary

Fund Summary

Fund	Payment Amount
001 - GENERAL	275,364.74
002 - LIBRARY FUND	22,721.52
110 - ROAD USE TAX	55,633.97
112 - EMPLOYEE BENEFITS	4,741.33
160 - HOTEL/MOTEL/ECON DEV	6,476.21
167 - RESTRICTED GIFTS	42.00
200 - DEBT SERVICE	800.00
301 - CAPITAL PROJECT FUND	90.60
309 - CP-PARKS	356,030.31
317 - CP-COMP PLAN	31,360.36
340 - ANNUAL SIGNAL IMPROVEMENT	106,268.82
345 - ANNUAL WATER MAIN REPLACE	5,629.84
363 - WRA SANI SEWER PHASE 3	197.90
369 - SE 11TH & JAMES	671,973.16
371 - 11TH & GATEWAY SIGNAL	97,427.56
375 - NE DEST/NE BVRBROOKE IMP	5,436.35
378 - FIRE STATION	25,525.51
387 - CITY HALL PROJECT	61,537.75
399 - EQUIP REVOLVING PROGRAM	58,427.50
600 - WATER	5,186,243.30
610 - SEWER	263,938.35
670 - LANDFILL/GARBAGE	77,964.22
740 - STORM WATER	6,584.60
750 - MULTIPLEX	35,925.67
Grand Total:	**7,356,341.57**

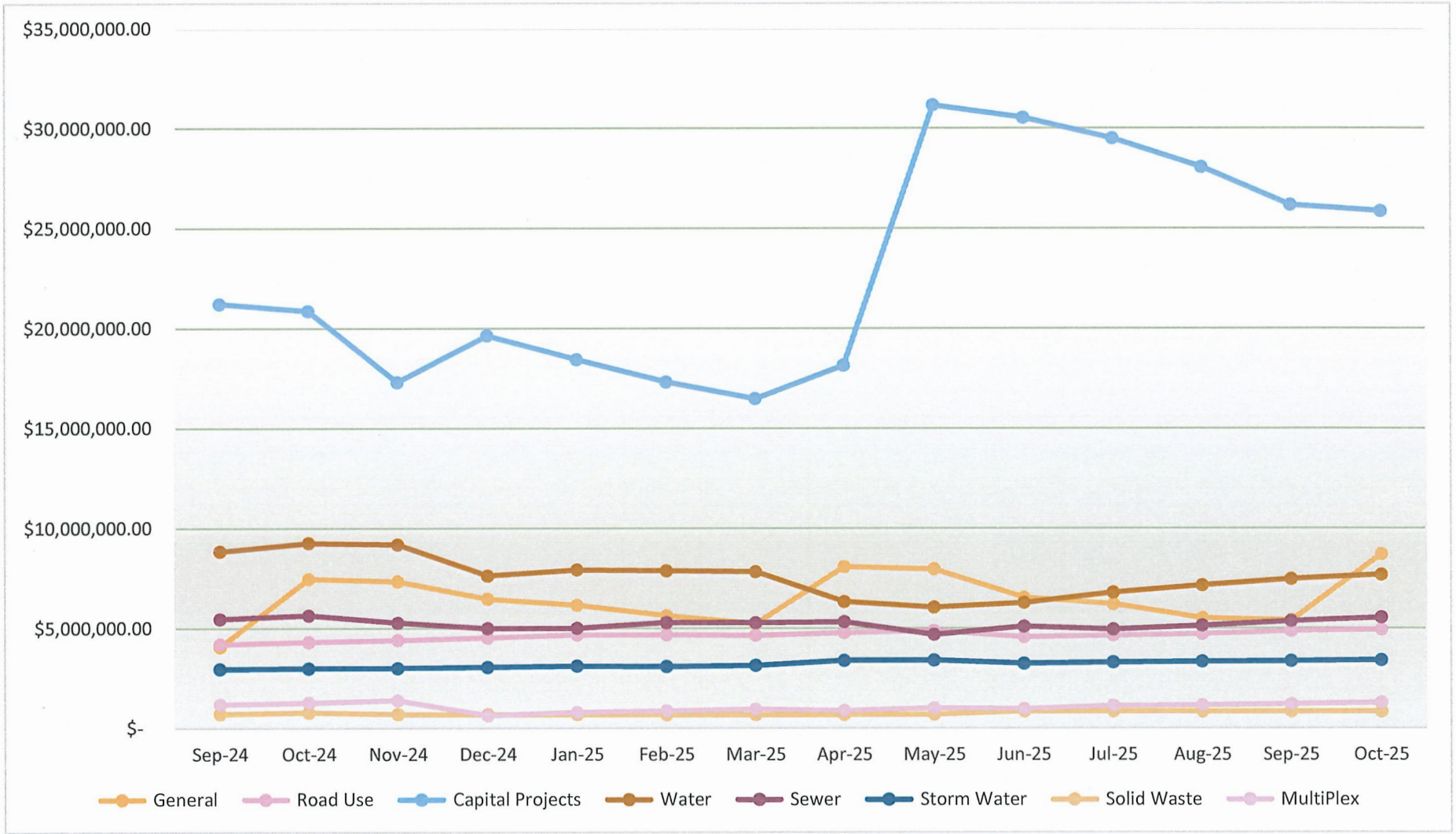
Grimes, IA

Treasurers Report
Summary
Date Range: 10/01/2025 - 10/31/2025

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
001 - GENERAL	5,387,042.91	4,271,649.25	963,792.21	0.00	0.00	8,694,899.95	8,694,899.95	0.00
002 - LIBRARY FUND	186,953.01	9,323.05	104,979.49	0.00	0.00	91,296.57	91,296.57	0.00
005 - FIRE /RESCUE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
110 - ROAD USE TAX	4,845,355.28	172,025.16	103,612.87	0.00	0.00	4,913,767.57	4,913,767.57	0.00
112 - EMPLOYEE BENEFITS	1,893,682.98	431,715.58	212,817.86	0.00	0.00	2,112,580.70	2,112,580.70	0.00
119 - EMERGENCY FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121 - LOCAL OPTION SALES RAX	3,856,501.91	279,510.13	0.00	0.00	0.00	4,136,012.04	4,136,012.04	0.00
125 - TAX INCREMENT FINANCING	2,354,538.89	4,002,298.11	0.00	0.00	0.00	6,356,837.00	6,356,837.00	0.00
160 - HOTEL/MOTEL/ECON DEV	335,103.10	41,046.74	1,557.96	0.00	0.00	374,591.88	374,591.88	0.00
161 - ECO DEVELOPMENT REVOLVING	234,549.50	0.00	0.00	0.00	0.00	234,549.50	234,549.50	0.00
167 - RESTRICTED GIFTS	58,469.32	0.00	42.00	0.00	0.00	58,427.32	58,427.32	0.00
170 - FEMA-FIRE DEPT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
200 - DEBT SERVICE	869,726.40	1,842,131.16	600.00	0.00	0.00	2,711,257.56	2,711,257.56	0.00
301 - CAPITAL PROJECT FUND	4,620.56	0.00	1,868.79	0.00	0.00	2,751.77	2,751.77	0.00
302 - CP-ROAD DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
303 - CP-WALLACE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
304 - STM WATER MASTER PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
305 - CP-MAIN STREET	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
306 - CP-PRARIE/LITTLE BEAVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
307 - CP-STORM WATER	-73,990.90	0.00	0.00	0.00	0.00	-73,990.90	-73,990.90	0.00
308 - CP-SW COUNTY LINE ROAD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
309 - CP-PARKS	946,711.79	100,000.00	195,111.72	0.00	0.00	851,600.07	851,600.07	0.00
310 - CP-FIRE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
311 - CP-DOWNTOWN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
312 - CP-S JAMES/SE 37TH ST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
313 - GRIMES COMMUNITY COMPLEX IMP	545.11	0.00	0.00	0.00	0.00	545.11	545.11	0.00
314 - CP-NE GATEWAY/HOPE COMM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
315 - CP-N COMPLEX SANI CONNECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
316 - CP-WATER CAP IMPROVEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
317 - CP-COMP PLAN	85,384.48	0.00	22,013.39	0.00	0.00	63,371.09	63,371.09	0.00
318 - CP-CITY HALL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
319 - KENNYBROOK PK WQI IMPRV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
320 - CP-NEW JORDAN WELL 2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
321 - CP-ASR 2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
322 - CP-16" WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
323 - CP-WATER TOWER 2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
324 - CP-WATER PLANT EXP 2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
325 - SE 37TH HWY 141 PROJECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
326 - ANNUAL HMA PROJECT	3,562,010.85	0.00	0.00	0.00	0.00	3,562,010.85	3,562,010.85	0.00
327 - SE 19TH & SW CO OVERLAY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
328 - WRA SANI SEWER PHASE 1	-17,589.01	0.00	1,800.00	0.00	0.00	-19,389.01	-19,389.01	0.00
329 - NW TERRITORY LIFT STATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
330 - GIS MAPPING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
331 - 19TH ST SEWER EXTENSION	-1,263,364.95	0.00	639.00	0.00	0.00	-1,264,003.95	-1,264,003.95	0.00
332 - ROAD USE EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
333 - WRA PARALLEL SEWER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
334 - HWY 44 & COUNTY LN RD 2020	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
335 - ANN SANI SEWER I&I REHAB	18,208.40	0.00	0.00	0.00	0.00	18,208.40	18,208.40	0.00
336 - SE 11TH ST RR/JAMES 2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
337 - CP-N MAIN & BEAVERBK SIG	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
338 - FY20 DRAIN PRJ 2ND/BEAVER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
339 - HWY 44 STUDY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
340 - ANNUAL SIGNAL IMPROVEMENT	-518,841.32	0.00	0.00	0.00	0.00	-518,841.32	-518,841.32	0.00
341 - HWY 44 STUDY	103,874.32	0.00	0.00	0.00	0.00	103,874.32	103,874.32	0.00
342 - WATER SYSTEM STUDY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
343 - JAMES ST CORRIDOR STUDY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
344 - PAVEMENT COND ANALYSIS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
345 - ANNUAL WATER MAIN REPLACE	1,144,114.65	1,718.96	10,500.00	0.00	0.00	1,135,333.61	1,135,333.61	0.00
346 - HW TRAIL EXTENSION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
347 - N SPORTS COMPLEX PARKING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
348 - SPLASH PAD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
349 - SE 6TH & S JAMES INTERSECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
350 - GRIMES LIBRARY BLDG FUND	25,000.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	0.00
351 - 37TH ST IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
352 - TRL RDG/BEV/JACOB WTR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
353 - SANI SEWER STUDY	-66,462.24	0.00	0.00	0.00	0.00	-66,462.24	-66,462.24	0.00
354 - ANNUAL PCC PATCHING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
355 - TRAFFIC CALMING	5,877.10	0.00	0.00	0.00	0.00	5,877.10	5,877.10	0.00
356 - ANNUAL PAVEMENT PRESERVE	75,230.76	0.00	0.00	0.00	0.00	75,230.76	75,230.76	0.00
357 - S COMPLEX IRRIGATION PROJ	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
358 - ANN TRAIL IMPRV & PLAN	499,622.82	0.00	1,436.00	0.00	0.00	498,186.82	498,186.82	0.00
359 - EMERGENCY WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
360 - 19TH ST WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
361 - WW PLANT MBDR RETROFIT	-28,926.53	0.00	0.00	0.00	0.00	-28,926.53	-28,926.53	0.00
362 - WRA SANI SEWER PHASE 2	-94,494.57	0.00	0.00	0.00	0.00	-94,494.57	-94,494.57	0.00
363 - WRA SANI SEWER PHASE 3	-37,572.05	0.00	0.00	0.00	0.00	-37,572.05	-37,572.05	0.00
364 - WRA SANI SEWER PHASE 4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
365 - WALLACE FARM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
366 - JACOB ST OVERLAY PROJ	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
367 - MULTIPLEX	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
368 - TRL RDG/BEAVER WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
369 - SE 11TH & JAMES	8,444,389.68	7,991.15	27,399.50	0.00	0.00	8,424,981.33	8,424,981.33	0.00
370 - 19TH & GATEWAY SIGNAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
371 - 11TH & GATEWAY SIGNAL	2,627,046.11	4,822.06	17,246.70	0.00	0.00	2,614,621.47	2,614,621.47	0.00
372 - N JORDAN WELL REPAIRS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
373 - BLDG ACCESS CONTROL PROJ	145,157.60	0.00	0.00	0.00	0.00	145,157.60	145,157.60	0.00
374 - WATER PRODUCTION PROJECTS	3,754,948.68	0.00	39,414.32	0.00	0.00	3,715,534.36	3,715,534.36	0.00
375 - NE DEST/NE BVRBROOKE IMP	-501,251.58	0.00	5,391.00	0.00	0.00	-506,642.58	-506,642.58	0.00
376 - SE TRL EXT TO SCHOOL	217,091.54	0.00	0.00	0.00	0.00	217,091.54	217,091.54	0.00
377 - HWY TRL EXT TO SCHOOL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
378 - FIRE STATION	2,159,033.12	2,780.36	103,431.46	0.00	0.00	2,058,382.02	2,058,382.02	0.00
379 - 100TH ST WIDENING	139,409.49	0.00	0.00	0.00	0.00	139,409.49	139,409.49	0.00
380 - HWY 141 CORR/INTERSECTION STUDY	3,252.90	0.00	0.00	0.00	0.00	3,252.90	3,252.90	0.00
381 - NO COUNTY LINE WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
382 - GROUND STORAGE RESERVOIR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
383 - JAMES ST WTP WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
384 - SEWER COMPLIANCE PROJECT	0.09	0.00	0.00	0.00	0.00	0.09	0.09	0.00
385 - SE 41ST & SE PARK EXTNSN	338,442.49	0.00	0.00	0.00	0.00	338,442.49	338,442.49	0.00
386 - THORPE AREA EXPANSION	-50,520.74	0.00	0.00	0.00	0.00	-50,520.74	-50,520.74	0.00
387 - CITY HALL PROJECT	1,445,800.72	0.00	24,250.00	0.00	0.00	1,421,550.72	1,421,550.72	0.00
399 - EQUIP REVOLVING PROGRAM	3,076,663.08	13,972.51	3,126.00	0.00	0.00	3,087,509.59	3,087,509.59	0.00
600 - WATER	6,029,037.25	962,165.44	748,310.95	0.00	0.00	6,242,891.74	6,242,891.74	0.00
601 - WATER DEPOSITS	269,953.43	10,723.76	8,408.90	0.00	0.00	272,268.29	272,268.29	0.00
602 - WATER SINKING	971,569.25	0.00	0.00	0.00	0.00	971,569.25	971,569.25	0.00
603 - WATER REC BOND	183,629.96	0.00	0.00	0.00	0.00	183,629.96	183,629.96	0.00
610 - SEWER	4,503,776.22	519,266.37	336,105.63	0.00	0.00	4,686,936.96	4,686,936.96	0.00
611 - SEWER SINKING	839,303.03	0.00	0.00	0.00	0.00	839,303.03	839,303.03	0.00
670 - LANDFILL/GARBAGE	829,086.97	74,502.79	79,112.93	0.00	0.00	824,476.83	824,476.83	0.00
740 - STORM WATER	3,349,702.23	71,620.37	31,116.55	0.00	0.00	3,390,206.05	3,390,206.05	0.00
750 - MULTIPLEX	1,191,339.09	98,199.32	18,388.50	0.00	0.00	1,271,149.91	1,271,149.91	0.00
830 - OTHER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Report Total:	**64,358,743.18**	**12,917,462.27**	**3,062,473.73**	**0.00**	**0.00**	**74,213,731.72**	**74,213,731.72**	**0.00**


$35,000,000.00
$30,000,000.00
$25,000,000.00
$20,000,000.00
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Sep-24
Oct-24
Nov-24
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Jan-25
Feb-25
Mar-25
Apr-25
May-25
Jun-25
Jul-25
Aug-25
Sep-25
Oct-25
General
Road Use
Capital Projects
Water
Sewer
Storm Water
Solid Waste
MultiPlex

Account	Name		Beginning Balance	Total Activity	Ending Balance
Fund: 001 - GENERAL					
001-0000-1109	CASH - GENERAL		2,835,426.48	3,307,632.37	6,143,058.85
001-0000-1130	RESERVES		0.00	0.00	0.00
001-0000-1131	RESERVES		0.00	0.00	0.00
001-0000-1133	RESERVES - PARK & REC GOAL		0.00	0.00	0.00
001-0000-1150	CASH - IPAIT		67,912.88	224.67	68,137.55
001-0000-1160	SAVINGS - GENERAL FUND		0.00	0.00	0.00
001-0000-1171	CEMETERY CD 1 304927		35,512.77	0.00	35,512.77
001-0000-1172	CEMETERY CD 3 222910		22,806.16	0.00	22,806.16
001-0000-1173	CEMETERY CD 12014736		23,556.65	0.00	23,556.65
001-0000-1175	CD# 12396252 - GENERAL		2,401,827.97	0.00	2,401,827.97
		Total Fund: 001 - GENERAL:	**5,387,042.91**	**3,307,857.04**	**8,694,899.95**
Fund: 002 - LIBRARY FUND					
002-0000-1109	CASH - LIBRARY		186,953.01	-95,656.44	91,296.57
		Total Fund: 002 - LIBRARY FUND:	**186,953.01**	**-95,656.44**	**91,296.57**
Fund: 005 - FIRE /RESCUE					
005-0000-1112	CASH-FD AUXILLARY		0.00	0.00	0.00
		Total Fund: 005 - FIRE /RESCUE:	**0.00**	**0.00**	**0.00**
Fund: 110 - ROAD USE TAX					
110-0000-1109	CASH - ROAD USE		4,845,355.28	68,412.29	4,913,767.57
		Total Fund: 110 - ROAD USE TAX:	**4,845,355.28**	**68,412.29**	**4,913,767.57**
Fund: 112 - EMPLOYEE BENEFITS					
112-0000-1109	CASH - EMPLOYEE BENEFITS		1,873,785.28	218,773.52	2,092,558.80
112-0000-1111	CASH - FLEX		19,897.70	124.20	20,021.90
		Total Fund: 112 - EMPLOYEE BENEFITS:	**1,893,682.98**	**218,897.72**	**2,112,580.70**
Fund: 119 - EMERGENCY FUND					
119-0000-1109	CASH - EMERGENCY		0.00	0.00	0.00
		Total Fund: 119 - EMERGENCY FUND:	**0.00**	**0.00**	**0.00**
Fund: 121 - LOCAL OPTION SALES RAX					
121-0000-1109	CASH - LOCAL OPTION SALES TAX		3,856,501.91	279,510.13	4,136,012.04
		Total Fund: 121 - LOCAL OPTION SALES RAX:	**3,856,501.91**	**279,510.13**	**4,136,012.04**
Fund: 125 - TAX INCREMENT FINANCING					
125-0000-1109	CASH - TIF		2,354,538.89	4,002,298.11	6,356,837.00
		Total Fund: 125 - TAX INCREMENT FINANCING:	**2,354,538.89**	**4,002,298.11**	**6,356,837.00**
Fund: 160 - HOTEL/MOTEL/ECON DEV					

Account	Name		Beginning Balance	Total Activity	Ending Balance
160-0000-1109	CASH - HOTEL/MOTEL/ECON DEV		335,103.10	39,488.78	374,591.88
		Total Fund: 160 - HOTEL/MOTEL/ECON DEV:	**335,103.10**	**39,488.78**	**374,591.88**
Fund: 161 - ECO DEVELOPMENT REVOLVING					
161-0000-1109	CASH - ECO DEVELOP REVOLVING		234,549.50	0.00	234,549.50
		Total Fund: 161 - ECO DEVELOPMENT REVOLVING:	**234,549.50**	**0.00**	**234,549.50**
Fund: 167 - RESTRICTED GIFTS					
167-0000-1109	CASH - LIBRARY RESTRICTED GIF		58,469.32	-42.00	58,427.32
167-0000-1111	CASH - PARKS RESTRICTED GIFTS		0.00	0.00	0.00
		Total Fund: 167 - RESTRICTED GIFTS:	**58,469.32**	**-42.00**	**58,427.32**
Fund: 200 - DEBT SERVICE					
200-0000-1109	CASH - DEBT SERVICE		866,073.88	1,841,519.08	2,707,592.96
200-0000-1150	CASH - IPAIT		3,652.52	12.08	3,664.60
		Total Fund: 200 - DEBT SERVICE:	**869,726.40**	**1,841,531.16**	**2,711,257.56**
Fund: 301 - CAPITAL PROJECT FUND					
301-0000-1109	CASH - CAPITAL PROJECTS		4,620.56	-1,868.79	2,751.77
		Total Fund: 301 - CAPITAL PROJECT FUND:	**4,620.56**	**-1,868.79**	**2,751.77**
Fund: 302 - CP-ROAD DEVELOPMENT					
302-0000-1109	CASH - CP - ROAD DEVELOPMENT		0.00	0.00	0.00
		Total Fund: 302 - CP-ROAD DEVELOPMENT:	**0.00**	**0.00**	**0.00**
Fund: 303 - CP-WALLACE					
303-0000-1109	CASH - CP - WALLACE		0.00	0.00	0.00
		Total Fund: 303 - CP-WALLACE:	**0.00**	**0.00**	**0.00**
Fund: 304 - STM WATER MASTER PLAN					
304-0000-1109	CASH - STM WATER MASTER PLAN		0.00	0.00	0.00
		Total Fund: 304 - STM WATER MASTER PLAN:	**0.00**	**0.00**	**0.00**
Fund: 305 - CP-MAIN STREET					
305-0000-1109	CASH - CP - MAIN STREET		0.00	0.00	0.00
		Total Fund: 305 - CP-MAIN STREET:	**0.00**	**0.00**	**0.00**
Fund: 306 - CP-PRARIE/LITTLE BEAVE					
306-0000-1109	CASH - CP - PRAIRIE/LITTLE BEAVER		0.00	0.00	0.00
		Total Fund: 306 - CP-PRARIE/LITTLE BEAVE:	**0.00**	**0.00**	**0.00**
Fund: 307 - CP-STORM WATER					
307-0000-1109	CASH - CP - STORM WATER		-73,990.90	0.00	-73,990.90
		Total Fund: 307 - CP-STORM WATER:	**-73,990.90**	**0.00**	**-73,990.90**
Fund: 308 - CP-SW COUNTY LINE ROAD					
308-0000-1109	CASH - CP SW COUNTY LINE ROAD		0.00	0.00	0.00
		Total Fund: 308 - CP-SW COUNTY LINE ROAD:	**0.00**	**0.00**	**0.00**
Fund: 309 - CP-PARKS					
309-0000-1109	CASH - CP - PARKS		946,711.79	-95,111.72	851,600.07

Account	Name		Beginning Balance	Total Activity	Ending Balance
309-0000-1150	CASH - IPAIT		0.00	0.00	0.00
309-0000-1155	CASH - IPAIT HI-YIELD		0.00	0.00	0.00
		Total Fund: 309 - CP-PARKS:	**946,711.79**	**-95,111.72**	**851,600.07**
Fund: 310 - CP-FIRE					
310-0000-1109	CASH - CP - FIRE		0.00	0.00	0.00
		Total Fund: 310 - CP-FIRE:	**0.00**	**0.00**	**0.00**
Fund: 311 - CP-DOWNTOWN					
311-0000-1109	CASH - CP - DOWNTOWN		0.00	0.00	0.00
		Total Fund: 311 - CP-DOWNTOWN:	**0.00**	**0.00**	**0.00**
Fund: 312 - CP-S JAMES/SE 37TH ST					
312-0000-1109	CASH - CP - S JAMES/SE 37TH ST		0.00	0.00	0.00
		Total Fund: 312 - CP-S JAMES/SE 37TH ST:	**0.00**	**0.00**	**0.00**
Fund: 313 - GRIMES COMMUNITY COMPLEX IMP					
313-0000-1109	CASH - CP - GRIMES COMMUNITY COMPLEX		545.11	0.00	545.11
		Total Fund: 313 - GRIMES COMMUNITY COMPLEX IMP:	**545.11**	**0.00**	**545.11**
Fund: 314 - CP-NE GATEWAY/HOPE COMM					
314-0000-1109	CASH - NE GATEWAY/HOPE COMM		0.00	0.00	0.00
		Total Fund: 314 - CP-NE GATEWAY/HOPE COMM:	**0.00**	**0.00**	**0.00**
Fund: 315 - CP-N COMPLEX SANI CONNECT					
315-0000-1109	CASH - N COMPLEX SANI CONNECT		0.00	0.00	0.00
		Total Fund: 315 - CP-N COMPLEX SANI CONNECT:	**0.00**	**0.00**	**0.00**
Fund: 316 - CP-WATER CAP IMPROVEMENT					
316-0000-1109	CASH - WATER CAP IMPROVEMENT		0.00	0.00	0.00
		Total Fund: 316 - CP-WATER CAP IMPROVEMENT:	**0.00**	**0.00**	**0.00**
Fund: 317 - CP-COMP PLAN					
317-0000-1109	CASH - COMP PLAN		85,384.48	-22,013.39	63,371.09
		Total Fund: 317 - CP-COMP PLAN:	**85,384.48**	**-22,013.39**	**63,371.09**
Fund: 318 - CP-CITY HALL					
318-0000-1109	CASH - CITY HALL PROJECT		0.00	0.00	0.00
		Total Fund: 318 - CP-CITY HALL:	**0.00**	**0.00**	**0.00**
Fund: 319 - KENNYBROOK PK WQI IMPRV					
319-0000-1109	CASH - KENNYBROOK PK WQI IMP		0.00	0.00	0.00
		Total Fund: 319 - KENNYBROOK PK WQI IMPRV:	**0.00**	**0.00**	**0.00**
Fund: 320 - CP-NEW JORDAN WELL 2019					
320-0000-1109	CASH - NEW JORDAN WELL 2019		0.00	0.00	0.00
		Total Fund: 320 - CP-NEW JORDAN WELL 2019:	**0.00**	**0.00**	**0.00**
Fund: 321 - CP-ASR 2019					
321-0000-1109	CASH - ASR 2019		0.00	0.00	0.00
		Total Fund: 321 - CP-ASR 2019:	**0.00**	**0.00**	**0.00**

Account	Name	Beginning Balance	Total Activity	Ending Balance
Fund: 322 - CP-16" WATER MAIN				
322-0000-1109	CASH - 16" WATER MAIN	0.00	0.00	0.00
	Total Fund: 322 - CP-16" WATER MAIN:	**0.00**	**0.00**	**0.00**
Fund: 323 - CP-WATER TOWER 2019				
323-0000-1109	CASH - WATER TOWER 2019	0.00	0.00	0.00
	Total Fund: 323 - CP-WATER TOWER 2019:	**0.00**	**0.00**	**0.00**
Fund: 324 - CP-WATER PLANT EXP 2019				
324-0000-1109	CASH - WATER PLANT EXP 2019	0.00	0.00	0.00
	Total Fund: 324 - CP-WATER PLANT EXP 2019:	**0.00**	**0.00**	**0.00**
Fund: 325 - SE 37TH HWY 141 PROJECT				
325-0000-1109	CASH - SE 37TH /HWY 141 PROJECT	0.00	0.00	0.00
	Total Fund: 325 - SE 37TH HWY 141 PROJECT:	**0.00**	**0.00**	**0.00**
Fund: 326 - ANNUAL HMA PROJECT				
326-0000-1109	CASH - ANNUAL HMA PROJECTS	3,562,010.85	0.00	3,562,010.85
326-0000-1150	CASH - IPAIT	0.00	0.00	0.00
	Total Fund: 326 - ANNUAL HMA PROJECT:	**3,562,010.85**	**0.00**	**3,562,010.85**
Fund: 327 - SE 19TH & SW CO OVERLAY				
327-0000-1109	CASH - SW 19TH & SW CO OVERLAY	0.00	0.00	0.00
	Total Fund: 327 - SE 19TH & SW CO OVERLAY:	**0.00**	**0.00**	**0.00**
Fund: 328 - WRA SANI SEWER PHASE 1				
328-0000-1109	CASH - WRA SANI SEWER PHASE 1	-17,589.01	-1,800.00	-19,389.01
	Total Fund: 328 - WRA SANI SEWER PHASE 1:	**-17,589.01**	**-1,800.00**	**-19,389.01**
Fund: 329 - NW TERRITORY LIFT STATION				
329-0000-1109	CASH - NW TERRITORY LIFT STATION	0.00	0.00	0.00
	Total Fund: 329 - NW TERRITORY LIFT STATION:	**0.00**	**0.00**	**0.00**
Fund: 330 - GIS MAPPING				
330-0000-1109	CASH - GIS MAPPING	0.00	0.00	0.00
	Total Fund: 330 - GIS MAPPING:	**0.00**	**0.00**	**0.00**
Fund: 331 - 19TH ST SEWER EXTENSION				
331-0000-1109	CASH - 19TH ST SEWER EXTENSION	-1,263,364.95	-639.00	-1,264,003.95
	Total Fund: 331 - 19TH ST SEWER EXTENSION:	**-1,263,364.95**	**-639.00**	**-1,264,003.95**
Fund: 332 - ROAD USE EQUIPMENT				
332-0000-1109	CASH - ROAD USE EQUIPMENT	0.00	0.00	0.00
	Total Fund: 332 - ROAD USE EQUIPMENT:	**0.00**	**0.00**	**0.00**
Fund: 333 - WRA PARALLEL SEWER				
333-0000-1109	CASH - WRA PARALLEL SEWER	0.00	0.00	0.00
	Total Fund: 333 - WRA PARALLEL SEWER:	**0.00**	**0.00**	**0.00**
Fund: 334 - HWY 44 & COUNTY LN RD 2020				
334-0000-1109	CASH - HWY 44 & CO LINE RD 2020	0.00	0.00	0.00

Account	Name	Beginning Balance	Total Activity	Ending Balance
	Total Fund: 334 - HWY 44 & COUNTY LN RD 2020:	**0.00**	**0.00**	**0.00**
Fund: 335 - ANN SANI SEWER I&I REHAB				
335-0000-1109	CASH - ANN SANI SWR I&I REHAB	18,208.40	0.00	18,208.40
	Total Fund: 335 - ANN SANI SEWER I&I REHAB:	**18,208.40**	**0.00**	**18,208.40**
Fund: 336 - SE 11TH ST RR/JAMES 2019				
336-0000-1109	CASH - SE 11TH RR/JAMES 2019	0.00	0.00	0.00
	Total Fund: 336 - SE 11TH ST RR/JAMES 2019:	**0.00**	**0.00**	**0.00**
Fund: 337 - CP-N MAIN & BEAVERBK SIG				
337-0000-1109	CASH - N MAIN & BEAVERBK SIGNAL	0.00	0.00	0.00
	Total Fund: 337 - CP-N MAIN & BEAVERBK SIG:	**0.00**	**0.00**	**0.00**
Fund: 338 - FY20 DRAIN PRJ 2ND/BEAVER				
338-0000-1109	CASH - FY20 DRAIN PRJ 2nd/BEAVER	0.00	0.00	0.00
	Total Fund: 338 - FY20 DRAIN PRJ 2ND/BEAVER:	**0.00**	**0.00**	**0.00**
Fund: 339 - HWY 44 STUDY				
339-0000-1109	CASH - HWY 141 & HWY 44 SIGNAL	0.00	0.00	0.00
	Total Fund: 339 - HWY 44 STUDY:	**0.00**	**0.00**	**0.00**
Fund: 340 - ANNUAL SIGNAL IMPROVEMENT				
340-0000-1109	CASH - ANNUAL SIGNAL IMPROVEMENT	-518,841.32	0.00	-518,841.32
	Total Fund: 340 - ANNUAL SIGNAL IMPROVEMENT:	**-518,841.32**	**0.00**	**-518,841.32**
Fund: 341 - HWY 44 STUDY				
341-0000-1109	CASH - HWY 44 STUDY	103,874.32	0.00	103,874.32
	Total Fund: 341 - HWY 44 STUDY:	**103,874.32**	**0.00**	**103,874.32**
Fund: 342 - WATER SYSTEM STUDY				
342-0000-1109	CASH - WATER SYSTEM STUDY	0.00	0.00	0.00
	Total Fund: 342 - WATER SYSTEM STUDY:	**0.00**	**0.00**	**0.00**
Fund: 343 - JAMES ST CORRIDOR STUDY				
343-0000-1109	CASH - JAMES ST CORRIDOR STUDY	0.00	0.00	0.00
	Total Fund: 343 - JAMES ST CORRIDOR STUDY:	**0.00**	**0.00**	**0.00**
Fund: 344 - PAVEMENT COND ANALYSIS				
344-0000-1109	CASH - PAVEMENT COND ANALYSIS	0.00	0.00	0.00
	Total Fund: 344 - PAVEMENT COND ANALYSIS:	**0.00**	**0.00**	**0.00**
Fund: 345 - ANNUAL WATER MAIN REPLACE				
345-0000-1109	CASH - ANNUAL WATER MAIN REPLACE	622,589.21	-10,500.00	612,089.21
345-0000-1150	CASH - IPAIT	521,525.44	1,718.96	523,244.40
345-0000-1155	CASH - IPAIT HI-YIELD	0.00	0.00	0.00
	Total Fund: 345 - ANNUAL WATER MAIN REPLACE:	**1,144,114.65**	**-8,781.04**	**1,135,333.61**
Fund: 346 - HW TRAIL EXTENSION				
346-0000-1109	CASH - HWY 44 TRAIL EXTENSION	0.00	0.00	0.00
	Total Fund: 346 - HW TRAIL EXTENSION:	**0.00**	**0.00**	**0.00**

Account	Name	Beginning Balance	Total Activity	Ending Balance
Fund: 347 - N SPORTS COMPLEX PARKING				
347-0000-1109	CASH - N SPORTS COMPLEX PARKING	0.00	0.00	0.00
	Total Fund: 347 - N SPORTS COMPLEX PARKING:	**0.00**	**0.00**	**0.00**
Fund: 348 - SPLASH PAD				
348-0000-1109	CASH - SPLASH PAD	0.00	0.00	0.00
	Total Fund: 348 - SPLASH PAD:	**0.00**	**0.00**	**0.00**
Fund: 349 - SE 6TH & S JAMES INTERSECT				
349-0000-1109	CASH - SE 6TH & JAMES INTERSEC	0.00	0.00	0.00
	Total Fund: 349 - SE 6TH & S JAMES INTERSECT:	**0.00**	**0.00**	**0.00**
Fund: 350 - GRIMES LIBRARY BLDG FUND				
350-0000-1109	CASH - GRIMES LIB BLDG	25,000.00	0.00	25,000.00
	Total Fund: 350 - GRIMES LIBRARY BLDG FUND:	**25,000.00**	**0.00**	**25,000.00**
Fund: 351 - 37TH ST IMPROVEMENTS				
351-0000-1109	CASH - 37TH ST IMPROVEMENTS	0.00	0.00	0.00
	Total Fund: 351 - 37TH ST IMPROVEMENTS:	**0.00**	**0.00**	**0.00**
Fund: 352 - TRL RDG/BEV/JACOB WTR				
352-0000-1109	CASH - TRL RD/BEAV/JAC WTR MN	0.00	0.00	0.00
	Total Fund: 352 - TRL RDG/BEV/JACOB WTR:	**0.00**	**0.00**	**0.00**
Fund: 353 - SANI SEWER STUDY				
353-0000-1109	CASH - SANI SEWER STUDY	-66,462.24	0.00	-66,462.24
	Total Fund: 353 - SANI SEWER STUDY:	**-66,462.24**	**0.00**	**-66,462.24**
Fund: 354 - ANNUAL PCC PATCHING				
354-0000-1109	CASH - ANNUAL PCC PATCHING	0.00	0.00	0.00
	Total Fund: 354 - ANNUAL PCC PATCHING:	**0.00**	**0.00**	**0.00**
Fund: 355 - TRAFFIC CALMING				
355-0000-1109	CASH - TRAFFIC CALMING	5,877.10	0.00	5,877.10
	Total Fund: 355 - TRAFFIC CALMING:	**5,877.10**	**0.00**	**5,877.10**
Fund: 356 - ANNUAL PAVEMENT PRESERVE				
356-0000-1109	CASH - ANNUAL PAVEMENT PRESERVE	75,230.76	0.00	75,230.76
	Total Fund: 356 - ANNUAL PAVEMENT PRESERVE:	**75,230.76**	**0.00**	**75,230.76**
Fund: 357 - S COMPLEX IRRIGATION PROJ				
357-0000-1109	CASH - S COMPLEX IRRIGATION	0.00	0.00	0.00
	Total Fund: 357 - S COMPLEX IRRIGATION PROJ:	**0.00**	**0.00**	**0.00**
Fund: 358 - ANN TRAIL IMPRV & PLAN				
358-0000-1109	CASH - ANN TRAIL IMP & PLANNING	499,622.82	-1,436.00	498,186.82
358-0000-1150	CASH - IPAIT	0.00	0.00	0.00
358-0000-1155	CASH - IPAIT HI-YIELD	0.00	0.00	0.00
	Total Fund: 358 - ANN TRAIL IMPRV & PLAN:	**499,622.82**	**-1,436.00**	**498,186.82**
Fund: 359 - EMERGENCY WATER MAIN				

Account	Name		Beginning Balance	Total Activity	Ending Balance
359-0000-1109	CASH - EMERGENCY WATER MAIN		0.00	0.00	0.00
		Total Fund: 359 - EMERGENCY WATER MAIN:	**0.00**	**0.00**	**0.00**
Fund: 360 - 19TH ST WATER MAIN					
360-0000-1109	CASH - 19TH ST WATER MAIN		0.00	0.00	0.00
		Total Fund: 360 - 19TH ST WATER MAIN:	**0.00**	**0.00**	**0.00**
Fund: 361 - WW PLANT MBDR RETROFIT					
361-0000-1109	CASH - WW PLANT MBDR RETROFIT		-28,926.53	0.00	-28,926.53
		Total Fund: 361 - WW PLANT MBDR RETROFIT:	**-28,926.53**	**0.00**	**-28,926.53**
Fund: 362 - WRA SANI SEWER PHASE 2					
362-0000-1109	CASH - WRA SANI SEWER PHASE 2		-94,494.57	0.00	-94,494.57
		Total Fund: 362 - WRA SANI SEWER PHASE 2:	**-94,494.57**	**0.00**	**-94,494.57**
Fund: 363 - WRA SANI SEWER PHASE 3					
363-0000-1109	CASH - WRA SANI SWR PHS 3		-37,572.05	0.00	-37,572.05
		Total Fund: 363 - WRA SANI SEWER PHASE 3:	**-37,572.05**	**0.00**	**-37,572.05**
Fund: 364 - WRA SANI SEWER PHASE 4					
364-0000-1109	CASH - WRA SANI SWR PHS 4		0.00	0.00	0.00
		Total Fund: 364 - WRA SANI SEWER PHASE 4:	**0.00**	**0.00**	**0.00**
Fund: 365 - WALLACE FARM					
365-0000-1109	CASH - WALLACE FARM		0.00	0.00	0.00
		Total Fund: 365 - WALLACE FARM:	**0.00**	**0.00**	**0.00**
Fund: 366 - JACOB ST OVERLAY PROJ					
366-0000-1109	CASH - JACOB ST OVERLAY		0.00	0.00	0.00
366-0000-1150	CASH - IPAIT		0.00	0.00	0.00
		Total Fund: 366 - JACOB ST OVERLAY PROJ:	**0.00**	**0.00**	**0.00**
Fund: 367 - MULTIPLEX					
367-0000-1109	CASH - GRIMEPLEX		0.00	0.00	0.00
367-0000-1150	CASH - IPAIT		0.00	0.00	0.00
367-0000-1155	CASH - IPAIT HI-YIELD		0.00	0.00	0.00
		Total Fund: 367 - MULTIPLEX:	**0.00**	**0.00**	**0.00**
Fund: 368 - TRL RDG/BEAVER WATER MAIN					
368-0000-1109	CASH - TRL RDG/BEAVER WTR MAIN		0.00	0.00	0.00
		Total Fund: 368 - TRL RDG/BEAVER WATER MAIN:	**0.00**	**0.00**	**0.00**
Fund: 369 - SE 11TH & JAMES					
369-0000-1109	CASH - SE 11TH & JAMES		3,039,716.60	-27,399.50	3,012,317.10
369-0000-1150	CASH - IPAIT		2,404,673.08	7,991.15	2,412,664.23
369-0000-1155	CASH - IPAIT HI-YIELD		3,000,000.00	0.00	3,000,000.00
		Total Fund: 369 - SE 11TH & JAMES:	**8,444,389.68**	**-19,408.35**	**8,424,981.33**
Fund: 370 - 19TH & GATEWAY SIGNAL					
370-0000-1109	CASH - 19TH & GATEWAY SIGNAL		0.00	0.00	0.00

Account	Name		Beginning Balance	Total Activity	Ending Balance
		Total Fund: 370 - 19TH & GATEWAY SIGNAL:	**0.00**	**0.00**	**0.00**
Fund: 371 - 11TH & GATEWAY SIGNAL					
371-0000-1109	CASH - 11TH & GATEWAY SIGNAL		1,163,649.67	-17,246.70	1,146,402.97
371-0000-1150	CASH - IPAIT		1,463,396.44	4,822.06	1,468,218.50
371-0000-1155	CASH - IPAIT HI-YIELD		0.00	0.00	0.00
		Total Fund: 371 - 11TH & GATEWAY SIGNAL:	**2,627,046.11**	**-12,424.64**	**2,614,621.47**
Fund: 372 - N JORDAN WELL REPAIRS					
372-0000-1109	CASH - N JORDAN WELL REPAIR		0.00	0.00	0.00
		Total Fund: 372 - N JORDAN WELL REPAIRS:	**0.00**	**0.00**	**0.00**
Fund: 373 - BLDG ACCESS CONTROL PROJ					
373-0000-1109	CASH - BLDG ACCESS CONT PROJ		145,157.60	0.00	145,157.60
373-0000-1150	CASH - IPAIT		0.00	0.00	0.00
		Total Fund: 373 - BLDG ACCESS CONTROL PROJ:	**145,157.60**	**0.00**	**145,157.60**
Fund: 374 - WATER PRODUCTION PROJECTS					
374-0000-1109	CASH - WTR PRODUCTION PROJECTS		3,754,948.68	-39,414.32	3,715,534.36
		Total Fund: 374 - WATER PRODUCTION PROJECTS:	**3,754,948.68**	**-39,414.32**	**3,715,534.36**
Fund: 375 - NE DEST/NE BVRBROOKE IMP					
375-0000-1109	CASH - NE DEST/NE BVRBROOKE IMP		-501,251.58	-5,391.00	-506,642.58
		Total Fund: 375 - NE DEST/NE BVRBROOKE IMP:	**-501,251.58**	**-5,391.00**	**-506,642.58**
Fund: 376 - SE TRL EXT TO SCHOOL					
376-0000-1109	CASH - SE TRL RDG RD RECONSTRUCT		217,091.54	0.00	217,091.54
376-0000-1150	CASH - IPAIT		0.00	0.00	0.00
		Total Fund: 376 - SE TRL EXT TO SCHOOL:	**217,091.54**	**0.00**	**217,091.54**
Fund: 377 - HWY TRL EXT TO SCHOOL					
377-0000-1109	CASH - HWY 44 TRL EXT SCHOOL		0.00	0.00	0.00
		Total Fund: 377 - HWY TRL EXT TO SCHOOL:	**0.00**	**0.00**	**0.00**
Fund: 378 - FIRE STATION					
378-0000-1109	CASH - FIRE STATION		1,315,492.87	-103,431.46	1,212,061.41
378-0000-1150	CASH - IPAIT		843,540.25	2,780.36	846,320.61
378-0000-1155	CASH - IPAIT HI-YIELD		0.00	0.00	0.00
		Total Fund: 378 - FIRE STATION:	**2,159,033.12**	**-100,651.10**	**2,058,382.02**
Fund: 379 - 100TH ST WIDENING					
379-0000-1109	CASH - 100TH ST WIDENING		139,409.49	0.00	139,409.49
379-0000-1150	CASH - IPAIT		0.00	0.00	0.00
		Total Fund: 379 - 100TH ST WIDENING:	**139,409.49**	**0.00**	**139,409.49**
Fund: 380 - HWY 141 CORR/INTERSECTION STUDY					
380-0000-1109	CASH - HWY 141 CORR/INTERS STDY		3,252.90	0.00	3,252.90
380-0000-1150	CASH - IPAIT		0.00	0.00	0.00
		Total Fund: 380 - HWY 141 CORR/INTERSECTION STUDY:	**3,252.90**	**0.00**	**3,252.90**
Fund: 381 - NO COUNTY LINE WATER MAIN					

Account	Name		Beginning Balance	Total Activity	Ending Balance
381-0000-1109	CASH - N COUNTY LINE WATER MAIN		0.00	0.00	0.00
		Total Fund: 381 - NO COUNTY LINE WATER MAIN:	**0.00**	**0.00**	**0.00**
Fund: 382 - GROUND STORAGE RESERVOIR					
382-0000-1109	CASH - GRND STORAGE RESERVOIR		0.00	0.00	0.00
		Total Fund: 382 - GROUND STORAGE RESERVOIR:	**0.00**	**0.00**	**0.00**
Fund: 383 - JAMES ST WTP WATER MAIN					
383-0000-1109	CASH - JAMES ST WTR WATER MAIN		0.00	0.00	0.00
		Total Fund: 383 - JAMES ST WTP WATER MAIN:	**0.00**	**0.00**	**0.00**
Fund: 384 - SEWER COMPLIANCE PROJECT					
384-0000-1109	CASH - SEWER COMPLIANCE		0.09	0.00	0.09
		Total Fund: 384 - SEWER COMPLIANCE PROJECT:	**0.09**	**0.00**	**0.09**
Fund: 385 - SE 41ST & SE PARK EXTNSN					
385-0000-1109	CASH - SE 41ST & SE PARK EXT		338,442.49	0.00	338,442.49
		Total Fund: 385 - SE 41ST & SE PARK EXTNSN:	**338,442.49**	**0.00**	**338,442.49**
Fund: 386 - THORPE AREA EXPANSION					
386-0000-1109	CASH - THORPE AREA EXPANSION		-50,520.74	0.00	-50,520.74
		Total Fund: 386 - THORPE AREA EXPANSION:	**-50,520.74**	**0.00**	**-50,520.74**
Fund: 387 - CITY HALL PROJECT					
387-0000-1109	CASH - CITY HALL PROJECT		1,445,800.72	-24,250.00	1,421,550.72
		Total Fund: 387 - CITY HALL PROJECT:	**1,445,800.72**	**-24,250.00**	**1,421,550.72**
Fund: 399 - EQUIP REVOLVING PROGRAM					
399-0000-1109	CASH - EQUIP REVOLVING PROG		3,076,663.08	10,846.51	3,087,509.59
		Total Fund: 399 - EQUIP REVOLVING PROGRAM:	**3,076,663.08**	**10,846.51**	**3,087,509.59**
Fund: 600 - WATER					
600-0000-1109	CASH - WATER		3,805,334.67	212,444.12	4,017,778.79
600-0000-1130	RESERVES - WATER TAPPING		0.00	0.00	0.00
600-0000-1131	RESERVES - WATER		0.00	0.00	0.00
600-0000-1160	SAVINGS - WATER TAPPING		1,117,322.06	0.00	1,117,322.06
600-0000-1162	SAVINGS - VISION		1,106,380.52	1,410.37	1,107,790.89
600-0000-1178	CHARTER SEW TAP CD		0.00	0.00	0.00
		Total Fund: 600 - WATER:	**6,029,037.25**	**213,854.49**	**6,242,891.74**
Fund: 601 - WATER DEPOSITS					
601-0000-1109	CASH - WATER DEPOSITS		267,396.08	2,245.04	269,641.12
601-0000-1170	WATER DEPOSIT CD 25712		2,557.35	69.82	2,627.17
		Total Fund: 601 - WATER DEPOSITS:	**269,953.43**	**2,314.86**	**272,268.29**
Fund: 602 - WATER SINKING					
602-0000-1109	CASH - WATER SINKING		971,569.25	0.00	971,569.25
		Total Fund: 602 - WATER SINKING:	**971,569.25**	**0.00**	**971,569.25**
Fund: 603 - WATER REC BOND					
603-0000-1109	CASH - WATER REC BOND		183,629.96	0.00	183,629.96

Account	Name		Beginning Balance	Total Activity	Ending Balance
		Total Fund: 603 - WATER REC BOND:	**183,629.96**	**0.00**	**183,629.96**
Fund: 610 - SEWER					
610-0000-1109	CASH - SEWER		1,872,768.93	180,279.01	2,053,047.94
610-0000-1130	RESERVES - SEWER TAPPING		0.00	0.00	0.00
610-0000-1131	RESERVES - SEWER		0.00	0.00	0.00
610-0000-1160	SAVINGS - SEWER TAPPING		0.00	0.00	0.00
610-0000-1161	SAVINGS - SEWER TAPPING		1,131,002.29	2,881.73	1,133,884.02
610-0000-1178	CHARTER SEW TAP CD		5.00	0.00	5.00
610-0000-1179	SEWER RESERVES		1,500,000.00	0.00	1,500,000.00
		Total Fund: 610 - SEWER:	**4,503,776.22**	**183,160.74**	**4,686,936.96**
Fund: 611 - SEWER SINKING					
611-0000-1109	CASH - SEWER SINKING		839,303.03	0.00	839,303.03
		Total Fund: 611 - SEWER SINKING:	**839,303.03**	**0.00**	**839,303.03**
Fund: 670 - LANDFILL/GARBAGE					
670-0000-1109	CASH - SOLID WASTE		829,086.97	-4,610.14	824,476.83
		Total Fund: 670 - LANDFILL/GARBAGE:	**829,086.97**	**-4,610.14**	**824,476.83**
Fund: 740 - STORM WATER					
740-0000-1109	CASH - STORM WATER		3,297,767.85	40,503.82	3,338,271.67
740-0000-1131	RESERVES - STORM WATER		0.00	0.00	0.00
740-0000-1160	SAVINGS - STORM WATER		51,934.38	0.00	51,934.38
		Total Fund: 740 - STORM WATER:	**3,349,702.23**	**40,503.82**	**3,390,206.05**
Fund: 750 - MULTIPLEX					
750-0000-1109	CASH - GRIMESPLEX		1,191,339.09	79,810.82	1,271,149.91
750-0000-1131	RESERVES- MULTIPLEX CAPITAL IMPROV		0.00	0.00	0.00
		Total Fund: 750 - MULTIPLEX:	**1,191,339.09**	**79,810.82**	**1,271,149.91**
		Grand Totals:	**64,358,743.18**	**9,854,988.54**	**74,213,731.72**

Fund Summary

Fund	Beginning Balance	Total Activity	Ending Balance
001 - GENERAL	5,387,042.91	3,307,857.04	8,694,899.95
002 - LIBRARY FUND	186,953.01	-95,656.44	91,296.57
005 - FIRE /RESCUE	0.00	0.00	0.00
110 - ROAD USE TAX	4,845,355.28	68,412.29	4,913,767.57
112 - EMPLOYEE BENEFITS	1,893,682.98	218,897.72	2,112,580.70
119 - EMERGENCY FUND	0.00	0.00	0.00
121 - LOCAL OPTION SALES RAX	3,856,501.91	279,510.13	4,136,012.04
125 - TAX INCREMENT FINANCING	2,354,538.89	4,002,298.11	6,356,837.00
160 - HOTEL/MOTEL/ECON DEV	335,103.10	39,488.78	374,591.88
161 - ECO DEVELOPMENT REVOLVING	234,549.50	0.00	234,549.50
167 - RESTRICTED GIFTS	58,469.32	-42.00	58,427.32
200 - DEBT SERVICE	869,726.40	1,841,531.16	2,711,257.56
301 - CAPITAL PROJECT FUND	4,620.56	-1,868.79	2,751.77
302 - CP-ROAD DEVELOPMENT	0.00	0.00	0.00
303 - CP-WALLACE	0.00	0.00	0.00
304 - STM WATER MASTER PLAN	0.00	0.00	0.00
305 - CP-MAIN STREET	0.00	0.00	0.00
306 - CP-PRARIE/LITTLE BEAVE	0.00	0.00	0.00
307 - CP-STORM WATER	-73,990.90	0.00	-73,990.90
308 - CP-SW COUNTY LINE ROAD	0.00	0.00	0.00
309 - CP-PARKS	946,711.79	-95,111.72	851,600.07
310 - CP-FIRE	0.00	0.00	0.00
311 - CP-DOWNTOWN	0.00	0.00	0.00
312 - CP-S JAMES/SE 37TH ST	0.00	0.00	0.00
313 - GRIMES COMMUNITY COMPLEX IMF	545.11	0.00	545.11
314 - CP-NE GATEWAY/HOPE COMM	0.00	0.00	0.00
315 - CP-N COMPLEX SANI CONNECT	0.00	0.00	0.00
316 - CP-WATER CAP IMPROVEMENT	0.00	0.00	0.00
317 - CP-COMP PLAN	85,384.48	-22,013.39	63,371.09
318 - CP-CITY HALL	0.00	0.00	0.00
319 - KENNYBROOK PK WQI IMPRV	0.00	0.00	0.00
320 - CP-NEW JORDAN WELL 2019	0.00	0.00	0.00
321 - CP-ASR 2019	0.00	0.00	0.00
322 - CP-16" WATER MAIN	0.00	0.00	0.00
323 - CP-WATER TOWER 2019	0.00	0.00	0.00
324 - CP-WATER PLANT EXP 2019	0.00	0.00	0.00
325 - SE 37TH HWY 141 PROJECT	0.00	0.00	0.00
326 - ANNUAL HMA PROJECT	3,562,010.85	0.00	3,562,010.85
327 - SE 19TH & SW CO OVERLAY	0.00	0.00	0.00
328 - WRA SANI SEWER PHASE 1	-17,589.01	-1,800.00	-19,389.01
329 - NW TERRITORY LIFT STATION	0.00	0.00	0.00
330 - GIS MAPPING	0.00	0.00	0.00

Fund Summary

331 - 19TH ST SEWER EXTENSION	-1,263,364.95	-639.00	-1,264,003.95
332 - ROAD USE EQUIPMENT	0.00	0.00	0.00
333 - WRA PARALLEL SEWER	0.00	0.00	0.00
334 - HWY 44 & COUNTY LN RD 2020	0.00	0.00	0.00
335 - ANN SANI SEWER I&I REHAB	18,208.40	0.00	18,208.40
336 - SE 11TH ST RR/JAMES 2019	0.00	0.00	0.00
337 - CP-N MAIN & BEAVERBK SIG	0.00	0.00	0.00
338 - FY20 DRAIN PRJ 2ND/BEAVER	0.00	0.00	0.00
339 - HWY 44 STUDY	0.00	0.00	0.00
340 - ANNUAL SIGNAL IMPROVEMENT	-518,841.32	0.00	-518,841.32
341 - HWY 44 STUDY	103,874.32	0.00	103,874.32
342 - WATER SYSTEM STUDY	0.00	0.00	0.00
343 - JAMES ST CORRIDOR STUDY	0.00	0.00	0.00
344 - PAVEMENT COND ANALYSIS	0.00	0.00	0.00
345 - ANNUAL WATER MAIN REPLACE	1,144,114.65	-8,781.04	1,135,333.61
346 - HW TRAIL EXTENSION	0.00	0.00	0.00
347 - N SPORTS COMPLEX PARKING	0.00	0.00	0.00
348 - SPLASH PAD	0.00	0.00	0.00
349 - SE 6TH & S JAMES INTERSECT	0.00	0.00	0.00
350 - GRIMES LIBRARY BLDG FUND	25,000.00	0.00	25,000.00
351 - 37TH ST IMPROVEMENTS	0.00	0.00	0.00
352 - TRL RDG/BEV/JACOB WTR	0.00	0.00	0.00
353 - SANI SEWER STUDY	-66,462.24	0.00	-66,462.24
354 - ANNUAL PCC PATCHING	0.00	0.00	0.00
355 - TRAFFIC CALMING	5,877.10	0.00	5,877.10
356 - ANNUAL PAVEMENT PRESERVE	75,230.76	0.00	75,230.76
357 - S COMPLEX IRRIGATION PROJ	0.00	0.00	0.00
358 - ANN TRAIL IMPRV & PLAN	499,622.82	-1,436.00	498,186.82
359 - EMERGENCY WATER MAIN	0.00	0.00	0.00
360 - 19TH ST WATER MAIN	0.00	0.00	0.00
361 - WW PLANT MBDR RETROFIT	-28,926.53	0.00	-28,926.53
362 - WRA SANI SEWER PHASE 2	-94,494.57	0.00	-94,494.57
363 - WRA SANI SEWER PHASE 3	-37,572.05	0.00	-37,572.05
364 - WRA SANI SEWER PHASE 4	0.00	0.00	0.00
365 - WALLACE FARM	0.00	0.00	0.00
366 - JACOB ST OVERLAY PROJ	0.00	0.00	0.00
367 - MULTIPLEX	0.00	0.00	0.00
368 - TRL RDG/BEAVER WATER MAIN	0.00	0.00	0.00
369 - SE 11TH & JAMES	8,444,389.68	-19,408.35	8,424,981.33
370 - 19TH & GATEWAY SIGNAL	0.00	0.00	0.00
371 - 11TH & GATEWAY SIGNAL	2,627,046.11	-12,424.64	2,614,621.47
372 - N JORDAN WELL REPAIRS	0.00	0.00	0.00
373 - BLDG ACCESS CONTROL PROJ	145,157.60	0.00	145,157.60

Fund Summary

374 - WATER PRODUCTION PROJECTS	3,754,948.68	-39,414.32	3,715,534.36
375 - NE DEST/NE BVRBROOKE IMP	-501,251.58	-5,391.00	-506,642.58
376 - SE TRL EXT TO SCHOOL	217,091.54	0.00	217,091.54
377 - HWY TRL EXT TO SCHOOL	0.00	0.00	0.00
378 - FIRE STATION	2,159,033.12	-100,651.10	2,058,382.02
379 - 100TH ST WIDENING	139,409.49	0.00	139,409.49
380 - HWY 141 CORR/INTERSECTION STUI	3,252.90	0.00	3,252.90
381 - NO COUNTY LINE WATER MAIN	0.00	0.00	0.00
382 - GROUND STORAGE RESERVOIR	0.00	0.00	0.00
383 - JAMES ST WTP WATER MAIN	0.00	0.00	0.00
384 - SEWER COMPLIANCE PROJECT	0.09	0.00	0.09
385 - SE 41ST & SE PARK EXTNSN	338,442.49	0.00	338,442.49
386 - THORPE AREA EXPANSION	-50,520.74	0.00	-50,520.74
387 - CITY HALL PROJECT	1,445,800.72	-24,250.00	1,421,550.72
399 - EQUIP REVOLVING PROGRAM	3,076,663.08	10,846.51	3,087,509.59
600 - WATER	6,029,037.25	213,854.49	6,242,891.74
601 - WATER DEPOSITS	269,953.43	2,314.86	272,268.29
602 - WATER SINKING	971,569.25	0.00	971,569.25
603 - WATER REC BOND	183,629.96	0.00	183,629.96
610 - SEWER	4,503,776.22	183,160.74	4,686,936.96
611 - SEWER SINKING	839,303.03	0.00	839,303.03
670 - LANDFILL/GARBAGE	829,086.97	-4,610.14	824,476.83
740 - STORM WATER	3,349,702.23	40,503.82	3,390,206.05
750 - MULTIPLEX	1,191,339.09	79,810.82	1,271,149.91
Grand Total:	**64,358,743.18**	**9,854,988.54**	**74,213,731.72**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 001 - GENERAL							
Department: 1100 - Police							
001-1100-6413	POLICE - SHERIFF CONTRACT	1,596,191.00	1,596,191.00	130,215.58	515,860.66	1,080,330.34	32.32 %
001-1100-6504	POLICE - EQUIPMENT	750.00	750.00	0.00	0.00	750.00	0.00 %
	Department: 1100 - Police Total:	**1,596,941.00**	**1,596,941.00**	**130,215.58**	**515,860.66**	**1,081,080.34**	**32.30%**
Department: 1300 - Emergency Management							
001-1300-6350	OPERATIONAL EQUIP REPAIR	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
001-1300-6413	EMA-PAYMENTS - OTHER AGENCIES	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00 %
001-1300-6499	EMA-OTHER CONTRACTUAL SERV	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00 %
	Department: 1300 - Emergency Management Total:	**17,000.00**	**17,000.00**	**0.00**	**0.00**	**17,000.00**	**0.00%**
Department: 1500 - Fire							
001-1500-6010	FIRE - WAGES	434,945.00	434,945.00	0.00	0.00	434,945.00	0.00 %
001-1500-6331	FIRE - VEHICLE OPERATIONS	20,000.00	20,000.00	894.96	6,160.07	13,839.93	30.80 %
001-1500-6411	FIRE - LEGAL EXPENSE	0.00	0.00	0.00	500.00	-500.00	0.00 %
001-1500-6413	FIRE-POLK CO EMA	192,285.00	192,285.00	57,105.27	228,421.08	-36,136.08	118.79 %
001-1500-6419	FIRE - TECHNOLOGY SERVICES	0.00	0.00	0.00	1,460.28	-1,460.28	0.00 %
001-1500-6727	FIRE - CAP OUTLAY/OTHER EQUIP	418,566.00	418,566.00	1,239.40	4,957.60	413,608.40	1.18 %
	Department: 1500 - Fire Total:	**1,065,796.00**	**1,065,796.00**	**59,239.63**	**241,499.03**	**824,296.97**	**22.66%**
Department: 1600 - Ambulance							
001-1600-6010	AMB - WAGES	1,560,947.00	1,560,947.00	0.00	0.00	1,560,947.00	0.00 %
001-1600-6331	AMB - VEHICLE OPERATIONS	10,000.00	10,000.00	473.90	2,578.08	7,421.92	25.78 %
001-1600-6413	AMB - PYMT TO AGENCIES	0.00	0.00	120,533.40	482,133.60	-482,133.60	0.00 %
001-1600-6727	AMB - CAP OUTLAY/OTHER EQUIP	0.00	0.00	3,470.01	13,880.04	-13,880.04	0.00 %
	Department: 1600 - Ambulance Total:	**1,570,947.00**	**1,570,947.00**	**124,477.31**	**498,591.72**	**1,072,355.28**	**31.74%**
Department: 1700 - Building Services							
001-1700-6010	BLDG DEPT - WAGES	1,301,974.00	1,301,974.00	134,393.53	408,637.15	893,336.85	31.39 %
001-1700-6181	BLDG DEPT - CLOTHING ALLOWANCE	4,625.00	4,625.00	0.00	113.98	4,511.02	2.46 %
001-1700-6210	BLDG DEPT - DUES/SUBSC/MEMBE...	18,570.00	18,570.00	-16,239.60	3,517.30	15,052.70	18.94 %
001-1700-6230	BLDG DEPT - SAFETY/TRAINING/MT	28,500.00	28,500.00	142.50	627.89	27,872.11	2.20 %
001-1700-6240	BLDG DEPT - MEETING/CONFERENC...	21,000.00	21,000.00	30.00	8,695.35	12,304.65	41.41 %
001-1700-6310	BLDG DEPT - BLDG MAINT/REPAIR	670.00	670.00	35.00	140.00	530.00	20.90 %
001-1700-6331	BLDG DEPT - VEHICLE OPERATIONS...	13,000.00	13,000.00	332.06	2,680.34	10,319.66	20.62 %
001-1700-6332	BLDG DEPT - VEHICLE REPAIR	2,500.00	2,500.00	191.92	767.68	1,732.32	30.71 %
001-1700-6373	BLDG DEPT -TELEPHONE/COMMUN...	15,648.00	15,648.00	1,678.45	4,845.25	10,802.75	30.96 %
001-1700-6407	BLDG DEPT - ENGINEERING	60,000.00	60,000.00	0.00	6,325.75	53,674.25	10.54 %
001-1700-6408	BLDG DEPT - VEHICLE INSURANCE	8,500.00	8,500.00	0.00	0.00	8,500.00	0.00 %
001-1700-6411	BLDG DEPT - LEGAL	0.00	0.00	6,200.68	6,394.93	-6,394.93	0.00 %
001-1700-6490	BLDG DEPT - PROFESSIONAL SERVI	0.00	0.00	1,500.00	1,500.00	-1,500.00	0.00 %
001-1700-6497	BLDG DEPT - REIMB DEV FEES	15,000.00	15,000.00	0.00	145.00	14,855.00	0.97 %
001-1700-6498	BLDG DEPT - VET PREF REFUNDS	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
001-1700-6504	BLDG DEPT - OFFICE EQUIP	6,600.00	6,600.00	677.14	1,667.27	4,932.73	25.26 %
001-1700-6506	BLDG DEPT - OFFICE EXP	12,000.00	12,000.00	319.13	1,542.82	10,457.18	12.86 %
001-1700-6508	BLDG DEPT - POSTAGE/SHIPPING	1,960.00	1,960.00	0.00	425.90	1,534.10	21.73 %
001-1700-6599	BLDG DEPT - MISC	8,500.00	8,500.00	5.28	4,343.50	4,156.50	51.10 %
001-1700-6710	BLDG DEPT - CAP OUTLAY - VEHICLES	40,000.00	40,000.00	0.00	0.00	40,000.00	0.00 %
	Department: 1700 - Building Services Total:	**1,569,047.00**	**1,569,047.00**	**129,266.09**	**452,370.11**	**1,116,676.89**	**28.83%**
Department: 1900 - Animal control							
001-1900-6413	ANIMAL CONTROL	250.00	250.00	0.00	0.00	250.00	0.00 %
	Department: 1900 - Animal control Total:	**250.00**	**250.00**	**0.00**	**0.00**	**250.00**	**0.00%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Department: 2100 - Streets							
001-2100-6010	STREETS - WAGES	746,260.00	746,260.00	99,942.19	301,404.74	444,855.26	40.39 %
001-2100-6020	STREETS-WAGES PART TIME	62,400.00	62,400.00	0.00	16,748.70	45,651.30	26.84 %
001-2100-6181	STREET UNIFORM ALLOWANCE	6,500.00	6,500.00	311.51	947.79	5,552.21	14.58 %
001-2100-6210	STREETS - DUES/SUB/ MILEAGE	6,000.00	6,000.00	0.00	0.00	6,000.00	0.00 %
001-2100-6230	STREETS-TRAINING/MTG/CONF	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
001-2100-6240	STREETS-MEETING/CONFERENCES	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00 %
001-2100-6310	STREETS - BLDG MAINT/REPAIR	15,000.00	15,000.00	0.00	416.40	14,583.60	2.78 %
001-2100-6320	STREETS - GROUNDS MAINT/REPAIR	4,000.00	4,000.00	0.00	0.00	4,000.00	0.00 %
001-2100-6321	STREET-MOWING/LITER/BEAUTIFIC	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00 %
001-2100-6331	STREETS - VEHICLE OPERATIONS	35,000.00	35,000.00	0.00	417.75	34,582.25	1.19 %
001-2100-6350	STREETS - EQUIP MAINT	30,000.00	30,000.00	260.78	260.78	29,739.22	0.87 %
001-2100-6371	STREETS - ELECTRIC/GAS	22,000.00	22,000.00	1,274.32	4,813.50	17,186.50	21.88 %
001-2100-6373	STREET-TELEPHONE/COMMUNICAT...	15,000.00	15,000.00	1,258.84	4,045.65	10,954.35	26.97 %
001-2100-6415	STREETS - RENTAL EQUIPMENT	0.00	0.00	0.00	550.00	-550.00	0.00 %
001-2100-6417	STREETS - MAINTENANCE	15,000.00	15,000.00	52,123.31	55,887.14	-40,887.14	372.58 %
001-2100-6499	STREETS - TREE REMOVAL	5,000.00	5,000.00	0.00	2,000.00	3,000.00	40.00 %
001-2100-6506	STREETS - OFFICE EXP	5,000.00	5,000.00	54.91	105.91	4,894.09	2.12 %
001-2100-6507	STREETS - OPERATING SUPPLIES	0.00	0.00	0.00	8.15	-8.15	0.00 %
001-2100-6509	STREETS - SIGNS/ACCESSORIES	15,000.00	15,000.00	0.00	1,259.74	13,740.26	8.40 %
001-2100-6510	STREETS - SAFETY EQUIP	15,000.00	15,000.00	354.97	871.18	14,128.82	5.81 %
	Department: 2100 - Streets Total:	**1,019,660.00**	**1,019,660.00**	**155,580.83**	**389,737.43**	**629,922.57**	**38.22%**
Department: 2500 - Snow							
001-2500-6507	STREETS - SNOW OPERATING SUPP	5,000.00	5,000.00	0.00	-29.98	5,029.98	-0.60 %
	Department: 2500 - Snow Total:	**5,000.00**	**5,000.00**	**0.00**	**-29.98**	**5,029.98**	**-0.60%**
Department: 3500 - Water, Air, Mosquito							
001-3500-6499	MOSQUITO CONTROL	1,500.00	1,500.00	244.00	244.00	1,256.00	16.27 %
	Department: 3500 - Water, Air, Mosquito Total:	**1,500.00**	**1,500.00**	**244.00**	**244.00**	**1,256.00**	**16.27%**
Department: 4300 - Parks							
001-4300-6010	PARKS - WAGES	269,109.00	269,109.00	31,797.76	96,857.02	172,251.98	35.99 %
001-4300-6020	PARKS - WAGES PART TIME	65,302.00	65,302.00	4,882.50	9,613.70	55,688.30	14.72 %
001-4300-6181	PARKS UNIFORM ALLOWANCE	2,250.00	2,250.00	0.00	0.00	2,250.00	0.00 %
001-4300-6230	PARKS - DUES/MTG/MILEAGE	5,000.00	5,000.00	940.00	2,140.00	2,860.00	42.80 %
001-4300-6310	PARKS - BLDG MAINT/REPAIR	8,000.00	8,000.00	44.86	597.20	7,402.80	7.47 %
001-4300-6320	PARKS - GROUNDS MAINT/REPAIR	33,000.00	33,000.00	1,122.68	9,120.96	23,879.04	27.64 %
001-4300-6321	PARK-MOWING/LITER/BEAUTIFIC	33,000.00	33,000.00	4,021.72	13,582.14	19,417.86	41.16 %
001-4300-6331	VEHICLE OPERATIONS	30,000.00	30,000.00	583.57	6,017.24	23,982.76	20.06 %
001-4300-6350	PARKS - EQUIP MAINT	14,000.00	14,000.00	115.43	3,693.94	10,306.06	26.39 %
001-4300-6371	PARKS - ELECTRIC/GAS	16,000.00	16,000.00	1,113.03	3,941.80	12,058.20	24.64 %
001-4300-6373	PARKS TELEPHONE/COMMUNICATI...	3,600.00	3,600.00	0.00	0.00	3,600.00	0.00 %
001-4300-6408	PARKS-BLDG/LIABILITY INSURANCE	37,836.00	37,836.00	0.00	0.00	37,836.00	0.00 %
001-4300-6418	PARKS SALES TAX	1,750.00	6,000.00	168.15	1,424.53	4,575.47	23.74 %

Budget Adjustments

Number	Date	Description	Adjustment
BA0000002	11/25/2025	FY 2025-2026 BUDGET AMENDMENT #1	4,250.00

001-4300-6490	PARKS - PROFESSIONAL SERVICES	7,000.00	7,000.00	0.00	875.00	6,125.00	12.50 %
001-4300-6499	PARKS - CONTRACTUAL/MOWING	0.00	0.00	107.93	896.20	-896.20	0.00 %
001-4300-6501	PARKS - CHEMICALS	50,000.00	50,000.00	7,829.05	39,384.66	10,615.34	78.77 %
001-4300-6504	PARKS - EQUIPMENT	15,000.00	15,000.00	1,625.25	3,217.38	11,782.62	21.45 %
001-4300-6506	PARKS - OFFICE EXP	3,500.00	3,500.00	87.72	370.88	3,129.12	10.60 %
001-4300-6507	PARKS - OPERATING SUPPLIES	4,000.00	4,000.00	80.97	1,648.19	2,351.81	41.20 %
001-4300-6510	PARKS - SAFETY EQUIP	3,450.00	3,450.00	0.00	11.95	3,438.05	0.35 %
001-4300-6599	PARKS - OTHER SUPPLIES	5,000.00	5,000.00	0.00	2,495.28	2,504.72	49.91 %
	Department: 4300 - Parks Total:	**606,797.00**	**611,047.00**	**54,520.62**	**195,888.07**	**415,158.93**	**32.06%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Department: 4310 - North Sports Complex							
001-4310-6507	PARKS - NORTH SPORTS COMPLEX	45,000.00	45,000.00	1,826.23	8,118.19	36,881.81	18.04 %
Department: 4310 - North Sports Complex Total:		**45,000.00**	**45,000.00**	**1,826.23**	**8,118.19**	**36,881.81**	**18.04%**
Department: 4320 - South Sports Complex							
001-4320-6507	PARKS - SOUTH SPORTS COMPLEX	45,000.00	45,000.00	4,612.59	12,512.13	32,487.87	27.80 %
Department: 4320 - South Sports Complex Total:		**45,000.00**	**45,000.00**	**4,612.59**	**12,512.13**	**32,487.87**	**27.80%**
Department: 4400 - Recreation							
001-4400-6010	REC WAGES FULL TIME	189,036.00	189,036.00	23,490.44	69,326.36	119,709.64	36.67 %
001-4400-6020	REC - WAGES PART TIME	62,000.00	62,000.00	8,154.80	22,916.64	39,083.36	36.96 %
001-4400-6030	REC WAGES - SEASONAL/TEMP	10,000.00	10,000.00	1,929.67	13,786.67	-3,786.67	137.87 %
001-4400-6331	VEHICLE OPERATIONS	500.00	500.00	0.00	0.00	500.00	0.00 %
001-4400-6490	REC-OTHER PROFESSIONAL SERV	0.00	0.00	4,755.00	5,555.00	-5,555.00	0.00 %
001-4400-6499	REC - CONTRACTUAL FEES	62,000.00	62,000.00	0.00	25,465.00	36,535.00	41.07 %
001-4400-6506	REC OFFICE SUPPLIES	0.00	0.00	443.70	10,221.87	-10,221.87	0.00 %
001-4400-6507	REC - CITY PROGRAM SUPPLIES	5,000.00	5,000.00	0.00	5,662.31	-662.31	113.25 %
001-4400-6599	REC - OTHER SUPPLIES	7,000.00	7,000.00	1,823.77	5,923.97	1,076.03	84.63 %
Department: 4400 - Recreation Total:		**335,536.00**	**335,536.00**	**40,597.38**	**158,857.82**	**176,678.18**	**47.34%**
Department: 4410 - Rec-Youth Programs							
001-4410-6418	YOUTH PROGRAM SALES TAXES	0.00	5,000.00	0.00	1,287.92	3,712.08	25.76 %

Budget Adjustments

Number	Date	Description	Adjustment
BA0000002	11/25/2025	FY 2025-2026 BUDGET AMENDMENT #1	5,000.00

001-4410-6503	REC - YOUTH PROG UNIFORMS	16,000.00	16,000.00	966.01	12,026.21	3,973.79	75.16 %
001-4410-6504	REC - YOUTH PROG EQUIP	10,000.00	10,000.00	0.00	765.74	9,234.26	7.66 %
001-4410-6506	REC-YOUTH OFFICE SUPPLIES	0.00	0.00	0.00	20.49	-20.49	0.00 %
001-4410-6507	REC - YOUTH PROG SUPPLIES	22,000.00	22,000.00	0.00	13,274.50	8,725.50	60.34 %
Department: 4410 - Rec-Youth Programs Total:		**48,000.00**	**53,000.00**	**966.01**	**27,374.86**	**25,625.14**	**51.65%**
Department: 4420 - Rec-Youth Sports							
001-4420-6418	YOUTH LEAGUE SALES TAXES	0.00	0.00	613.99	883.39	-883.39	0.00 %
Department: 4420 - Rec-Youth Sports Total:		**0.00**	**0.00**	**613.99**	**883.39**	**-883.39**	**0.00%**
Department: 4430 - Rec-Adult Programs							
001-4430-6418	ADULT LEAGUE SALES TAXES	0.00	0.00	63.35	308.35	-308.35	0.00 %
001-4430-6503	REC - ADULT PROG UNIFORMS	1,200.00	1,200.00	0.00	0.00	1,200.00	0.00 %
001-4430-6504	REC - ADULT PROG EQUIP	2,800.00	2,800.00	0.00	220.50	2,579.50	7.88 %
001-4430-6507	REC - ADULT PROG SUPPLIES	2,600.00	2,600.00	0.00	131.80	2,468.20	5.07 %
Department: 4430 - Rec-Adult Programs Total:		**6,600.00**	**6,600.00**	**63.35**	**660.65**	**5,939.35**	**10.01%**
Department: 4500 - Cemetery							
001-4500-6010	CEMETERY - WAGES	6,000.00	6,000.00	0.00	0.00	6,000.00	0.00 %
001-4500-6320	CEMETERY - GROUNDS MAINT/REP...	15,000.00	15,000.00	0.00	49.98	14,950.02	0.33 %
001-4500-6321	CEMETERY - MOWING/LITER/BEAUT..	92,000.00	92,000.00	11,229.00	51,747.31	40,252.69	56.25 %
001-4500-6499	CEMETERY - CONTRACTUAL FEES	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00 %
Department: 4500 - Cemetery Total:		**121,000.00**	**121,000.00**	**11,229.00**	**51,797.29**	**69,202.71**	**42.81%**
Department: 4600 - GCC-Community center							
001-4600-6310	GCC BLDG MAINT/REPAIR	52,000.00	52,000.00	1,642.32	23,562.78	28,437.22	45.31 %
001-4600-6320	GCC GROUNDS MAINT/REPAIR	10,000.00	10,000.00	260.00	1,170.00	8,830.00	11.70 %
001-4600-6371	GCC ELECTRIC/GAS	32,000.00	32,000.00	4,223.69	16,002.44	15,997.56	50.01 %
001-4600-6373	GCC CABLE/PHONE/INTERNET	20,000.00	20,000.00	1,686.23	4,800.79	15,199.21	24.00 %
001-4600-6408	GCC BLDG/LIABILITY INSURANCE	13,670.00	13,670.00	0.00	0.00	13,670.00	0.00 %
001-4600-6409	GCC JANITORIAL	30,000.00	30,000.00	2,026.44	8,295.33	21,704.67	27.65 %
001-4600-6499	GCC OTHER CONTRACTUAL SERV	0.00	0.00	123.77	573.10	-573.10	0.00 %
001-4600-6506	CGG OFFICE SUPPLIES	0.00	0.00	36.79	36.79	-36.79	0.00 %
001-4600-6507	GCC OPERATING SUPPLIES	10,000.00	10,000.00	0.11	1,814.70	8,185.30	18.15 %
001-4600-6508	GCC POSTAGE	500.00	500.00	0.00	0.00	500.00	0.00 %
Department: 4600 - GCC-Community center Total:		**168,170.00**	**168,170.00**	**9,999.35**	**56,255.93**	**111,914.07**	**33.45%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Department: 4700 - Multi Plex							
001-4700-6010	MULTIPLEX WAGES - FULL TIME	185,395.00	185,395.00	21,892.96	66,078.88	119,316.12	35.64 %
001-4700-6020	MULTIPLEX WAGES - PART TIME	0.00	0.00	635.15	916.92	-916.92	0.00 %
001-4700-6030	MULTIPLEX WAGES - SEASONAL/TE	107,968.00	107,968.00	7,632.98	64,060.51	43,907.49	59.33 %
001-4700-6040	MULTIPLEX WAGES - OVERTIME	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
001-4700-6510	MULTIPLEX SAFETY SUPPLIES	0.00	0.00	0.00	228.60	-228.60	0.00 %
	Department: 4700 - Multi Plex Total:	**298,363.00**	**298,363.00**	**30,161.09**	**131,284.91**	**167,078.09**	**44.00%**
Department: 4900 - Splashpad							
001-4900-6030	SPLASHPAD WAGES SEASONAL/TE...	22,000.00	22,000.00	0.00	0.00	22,000.00	0.00 %
001-4900-6310	SPLASHPAD BUILDING REPAIR/MAIN	2,500.00	2,500.00	0.00	280.00	2,220.00	11.20 %
001-4900-6320	SPLASHPAD GROUNDS REPAIR/MAI...	500.00	500.00	0.00	8,773.68	-8,273.68	1,754.74 %
001-4900-6350	SPLASHPAD OPERATION EQUIP REP	0.00	0.00	0.00	4,856.40	-4,856.40	0.00 %
001-4900-6371	SPLASHPAD UTILITIES	3,500.00	3,500.00	684.69	2,798.63	701.37	79.96 %
001-4900-6408	SPLASHPAD INSURANCE	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00 %
001-4900-6501	SPLASHPAD CHEMICALS	1,800.00	1,800.00	0.00	776.10	1,023.90	43.12 %
001-4900-6507	SPLASHPAD OPERATING SUPPLIES	15,000.00	15,000.00	0.00	785.20	14,214.80	5.23 %
	Department: 4900 - Splashpad Total:	**46,800.00**	**46,800.00**	**684.69**	**18,270.01**	**28,529.99**	**39.04%**
Department: 5200 - Economic Development							
001-5200-6010	ECON DEV WAGES - FULL TIME	155,355.00	155,355.00	17,943.59	54,180.77	101,174.23	34.88 %
001-5200-6181	ECON DEV UNIFORM ALLOWANCE	250.00	250.00	0.00	0.00	250.00	0.00 %
001-5200-6210	ECON DEV DUES	2,835.00	2,835.00	21.19	84.76	2,750.24	2.99 %
001-5200-6230	ECONOMIC DEV TRAINING EXPENSE	0.00	0.00	1,295.00	1,295.00	-1,295.00	0.00 %
001-5200-6240	ECON DEV MEETING/CONFERENCES	9,150.00	9,150.00	0.00	1,532.90	7,617.10	16.75 %
001-5200-6373	ECON DEV TELEPHONE/COMMUNI...	600.00	600.00	0.00	0.00	600.00	0.00 %
001-5200-6402	ECON DEV ADVERTISING	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
001-5200-6413	ECO DEVELOP - PYMT TO OTHER AG	260,500.00	260,500.00	9,237.00	14,237.00	246,263.00	5.47 %
001-5200-6490	ECO DEV OTHER PROFESSIONAL SER	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
001-5200-6504	ECON DEVELOPMENT MINOR EQUI...	0.00	0.00	20.00	20.00	-20.00	0.00 %
001-5200-6506	ECON DEV OFFICE SUPPLIES	550.00	550.00	0.00	0.00	550.00	0.00 %
001-5200-6507	ECO DEVELOP - ANNUAL CELEBRATE	35,000.00	35,000.00	0.00	0.00	35,000.00	0.00 %
001-5200-6599	ECON DEV MISC OTHER SUPPLIES	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
	Department: 5200 - Economic Development Total:	**485,240.00**	**485,240.00**	**28,516.78**	**71,350.43**	**413,889.57**	**14.70%**
Department: 6100 - Mayor,Council, Manager							
001-6100-6010	ADMIN - WAGES MAYOR/ADMIN	253,800.00	280,600.00	22,570.64	71,770.25	208,829.75	25.58 %
Budget Adjustments							
Number	**Date**	**Description**		**Adjustment**			
BA0000002	11/25/2025	FY 2025-2026 BUDGET AMENDMENT #1		26,800.00			
001-6100-6181	ADMIN - UNIFORM ALLOWANCE	150.00	150.00	0.00	0.00	150.00	0.00 %
001-6100-6210	ADMIN - MAYOR/COUNCIL DUES/...	9,515.00	9,515.00	195.00	9,234.95	280.05	97.06 %
001-6100-6230	ADMIN - MAYOR/COUNCIL-TRAINI...	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00 %
001-6100-6240	ADMIN - MAYOR/COUNCIL MTG/C...	14,500.00	14,500.00	55.50	2,308.41	12,191.59	15.92 %
001-6100-6373	ADMIN - MAYOR/COUNCIL COMM...	3,000.00	3,000.00	120.12	480.48	2,519.52	16.02 %
	Department: 6100 - Mayor,Council, Manager Total:	**282,965.00**	**309,765.00**	**22,941.26**	**83,794.09**	**225,970.91**	**27.05%**
Department: 6200 - Clerk,Finance, Admin, HR							
001-6200-6010	ADMIN - WAGES CITY CLERK/TREAS	601,548.00	601,548.00	69,543.55	208,666.87	392,881.13	34.69 %
001-6200-6181	ADMIN - CLERK UNIFORM ALLOWA...	250.00	250.00	0.00	0.00	250.00	0.00 %
001-6200-6210	ADMIN - CLERK DUES/MEMBERSHI...	900.00	900.00	0.00	240.00	660.00	26.67 %
001-6200-6230	ADMIN - CLERK TRAINING	6,200.00	6,200.00	60.00	60.00	6,140.00	0.97 %
001-6200-6240	ADMIN - CLERK MEETING/CONF	16,500.00	16,500.00	20.59	2,666.35	13,833.65	16.16 %
	Department: 6200 - Clerk,Finance, Admin, HR Total:	**625,398.00**	**625,398.00**	**69,624.14**	**211,633.22**	**413,764.78**	**33.84%**
Department: 6300 - Elections							
001-6300-6413	ADMIN - AUDIT/ELECTION	31,300.00	31,300.00	0.00	18,000.00	13,300.00	57.51 %
	Department: 6300 - Elections Total:	**31,300.00**	**31,300.00**	**0.00**	**18,000.00**	**13,300.00**	**57.51%**
Department: 6400 - Legal Services/Attorney							
001-6400-6405	ADMIN - COURT & RECORDING FEES	2,800.00	2,800.00	0.00	340.56	2,459.44	12.16 %
001-6400-6411	ADMIN - LEGAL FEES	240,000.00	240,000.00	31,340.30	57,233.80	182,766.20	23.85 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
001-6400-6414	ADMIN - PUBLICATION	18,000.00	18,000.00	1,111.68	3,240.08	14,759.92	18.00 %
Department: 6400 - Legal Services/Attorney Total:		**260,800.00**	**260,800.00**	**32,451.98**	**60,814.44**	**199,985.56**	**23.32%**
Department: 6500 - City Hall/General							
001-6500-6181	CITY HALL - CLOTHING ALLOWANCE	1,375.00	1,375.00	0.00	53.66	1,321.34	3.90 %
001-6500-6210	CITY HALL - DUES/MEMBERSHIPS	2,000.00	2,000.00	305.00	305.00	1,695.00	15.25 %
001-6500-6230	CITY HALL - TRAINING	5,000.00	5,000.00	600.00	1,656.76	3,343.24	33.14 %
001-6500-6240	CITY HALL - MEETING/CONFERENCES	4,400.00	4,400.00	0.00	2,171.97	2,228.03	49.36 %
001-6500-6310	CITY HALL - BLDG MAINT/REPAIR	22,750.00	22,750.00	458.88	3,146.29	19,603.71	13.83 %
001-6500-6320	CITY HALL - GROUNDS MAINT/REPA...	9,000.00	9,000.00	0.00	0.00	9,000.00	0.00 %
001-6500-6332	CITY HALL - VEHICLE REPAIRS	450.00	450.00	0.00	0.00	450.00	0.00 %
001-6500-6371	CITY HALL - ELECTRIC/GAS	14,000.00	14,000.00	895.64	3,604.23	10,395.77	25.74 %
001-6500-6373	CITY HALL - TELEPHONE/COMMUNI...	27,450.00	27,450.00	3,406.71	7,735.39	19,714.61	28.18 %
001-6500-6409	CITY HALL - JANITORIAL	13,000.00	13,000.00	0.00	5,642.50	7,357.50	43.40 %
001-6500-6419	CITY HALL - TECHNOLOGY SERVICES	27,345.00	27,345.00	253.74	5,311.94	22,033.06	19.43 %
001-6500-6490	CITY HALL - OTHER PROFESSIONAL ...	8,000.00	8,000.00	0.00	3,500.00	4,500.00	43.75 %
001-6500-6499	CITY HALL - CONTRACTUAL FEES	70,000.00	70,000.00	0.00	0.00	70,000.00	0.00 %
001-6500-6506	CITY HALL - OFFICE EXP	97,195.00	97,195.00	526.38	3,046.89	94,148.11	3.13 %
001-6500-6507	CITY HALL - OPERATING SUPPLIES	2,500.00	2,500.00	94.88	603.03	1,896.97	24.12 %
001-6500-6508	CITY HALL - POSTAGE	7,000.00	7,000.00	271.59	1,065.34	5,934.66	15.22 %
Department: 6500 - City Hall/General Total:		**311,465.00**	**311,465.00**	**6,812.82**	**37,843.00**	**273,622.00**	**12.15%**
Department: 6600 - Tort Liability Insurance							
001-6600-6408	TORT LIABILITY INSURANCE	131,250.00	131,250.00	0.00	0.00	131,250.00	0.00 %
Department: 6600 - Tort Liability Insurance Total:		**131,250.00**	**131,250.00**	**0.00**	**0.00**	**131,250.00**	**0.00%**
Department: 6700 - IT							
001-6700-6010	IT WAGES - FULL TIME	216,497.00	216,497.00	25,028.63	71,652.27	144,844.73	33.10 %
001-6700-6181	IT CLOTHING ALLOWANCE	800.00	800.00	0.00	0.00	800.00	0.00 %
001-6700-6210	IT DUES/MEMBERSHIPS	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00 %
001-6700-6230	IT TRAINING	3,500.00	3,500.00	0.00	0.00	3,500.00	0.00 %
001-6700-6240	IT MEETING/CONFERENCES	4,000.00	4,000.00	0.00	2,089.64	1,910.36	52.24 %
001-6700-6373	IT TELEPHONE/COMMUNICATIONS	7,200.00	7,200.00	291.53	758.56	6,441.44	10.54 %
001-6700-6419	IT TECHNOLOGY SERVICES	90,487.00	90,487.00	18,690.46	45,027.22	45,459.78	49.76 %
001-6700-6505	IT OTHER EQUIPMENT	70,000.00	70,000.00	198.72	11,074.35	58,925.65	15.82 %
001-6700-6506	IT OFFICE SUPPLIES	0.00	0.00	0.00	109.20	-109.20	0.00 %
001-6700-6507	IT OPERATING SUPPLIES	1,500.00	1,500.00	0.00	159.98	1,340.02	10.67 %
001-6700-6599	IT-OTHER SUPPLIES	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00 %
Department: 6700 - IT Total:		**397,484.00**	**397,484.00**	**44,209.34**	**130,871.22**	**266,612.78**	**32.92%**
Department: 6990 - Other General Government							
001-6990-6230	EMP COMMITTEE TRAIN/EXPENSE	8,000.00	8,000.00	322.27	668.77	7,331.23	8.36 %
001-6990-6413	ADMIN - CENSUS	0.00	0.00	0.00	242.50	-242.50	0.00 %
001-6990-6418	ADMIN-TAXES, PROPERTY OR SALES	0.00	0.00	0.00	265.00	-265.00	0.00 %
001-6990-6599	ADMIN - MISC	181,000.00	212,094.00	4,615.88	13,909.69	198,184.31	6.56 %

Budget Adjustments

Number	Date	Description	Adjustment
BA0000002	11/25/2025	FY 2025-2026 BUDGET AMENDMENT #1	24,594.00
BA0000002	11/25/2025	FY 2025-2026 BUDGET AMENDMENT #1	6,500.00

Department: 6990 - Other General Government Total:	**189,000.00**	**220,094.00**	**4,938.15**	**15,085.96**	**205,008.04**	**6.85%**
Department: 9100 - Transfers In/Out						
001-9100-6910 TRANSFER OUT - GENERAL	3,068,847.00	3,068,847.00	0.00	0.00	3,068,847.00	0.00 %
Department: 9100 - Transfers In/Out Total:	**3,068,847.00**	**3,068,847.00**	**0.00**	**0.00**	**3,068,847.00**	**0.00%**
Fund: 001 - GENERAL Total:	**14,351,156.00**	**14,418,300.00**	**963,792.21**	**3,389,568.58**	**11,028,731.42**	**23.51%**
Fund: 002 - LIBRARY FUND						
Department: 4100 - Library						
002-4100-6010 LIBRARY - WAGES	769,192.00	769,192.00	82,740.11	248,259.50	520,932.50	32.28 %
002-4100-6230 LIBRARY - TRAINING	5,000.00	5,000.00	718.29	1,418.29	3,581.71	28.37 %
002-4100-6310 LIBRARY - BLDING REPAIR/MAIN	25,000.00	25,000.00	999.00	27,325.47	-2,325.47	109.30 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
002-4100-6320	LIBRARY - GROUNDS REPAIR/MAINT	5,000.00	5,000.00	6,927.96	8,932.96	-3,932.96	178.66 %
002-4100-6371	LIBRARY - UTILITIES	49,440.00	49,440.00	5,261.78	18,936.60	30,503.40	38.30 %
002-4100-6373	LIBRARY - TELEPHONE/COMM	9,000.00	9,000.00	1,278.68	3,195.27	5,804.73	35.50 %
002-4100-6404	LIBRARY - COLLECTIONS	2,000.00	2,000.00	0.00	209.70	1,790.30	10.49 %
002-4100-6408	LIBRARY - INSURANCE	26,000.00	26,000.00	0.00	0.00	26,000.00	0.00 %
002-4100-6409	LIBRARY - JANITORIAL	29,830.00	29,830.00	2,291.80	9,167.20	20,662.80	30.73 %
002-4100-6419	LIBRARY - TECHNOLOGY SERVICES	30,000.00	30,000.00	0.00	6,516.17	23,483.83	21.72 %
002-4100-6502	LIBRARY MATERIALS	80,000.00	80,000.00	3,226.13	20,967.13	59,032.87	26.21 %
002-4100-6506	LIBRARY - OFFICE SUPPLIES	28,112.00	28,112.00	1,445.30	5,761.22	22,350.78	20.49 %
002-4100-6507	LIBRARY - PROGRAM SUPLIES	15,000.00	15,000.00	90.44	2,306.95	12,693.05	15.38 %
	Department: 4100 - Library Total:	**1,073,574.00**	**1,073,574.00**	**104,979.49**	**352,996.46**	**720,577.54**	**32.88%**
	Fund: 002 - LIBRARY FUND Total:	**1,073,574.00**	**1,073,574.00**	**104,979.49**	**352,996.46**	**720,577.54**	**32.88%**
Fund: 110 - ROAD USE TAX							
Department: 2100 - Streets							
110-2100-6010	STREETS - WAGES/RUT	434,081.00	434,081.00	43,992.18	132,426.54	301,654.46	30.51 %
110-2100-6181	RUT- UNIFORM ALLOWANCE	1,500.00	1,500.00	0.00	89.99	1,410.01	6.00 %
110-2100-6210	RUT- ASSOC DUES	18,000.00	18,000.00	16,362.00	17,386.50	613.50	96.59 %
110-2100-6230	RUT-TRAINING	2,060.00	2,060.00	421.00	734.00	1,326.00	35.63 %
110-2100-6240	RUT-MTGS/CONFERENCES	5,500.00	5,500.00	300.00	1,919.24	3,580.76	34.90 %
110-2100-6310	RUT - BLDG MAINT/REPAIR	10,000.00	10,000.00	1,343.06	9,058.63	941.37	90.59 %
110-2100-6320	RUT-GROUNDS/REPAIR/MAINT	10,000.00	10,000.00	0.00	108.48	9,891.52	1.08 %
110-2100-6321	RUT-MOWING/LITER/BEAUTIFIC	25,000.00	25,000.00	1,695.96	7,972.96	17,027.04	31.89 %
110-2100-6331	RUT-VEHICLE OPERATIONS FUEL	22,000.00	22,000.00	1,814.48	10,724.08	11,275.92	48.75 %
110-2100-6332	RUT - VEHICLE REPAIR	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
110-2100-6350	RUT - EQUIPMENT MAINT	62,500.00	62,500.00	6,519.22	12,154.08	50,345.92	19.45 %
110-2100-6407	RUT- ENGINEERING/SAFETY COORD	25,000.00	25,000.00	0.00	18,537.30	6,462.70	74.15 %
110-2100-6408	RUT- BLDG/LIABILITY INS	80,000.00	80,000.00	0.00	0.00	80,000.00	0.00 %
110-2100-6415	RUT-RENT/LEASE - EQUIP/VEHCL	10,000.00	10,000.00	0.00	611.00	9,389.00	6.11 %
110-2100-6417	RUT - STREET MAINTENANCE	260,000.00	260,000.00	2,630.83	61,732.55	198,267.45	23.74 %
110-2100-6490	RUT-PROFESSIONAL SERVICES	10,000.00	10,000.00	74.15	4,928.88	5,071.12	49.29 %
110-2100-6504	RUT-MINOR EQUIPMENT	20,000.00	20,000.00	0.00	7,027.67	12,972.33	35.14 %
110-2100-6505	RUT-OTHER EQUIPMENT	10,000.00	10,000.00	0.00	439.00	9,561.00	4.39 %
110-2100-6506	RUT - OFFICE EXP	5,000.00	5,000.00	132.86	808.85	4,191.15	16.18 %
110-2100-6507	RUT - OPERATING SUPPLIES	10,000.00	10,000.00	15.98	3,333.98	6,666.02	33.34 %
110-2100-6510	RUT-SAFETY SUPPLIES	5,000.00	5,000.00	1,580.24	4,012.44	987.56	80.25 %
110-2100-6723	RUT - EQUIPMENT	12,500.00	12,500.00	0.00	1,536.60	10,963.40	12.29 %
110-2100-6761	RUT - ASPHALT/PAVING	300,000.00	300,000.00	0.00	0.00	300,000.00	0.00 %
	Department: 2100 - Streets Total:	**1,348,141.00**	**1,348,141.00**	**76,881.96**	**295,542.77**	**1,052,598.23**	**21.92%**
Department: 2300 - Street lighting							
110-2300-6371	STREET LIGHTING	215,000.00	215,000.00	14,668.69	60,403.43	154,596.57	28.09 %
110-2300-6408	RUT-STREET LT INSURANCE	18,000.00	18,000.00	0.00	0.00	18,000.00	0.00 %
	Department: 2300 - Street lighting Total:	**233,000.00**	**233,000.00**	**14,668.69**	**60,403.43**	**172,596.57**	**25.92%**
Department: 2400 - Traffic Control/Safety							
110-2400-6499	CONTRACT - TRAFFIC CONTROL	15,000.00	15,000.00	1,370.00	13,338.17	1,661.83	88.92 %
110-2400-6509	POSTS/SIGNS	20,000.00	20,000.00	9,000.00	11,530.04	8,469.96	57.65 %
	Department: 2400 - Traffic Control/Safety Total:	**35,000.00**	**35,000.00**	**10,370.00**	**24,868.21**	**10,131.79**	**71.05%**
Department: 2500 - Snow							
110-2500-6010	SNOW - WAGES/RUT	200,000.00	200,000.00	242.22	242.22	199,757.78	0.12 %
110-2500-6230	RUT-SNOW TRAINING	5,000.00	5,000.00	1,450.00	1,450.00	3,550.00	29.00 %
110-2500-6240	SNOW-MEETING/CONFERENCES	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
110-2500-6331	VEHICLE OPERATIONS	1,000.00	1,000.00	0.00	0.00	1,000.00	0.00 %
110-2500-6332	VEHICLE REPAIRS	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
110-2500-6350	OPERATIONAL EQUIP REPAIR	20,600.00	20,600.00	0.00	0.00	20,600.00	0.00 %
110-2500-6415	RUT SNOW RENT/LEASE - EQUIP/V...	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
110-2500-6490	SNOW-OTHER PROFESSIONAL SERV	40,000.00	40,000.00	0.00	4,992.62	35,007.38	12.48 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
110-2500-6507	SNOW SUPPLIES/SALT SAND MIX	60,000.00	60,000.00	0.00	14,814.64	45,185.36	24.69 %
	Department: 2500 - Snow Total:	**342,600.00**	**342,600.00**	**1,692.22**	**21,499.48**	**321,100.52**	**6.28%**
Department: 9100 - Transfers In/Out							
110-9100-6910	TRANSFER OUT - RUT	1,538,933.00	1,538,933.00	0.00	0.00	1,538,933.00	0.00 %
	Department: 9100 - Transfers In/Out Total:	**1,538,933.00**	**1,538,933.00**	**0.00**	**0.00**	**1,538,933.00**	**0.00%**
	Fund: 110 - ROAD USE TAX Total:	**3,497,674.00**	**3,497,674.00**	**103,612.87**	**402,313.89**	**3,095,360.11**	**11.50%**
Fund: 112 - EMPLOYEE BENEFITS							
Department: 1500 - Fire							
112-1500-6110	FIRE - FICA (CITY SHARE	33,226.00	33,226.00	10,881.00	43,524.00	-10,298.00	130.99 %
112-1500-6130	FIRE - IPERS (CITY SHAR	40,588.00	40,588.00	0.00	0.00	40,588.00	0.00 %
112-1500-6150	FIRE - GROUP INSURANCE/HRA	54,353.00	54,353.00	0.00	0.00	54,353.00	0.00 %
112-1500-6151	FIRE-EMPLOYEE HEALTH	2,242.00	2,242.00	0.00	0.00	2,242.00	0.00 %
112-1500-6160	FIRE - WORKERS COMP	51,204.00	51,204.00	0.00	0.00	51,204.00	0.00 %
112-1500-6170	FIRE - UNEMPLOYMENT	163.00	163.00	0.00	0.00	163.00	0.00 %
	Department: 1500 - Fire Total:	**181,776.00**	**181,776.00**	**10,881.00**	**43,524.00**	**138,252.00**	**23.94%**
Department: 1600 - Ambulance							
112-1600-6110	AMB - FICA	119,235.00	119,235.00	38,891.92	155,567.68	-36,332.68	130.47 %
112-1600-6130	AMB - IPERS	145,584.00	145,584.00	0.00	0.00	145,584.00	0.00 %
112-1600-6150	AMB - GROUP INSURANCE/HRA	193,239.00	193,239.00	0.00	0.00	193,239.00	0.00 %
112-1600-6151	AMB - EMPLOYEE HEALTH	8,055.00	8,055.00	0.00	0.00	8,055.00	0.00 %
112-1600-6160	AMB - WORKER'S COMP	4,967.00	4,967.00	0.00	0.00	4,967.00	0.00 %
112-1600-6170	AMB - UNEMPLOYMENT	591.00	591.00	0.00	0.00	591.00	0.00 %
	Department: 1600 - Ambulance Total:	**471,671.00**	**471,671.00**	**38,891.92**	**155,567.68**	**316,103.32**	**32.98%**
Department: 1700 - Building Services							
112-1700-6110	BLDG DEPT - FICA (CITY SHARE)	99,601.00	99,601.00	9,938.58	30,206.36	69,394.64	30.33 %
112-1700-6130	BLDG DEPT - IPERS (CITY SHARE)	122,227.00	122,227.00	12,626.45	38,256.00	83,971.00	31.30 %
112-1700-6150	BLDG DEPT - GROUP INSURANCE	178,021.00	178,021.00	12,032.13	45,553.01	132,467.99	25.59 %
112-1700-6160	BLDG DEPT - WORKERS COMP	5,000.00	5,000.00	736.55	4,664.81	335.19	93.30 %
112-1700-6183	BLDG DEPT - EMP MED REIMBURS...	7,949.00	7,949.00	1,134.00	5,802.00	2,147.00	72.99 %
112-1700-6184	BLDG DEPT - FLEX EXPENSE	16,000.00	16,000.00	836.86	10,765.93	5,234.07	67.29 %
	Department: 1700 - Building Services Total:	**428,798.00**	**428,798.00**	**37,304.57**	**135,248.11**	**293,549.89**	**31.54%**
Department: 2100 - Streets							
112-2100-6110	STREETS - FICA (CITY SHARE)	90,296.00	90,296.00	10,685.92	32,589.37	57,706.63	36.09 %
112-2100-6130	STREETS - IPERS (CITY SHARE)	111,425.00	111,425.00	13,488.56	39,499.55	71,925.45	35.45 %
112-2100-6150	STREETS - GROUP INSURANCE	201,911.00	201,911.00	15,328.14	62,147.30	139,763.70	30.78 %
112-2100-6160	STREETS - WORKERS COMP	60,000.00	60,000.00	1,300.23	8,241.13	51,758.87	13.74 %
112-2100-6170	STREETS - UNEMPLOYEMENT	30,000.00	30,000.00	0.00	0.00	30,000.00	0.00 %
112-2100-6183	STREETS - EMP MED REIMBURSEM...	3,000.00	3,000.00	398.48	948.48	2,051.52	31.62 %
112-2100-6184	STREETS-FLEX EXPENSE	15,000.00	35,000.00	2,287.46	14,253.23	20,746.77	40.72 %
Budget Adjustments							
Number	**Date**	**Description**		**Adjustment**			
BA0000002	11/25/2025	FY 2025-2026 BUDGET AMENDMENT #1		20,000.00			
112-2100-6412	STREETS - MEDICAL/WELLNESS	1,000.00	1,000.00	332.00	332.00	668.00	33.20 %
	Department: 2100 - Streets Total:	**512,632.00**	**532,632.00**	**43,820.79**	**158,011.06**	**374,620.94**	**29.67%**
Department: 2500 - Snow							
112-2500-6110	SNOW- FICA (CITY SHARE)	0.00	0.00	18.29	18.29	-18.29	0.00 %
112-2500-6130	SNOW - IPERS (CITY SHARE)	18,900.00	18,900.00	22.86	22.86	18,877.14	0.12 %
	Department: 2500 - Snow Total:	**18,900.00**	**18,900.00**	**41.15**	**41.15**	**18,858.85**	**0.22%**
Department: 4100 - Library							
112-4100-6110	LIBRARY - FICA (CITY SHARE)	58,840.00	58,840.00	6,179.10	18,524.98	40,315.02	31.48 %
112-4100-6130	LIBRARY - IPERS (CITY SHARE)	72,610.00	72,610.00	7,753.34	23,211.18	49,398.82	31.97 %
112-4100-6150	LIBRARY - GROUP INSURANCE	66,500.00	66,500.00	5,977.40	23,941.18	42,558.82	36.00 %
112-4100-6160	LIBRARY - WORKERS COMP	1,000.00	1,000.00	42.75	270.75	729.25	27.08 %
112-4100-6183	LIBRARY - EMP MED REIMBURSEM...	0.00	0.00	411.00	3,633.00	-3,633.00	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
112-4100-6184	LIBRARY-FLEX EXPENSE	0.00	0.00	666.20	3,518.80	-3,518.80	0.00 %
	Department: 4100 - Library Total:	**198,950.00**	**198,950.00**	**21,029.79**	**73,099.89**	**125,850.11**	**36.74%**
Department: 4300 - Parks							
112-4300-6110	PARKS - FICA (CITY SHARE)	25,585.00	25,585.00	2,771.57	8,028.22	17,556.78	31.38 %
112-4300-6130	PARKS - IPERS (CITY SHARE)	25,404.00	25,404.00	3,431.96	9,481.55	15,922.45	37.32 %
112-4300-6150	PARKS - GROUP INSURANCE	73,500.00	73,500.00	2,696.83	10,789.23	62,710.77	14.68 %
112-4300-6160	PARKS - WORKERS COMP	0.00	0.00	192.82	1,221.20	-1,221.20	0.00 %
112-4300-6170	PARKS - UNEMPLOYMENT	9,600.00	9,600.00	0.00	0.00	9,600.00	0.00 %
112-4300-6183	PARKS - EMP MED REIMBURSEMENT	0.00	0.00	0.00	800.00	-800.00	0.00 %
112-4300-6184	PARKS-FLEX EXPENSE	0.00	0.00	0.00	774.00	-774.00	0.00 %
	Department: 4300 - Parks Total:	**134,089.00**	**134,089.00**	**9,093.18**	**31,094.20**	**102,994.80**	**23.19%**
Department: 4400 - Recreation							
112-4400-6110	REC-FICA	19,970.00	19,970.00	2,514.75	7,940.57	12,029.43	39.76 %
112-4400-6130	REC - IPERS	17,845.00	17,845.00	2,961.36	8,603.92	9,241.08	48.21 %
112-4400-6150	REC - GROUP INSURANCE	32,583.00	32,583.00	2,946.74	11,798.76	20,784.24	36.21 %
112-4400-6183	REC-EMP MED REIMBURSEMENT	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00 %
112-4400-6184	RECREATION FLEX EXPENSE	0.00	0.00	20.00	251.98	-251.98	0.00 %
	Department: 4400 - Recreation Total:	**72,398.00**	**72,398.00**	**8,442.85**	**28,595.23**	**43,802.77**	**39.50%**
Department: 4500 - Cemetery							
112-4500-6110	CEMETERY - FICA (CITY SHARE)	460.00	460.00	0.00	0.00	460.00	0.00 %
112-4500-6130	CEMETERY - IPERS (CITY SHARE)	566.00	566.00	0.00	0.00	566.00	0.00 %
	Department: 4500 - Cemetery Total:	**1,026.00**	**1,026.00**	**0.00**	**0.00**	**1,026.00**	**0.00%**
Department: 4600 - GCC-Community center							
112-4600-6160	GCC WORKERS COMP	0.00	0.00	143.63	909.63	-909.63	0.00 %
	Department: 4600 - GCC-Community center Total:	**0.00**	**0.00**	**143.63**	**909.63**	**-909.63**	**0.00%**
Department: 4700 - Multi Plex							
112-4700-6110	MULTIPLEX - FICA	22,826.00	22,826.00	2,270.36	9,907.24	12,918.76	43.40 %
112-4700-6130	MULTIPLEX IPERS	24,951.00	24,951.00	2,296.56	6,914.64	18,036.36	27.71 %
112-4700-6150	MULTIPLEX GROUP INSURANCE	60,730.00	60,730.00	2,277.74	9,113.17	51,616.83	15.01 %
112-4700-6160	MULTIPLEX WORKER'S COMP	0.00	0.00	107.24	679.18	-679.18	0.00 %
112-4700-6183	MULTIPLEX EMP MED REIMBURSE...	0.00	0.00	300.00	1,700.00	-1,700.00	0.00 %
	Department: 4700 - Multi Plex Total:	**108,507.00**	**108,507.00**	**7,251.90**	**28,314.23**	**80,192.77**	**26.09%**
Department: 4900 - Splashpad							
112-4900-6110	SPLASHPAD FICA (CITY SHARE)	1,683.00	1,683.00	0.00	0.00	1,683.00	0.00 %
112-4900-6130	SPLASHPAD IPERS	2,077.00	2,077.00	0.00	0.00	2,077.00	0.00 %
	Department: 4900 - Splashpad Total:	**3,760.00**	**3,760.00**	**0.00**	**0.00**	**3,760.00**	**0.00%**
Department: 5200 - Economic Development							
112-5200-6110	ECON DEV FICA	11,610.00	11,610.00	1,315.89	3,970.62	7,639.38	34.20 %
112-5200-6130	ECON DEV IPERS	14,326.00	14,326.00	1,660.83	4,982.49	9,343.51	34.78 %
112-5200-6150	ECON DEV GROUP INSURANCE	15,813.00	15,813.00	137.19	548.76	15,264.24	3.47 %
112-5200-6160	ECON DEV WORKER'S COMP	575.00	575.00	8.74	55.36	519.64	9.63 %
112-5200-6183	ECON DEV EMP MED REIMBURSEM...	500.00	500.00	0.00	0.00	500.00	0.00 %
112-5200-6184	ECON DEV FLEX EXPENSE	6,000.00	6,000.00	40.00	692.30	5,307.70	11.54 %
	Department: 5200 - Economic Development Total:	**48,824.00**	**48,824.00**	**3,162.65**	**10,249.53**	**38,574.47**	**20.99%**
Department: 6100 - Mayor,Council, Manager							
112-6100-6110	ADMIN - FICA MAYOR/COUNCIL/CI...	19,416.00	21,016.00	1,513.56	4,698.48	16,317.52	22.36 %
Budget Adjustments							
Number	**Date**	**Description**			**Adjustment**		
BA0000002	11/25/2025	FY 2025-2026 BUDGET AMENDMENT #1			1,600.00		
112-6100-6130	ADMIN - IPERS MAYOR/COUNCIL/CI...	23,534.00	25,934.00	2,094.88	6,631.96	19,302.04	25.57 %
Budget Adjustments							
Number	**Date**	**Description**			**Adjustment**		
BA0000002	11/25/2025	FY 2025-2026 BUDGET AMENDMENT #1			2,400.00		
112-6100-6150	ADMIN - MAYOR/COUNCIL GROUP ...	15,910.00	15,910.00	930.38	3,698.34	12,211.66	23.25 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
112-6100-6160	ADMIN - MAYOR/COUNCIL WORK ...	250.00	250.00	11.89	75.31	174.69	30.12 %
112-6100-6183	ADMIN - MAYOR/COUNCIL EMP M...	0.00	0.00	940.38	3,557.14	-3,557.14	0.00 %
112-6100-6184	ADMIN-COUNCIL/MANAGER FLEX E...	4,091.00	4,091.00	0.00	0.00	4,091.00	0.00 %
	Department: 6100 - Mayor,Council, Manager Total:	**63,201.00**	**67,201.00**	**5,491.09**	**18,661.23**	**48,539.77**	**27.77%**
Department: 6200 - Clerk,Finance, Admin, HR							
112-6200-6110	ADMIN - FICA CITY CLERK/TREAS/	46,020.00	46,020.00	5,160.97	15,466.67	30,553.33	33.61 %
112-6200-6130	ADMIN - IPERS CITY CLERK/TREAS	59,588.00	59,588.00	6,531.88	19,565.96	40,022.04	32.84 %
112-6200-6150	ADMIN - CLERK/TREASURER GROUP	84,610.00	84,610.00	6,170.91	24,699.70	59,910.30	29.19 %
112-6200-6160	ADMIN - CLERK/TREAS WORK COMP	515.00	515.00	51.08	323.51	191.49	62.82 %
112-6200-6184	ADMIN - CLERK FLEX EXPENSE	16,000.00	16,000.00	1,976.10	7,610.48	8,389.52	47.57 %
	Department: 6200 - Clerk,Finance, Admin, HR Total:	**206,733.00**	**206,733.00**	**19,890.94**	**67,666.32**	**139,066.68**	**32.73%**
Department: 6500 - City Hall/General							
112-6500-6150	CITY HALL - GROUP INSURANCE	5,000.00	5,000.00	1,011.90	1,047.60	3,952.40	20.95 %
	Department: 6500 - City Hall/General Total:	**5,000.00**	**5,000.00**	**1,011.90**	**1,047.60**	**3,952.40**	**20.95%**
Department: 6700 - IT							
112-6700-6110	IT - FICA	16,562.00	16,562.00	1,878.85	5,371.31	11,190.69	32.43 %
112-6700-6130	IT - IPERS	20,098.00	20,098.00	2,337.24	6,664.90	13,433.10	33.16 %
112-6700-6150	IT - GROUP INSURANCE	21,240.00	21,240.00	1,533.34	5,925.49	15,314.51	27.90 %
112-6700-6160	IT - WORKER'S COMP	500.00	500.00	11.07	70.12	429.88	14.02 %
112-6700-6183	IT - EMP MED REIMBURSEMENT	2,000.00	2,000.00	600.00	2,400.00	-400.00	120.00 %
112-6700-6184	IT-FLEX EXPENSE	0.00	0.00	0.00	64.12	-64.12	0.00 %
	Department: 6700 - IT Total:	**60,400.00**	**60,400.00**	**6,360.50**	**20,495.94**	**39,904.06**	**33.93%**
	Fund: 112 - EMPLOYEE BENEFITS Total:	**2,516,665.00**	**2,540,665.00**	**212,817.86**	**772,525.80**	**1,768,139.20**	**30.41%**
Fund: 121 - LOCAL OPTION SALES RAX							
Department: 9100 - Transfers In/Out							
121-9100-6910	TRANSFER OUT - LOCAL OPTION	2,579,035.00	2,579,035.00	0.00	0.00	2,579,035.00	0.00 %
	Department: 9100 - Transfers In/Out Total:	**2,579,035.00**	**2,579,035.00**	**0.00**	**0.00**	**2,579,035.00**	**0.00%**
	Fund: 121 - LOCAL OPTION SALES RAX Total:	**2,579,035.00**	**2,579,035.00**	**0.00**	**0.00**	**2,579,035.00**	**0.00%**
Fund: 125 - TAX INCREMENT FINANCING							
Department: 5200 - Economic Development							
125-5200-6498	DEVELOPER REBATE	3,093,402.00	3,093,402.00	0.00	0.00	3,093,402.00	0.00 %
	Department: 5200 - Economic Development Total:	**3,093,402.00**	**3,093,402.00**	**0.00**	**0.00**	**3,093,402.00**	**0.00%**
Department: 9100 - Transfers In/Out							
125-9100-6911	TRANSFER OUT - TIF	5,753,533.00	5,753,533.00	0.00	0.00	5,753,533.00	0.00 %
	Department: 9100 - Transfers In/Out Total:	**5,753,533.00**	**5,753,533.00**	**0.00**	**0.00**	**5,753,533.00**	**0.00%**
	Fund: 125 - TAX INCREMENT FINANCING Total:	**8,846,935.00**	**8,846,935.00**	**0.00**	**0.00**	**8,846,935.00**	**0.00%**
Fund: 160 - HOTEL/MOTEL/ECON DEV							
Department: 5200 - Economic Development							
160-5200-6413	ECO DEV REVOLVING - PMTS TO OT...	26,000.00	26,000.00	830.91	4,473.22	21,526.78	17.20 %
160-5200-6499	ECO DEV REVOLVING - CONTRACTU...	26,000.00	26,000.00	727.05	4,369.36	21,630.64	16.81 %
	Department: 5200 - Economic Development Total:	**52,000.00**	**52,000.00**	**1,557.96**	**8,842.58**	**43,157.42**	**17.00%**
	Fund: 160 - HOTEL/MOTEL/ECON DEV Total:	**52,000.00**	**52,000.00**	**1,557.96**	**8,842.58**	**43,157.42**	**17.00%**
Fund: 167 - RESTRICTED GIFTS							
Department: 4100 - Library							
167-4100-6502	SPEC REV DIRECT STATE AID	4,500.00	4,500.00	0.00	0.00	4,500.00	0.00 %
167-4100-6507	SPEC REV - LIBRARY SUPPLIES	22,728.00	22,728.00	42.00	320.78	22,407.22	1.41 %
	Department: 4100 - Library Total:	**27,228.00**	**27,228.00**	**42.00**	**320.78**	**26,907.22**	**1.18%**
	Fund: 167 - RESTRICTED GIFTS Total:	**27,228.00**	**27,228.00**	**42.00**	**320.78**	**26,907.22**	**1.18%**
Fund: 200 - DEBT SERVICE							
Department: 2100 - Streets							
200-2100-6801	DS - 2019 BOND PRINCIPAL	240,000.00	240,000.00	0.00	0.00	240,000.00	0.00 %
200-2100-6851	2019A BOND INTEREST PAYMENTS	41,545.00	41,545.00	0.00	0.00	41,545.00	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
200-2100-6899	DS 2019A BOND REGISTRATION FEE	600.00	600.00	0.00	600.00	0.00	100.00 %
	Department: 2100 - Streets Total:	**282,145.00**	**282,145.00**	**0.00**	**600.00**	**281,545.00**	**0.21%**
Department: 2110 - 2007 Bond							
200-2110-6801	DS-2016 BOND PRIN REF 07WATER	245,000.00	245,000.00	0.00	0.00	245,000.00	0.00 %
200-2110-6851	2016 BOND REF 07 INTEREST	33,982.00	33,982.00	0.00	0.00	33,982.00	0.00 %
200-2110-6899	2016 BOND FEES	500.00	500.00	0.00	0.00	500.00	0.00 %
	Department: 2110 - 2007 Bond Total:	**279,482.00**	**279,482.00**	**0.00**	**0.00**	**279,482.00**	**0.00%**
Department: 2120 - 2009 Bond							
200-2120-6801	DS - 2025A BOND PRINCIPAL	745,000.00	745,000.00	0.00	0.00	745,000.00	0.00 %
200-2120-6851	2025A BOND INTEREST PAYMENTS	541,126.00	558,126.00	0.00	0.00	558,126.00	0.00 %
Budget Adjustments							
Number	**Date**	**Description**		**Adjustment**			
BA0000002	11/25/2025	FY 2025-2026 BUDGET AMENDMENT #1		17,000.00			
200-2120-6899	2025A BOND FEES	600.00	600.00	0.00	0.00	600.00	0.00 %
	Department: 2120 - 2009 Bond Total:	**1,286,726.00**	**1,303,726.00**	**0.00**	**0.00**	**1,303,726.00**	**0.00%**
Department: 2130 - 2012 Bond							
200-2130-6801	2020B REFI 2012 PRINCIPAL	315,000.00	315,000.00	0.00	0.00	315,000.00	0.00 %
200-2130-6851	2020B REFI 2012 INTEREST	43,860.00	43,860.00	0.00	0.00	43,860.00	0.00 %
200-2130-6899	2020B REFI 2012 BOND FEES	600.00	600.00	600.00	600.00	0.00	100.00 %
	Department: 2130 - 2012 Bond Total:	**359,460.00**	**359,460.00**	**600.00**	**600.00**	**358,860.00**	**0.17%**
Department: 2150 - 2017A Bond							
200-2150-6801	DS - 2018A GO PRINCIPAL	750,000.00	750,000.00	0.00	0.00	750,000.00	0.00 %
200-2150-6851	2018A INTEREST PAYMENT	240,032.00	240,032.00	0.00	0.00	240,032.00	0.00 %
200-2150-6899	2018A BOND FEES	600.00	600.00	0.00	0.00	600.00	0.00 %
	Department: 2150 - 2017A Bond Total:	**990,632.00**	**990,632.00**	**0.00**	**0.00**	**990,632.00**	**0.00%**
Department: 2160 - 2017 Refinancing Bond							
200-2160-6801	DS - 2015 BOND PRINCIPAL	420,000.00	420,000.00	0.00	0.00	420,000.00	0.00 %
200-2160-6851	2015 BOND INTEREST	153,550.00	153,550.00	0.00	0.00	153,550.00	0.00 %
200-2160-6899	2015 BOND FEES	500.00	500.00	0.00	0.00	500.00	0.00 %
	Department: 2160 - 2017 Refinancing Bond Total:	**574,050.00**	**574,050.00**	**0.00**	**0.00**	**574,050.00**	**0.00%**
Department: 2180 - 2020 Go Bond							
200-2180-6801	2020 GO BOND PRINCIPAL PAYMENT	485,000.00	485,000.00	0.00	0.00	485,000.00	0.00 %
200-2180-6851	2020 GO BOND INTEREST PAYMEN...	106,600.00	106,600.00	0.00	0.00	106,600.00	0.00 %
200-2180-6899	2020 GO BOND REGISTRATION FEES	600.00	600.00	0.00	600.00	0.00	100.00 %
	Department: 2180 - 2020 Go Bond Total:	**592,200.00**	**592,200.00**	**0.00**	**600.00**	**591,600.00**	**0.10%**
Department: 2190 - 2021A Go Bond							
200-2190-6801	2021A GO PRINCIPAL PAYMENTS	525,000.00	525,000.00	0.00	0.00	525,000.00	0.00 %
200-2190-6851	2021A GO INTEREST PAYMENTS	207,350.00	207,350.00	0.00	0.00	207,350.00	0.00 %
200-2190-6899	2021A GO BOND FEE	600.00	600.00	0.00	600.00	0.00	100.00 %
	Department: 2190 - 2021A Go Bond Total:	**732,950.00**	**732,950.00**	**0.00**	**600.00**	**732,350.00**	**0.08%**
Department: 2210 - 2021B Go Lost Bond							
200-2210-6801	2021B GO LOST PRINCIPAL PAYMNT	165,000.00	165,000.00	0.00	0.00	165,000.00	0.00 %
200-2210-6851	2021B GO LOST INTEREST PAYMENT	90,900.00	90,900.00	0.00	0.00	90,900.00	0.00 %
200-2210-6899	2021B GO LOST BOND FEES	600.00	600.00	0.00	600.00	0.00	100.00 %
	Department: 2210 - 2021B Go Lost Bond Total:	**256,500.00**	**256,500.00**	**0.00**	**600.00**	**255,900.00**	**0.23%**
Department: 2220 - 2022A Bond							
200-2220-6801	2022A GO BOND PRINCIPAL PAYM...	410,000.00	410,000.00	0.00	0.00	410,000.00	0.00 %
200-2220-6851	2022A GO BOND INTEREST PAYME...	252,400.00	252,400.00	0.00	0.00	252,400.00	0.00 %
200-2220-6899	2022A GO BOND FEES	600.00	600.00	0.00	600.00	0.00	100.00 %
	Department: 2220 - 2022A Bond Total:	**663,000.00**	**663,000.00**	**0.00**	**600.00**	**662,400.00**	**0.09%**
Department: 2230 - 2022B Bond							
200-2230-6801	2023A GO PRINCIPAL PAYMENTS	430,000.00	430,000.00	0.00	0.00	430,000.00	0.00 %
200-2230-6851	2023A GO BOND INTEREST PAYME...	365,000.00	365,000.00	0.00	0.00	365,000.00	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
200-2230-6899	2023A GO BOND REGISTRATION FEE	600.00	600.00	0.00	0.00	600.00	0.00 %
	Department: 2230 - 2022B Bond Total:	**795,600.00**	**795,600.00**	**0.00**	**0.00**	**795,600.00**	**0.00%**
Department: 2240 - 2023B Go Bond							
200-2240-6801	2023B GO BOND PRINCIPAL PAYM...	560,000.00	560,000.00	0.00	0.00	560,000.00	0.00 %
200-2240-6851	2023B GO BOND INTEREST PAYME...	663,350.00	663,350.00	0.00	0.00	663,350.00	0.00 %
200-2240-6899	2023B GO BOND REGISTRATION FEE	600.00	600.00	0.00	0.00	600.00	0.00 %
	Department: 2240 - 2023B Go Bond Total:	**1,223,950.00**	**1,223,950.00**	**0.00**	**0.00**	**1,223,950.00**	**0.00%**
Department: 2250 - 2024A Go Bond							
200-2250-6801	2024A BOND PRINCIPAL PAYMENTS	730,000.00	730,000.00	0.00	0.00	730,000.00	0.00 %
200-2250-6851	2024A BONC INTEREST PAYMENTS	691,613.00	691,613.00	0.00	0.00	691,613.00	0.00 %
200-2250-6899	2024A BOND REGISTRATION FEES	600.00	600.00	0.00	0.00	600.00	0.00 %
	Department: 2250 - 2024A Go Bond Total:	**1,422,213.00**	**1,422,213.00**	**0.00**	**0.00**	**1,422,213.00**	**0.00%**
Department: 2260 - 2025B Go Losst Bonds							
200-2260-6801	2025B GO LOST BONDS PRINCIPAL	115,000.00	115,000.00	0.00	0.00	115,000.00	0.00 %
200-2260-6851	2025B GO LOST BONDS INTEREST P	162,071.00	165,611.00	0.00	0.00	165,611.00	0.00 %
	Budget Adjustments						
	Number **Date** **Description** **Adjustment**						
	BA0000002 11/25/2025 FY 2025-2026 BUDGET AMENDMENT #1 3,540.00						
200-2260-6899	2025B GO LOST BOND FEES	600.00	600.00	0.00	0.00	600.00	0.00 %
	Department: 2260 - 2025B Go Losst Bonds Total:	**277,671.00**	**281,211.00**	**0.00**	**0.00**	**281,211.00**	**0.00%**
	Fund: 200 - DEBT SERVICE Total:	**9,736,579.00**	**9,757,119.00**	**600.00**	**3,600.00**	**9,753,519.00**	**0.04%**
Fund: 301 - CAPITAL PROJECT FUND							
Department: 5200 - Economic Development							
301-5200-6373	SPECIAL CENSUS TELEPHONE/COM...	0.00	0.00	157.04	512.04	-512.04	0.00 %
301-5200-6506	SPECIAL CENSUS OFFICE SUPPLIES	0.00	0.00	1,711.75	3,912.71	-3,912.71	0.00 %
	Department: 5200 - Economic Development Total:	**0.00**	**0.00**	**1,868.79**	**4,424.75**	**-4,424.75**	**0.00%**
	Fund: 301 - CAPITAL PROJECT FUND Total:	**0.00**	**0.00**	**1,868.79**	**4,424.75**	**-4,424.75**	**0.00%**
Fund: 307 - CP-STORM WATER							
Department: 8650 - Storm Water							
307-8650-6407	ST WTR ANN IMP ENGINEERING	0.00	0.00	0.00	73,990.90	-73,990.90	0.00 %
307-8650-6499	ST WTR ANN IMP OTHER CONTRACT	2,284,000.00	2,284,000.00	0.00	0.00	2,284,000.00	0.00 %
	Department: 8650 - Storm Water Total:	**2,284,000.00**	**2,284,000.00**	**0.00**	**73,990.90**	**2,210,009.10**	**3.24%**
	Fund: 307 - CP-STORM WATER Total:	**2,284,000.00**	**2,284,000.00**	**0.00**	**73,990.90**	**2,210,009.10**	**3.24%**
Fund: 309 - CP-PARKS							
Department: 4200 - Museum,Band,Theater							
309-4200-6499	AMPHITHEATHER OTHER CONTRACT	0.00	0.00	8,200.00	89,223.42	-89,223.42	0.00 %
	Department: 4200 - Museum,Band,Theater Total:	**0.00**	**0.00**	**8,200.00**	**89,223.42**	**-89,223.42**	**0.00%**
Department: 4300 - Parks							
309-4300-6407	PARKS PROJECT ENGINEERING	5,000.00	5,000.00	7,123.23	32,757.10	-27,757.10	655.14 %
309-4300-6499	PARKS PROJ CONTRACTUAL SERV	750,000.00	750,000.00	179,788.49	422,725.14	327,274.86	56.36 %
	Department: 4300 - Parks Total:	**755,000.00**	**755,000.00**	**186,911.72**	**455,482.24**	**299,517.76**	**60.33%**
Department: 9100 - Transfers In/Out							
309-9100-6910	TRANSFER OUT - CP PARKS	42,000.00	42,000.00	0.00	0.00	42,000.00	0.00 %
	Department: 9100 - Transfers In/Out Total:	**42,000.00**	**42,000.00**	**0.00**	**0.00**	**42,000.00**	**0.00%**
	Fund: 309 - CP-PARKS Total:	**797,000.00**	**797,000.00**	**195,111.72**	**544,705.66**	**252,294.34**	**68.34%**
Fund: 313 - GRIMES COMMUNITY COMPLEX IMP							
Department: 4600 - GCC-Community center							
313-4600-6499	GCC IMPRVMNTS OTHER CONTRAC...	150,000.00	150,000.00	0.00	0.00	150,000.00	0.00 %
	Department: 4600 - GCC-Community center Total:	**150,000.00**	**150,000.00**	**0.00**	**0.00**	**150,000.00**	**0.00%**
	Fund: 313 - GRIMES COMMUNITY COMPLEX IMP Total:	**150,000.00**	**150,000.00**	**0.00**	**0.00**	**150,000.00**	**0.00%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 317 - CP-COMP PLAN							
Department: 6500 - City Hall/General							
317-6500-6490	COMP PLAN - OTHER PROFESSIONA...	0.00	0.00	22,013.39	45,297.65	-45,297.65	0.00 %
Department: 6500 - City Hall/General Total:		**0.00**	**0.00**	**22,013.39**	**45,297.65**	**-45,297.65**	**0.00%**
Fund: 317 - CP-COMP PLAN Total:		**0.00**	**0.00**	**22,013.39**	**45,297.65**	**-45,297.65**	**0.00%**
Fund: 326 - ANNUAL HMA PROJECT							
Department: 2100 - Streets							
326-2100-6499	ANN HMA PROJ OTHER CONTRACT...	3,000,000.00	3,000,000.00	0.00	0.00	3,000,000.00	0.00 %
Department: 2100 - Streets Total:		**3,000,000.00**	**3,000,000.00**	**0.00**	**0.00**	**3,000,000.00**	**0.00%**
Fund: 326 - ANNUAL HMA PROJECT Total:		**3,000,000.00**	**3,000,000.00**	**0.00**	**0.00**	**3,000,000.00**	**0.00%**
Fund: 328 - WRA SANI SEWER PHASE 1							
Department: 8150 - Sewer/Sewage Disposal							
328-8150-6499	WRA SANI SWR PHS 1 OTH CONTRCT	0.00	0.00	1,800.00	1,800.00	-1,800.00	0.00 %
Department: 8150 - Sewer/Sewage Disposal Total:		**0.00**	**0.00**	**1,800.00**	**1,800.00**	**-1,800.00**	**0.00%**
Fund: 328 - WRA SANI SEWER PHASE 1 Total:		**0.00**	**0.00**	**1,800.00**	**1,800.00**	**-1,800.00**	**0.00%**
Fund: 331 - 19TH ST SEWER EXTENSION							
Department: 8150 - Sewer/Sewage Disposal							
331-8150-6407	19TH ST SEWER EXT ENGINEERING	0.00	0.00	639.00	9,324.50	-9,324.50	0.00 %
Department: 8150 - Sewer/Sewage Disposal Total:		**0.00**	**0.00**	**639.00**	**9,324.50**	**-9,324.50**	**0.00%**
Fund: 331 - 19TH ST SEWER EXTENSION Total:		**0.00**	**0.00**	**639.00**	**9,324.50**	**-9,324.50**	**0.00%**
Fund: 335 - ANN SANI SEWER I&I REHAB							
Department: 8150 - Sewer/Sewage Disposal							
335-8150-6490	ANN SANI SWR I&I OTHER PROFESS	88,500.00	88,500.00	0.00	0.00	88,500.00	0.00 %
335-8150-6499	ANN SANI SWR I&I OTHER CONTRAC	350,000.00	350,000.00	0.00	0.00	350,000.00	0.00 %
Department: 8150 - Sewer/Sewage Disposal Total:		**438,500.00**	**438,500.00**	**0.00**	**0.00**	**438,500.00**	**0.00%**
Department: 9100 - Transfers In/Out							
335-9100-6910	ANN SANI SWR I&I TRANSFER OUT	7,500.00	7,500.00	0.00	0.00	7,500.00	0.00 %
Department: 9100 - Transfers In/Out Total:		**7,500.00**	**7,500.00**	**0.00**	**0.00**	**7,500.00**	**0.00%**
Fund: 335 - ANN SANI SEWER I&I REHAB Total:		**446,000.00**	**446,000.00**	**0.00**	**0.00**	**446,000.00**	**0.00%**
Fund: 340 - ANNUAL SIGNAL IMPROVEMENT							
Department: 2300 - Street lighting							
340-2300-6407	ANNUAL SIGNAL IMP ENGINEERING	0.00	0.00	0.00	25,241.50	-25,241.50	0.00 %
340-2300-6499	ANN SIGNAL IMP OTHER CONTRAC...	600,000.00	600,000.00	0.00	0.00	600,000.00	0.00 %
Department: 2300 - Street lighting Total:		**600,000.00**	**600,000.00**	**0.00**	**25,241.50**	**574,758.50**	**4.21%**
Fund: 340 - ANNUAL SIGNAL IMPROVEMENT Total:		**600,000.00**	**600,000.00**	**0.00**	**25,241.50**	**574,758.50**	**4.21%**
Fund: 341 - HWY 44 STUDY							
Department: 2100 - Streets							
341-2100-6407	HWY 44 STUDY ENGINEER	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
Department: 2100 - Streets Total:		**5,000.00**	**5,000.00**	**0.00**	**0.00**	**5,000.00**	**0.00%**
Fund: 341 - HWY 44 STUDY Total:		**5,000.00**	**5,000.00**	**0.00**	**0.00**	**5,000.00**	**0.00%**
Fund: 345 - ANNUAL WATER MAIN REPLACE							
Department: 8100 - Debt-water Special Assessments							
345-8100-6407	WATER - PROJECTS ENGINEERING	0.00	0.00	0.00	10,758.06	-10,758.06	0.00 %
345-8100-6411	WATER - ANNUAL WTR MAIN REPLC..	0.00	0.00	10,500.00	10,500.00	-10,500.00	0.00 %
345-8100-6499	WATER - ANN WATER MAIN REPLC ...	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	0.00 %
Department: 8100 - Debt-water Special Assessments Total:		**1,000,000.00**	**1,000,000.00**	**10,500.00**	**21,258.06**	**978,741.94**	**2.13%**
Department: 9100 - Transfers In/Out							
345-9100-6910	ANN WATER MAIN REPLC TRANS O...	25,500.00	25,500.00	0.00	0.00	25,500.00	0.00 %
Department: 9100 - Transfers In/Out Total:		**25,500.00**	**25,500.00**	**0.00**	**0.00**	**25,500.00**	**0.00%**
Fund: 345 - ANNUAL WATER MAIN REPLACE Total:		**1,025,500.00**	**1,025,500.00**	**10,500.00**	**21,258.06**	**1,004,241.94**	**2.07%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 355 - TRAFFIC CALMING							
Department: 2400 - Traffic Control/Safety							
355-2400-6505	TRAFFIC CALMING EQUIPMENT	200,000.00	200,000.00	0.00	0.00	200,000.00	0.00 %
Department: 2400 - Traffic Control/Safety Total:		**200,000.00**	**200,000.00**	**0.00**	**0.00**	**200,000.00**	**0.00%**
Fund: 355 - TRAFFIC CALMING Total:		**200,000.00**	**200,000.00**	**0.00**	**0.00**	**200,000.00**	**0.00%**
Fund: 356 - ANNUAL PAVEMENT PRESERVE							
Department: 2100 - Streets							
356-2100-6499	ANN PAVMNT PRESRV OTHER CON...	75,000.00	75,000.00	0.00	0.00	75,000.00	0.00 %
Department: 2100 - Streets Total:		**75,000.00**	**75,000.00**	**0.00**	**0.00**	**75,000.00**	**0.00%**
Fund: 356 - ANNUAL PAVEMENT PRESERVE Total:		**75,000.00**	**75,000.00**	**0.00**	**0.00**	**75,000.00**	**0.00%**
Fund: 358 - ANN TRAIL IMPRV & PLAN							
Department: 4300 - Parks							
358-4300-6407	ANN TRL/PARK IMP ENGINEERING	0.00	0.00	1,436.00	1,436.00	-1,436.00	0.00 %
358-4300-6499	ANN TRL/PARK OTHER CONTRACTU...	300,000.00	300,000.00	0.00	0.00	300,000.00	0.00 %
Department: 4300 - Parks Total:		**300,000.00**	**300,000.00**	**1,436.00**	**1,436.00**	**298,564.00**	**0.48%**
Fund: 358 - ANN TRAIL IMPRV & PLAN Total:		**300,000.00**	**300,000.00**	**1,436.00**	**1,436.00**	**298,564.00**	**0.48%**
Fund: 363 - WRA SANI SEWER PHASE 3							
Department: 8150 - Sewer/Sewage Disposal							
363-8150-6499	WRA SWR PHS 3 OTHER CONTRACT...	0.00	0.00	0.00	4,214.55	-4,214.55	0.00 %
Department: 8150 - Sewer/Sewage Disposal Total:		**0.00**	**0.00**	**0.00**	**4,214.55**	**-4,214.55**	**0.00%**
Fund: 363 - WRA SANI SEWER PHASE 3 Total:		**0.00**	**0.00**	**0.00**	**4,214.55**	**-4,214.55**	**0.00%**
Fund: 369 - SE 11TH & JAMES							
Department: 2100 - Streets							
369-2100-6407	SE 11TH/JAMES ENGINEERING	0.00	0.00	27,399.50	102,305.00	-102,305.00	0.00 %
369-2100-6490	SE 11TH/JAMES OTHER PROFESSION	0.00	0.00	0.00	7,464.36	-7,464.36	0.00 %
369-2100-6499	SE 11TH/JAMES OTHER CONTRACT...	9,990,000.00	9,990,000.00	0.00	849,442.31	9,140,557.69	8.50 %
369-2100-6730	SE 11TH/JAMES LAND PURCHASE	0.00	0.00	0.00	325.00	-325.00	0.00 %
Department: 2100 - Streets Total:		**9,990,000.00**	**9,990,000.00**	**27,399.50**	**959,536.67**	**9,030,463.33**	**9.60%**
Fund: 369 - SE 11TH & JAMES Total:		**9,990,000.00**	**9,990,000.00**	**27,399.50**	**959,536.67**	**9,030,463.33**	**9.60%**
Fund: 371 - 11TH & GATEWAY SIGNAL							
Department: 2100 - Streets							
371-2100-6407	INTERSECTION IMP ENGINEERING	150,000.00	150,000.00	17,246.70	33,592.68	116,407.32	22.40 %
371-2100-6411	INTERSECTION IMP LEGAL	0.00	0.00	0.00	440.90	-440.90	0.00 %
371-2100-6490	INTERSECTION IMP OTHER PROFESS	0.00	0.00	0.00	513.90	-513.90	0.00 %
371-2100-6499	INTERSECTION IMP OTHER CONTRAC	2,200,000.00	2,200,000.00	0.00	437,414.25	1,762,585.75	19.88 %
371-2100-6730	11TH/GTWY INTERSCTION LAND P...	0.00	0.00	0.00	22,902.00	-22,902.00	0.00 %
Department: 2100 - Streets Total:		**2,350,000.00**	**2,350,000.00**	**17,246.70**	**494,863.73**	**1,855,136.27**	**21.06%**
Department: 9100 - Transfers In/Out							
371-9100-6910	11TH/GTWY SIGNAL TRANSFER OUT	42,000.00	42,000.00	0.00	0.00	42,000.00	0.00 %
Department: 9100 - Transfers In/Out Total:		**42,000.00**	**42,000.00**	**0.00**	**0.00**	**42,000.00**	**0.00%**
Fund: 371 - 11TH & GATEWAY SIGNAL Total:		**2,392,000.00**	**2,392,000.00**	**17,246.70**	**494,863.73**	**1,897,136.27**	**20.69%**
Fund: 374 - WATER PRODUCTION PROJECTS							
Department: 8100 - Debt-water Special Assessments							
374-8100-6407	WATER - WTR PROD PROJECTS ENG...	0.00	0.00	35,848.75	82,776.20	-82,776.20	0.00 %
374-8100-6499	WATER - WTR PROD PROJ OTHER C...	0.00	0.00	3,565.57	3,565.57	-3,565.57	0.00 %
Department: 8100 - Debt-water Special Assessments Total:		**0.00**	**0.00**	**39,414.32**	**86,341.77**	**-86,341.77**	**0.00%**
Fund: 374 - WATER PRODUCTION PROJECTS Total:		**0.00**	**0.00**	**39,414.32**	**86,341.77**	**-86,341.77**	**0.00%**
Fund: 375 - NE DEST/NE BVRBROOKE IMP							
Department: 2100 - Streets							
375-2100-6407	DEST/NE BVBRK IMP ENGINEERING	30,000.00	30,000.00	5,391.00	22,150.75	7,849.25	73.84 %
375-2100-6411	DEST/NE BVBRK IMP LEGAL	600,000.00	600,000.00	0.00	0.00	600,000.00	0.00 %
375-2100-6490	DEST/NE BVRBRK IMP OTHER PROFE	4,500,000.00	4,500,000.00	0.00	0.00	4,500,000.00	0.00 %
Department: 2100 - Streets Total:		**5,130,000.00**	**5,130,000.00**	**5,391.00**	**22,150.75**	**5,107,849.25**	**0.43%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Department: 9100 - Transfers In/Out							
375-9100-6910	DEST/NE BVRBRK IMP TRANS OUT	120,000.00	120,000.00	0.00	0.00	120,000.00	0.00 %
Department: 9100 - Transfers In/Out Total:		**120,000.00**	**120,000.00**	**0.00**	**0.00**	**120,000.00**	**0.00%**
Fund: 375 - NE DEST/NE BVRBROOKE IMP Total:		**5,250,000.00**	**5,250,000.00**	**5,391.00**	**22,150.75**	**5,227,849.25**	**0.42%**
Fund: 378 - FIRE STATION							
Department: 1500 - Fire							
378-1500-6411	FIRE STATION LEGAL	0.00	0.00	32,000.00	32,000.00	-32,000.00	0.00 %
378-1500-6490	FIRE STATION OTHER PROFESSIONA	0.00	0.00	17,683.54	287,491.04	-287,491.04	0.00 %
378-1500-6499	FIRE STATIN OTHER CONTRACTUAL	4,500,000.00	4,500,000.00	53,747.92	1,925,779.09	2,574,220.91	42.80 %
Department: 1500 - Fire Total:		**4,500,000.00**	**4,500,000.00**	**103,431.46**	**2,245,270.13**	**2,254,729.87**	**49.89%**
Fund: 378 - FIRE STATION Total:		**4,500,000.00**	**4,500,000.00**	**103,431.46**	**2,245,270.13**	**2,254,729.87**	**49.89%**
Fund: 379 - 100TH ST WIDENING							
Department: 2100 - Streets							
379-2100-6407	100TH ST WIDENING ENGINEERING	0.00	0.00	0.00	4,509.05	-4,509.05	0.00 %
379-2100-6499	100TH ST WIDENING OTHER CONT...	0.00	0.00	0.00	6,045.22	-6,045.22	0.00 %
Department: 2100 - Streets Total:		**0.00**	**0.00**	**0.00**	**10,554.27**	**-10,554.27**	**0.00%**
Fund: 379 - 100TH ST WIDENING Total:		**0.00**	**0.00**	**0.00**	**10,554.27**	**-10,554.27**	**0.00%**
Fund: 385 - SE 41ST & SE PARK EXTNSN							
Department: 2100 - Streets							
385-2100-6407	SE 41ST & SE PARK ENGINEERING	90,000.00	90,000.00	0.00	4,685.00	85,315.00	5.21 %
385-2100-6490	SE 41ST & SE PARK OTHER PROFES	2,068,000.00	2,068,000.00	0.00	0.00	2,068,000.00	0.00 %
385-2100-6499	SE 41ST & SE PARK OTHER CONTRA	500,000.00	500,000.00	0.00	0.00	500,000.00	0.00 %
Department: 2100 - Streets Total:		**2,658,000.00**	**2,658,000.00**	**0.00**	**4,685.00**	**2,653,315.00**	**0.18%**
Fund: 385 - SE 41ST & SE PARK EXTNSN Total:		**2,658,000.00**	**2,658,000.00**	**0.00**	**4,685.00**	**2,653,315.00**	**0.18%**
Fund: 387 - CITY HALL PROJECT							
Department: 6500 - City Hall/General							
387-6500-6411	CITY HALL - PROJ LEGAL	0.00	0.00	16,000.00	16,000.00	-16,000.00	0.00 %
387-6500-6490	CITY HALL - PROJ OTHER PROFESSIO	400,000.00	400,000.00	8,250.00	308,386.78	91,613.22	77.10 %
Department: 6500 - City Hall/General Total:		**400,000.00**	**400,000.00**	**24,250.00**	**324,386.78**	**75,613.22**	**81.10%**
Fund: 387 - CITY HALL PROJECT Total:		**400,000.00**	**400,000.00**	**24,250.00**	**324,386.78**	**75,613.22**	**81.10%**
Fund: 399 - EQUIP REVOLVING PROGRAM							
Department: 1500 - Fire							
399-1500-6727	CAPITAL EQUIPMENT	563,349.00	563,349.00	0.00	0.00	563,349.00	0.00 %
Department: 1500 - Fire Total:		**563,349.00**	**563,349.00**	**0.00**	**0.00**	**563,349.00**	**0.00%**
Department: 2100 - Streets							
399-2100-6727	CAPITAL EQUIPMENT	471,000.00	471,000.00	0.00	61,071.00	409,929.00	12.97 %
Department: 2100 - Streets Total:		**471,000.00**	**471,000.00**	**0.00**	**61,071.00**	**409,929.00**	**12.97%**
Department: 4300 - Parks							
399-4300-6727	CAPITAL EQUIPMENT	105,000.00	105,000.00	0.00	0.00	105,000.00	0.00 %
Department: 4300 - Parks Total:		**105,000.00**	**105,000.00**	**0.00**	**0.00**	**105,000.00**	**0.00%**
Department: 4700 - Multi Plex							
399-4700-6727	CAPITAL EQUIPMENT	17,000.00	17,000.00	0.00	0.00	17,000.00	0.00 %
Department: 4700 - Multi Plex Total:		**17,000.00**	**17,000.00**	**0.00**	**0.00**	**17,000.00**	**0.00%**
Department: 6500 - City Hall/General							
399-6500-6727	CAPITAL EQUIPMENT	0.00	200,000.00	3,126.00	145,769.17	54,230.83	72.88 %

Budget Adjustments

Number	Date	Description	Adjustment
BA0000002	11/25/2025	FY 2025-2026 BUDGET AMENDMENT #1	200,000.00

Department: 6500 - City Hall/General Total:		**0.00**	**200,000.00**	**3,126.00**	**145,769.17**	**54,230.83**	**72.88%**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Department: 8650 - Storm Water							
399-8650-6727	CAPITAL EQUIPMENT	400,000.00	400,000.00	0.00	0.00	400,000.00	0.00 %
	Department: 8650 - Storm Water Total:	**400,000.00**	**400,000.00**	**0.00**	**0.00**	**400,000.00**	**0.00%**
	Fund: 399 - EQUIP REVOLVING PROGRAM Total:	**1,556,349.00**	**1,756,349.00**	**3,126.00**	**206,840.17**	**1,549,508.83**	**11.78%**
Fund: 600 - WATER							
Department: 8100 - Debt-water Special Assessments							
600-8100-6010	WATER - WAGES	565,025.00	565,025.00	66,208.72	195,567.77	369,457.23	34.61 %
600-8100-6020	WATER WAGES - PART TIME	10,000.00	10,000.00	0.00	0.00	10,000.00	0.00 %
600-8100-6110	WATER - FICA (CITY SHARE)	37,669.00	37,669.00	4,896.11	14,434.15	23,234.85	38.32 %
600-8100-6130	WATER - IPERS (CITY SHARE)	53,338.00	53,338.00	6,206.62	18,288.32	35,049.68	34.29 %
600-8100-6150	WATER - GROUP INSURANCE	37,500.00	37,500.00	5,795.53	23,188.23	14,311.77	61.84 %
600-8100-6160	WATER - WORKERS COMP	2,000.00	2,000.00	139.93	886.22	1,113.78	44.31 %
600-8100-6181	WATER UNIFORM ALLOWANCE	1,950.00	1,950.00	0.00	486.90	1,463.10	24.97 %
600-8100-6183	WATER - EMP MED REIMBURSEME...	6,000.00	6,000.00	0.00	132.00	5,868.00	2.20 %
600-8100-6210	WATER - DUES/MTG/MILEAGE	4,500.00	4,500.00	0.00	1,329.50	3,170.50	29.54 %
600-8100-6230	WATER - TRAINING	3,500.00	3,500.00	0.00	759.08	2,740.92	21.69 %
600-8100-6310	WATER - BUILDING MAINT/REPAIR	175,000.00	175,000.00	151,445.07	178,423.63	-3,423.63	101.96 %
600-8100-6320	WATER - GROUNDS MAINT/REPAIR	15,000.00	15,000.00	0.00	217.50	14,782.50	1.45 %
600-8100-6331	WATER - VEHICLE OPERATIONS	6,000.00	6,000.00	134.32	1,061.51	4,938.49	17.69 %
600-8100-6332	WATER - VEHICLE REPAIR	10,000.00	10,000.00	0.00	862.88	9,137.12	8.63 %
600-8100-6350	WATER - EQUIP/MAIN/LINE MAINT	100,000.00	100,000.00	33,309.69	45,362.30	54,637.70	45.36 %
600-8100-6371	WATER - ELECTRIC/GAS	250,000.00	250,000.00	34,378.59	120,420.90	129,579.10	48.17 %
600-8100-6373	WATER - TELEPHONE/COMMUNICA...	15,000.00	15,000.00	3,284.01	7,353.47	7,646.53	49.02 %
600-8100-6408	WATER - LIABILITY INSURANCE	125,000.00	125,000.00	0.00	0.00	125,000.00	0.00 %
600-8100-6411	WATER - LEGAL FEES	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
600-8100-6413	WATER PAYMENTS - OTH AGENCIES	2,634,345.00	2,634,345.00	211,822.10	778,065.30	1,856,279.70	29.54 %
600-8100-6418	WATER - SALES TAX	377,356.00	377,356.00	29,990.66	120,219.89	257,136.11	31.86 %
600-8100-6490	WATER - PROFESSIONAL SERVICES	75,000.00	75,000.00	463.00	5,745.88	69,254.12	7.66 %
600-8100-6499	WATER - CONTRACTUAL FEES	1,174,500.00	1,174,500.00	53,097.89	209,830.83	964,669.17	17.87 %
600-8100-6501	WATER - CHEMICALS	600,000.00	600,000.00	38,903.91	129,307.79	470,692.21	21.55 %
600-8100-6503	WATER - MERCHANDISE FOR RE-SAL	225,000.00	225,000.00	8,229.58	82,124.78	142,875.22	36.50 %
600-8100-6504	WATER - EQUIPMENT/TOOLS	25,000.00	25,000.00	96.94	1,505.50	23,494.50	6.02 %
600-8100-6505	WATER-OTHER EQUIPMENT	60,000.00	60,000.00	5,799.50	25,829.01	34,170.99	43.05 %
600-8100-6506	WATER - OFFICE EXP	80,000.00	80,000.00	5,396.69	20,375.20	59,624.80	25.47 %
600-8100-6507	WATER - OPERATING SUPPLIES	25,000.00	25,000.00	223.96	4,090.64	20,909.36	16.36 %
600-8100-6508	WATER - POSTAGE	500.00	500.00	21.54	160.05	339.95	32.01 %
600-8100-6599	WATER - LIME REMOVAL/MISC EXP	100,000.00	100,000.00	88,466.59	257,909.61	-157,909.61	257.91 %
600-8100-6799	WATER - CIWW PROJECTS OTHER C...	523,000.00	5,523,000.00	0.00	0.00	5,523,000.00	0.00 %

Budget Adjustments

Number	Date	Description	Adjustment
BA0000002	11/25/2025	FY 2025-2026 BUDGET AMENDMENT #1	5,000,000.00

Department: 8100 - Debt-water Special Assessments Total:	**7,322,183.00**	**12,322,183.00**	**748,310.95**	**2,243,938.84**	**10,078,244.16**	**18.21%**
Department: 9100 - Transfers In/Out						
600-9100-6910 TRANSFER OUT - WATER	2,853,571.00	2,853,571.00	0.00	0.00	2,853,571.00	0.00 %
Department: 9100 - Transfers In/Out Total:	**2,853,571.00**	**2,853,571.00**	**0.00**	**0.00**	**2,853,571.00**	**0.00%**
Fund: 600 - WATER Total:	**10,175,754.00**	**15,175,754.00**	**748,310.95**	**2,243,938.84**	**12,931,815.16**	**14.79%**
Fund: 601 - WATER DEPOSITS						
Department: 8100 - Debt-water Special Assessments						
601-8100-6498 WATER - DEPOSITS REFUNDS	60,000.00	60,000.00	8,408.90	21,922.22	38,077.78	36.54 %
Department: 8100 - Debt-water Special Assessments Total:	**60,000.00**	**60,000.00**	**8,408.90**	**21,922.22**	**38,077.78**	**36.54%**
Fund: 601 - WATER DEPOSITS Total:	**60,000.00**	**60,000.00**	**8,408.90**	**21,922.22**	**38,077.78**	**36.54%**
Fund: 602 - WATER SINKING						
Department: 8100 - Debt-water Special Assessments						
602-8100-6801 WATER - REV BOND PRINCIPAL	341,000.00	341,000.00	0.00	0.00	341,000.00	0.00 %
602-8100-6851 WATER - REV BOND INTEREST	124,075.00	124,075.00	0.00	0.00	124,075.00	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
602-8100-6899	WATER - REV BOND FEES	17,285.00	17,285.00	0.00	0.00	17,285.00	0.00 %
Department: 8100 - Debt-water Special Assessments Total:		**482,360.00**	**482,360.00**	**0.00**	**0.00**	**482,360.00**	**0.00%**
Fund: 602 - WATER SINKING Total:		**482,360.00**	**482,360.00**	**0.00**	**0.00**	**482,360.00**	**0.00%**
Fund: 610 - SEWER							
Department: 8150 - Sewer/Sewage Disposal							
610-8150-6010	SEWER - WAGES	492,400.00	492,400.00	55,508.13	167,631.26	324,768.74	34.04 %
610-8150-6020	SEWER WAGES - PART TIME	8,000.00	8,000.00	0.00	0.00	8,000.00	0.00 %
610-8150-6110	SEWER - FICA (CITY SHARE)	37,669.00	37,669.00	4,111.65	12,401.96	25,267.04	32.92 %
610-8150-6130	SEWER - IPERS (CITY SHARE)	46,483.00	46,483.00	5,201.56	15,670.13	30,812.87	33.71 %
610-8150-6150	SEWER - GROUP INSURANCE	69,036.00	69,036.00	4,818.04	19,288.19	49,747.81	27.94 %
610-8150-6160	SEWER - WORKERS COMP	2,200.00	2,200.00	88.07	557.78	1,642.22	25.35 %
610-8150-6181	SEWER - UNIFORM ALLOWANCE	1,300.00	1,300.00	0.00	566.41	733.59	43.57 %
610-8150-6183	SEWER - EMP MED REIMBURSEME...	6,000.00	6,000.00	0.00	132.00	5,868.00	2.20 %
610-8150-6210	SEWER - DUES & MEMBERSHIPS	4,500.00	4,500.00	0.00	0.00	4,500.00	0.00 %
610-8150-6230	SEWER - TRAINING	3,000.00	3,000.00	100.00	140.00	2,860.00	4.67 %
610-8150-6320	SEWER- GROUNDS MAINT	2,500.00	2,500.00	22.99	154.65	2,345.35	6.19 %
610-8150-6331	SEWER - VEHICLE OPERATIONS	5,000.00	5,000.00	300.29	1,627.30	3,372.70	32.55 %
610-8150-6350	SEWER - EQUIP MAINT/REPAIR	75,000.00	75,000.00	3,862.83	28,191.70	46,808.30	37.59 %
610-8150-6371	SEWER - ELECTRIC/GAS	175,000.00	175,000.00	5,667.92	28,770.37	146,229.63	16.44 %
610-8150-6373	SEWER - TELEPHONE/COMMUNICA...	1,200.00	1,200.00	254.80	585.63	614.37	48.80 %
610-8150-6397	SEWER - LINE INFRA MAINT	100,000.00	100,000.00	1,219.67	11,934.70	88,065.30	11.93 %
610-8150-6399	SEWER - REED BED MAINTENANCE	170,000.00	170,000.00	0.00	0.00	170,000.00	0.00 %
610-8150-6408	SEWER - LIABILITY INSURANCE	95,000.00	95,000.00	0.00	0.00	95,000.00	0.00 %
610-8150-6413	SEWER - PAY OTH AGENCY WRA	2,980,018.00	2,980,018.00	241,349.20	1,206,745.60	1,773,272.40	40.49 %
610-8150-6418	SEWER - SALES TAX	80,012.00	80,012.00	8,524.17	32,280.19	47,731.81	40.34 %
610-8150-6490	SEWER - PROFESSIONAL SERV	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00 %
610-8150-6499	SEWER - CONTRACTUAL FEES	50,000.00	50,000.00	74.15	356.81	49,643.19	0.71 %
610-8150-6504	SEWER - MINOR EQUIPMENT	35,000.00	35,000.00	0.00	0.00	35,000.00	0.00 %
610-8150-6505	SEWER - OTHER EQUIPMENT	55,000.00	55,000.00	0.00	0.00	55,000.00	0.00 %
610-8150-6506	SEWER - OFFICE EXP	70,000.00	70,000.00	4,951.68	20,642.02	49,357.98	29.49 %
610-8150-6507	SEWER - OPERATING SUPPLIES	50,000.00	50,000.00	50.48	1,392.92	48,607.08	2.79 %
Department: 8150 - Sewer/Sewage Disposal Total:		**4,664,318.00**	**4,664,318.00**	**336,105.63**	**1,549,069.62**	**3,115,248.38**	**33.21%**
Department: 9100 - Transfers In/Out							
610-9100-6910	SEWER - TRANSFER OUT	1,810,235.00	1,810,235.00	0.00	0.00	1,810,235.00	0.00 %
Department: 9100 - Transfers In/Out Total:		**1,810,235.00**	**1,810,235.00**	**0.00**	**0.00**	**1,810,235.00**	**0.00%**
Fund: 610 - SEWER Total:		**6,474,553.00**	**6,474,553.00**	**336,105.63**	**1,549,069.62**	**4,925,483.38**	**23.93%**
Fund: 611 - SEWER SINKING							
Department: 8150 - Sewer/Sewage Disposal							
611-8150-6801	SEWER REVENUE BOND PRINCIPAL	688,000.00	688,000.00	0.00	0.00	688,000.00	0.00 %
611-8150-6851	SEWER REVENUE BOND INTEREST	648,488.00	648,488.00	0.00	0.00	648,488.00	0.00 %
611-8150-6899	SEWER BOND REGISTRATION FEES	95,753.00	95,753.00	0.00	0.00	95,753.00	0.00 %
Department: 8150 - Sewer/Sewage Disposal Total:		**1,432,241.00**	**1,432,241.00**	**0.00**	**0.00**	**1,432,241.00**	**0.00%**
Fund: 611 - SEWER SINKING Total:		**1,432,241.00**	**1,432,241.00**	**0.00**	**0.00**	**1,432,241.00**	**0.00%**
Fund: 670 - LANDFILL/GARBAGE							
Department: 8400 - Landfill/Garbage							
670-8400-6418	SOLID WASTE - SALES TAX	24.00	24.00	2.19	8.68	15.32	36.17 %
670-8400-6499	SOLID WASTE - GARBAGE CONTRACT	1,071,531.00	1,071,531.00	79,110.74	312,922.47	758,608.53	29.20 %
670-8400-6506	SOLID WASTE - OFFICE EXP	520.00	520.00	0.00	0.00	520.00	0.00 %
Department: 8400 - Landfill/Garbage Total:		**1,072,075.00**	**1,072,075.00**	**79,112.93**	**312,931.15**	**759,143.85**	**29.19%**
Fund: 670 - LANDFILL/GARBAGE Total:		**1,072,075.00**	**1,072,075.00**	**79,112.93**	**312,931.15**	**759,143.85**	**29.19%**
Fund: 740 - STORM WATER							
Department: 8650 - Storm Water							
740-8650-6010	STORM WATER -WAGES - FULL TIME	158,464.00	158,464.00	18,020.16	53,993.35	104,470.65	34.07 %
740-8650-6110	STORM WATER - FICA	12,123.00	12,123.00	1,356.69	4,056.54	8,066.46	33.46 %
740-8650-6130	STORM WATER - IPERS	14,959.00	14,959.00	1,690.65	5,055.24	9,903.76	33.79 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
740-8650-6150	STORM WATER - GROUP INSURANCE	32,500.00	32,500.00	1,720.82	6,884.83	25,615.17	21.18 %
740-8650-6181	STORM WATER - UNIFORM ALLOW...	1,300.00	1,300.00	18.99	53.38	1,246.62	4.11 %
740-8650-6183	STORM WATER - EMP MED REIMB...	0.00	0.00	0.00	400.00	-400.00	0.00 %
740-8650-6210	STORM WATER - DUES/MEMBERSH...	18,000.00	18,000.00	0.00	0.00	18,000.00	0.00 %
740-8650-6230	STORM WATER - TRAINING	5,500.00	5,500.00	0.00	0.00	5,500.00	0.00 %
740-8650-6331	STORM WATER - VEHICLE OPERATI...	9,000.00	9,000.00	64.32	1,373.89	7,626.11	15.27 %
740-8650-6350	STORM WATER - OPERATIONAL EQ...	5,000.00	5,000.00	0.00	1,201.81	3,798.19	24.04 %
740-8650-6373	STORM WATER - TELEPHONE/CO...	1,200.00	1,200.00	13.33	73.98	1,126.02	6.17 %
740-8650-6399	STORM WATER - STORM WATER - ...	200,000.00	202,683.00	5,347.14	12,606.07	190,076.93	6.22 %

Budget Adjustments

Number	Date	Description	Adjustment
BA0000002	11/25/2025	FY 2025-2026 BUDGET AMENDMENT #1	2,683.00

740-8650-6407	STORM WATER-ENGINEERING	30,000.00	30,000.00	0.00	0.00	30,000.00	0.00 %
740-8650-6418	STORM WATER - SALES TAX	20,600.00	20,600.00	1,619.35	6,142.93	14,457.07	29.82 %
740-8650-6499	STORM WATER - CONTRACTUAL FE...	75,000.00	75,000.00	1,154.15	33,101.25	41,898.75	44.14 %
740-8650-6504	STORM WATER - EQUIPMENT	35,000.00	35,000.00	0.00	403.98	34,596.02	1.15 %
740-8650-6599	STORM WATER-OTHER SUPPLIES	25,000.00	25,000.00	110.95	464.83	24,535.17	1.86 %
	Department: 8650 - Storm Water Total:	**643,646.00**	**646,329.00**	**31,116.55**	**125,812.08**	**520,516.92**	**19.47%**
Department: 9100 - Transfers In/Out							
740-9100-6910	STORM WATER - TRANSFER OUT	441,136.00	441,136.00	0.00	0.00	441,136.00	0.00 %
	Department: 9100 - Transfers In/Out Total:	**441,136.00**	**441,136.00**	**0.00**	**0.00**	**441,136.00**	**0.00%**
	Fund: 740 - STORM WATER Total:	**1,084,782.00**	**1,087,465.00**	**31,116.55**	**125,812.08**	**961,652.92**	**11.57%**
Fund: 750 - MULTIPLEX							
Department: 8900 - Sports Complex							
750-8900-6181	MULTIPLEX UNIFORM ALLOWANCE	4,000.00	4,000.00	129.99	1,248.27	2,751.73	31.21 %
750-8900-6230	MULTIPLEX TRAINING	10,000.00	10,000.00	1,370.25	2,872.37	7,127.63	28.72 %
750-8900-6310	MULTIPLEX BUILDING REP MAINT	20,000.00	20,000.00	2,611.82	5,131.29	14,868.71	25.66 %
750-8900-6320	MULTIPLEX GROUNDS REPAIR/MAIN	20,000.00	20,000.00	165.00	5,717.48	14,282.52	28.59 %
750-8900-6321	MULTIPLEX MOWING/LITER/BEAUTI	0.00	0.00	220.00	985.00	-985.00	0.00 %
750-8900-6331	MULTIPLEX VEHICLE OPERATIONS	0.00	0.00	1,753.87	9,102.04	-9,102.04	0.00 %
750-8900-6332	MULTIPLEX VEHICLE REPAIRS	0.00	0.00	0.00	477.48	-477.48	0.00 %
750-8900-6350	MULTIPLEX OPERATIONAL EQUIP R	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
750-8900-6371	MULTIPLEX UTILITIES	5,000.00	5,000.00	4,526.38	16,945.65	-11,945.65	338.91 %
750-8900-6372	MULTIPLEX GARBAGE/RECYCLING	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
750-8900-6373	MULTIPLEX TELEPHONE/COMMUNI...	9,000.00	9,000.00	60.06	240.24	8,759.76	2.67 %
750-8900-6402	MULTIPLEX ADVERTISING	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
750-8900-6408	MULTIPLEX INSURANCE	8,500.00	8,500.00	0.00	0.00	8,500.00	0.00 %
750-8900-6409	MULTIPLEX JANITORIAL	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00 %
750-8900-6418	MULTIPLEX SALES TAX	40,000.00	40,000.00	3,689.59	16,602.16	23,397.84	41.51 %
750-8900-6490	MULTIPLEX OTHER PROF SERVICES	17,700.00	17,700.00	0.00	0.00	17,700.00	0.00 %
750-8900-6499	MULTIPLEX OTHER CONTRACT SERV	25,000.00	25,000.00	1,442.28	7,161.12	17,838.88	28.64 %
750-8900-6501	MULTIPLEX CHEMICALS	0.00	0.00	2,107.40	2,107.40	-2,107.40	0.00 %
750-8900-6506	MULTIPLEX OFFICE SUPPLIES	1,000.00	1,000.00	0.00	102.44	897.56	10.24 %
750-8900-6507	MULTIPLEX OPERATING SUPPLIES	60,000.00	60,000.00	77.86	26,613.14	33,386.86	44.36 %
750-8900-6510	MULTIPLEX SAFETY SUPPLIES	5,000.00	5,000.00	234.00	983.52	4,016.48	19.67 %
	Department: 8900 - Sports Complex Total:	**245,200.00**	**245,200.00**	**18,388.50**	**96,289.60**	**148,910.40**	**39.27%**
Department: 9100 - Transfers In/Out							
750-9100-6910	MULTIPLEX TRANSFER OUT	59,925.00	59,925.00	0.00	0.00	59,925.00	0.00 %
	Department: 9100 - Transfers In/Out Total:	**59,925.00**	**59,925.00**	**0.00**	**0.00**	**59,925.00**	**0.00%**
	Fund: 750 - MULTIPLEX Total:	**305,125.00**	**305,125.00**	**18,388.50**	**96,289.60**	**208,835.40**	**31.56%**
	Report Total:	**99,396,585.00**	**104,710,952.00**	**3,062,473.73**	**14,366,454.44**	**90,344,497.56**	**13.72%**

Group Summary

Departmen…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 001 - GENERAL						
1100 - Police	1,596,941.00	1,596,941.00	130,215.58	515,860.66	1,081,080.34	32.30%
1300 - Emergency Management	17,000.00	17,000.00	0.00	0.00	17,000.00	0.00%
1500 - Fire	1,065,796.00	1,065,796.00	59,239.63	241,499.03	824,296.97	22.66%
1600 - Ambulance	1,570,947.00	1,570,947.00	124,477.31	498,591.72	1,072,355.28	31.74%
1700 - Building Services	1,569,047.00	1,569,047.00	129,266.09	452,370.11	1,116,676.89	28.83%
1900 - Animal control	250.00	250.00	0.00	0.00	250.00	0.00%
2100 - Streets	1,019,660.00	1,019,660.00	155,580.83	389,737.43	629,922.57	38.22%
2500 - Snow	5,000.00	5,000.00	0.00	-29.98	5,029.98	-0.60%
3500 - Water, Air, Mosquito	1,500.00	1,500.00	244.00	244.00	1,256.00	16.27%
4300 - Parks	606,797.00	611,047.00	54,520.62	195,888.07	415,158.93	32.06%
4310 - North Sports Complex	45,000.00	45,000.00	1,826.23	8,118.19	36,881.81	18.04%
4320 - South Sports Complex	45,000.00	45,000.00	4,612.59	12,512.13	32,487.87	27.80%
4400 - Recreation	335,536.00	335,536.00	40,597.38	158,857.82	176,678.18	47.34%
4410 - Rec-Youth Programs	48,000.00	53,000.00	966.01	27,374.86	25,625.14	51.65%
4420 - Rec-Youth Sports	0.00	0.00	613.99	883.39	-883.39	0.00%
4430 - Rec-Adult Programs	6,600.00	6,600.00	63.35	660.65	5,939.35	10.01%
4500 - Cemetery	121,000.00	121,000.00	11,229.00	51,797.29	69,202.71	42.81%
4600 - GCC-Community center	168,170.00	168,170.00	9,999.35	56,255.93	111,914.07	33.45%
4700 - Multi Plex	298,363.00	298,363.00	30,161.09	131,284.91	167,078.09	44.00%
4900 - Splashpad	46,800.00	46,800.00	684.69	18,270.01	28,529.99	39.04%
5200 - Economic Development	485,240.00	485,240.00	28,516.78	71,350.43	413,889.57	14.70%
6100 - Mayor,Council, Manager	282,965.00	309,765.00	22,941.26	83,794.09	225,970.91	27.05%
6200 - Clerk,Finance, Admin, HR	625,398.00	625,398.00	69,624.14	211,633.22	413,764.78	33.84%
6300 - Elections	31,300.00	31,300.00	0.00	18,000.00	13,300.00	57.51%
6400 - Legal Services/Attorney	260,800.00	260,800.00	32,451.98	60,814.44	199,985.56	23.32%
6500 - City Hall/General	311,465.00	311,465.00	6,812.82	37,843.00	273,622.00	12.15%
6600 - Tort Liability Insurance	131,250.00	131,250.00	0.00	0.00	131,250.00	0.00%
6700 - IT	397,484.00	397,484.00	44,209.34	130,871.22	266,612.78	32.92%
6990 - Other General Government	189,000.00	220,094.00	4,938.15	15,085.96	205,008.04	6.85%
9100 - Transfers In/Out	3,068,847.00	3,068,847.00	0.00	0.00	3,068,847.00	0.00%
Fund: 001 - GENERAL Total:	**14,351,156.00**	**14,418,300.00**	**963,792.21**	**3,389,568.58**	**11,028,731.42**	**23.51%**
Fund: 002 - LIBRARY FUND						
4100 - Library	1,073,574.00	1,073,574.00	104,979.49	352,996.46	720,577.54	32.88%
Fund: 002 - LIBRARY FUND Total:	**1,073,574.00**	**1,073,574.00**	**104,979.49**	**352,996.46**	**720,577.54**	**32.88%**
Fund: 110 - ROAD USE TAX						
2100 - Streets	1,348,141.00	1,348,141.00	76,881.96	295,542.77	1,052,598.23	21.92%
2300 - Street lighting	233,000.00	233,000.00	14,668.69	60,403.43	172,596.57	25.92%
2400 - Traffic Control/Safety	35,000.00	35,000.00	10,370.00	24,868.21	10,131.79	71.05%
2500 - Snow	342,600.00	342,600.00	1,692.22	21,499.48	321,100.52	6.28%
9100 - Transfers In/Out	1,538,933.00	1,538,933.00	0.00	0.00	1,538,933.00	0.00%
Fund: 110 - ROAD USE TAX Total:	**3,497,674.00**	**3,497,674.00**	**103,612.87**	**402,313.89**	**3,095,360.11**	**11.50%**
Fund: 112 - EMPLOYEE BENEFITS						
1500 - Fire	181,776.00	181,776.00	10,881.00	43,524.00	138,252.00	23.94%
1600 - Ambulance	471,671.00	471,671.00	38,891.92	155,567.68	316,103.32	32.98%
1700 - Building Services	428,798.00	428,798.00	37,304.57	135,248.11	293,549.89	31.54%
2100 - Streets	512,632.00	532,632.00	43,820.79	158,011.06	374,620.94	29.67%
2500 - Snow	18,900.00	18,900.00	41.15	41.15	18,858.85	0.22%
4100 - Library	198,950.00	198,950.00	21,029.79	73,099.89	125,850.11	36.74%
4300 - Parks	134,089.00	134,089.00	9,093.18	31,094.20	102,994.80	23.19%
4400 - Recreation	72,398.00	72,398.00	8,442.85	28,595.23	43,802.77	39.50%
4500 - Cemetery	1,026.00	1,026.00	0.00	0.00	1,026.00	0.00%
4600 - GCC-Community center	0.00	0.00	143.63	909.63	-909.63	0.00%
4700 - Multi Plex	108,507.00	108,507.00	7,251.90	28,314.23	80,192.77	26.09%
4900 - Splashpad	3,760.00	3,760.00	0.00	0.00	3,760.00	0.00%

Departmen…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
5200 - Economic Development	48,824.00	48,824.00	3,162.65	10,249.53	38,574.47	20.99%
6100 - Mayor,Council, Manager	63,201.00	67,201.00	5,491.09	18,661.23	48,539.77	27.77%
6200 - Clerk,Finance, Admin, HR	206,733.00	206,733.00	19,890.94	67,666.32	139,066.68	32.73%
6500 - City Hall/General	5,000.00	5,000.00	1,011.90	1,047.60	3,952.40	20.95%
6700 - IT	60,400.00	60,400.00	6,360.50	20,495.94	39,904.06	33.93%
Fund: 112 - EMPLOYEE BENEFITS Total:	**2,516,665.00**	**2,540,665.00**	**212,817.86**	**772,525.80**	**1,768,139.20**	**30.41%**
Fund: 121 - LOCAL OPTION SALES RAX						
9100 - Transfers In/Out	2,579,035.00	2,579,035.00	0.00	0.00	2,579,035.00	0.00%
Fund: 121 - LOCAL OPTION SALES RAX Total:	**2,579,035.00**	**2,579,035.00**	**0.00**	**0.00**	**2,579,035.00**	**0.00%**
Fund: 125 - TAX INCREMENT FINANCING						
5200 - Economic Development	3,093,402.00	3,093,402.00	0.00	0.00	3,093,402.00	0.00%
9100 - Transfers In/Out	5,753,533.00	5,753,533.00	0.00	0.00	5,753,533.00	0.00%
Fund: 125 - TAX INCREMENT FINANCING Total:	**8,846,935.00**	**8,846,935.00**	**0.00**	**0.00**	**8,846,935.00**	**0.00%**
Fund: 160 - HOTEL/MOTEL/ECON DEV						
5200 - Economic Development	52,000.00	52,000.00	1,557.96	8,842.58	43,157.42	17.00%
Fund: 160 - HOTEL/MOTEL/ECON DEV Total:	**52,000.00**	**52,000.00**	**1,557.96**	**8,842.58**	**43,157.42**	**17.00%**
Fund: 167 - RESTRICTED GIFTS						
4100 - Library	27,228.00	27,228.00	42.00	320.78	26,907.22	1.18%
Fund: 167 - RESTRICTED GIFTS Total:	**27,228.00**	**27,228.00**	**42.00**	**320.78**	**26,907.22**	**1.18%**
Fund: 200 - DEBT SERVICE						
2100 - Streets	282,145.00	282,145.00	0.00	600.00	281,545.00	0.21%
2110 - 2007 Bond	279,482.00	279,482.00	0.00	0.00	279,482.00	0.00%
2120 - 2009 Bond	1,286,726.00	1,303,726.00	0.00	0.00	1,303,726.00	0.00%
2130 - 2012 Bond	359,460.00	359,460.00	600.00	600.00	358,860.00	0.17%
2150 - 2017A Bond	990,632.00	990,632.00	0.00	0.00	990,632.00	0.00%
2160 - 2017 Refinancing Bond	574,050.00	574,050.00	0.00	0.00	574,050.00	0.00%
2180 - 2020 Go Bond	592,200.00	592,200.00	0.00	600.00	591,600.00	0.10%
2190 - 2021A Go Bond	732,950.00	732,950.00	0.00	600.00	732,350.00	0.08%
2210 - 2021B Go Lost Bond	256,500.00	256,500.00	0.00	600.00	255,900.00	0.23%
2220 - 2022A Bond	663,000.00	663,000.00	0.00	600.00	662,400.00	0.09%
2230 - 2022B Bond	795,600.00	795,600.00	0.00	0.00	795,600.00	0.00%
2240 - 2023B Go Bond	1,223,950.00	1,223,950.00	0.00	0.00	1,223,950.00	0.00%
2250 - 2024A Go Bond	1,422,213.00	1,422,213.00	0.00	0.00	1,422,213.00	0.00%
2260 - 2025B Go Losst Bonds	277,671.00	281,211.00	0.00	0.00	281,211.00	0.00%
Fund: 200 - DEBT SERVICE Total:	**9,736,579.00**	**9,757,119.00**	**600.00**	**3,600.00**	**9,753,519.00**	**0.04%**
Fund: 301 - CAPITAL PROJECT FUND						
5200 - Economic Development	0.00	0.00	1,868.79	4,424.75	-4,424.75	0.00%
Fund: 301 - CAPITAL PROJECT FUND Total:	**0.00**	**0.00**	**1,868.79**	**4,424.75**	**-4,424.75**	**0.00%**
Fund: 307 - CP-STORM WATER						
8650 - Storm Water	2,284,000.00	2,284,000.00	0.00	73,990.90	2,210,009.10	3.24%
Fund: 307 - CP-STORM WATER Total:	**2,284,000.00**	**2,284,000.00**	**0.00**	**73,990.90**	**2,210,009.10**	**3.24%**
Fund: 309 - CP-PARKS						
4200 - Museum,Band,Theater	0.00	0.00	8,200.00	89,223.42	-89,223.42	0.00%
4300 - Parks	755,000.00	755,000.00	186,911.72	455,482.24	299,517.76	60.33%
9100 - Transfers In/Out	42,000.00	42,000.00	0.00	0.00	42,000.00	0.00%
Fund: 309 - CP-PARKS Total:	**797,000.00**	**797,000.00**	**195,111.72**	**544,705.66**	**252,294.34**	**68.34%**
Fund: 313 - GRIMES COMMUNITY COMPLEX IMP						
4600 - GCC-Community center	150,000.00	150,000.00	0.00	0.00	150,000.00	0.00%
Fund: 313 - GRIMES COMMUNITY COMPLEX IMP Total:	**150,000.00**	**150,000.00**	**0.00**	**0.00**	**150,000.00**	**0.00%**
Fund: 317 - CP-COMP PLAN						
6500 - City Hall/General	0.00	0.00	22,013.39	45,297.65	-45,297.65	0.00%
Fund: 317 - CP-COMP PLAN Total:	**0.00**	**0.00**	**22,013.39**	**45,297.65**	**-45,297.65**	**0.00%**

Departmen…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 326 - ANNUAL HMA PROJECT						
2100 - Streets	3,000,000.00	3,000,000.00	0.00	0.00	3,000,000.00	0.00%
Fund: 326 - ANNUAL HMA PROJECT Total:	**3,000,000.00**	**3,000,000.00**	**0.00**	**0.00**	**3,000,000.00**	**0.00%**
Fund: 328 - WRA SANI SEWER PHASE 1						
8150 - Sewer/Sewage Disposal	0.00	0.00	1,800.00	1,800.00	-1,800.00	0.00%
Fund: 328 - WRA SANI SEWER PHASE 1 Total:	**0.00**	**0.00**	**1,800.00**	**1,800.00**	**-1,800.00**	**0.00%**
Fund: 331 - 19TH ST SEWER EXTENSION						
8150 - Sewer/Sewage Disposal	0.00	0.00	639.00	9,324.50	-9,324.50	0.00%
Fund: 331 - 19TH ST SEWER EXTENSION Total:	**0.00**	**0.00**	**639.00**	**9,324.50**	**-9,324.50**	**0.00%**
Fund: 335 - ANN SANI SEWER I&I REHAB						
8150 - Sewer/Sewage Disposal	438,500.00	438,500.00	0.00	0.00	438,500.00	0.00%
9100 - Transfers In/Out	7,500.00	7,500.00	0.00	0.00	7,500.00	0.00%
Fund: 335 - ANN SANI SEWER I&I REHAB Total:	**446,000.00**	**446,000.00**	**0.00**	**0.00**	**446,000.00**	**0.00%**
Fund: 340 - ANNUAL SIGNAL IMPROVEMENT						
2300 - Street lighting	600,000.00	600,000.00	0.00	25,241.50	574,758.50	4.21%
Fund: 340 - ANNUAL SIGNAL IMPROVEMENT Total:	**600,000.00**	**600,000.00**	**0.00**	**25,241.50**	**574,758.50**	**4.21%**
Fund: 341 - HWY 44 STUDY						
2100 - Streets	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00%
Fund: 341 - HWY 44 STUDY Total:	**5,000.00**	**5,000.00**	**0.00**	**0.00**	**5,000.00**	**0.00%**
Fund: 345 - ANNUAL WATER MAIN REPLACE						
8100 - Debt-water Special Assessments	1,000,000.00	1,000,000.00	10,500.00	21,258.06	978,741.94	2.13%
9100 - Transfers In/Out	25,500.00	25,500.00	0.00	0.00	25,500.00	0.00%
Fund: 345 - ANNUAL WATER MAIN REPLACE Total:	**1,025,500.00**	**1,025,500.00**	**10,500.00**	**21,258.06**	**1,004,241.94**	**2.07%**
Fund: 355 - TRAFFIC CALMING						
2400 - Traffic Control/Safety	200,000.00	200,000.00	0.00	0.00	200,000.00	0.00%
Fund: 355 - TRAFFIC CALMING Total:	**200,000.00**	**200,000.00**	**0.00**	**0.00**	**200,000.00**	**0.00%**
Fund: 356 - ANNUAL PAVEMENT PRESERVE						
2100 - Streets	75,000.00	75,000.00	0.00	0.00	75,000.00	0.00%
Fund: 356 - ANNUAL PAVEMENT PRESERVE Total:	**75,000.00**	**75,000.00**	**0.00**	**0.00**	**75,000.00**	**0.00%**
Fund: 358 - ANN TRAIL IMPRV & PLAN						
4300 - Parks	300,000.00	300,000.00	1,436.00	1,436.00	298,564.00	0.48%
Fund: 358 - ANN TRAIL IMPRV & PLAN Total:	**300,000.00**	**300,000.00**	**1,436.00**	**1,436.00**	**298,564.00**	**0.48%**
Fund: 363 - WRA SANI SEWER PHASE 3						
8150 - Sewer/Sewage Disposal	0.00	0.00	0.00	4,214.55	-4,214.55	0.00%
Fund: 363 - WRA SANI SEWER PHASE 3 Total:	**0.00**	**0.00**	**0.00**	**4,214.55**	**-4,214.55**	**0.00%**
Fund: 369 - SE 11TH & JAMES						
2100 - Streets	9,990,000.00	9,990,000.00	27,399.50	959,536.67	9,030,463.33	9.60%
Fund: 369 - SE 11TH & JAMES Total:	**9,990,000.00**	**9,990,000.00**	**27,399.50**	**959,536.67**	**9,030,463.33**	**9.60%**
Fund: 371 - 11TH & GATEWAY SIGNAL						
2100 - Streets	2,350,000.00	2,350,000.00	17,246.70	494,863.73	1,855,136.27	21.06%
9100 - Transfers In/Out	42,000.00	42,000.00	0.00	0.00	42,000.00	0.00%
Fund: 371 - 11TH & GATEWAY SIGNAL Total:	**2,392,000.00**	**2,392,000.00**	**17,246.70**	**494,863.73**	**1,897,136.27**	**20.69%**
Fund: 374 - WATER PRODUCTION PROJECTS						
8100 - Debt-water Special Assessments	0.00	0.00	39,414.32	86,341.77	-86,341.77	0.00%
Fund: 374 - WATER PRODUCTION PROJECTS Total:	**0.00**	**0.00**	**39,414.32**	**86,341.77**	**-86,341.77**	**0.00%**
Fund: 375 - NE DEST/NE BVRBROOKE IMP						
2100 - Streets	5,130,000.00	5,130,000.00	5,391.00	22,150.75	5,107,849.25	0.43%
9100 - Transfers In/Out	120,000.00	120,000.00	0.00	0.00	120,000.00	0.00%
Fund: 375 - NE DEST/NE BVRBROOKE IMP Total:	**5,250,000.00**	**5,250,000.00**	**5,391.00**	**22,150.75**	**5,227,849.25**	**0.42%**
Fund: 378 - FIRE STATION						
1500 - Fire	4,500,000.00	4,500,000.00	103,431.46	2,245,270.13	2,254,729.87	49.89%
Fund: 378 - FIRE STATION Total:	**4,500,000.00**	**4,500,000.00**	**103,431.46**	**2,245,270.13**	**2,254,729.87**	**49.89%**

Departmen…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 379 - 100TH ST WIDENING						
2100 - Streets	0.00	0.00	0.00	10,554.27	-10,554.27	0.00%
Fund: 379 - 100TH ST WIDENING Total:	**0.00**	**0.00**	**0.00**	**10,554.27**	**-10,554.27**	**0.00%**
Fund: 385 - SE 41ST & SE PARK EXTNSN						
2100 - Streets	2,658,000.00	2,658,000.00	0.00	4,685.00	2,653,315.00	0.18%
Fund: 385 - SE 41ST & SE PARK EXTNSN Total:	**2,658,000.00**	**2,658,000.00**	**0.00**	**4,685.00**	**2,653,315.00**	**0.18%**
Fund: 387 - CITY HALL PROJECT						
6500 - City Hall/General	400,000.00	400,000.00	24,250.00	324,386.78	75,613.22	81.10%
Fund: 387 - CITY HALL PROJECT Total:	**400,000.00**	**400,000.00**	**24,250.00**	**324,386.78**	**75,613.22**	**81.10%**
Fund: 399 - EQUIP REVOLVING PROGRAM						
1500 - Fire	563,349.00	563,349.00	0.00	0.00	563,349.00	0.00%
2100 - Streets	471,000.00	471,000.00	0.00	61,071.00	409,929.00	12.97%
4300 - Parks	105,000.00	105,000.00	0.00	0.00	105,000.00	0.00%
4700 - Multi Plex	17,000.00	17,000.00	0.00	0.00	17,000.00	0.00%
6500 - City Hall/General	0.00	200,000.00	3,126.00	145,769.17	54,230.83	72.88%
8650 - Storm Water	400,000.00	400,000.00	0.00	0.00	400,000.00	0.00%
Fund: 399 - EQUIP REVOLVING PROGRAM Total:	**1,556,349.00**	**1,756,349.00**	**3,126.00**	**206,840.17**	**1,549,508.83**	**11.78%**
Fund: 600 - WATER						
8100 - Debt-water Special Assessments	7,322,183.00	12,322,183.00	748,310.95	2,243,938.84	10,078,244.16	18.21%
9100 - Transfers In/Out	2,853,571.00	2,853,571.00	0.00	0.00	2,853,571.00	0.00%
Fund: 600 - WATER Total:	**10,175,754.00**	**15,175,754.00**	**748,310.95**	**2,243,938.84**	**12,931,815.16**	**14.79%**
Fund: 601 - WATER DEPOSITS						
8100 - Debt-water Special Assessments	60,000.00	60,000.00	8,408.90	21,922.22	38,077.78	36.54%
Fund: 601 - WATER DEPOSITS Total:	**60,000.00**	**60,000.00**	**8,408.90**	**21,922.22**	**38,077.78**	**36.54%**
Fund: 602 - WATER SINKING						
8100 - Debt-water Special Assessments	482,360.00	482,360.00	0.00	0.00	482,360.00	0.00%
Fund: 602 - WATER SINKING Total:	**482,360.00**	**482,360.00**	**0.00**	**0.00**	**482,360.00**	**0.00%**
Fund: 610 - SEWER						
8150 - Sewer/Sewage Disposal	4,664,318.00	4,664,318.00	336,105.63	1,549,069.62	3,115,248.38	33.21%
9100 - Transfers In/Out	1,810,235.00	1,810,235.00	0.00	0.00	1,810,235.00	0.00%
Fund: 610 - SEWER Total:	**6,474,553.00**	**6,474,553.00**	**336,105.63**	**1,549,069.62**	**4,925,483.38**	**23.93%**
Fund: 611 - SEWER SINKING						
8150 - Sewer/Sewage Disposal	1,432,241.00	1,432,241.00	0.00	0.00	1,432,241.00	0.00%
Fund: 611 - SEWER SINKING Total:	**1,432,241.00**	**1,432,241.00**	**0.00**	**0.00**	**1,432,241.00**	**0.00%**
Fund: 670 - LANDFILL/GARBAGE						
8400 - Landfill/Garbage	1,072,075.00	1,072,075.00	79,112.93	312,931.15	759,143.85	29.19%
Fund: 670 - LANDFILL/GARBAGE Total:	**1,072,075.00**	**1,072,075.00**	**79,112.93**	**312,931.15**	**759,143.85**	**29.19%**
Fund: 740 - STORM WATER						
8650 - Storm Water	643,646.00	646,329.00	31,116.55	125,812.08	520,516.92	19.47%
9100 - Transfers In/Out	441,136.00	441,136.00	0.00	0.00	441,136.00	0.00%
Fund: 740 - STORM WATER Total:	**1,084,782.00**	**1,087,465.00**	**31,116.55**	**125,812.08**	**961,652.92**	**11.57%**
Fund: 750 - MULTIPLEX						
8900 - Sports Complex	245,200.00	245,200.00	18,388.50	96,289.60	148,910.40	39.27%
9100 - Transfers In/Out	59,925.00	59,925.00	0.00	0.00	59,925.00	0.00%
Fund: 750 - MULTIPLEX Total:	**305,125.00**	**305,125.00**	**18,388.50**	**96,289.60**	**208,835.40**	**31.56%**
Report Total:	**99,396,585.00**	**104,710,952.00**	**3,062,473.73**	**14,366,454.44**	**90,344,497.56**	**13.72%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
001 - GENERAL	14,351,156.00	14,418,300.00	963,792.21	3,389,568.58	11,028,731.42	23.51%
002 - LIBRARY FUND	1,073,574.00	1,073,574.00	104,979.49	352,996.46	720,577.54	32.88%
110 - ROAD USE TAX	3,497,674.00	3,497,674.00	103,612.87	402,313.89	3,095,360.11	11.50%
112 - EMPLOYEE BENEFITS	2,516,665.00	2,540,665.00	212,817.86	772,525.80	1,768,139.20	30.41%
121 - LOCAL OPTION SALES RAX	2,579,035.00	2,579,035.00	0.00	0.00	2,579,035.00	0.00%
125 - TAX INCREMENT FINANCING	8,846,935.00	8,846,935.00	0.00	0.00	8,846,935.00	0.00%
160 - HOTEL/MOTEL/ECON DEV	52,000.00	52,000.00	1,557.96	8,842.58	43,157.42	17.00%
167 - RESTRICTED GIFTS	27,228.00	27,228.00	42.00	320.78	26,907.22	1.18%
200 - DEBT SERVICE	9,736,579.00	9,757,119.00	600.00	3,600.00	9,753,519.00	0.04%
301 - CAPITAL PROJECT FUND	0.00	0.00	1,868.79	4,424.75	-4,424.75	0.00%
307 - CP-STORM WATER	2,284,000.00	2,284,000.00	0.00	73,990.90	2,210,009.10	3.24%
309 - CP-PARKS	797,000.00	797,000.00	195,111.72	544,705.66	252,294.34	68.34%
313 - GRIMES COMMUNITY COMP	150,000.00	150,000.00	0.00	0.00	150,000.00	0.00%
317 - CP-COMP PLAN	0.00	0.00	22,013.39	45,297.65	-45,297.65	0.00%
326 - ANNUAL HMA PROJECT	3,000,000.00	3,000,000.00	0.00	0.00	3,000,000.00	0.00%
328 - WRA SANI SEWER PHASE 1	0.00	0.00	1,800.00	1,800.00	-1,800.00	0.00%
331 - 19TH ST SEWER EXTENSION	0.00	0.00	639.00	9,324.50	-9,324.50	0.00%
335 - ANN SANI SEWER I&I REHAB	446,000.00	446,000.00	0.00	0.00	446,000.00	0.00%
340 - ANNUAL SIGNAL IMPROVEM	600,000.00	600,000.00	0.00	25,241.50	574,758.50	4.21%
341 - HWY 44 STUDY	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00%
345 - ANNUAL WATER MAIN REPL	1,025,500.00	1,025,500.00	10,500.00	21,258.06	1,004,241.94	2.07%
355 - TRAFFIC CALMING	200,000.00	200,000.00	0.00	0.00	200,000.00	0.00%
356 - ANNUAL PAVEMENT PRESER	75,000.00	75,000.00	0.00	0.00	75,000.00	0.00%
358 - ANN TRAIL IMPRV & PLAN	300,000.00	300,000.00	1,436.00	1,436.00	298,564.00	0.48%
363 - WRA SANI SEWER PHASE 3	0.00	0.00	0.00	4,214.55	-4,214.55	0.00%
369 - SE 11TH & JAMES	9,990,000.00	9,990,000.00	27,399.50	959,536.67	9,030,463.33	9.60%
371 - 11TH & GATEWAY SIGNAL	2,392,000.00	2,392,000.00	17,246.70	494,863.73	1,897,136.27	20.69%
374 - WATER PRODUCTION PROJE	0.00	0.00	39,414.32	86,341.77	-86,341.77	0.00%
375 - NE DEST/NE BVRBROOKE IM	5,250,000.00	5,250,000.00	5,391.00	22,150.75	5,227,849.25	0.42%
378 - FIRE STATION	4,500,000.00	4,500,000.00	103,431.46	2,245,270.13	2,254,729.87	49.89%
379 - 100TH ST WIDENING	0.00	0.00	0.00	10,554.27	-10,554.27	0.00%
385 - SE 41ST & SE PARK EXTNSN	2,658,000.00	2,658,000.00	0.00	4,685.00	2,653,315.00	0.18%
387 - CITY HALL PROJECT	400,000.00	400,000.00	24,250.00	324,386.78	75,613.22	81.10%
399 - EQUIP REVOLVING PROGRAM	1,556,349.00	1,756,349.00	3,126.00	206,840.17	1,549,508.83	11.78%
600 - WATER	10,175,754.00	15,175,754.00	748,310.95	2,243,938.84	12,931,815.16	14.79%
601 - WATER DEPOSITS	60,000.00	60,000.00	8,408.90	21,922.22	38,077.78	36.54%
602 - WATER SINKING	482,360.00	482,360.00	0.00	0.00	482,360.00	0.00%
610 - SEWER	6,474,553.00	6,474,553.00	336,105.63	1,549,069.62	4,925,483.38	23.93%
611 - SEWER SINKING	1,432,241.00	1,432,241.00	0.00	0.00	1,432,241.00	0.00%
670 - LANDFILL/GARBAGE	1,072,075.00	1,072,075.00	79,112.93	312,931.15	759,143.85	29.19%
740 - STORM WATER	1,084,782.00	1,087,465.00	31,116.55	125,812.08	961,652.92	11.57%
750 - MULTIPLEX	305,125.00	305,125.00	18,388.50	96,289.60	208,835.40	31.56%
Report Total:	**99,396,585.00**	**104,710,952.00**	**3,062,473.73**	**14,366,454.44**	**90,344,497.56**	**13.72%**

Departmen…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 001 - GENERAL						
1100 - Police	200.00	200.00	90.00	650.00	450.00	325.00%
1500 - Fire	0.00	0.00	1,953.22	2,138.38	2,138.38	0.00%
1700 - Building Services	611,500.00	611,500.00	24,747.50	246,978.72	-364,521.28	40.39%
2100 - Streets	500.00	500.00	50.00	2,250.00	1,750.00	450.00%
4300 - Parks	33,750.00	38,000.00	121.40	19,452.70	-18,547.30	51.19%
4310 - North Sports Complex	4,000.00	4,000.00	0.00	4,000.00	0.00	100.00%
4320 - South Sports Complex	4,000.00	4,000.00	0.00	0.00	-4,000.00	0.00%
4400 - Recreation	5,500.00	5,500.00	1,470.00	7,985.00	2,485.00	145.18%
4410 - Rec-Youth Programs	0.00	0.00	5,410.00	18,387.60	18,387.60	0.00%
4420 - Rec-Youth Sports	90,000.00	90,000.00	16,187.95	40,570.25	-49,429.75	45.08%
4430 - Rec-Adult Programs	20,000.00	20,000.00	856.80	1,627.45	-18,372.55	8.14%
4440 - Rec-Adult Sports	0.00	0.00	1,440.00	4,735.00	4,735.00	0.00%
4500 - Cemetery	15,100.00	15,100.00	9,000.00	29,250.00	14,150.00	193.71%
4600 - GCC-Community center	83,000.00	83,000.00	6,532.50	23,322.50	-59,677.50	28.10%
5200 - Economic Development	18,909.00	18,909.00	0.00	12,409.44	-6,499.56	65.63%
9100 - Transfers In/Out	2,724,674.00	2,724,674.00	0.00	0.00	-2,724,674.00	0.00%
9500 - Non program General Revenue	10,740,023.00	10,768,217.00	4,203,789.88	5,142,798.46	-5,625,418.54	47.76%
Fund: 001 - GENERAL Total:	**14,351,156.00**	**14,383,600.00**	**4,271,649.25**	**5,556,555.50**	**-8,827,044.50**	**38.63%**
Fund: 002 - LIBRARY FUND						
4100 - Library	55,000.00	55,000.00	9,323.05	23,030.05	-31,969.95	41.87%
9100 - Transfers In/Out	1,018,572.00	1,018,572.00	0.00	0.00	-1,018,572.00	0.00%
Fund: 002 - LIBRARY FUND Total:	**1,073,572.00**	**1,073,572.00**	**9,323.05**	**23,030.05**	**-1,050,541.95**	**2.15%**
Fund: 110 - ROAD USE TAX						
2100 - Streets	2,236,620.00	2,241,277.00	172,025.16	757,973.43	-1,483,303.57	33.82%
Fund: 110 - ROAD USE TAX Total:	**2,236,620.00**	**2,241,277.00**	**172,025.16**	**757,973.43**	**-1,483,303.57**	**33.82%**
Fund: 112 - EMPLOYEE BENEFITS						
9100 - Transfers In/Out	1,420,076.00	1,420,076.00	0.00	0.00	-1,420,076.00	0.00%
9500 - Non program General Revenue	1,096,591.00	1,116,591.00	431,715.58	524,158.44	-592,432.56	46.94%
Fund: 112 - EMPLOYEE BENEFITS Total:	**2,516,667.00**	**2,536,667.00**	**431,715.58**	**524,158.44**	**-2,012,508.56**	**20.66%**
Fund: 121 - LOCAL OPTION SALES RAX						
9500 - Non program General Revenue	2,791,812.00	2,791,812.00	279,510.13	1,089,165.28	-1,702,646.72	39.01%
Fund: 121 - LOCAL OPTION SALES RAX Total:	**2,791,812.00**	**2,791,812.00**	**279,510.13**	**1,089,165.28**	**-1,702,646.72**	**39.01%**
Fund: 125 - TAX INCREMENT FINANCING						
9500 - Non program General Revenue	9,672,071.00	9,672,071.00	4,002,298.11	4,370,349.55	-5,301,721.45	45.19%
Fund: 125 - TAX INCREMENT FINANCING Total:	**9,672,071.00**	**9,672,071.00**	**4,002,298.11**	**4,370,349.55**	**-5,301,721.45**	**45.19%**
Fund: 160 - HOTEL/MOTEL/ECON DEV						
5200 - Economic Development	78,000.00	78,000.00	41,046.74	54,136.80	-23,863.20	69.41%
Fund: 160 - HOTEL/MOTEL/ECON DEV Total:	**78,000.00**	**78,000.00**	**41,046.74**	**54,136.80**	**-23,863.20**	**69.41%**
Fund: 167 - RESTRICTED GIFTS						
4100 - Library	4,500.00	4,500.00	0.00	4,843.11	343.11	107.62%
Fund: 167 - RESTRICTED GIFTS Total:	**4,500.00**	**4,500.00**	**0.00**	**4,843.11**	**343.11**	**107.62%**
Fund: 200 - DEBT SERVICE						
2100 - Streets	0.00	0.00	5,434.82	5,434.82	5,434.82	0.00%
9100 - Transfers In/Out	5,344,894.00	5,344,894.00	0.00	0.00	-5,344,894.00	0.00%
9500 - Non program General Revenue	4,453,930.00	4,453,930.00	1,836,696.34	2,017,959.15	-2,435,970.85	45.31%
Fund: 200 - DEBT SERVICE Total:	**9,798,824.00**	**9,798,824.00**	**1,842,131.16**	**2,023,393.97**	**-7,775,430.03**	**20.65%**

Departmen…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 307 - CP-STORM WATER						
8650 - Storm Water	2,284,000.00	2,284,000.00	0.00	0.00	-2,284,000.00	0.00%
Fund: 307 - CP-STORM WATER Total:	**2,284,000.00**	**2,284,000.00**	**0.00**	**0.00**	**-2,284,000.00**	**0.00%**
Fund: 309 - CP-PARKS						
4300 - Parks	250,000.00	250,000.00	100,000.00	100,000.00	-150,000.00	40.00%
9100 - Transfers In/Out	500,000.00	500,000.00	0.00	0.00	-500,000.00	0.00%
9500 - Non program General Revenue	0.00	0.00	0.00	1,927.46	1,927.46	0.00%
Fund: 309 - CP-PARKS Total:	**750,000.00**	**750,000.00**	**100,000.00**	**101,927.46**	**-648,072.54**	**13.59%**
Fund: 313 - GRIMES COMMUNITY COMPLEX IMP						
9100 - Transfers In/Out	100,000.00	100,000.00	0.00	0.00	-100,000.00	0.00%
Fund: 313 - GRIMES COMMUNITY COMPLEX IMP Total:	**100,000.00**	**100,000.00**	**0.00**	**0.00**	**-100,000.00**	**0.00%**
Fund: 335 - ANN SANI SEWER I&I REHAB						
9100 - Transfers In/Out	350,000.00	350,000.00	0.00	0.00	-350,000.00	0.00%
Fund: 335 - ANN SANI SEWER I&I REHAB Total:	**350,000.00**	**350,000.00**	**0.00**	**0.00**	**-350,000.00**	**0.00%**
Fund: 340 - ANNUAL SIGNAL IMPROVEMENT						
2300 - Street lighting	500,000.00	500,000.00	0.00	0.00	-500,000.00	0.00%
9100 - Transfers In/Out	100,000.00	100,000.00	0.00	0.00	-100,000.00	0.00%
Fund: 340 - ANNUAL SIGNAL IMPROVEMENT Total:	**600,000.00**	**600,000.00**	**0.00**	**0.00**	**-600,000.00**	**0.00%**
Fund: 341 - HWY 44 STUDY						
2100 - Streets	0.00	0.00	0.00	136,874.32	136,874.32	0.00%
Fund: 341 - HWY 44 STUDY Total:	**0.00**	**0.00**	**0.00**	**136,874.32**	**136,874.32**	**0.00%**
Fund: 345 - ANNUAL WATER MAIN REPLACE						
8100 - Debt-water Special Assessments	500,000.00	500,000.00	0.00	0.00	-500,000.00	0.00%
9100 - Transfers In/Out	500,000.00	500,000.00	0.00	0.00	-500,000.00	0.00%
9500 - Non program General Revenue	0.00	0.00	1,718.96	8,652.55	8,652.55	0.00%
Fund: 345 - ANNUAL WATER MAIN REPLACE Total:	**1,000,000.00**	**1,000,000.00**	**1,718.96**	**8,652.55**	**-991,347.45**	**0.87%**
Fund: 350 - GRIMES LIBRARY BLDG FUND						
4100 - Library	0.00	0.00	0.00	25,000.00	25,000.00	0.00%
Fund: 350 - GRIMES LIBRARY BLDG FUND Total:	**0.00**	**0.00**	**0.00**	**25,000.00**	**25,000.00**	**0.00%**
Fund: 355 - TRAFFIC CALMING						
9100 - Transfers In/Out	200,000.00	200,000.00	0.00	0.00	-200,000.00	0.00%
Fund: 355 - TRAFFIC CALMING Total:	**200,000.00**	**200,000.00**	**0.00**	**0.00**	**-200,000.00**	**0.00%**
Fund: 356 - ANNUAL PAVEMENT PRESERVE						
2100 - Streets	75,000.00	75,000.00	0.00	0.00	-75,000.00	0.00%
9500 - Non program General Revenue	0.00	0.00	0.00	230.76	230.76	0.00%
Fund: 356 - ANNUAL PAVEMENT PRESERVE Total:	**75,000.00**	**75,000.00**	**0.00**	**230.76**	**-74,769.24**	**0.31%**
Fund: 358 - ANN TRAIL IMPRV & PLAN						
4300 - Parks	50,000.00	50,000.00	0.00	0.00	-50,000.00	0.00%
9100 - Transfers In/Out	250,000.00	250,000.00	0.00	0.00	-250,000.00	0.00%
Fund: 358 - ANN TRAIL IMPRV & PLAN Total:	**300,000.00**	**300,000.00**	**0.00**	**0.00**	**-300,000.00**	**0.00%**
Fund: 369 - SE 11TH & JAMES						
2100 - Streets	6,000,000.00	6,000,000.00	0.00	0.00	-6,000,000.00	0.00%
9500 - Non program General Revenue	0.00	0.00	7,991.15	44,426.56	44,426.56	0.00%
Fund: 369 - SE 11TH & JAMES Total:	**6,000,000.00**	**6,000,000.00**	**7,991.15**	**44,426.56**	**-5,955,573.44**	**0.74%**
Fund: 371 - 11TH & GATEWAY SIGNAL						
2100 - Streets	1,500,000.00	1,500,000.00	0.00	0.00	-1,500,000.00	0.00%
9100 - Transfers In/Out	700,000.00	700,000.00	0.00	0.00	-700,000.00	0.00%
9500 - Non program General Revenue	0.00	0.00	4,822.06	24,609.33	24,609.33	0.00%
Fund: 371 - 11TH & GATEWAY SIGNAL Total:	**2,200,000.00**	**2,200,000.00**	**4,822.06**	**24,609.33**	**-2,175,390.67**	**1.12%**
Fund: 374 - WATER PRODUCTION PROJECTS						
8100 - Debt-water Special Assessments	0.00	0.00	0.00	13,215.98	13,215.98	0.00%
Fund: 374 - WATER PRODUCTION PROJECTS Total:	**0.00**	**0.00**	**0.00**	**13,215.98**	**13,215.98**	**0.00%**
Fund: 375 - NE DEST/NE BVRBROOKE IMP						
2100 - Streets	5,010,000.00	5,010,000.00	0.00	0.00	-5,010,000.00	0.00%

Departmen…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
9100 - Transfers In/Out	90,000.00	90,000.00	0.00	0.00	-90,000.00	0.00%
Fund: 375 - NE DEST/NE BVRBROOKE IMP Total:	**5,100,000.00**	**5,100,000.00**	**0.00**	**0.00**	**-5,100,000.00**	**0.00%**
Fund: 378 - FIRE STATION						
9500 - Non program General Revenue	0.00	0.00	2,780.36	14,971.78	14,971.78	0.00%
Fund: 378 - FIRE STATION Total:	**0.00**	**0.00**	**2,780.36**	**14,971.78**	**14,971.78**	**0.00%**
Fund: 380 - HWY 141 CORR/INTERSECTION STUDY						
9500 - Non program General Revenue	0.00	0.00	0.00	381.28	381.28	0.00%
Fund: 380 - HWY 141 CORR/INTERSECTION STUDY Total:	**0.00**	**0.00**	**0.00**	**381.28**	**381.28**	**0.00%**
Fund: 385 - SE 41ST & SE PARK EXTNSN						
2100 - Streets	1,533,391.00	1,533,391.00	0.00	0.00	-1,533,391.00	0.00%
9500 - Non program General Revenue	0.00	0.00	0.00	1,052.51	1,052.51	0.00%
Fund: 385 - SE 41ST & SE PARK EXTNSN Total:	**1,533,391.00**	**1,533,391.00**	**0.00**	**1,052.51**	**-1,532,338.49**	**0.07%**
Fund: 386 - THORPE AREA EXPANSION						
9100 - Transfers In/Out	1,800,000.00	1,800,000.00	0.00	0.00	-1,800,000.00	0.00%
Fund: 386 - THORPE AREA EXPANSION Total:	**1,800,000.00**	**1,800,000.00**	**0.00**	**0.00**	**-1,800,000.00**	**0.00%**
Fund: 387 - CITY HALL PROJECT						
6500 - City Hall/General	2,000,000.00	2,000,000.00	0.00	0.00	-2,000,000.00	0.00%
9500 - Non program General Revenue	0.00	0.00	0.00	5,064.93	5,064.93	0.00%
Fund: 387 - CITY HALL PROJECT Total:	**2,000,000.00**	**2,000,000.00**	**0.00**	**5,064.93**	**-1,994,935.07**	**0.25%**
Fund: 399 - EQUIP REVOLVING PROGRAM						
9100 - Transfers In/Out	1,157,766.00	1,157,766.00	0.00	0.00	-1,157,766.00	0.00%
9500 - Non program General Revenue	0.00	0.00	13,972.51	25,717.51	25,717.51	0.00%
Fund: 399 - EQUIP REVOLVING PROGRAM Total:	**1,157,766.00**	**1,157,766.00**	**13,972.51**	**25,717.51**	**-1,132,048.49**	**2.22%**
Fund: 600 - WATER						
8100 - Debt-water Special Assessments	10,761,130.00	15,761,130.00	962,165.44	3,637,681.73	-12,123,448.27	23.08%
Fund: 600 - WATER Total:	**10,761,130.00**	**15,761,130.00**	**962,165.44**	**3,637,681.73**	**-12,123,448.27**	**23.08%**
Fund: 601 - WATER DEPOSITS						
8100 - Debt-water Special Assessments	60,000.00	60,000.00	10,723.76	28,780.76	-31,219.24	47.97%
Fund: 601 - WATER DEPOSITS Total:	**60,000.00**	**60,000.00**	**10,723.76**	**28,780.76**	**-31,219.24**	**47.97%**
Fund: 602 - WATER SINKING						
9100 - Transfers In/Out	482,360.00	482,360.00	0.00	0.00	-482,360.00	0.00%
Fund: 602 - WATER SINKING Total:	**482,360.00**	**482,360.00**	**0.00**	**0.00**	**-482,360.00**	**0.00%**
Fund: 610 - SEWER						
8150 - Sewer/Sewage Disposal	5,805,822.00	5,805,822.00	519,266.37	1,993,432.17	-3,812,389.83	34.34%
Fund: 610 - SEWER Total:	**5,805,822.00**	**5,805,822.00**	**519,266.37**	**1,993,432.17**	**-3,812,389.83**	**34.34%**
Fund: 611 - SEWER SINKING						
9100 - Transfers In/Out	1,432,240.00	1,432,240.00	0.00	0.00	-1,432,240.00	0.00%
Fund: 611 - SEWER SINKING Total:	**1,432,240.00**	**1,432,240.00**	**0.00**	**0.00**	**-1,432,240.00**	**0.00%**
Fund: 670 - LANDFILL/GARBAGE						
8400 - Landfill/Garbage	900,442.00	900,442.00	74,502.79	295,342.97	-605,099.03	32.80%
9100 - Transfers In/Out	171,633.00	171,633.00	0.00	0.00	-171,633.00	0.00%
Fund: 670 - LANDFILL/GARBAGE Total:	**1,072,075.00**	**1,072,075.00**	**74,502.79**	**295,342.97**	**-776,732.03**	**27.55%**
Fund: 740 - STORM WATER						
8650 - Storm Water	840,737.00	843,420.00	71,620.37	288,112.92	-555,307.08	34.16%
Fund: 740 - STORM WATER Total:	**840,737.00**	**843,420.00**	**71,620.37**	**288,112.92**	**-555,307.08**	**34.16%**
Fund: 750 - MULTIPLEX						
8900 - Sports Complex	1,280,000.00	1,280,000.00	98,199.32	407,809.06	-872,190.94	31.86%
Fund: 750 - MULTIPLEX Total:	**1,280,000.00**	**1,280,000.00**	**98,199.32**	**407,809.06**	**-872,190.94**	**31.86%**
Report Total:	**89,707,743.00**	**94,767,527.00**	**12,917,462.27**	**21,456,890.71**	**-73,310,636.29**	**22.64%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
001 - GENERAL	14,351,156.00	14,383,600.00	4,271,649.25	5,556,555.50	-8,827,044.50	38.63%
002 - LIBRARY FUND	1,073,572.00	1,073,572.00	9,323.05	23,030.05	-1,050,541.95	2.15%
110 - ROAD USE TAX	2,236,620.00	2,241,277.00	172,025.16	757,973.43	-1,483,303.57	33.82%
112 - EMPLOYEE BENEFITS	2,516,667.00	2,536,667.00	431,715.58	524,158.44	-2,012,508.56	20.66%
121 - LOCAL OPTION SALES RAX	2,791,812.00	2,791,812.00	279,510.13	1,089,165.28	-1,702,646.72	39.01%
125 - TAX INCREMENT FINANCING	9,672,071.00	9,672,071.00	4,002,298.11	4,370,349.55	-5,301,721.45	45.19%
160 - HOTEL/MOTEL/ECON DEV	78,000.00	78,000.00	41,046.74	54,136.80	-23,863.20	69.41%
167 - RESTRICTED GIFTS	4,500.00	4,500.00	0.00	4,843.11	343.11	107.62%
200 - DEBT SERVICE	9,798,824.00	9,798,824.00	1,842,131.16	2,023,393.97	-7,775,430.03	20.65%
307 - CP-STORM WATER	2,284,000.00	2,284,000.00	0.00	0.00	-2,284,000.00	0.00%
309 - CP-PARKS	750,000.00	750,000.00	100,000.00	101,927.46	-648,072.54	13.59%
313 - GRIMES COMMUNITY COMP	100,000.00	100,000.00	0.00	0.00	-100,000.00	0.00%
335 - ANN SANI SEWER I&I REHAB	350,000.00	350,000.00	0.00	0.00	-350,000.00	0.00%
340 - ANNUAL SIGNAL IMPROVEM	600,000.00	600,000.00	0.00	0.00	-600,000.00	0.00%
341 - HWY 44 STUDY	0.00	0.00	0.00	136,874.32	136,874.32	0.00%
345 - ANNUAL WATER MAIN REPL	1,000,000.00	1,000,000.00	1,718.96	8,652.55	-991,347.45	0.87%
350 - GRIMES LIBRARY BLDG FUNI	0.00	0.00	0.00	25,000.00	25,000.00	0.00%
355 - TRAFFIC CALMING	200,000.00	200,000.00	0.00	0.00	-200,000.00	0.00%
356 - ANNUAL PAVEMENT PRESER	75,000.00	75,000.00	0.00	230.76	-74,769.24	0.31%
358 - ANN TRAIL IMPRV & PLAN	300,000.00	300,000.00	0.00	0.00	-300,000.00	0.00%
369 - SE 11TH & JAMES	6,000,000.00	6,000,000.00	7,991.15	44,426.56	-5,955,573.44	0.74%
371 - 11TH & GATEWAY SIGNAL	2,200,000.00	2,200,000.00	4,822.06	24,609.33	-2,175,390.67	1.12%
374 - WATER PRODUCTION PROJE	0.00	0.00	0.00	13,215.98	13,215.98	0.00%
375 - NE DEST/NE BVRBROOKE IM	5,100,000.00	5,100,000.00	0.00	0.00	-5,100,000.00	0.00%
378 - FIRE STATION	0.00	0.00	2,780.36	14,971.78	14,971.78	0.00%
380 - HWY 141 CORR/INTERSECTIC	0.00	0.00	0.00	381.28	381.28	0.00%
385 - SE 41ST & SE PARK EXTNSN	1,533,391.00	1,533,391.00	0.00	1,052.51	-1,532,338.49	0.07%
386 - THORPE AREA EXPANSION	1,800,000.00	1,800,000.00	0.00	0.00	-1,800,000.00	0.00%
387 - CITY HALL PROJECT	2,000,000.00	2,000,000.00	0.00	5,064.93	-1,994,935.07	0.25%
399 - EQUIP REVOLVING PROGRAI	1,157,766.00	1,157,766.00	13,972.51	25,717.51	-1,132,048.49	2.22%
600 - WATER	10,761,130.00	15,761,130.00	962,165.44	3,637,681.73	-12,123,448.27	23.08%
601 - WATER DEPOSITS	60,000.00	60,000.00	10,723.76	28,780.76	-31,219.24	47.97%
602 - WATER SINKING	482,360.00	482,360.00	0.00	0.00	-482,360.00	0.00%
610 - SEWER	5,805,822.00	5,805,822.00	519,266.37	1,993,432.17	-3,812,389.83	34.34%
611 - SEWER SINKING	1,432,240.00	1,432,240.00	0.00	0.00	-1,432,240.00	0.00%
670 - LANDFILL/GARBAGE	1,072,075.00	1,072,075.00	74,502.79	295,342.97	-776,732.03	27.55%
740 - STORM WATER	840,737.00	843,420.00	71,620.37	288,112.92	-555,307.08	34.16%
750 - MULTIPLEX	1,280,000.00	1,280,000.00	98,199.32	407,809.06	-872,190.94	31.86%
Report Total:	**89,707,743.00**	**94,767,527.00**	**12,917,462.27**	**21,456,890.71**	**-73,310,636.29**	**22.64%**

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: 2025 Parks and Recreation Annual Report

BACKGROUND:

BUDGETARY CONSIDERATIONS:

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:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:
Brian Becker, Parks and Recreation Director, 515-986-2143, bbecker@grimesiowa.gov

Prepared by: Brian Becker
Return to:

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: 2025 Parks and Recreation Annual Report

BACKGROUND:

BUDGETARY CONSIDERATIONS:

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:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:
Brian Becker, Parks and Recreation Director, 515-986-2143, bbecker@grimesiowa.gov

Prepared by: Brian Becker
Return to:

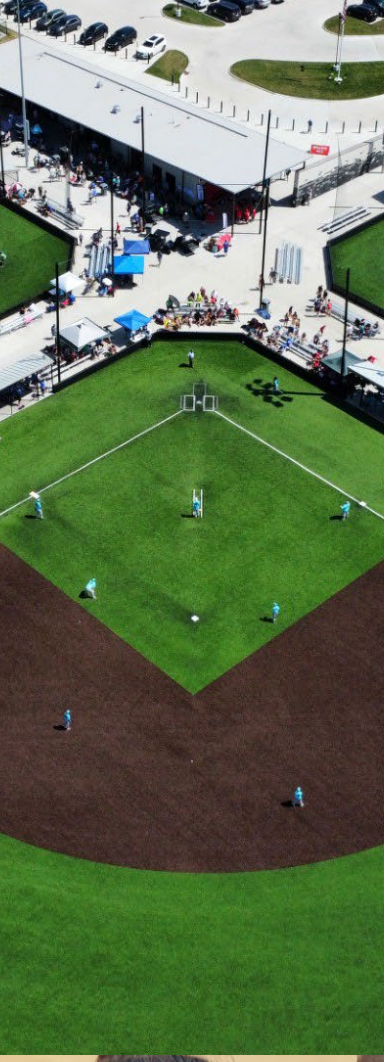
GRIMES PARKS & RECREATION

ANNUAL REPORT

2025

Grimes Parks & Recreation Department







DIRECTOR'S LETTER

The past year marked significant progress and growth for the Grimes Parks and Recreation Department. With the first full year of operations at the Hy-Vee Multiplex and continued activity at both the North and South Sports Complexes, the City welcomed more than 750,000 sports participants and spectators. A major highlight included hosting the Senior Softball World Series at the Hy-Vee Multiplex. Together, these facilities continue to strengthen Grimes' reputation as a local, regional, and national destination for youth sports.

Participation in both youth and adult programs also increased throughout 2025. Expanded program offerings and strong community interest contributed to record engagement across all age groups. Customer satisfaction remained highly positive, reflecting the quality of our programs and the dedication of our staff.

In late summer, construction began on long-awaited improvements to Lions Park, including new modern restrooms, an upgraded playground, trail connections, and four pickleball courts. Once completed, these enhancements will provide high-quality neighborhood amenity for families and residents for years to come.

Additional improvements were made to the Glenstone MultiGolf Course, where a new trail and landscaped berms were added to enhance both the user experience and the park's visual appeal.

Continuing our commitment to public art and special events, the Liberty Amphitheater and Allegiant Sentinels sculptures were installed to honor past, current, and future military members. Signature community events, including the Rock Around the Clock Music Series, Fall Fest, Trunk or Treat, Movies at Heritage Park, and the Holiday Walk-Thru Celebration remained incredibly popular throughout the year.

We look forward to a great 2026!

Brian Becker

Grimes Parks and Recreation Director





STRATEGIC GROWTH

Glenston MultiGolf Course

New trail and landscaping berms

Shade Structure Installation

New Shade Structures were installed at Autumn Park, the Splash Pad and the Hy-Vee Multiplex

Public Art Installation

The Liberty Amphitheater and Allegiant Sentinels sculptures were installed along the trail near the Grimes Library







PROGRAM GROWTH

Over the past year, our recreation programs have experienced significant growth, thanks to the ongoing commitment of staff to reviewing and improving how our programs are run. Upgrades to facilities and equipment, focused staff training, and better support for our volunteer coaches have all helped strengthen our offerings and boost community participation. As a result, we have seen an increase of nearly 800 participants across multiple programs, which is clear evidence that our efforts are meeting the needs and interests of more residents. These continued improvements ensure our programs remain welcoming, effective, and valuable for the entire community.

Program Participation Increases

- Men's Basketball (83%)
- Sand Volleyball (68%)
- Indoor Volleyball (75%)
- Pickleball (42%)
- Rock Around the Clock: Concert Series (33%)
- Beginner Soccer (58%)
- Beginner T-Ball (46%)
- Youth Basketball (51%)
- Youth Flag Football (19%)
- Youth Volleyball (64%)

This growth was further supported by generous community sponsorships, which helped us improve the quality and visibility of our events and programs. Notable contributions this year included:

- City State Bank – $2,500 Movie Sponsorship
- Whitfield & Eddy Law – $2,500 Concert Sponsorship
- Slim Chickens – $500 NFL Flag Sponsorship

These partnerships allowed us to offer more engaging experiences, attract broader audiences, and ultimately contributed to the rise in participation we experienced this year.





FACILITES

Grimes continues to thrive as a vibrant and growing community, thanks in part to the strong engagement and participation at our recreational facilities. Each year, thousands of residents and visitors take advantage of the high-quality amenities we offer—strengthening community bonds, promoting healthy lifestyles, and supporting local businesses. The impressive attendance numbers at our facilities reflect the city's commitment to providing spaces where families, athletes, and community members can come together. These facilities not only enhance the quality of life for our residents but also attract new people to Grimes, helping to drive growth and community pride.

Hy-Vee Multiplex

539,800

North Sports Complex

69,590

South Sports Complex

142,947

Splash Pad

34,600





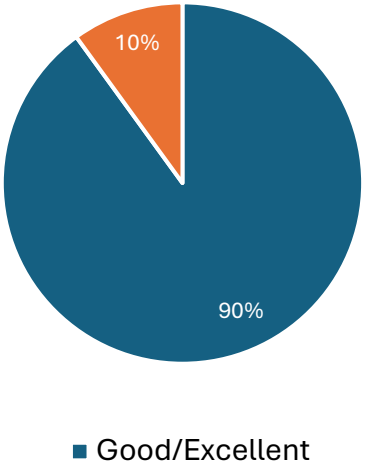


KEY OBJECTIVES

Though a large part of recreation programming is about forming teams, creating schedules, and finding volunteer coaches, it is also about meeting objectives that come from surveying what the community looks for in our programming. These objectives help plan activities that make a difference in participant's lives by creating a great overall experience. The charts below show that we are reaching our measurable objectives of providing programs that are a positive experience that our participants would recommend to others.

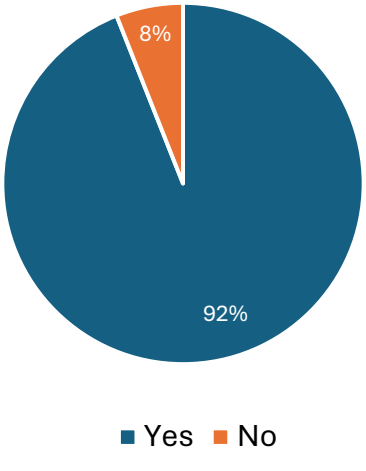
Goal: 80%
Results: 90%

Parks and Recreation Programs Ratings: Overall Experience



Goal: 85%
Results: 92%

Parks and Recreation Programs Ratings: Would You Recommend?







PROGRAM FEEDBACK

Positive Feeback:

“Thanks Grimes and especially the great Parks and Recs team for providing such a great place for our young and old athletes. This, along with the South Sports Complex, are some of the best sports fields in the state. Keep up the good work.”

“I appreciate the follow up and your efforts. Thank you for all you do! These programs are perfect for younger kids, and I am glad that Grimes offers them.”

“I wanted to follow up and let you know that we received a total of 249 lbs. of food and $307.00 from the Rock Around the Clock concert series this year. Thanks so much for continuing to support the Grimes Storehouse. As we see record numbers, we appreciate everything you and the City of Grimes does for us.”

“We have been playing in this league for a few years now. Best around!”

“This was our daughter’s 3rd year in a row at this camp, and she loves it! Matt is a fantastic running coach to kids of all ages, and we’re lucky to have a camp like this as part of the Parks & Rec program!”

“I have a son on the autism spectrum who is high functioning; and the coach and players on his team were incredibly kind, supportive, and inclusive.”

RESOLUTION 12-0325 APPROVING PAYMENTS FOR PROFESSIONAL SERVICES

Grimes Resolution No. 12-0325

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 December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title: Lions Park - Phase One
Contractor: Confluence, Inc.
Address: 525 17th Street, Des Moines, IA 50309
Finance Budget Code: 309-430-6407 ***Finance Project #***
Vendor Project or Invoice #: ***PO #***
Original Contract Date: June 25, 2024 ***Vendor #*** 4250

Date of Council Meeting: December 16, 2025 **PAYMENT REQUEST #** 13
PAYMENT PERIOD: From: September 21, 2025 Through: October 20th, 2025

Contract Summary

Original Contract Amount:	$ 98,000.00			
Net change by Change Orders:	$ 42,400.00			
Contract Amount to Date: (line 1 ± 2)		$ 140,400.00		
Total completed and stored to date:	$ 135,411.11			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 135,411.11		
Less previous applications for payment:		$ 133,568.51		
SUBTOTAL			$	1,842.60
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	1,842.60
Balance to finish, including retainage:		$ 4,988.89		
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: Confluence, Inc. (Firm Name)
Signature — October 25, 2025 (Date)

Engineer / Consultant Approval: Confluence, Inc. (Firm Name)
Signature — Date

City of Grimes Staff Approval:
Signature — 12-4-25 (Date)

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	July 9, 2024	$ 7,021.17
2	July 9, 2024	$ 2,527.17
3	October 8, 2024	$ 12,158.90
4	October 8, 2024	$ 7,520.50
5	December 16, 2024	$ 15,531.58
6	January 14, 2025	$ 4,213.40
7	January 27, 2025	$ 11,620.00
8	February 27, 2025	$ 8,098.56
9	March 31, 2025	$ 19,961.13
10	May 29, 2025	$ 20,585.00
11	July 24, 2025	$ 17,207.87
12	September 25,2025	$ 7,123.23
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Previous Applications for Payment

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TOTAL **$ 133,568.51**

Record of Change Orders

No.	Date	Amount
1	May 27, 2025	$ 42,400.00
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TOTAL **$ 42,400.00**

Contract Time Remaining

Contract Period:	WORKING 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:	-

CONFLUENCE

Confluence, Inc
525 17th Street
Des Moines, IA 50309
515.288.4875

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

Invoice number 33184
Date 10/28/2025

Project **23567 Lions Park - Grimes**

Professional Services through October 20, 2025

Finance Budget Code: 309-430-6407
Vendor No.: 4250

Include Payment Application with Invoice

Send invoices to: engineering@grimesiowa.gov; mahrens@grimesiowa.gov

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Confluence	59,500.00	99.03	58,920.00	58,920.00	0.00
SVPA	54,800.00	99.52	52,695.68	54,538.28	1,842.60
Nilles and Associates	26,100.00	80.00	20,880.00	20,880.00	0.00
Total	140,400.00	95.68	132,495.68	134,338.28	1,842.60

Invoice total **1,842.60**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
33184	10/28/2025	1,842.60	1,842.60				
	Total	1,842.60	1,842.60	0.00	0.00	0.00	0.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title: Lions Park - Phase One
Contractor: Confluence, Inc.
Address: 525 17th Street, Des Moines, IA 50309
Finance Budget Code: 309-430-6407 ***Finance Project #***
Vendor Project or Invoice #: ***PO #***
Original Contract Date: June 25, 2024 ***Vendor #*** 4250

Date of Council Meeting: December 16, 2025 **PAYMENT REQUEST #** 14
PAYMENT PERIOD: From: October 21, 2025 Through: November 20, 2025

Contract Summary

Original Contract Amount:	$ 98,000.00		
Net change by Change Orders:	$ 42,400.00		
Contract Amount to Date: (line 1 ± 2)		$ 140,400.00	
Total completed and stored to date:	$ 135,713.96		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 135,713.96	
Less previous applications for payment:		$ 135,411.11	
SUBTOTAL			$ 302.85
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 302.85
Balance to finish, including retainage:		$ 4,686.04	
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: Confluence, Inc. (Firm Name)
Signature — November 25, 2025 (Date)

Engineer / Consultant Approval: Confluence, Inc. (Firm Name)
Signature — Date

City of Grimes Staff Approval:
Signature — 12-4-25 (Date)

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	July 9, 2024	$ 7,021.17
2	July 9, 2024	$ 2,527.17
3	October 8, 2024	$ 12,158.90
4	October 8, 2024	$ 7,520.50
5	December 16, 2024	$ 15,531.58
6	January 14, 2025	$ 4,213.40
7	January 27, 2025	$ 11,620.00
8	February 27, 2025	$ 8,098.56
9	March 31, 2025	$ 19,961.13
10	May 29, 2025	$ 20,585.00
11	July 24, 2025	$ 17,207.87
12	September 25,2025	$ 7,123.23
13	December 16, 2025	$ 1,842.60
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Previous Applications for Payment

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TOTAL **$ 135,411.11**

Record of Change Orders

No.	Date	Amount
1	May 27, 2025	$ 42,400.00
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TOTAL **$ 42,400.00**

Contract Time Remaining

Contract Period:	WORKING 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:	-

CONFLUENCE

Confluence, Inc
525 17th Street
Des Moines, IA 50309
515.288.4875

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

Invoice number 33446
Date 11/25/2025

Project **23567 Lions Park - Grimes**

Professional Services through November 20, 2025

Finance Budget Code: 309-430-6407
Vendor No.: 4250

Include Payment Application with Invoice

Send invoices to: engineering@grimesiowa.gov; mahrens@grimesiowa.gov

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Confluence	59,500.00	99.03	58,920.00	58,920.00	0.00
SVPA	54,800.00	100.00	54,538.28	54,800.00	261.72
Nilles and Associates	26,100.00	80.00	20,880.00	20,880.00	0.00
Total	140,400.00	95.87	134,338.28	134,600.00	261.72

Reimbursable Expenses

Reimbursables

	Date	Units	Rate	Billed Amount
Denise Hurt				
Per Miles				
	10/30/2025	30.00	0.70	21.00
SVPA Architects Inc				
Consultant Reimbursable Expenses				
	11/06/2025			20.13
	Phase subtotal			41.13
			Invoice total	**302.85**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
33184	10/28/2025	1,842.60	1,842.60				
33446	11/25/2025	302.85	302.85				
	Total	2,145.45	2,145.45	0.00	0.00	0.00	0.00

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: December 16, 2025 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: 10/19/2025 Through: 12/9/2025

Contract Summary

Original Contract Amount:	$ 50,140.00			
Net change by Change Orders:	$ 30,900.00			
Contract Amount to Date: (line 1 ± 2)		$ 81,040.00		
Total completed and stored to date:	$ 29,281.24			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 29,281.24		
Less previous applications for payment:		$ 23,651.40		
SUBTOTAL			$	5,629.84
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	5,629.84
Balance to finish, including retainage:		$ 51,758.76		
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

Nicholle Jungren
Signature

11/21/2025
Date

City of Grimes Staff Approval:

Signature

12-4-25
Date

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	September 9, 2025	$ 10,758.06
2	November 10, 2025	$ 12,893.34
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Previous Applications for Payment

No.	Date	Amount
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TOTAL $ 23,651.40

Record of Change Orders

No.	Date	Amount
1	November 10, 2025	$ 30,900.00
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TOTAL $ 30,900.00

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:	-

MSA

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

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

Invoice No:	023182
Invoice Date:	11/25/2025
Invoice Terms:	Due upon receipt
Project No:	R09410019.00
Project Manager:	Nichole Sungren
Client Liaison:	Nichole Sungren
Customer Ref:	

email invoice
include supporting documents
NTE $50,140.00
From 10/19/2025 To 11/15/2025

R09410019.00 Grimes IA SE 2nd St Water Main

R09410019.00.300 - Final Design

Subtotal Final Design	**2,592.34**

R09410019.00.600 - Project Administration

Subtotal Project Administration	**3,037.50**
Total	**5,629.84**

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 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: December 16, 2025 **PAYMENT REQUEST #** 13
PAYMENT PERIOD: From: 10/19/2025 Through: 11/15/2025

Contract Summary

Original Contract Amount:	$ 106,200.00			
Net change by Change Orders:	$ 157,500.00			
Contract Amount to Date: (line 1 ± 2)		$ 263,700.00		
Total completed and stored to date:	$ 203,007.69			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 203,007.69		
Less previous applications for payment:		$ 196,678.31		
SUBTOTAL			$	6,329.38
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	6,329.38
Balance to finish, including retainage:		$ 60,692.31		
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:

Firm Name

Signature Date

Engineer / Consultant Approval: MSA Professional Services, Inc.
Firm Name

Nicholle Jungren
Signature Date 11/21/2025

City of Grimes Staff Approval:

Signature Date 12-4-25

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	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
12	November 10, 2025	$ 9,617.83
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 196,678.31**

Record of Change Orders

No.	Date	Amount
1	June 25, 2024	$ 45,400.00
2	February 25, 2025	$ 59,100.00
3	October 28, 2025	$ 53,000.00
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TOTAL **$ 157,500.00**

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:	-

MSA

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

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

Invoice No:	023183
Invoice Date:	11/25/2025
Invoice Terms:	Due upon receipt
Project No:	R09410027.00
Project Manager:	Nichole Sungren
Client Liaison:	Nichole Sungren
Customer Ref:	

email invoice
include documents
From 10/19/2025 To 11/15/2025

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

R09410027.00.200 - Construction Administration

Subtotal Construction Administration	**2,529.53**

R09410027.00.300 - Construction Staking

Subtotal Construction Staking	**1,746.10**

Total 4,275.63

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

MSA

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

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

Invoice No:	023186
Invoice Date:	11/25/2025
Invoice Terms:	Due upon receipt
Project No:	R09410029.00
Project Manager:	Nichole Sungren
Client Liaison:	Nichole Sungren
Customer Ref:	

email invoice
From 09/18/2025 To 11/15/2025

R09410029.00 SE 5th and SE 6th CRS

R09410029.00.100 - Project Manual & Bidding

Subtotal Project Manual & Bidding	**2,026.25**

R09410029.00.200 - Construction Administration

Subtotal Construction Administration	**0.00**

R09410029.00.300 - Construction Staking

Subtotal Construction Staking	**27.50**

Total 2,053.75

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: 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: December 16, 2025 **PAYMENT REQUEST #** 2

PAYMENT PERIOD: From: October 1, 2025 Through: October 31, 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:	$ 9,250.00		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 9,250.00	
Less previous applications for payment:		$ 4,600.00	
SUBTOTAL			$ 4,650.00
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 4,650.00
Balance to finish, including retainage:		$ 10,750.00	
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 — November 20, 2025 Date

Engineer / Consultant Approval:
Firm Name

Signature — Date

City of Grimes Staff Approval:

Signature — 12-4-25 Date

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	November 10, 2025	$ 4,600.00
2		
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Previous Applications for Payment

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TOTAL **$ 4,600.00**

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

INVOICE

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

INVOICE DATE: 11/10/2025
INVOICE NO: 25024.06
BILLING FROM: 10/1/2025
BILLING TO: 10/31/2025

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	50.00	$7,750.00	$3,100.00	$4,650.00
25024 - Grimes- Lions Park - Construction Administration	$3,000.00	50.00	$1,500.00	$1,500.00	$0.00
25024 - Grimes- Lions Park - As-Built Documents	$1,500.00	-	$0.00	$0.00	$0.00
TOTAL	**$20,000.00**		**$9,250.00**	**$4,600.00**	**$4,650.00**

SUBTOTAL	**$4,650.00**
AMOUNT DUE THIS INVOICE	**$4,650.00**

This invoice is due upon receipt

Thank you for your business.

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: December 16, 2025 **PAYMENT REQUEST #** 15

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

Contract Summary

Original Contract Amount:	$ 668,900.00			
Net change by Change Orders:	$ 79,000.00			
Contract Amount to Date: (line 1 ± 2)		$ 747,900.00		
Total completed and stored to date:	$ 590,806.24			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 590,806.24		
Less previous applications for payment:		$ 555,618.49		
SUBTOTAL			$	35,187.75
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	35,187.75
Balance to finish, including retainage:		$ 157,093.76		
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 12/4/2025

Date

City of Grimes Staff Approval:

Signature 12-4-25

Date

Submit to: *Engineering Department*

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

Date Printed: 12/4/2025

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
14	November 11, 2025	$ 2,246.57
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Previous Applications for Payment

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TOTAL $ 555,618.49

Record of Change Orders

No.	Date	Amount
1	December 10, 2024	$ 11,500.00
2	February 11, 2025	$ 39,000.00
3	October 14,2025	$ 28,500.00
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TOTAL $ 79,000.00

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: 24826000-15
Date: November 30, 2025
Project Number: 24826000

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Grimes Public Administration Building

For Professional Services Rendered Through: November 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	$213,058.00	$0.00
Bidding/Negotiations	$24,192.00	56.67	$13,710.21	$7,275.74	$6,434.47
Construction Administration	$144,086.00	1.05	$1,512.90	$1,260.75	$252.15
Add Services (Amendments)	$79,000.00	94.89	$74,961.13	$46,460.00	$28,501.13
	$747,900.00		**$590,806.24**	**$555,618.49**	**$35,187.75**

$35,187.75

Invoice Total **$35,187.75**

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: December 16, 2025 **PAYMENT REQUEST #** 5

PAYMENT PERIOD: From: September 1, 2025 Through: October 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:	$ 51,565.00			
Retainage: ____ % of Completed Work:	$ -			
Total Earned less Retainage:		$ 51,565.00		
Less previous applications for payment:		$ 44,186.50		
SUBTOTAL			$	7,378.50
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	7,378.50
Balance to finish, including retainage:		$ 7,335.00		
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: Snyder & Associates, Inc.
Firm Name

Todd Kurz
Signature

11/25/25
Date

Engineer / Consultant Approval:
Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

12-4-25
Date

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	March 11, 2025	$ 17,206.00
2	July 22, 2025	$ 10,929.00
3	August 12, 2025	$ 6,077.00
4	October 28, 2025	$ 9,974.50
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Previous Applications for Payment

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TOTAL **$ 44,186.50**

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

November 30, 2025

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

Invoice No: 124.1502.010 - 5

Finance Code 340-230-6407

Email mahrens@grimesiowa.gov
engineering@grimesiowa.gov

Project **124.1502.010** **NE Gateway Drive Permanent Traffic Signal Design**

Professional Services through October 31, 2025

Basic Services

		Hours	Rate	Amount	
Engineer VIII		23.50	206.00	4,841.00	
Engineer III		14.50	147.00	2,131.50	
Technician VI		3.50	116.00	406.00	
	Total Services	41.50		7,378.50	
	Total Services				**7,378.50**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	7,378.50	44,186.50	51,565.00	
Limit			58,900.00	
Remaining			7,335.00	
		Phase Subtotal		**$7,378.50**

Amount Due this Invoice **$7,378.50**

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:	NE Destination Dr & NE Beaverbrooke Blvd Improvements		
Contractor:	Snyder & Associates, Inc.		
Address:	2727 Snyder Blvd., PO Box 1159, Ankeny Iowa 50023		
Finance Budget Code:	375-210-6407	***Finance Project #***	
Vendor Project or Invoice #:	122.1329.01	***PO #***	
Original Contract Date:	September 27, 2022	***Vendor #***	2031

Date of Council Meeting: December 16, 2025 **PAYMENT REQUEST #** 30

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

Contract Summary

Original Contract Amount:	$ 298,400.00			
Net change by Change Orders:	$ 218,100.00			
Contract Amount to Date: (line 1 ± 2)		$ 516,500.00		
Total completed and stored to date:	$ 512,078.93			
Retainage: 0 % of Completed Work:				
Total Earned less Retainage:		$ 512,078.93		
Less previous applications for payment:		$ 506,642.58		
SUBTOTAL			$	5,436.35
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	5,436.35
Balance to finish, including retainage:		$ 4,421.07		
Contract Time Remaining (If applicable)	- Working Days			

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

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

Jordan Stoermer
Signature — 12/2/2025 Date

Engineer / Consultant Approval:
Firm Name

Signature — Date

City of Grimes Staff Approval:
Signature — 12-4-25 Date

City of Grimes Council Approval:
Council 12-16-25
Signature — Date

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

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 22, 2022	$ 7,817.88
2	December 13, 2022	$ 19,202.13
3	January 24, 2023	$ 13,411.00
4	February 14, 2023	$ 9,642.25
5	March 14, 2023	$ 44,746.25
6	April 11, 2023	$ 20,777.49
7	May 9, 2023	$ 28,605.75
8	June 27, 2023	$ 12,788.50
9	July 11, 2023	$ 7,638.28
10	August 8, 2023	$ 25,843.85
11	September 12, 2023	$ 19,746.38
12	October 10, 2023	$ 28,872.50
13	November 14, 2023	$ 19,275.36
14	December 12, 2023	$ 5,476.40
15	January 9, 2024	$ 6,037.00
16	February 13, 2024	$ 8,699.50
17	April 9, 2024	$ 6,975.76
18	May 14, 2024	$ 10,522.75
19	June 11, 2024	$ 60,914.98
20	July 23, 2024	$ 43,292.53
21	August 13, 2024	$ 21,626.89
22	September 10, 2024	$ 15,026.07
23	October 22, 2024	$ 17,963.53
24	November 12, 2024	$ 6,574.70
25	March 11, 2025	$ 8,053.10
26	April 22, 2025	$ 6,679.50
27	June 10, 2025	$ 8,281.50
28	September 23, 2025	$ 16,759.75
29	October 14, 2025	$ 5,391.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 506,642.58**

Record of Change Orders

No.	Date	Amount
1	July 26, 2023	$ 101,300.00
2	November 28, 2023	$ 116,800.00
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TOTAL **$ 218,100.00**

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	September 27, 2022
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

November 30, 2025

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

Invoice No: 122.1329.010 - 30

Finance Budget Code 375-210-6407

Email mahrens@grimesiowa.gov
engineering@grimesiowa.gov

Project **122.1329.010** **NE Destination DR & NE Beaverbrooke Blvd Improvements**

Professional Services through October 31, 2025

		Hours	Rate	Amount	
Engineer VIII		6.00	181.00	1,086.00	
Engineer II		35.00	116.00	4,060.00	
	Total Services	41.00		5,146.00	
	Total Services				**5,146.00**
Advertising/Legals				33.69	
Permit Fees				256.66	
	Total Expenses			**290.35**	**290.35**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	5,436.35	506,642.58	512,078.93
Limit			516,500.00
Remaining			4,421.07

Amount Due this Invoice **$5,436.35**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Jordan Stoermer

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: December 16, 2025 **PAYMENT REQUEST #** 33

PAYMENT PERIOD: From: November 3, 2025 Through: November 30, 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:	$ 613,700.00		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 613,700.00	
Less previous applications for payment:		$ 613,496.12	
SUBTOTAL			$ 203.88
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 203.88
Balance to finish, including retainage:		$ -	
Contract Time Remaining (If applicable)	-	WORKING DAYS	

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Firm SVPA Architects

Robert T. Oak Meaghn Vogt

Signature Date December 4, 2025

City of Grimes Staff Approval:

Signature Date 12-5-25

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	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
31	October 28, 2025	$ 2,736.30
32	November 25, 2025	$ 13,195.00
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Previous Applications for Payment

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TOTAL **$ 613,496.12**

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

December 4, 2025
Project No: 23012.00
Invoice No: 0040969

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

Professional Services from November 3, 2025 to November 30, 2025

Phase 01 Programming

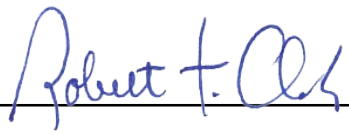
Fee

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	98.1558	128,485.88
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		611,285.88
		Previous Fee Billing	611,082.00
		Current Fee Billing	203.88
		Total Fee	**203.88**
		Total this Phase	**$203.88**
		Total this Invoice	**$203.88**

Billings to Date

	Current	Prior	Total
Fee	203.88	602,077.00	602,280.88
Consultant	0.00	9,005.00	9,005.00
Expense	0.00	1,899.91	1,899.91

Project	23012.00	City of Grimes - Grimes Fire Station			Invoice	0040969
Unit		0.00	514.21	514.21		
Totals		**203.88**	**613,496.12**	**613,700.00**		

Authorized By: 

Robert Ormsby

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title: Grimes Administrative Facility
Contractor: Weitz Company
Address: 611 5th Ave, Suite 300, Des Moines, IA 50309
Finance Budget Code: 387-650-6490 ***Finance Project #***
Vendor Project or Invoice #: X246499 ***PO #***
Original Contract Date: March 25, 2024 ***Vendor #*** 4210

Date of Council Meeting: December 16, 2025 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: November 1, 2025 Through: November 30, 2025

Contract Summary

Original Contract Amount:	$ 85,000.00			
Net change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 85,000.00		
Total completed and stored to date:	$ 85,000.00			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 85,000.00		
Less previous applications for payment:		$ 58,650.00		
SUBTOTAL			$	26,350.00
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	26,350.00
Balance to finish, including retainage:		$ -		
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 12-5-25
Date

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 22, 2025	$ 31,840.00
2	August 26, 2025	$ 26,810.00
3		
4		
5		
6		
7		
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10		
11		
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32		
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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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67		
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69		
70		

TOTAL **$ 58,650.00**

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:	March 25, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

INVOICE

WEITZ /// BUILD A BETTER WAY.

THE WEITZ COMPANY / 611 5TH AVE, SUITE 300 / DES MOINES / IOWA 50309 / PH:515.246.4700 / FX: 515.246.4799 / WWW.WEITZ.COM

Invoice Number: 3X246499
Invoice Date: 12/4/2025
Due Date: Upon Receipt

BILL TO:
City of Grimes
Attn: Jake Anderson
101 NE Harvey St
Grimes, IA 50111

PROJECT:
Grimes Admin Facility
Address TBD
Grimes, IA 50111

	SCHEDULE OF VALUE	COMPLETED THIS PERIOD	PREVIOUS BILLED	TOTAL COMPLETED	BALANCE TO FINISH
Preconstruction Services	85,000.00	26,350.00	58,650.00	85,000.00	0.00
			0.00	0.00	0.00
			0.00	0.00	0.00
Total Value	85,000.00	26,350.00	58,650.00	85,000.00	0.00

Balance Due	**26,350.00**

Send payment by wiring funds as indicated in contract. If wiring is not possible, send to:
The Weitz Company, LLC
611 5th Ave, Suite 300
Des Moines, IA 50309
Attn: Accounts Receivable
Please include the invoice number on your check.

RESOLUTION 12-0425 APPROVING CAPITAL PROJECT PAYMENT REQUESTS

Grimes Resolution No. 12-0425

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 December 16, 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: December 16, 2025 **PAYMENT REQUEST #** 24
PAYMENT PERIOD: From: October 1, 2025 Through: October 31, 2025

Contract Summary

Original Contract Amount:	$ 9,047,309.99			
Net change by Change Orders:	$ 190,389.17			
Contract Amount to Date: (line 1 ± 2)		$ 9,237,699.16		
Total completed and stored to date:	$ 7,523,399.03			
Retainage: 5 % of Completed Work:	$ 376,169.95			
Total Earned less Retainage:		$ 7,147,229.08		
Less previous applications for payment:		$ 6,840,024.03		
SUBTOTAL			$	307,205.05
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	307,205.05
Balance to finish, including retainage:		$ 2,090,470.08		
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

11/6/2025
Date

Engineer / Consultant Approval:
Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

12-6-25
Date

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

Date Printed: 11/6/2025

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	3,986.00	$ 43,846.00	$ -	$ 43,846.00	681.00	85.41%
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	437.00	$ 45,011.00	$ -	$ 45,011.00	122.00	78.18%
17	4.04	STORM SEWER, TRENCHED, RCP, CLASS III, 36 IN.	LF	620.00		620.00	$ 106.50	$ 66,030.00	623.00	$ 66,349.50	$ -	$ 66,349.50	(3.00)	100.48%
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	1,054.00	$ 53,227.00	$ -	$ 53,227.00	517.00	67.09%
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	122.00	$ 6,954.00	$ -	$ 6,954.00	5.00	96.06%
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	2,233.00	$ 43,543.50	$ -	$ 43,543.50	(136.00)	106.49%
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	32.00	$ 28,960.00	$ -	$ 28,960.00	13.00	71.11%
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	40.50	$ 931.50	$ -	$ 931.50	15.50	72.32%
38	5.03	WATER MAIN, TRENCHED, PVC, DR18, 8 IN.	LF	666.00		666.00	$ 51.00	$ 33,966.00	993.00	$ 50,643.00	$ -	$ 50,643.00	(327.00)	149.10%
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	8.00	$ 7,200.00	$ -	$ 7,200.00	7.00	53.33%
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	34.00	$ 33,830.00	$ -	$ 33,830.00	14.00	70.83%
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	2.00	$ 2,170.00	$ -	$ 2,170.00	-	100.00%
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	3.00	$ 2,055.00	$ -	$ 2,055.00	(1.00)	150.00%
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%
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	$ 2,180.00	$ -	$ 2,180.00	-	100.00%
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	3,513.50	$ 57,972.75	$ -	$ 57,972.75	1,020.50	77.49%
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	1.00	$ 1,805.00	$ -	$ 1,805.00	2.00	33.33%
70	5.35	VALVE, GATE, 8 IN.	EA	14.00		14.00	$ 2,525.00	$ 35,350.00	12.00	$ 30,300.00	$ -	$ 30,300.00	2.00	85.71%
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	9.00	$ 105,300.00	$ -	$ 105,300.00	(2.00)	128.57%
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	21.00	$ 161,490.00	$ -	$ 161,490.00	2.00	91.30%
76	5.41	FIRE HYDRANT ASSEMBLY REMOVAL	EA	7.00		7.00	$ 500.00	$ 3,500.00	5.00	$ 2,500.00	$ -	$ 2,500.00	2.00	71.43%
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	1.00	$ 4,615.00	$ -	$ 4,615.00	3.00	25.00%
82	6.04	MANHOLE, STORM SEWER, SW-401, 72 IN.	EA	6.00		6.00	$ 7,425.00	$ 44,550.00	6.00	$ 44,550.00	$ -	$ 44,550.00	-	100.00%
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	3.00	$ 9,000.00	$ -	$ 9,000.00	1.00	75.00%
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	12.00	$ 52,800.00	$ -	$ 52,800.00	6.00	66.67%
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	4.00	$ 9,000.00	$ -	$ 9,000.00	(1.00)	133.33%
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	6.00	$ 4,350.00	$ -	$ 4,350.00	2.00	75.00%
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	2,460.90	$ 14,765.40	$ -	$ 14,765.40	614.10	80.03%
107	7.08	REMOVAL OF DRIVEWAY	SY	2,679.00		2,679.00	$ 6.50	$ 17,413.50	2,162.50	$ 14,056.25	$ -	$ 14,056.25	516.50	80.72%
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	5,206.15	$ 286,338.25	$ -	$ 286,338.25	1,358.85	79.30%
110	7.11	SIDEWALK, PCC, 5 IN.	SY	237.00		237.00	$ 60.00	$ 14,220.00	373.00	$ 22,380.00	$ -	$ 22,380.00	(136.00)	157.38%
111	7.12	SIDEWALK, CLASS A, PCC, 5 IN.	SY	66.00		66.00	$ 90.00	$ 5,940.00	55.60	$ 5,004.00	$ -	$ 5,004.00	10.40	84.24%
112	7.13	DETECTABLE WARNINGS	SF	666.00		666.00	$ 60.00	$ 39,960.00	234.00	$ 14,040.00	$ -	$ 14,040.00	432.00	35.14%
113	7.14	SIDEWALK TRENCH DRAIN	EA	1.00		1.00	$ 3,500.00	$ 3,500.00	1.00	$ 3,500.00	$ -	$ 3,500.00	-	100.00%
114	7.15	DRIVEWAY, PCC, 6 IN.	SY	324.00		324.00	$ 70.00	$ 22,680.00	245.50	$ 17,185.00	$ -	$ 17,185.00	78.50	75.77%
115	7.16	DRIVEWAY, PCC, 7 IN.	SY	2,862.00		2,862.00	$ 75.00	$ 214,650.00	2,308.92	$ 173,169.00	$ -	$ 173,169.00	553.08	80.68%

116	7.17	GRANULAR SURFACING, DRIVEWAY	TON	50.00		50.00	$ 47.00	$ 2,350.00	18.12	$ 851.64	$ -	$ 851.64	31.88	36.24%
117	7.18	PAVEMENT REMOVAL	SY	15,193.00		15,193.00	$ 5.50	$ 83,561.50	11,079.75	$ 60,938.63	$ -	$ 60,938.63	4,113.25	72.93%
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	339.33	$ 15,778.85	$ -	$ 15,778.85	(39.33)	113.11%
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	70.97	$ 9,368.04	$ -	$ 9,368.04	100.44	41.40%
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	24.00	$ 6,000.00	$ -	$ 6,000.00	17.00	58.54%
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	70.97	$ 6,742.15	$ -	$ 6,742.15	100.44	41.40%
131	8.10	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	41.00		41.00	$ 195.00	$ 7,995.00	24.00	$ 4,680.00	$ -	$ 4,680.00	17.00	58.54%
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	21.00	$ 2,100.00	$ -	$ 2,100.00	46.00	31.34%
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	5.83	$ 13,409.00	$ -	$ 13,409.00	3.17	64.78%
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	3,240.00	$ 8,910.00	$ -	$ 8,910.00	8,760.00	27.00%
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 EROSION 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	39.27	$ 3,455.76	$ -	$ 3,455.76	(23.27)	245.44%
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	17.57	$ 47,439.00	$ -	$ 47,439.00	(4.57)	135.15%
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	34.00	$ 340.00	$ -	$ 340.00	50.00	40.48%
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	114.00	$ 684.00	$ -	$ 684.00	(5.00)	104.59%
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%
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 BACKFILL 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	$ 29,085.00	$ -	$ 29,085.00	-	100.00%
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	$ 29,634.50	$ -	$ 29,634.50	-	100.00%
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	$ 4,593.16	$ -	$ 4,593.16	-	100.00%
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%
CO10.1		ADDITIONAL LINEARAGE FOOTAGE OF WOOD PRIVACY FENCE	LS		1.00	1.00	$ 2,102.10	$ 2,102.10	-	$ -	$ -	$ -	1.00	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE $ 9,237,699.16 $ 7,523,399.03 81.44%

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
23	October 28, 2025	$ 321,425.36
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 6,840,024.03**

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
10	December 16, 2025	$ 2,102.10
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TOTAL **$ 190,389.17**

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: 11/6/2025

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%

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%

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 BACKFILL 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%

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%
CO10.1	ADDITIONAL LINEARAGE FOOTAGE OF WOOD PRIVACY FENCE	LS				$ -	$ 2,102.10	0	-	$ -	0.00%

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

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: December 16, 2025 **PAYMENT REQUEST #** 25
PAYMENT PERIOD: From: November 1, 2025 Through: November 30, 2025

Contract Summary

Original Contract Amount:	$ 9,047,309.99		
Net change by Change Orders:	$ 223,974.17		
Contract Amount to Date: (line 1 ± 2)		$ 9,271,284.16	
Total completed and stored to date:	$ 7,907,365.46		
Retainage: 5 % of Completed Work:	$ 395,368.27		
Total Earned less Retainage:		$ 7,511,997.19	
Less previous applications for payment:		$ 7,147,229.08	
SUBTOTAL			$ 364,768.11
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 364,768.11
Balance to finish, including retainage:		$ 1,759,286.97	
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

Shane Crawford
Signature

12-4-2025
Date

Engineer / Consultant Approval:
Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

12-8-25
Date

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

Date Printed: 12/4/2025

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	4,246.00	$ 46,706.00	$ -	$ 46,706.00	421.00	90.98%
8	2.08	BELOW GRADE EXCAVATION (CORE OUT)	CY	1,100.00		1,100.00	$ 81.25	$ 89,375.00	344.74	$ 28,010.13	$ -	$ 28,010.13	755.26	31.34%
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	6,827.50	$ 34,137.50	$ -	$ 34,137.50	5,672.50	54.62%
11	2.11	MODIFIED SUBBASE	CY	6,084.00		6,084.00	$ 69.50	$ 422,838.00	6,084.00	$ 422,838.00	$ -	$ 422,838.00	-	100.00%
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	897.00	$ 82,075.50	$ -	$ 82,075.50	160.00	84.86%
16	4.03	STORM SEWER, TRENCHED, RCP, CLASS III, 30 IN.	LF	559.00		559.00	$ 103.00	$ 57,577.00	561.00	$ 57,783.00	$ -	$ 57,783.00	(2.00)	100.36%
17	4.04	STORM SEWER, TRENCHED, RCP, CLASS III, 36 IN.	LF	620.00		620.00	$ 106.50	$ 66,030.00	623.00	$ 66,349.50	$ -	$ 66,349.50	(3.00)	100.48%
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	1,162.00	$ 58,681.00	$ -	$ 58,681.00	409.00	73.97%
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	122.00	$ 6,954.00	$ -	$ 6,954.00	5.00	96.06%
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	2,355.00	$ 45,922.50	$ -	$ 45,922.50	(258.00)	112.30%
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	6,408.50	$ 144,191.25	$ -	$ 144,191.25	2,702.50	70.34%
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	36.00	$ 32,580.00	$ -	$ 32,580.00	9.00	80.00%
34	4.21	SUBRAIN, OUTLET, CMP, CONNECTION TO INTAKE	EA	68.00		68.00	$ 400.00	$ 27,200.00	49.00	$ 19,600.00	$ -	$ 19,600.00	19.00	72.06%
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	42.50	$ 977.50	$ -	$ 977.50	13.50	75.89%
38	5.03	WATER MAIN, TRENCHED, PVC, DR18, 8 IN.	LF	666.00		666.00	$ 51.00	$ 33,966.00	1,103.20	$ 56,263.20	$ -	$ 56,263.20	(437.20)	165.65%
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	3,806.50	$ 472,006.00	$ 6,489.00	$ 478,495.00	72.50	98.13%
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	8.00	$ 7,200.00	$ -	$ 7,200.00	7.00	53.33%
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	36.00	$ 35,820.00	$ -	$ 35,820.00	12.00	75.00%
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	2.00	$ 2,170.00	$ -	$ 2,170.00	-	100.00%
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	3.00	$ 2,055.00	$ -	$ 2,055.00	(1.00)	150.00%
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%
55	5.20	FITTING, 16" BEND	EA	22.00		22.00	$ 1,365.00	$ 30,030.00	24.00	$ 32,760.00	$ -	$ 32,760.00	(2.00)	109.09%

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	$ 2,180.00	$ -	$ 2,180.00	-	100.00%
59	5.24	FITTING, 16"X8" TEE	EA	10.00		10.00	$ 2,300.00	$ 23,000.00	10.00	$ 23,000.00	$ -	$ 23,000.00	-	100.00%
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	3,666.00	$ 60,489.00	$ -	$ 60,489.00	868.00	80.86%
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	1.00	$ 1,805.00	$ -	$ 1,805.00	2.00	33.33%
70	5.35	VALVE, GATE, 8 IN.	EA	14.00		14.00	$ 2,525.00	$ 35,350.00	13.00	$ 32,825.00	$ -	$ 32,825.00	1.00	92.86%
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	9.00	$ 105,300.00	$ -	$ 105,300.00	(2.00)	128.57%
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	23.00	$ 176,870.00	$ -	$ 176,870.00	-	100.00%
76	5.41	FIRE HYDRANT ASSEMBLY REMOVAL	EA	7.00		7.00	$ 500.00	$ 3,500.00	5.00	$ 2,500.00	$ -	$ 2,500.00	2.00	71.43%
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	2.00	$ 9,230.00	$ -	$ 9,230.00	2.00	50.00%
82	6.04	MANHOLE, STORM SEWER, SW-401, 72 IN.	EA	6.00		6.00	$ 7,425.00	$ 44,550.00	6.00	$ 44,550.00	$ -	$ 44,550.00	-	100.00%
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	3.00	$ 9,000.00	$ -	$ 9,000.00	1.00	75.00%
85	6.07	INTAKE, SINGLE GRATE W/ MANHOLE, SW-503	EA	1.00		1.00	$ 3,975.00	$ 3,975.00	1.00	$ 3,975.00	$ -	$ 3,975.00	-	100.00%
86	6.08	INTAKE, DOUBLE GRATE, SW-505	EA	18.00		18.00	$ 4,400.00	$ 79,200.00	14.00	$ 61,600.00	$ -	$ 61,600.00	4.00	77.78%
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	1.00	$ 1,850.00	$ -	$ 1,850.00	1.00	50.00%
93	6.15	INTAKE, DRAIN BASIN, PVC, 12 IN. DOME GRATE	EA	3.00		3.00	$ 2,250.00	$ 6,750.00	4.00	$ 9,000.00	$ -	$ 9,000.00	(1.00)	133.33%
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	7.00	$ 5,075.00	$ -	$ 5,075.00	1.00	87.50%
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	21,795.01	$ 1,536,548.21	$ -	$ 1,536,548.21	4,800.99	81.95%
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	2,503.60	$ 15,021.60	$ -	$ 15,021.60	571.40	81.42%
107	7.08	REMOVAL OF DRIVEWAY	SY	2,679.00		2,679.00	$ 6.50	$ 17,413.50	2,162.50	$ 14,056.25	$ -	$ 14,056.25	516.50	80.72%
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	5,206.15	$ 286,338.25	$ -	$ 286,338.25	1,358.85	79.30%
110	7.11	SIDEWALK, PCC, 5 IN.	SY	237.00		237.00	$ 60.00	$ 14,220.00	373.00	$ 22,380.00	$ -	$ 22,380.00	(136.00)	157.38%
111	7.12	SIDEWALK, CLASS A, PCC, 5 IN.	SY	66.00		66.00	$ 90.00	$ 5,940.00	55.60	$ 5,004.00	$ -	$ 5,004.00	10.40	84.24%
112	7.13	DETECTABLE WARNINGS	SF	666.00		666.00	$ 60.00	$ 39,960.00	234.00	$ 14,040.00	$ -	$ 14,040.00	432.00	35.14%
113	7.14	SIDEWALK TRENCH DRAIN	EA	1.00		1.00	$ 3,500.00	$ 3,500.00	1.00	$ 3,500.00	$ -	$ 3,500.00	-	100.00%
114	7.15	DRIVEWAY, PCC, 6 IN.	SY	324.00		324.00	$ 70.00	$ 22,680.00	245.50	$ 17,185.00	$ -	$ 17,185.00	78.50	75.77%
115	7.16	DRIVEWAY, PCC, 7 IN.	SY	2,862.00		2,862.00	$ 75.00	$ 214,650.00	2,727.52	$ 204,564.00	$ -	$ 204,564.00	134.48	95.30%

116	7.17	GRANULAR SURFACING, DRIVEWAY	TON	50.00		50.00	$ 47.00	$ 2,350.00	18.12	$ 851.64	$ -	$ 851.64	31.88	36.24%
117	7.18	PAVEMENT REMOVAL	SY	15,193.00		15,193.00	$ 5.50	$ 83,561.50	11,379.75	$ 62,588.63	$ -	$ 62,588.63	3,813.25	74.90%
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	339.33	$ 15,778.85	$ -	$ 15,778.85	(39.33)	113.11%
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	70.97	$ 9,368.04	$ -	$ 9,368.04	100.44	41.40%
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	24.00	$ 6,000.00	$ -	$ 6,000.00	17.00	58.54%
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	70.97	$ 6,742.15	$ -	$ 6,742.15	100.44	41.40%
131	8.10	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	41.00		41.00	$ 195.00	$ 7,995.00	24.00	$ 4,680.00	$ -	$ 4,680.00	17.00	58.54%
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	21.00	$ 2,100.00	$ -	$ 2,100.00	46.00	31.34%
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	5.86	$ 13,478.00	$ -	$ 13,478.00	3.14	65.11%
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	3,240.00	$ 8,910.00	$ -	$ 8,910.00	8,760.00	27.00%
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 EROSION 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	39.27	$ 3,455.76	$ -	$ 3,455.76	(23.27)	245.44%
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	17.57	$ 47,439.00	$ -	$ 47,439.00	(4.57)	135.15%
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	34.00	$ 340.00	$ -	$ 340.00	50.00	40.48%
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	114.00	$ 684.00	$ -	$ 684.00	(5.00)	104.59%
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%
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	$ 29,085.00	$ -	$ 29,085.00	-	100.00%
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	$ 29,634.50	$ -	$ 29,634.50	-	100.00%
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	$ 4,593.16	$ -	$ 4,593.16	-	100.00%
CO9.1		ADDITIONAL LINERAGE FOOTAGE OF WOOD PRIVACY FENCE	LS		1.00	1.00	$ 5,049.00	$ 5,049.00	1.00	$ 5,049.00	$ -	$ 5,049.00	-	100.00%
CO10.1		HYDRO EXCAVATE HIGH PRESSURE GAS MAIN	LS		1.00	1.00	$ 2,102.10	$ 2,102.10	-	$ -	$ -	$ -	1.00	0.00%
CO11.1		ADDITIONAL CEMENT STABILIZATION	LS		1.00	1.00	$29,235.00	$ 29,235.00	-	$ -	$ -	$ -	1.00	0.00%
CO11.2		CONCRETE COLLAR	EA		1.00	1.00	$ 1,350.00	$ 1,350.00	-	$ -	$ -	$ -	1.00	0.00%
CO11.3		STRUCTURE S-113, SW-401 60" MANHOLE	EA		1.00	1.00	$ 3,000.00	$ 3,000.00	-	$ -	$ -	$ -	1.00	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE $ 9,271,284.16 $ 7,907,365.46 85.29%

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
23	November 10, 2025	$ 321,425.36
24	December 16, 2025	$ 307,205.05
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Previous Applications for Payment

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TOTAL **$ 7,147,229.08**

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
10	December 16, 2025	$ 2,102.10
11	December 16, 2025	$ 33,585.00
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TOTAL **$ 223,974.17**

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:	-

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	72.50	$ 6,489	1.87%
43	WATER MAIN W/ CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF				$ -	$ 200.00	0.00	0.00	$ -	0.00%
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%
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%
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 ERO0SION 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%
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	ADDITIONAL LINERAGE FOOTAGE OF WOOD PRIVACY FENCE	LS				$ -	$ 5,049.00	0	-	$ -	0.00%
CO10.1	HYDRO EXCAVATE HIGH PRESSURE GAS MAIN	LS				$ -	$ 2,102.10	0	-	$ -	0.00%
CO11.1	ADDITIONAL CEMENT STABILIZATION	LS				$ -	$29,235.00	0	-	$ -	0.00%
CO11.2	CONCRETE COLLAR	EA				$ -	$ 1,350.00	0	-	$ -	0.00%
CO11.3	STRUCTURE S-113, SW-401 60" MANHOLE	EA				$ -	$ 3,000.00	0	-	$ -	0.00%

TOTAL VALUE OF STORED MATERIALS AND VALUE OF STORED MARTERIALS REMAINING TO DATE $ 551,625.66 $ 60,688.90 11.00%

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: December 16, 2025 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: November 1, 2025 Through: November 30, 2025

Contract Summary

Original Contract Amount:	$ 1,539,800.00		
Net change by Change Orders:	$ 44,941.00		
Contract Amount to Date: (line 1 ± 2)		$ 1,584,741.00	
Total completed and stored to date:	$ 751,522.62		
Retainage: 3 % of Completed Work:	$ 22,545.68		
Total Earned less Retainage:		$ 728,976.94	
Less previous applications for payment:		$ 383,920.76	
SUBTOTAL			$ 345,056.18
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 345,056.18
Balance to finish, including retainage:		$ 855,764.06	
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

12/8/25
Date

Engineer / Consultant Approval: Confluence
Firm Name

Denise M. Hurt
Signature

12.08.2025
Date

City of Grimes Staff Approval:

Signature

12-8-25
Date

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	November 10, 2025	$ 204,132.27
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 383,920.76**

Record of Change Orders

No.	Date	Amount
1	October 14, 2025	$ 35,508.00
2	November 25, 2025	$ 9,433.00
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TOTAL **$ 44,941.00**

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

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

Contract For:

Project: S-14172-25
Lions Park Grimes

Architect:
Architect
ArchAddr1
ArchAddr2

Invoice: 141722503
Draw: 141722503
Invoice date: 11/25/2025
Period ending date: 11/30/2025
Contract date:

Request for payment:

Original contract amount	$1,539,800.00	
Approved changes	$44,941.00	
Revised contract amount		$1,584,741.00
Contract completed to date		$751,522.62
Add-ons to date	$0.00	
Taxes to date	$0.00	
Less retainage	$22,545.68	
Total completed less retainage		$728,976.94
Less previous requests	$383,920.76	
Current request for payment		$345,056.18
Current billing		$355,728.02
Current additional charges	$0.00	
Current tax	$0.00	
Less current retainage	$10,671.84	
Current amount due		$345,056.18
Remaining contract to bill	$855,764.06	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner	37,390.00	-1,882.00
Total approved this Month	9,833.00	-400.00
TOTALS	47,223.00	-2,282.00
NET CHANGES by Change Order	44,941.00	

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: 11/25/2025

State Of IOWA

County Of Polk

Subscribed and sworn to before me this 25th day of November 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: 141722503 Draw: 141722503 Period Ending Date: 11/30/2025

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	18,052.50	15,886.20		33,938.70	47.00	38,271.30	1,018.17
02	General Conditions	40,420.00	10,105.00	8,892.40		18,997.40	47.00	21,422.60	569.92
03	Earthwork	164,736.00	98,841.60	32,947.20		131,788.80	80.00	32,947.20	3,953.67
04	Site Utilities	129,871.00	62,500.00	67,371.00		129,871.00	100.00		3,896.13
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		6,520.00		6,520.00	40.00	9,780.00	195.60
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	52,685.30		79,035.30	90.00	8,781.70	2,371.06
12	Site Concrete	82,350.00		15,646.50		15,646.50	19.00	66,703.50	469.40
13	Post Tensioned Concrete	108,218.00		108,218.00		108,218.00	100.00		3,246.54
14	Masonry	109,467.00	94,878.00	3,642.30		98,520.30	90.00	10,946.70	2,955.61
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		2,625.00		2,625.00	15.00	14,875.00	78.75
26	Plumbing	48,250.00	26,500.00	7,275.00		33,775.00	70.00	14,475.00	1,013.25
27	HVAC	12,950.00						12,950.00	
28	Electrical	112,893.00	8,650.00	4,897.16		13,547.16	12.00	99,345.84	406.41
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	3,272.00	2,879.36		6,151.36	47.00	6,936.64	184.54

REQUEST FOR PAYMENT DETAIL

Project: S-14172-25 / Lions Park Grimes Invoice: 141722503 Draw: 141722503 Period Ending Date: 11/30/2025

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	19,247.50	16,937.80		36,185.30	47.00	40,804.70	1,085.55
32	Change Order 01	35,508.00	12,000.00	9,304.80		21,304.80	60.00	14,203.20	639.14
33	Change Order 02	9,433.00						9,433.00	
Totals		1,584,741.00	395,794.60	355,728.02		751,522.62	47.42	833,218.38	22,545.68

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: December 16, 2025 **PAYMENT REQUEST #** 7
PAYMENT PERIOD: From: November 1, 2025 Through: November 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:	$ 934,286.55			
Retainage: 2 % of Completed Work:	$ 18,685.73			
Total Earned less Retainage:		$ 915,600.82		
Less previous applications for payment:		$ 841,362.64		
SUBTOTAL			$	74,238.18
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	74,238.18
Balance to finish, including retainage:		$ 4,292.68		
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: Sternquist Construction, Inc.
Firm Name

Signature 12-4-25
Date

Engineer / Consultant Approval:
Firm Name

Signature
Date

City of Grimes Staff Approval:

Signature 12-4-25
Date

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

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	535.00	$ 18,912.25	$ -	$ 18,912.25	-	100.00%
3	2010-E	EXCAVATION, CLASS 10	CY	90.00		90.00	$ 20.20	$ 1,818.00	831.00	$ 16,786.20	$ -	$ 16,786.20	(741.00)	923.33%
4	2010-999A	EXCAVATION, CLASS 10, BORROW	CY	134.00		134.00	$ 32.30	$ 4,328.20	134.00	$ 4,328.20	$ -	$ 4,328.20	-	100.00%
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	5,600.00	$ 17,080.00	$ -	$ 17,080.00	-	100.00%
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	5,600.00	$ 63,000.00	$ -	$ 63,000.00	-	100.00%
9	2010-M	COMPACTION TESTING, MOISTURE & DENSITY CONTROL	LS	1.00		1.00	$ 3,000.00	$ 3,000.00	1.00	$ 3,000.00	$ -	$ 3,000.00	-	100.00%
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	4,937.00	$ 301,157.00	$ -	$ 301,157.00	(37.00)	100.76%
33	7010-1	PCC PAVEMENT SAMPLES AND TESTING	LS	1.00		1.00	$ 6,000.00	$ 6,000.00	1.00	$ 6,000.00	$ -	$ 6,000.00	-	100.00%
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	360.40	$ 3,604.00	$ -	$ 3,604.00	(76.40)	126.90%
36	7030-A-3	REMOVAL OF DRIVEWAY	SY	340.00		340.00	$ 10.00	$ 3,400.00	387.70	$ 3,877.00	$ -	$ 3,877.00	(47.70)	114.03%
37	7030-E	SIDEWALK, PCC, 4-IN.	SY	221.00		221.00	$ 45.00	$ 9,945.00	297.40	$ 13,383.00	$ -	$ 13,383.00	(76.40)	134.57%
38	7030-E	SIDEWALK, PCC, 6-IN.	SY	90.00		90.00	$ 100.00	$ 9,000.00	90.00	$ 9,000.00	$ -	$ 9,000.00	-	100.00%
39	7030-G	DETECTABLE WARNING	SF	128.00		128.00	$ 43.00	$ 5,504.00	128.00	$ 5,504.00	$ -	$ 5,504.00	-	100.00%
40	7030-H-1	DRIVEWAY, PCC, 6-IN. THICKNESS	SY	360.00		360.00	$ 62.00	$ 22,320.00	427.60	$ 26,511.20	$ -	$ 26,511.20	(67.60)	118.78%
41	7040-A	SIDEWALK ASSURANCE TESTING	LS	1.00		1.00	$ 1,000.00	$ 1,000.00	1.00	$ 1,000.00	$ -	$ 1,000.00	-	100.00%
42	7040-H	PAVEMENT REMOVAL	SY	5,084.00		5,084.00	$ 10.00	$ 50,840.00	5,084.00	$ 50,840.00	$ -	$ 50,840.00	-	100.00%
43	8030-A	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	$ 11,400.00	$ 11,400.00	1.00	$ 11,400.00	$ -	$ 11,400.00	-	100.00%
44	8040-I	REMOVE AND REINSTALL TRAFFIC SIGNS	EA	7.00		7.00	$ 200.00	$ 1,400.00	7.00	$ 1,400.00	$ -	$ 1,400.00	-	100.00%
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	4.00	$ 688.00	$ -	$ 688.00	14.00	22.22%
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	1.00	$ 1,010.00	$ -	$ 1,010.00	-	100.00%
54	11030-B	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1.00		1.00	$ 5,000.00	$ 5,000.00	1.00	$ 5,000.00	$ -	$ 5,000.00	-	100.00%
55	11050-A	CONCRETE WASHOUT	LS	1.00		1.00	$ 2,550.00	$ 2,550.00	1.00	$ 2,550.00	$ -	$ 2,550.00	-	100.00%
56	11999-A	REMOVE, SALLVAGE, AND REINSTALL MAILBOX	EA	20.00		20.00	$ 500.00	$ 10,000.00	20.00	$ 10,000.00	$ -	$ 10,000.00	-	100.00%
		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	215.00	$ 15,372.50	$ -	$ 15,372.50	3.00	98.62%
CO2.2		WATERING SOD	TGAL	3.40		3.40	$ 440.00	$ 1,496.00	38.00	$ 16,720.00	$ -	$ 16,720.00	(34.60)	1117.65%
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		P4.04 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				$ 934,286.55		101.56%

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
5	November 10, 2025	$ 159,987.26
6	November 25, 2025	$ 162,344.35
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Previous Applications for Payment

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TOTAL **$ 841,362.64**

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:	105.00
Contract Time Remaining:	-

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	City Traffic Signal Communication Network		
Contractor:	Traffic Control Corp		
Address:	10435 Argonne Woods Drive, Woodridge, IL 60517		
Finance Budget Code:	340-230-6499	***Finance Project #***	
Vendor Project or Invoice #:	145879, 145880	***PO #***	
Original Contract Date:	September 27, 2022	***Vendor #***	2121

Date of Council Meeting: December 16, 2025 **PAYMENT REQUEST #** 2

PAYMENT PERIOD: From: April 1, 2024 Through: December 1, 2025

Contract Summary

Original Contract Amount:	$ 231,700.00			
Net change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 231,700.00		
Total completed and stored to date:	$ 231,700.00			
Retainage: 3 % of Completed Work:	$ 6,951.00			
Total Earned less Retainage:		$ 224,749.00		
Less previous applications for payment:		$ 167,664.50		
SUBTOTAL			$	57,084.50
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	57,084.50
Balance to finish, including retainage:		$ 6,951.00		
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: Traffic Control Corp
Firm Name

Douglas Ripley Douglas Ripley — Dec 8, 2025
Signature — Date

Engineer / Consultant Approval: Snyder & Associates
Firm Name

Todd Knox — 12/8/25
Signature — Date

City of Grimes Staff Approval:

Matt Ahrens — 12-8-25
Signature — Date

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

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	Traffic Control Corp	PERCENT COMPLETE
1	Intersection Implementation	EA	17.00		17.00	$ 6,250.00	$ 106,250.00	17.00	$ 106,250.00	$ -	$ 106,250.00	-	100.00%
2	Grimes Facility Implementation	LS	1.00		1.00	$ 5,250.00	$ 5,250.00	1.00	$ 5,250.00	$ -	$ 5,250.00	-	100.00%
3	Central Software / Server	LS	1.00		1.00	$ 66,600.00	$ 66,600.00	1.00	$ 66,600.00	$ -	$ 66,600.00	-	100.00%
4	Training	LS	1.00		1.00	$ 13,850.00	$ 13,850.00	1.00	$ 13,850.00	$ -	$ 13,850.00	-	100.00%
5	Included Maintenance & Support	LS	1.00		1.00	$ 39,750.00	$ 39,750.00	1.00	$ 39,750.00	$ -	$ 39,750.00	-	100.00%
					-		$ -		$ -			-	0.00%
					-		$ -		$ -			-	0.00%
					-		$ -		$ -			-	0.00%
TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE							$ 231,700.00		$ 231,700.00		$ 231,700.00		100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 9, 2024	$ 167,664.50
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Previous Applications for Payment

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TOTAL **$ 167,664.50**

Record of Change Orders

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TOTAL **$ -**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	September 27, 2022
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

TRAFFIC CONTROL CORPORATION
10435 ARGONNE WOODS DRIVE
WOODRIDGE IL 60517
630-543-1300 Fax: 630-543-5050

INVOICE

Invoice: 157959
Invoice Date: 5/2/2025
Due Date: 6/1/2025

To: 16368
GRIMES, CITY OF
101 NE HARVEY STREET
GRIMES IA 50111 USA

Ship To: GRIMES, CITY OF
PUBLIC WORKS
1700 SE DESTINATION DR
GRIMES IA 50111
USA

A/P Email: ACCOUNTSPAYABLE@GRIMESIOWA.GOV

Customer PO: GRIMES CONTRACT
Sales Person: KELSEY RUSSELL
Ordered On: 11/4/2022
TCC Order No: 733619
Location: GRIMES, IA
Project Desc: GRIMES ATMS NETWORK PROJECT
Contract:
Quote No:
Tracking No:

Ship Via: DROP SHIPMENT
Ship Date: 5/1/2025
Pack Slip: 128390
RMA:

Terms: NET 30
FOB: DESTINATION-FRT INCLUDED
Sales Tax ID: 42-6004731 / GRIMES, CITY OF

Line	Part Number/Description	Quantity	Unit Price	Ext Price
1	**FACILITY IMPLEMENTATION** FACILITY IMPLEMENTATION TO INCLUDE: INITIAL CENTRACS MOBILITY STANDARD SET-UP - INTERSECTION INTEGRATION SUPPORT OF TCC FOR UP TO 16 INTERSECTIONS - DEVELOPMENT OF ACCEPTANCE TEST PLAN TAILORED TO PROJECT REQUIREMENTS - CONDUCT AND DOCUMENT ONE (1) DAY ON-SITE ACCEPTANCE TEST - SUPPLY STANDARD MOBIITY SYSTEM DOCUMENTATION	1.00 EA	5,250.00 /1	5,250.00
2	**TRAINING** TRAINING TO INCLUDE: (2) ONE-DAY ON-SITE TRAINING SESSIONS - TRAINING DOCUMENTATION IN ELECTRONIC FORMAT	1.00 EA	13,850.00 /1	13,850.00
3	**INCLUDED MAINTENANCE & SUPPORT** INCLUDED MAINTENANCE & SUPPORT TO INCLUDE: TO PROVIDE CENTRACS MOBILITY STANDARD SERVICE OFR UP TO 16 INTERSECTION FOR 5-YEARS FROM SYSTEM ACCEPTANCE	1.00 EA	39,750.00 /1	39,750.00

TAX DETAIL

Description	Taxable Amt	Tax Rate	Amount
IAEGRIMES77	58,850.00	0.000%	0.00

Goods & Services:	58,850.00
Total Misc Charges:	0.00
Taxes:	0.00
Invoice Total:	**$ 58,850.00**
Balance on 12/04/25:	*$ 58,850.00*
Payment Due:	*6/1/2025*

Remit To: Traffic Control Corp, 10435 Argonne Woods Drive, Woodridge, IL 60517
Subject to current Terms & Conditions available at www.trafficcontrolcorp.com
Sign up to receive invoices via email. Send request to AccountingDept@TCC1.com

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title: City Traffic Signal Communicstion Network
Contractor: Traffic Control Corp
Address: 10435 Argonne Woods Drive, Woodridge, IL 60517
Finance Budget Code: 340-230-6499 ***Finance Project #***
Vendor Project or Invoice #: 145879, 145880 ***PO #***
Original Contract Date: September 27, 2022 ***Vendor #*** 2121

Date of Council Meeting: December 16, 2025 **PAYMENT REQUEST #** 3 (Retainage)
PAYMENT PERIOD: From: April 1, 2024 Through: December 1, 2025

Contract Summary

Original Contract Amount:	$ 231,700.00			
Net change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 231,700.00		
Total completed and stored to date:	$ 231,700.00			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 231,700.00		
Less previous applications for payment:		$ 224,749.00		
SUBTOTAL			$	6,951.00
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	6,951.00
Balance to finish, including retainage:		$ -		
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: Traffic Control Corp
Firm Name

Douglas Ripley Douglas Ripley — Dec 8, 2025
Signature — Date

Engineer / Consultant Approval: Snyder & Associates
Firm Name

Todd Kurx — 12/8/25
Signature — Date

City of Grimes Staff Approval:

Matt Ahrens — 12-8-25
Signature — Date

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	Traffic Control Corp	PERCENT COMPLETE
1	Intersection Implementation	EA	17.00		17.00	$ 6,250.00	$ 106,250.00	17.00	$ 106,250.00	$ -	$ 106,250.00	-	100.00%
2	Grimes Facility Implementation	LS	1.00		1.00	$ 5,250.00	$ 5,250.00	1.00	$ 5,250.00	$ -	$ 5,250.00	-	100.00%
3	Central Software / Server	LS	1.00		1.00	$ 66,600.00	$ 66,600.00	1.00	$ 66,600.00	$ -	$ 66,600.00	-	100.00%
4	Training	LS	1.00		1.00	$ 13,850.00	$ 13,850.00	1.00	$ 13,850.00	$ -	$ 13,850.00	-	100.00%
5	Included Maintenance & Support	LS	1.00		1.00	$ 39,750.00	$ 39,750.00	1.00	$ 39,750.00	$ -	$ 39,750.00	-	100.00%
					-		$ -		$ -			-	0.00%
					-		$ -		$ -			-	0.00%
					-		$ -		$ -			-	0.00%
TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE							$ 231,700.00		$ 231,700.00		$ 231,700.00		100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 2, 2024	$ 167,664.50
2	December 16, 2025	$ 57,084.50
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Previous Applications for Payment

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TOTAL **$ 224,749.00**

Record of Change Orders

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TOTAL **$ -**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	September 27, 2022
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

TRAFFIC CONTROL CORPORATION
10435 ARGONNE WOODS DRIVE
WOODRIDGE IL 60517
630-543-1300 Fax: 630-543-5050

INVOICE

Invoice: 157959
Invoice Date: 5/2/2025
Due Date: 6/1/2025

To: 16368
GRIMES, CITY OF
101 NE HARVEY STREET
GRIMES IA 50111 USA

Ship To: GRIMES, CITY OF
PUBLIC WORKS
1700 SE DESTINATION DR
GRIMES IA 50111
USA

A/P Email: ACCOUNTSPAYABLE@GRIMESIOWA.GOV

Customer PO: GRIMES CONTRACT
Sales Person: KELSEY RUSSELL
Ordered On: 11/4/2022
TCC Order No: 733619
Location: GRIMES, IA
Project Desc: GRIMES ATMS NETWORK PROJECT
Contract:
Quote No:
Tracking No:

Ship Via: DROP SHIPMENT
Ship Date: 5/1/2025
Pack Slip: 128390
RMA:

Terms: NET 30
FOB: DESTINATION-FRT INCLUDED
Sales Tax ID: 42-6004731 / GRIMES, CITY OF

Line	Part Number/Description	Quantity	Unit Price	Ext Price
1	**FACILITY IMPLEMENTATION** FACILITY IMPLEMENTATION TO INCLUDE: INITIAL CENTRACS MOBILITY STANDARD SET-UP - INTERSECTION INTEGRATION SUPPORT OF TCC FOR UP TO 16 INTERSECTIONS - DEVELOPMENT OF ACCEPTANCE TEST PLAN TAILORED TO PROJECT REQUIREMENTS - CONDUCT AND DOCUMENT ONE (1) DAY ON-SITE ACCEPTANCE TEST - SUPPLY STANDARD MOBIITY SYSTEM DOCUMENTATION	1.00 EA	5,250.00 /1	5,250.00
2	**TRAINING** TRAINING TO INCLUDE: (2) ONE-DAY ON-SITE TRAINING SESSIONS - TRAINING DOCUMENTATION IN ELECTRONIC FORMAT	1.00 EA	13,850.00 /1	13,850.00
3	**INCLUDED MAINTENANCE & SUPPORT** INCLUDED MAINTENANCE & SUPPORT TO INCLUDE: TO PROVIDE CENTRACS MOBILITY STANDARD SERVICE OFR UP TO 16 INTERSECTION FOR 5-YEARS FROM SYSTEM ACCEPTANCE	1.00 EA	39,750.00 /1	39,750.00

TAX DETAIL

Description	Taxable Amt	Tax Rate	Amount
IAEGRIMES77	58,850.00	0.000%	0.00

Goods & Services:	58,850.00
Total Misc Charges:	0.00
Taxes:	0.00
Invoice Total:	**$ 58,850.00**
Balance on 12/04/25:	*$ 58,850.00*
Payment Due:	*6/1/2025*

Remit To: Traffic Control Corp, 10435 Argonne Woods Drive, Woodridge, IL 60517
Subject to current Terms & Conditions available at www.trafficcontrolcorp.com
Sign up to receive invoices via email. Send request to AccountingDept@TCC1.com

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	City Traffic Signal Communicstion Network		
Contractor:	Van Maanen Electric		
Address:	500 Iowa Speedway Dr, Newton, IA 50208		
Finance Budget Code:	340-230-6499	***Finance Project #***	
Vendor Project or Invoice #:	2142-	***PO #***	
Original Contract Date:	June 15, 2022	***Vendor #***	2161

Date of Council Meeting: December 16, 2025 **PAYMENT REQUEST #** 10 (Retainage)

PAYMENT PERIOD: From: June 1, 2025 Through: December 1, 2025

Contract Summary

Original Contract Amount:	$ 1,070,613.20			
Net change by Change Orders:	$ 91,214.02			
Contract Amount to Date: (line 1 ± 2)		$ 1,161,827.22		
Total completed and stored to date:	$ 1,161,827.22			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 1,161,827.22		
Less previous applications for payment:		$ 1,126,972.40		
SUBTOTAL			$	34,854.82
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	34,854.82
Balance to finish, including retainage:		$ -		
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: Van Maanen Electric
Firm Name

Signature — 12/5/2025 Date

Engineer / Consultant Approval: Snyder & Associates
Firm Name

Signature — 12/8/25 Date

City of Grimes Staff Approval:

Signature — 12-8-25 Date

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

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

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
0010	2528-8445110 Traffic Control	LS	1.00		1.00	$16,799.00	$ 16,799.00	1.00	$ 16,799.00	$ -	$ 16,799.00	-	100.00%
0020	2533-4980005 Mobilization	LS	1.00		1.00	$12,450.00	$ 12,450.00	1.00	$ 12,450.00	$ -	$ 12,450.00	-	100.00%
0030	2599-9999005 Fiber Optic Fusion Splice	EA	520.00	72.00	592.00	$ 55.86	$ 33,069.12	592.00	$ 33,069.12	$ -	$ 33,069.12	-	100.00%
0040	2599-9999005 Fiber Optic Hub Cabinet	EA	1.00		1.00	$16,100.00	$ 16,100.00	1.00	$ 16,100.00	$ -	$ 16,100.00	-	100.00%
0050	2599-9999005 Handhole, Type II, 17x30	EA	23.00	(1.00)	22.00	$ 2,100.00	$ 46,200.00	22.00	$ 46,200.00	$ -	$ 46,200.00	-	100.00%
0060	2599-9999005 Handhole, Type IV, 30x48	EA	16.00	1.00	17.00	$ 3,300.00	$ 56,100.00	17.00	$ 56,100.00	$ -	$ 56,100.00	-	100.00%
0070	2599-9999005 Radar Detection System, per Int	EA	3.00		3.00	$21,813.00	$ 65,439.00	3.00	$ 65,439.00	$ -	$ 65,439.00	-	100.00%
0080	2599-9999005 Single Mode Fiber Optic Term	EA	192.00	48.00	240.00	$ 85.50	$ 20,520.00	240.00	$ 20,520.00	$ -	$ 20,520.00	-	100.00%
0090	2599-9999005 Traffic Monitoring Camera	EA	8.00		8.00	$ 6,412.00	$ 51,296.00	8.00	$ 51,296.00	$ -	$ 51,296.00	-	100.00%
0100	2599-9999005 Traffic Signal Cabinet Mod	EA	4.00		4.00	$ 2,264.00	$ 9,056.00	4.00	$ 9,056.00	$ -	$ 9,056.00	-	100.00%
0110	2599-9999005 Traffic Signal Cabinet Repl	EA	1.00		1.00	$24,937.00	$ 24,937.00	1.00	$ 24,937.00	$ -	$ 24,937.00	-	100.00%
0120	2599-9999005 Video Detection System, per Int	EA	7.00		7.00	$26,475.00	$ 185,325.00	7.00	$ 185,325.00	$ -	$ 185,325.00	-	100.00%
0130	2599-9999005 Wireless Comm. System, per Int	EA	2.00		2.00	$ 2,765.00	$ 5,530.00	2.00	$ 5,530.00	$ -	$ 5,530.00	-	100.00%
0140	2599-9999009 2 inch PVC/HDPE Conduit	LF	31,200.00	1,530.00	32,730.00	$ 10.00	$ 327,300.00	32,730.00	$ 327,300.00	$ -	$ 327,300.00	-	100.00%
0150	2599-9999009 Pull Tape	LF	35,300.00	8,900.00	44,200.00	$ 0.65	$ 28,730.00	44,200.00	$ 28,730.00	$ -	$ 28,730.00	-	100.00%
0160	2599-9999009 Single Mode FO, 12-ct	LF	1,300.00		1,300.00	$ 3.36	$ 4,368.00	1,300.00	$ 4,368.00	$ -	$ 4,368.00	-	100.00%
0170	2599-9999009 Single Mode FO, 72-ct, Ext	LF	40,600.00	1,905.00	42,505.00	$ 3.41	$ 144,942.05	42,505.00	$ 144,942.05	$ -	$ 144,942.05	-	100.00%
0180	2599-9999009 Single Mode FO, 72-ct, Int	LF	200.00		200.00	$ 25.27	$ 5,054.00	200.00	$ 5,054.00	$ -	$ 5,054.00	-	100.00%
0190	2599-9999009 Tracer Wire, 10 Gauge	LF	35,300.00	500.00	35,800.00	$ 1.25	$ 44,750.00	35,800.00	$ 44,750.00	$ -	$ 44,750.00	-	100.00%
0200	2599-9999010 Community Complex Bld Conn	LS	1.00		1.00	$ 2,982.00	$ 2,982.00	1.00	$ 2,982.00	$ -	$ 2,982.00	-	100.00%
0210	2599-9999010 Fiber Optic Hub Cabinet Mod	LS	1.00		1.00	$ 5,303.00	$ 5,303.00	1.00	$ 5,303.00	$ -	$ 5,303.00	-	100.00%
0220	2599-9999010 Water Plant Bld Conn	LS	1.00		1.00	$ 1,895.00	$ 1,895.00	1.00	$ 1,895.00	$ -	$ 1,895.00	-	100.00%
					-		$ -		$ -			-	0.00%
0020	2533-4980005 Mobilization	LS		1.00	1.00	$ 5,376.55	$ 5,376.55	1.00	$ 5,376.55	$ -	$ 5,376.55	-	100.00%
0030	2599-9999005 Fiber Optic Fusion Splice	EA		150.00	150.00	$ 57.01	$ 8,551.50	150.00	$ 8,551.50	$ -	$ 8,551.50	-	100.00%
0080	2599-9999005 Single Mode Fiber Optic Term	EA		24.00	24.00	$ 88.00	$ 2,112.00	24.00	$ 2,112.00	$ -	$ 2,112.00	-	100.00%
0170	2599-9999009 Single Mode FO, 72-ct, Ext	LF		9,100.00	9,100.00	$ 3.61	$ 32,851.00	9,100.00	$ 32,851.00	$ -	$ 32,851.00	-	100.00%
8230	WRA Building Connection	LS		1.00	1.00	$ 4,791.00	$ 4,791.00	1.00	$ 4,791.00	$ -	$ 4,791.00	-	100.00%
					-		$ -		$ -			-	0.00%
					-		$ -		$ -			-	0.00%
					-		$ -		$ -			-	0

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	December 27, 2022	$ 481,620.08
2	January 24, 2023	$ 43,616.87
3	February 14, 2023	$ 84,217.50
4	March 14, 2023	$ 43,420.94
5	April 11, 2023	$ 18,988.60
6	May 23, 2023	$ 25,222.50
7	July 11, 2023	$ 180,473.64
8	June 11, 2024	$ 209,717.21
9	June 24, 2025	$ 39,695.06
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 1,126,972.40**

Record of Change Orders

No.	Date	Amount
1	February 13, 2024	$ 59,142.05
2	June 24, 2025	$ 32,071.97
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TOTAL **$ 91,214.02**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 15, 2022
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

RESOLUTION 12-0525 APPROVING CHANGE ORDERS

Grimes Resolution No. 12-0525

WHEREAS, the City of Grimes has retained the services of professional contractors for City projects;

WHEREAS, the contractor has agreed to provide a scope of work for the City;

WHEREAS, the contractor from time deems it necessary to amendment a construction contract that changes the contractor's scope of work or materials;

WHEREAS, the change order may adjust the amount of time for completion of work or increase or decrease the contract price;

WHEREAS, the City staff has reviewed and approved the attached change orders.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the attached change orders shall be approved as submitted.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CHANGE ORDER FORM

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

Change Order Number: 10

Change Order Date: December 16, 2025

Purpose of Change Order:

This change order adds an addition 39 linear feet of additional wood privacy fence that we installed along with the original 75 linear feet. It also includes the pricing increase from 2024 pricing to 2025 pricing for the total 114 linear feet.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
CO10.1	Additional Linearage Footage of Wood Privacy Fence	LS	1.00	$ 2,102.10	$ 2,102.10

Change Order Number: 10 makes the following adjustments to the contract: **$ 2,102.10**

Contractor Accepted: Absolute Concrete Construction, Inc.
Firm Name
Signature — Date: 11/6/2025

Engineer Approved: City of Grimes
Firm Name
Signature — Date: 12-5-25

Owner Accepted: City of Grimes
Signature — Title
Date

Attest for Owner:
Signature — Title
Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		$ 9,047,309.99
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
10	December 16, 2025	$ 2,102.10
11		
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14		
15		

Revised Contract Amount **$ 9,237,699.16**

Date Printed: 11/6/2025

CHANGE ORDER FORM

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

Change Order Number: 11

Change Order Date: December 16, 2025

Purpose of Change Order:

This change order adds an addition Cement Stabilization, Concrete Collar, and payment for a SW-401.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
CO11.1	Additional Cement Stabilization	LS	1.00	$ 29,235.00	$ 29,235.00
CO11.2	Concrete Collar	EA	1.00	$ 1,350.00	$ 1,350.00
CO11.3	Structure S-113, SW-401 60" Manhole	EA	1.00	$ 3,000.00	$ 3,000.00

Change Order Number: 11 makes the following adjustments to the contract: **$ 33,585.00**

Contractor Accepted: Absolute Concrete Construction, Inc.
Firm Name
Kane Crawford — Signature
12-4-2025 — Date

Engineer Approved: City of Grimes
Firm Name
Signature
12-8-12 — Date

Owner Accepted: City of Grimes
Signature — Title
Date

Attest for Owner:
Signature — Title
Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		$ 9,047,309.99
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
10	December 16, 2025	$ 2,102.10
11	December 16, 2025	$ 33,585.00
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Revised Contract Amount **$ 9,271,284.16**

Date Printed: 12/4/2025

CHANGE ORDER FORM

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 #***	0
Vendor Project or Invoice #:	X242400	***PO #***	0
Original Contract Date:	June 25, 2024	***Vendor #***	4804

Change Order Number: 5

Change Order Date: December 16, 2025

Purpose of Change Order:

PCO 041 (Change Event # 056): RFI 118 Mechanical Room Paint Elimination Credit

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	Mech Room Paint Elimination credit		1.00	$ (1,630.00)	$ (1,630.00)
2					$ -
3					$ -
4					$ -
5					$ -
6					$ -
7					$ -
8					$ -
9					$ -
10					$ -
Change Order Number: 5 makes the following adjustments to the contract:					**$ (1,630.00)**

Contractor Accepted: 1st Interiors, Inc.
Firm Name

Allyson Dunn
Signature

12/8/2025
Date

Engineer Approved: SVPA ARCHITECTS, INC
Firm Name

Signature

12.8.25
Date

Owner Accepted: City of Grimes MSA 12-8-25

Signature

Title

Date

Attest for Owner:

Signature

Title

Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		$ 495,335.00
1	November 26, 2024	$ 155.00
2	March 25, 2025	$ 2,557.00
3	August 26, 2025	$ 2,559.00
4	November 25, 2025	$ (15,665.00)
5	December 16, 2025	$ (1,630.00)
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Revised Contract Amount **$ 483,311.00**

1ST INTERIORS, Inc.
1100 SE WESTBROOKE DR
WAUKEE, IA 50263
INTERIOR CONSTRUCTION SPECIALISTS • PHONE (515) 987-6122 FAX (515) 987-0988

Weitz Construction
Attn: Jack Harris

November 25, 2025

Painting

RE: Mechanical Room A201/A121 Deduct

This letter serves as a scope of work we are bidding on the above-mentioned project.

PR – Pricing is a deduct for not painting inside Mechanical A121 and A201

PAINT-L	**ADD**	**$1,304.00**
PAINT-M	**ADD**	**$326.00**
TOTAL ADD:		**$1,630.00**

EXCLUSIONS/CLARIFICATIONS
*same as original

Thank you for the opportunity to be involved. If you have any questions or comments, please feel free to call me at 515-987-6122.

Respectfully,
Ruben Billalba III
1st Interiors, Inc.

CHANGE ORDER FORM

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 #**	0
Vendor Project or Invoice #:	X242400	**PO #**	0
Original Contract Date:	June 25, 2024	**Vendor #**	4794

Change Order Number: 2

Change Order Date: November 25, 2025

Purpose of Change Order:

PCO 036 (Change Event 041) Apron Concrete outside the bay doors.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	Apron Concrete		1.00	$ 10,125.43	$ 10,125.43
2					$ -
3					$ -
4					$ -
5					$ -
6					$ -
7					$ -
8					$ -
9					$ -
10					$ -
Change Order Number: 2 makes the following adjustments to the contract:					**$ 10,125.43**

Contractor Accepted: Core Construction Services, LLC (Firm Name)

Signature — 11/14/2025 (Date)

Engineer Approved: SVPA Architects Inc. (Firm Name)

Robert F. Clark — 11.18.25

Signature — Date

Owner Accepted: City of Grimes MSA 12-9-25

Signature — Title

Date

Attest for Owner:

Signature — Title

Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		$ 471,000.00
1	November 26, 2024	$ (1,057.05)
2	November 25, 2025	$ 10,125.43
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Revised Contract Amount $ 480,068.38

PCO #036

THE WEITZ COMPANY, LLC
611 5th Avenue Suite 300
Des Moines, Iowa 50309
Phone: (515) 246-4700
Fax: (515) 246-4799

Project: X242400 - GRIMES FIRE STATION
2001 SW 6th St.
GRIMES, Iowa 50111

DRAFT

Prime Contract Potential Change Order #036: CE #041 - Apron Concrete

TO:	CITY OF GRIMES 110 NORTH HARVEY GRIMES Iowa, 50111	**FROM:**	WEITZ COMPANY-IOWA, THE 611 5TH AVE SUITE 300 DES MOINES Iowa, 50309
PCO NUMBER/REVISION:	036 / 0	**CONTRACT:**	1 - Dummy Prime Contract - PCCO's for Prime Changes
REQUEST RECEIVED FROM:		**CREATED BY:**	Jack Harris **(WEITZ COMPANY-IOWA, THE)**
STATUS:	Draft	**CREATED DATE:**	11/14 /2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**REVISED SUBSTANTIAL COMPLETION DATE:**	
		TOTAL AMOUNT:	$10,125.43

POTENTIAL CHANGE ORDER TITLE: CE #041 - Apron Concrete

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #041 - Apron Concrete
Change event to capture the scope gap of the concrete apron outside the bay doors.

08/05/2025: Potential scope gap identified by Weitz and Core.
09/22/2025: Sidekick and SVPA decided to give Core the 'OK' to proceed with T&M.
11/5/25: Core confirmed actual cost of apron work through COR 008: $10,125.43

- This came in significantly under the $13,863 estimated cost.

ATTACHMENTS:

COR-008.GPSC - Apron Concrete Actual Cost.pdf _ _24116.COR-007.GPSC.pdf_

#	SubJob	Cost Code	Description	Type	Amount
1	GRIMES FIRE STATION PRIME VOL	00-000320.2500 - BP #11 - Core	Apron Concrete	Commitment	$ 10,125.43
				Subtotal:	$10,125.43
				Grand Total:	**$10,125.43**

Authorization: The undersigned hereby directs the Contractor, to proceed as denoted above in the performance of the change at the amount and terms stated above. It is understood that the work described in this change proposal shall be incorporated, uncontested, in to the next formal Change Order. Pricing is good for (14) calendar days from the date of delivery of this PCO unless noted otherwise.

Casey White (SVPA ARCHITECTS INC)	**CITY OF GRIMES**	**WEITZ COMPANY-IOWA, THE**
	110 NORTH HARVEY	611 5TH AVE SUITE 300
Des Moines Iowa 50310	GRIMES Iowa 50111	DES MOINES Iowa 50309
		Stephanie Morrison 11/14/2025
SIGNATURE DATE	**SIGNATURE DATE**	**SIGNATURE DATE**

COR #008

Core Construction Services, LLC
3093 NW Prairie Lane
Des Moines, IA 50313
(515) 987-6830 Office
(515) 987-6830 Fax

TO: Weitz Company
5901 Thornton Avenue
Des Moines, IA 50321

ATTN: Stephanie Morrison

PROJECT NAME: Grimes Public Safety Center
PROJECT NUMBER: 24116
SUBJECT: Structural Apron at OH Doors
FROM: Mike Muhlena
DATE: 11/5/25

Item # / Cost Code	Description	Sub/Vendor	Quantity	Unit	Labor		Material		Equipment		Subcontractor		TOTAL
					Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	
	Structural Apron at OH Doors												
	Material Invoices												
	Speed dowels for paving connection	Carroll Supply	1.00	LS			$ 113.98	$ 113.98					$ 113.98
	Rebar - #4 x 20' Grade 60	Carroll Supply	80.00	each			$ 9.56	$ 764.40					$ 764.40
	HY-200-R Epoxy	Hilti	1.00	Box			$ 1,621.41	$ 1,621.41					$ 1,621.41
	Extra Word Order 24116-1758 dated 9/24/25												
	Finisher Foreman	Core	4.00	hrs	$ 80.00	$ 320.00							$ 320.00
	Finisher Journeyman	Core	16.00	hrs	$ 78.00	$ 1,248.00							$ 1,248.00
	Extra Word Order 24116-1760 dated 9/25/25												
	Finisher Foreman	Core	5.50	hrs	$ 80.00	$ 320.00							$ 320.00
	Finisher Journeyman	Core	27.50	hrs	$ 78.00	$ 1,248.00							$ 1,248.00
	Ready Mix Concrete - C4	Liberty Ready Mix	28.00	cy			$ 155.00	$ 4,340.00					$ 4,340.00
	Subtotal					**$ 3,136.00**		**$ 6,839.79**		**$ -**		**$ -**	**$ 9,975.79**
	Small Tools Allowance				0.00%								
	Warranty				0.00%		0.00%		0.00%		0.00%		
	Overhead & Profit				0.00%		0.00%		0.00%		5.00%		
	Bond				1.50%	**$ 47.04**	1.50%	**$ 102.60**	1.50%		1.50%		**$ 149.64**

The Contract Schedule will ☑ Increase / ☐ Decrease by: **0** days

TOTAL COR: $ 10,125.43

Clarifications & Exclusions:

001 DESMOINES
4529 NE 7TH
DES MOINES, IA 50313

Quotation

QUOTE #	DM014298
LOCATION	001
DATE	08/14/25
PAGE	1 OF 1

BILL TO

COR106
CORE STRUCTURAL SERVICES, LLC
3093 NW PRAIRIE LN
DES MOINES, IA 50313-7603

SHIP TO

CORE STRUCTURAL SERVICES, LLC
Customer Pick-Up,

QUOTE DATE	EXPIRE DATE	REQUIRED DATE	REFERENCE NUMBER	PAYMENT TERMS
08/14/25	09/13/25			NET ""60 DAYS""
WRITTEN BY: SCOTT STOVER			CONTACT: MIKE OGLE	SHIP VIA: CUSTOMER PICK UP
FREIGHT TERMS: FREIGHT TERMS AS AGREED			JOB NUMBER:	SALES REP: SCOTT STOVER

PRODUCT/DESCRIPTION	QUANTITY	PRICE	U/M	EXTENSION
1218SD 1/2" X 18" SMOOTH DOWEL	25	1.965	EA	49.13
SD589#4 #4 5/8"X 9" SPEED DOWEL	25	1.742	EA	43.55
SD58#4BASE #4 5/8" SPEED DOWEL BASE	25	0.594	EA	14.85

Grimes Public Safety
#24116

MERCHANDISE TOTAL	HANDLING	MISC CHARGE	TAX	FREIGHT	QUOTE TOTAL
107.53	0.00	0.00	6.45	0.00	113.98

Accepted:

By: _____

Date: _____

Carroll Construction Supply

001 DESMOINES
4529 NE 7TH
DES MOINES, IA 50313
PHONE: 515-280-1122

A 3% Surcharge will be added to credit card payments made to pay account balances.

Invoice

INVOICE #	DM194719
LOCATION	001
DATE	09/25/25
PAGE	1 OF 1

REMIT TO:
ACCOUNTS RECEIVABLE
CARROLL CONSTRUCTION SUPPLY
2453 N. COURT ST.
OTTUMWA, IA 52501
PHONE: 641 455-5545

BILL TO
COR106
CORE STRUCTURAL SERVICES, LLC
3093 NW PRAIRIE LN
DES MOINES, IA 50313-7603

SHIP TO
GRIMES PUBLIC SAFETY
101 NE HARVEY ST
GRIMES, IA 50111-2051

ORDER NUMBER	ORDER DATE	CUSTOMER P/O NUMBER	PAYMENT TERMS
DM226032	09/23/25	24116	NET ""60 DAYS""
WRITTEN BY		CONTACT	SHIP VIA
JACOB COFFMAN		CHARLIE	DELIVER BY CARROLL TRUCK
FREIGHT TERMS		JOB NUMBER	SALES REP
FREIGHT TERMS AS AGREED			SCOTT STOVER

PRODUCT/DESCRIPTION	QUANTITY OPEN	QUANTITY SHIPPED	QUANTITY BACKORDERED	PRICE	U/M	EXTENSION
12REB60 #4X20' REBAR-G60, PIECE	80	80	0	9.555	EA	764.40

DELIVER TO 2001 SW 6TH, GRIMES
CHARLIE515-371-0260

EXTRA - BACKCHARGE CC
APRON

DUMP ON THE NORTH CURB LINE

☐ **TAX EXEMPT**
Include a copy of your tax exempt certificate with your adjusted payment. If certificate is on file, list job name or number:

CUSTOMER AGREES THAT TERMS ON REVERSE SIDE CONSTITUTE PART OF SALE OR LEASE AGREEMENT

RECEIVED BY _____

MERCHANDISE TOTAL	DEL/PICK UP	MISC CHARGE	TAX	FREIGHT	DEPOSIT AMOUNT	DEPOSIT APPLIED	INVOICE TOTAL
764.40	0.00	0.00	0.00	0.00	0.00	0.00	

HILTI

Customer Service
800-879-8000
www.hilti.com

Credit Dept
800 950-6196

INVOICE 4625029784

Duns: 00-117-3525
Federal ID: 06-0732334

CORE STRUCTURAL SERVICES LLC
PO Box 429
WAUKEE IA 50263-0429

Invoice date:	09/23/2025
Invoice due date:	10/23/2025
Cust. P.O. number:	24116 Grimes Public Safety Center
Customer account:	22284034

Delivery Address: CORE STRUCTURAL SERVICES LLC, 3093 NW PRAIRIE LN, DES MOINES IA 50313-7603 ATTN: MIKE MUHLENA 5152029870

HILTI SALES REP: DARLIN MARQUEZ, TUS0570309 **Order number:** 587001299 **Date:** 09/22/2025
Payment Terms: 30 days net **Location ID:** 25369789

SHIPMENT NUMBER APPEARS ON PACKING SLIP(S). USE TO MATCH ALL DOCUMENTS AND CONFIRM RECEIPT.

Material Number	Material Description	Quantity Invoiced	Quantity Shipped	Sell Price	Amount Due	*
3772639	**HY 200-R V3 1 MC 500ML W/ RED CART.**	**1 EA**		**1,500.39**	**1,500.39**	**A**
2334277	INJECTABLE MORTAR HY 200-R V3 500/1/WH		1 BOX of 20 EA = 20 EA			
2007059	CARTRIDGE HOLDER RED HIT-CR 500		1 EA			

* EXTRA - BACKCHARGE CC. APRON

Items Total	1,500.39
Freight	31.00
Total net value	1,531.39
Total Tax	90.02
Total amount USD	**1,621.41**

Taxes: State: IA 6 % $ 90.02 County: 0 % $ 0.00 City: 0 % $ 0.00

* A - Taxable B - Non-Taxable C - Limited Shelf Life D - Non-Domestic Source E - Non-Domestic Source NATO Exception

It is possible for freight to split across multiple invoices. To simplify your freight charges, sign up for Hilti SMART at Hilti.com.
Standard Hilti terms and conditions apply. Visit www.us.hilti.com/terms for full terms.

Customer account	Invoice	Invoice date	Prepayment	Amount due (USD)	PAYMENT ENCLOSED
22284034	4625029784	09/23/2025		$1,621.41	

Bill to: CORE STRUCTURAL SERVICES LLC
PO BOX 429
WAUKEE IA 50263-0429

Delivery Address: CORE STRUCTURAL SERVICES LLC
3093 NW PRAIRIE LN
DES MOINES IA 50313-7603

Please make checks payable to Hilti and remit in USD.
A fee of $ 25.00 is assessed for return checks.
Email Tax Certificates to us-tax-certificates@hilti.com

Remit to: **HILTI INC.**
PO BOX 650756
DALLAS TX 75265-0756

0 22284034 4625029784 09232025 0000162141

CORE STRUCTURAL SERVICES

3093 NW Prairie Lane
Des Moines, IA 50313
(515) 745-6009 Office
(515) 257-4311 Fax

EXTRA WORK ORDER

TO: Weitz

APron

ATTN:

PROJECT NAME: Grimes Public Safety

DATE WORK PERFORMED: 9-24-25

CORE SUPERVISOR: Jesse Smith

WORK ORDER NO.: 24116 - 1758
CORE PROJECT NO.

Additional Work has been approved and authorized by: Eli Davis *Title* Superintendent

Below is a description of additional work that Core Structural Services, LLC. has been asked to perform.

Prep Apron North + South Side of Building / Drill + epoxy Rebar

LABOR	QTY	TOTAL HOURS ST	TOTAL HOURS OT	TOTAL HOURS DT	RATE ST	RATE OT	RATE DT	EXTENSION
CARPENTER FOREMAN								
CARPENTER JOURNEYMAN								
IRONWORKER FOREMAN								
IRONWORKER JOURNEYMAN								
LABORER FOREMAN								
LABORER JOURNEYMAN								
FINISHER FOREMAN	1	4						
FINISHER JOURNEYMAN	4	4						

TOTAL HOURS: TOTAL LABOR:

MATERIAL	DESCRIPTION	QTY	UNIT	PRICE	EXTENSION
CONCRETE					
REBAR	Delivered From Gerrell Supply				

TOTAL MATERIAL:

EQUIPMENT DESCRIPTION (rate includes operator)	QTY	HOURS/DAY	RATE	EXTENSION
BACKHOE / WHEEL LOADER / MINI EXCAVATOR				
EXCAVATOR -16,000 - 30,000 lbs				
DUMP TRUCK				
TRACK/SKID LOADER				
SKYTRAK / GRADALL / ALL TERRAIN REACH LIFT				

TOTAL EQUIPMENT:

SUB TOTAL

15% Markup

GRAND TOTAL:

THE ABOVE WORK HAS BEEN VERIFIED AND APPROVED BY:

By: X

PRINT NAME TITLE CUSTOMER SIGNATURE

DISTRIBUTION: WHITE - JOB FILE YELLOW - CONTRACTOR PINK - FIELD COPY

CORE STRUCTURAL SERVICES

EXTRA WORK ORDER

3093 NW Prairie Lane
Des Moines, IA 50313
(515) 745-6009 Office
(515) 257-4311 Fax

TO: White

PROJECT NAME: Grimes Public Safety

DATE WORK PERFORMED: 9-25+25

CORE SUPERVISOR: Jesse White

ATTN:

WORK ORDER NO.: 24116 - 1760
CORE PROJECT NO.

Additional Work has been approved and authorized by: Eli Davis *Title* Superintendent

Below is a description of additional work that Core Structural Services, LLC. has been asked to perform.

Setup, Pour, Finish, Saw cut North + South Side Apron OF Appatite Bays

LABOR	QTY	TOTAL HOURS ST	TOTAL HOURS OT	TOTAL HOURS DT	RATE ST	RATE OT	RATE DT	EXTENSION
CARPENTER FOREMAN								
CARPENTER JOURNEYMAN								
IRONWORKER FOREMAN								
IRONWORKER JOURNEYMAN								
LABORER FOREMAN								
LABORER JOURNEYMAN								
FINISHER FOREMAN	1	5.5						
FINISHER JOURNEYMAN	5	5.5						

TOTAL HOURS: TOTAL LABOR:

MATERIAL	DESCRIPTION	QTY	UNIT	PRICE	EXTENSION
CONCRETE	Extra mix	28	Yrds		
REBAR					

TOTAL MATERIAL:

EQUIPMENT DESCRIPTION (rate includes operator)	QTY	HOURS/DAY	RATE	EXTENSION
BACKHOE / WHEEL LOADER / MINI EXCAVATOR				
EXCAVATOR -16,000 - 30,000 lbs				
DUMP TRUCK				
TRACK/SKID LOADER				
SKYTRAK / GRADALL / ALL TERRAIN REACH LIFT				

TOTAL EQUIPMENT:

SUB TOTAL

15% Markup

GRAND TOTAL:

THE ABOVE WORK HAS BEEN VERIFIED AND APPROVED BY:

By: X Eli Davis

PRINT NAME TITLE CUSTOMER SIGNATURE

DISTRIBUTION: WHITE - JOB FILE YELLOW - CONTRACTOR PINK - FIELD COPY

Liberty Ready Mix
12026 Ridgemont Dr
Urbandale IA 50323

INVOICE

Core Structural Services LLC
3093 NW Prairie Lane
Des Moines IA 50313

Customer No.	COR020
Invoice Date	9/25/2025
Invoice Number	256994 Page 1
Job Id	GRIMES PUB SAFETY
Lot #	2001 SW 6th
PO#	24116
City	GRIMES

Date	Ticket	Qty	Description	Price	Amount
09/25/25	1114952	7.00 CY	C4WRC-20	115.00	805.00
09/25/25	1114952	7.00 CY	Haul	40.00	280.00
09/25/25	1114956	7.00 CY	C4WRC-20	115.00	805.00
09/25/25	1114956	7.00 CY	Haul	40.00	280.00
09/25/25	1114969	7.00 CY	C4WRC-20	115.00	805.00
09/25/25	1114969	7.00 CY	Haul	40.00	280.00
09/25/25	1114975	7.00 CY	C4WRC-20	115.00	805.00
09/25/25	1114975	7.00 CY	Haul	40.00	280.00
09/25/25	1114993	10.00 CY	C4WRC-20	115.00	1150.00
09/25/25	1114993	10.00 CY	Haul	40.00	400.00

Structural Apron

Patio

Credit Terms: Net 30 Days

Total Cubic Yards 38.00

****
FAILURE TO PAY INVOICE MAY RESULT IN
MECHANIC'S LIEN OR BOND CLAIM
****

Sub-Total		5890.00
Sales Tax-	0000	0.00
Invoice Total		5890.00

3093 NW Prairie Lane
Des Moines, IA 50313
Office (515) 264-5156
Fax (515) 257-4311 Fax

2024-25 Labor & Equipment Rates

*Labor Rate Schedule

Classification	Standard Time	Time & Half	Double Time	Unit
Project Manager	$130.00			Man Hour
General Superintendent	$115.00			Man Hour
Project Superintendent	$100.00	$125.00	$152.00	Man Hour
Carpenter Foreman	$85.00	$110.00	$136.00	Man Hour
Carpenter Journeyman	$80.00	$104.00	$128.00	Man Hour
Laborer Foreman	$78.00	$101.00	$125.00	Man Hour
Laborer Journeyman	$75.00	$95.00	$120.00	Man Hour
Iron Worker Foreman – Structural	$98.00	$127.00	$156.00	Man Hour
Iron Worker Journeyman – Structural	$92.00	$120.00	$147.00	Man Hour
Iron Worker Foreman – Rebar	$95.00	$123.00	$152.00	Man Hour
Iron Worker Journeyman – Rebar	$90.00	$117.00	$144.00	Man Hour
Cement Finisher Foreman	$80.00	$104.00	$128.00	Man Hour
Cement Finisher Journeyman	$78.00	$101.00	$125.00	Man Hour

*Equipment & Tool Rate Schedule

Description	Hourly	Daily
Trucks & Utility Vehicles		
- Crew / Superintendents Truck	$20.00	$80.00
- Dump Truck (3 cubic yard)	$70.00	$275.00
- Dump Truck (10 cubic yard)	$95.00	$380.00
- Equipment Transport and Driver (3 hour minimum)	$150.00	$1,200.00
- Driver Standby Time	$75.00	$496.00
- Kubota RTV 1100 – 2 passenger 4x4	$25.00	$100.00
Material Handling & Earth Moving Equipment		
- 4wd Extendable Boom Forklift (8000 – 10,000 lbs.)	$80.00	$345.00
- Skid Steer Loader	$48.00	$192.00
- Track Loader	$62.50	$250.00
- Loader Attachment - Auger w/ up to 36” bit	$42.50	$170.00
- Loader Attachment - Breaker	$37.50	$150.00
- Loader Attachment – Laser Box Blade Grader	$37.50	$150.00
- Loader Attachment – Pickup Broom	$46.25	$185.00
- Medium-Excavator (12,000 to 20,000 lbs.)	$75.00	$300.00
- Mini -Excavator (up to 11,000 lbs.)	$58.75	$235.00
Compaction Equipment		
- Vibratory Plate Compactor – Class MVC88	$15.00	$60.00
- Jumping Jack/Rammer Compactor	$21.25	$85.00
- Vibratory Roller 2 Drum – 3000# Smooth Rider	$56.25	$225.00
Air Compressors & Air Tools		
- Compressor 185 CFM w/ 1 air tool & 50’ hose	$37.50	$150.00
- Breaker Air 30# D Handle	$7.50	$30.00
- Breaker 60# Class	$6.25	$25.00
- Breaker 80# - 90# Class	$6.25	$25.00
- Air Tool Chisel Bits		$10.00
Water/Trash Pumps		
- 2" Gas Trash Pump	$10.00	$40.00
- 2" Electric Submersible Pump	$12.50	$50.00
- 2" x 20' Suction/50' Discharge		$11.00
Concrete Equipment		
- Concrete Walk Behind Saw – manual propelled	$18.75	$75.00
- Concrete Walk Behind Saw – Soff-Cut X150 + Blade Kit	$37.50	$150.00
- Concrete Walk Behind Saw – Soff-Cut X5000 + Blade Kit	$93.75	$375.00
- Dust Control 200-299CFM	$17.50	$70.00
- Demo Saw – gas powered	$18.75	$75.00
- Somero PowerRake	$157.50	$630.00
- Somero CopperHead XD	$157.50	$630.00
- Somero SXP Laser Screed		2,500.00
- Somero S840 Laser Screed		$1,050.00
- Magic Screed / Vibra Strike	$26.25	$105.00
- 24” Walk Behind Edger Power Trowel	$16.25	$65.00
- 36” Walk Behind Power Trowel	$15.00	$60.00
- 48” Walk Behind Power Trowel	$17.50	$70.00
- 48” Double Riding Power Trowel	$100.00	$400.00
- 16 cf. 2wd Concrete Power Buggies	$21.25	$85.00
- Concrete Vibrator	$13.75	$55.00
- Concrete Cure Sprayer	$52.50	$210.00
- Concrete Bucket – 1 cy	$75.00	$225.00

Aerial Equipment	**Hourly**	**Daily**
- Scissor Lift – Hard Surface 19’	$30.00	$120.00
- Scissor Lift – Rough Terrain 26’	$100.00	$400.00
- Boom Lift – 40’ w/ Skypower & welder	$150.00	$600.00
Light Towers & Generators		
- 4,000 Watt Diesel Light Tower	$23.75	$95.00
- 3.5 to 6.5 kw Gas Generator	$15.00	$60.00
- 300 Amp Welder	$18.50	$74.00
- 50’ Welding Lead		$10.00
Heating & Climate Control		
- Ground Heater W/ Generator E3000G		$285.00
- Heat Exchanger HX200 200,000 BTU		$15.00
- Concrete Blankets - 12' x 25'		$5.00
- Snow Tarps – 20’ x 20’		$10.00
- Fan 36" High Speed 14500 CFM		$11.00
Trailers & Storage Containers		
- 8'X20' Field Office		$37.00
- 8'X26/28' Field Office		$44.00
- 8'x30'-32' Field Office		$51.00
- 8'x40'-42' Field Office		$111.00
- Steps for Trailer		$11.00
- 8x20 Storage Container		$12.00
- 8x40 Storage Container		$14.00
Laser & Survey Equipment		
- Point & Crossline Laser (PLS)		$50.00
- Grade Laser	$31.25	$125.00
- Auto Level	$13.75	$55.00
- Theodolite	$27.50	$110.00
- Total Station	$62.50	$250.00
- Tripod		$8.00
Power Tools		
- Rotary Hammer Drill – SDS		$20.00
- Rotary Hammer Drill – SDS Plus		$50.00
- Electric Demolition Breaker 60# class with cart and bits		$80.00
- 1/2" Elec Drill		$20.00
- Magnetic Drill Press		$61.00
- Grinder 7" - 9" Diameter		$20.00
- Grinder 4.5" Diameter		$13.00
- Saw Circular		$16.00
- Saw Reciprocating		$16.00
- Saw Contractor Table Saw – 10”		$50.00
- Saw Compound Miter – 12”		$50.00
- Metal Chop Saw		$35.00
- Vacuum Shop Vac Type		$20.00
- Drop Cord 100' 10 Gauge		$9.00
Cordless Tools		
- Cordless Impact ¼” Driver		$20.00
- Cordless Impact ½” Wrench		$30.00
- Cordless Drill		$20.00
- Cordless Circular Saw		$20.00
- Cordless Reciprocating Saw		$20.00
Powder Actuated Tools		
- DX-460 Powder Actuated Tool		$65.00
- DX 9-HSN Powder-actuated (Steel Deck Fastening)		$140.00
Ladders & Scaffolding		
Fiberglass Extension Ladder 32'		$41.00
Fiberglass Extension Ladder 28'		$41.00
Fiberglass Step Ladder 12’		$25.00
Baker Scaffold		$52.00
Miscellaneous Construction Tools		
Bull Float with handles (up to 3)		$25.00
Fresno Trowel w/ handles (up to 3)		$20.00
Extra Bull Float Handles		$5.00
Concrete broom		$10.00
Cumalong (Concrete Rake)		$6.00
Broom		$5.00
Shovel		$5.00
Wheelbarrow		$12.00
Trash Cart – Tilt Truck		$12.00
Trash Hopper 1-1/2 Yard (Forklift)		$50.00

The rates above become effective **May 1, 2024,** and are subject to change without notice and are based on any collective bargaining increases or decreases.
*All Labor & Equipment rates above will be marked up 15% for Overhead and Profit.
*Small tools will be charged at the rate of 10% of labor cost plus 15% markup.
*All Equipment pricing is subject to the availability of Core Structural Services, LLC yard inventory at time of work being performed. If the above items are not available pricing will be at the rate Core Structural Services, LLC pays to rental supplier plus 15% markup.

CHANGE ORDER FORM

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 #**	0
Vendor Project or Invoice #:	X242400	**PO #**	0
Original Contract Date:	June 25, 2024	**Vendor #**	4794

Change Order Number: 3

Change Order Date: December 16, 2025

Purpose of Change Order:

PCO 038 (Change Event 049) Closeout Allowance

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	Closout Allowance		1.00	$ (6,214.07)	$ (6,214.07)
2					$ -
3					$ -
4					$ -
5					$ -
6					$ -
7					$ -
8					$ -
9					$ -
10					$ -
Change Order Number: 3 makes the following adjustments to the contract:					**$ (6,214.07)**

Contractor Accepted: Core Construction Services, LLC
Firm Name

Signature

12/8/2025
Date

Engineer Approved: SVPA ARCHITECTS, INC
Firm Name

Signature

12.8.25
Date

Owner Accepted: City of Grimes MSA 12-9-25

Signature

Title

Date

Attest for Owner:

Signature

Title

Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		$ 471,000.00
1	November 26, 2024	$ (1,057.05)
2	November 25, 2025	$ 10,125.43
3	December 16,2025	$ (6,214.07)
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Revised Contract Amount **$ 473,854.31**

CHANGE ORDER FORM

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 #***	0
Vendor Project or Invoice #:	X242400	***PO #***	0
Original Contract Date:	June 25, 2024	***Vendor #***	4793

Change Order Number: 10

Change Order Date: December 16, 2025

Purpose of Change Order:

PCO 040 (Change Event 042): Eliminate Paving Sensor Loop & Add feature to Bay Door Controls
PCO 043 (Change Event 059): Removal and Reinstall of TBAs

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	Door Sensor Loop Credit		1.00	$ (700.00)	$ (700.00)
2	Removal and Reinstall of TBAs		1.00	$ 429.00	$ 429.00
3					$ -
4					$ -
5					$ -
6					$ -
7					$ -
8					$ -
9					$ -
10					$ -

Change Order Number: 10 makes the following adjustments to the contract: $ (271.00)

Contractor Accepted: DDVI
Firm Name

Gina Piper
Signature

12/8/25
Date

Engineer Approved: SVPA ARCHITECTS, INC
Firm Name

Robert F. Clark
Signature

12.8.25
Date

Owner Accepted: City of Grimes MSA 12-9-25

Signature

Title

Date

Attest for Owner:

Signature

Title

Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		$ 1,365,000.00
1	November 26, 2024	$ 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
8	October 14, 2025	$ 8,990.43
9	November 25, 2025	$ (1,363.98)
10	December 16, 2025	$ (271.00)
11		
12		
13		
14		
15		

Revised Contract Amount $ 1,391,603.78

DDVI

General Contractor
Remittance Address: P.O. Box 743 - Indianola, Iowa 50125
Physical Address: 1817 North 7th Street - Indianola, Iowa 50125
515-962-2176 ph/515-962-2199 fax

PROJECT

Grimes Public Safety

Project #24-652

RFI#	
CO#	

Cost for Proposed Change	**23**
DATE:	12/04/25
ARCHITECT:	SVPA
DESCRIPTION:	Credit to not install coop wire at O.H. and 4 fold doors

Approved	
Gina	
JC	
Sub	
Field	

Contractor:	**Description**	**Total**
DDVI		
	DDVI total:	**$0.00**
Skold		($700.00)
	Sub Total:	**($700.00)**
DDVI Markup (10%)		$0.00
Sub Markup (5%)		
Bonds/Ins on sub (2.8%)		
Cost for Proposed Change **23**		**($700.00)**

Rich

From: Jon Hapke <Jon@skoldcompanies.com>
Sent: Wednesday, December 3, 2025 8:40 PM
To: Rich; 'Jack Harris'; 'Chris'
Cc: 'Stephanie Morrison'
Subject: RE: Grimes PSC Door Pavement Loop Elimination Credit

Credit for the loop wire is ($700.00)

For scheduling call/text Charlie Broeker 515-478-0559(leave message)
JON HAPKE | SKOLD DOOR
O: 515-264-8420 | C: 515-291-6791
5730 NE 17TH St
Des Moines, Iowa 50313
skoldcompanies.com

From: Rich <rich@ddvi.net>
Sent: Tuesday, November 25, 2025 3:50 PM
To: 'Jack Harris' <Jack.Harris@weitz.com>; 'Chris' <chris@ddvi.net>
Cc: Jon Hapke <Jon@skoldcompanies.com>; 'Stephanie Morrison' <Stephanie.Morrison@weitz.com>
Subject: RE: Grimes PSC Door Pavement Loop Elimination Credit

Jon,

Please provide a credit, for this scope of work, not installed.

Thanks

From: Jack Harris <Jack.Harris@weitz.com>
Sent: Tuesday, November 25, 2025 3:28 PM
To: Rich <rich@ddvi.net>; Chris <chris@ddvi.net>
Cc: Jon Hapke <jon@skoldcompanies.com>; Stephanie Morrison <Stephanie.Morrison@weitz.com>
Subject: Grimes PSC Door Pavement Loop Elimination Credit

Rich and Chris,

Please reach out to Skold to provide a credit for eliminating the pavement loops at the 4-fold doors.

Thanks,
Jack

JACK HARRIS
Project Engineer I

PCO #043

THE WEITZ COMPANY, LLC
611 5th Avenue Suite 300
Des Moines, Iowa 50309
Phone: (515) 246-4700
Fax: (515) 246-4799

Project: X242400 - GRIMES FIRE STATION
2001 SW 6th St.
GRIMES, Iowa 50111

DRAFT

Prime Contract Potential Change Order #043: CE #059 - Removal and Reinstall of TBAs

TO:	CITY OF GRIMES 110 NORTH HARVEY GRIMES Iowa, 50111	**FROM:**	WEITZ COMPANY-IOWA, THE 611 5TH AVE SUITE 300 DES MOINES Iowa, 50309
PCO NUMBER/REVISION:	043 / 0	**CONTRACT:**	1 - Dummy Prime Contract - PCCO's for Prime Changes
REQUEST RECEIVED FROM:		**CREATED BY:**	Jack Harris **(WEITZ COMPANY-IOWA, THE)**
STATUS:	Draft	**CREATED DATE:**	12/5 /2025
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**REVISED SUBSTANTIAL COMPLETION DATE:**	
		TOTAL AMOUNT:	$390.00

POTENTIAL CHANGE ORDER TITLE: CE #059 - Removal and Reinstall of TBAs

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE #059 - Removal and Reinstall of TBAs
9/30/2025: D. Williams with SVPA and Coleman with the fire department discussed changing the toilet paper holders and soap dispensers to match other facilities for ease of restocking.

By the time it was decided to switch out for new TP holders and soap dispensers, the original TBAs were already installed on site. So, the owner requested the contractor remove the old TBAs and install the new owner-provided TBAs. DDVI performed this work removing the old TBAs and installing the new ones.

ATTACHMENTS:
PCO#22.pdf

#	SubJob	Cost Code	Description	Type	Amount
1	GRIMES FIRE STATION PRIME VOL	00-000010.2500 - BP #02 - DDVI	TBA Change	Commitment	$ 390.00
				Subtotal:	$390.00
				Grand Total:	**$390.00**

DDVI

General Contractor
Remittance Address: P.O. Box 743 - Indianola, Iowa 50125
Physical Address: 1817 North 7th Street - Indianola, Iowa 50125
515-962-2176 ph/515-962-2199 fax

PROJECT

Grimes Public Safety

Project #24-652

RFI#	
CO#	

Cost for Proposed Change	**22**
DATE:	12/04/25
ARCHITECT:	SVPA
DESCRIPTION:	Reinstall Toilet Accessories

Approved	
Gina	
JC	
Sub	
Field	

Contractor:	Description	Total
DDVI		
	Labor, 6hrs at $65hr	$390.00
	DDVI total:	**$390.00**
	Sub Total:	**$0.00**
	DDVI Markup (10%)	$39.00
	Sub Markup (5%)	$0.00
	Bonds/Ins on sub (2.8%)	$0.00
Cost for Proposed Change	**22**	**$429.00**

Rich

From: Rich <rich@ddvi.net>
Sent: Monday, October 6, 2025 10:15 AM
To: 'Jack Harris'; 'Chris'; 'Eli Davis'
Cc: Rich
Subject: RE: Fw: Grimes FS - Toilet and Bath Accessories

Jack,

In order to price this added scope, for the TBA's, doe want to do this task on a time and material (t and m) basis and have Eli, verify the amount of hours, and reference this e mail?

Thanks

From: Jack Harris <Jack.Harris@weitz.com>
Sent: Friday, October 3, 2025 4:40 PM
To: Chris <chris@ddvi.net>; Rich <rich@ddvi.net>; Eli Davis <Eli.Davis@weitz.com>
Subject: Re: Fw: Grimes FS - Toilet and Bath Accessories

Chris,

That is correct. Please provide a price. It should only be soap dispensers and toilet paper holders.

Thanks,
Jack

JACK HARRIS
Project Engineer I

611 5th Avenue, Suite 300 Des Moines, IA 50309
c 515.985.9505 e jack.harris@weitz.com

WEITZ /// BUILD A BETTER WAY.

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From: Chris <chris@ddvi.net>
Sent: Tuesday, September 30, 2025 2:18 PM

Rich

From: Jack Harris <Jack.Harris@weitz.com>
Sent: Friday, November 14, 2025 9:34 AM
To: Rich
Cc: 'Chris'; Stephanie Morrison
Subject: Re: Grimes PSC Relocating TBAs

Toilet, bath, accessories. Herzberg moved a few soap dispensers and toilet paper holders at the City's request. This is a month or two old at this point.

Thanks,
Jack

JACK HARRIS
Project Engineer I

611 5th Avenue, Suite 300 Des Moines, IA 50309
c 515.985.9505 e jack.harris@weitz.com

WEITZ /// BUILD A BETTER WAY.

This email is intended to be a privileged or confidential communication. If you have received it by mistake, then distributing or copying it is prohibited and you are required to delete it and notify the sender. Email sent to or from sender may be retained by sender.

From: Rich <rich@ddvi.net>
Sent: Friday, November 14, 2025 9:32 AM
To: Jack Harris <Jack.Harris@weitz.com>
Cc: 'Chris' <chris@ddvi.net>
Subject: RE: Grimes PSC Relocating TBAs

What are TBA's??

From: Jack Harris <Jack.Harris@weitz.com>
Sent: Friday, November 14, 2025 9:32 AM
To: 'Rich Piper' <rich@ddvi.net>
Cc: Chris <chris@ddvi.net>
Subject: Grimes PSC Relocating TBAs

Rich and Chris,

Was there ever a price sent for the TBAs being relocated?

CHANGE ORDER FORM

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 #***	0
Vendor Project or Invoice #:	X242400	***PO #***	0
Original Contract Date:	June 25, 2024	***Vendor #***	4802

Change Order Number: 7

Change Order Date: December 16, 2025

Purpose of Change Order:

PCO 039 (Change Event 043) - Siren Pole by Owner - Eliminated Elec. RI
PCO 042 (Change Event 057) - Add 5 Cord Reels to North Side of Bay.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	Siren Pole by Owner		1.00	$ (3,353.00)	$ (3,353.00)
2	Cord Reel to North Side of Bay		1.00	$ 13,263.00	$ 13,263.00
3					$ -
4					$ -
5					$ -
6					$ -
7					$ -
8					$ -
9					$ -
10					$ -

Change Order Number: 7 makes the following adjustments to the contract: **$ 9,910.00**

Contractor Accepted: Renda Electric (Firm Name)

Signature — Date: 12/8/25

Engineer Approved: SVPA ARCHITECTS, INC (Firm Name)

Signature — Date: 12.8.25

Owner Accepted: City of Grimes MSA 12-9-25

Signature — Title

Date

Attest for Owner:

Signature — Title

Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		$ 893,910.00
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
6	November 25, 2025	$ 6,983.80
7	December 16, 2025	$ 9,910.00
8		
9		
10		
11		
12		
13		
14		
15		

Revised Contract Amount **$ 940,068.14**

Date Printed: 12/8/2025

Grimes Public Safety Center					
Renda Electric CR# - Cost Breakdown					
credit for siren pole work					
Material	Qty	Cost		Markup	Extended
conduit, fittings, grounding	-1	$470.00		$94.00	-$564.00
set pole	-1	$1,000.00		$200.00	-$1,200.00
		$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
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
			Subtotal		-$1,764.00
Labor	Hours	Cost/hr	O and P	Extended	
Journeyman Electrician	-6	$90.00	-$54.00	-$594.00	
Apprentice Electrician	-6	$75.00	-$45.00	-$495.00	
Project Manager	0	$100.00	$0.00	$0.00	
lift	-1	$500.00		-$500.00	
Approximately 0 days added to project schedule		Subtotal		-$1,589.00	
		Tax		$0.00	
		Total		-$3,353.00	

Grimes Public Safety Center

Renda Electric CR# - Cost Breakdown

add 5 cord reels to bay

Material	Qty	Cost		Markup	Extended
cord reels	5	$1,050.00		$210.00	$6,300.00
cinduit, wire, boxes, fittings, etc	1	$1,370.00		$274.00	$1,644.00
		$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
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
				$0.00	$0.00
			Subtotal		$7,944.00

Labor	Hours	Cost/hr	O and P	Extended
Journeyman Electrician	26	$90.00	$234.00	$2,574.00
Apprentice Electrician	26	$75.00	$195.00	$2,145.00
Project Manager	1	$100.00	$0.00	$100.00
lift	1	$500.00		$500.00
Approximately 0 days added to project schedule		Subtotal		$5,319.00
		Tax		$0.00
		Total		$13,263.00

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Approving 2026 Grimes Civic Calendar

BACKGROUND: The Civic Calendar identifies not only City Council meetings but all other boards and commissions of the City.

BUDGETARY CONSIDERATIONS:

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:

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 12-0625 APPROVING 2025 GRIMES CIVIC CALENDAR

Grimes Resolution No. 12-0625

WHEREAS, the City of Grimes holds various civic meetings throughout the year;

WHEREAS, the City of Grimes recently provided direction as it relates to the Grimes City Council Meetings;

WHEREAS, the City Council of the City of Grimes desire to approve a civic calendar for 2026;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa,
1. That the Grimes City Council Schedule is hereby approved;
2. That the 2026 Grimes Civic Calendar is hereby approved.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

2026

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

GRIMES
A BRIGHT FUTURE

GRIMES CIVIC CALENDAR

CITY COUNCIL
CITY COUNCIL WORKSHOP

BOARDS AND COMMISSIONS
BOARD OF AJDUSTMENT (3RD WEDNESDAYS AS NEEDED
LIBRARY BOARD OF TRUSTEES (3RD TUESDAYS)
PARK & RECREATION ADVISORY BOARD (4TH WEDNESD
PLANNING & ZONING COMMISSION (1ST TUESDAYS)
TREE BOARD (EVERY OTHER FIRST WEDNESDAY AS NEEI

STAFF INSERVICE DAYS
PRESIDENT'S DAY
INDIGENOUS PEOPLES DAY

CITY HOLIDAYS
NEW YEAR'S DAY
MARTIN LUTHER KING JR. DAY
MEMORIAL DAY
INDEPENDENCE DAY
LABOR DAY
VETERAN'S DAY
THANKSGIVING DAY
FRIDAY AFTER THANKSGIVING
CHRISTMAS EVE
CHRISTMAS DAY

2026 COUNCIL SCHEDULE

Council Date	Meeting Type
Jan 13	Business
Jan 27	Business
Feb 10	Business/Budget & CIP Workshop
Feb 24	Business
Mar 10	Business
Mar 24	Business
Apr 14	Business
Apr 28	Business
May 12	Business/Affordable Housing Workshop
May 26	Business
Jun 09	No Meeting
Jun 23	Business
Jul 14	No Meeting
Jul 28	Business
Aug 11	No Meeting
Aug 25	Business
Sep 08	Business/Strategic Planning Presentation
Sep 22	Business
Oct 13	Business
Oct 27	Business
Nov 10	Business
Nov 24	Business/CIP Workshop
Dec 08	Business
Dec 22	No Meeting

	Proposed Meetings
Total Meetings	20
Business Meetings	20
Workshops	4

Strategic planning dates not set yet.

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Resolution Approving Offer to Purchase and Agreement - 142nd ST Reconstruction - Shipley

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: $133,255.00, 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 - SHIPLEY

Grimes Resolution No. 12-0725

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 December 16, 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. **7925-18-100-001**
COUNTY: **Polk**
PROJECT NO. **N/A**
PROJECT NAME: **142nd Street Paving Project**

TO: **Shirley I. Shipley, Sharon I. Kramer and Beverly A. Kelly**

On this 3rd day of November 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 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	_____
$133,255.00	on possession and conveyance	Within 30 Days of BUYER Approval

$ 133,255.00 TOTAL LUMP SUM

BREAKDOWN: ac. = acres / sq.ft. = square feet

Land by Fee Title	32,411 sq.ft.	$ 129,328.00
Underlying Fee Title	0 sq.ft.	$ 0.00
Permanent Easement	1,968 sq.ft.	$ 3,927.00
Temporary Easement(s)	0 sq.ft.	$ 0.00
Landscaping/Other		$ 0.00
Total		$ 133,255.00

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: Insert Tenant

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. 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.

Beverly A. Kelly
X POA Stephanie Kelso-Myers
By: Beverly A. Kelly
Marital Status: Single

X Shirley I Shipley
By: Shirley I Shipley
Marital Status: Single

X Sharon I Kramer
By: Sharon I Kramer
Marital Status: Single

ALL PURPOSE ACKNOWLEDGMENT

STATE OF _____}
COUNTY OF _____} ss:

On this _____ day of _____, A.D. 20_____, 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) _____ (Sign in Ink)
_____ (Print/Type Name)
Notary Public in and for the State of _____

CAPACITY CLAIMED

BY SIGNER:
_ INDIVIDUAL
_ CORPORATE
Title(s) of Corporate Officer(s):
_____
_____
__ 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)
_____
_____
_____

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

PERMANENT EASEMENT EXHIBIT

PREPARED FOR

CITY OF GRIMES
101 NE HARVEY ST
GRIMES, IOWA 50111

PROPRIETOR

BEVERLY A KELLY
SHARON I KRAMER
SHIRLEY I SHIPLEY
2901 S JAMES STREET
GRIMES, IA 50111

SUBJECT PROPERTY LEGAL DESCRIPTION

THE NORTH 1155 FEET OF THE WEST 118.5 RODS OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

DESCRIPTION OF PERMANENT EASEMENT AREA

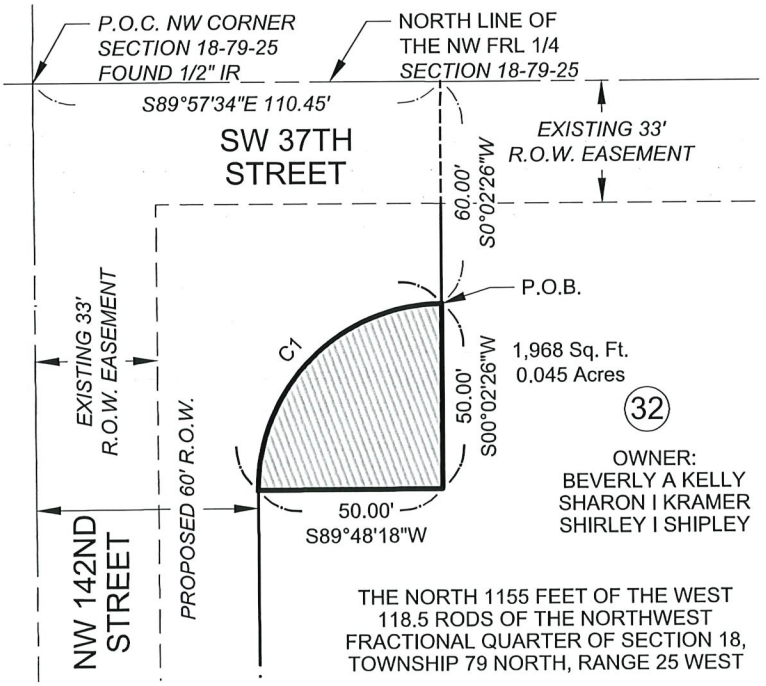
THAT PART OF THE NORTH 1155 FEET OF THE WEST 118.5 RODS OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

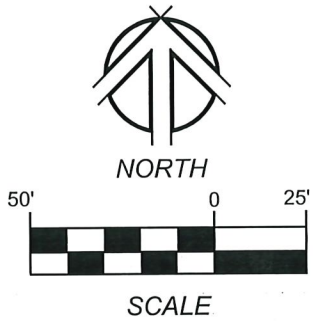
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE S 89° 57' 34" E, ALONG THE NORTH LINE OF THE NW FRL 1/4 OF SAID SECTION 18, A DISTANCE OF 110.45 FEET; THENCE S 00° 02' 26" W, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING; THENCE S 00° 02' 26" W, A DISTANCE OF 50.00 FEET; THENCE S 89° 48' 18" W, A DISTANCE OF 50.00 FEET; THENCE NORTHEASTERLY 78.75 FEET ALONG A CURVE TO THE RIGHT, NOT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 90° 14' 07" AND A CHORD DISTANCE OF 70.86 FEET WHICH BEARS N 44° 55' 22" E, TO THE POINT OF BEGINNING.

CONTAINING 0.045 ACRES (1,968 SQUARE FEET) MORE OR LESS

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	78.75'	50.00'	90°14'07"	70.86'	N44°55'22"E





LEGEND

	SUBJECT EASEMENT AREA
	EXISTING BOUNDARY LINE
	EXISTING SECTION LINE
	EXISTING EASEMENT LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

NILLES ASSOCIATES
1933 SW MAGAZINE ROAD
ANKENY, IOWA
50023-2555
(515) 965-0123 phone
(515) 965-3322 fax
www.nillesinc.com

PROJECT: 142ND STREET PAVING PROJECT		NAI No.: 23112	DRAWN BY: JHP	DWG No.: 1/1
LOCATION: GRIMES, IOWA		DATE: 09/27/24	CHECKED BY: ADS	SHEET TITLE: PE-32

V:\NAI 2017\Projects 2017\23112\Documents-Easements\23112-EX.dwg

ACQUISITION PLAT

PREPARED FOR

CITY OF GRIMES
101 NE HARVEY ST
GRIMES, IOWA 50111

PROPRIETOR

BEVERLY A KELLY
SHARON I KRAMER
SHIRLEY I SHIPLEY
2901 S JAMES STREET
GRIMES, IA 50111

SUBJECT PROPERTY LEGAL DESCRIPTION

THE NORTH 1155 FEET OF THE WEST 118.5 RODS OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

DESCRIPTION OF ACQUISITION AREA

THAT PART OF THE NORTH 1155 FEET OF THE WEST 118.5 RODS OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID SECTION 18; THENCE S 89° 57' 34" E, ALONG THE NORTH LINE OF THE NW FRL 1/4 OF SAID SECTION 18, A DISTANCE OF 110.45 FEET; THENCE S 00° 02' 26" W, A DISTANCE OF 60.00 FEET; THENCE SOUTHWESTERLY 78.75 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° 14' 07" AND A CHORD DISTANCE OF 70.86 FEET WHICH BEARS S 44° 55' 22" W; THENCE S 00° 11' 42" E, A DISTANCE OF 1054.00 FEET TO THE SOUTH LINE OF THE NORTH 1155 FEET OF THE WEST 118.5 RODS OF THE NW FR'L 1/4 OF SAID SECTION 8; THENCE S 89° 59' 28" W, ALONG THE SOUTH LINE OF THE NORTH 1155 FEET OF THE WEST 118.5 RODS OF THE NW FR'L 1/4 OF SAID SECTION 8, A DISTANCE OF 60.00 FEET, TO THE WEST LINE OF THE NW FRL 1/4 OF SAID SECTION 18; THENCE N 00° 11' 42" W, ALONG SAID NW FRL 1/4 OF SECTION 18, A DISTANCE OF 1164.26 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.685 ACRES (73,415 SQ. FT.) MORE OR LESS, INCLUDING 0.940 ACRES (40,974 SQ. FT.) OF EXISTING R.O.W. FOR A NET AREA OF 0.745 ACRES (32,441 SQ. FT.).

LEGEND

	SUBJECT ACQUISITION AREA	●	FOUND MONUMENT AS NOTED
——— · · ———	EXISTING BOUNDARY LINE	O	SET MONUMENT 5/8" IR WITH BLUE CAP #26306
——— – – ———	EXISTING SECTION LINE	IR	ROUND IRON REBAR (OUTSIDE DIAMETER)
— — — — — — —	EXISTING EASEMENT LINE	▲	FOUND SECTION CORNER AS NOTED
P.O.B.	POINT OF BEGINNING		

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	78.75'	50.00'	90°14'07"	70.86'	S44°55'22"W

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

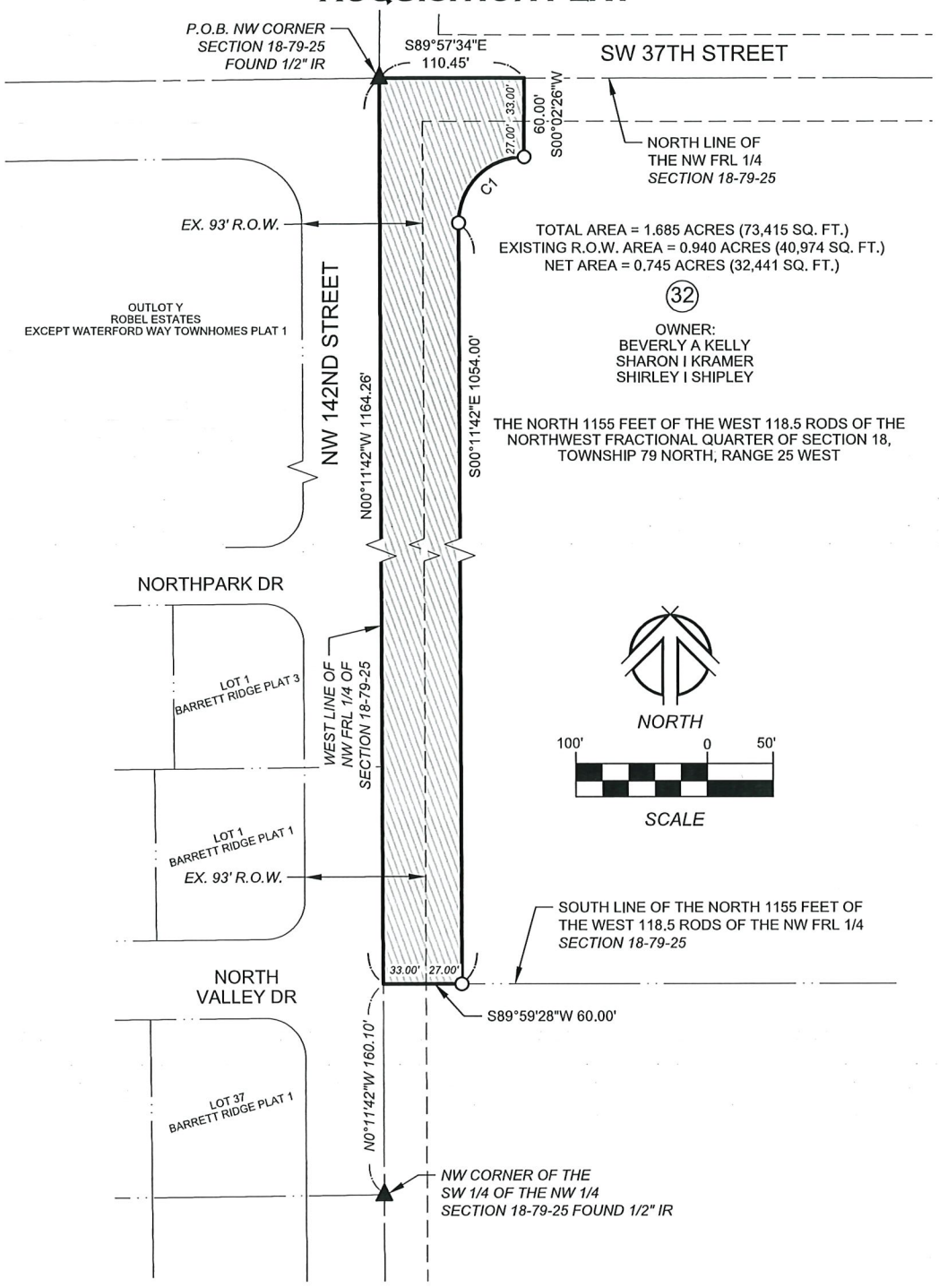
Pages or sheets covered by this seal: Sheets 1 & 2

NILLES 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	1/2
LOCATION:	DATE:	CHECKED BY:	SHEET TITLE:
GRIMES, IOWA	09/06/24	ADS	RW-32

V:\NAI 2017\Projects 2017\23112\Documents-Easements\23112-EX.dwg

ACQUISITION PLAT



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

NILLES 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	2/2
LOCATION:	DATE:	CHECKED BY:	SHEET TITLE:
GRIMES, IOWA	09/06/24	ADS	RW-32

V:\NAI 2017\Projects 2017\23112\Documents-Easements\23112-EX.dwg

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM:

BACKGROUND: The owners of 2417 NE Little Beaver Drive have requested approval to install a fence within a certain storm sewer and overland 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 Heritage at Grimes Plat 6 - 2017

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 12-0825 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS WITHIN A STORM SEWER AND OVERLAND FLOWAGE EASEMENT FOR LOT 18 OF HERITAGE AT GRIMES PLAT 6 - 2417 NE LITTLE BEAVER DRIVE

Grimes Resolution No. 12-0825

WHEREAS, the owners of Lot 18 of Heritage at Grimes Plat 6 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within a certain storm sewer and overland 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 storm sewer and overland 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 storm sewer and overland flowage easement ("Consent and Agreement") regarding Lot 18 of Heritage at Grimes Plat 6 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 December 16, 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 Acey Haroldson and Kelly Haroldson, *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 18 of Heritage at Grimes Plat 6, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa ("Property").

2. EXISTING EASEMENT. The Property Owner or Property Owner's predecessor in title, granted that certain Storm Sewer and Overland Flowage, as shown in the Heritage at Grimes Plat 6 dated November 16, 2017, recorded on November 17, 2017, in Book 16729, Page 49-55 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 4th day of December, 2025

PROPERTY OWNERS

Acey Haroldson

Kelly Haroldson

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 4th day of December, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Acey Haroldson, 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.

LESLEY ANNE LOPEZ
Commission Number 865172
My Commission Expires
June 5, 2028

Notary Public in and for the
State of Iowa

My Commission expires 2028

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 4th day of December, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kelly Haroldson, 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.

LESLEY ANNE LOPEZ
Commission Number 865172
My Commission Expires
June 5, 2028

Notary Public in and for the
State of Iowa

My Commission expires 2028

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’ ornamental fence has been proposed to be constructed in a storm sewer and overland flowage easement on Lot 18 of Heritage at Grimes Plat 6 (2417 NE Little Beaver Drive) in accordance to permit number FN-25-093.

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM:

BACKGROUND: The owners of 3292 NW Brookside Drive have requested approval to install a fence within a certain storm sewer and overland 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 Willow Hills North Plat 1 - 2024

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 12-0925 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS WITHIN A STORM SEWER AND OVERLAND FLOWAGE EASEMENT FOR LOT 21 OF WILLOW HILLS NORTH PLAT 1 - 3292 NW BROOKSIDE DRIVE

Grimes Resolution No. 12-0925

WHEREAS, the owners of Lot 21 of Willow Hills North 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 storm sewer and overland 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 storm sewer and overland 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 storm sewer and overland flowage easement ("Consent and Agreement") regarding Lot 21 of Willow Hills North 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 December 16, 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 Richard Brown, *a married person* (collectively, the "Property Owners") and the City of Grimes, Iowa, a municipal corporation (hereinafter called "City"):

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

   Lot 21 of Willow Hills North 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 storm sewer and overland flowage easement, as shown in the Willow Hills North Plat 1 dated December 22, 2023, recorded on January 30, 2024, in Book 19708, Page 126-131 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 5th day of DEC, 25.

PROPERTY OWNERS

Richard Brown

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 5th day of December, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Richard Brown, 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
KERI J DAVISON
Commission Number 849705
My Commission Expires
July 26, 2026

Keri J Davison
Notary Public in and for the
State of Iowa

My Commission expires July 26, 2026

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 storm sewer and overland flowage easement on Lot 21 of Willow Hills North Plat 1 (3292 NW Brookside Drive) in accordance to permit number 25-00085.

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM:

BACKGROUND: The owners of 912 SW 9th Court have requested approval to install a fence within a certain overland 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 Kennybrook South Plat 3 - 2016

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 12-1025 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS WITHIN AN OVERLAND FLOWAGE EASEMENT FOR LOT 18 OF KENNYBROOK SOUTH PLAT 3 - 912 SW 9TH COURT

Grimes Resolution No. 12-1025

WHEREAS, the owners of Lot 18 of Kennybrook South Plat 3 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within a certain overland 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 overland 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 overland flowage easement ("Consent and Agreement") regarding Lot 18 of Kennybrook South Plat 3 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 December 16, 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 Matthew Russell and Abigail Russell, *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 18 of Kennybrook South Plat 3, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa ("Property").

2. EXISTING EASEMENT. The Property Owner or Property Owner's predecessor in title, granted that certain overland flowage easement, as shown in the Kennybrook South Plat 3 dated September 1, 2016, recorded on September 27, 2016, in Book 16197, Page 430-434 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 5 day of December, 2025

PROPERTY OWNERS

Matthew Russell

Abigail Russell

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 5 day of December, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Matthew Russell, 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.

JOANNA HAMMEL
Commission Number 859316
My Commission Expires
October 1, 2027

Notary Public in and for the
State of Iowa

My Commission expires October 1, 2027

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 5 day of December, 2025 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Abigail Russel, 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.

JOANNA HAMMEL
Commission Number 859316
My Commission Expires
October 1, 2027

Notary Public in and for the
State of Iowa

My Commission expires October 1, 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 overland flowage easement on Lot 18 of Kennybrook South Plat 3(912 SW 9th Court) in accordance to permit number 25-00084.

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Resolution Approving the Fall Fiscal Year 2025-2026 Transfers

BACKGROUND: Council approved the fiscal year 2025-2026 budget, which did include transfers between funds. This resolution provides for a portion of the transfers we will need to complete this year. We are transferring from the general fund to the library fund for half of their yearly expenses. We are also transferring from the water, sewer, storm water, Plex, and road use funds to the equipment replacement fund to allow for the planned purchase of equipment. This transfer will also move a portion of the funding for the sewer debt payments into the sinking fund.

BUDGETARY CONSIDERATIONS: Total transfer amount is $1,308,486- Exhibit A attached.

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, which included planned transfers.

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 12-1125 APPROVING THE FALL FISCAL YEAR 2025-2026 TRANSFERS

Grimes Resolution No. 12-1125

WHEREAS, the City Council did approve the fiscal year 2025-2026 budget; and

WHEREAS, the fiscal year 2025-2026 budget did include transfers between funds; and

WHEREAS, the Finance Director recommends the attached fiscal year 2025-2026 fall transfers between funds;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Finance Director is directed to initiate the listed tranfers.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

From/Out	Exhibit A FY26 Fall Transfers To/In	Amount	
600-9100-6910	399-9100-4830	$ 21,211.00	Transfer from water to equipment replacement fund
610-9100-6910	399-9100-4830	$ 27,995.00	Transfer from sewer to equipment replacement fund
740-9100-6910	399-9100-4830	$ 51,136.00	Transfer from storm water to equipment replacement fund
750-9100-6910	399-9100-4830	$ 59,925.00	Transfer from Plex to equipment replacement fund
001-9100-6910	002-9100-4830	$ 509,286.00	1/2 year transfer from general fund to library fund
110-9100-6910	399-9100-4830	$ 538,933.00	Transfer from road use fund to equipment replacement
610-9100-6910	611-9100-4830	$ 100,000.00	Transfer partial funding from sewer into sewer sinking fund
TOTAL FY26 FALL TRANSFERS		$ 1,308,486.00	

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Resolution 12-1225 Setting Public Hearing (01-13-2026, 5:30 PM): Sienna Hills Rezone

BACKGROUND: The subject property is currently owned by Solid Ground, LLC, which is generally located north of SW 19th Street and between SW Jazzwood Drive and SW County Line Road. The approximately 33-acre property is currently zoned A-1 and is identified on the Future Land Use Plan as Low-Density Residential. The applicant is requesting to rezone the property to R-4 (PUD) to allow single-family residential dwellings. The proposed zoning is consistent with the Future Land Use Plan.

The layout provided is only a conceptual rendering of the site. The concept will continue to be refined through the rezoning process as required improvements are determined. As this is only the initial step in the process, more detailed plans will become available as the project moves further along.

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:
Evann Coffey, Senior Planner, 515-986-4050, ecoffey@grimesiowa.gov

Prepared by:	Evann Coffey, Senior Planner
Return to:	Evann Coffey, Senior Planner

RESOLUTION SETTING PUBLIC TIME AND PLACE FOR PUBLIC HEARING ON PROPOSED REZONING OF PROPERTY GENERALLY LOCATED NORTH OF SW 19TH STREET BETWEEN SW JAZZWOOD DRIVE AND SW COUNTY LINE ROAD FROM A-1 AGRICULTURAL DISTRICT TO R-4 (PUD) FOR SIENNA HILLS

Grimes Resolution No. 12-1225

WHEREAS, certain land in the City of Grimes, Iowa, generally located north of SW 19th Street and between SW Jazzwood Drive and SW County Line Road and legally described on Exhibit A, attached hereto, is currently zoned A-1 (Agricultural District) (the “Property”); and

WHEREAS, the City Council of the City of Grimes desires to consider the amendment of the Grimes Code of Ordinances, and the zoning district boundaries of Title 12, Section 12-3-2 by rezoning the Property from A-1 (Agricultural District) to R-4 (Planned Unit Development); and

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

WHEREAS, the proposed Ordinance amending the official zoning district map has been prepared and a public hearing upon the proposed amendment should be held and a time and place for hearing thereon should be fixed.

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 Ordinance amending the Grimes Code of Ordinances, at the Grimes Community Complex, 410 SE Main Street Room 202, in the City of Grimes, Polk County, Iowa at 5:30 p.m. on the 13th day of January, 2026, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.

2. That the Mayor and City Clerk be and are hereby authorized and instructed to give Notice of said public hearing as required by law.

3. That the Planning and Zoning Commission is hereby directed to consider the proposed amendment and to file its report with the City Council prior to the time of the public hearing.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____

Rachel Greving, City Clerk

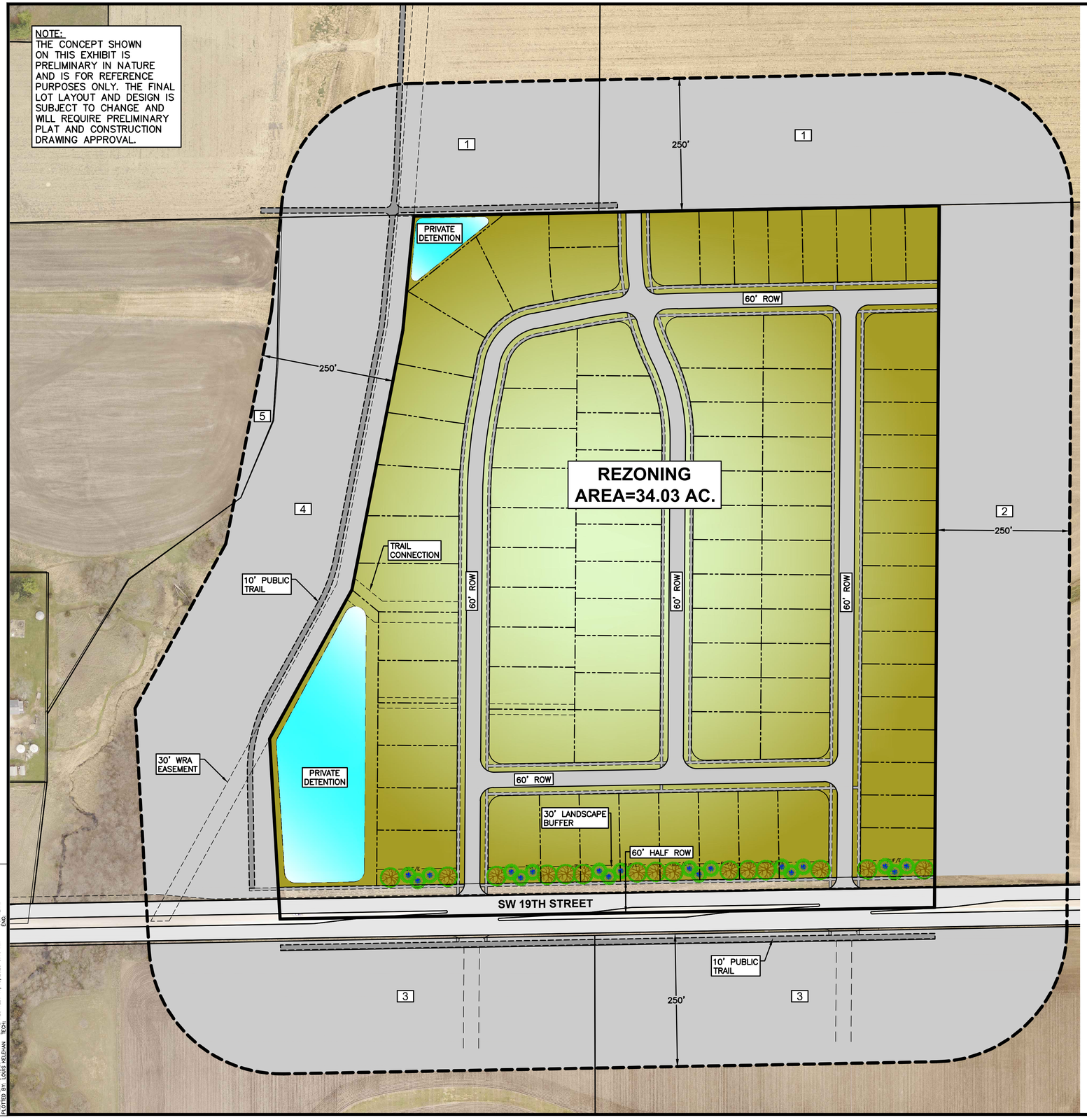
EXHIBIT A – LEGAL DESCRIPTION

THE SW1/4 OF THE SW1/4 OF SECTION 1, EXCEPT PARCEL “A” OF PLAT OF SURVEY RECORDED IN BOOK 2004, PAGE 16564, BEING A PART OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA AND EXCEPT PARCEL “20-105” OF PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 34753, BEING A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA; AND EXCEPT PARCEL “22-171” OF PLAT OF SURVEY RECORDED IN BOOK 2023 PAGE 1056, BEING A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA;

AND

THE SE1/4 OF THE SW1/4 EXCEPT PARCEL “B” OF PLAT OF SURVEY RECORDED IN BOOK 2007, PAGE 5035, BEING A PART OF THE SE1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.

NOTE:
THE CONCEPT SHOWN ON THIS EXHIBIT IS PRELIMINARY IN NATURE AND IS FOR REFERENCE PURPOSES ONLY. THE FINAL LOT LAYOUT AND DESIGN IS SUBJECT TO CHANGE AND WILL REQUIRE PRELIMINARY PLAT AND CONSTRUCTION DRAWING APPROVAL.

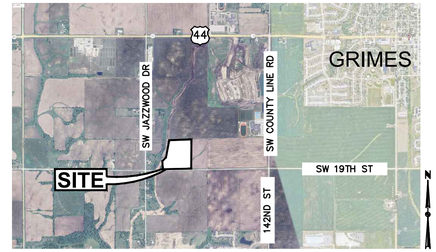


LEGEND / LOT SUMMARY:

R-2 60
SINGLE- AND TWO-FAMILY DWELLING DISTRICT

VICINITY MAP

NOT TO SCALE



OWNER/APPLICANT:

SOLID GROUND LLC
CONTACT: ERIC GRUBB
1040 SE FRONTIER AVE STE 160
WAUKEE IA 50263
PH: (515) 975-7441
EMAIL: ERIC@SOLIDGROUNDIOWA.COM

ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400
EMAIL. JOSHT@CDA-ENG.COM

ZONING:

EXISTING: A-1 (34.03 AC)
(AGRICULTURE DISTRICT)

PROPOSED: PUD (R-2 60) (34.03 AC)

ADJACENT OWNERSHIP

		AREA (AC.)	AREA (%)	CONSENTING
1.	HOPE K FARMS LLC 4500 WESTOWN PKWY STE 277 WEST DES MOINES IA 50266	7.92	51.26%	51.26%
2.	CATHOLIC FOUNDATION OF SW IOWA 601 GRAND AVE DES MOINES IA 50309	7.25	46.93%	
3.	WITMER, JERRY L 5940 156TH ST GRIMES IA 50111	9.32	0% *	
4.	CITY OF GRIMES 101 NE HARVEY ST GRIMES IA 50111	7.38	0% *	
5.	FI8 HOLDINGS, LLC FRAMPTON, JUSTIN 3405 SE CROSSROADS DR STE C GRIMES IA 50111	0.28	0.02%	0.02%
	TOTAL	15.45	100%	51.28%

* CITY PROPERTY AND AREAS OUTSIDE OF THE CORPORATE LIMITS ARE EXCLUDED FROM THE CONSENTING PERCENTAGES.

BULK REGULATIONS

PUD (R-2 60)

MINIMUM LOT AREA = 7,500 SF
MINIMUM LOT WIDTH = 60 FT

SETBACKS:
FRONT YARD = 30 FT
REAR YARD = 25 FT
SIDE YARD = 7 FT

MAX BUILDING HT = 35 FT

MAXIMUM DENSITY = 6.0 UNITS / ACRE

REZONING DESCRIPTION

THE SW1/4 OF THE SW1/4 OF SECTION 1, EXCEPT PARCEL "A" OF PLAT OF SURVEY RECORDED IN BOOK 2004, PAGE 16564, BEING A PART OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA AND EXCEPT PARCEL "20-105" OF PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 34753, BEING A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA; AND EXCEPT PARCEL "22-171" OF PLAT OF SURVEY RECORDED IN BOOK 2023 PAGE 1056, BEING A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA;

AND

THE SE1/4 OF THE SW1/4 EXCEPT PARCEL "B" OF PLAT OF SURVEY RECORDED IN BOOK 2007, PAGE 5035, BEING A PART OF THE SE1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.

N

SCALE
0' 50' 100' 200'

REVISIONS	DATE
FIRST SUBMITTAL	08/08/2025
SECOND SUBMITTAL	09/10/2025
REVISED	11/18/2025

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400
ENGINEER: | TECH:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

SIENNA HILLS
REZONING MAP

1 / 1
2410.843

FILE: M:\2024\2410843\DWG\2410843 - REZONING.DWG
PLOTTED: 11/19/2025 9:16 AM
PLOTTED BY: LOUIS KELEHAN
COMMENT:
ENG:

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Resolution 12-1325 Accepting Public Improvements in Autumn Park Plat 7, Phase 2 and 3

BACKGROUND: The public improvements for sanitary sewer, water main, and trail identified within the plat have been completed and in a condition to be accepted by the City and the City engineer has recommended such acceptance.

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:
Evann Coffey, Senior Planner, 515-986-4050, ecoffey@grimesiowa.gov

Prepared by:	Evann Coffey, Senior Planner
Return to:	Evann Coffey, Senior Planner

RESOLUTION 12-1325 ACCEPTING PUBLIC IMPROVEMENTS IN AUTUMN PARK PLAT 7, PHASE 2 AND 3

Grimes Resolution No. 12-1325

WHEREAS, approval of the final plat for Autumn Park Plat 7 (the “Plat”) has previously been given by the Grimes City Council; and

WHEREAS, the approved construction drawings identified certain public improvements to be constructed; and

WHEREAS, the public improvements are now completed and in a condition to be formally accepted by the City, and the City engineer has recommended such acceptance.

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

1. That the public improvements in Autumn Park Plat 7, Phase 2 and 3, including sanitary sewer, water main, and trail are hereby accepted and incorporated into the respective sanitary sewer, water main, and trail systems in the City of Grimes.

This resolution shall be filed of record with the Polk County, Iowa Recorder.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

Development Services
410 SE Main Street, Suite 102
Grimes, IA 50111
Phone (515) 986-4050
www.grimesiowa.gov

CERTIFICATE OF COMPLETION

Autumn Park Plat 7, Phase 2 & 3

Grimes, Iowa

December 16, 2025

This is to certify that the construction improvements on ***Autumn Park Plat 7, Phase 2 & 3*** have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,

Tony Hanson

Tony Hanson
Senior Engineering Technician

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Resolution Renewing Contract of Cemetery Lawn Care Services and Chemical Application

BACKGROUND: The Public Works Department requested bids for mowing services for City owned cemeteries to several lawn care businesses in 2023. RedBud was awarded the contract. Per the original contract agreement, the City has the option to renew the contract for additional years.

BUDGETARY CONSIDERATIONS: The renewal contract reflects a 3% increase from the original year. Budgeted funds will be utilized.

STRATEGIC PLANNING:
Prioritized: ____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 _X___

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION: Staff Recommends Council Approval

RESPONSIBLE STAFF/CONTACT INFORMATION:
Kevin Hensley, Public Works Director, 515-986-9636, khensley@grimesiowa.gov

Prepared by:	JB
Return to:	KH, JB

RESOLUTION TO RENEW CONTRACT FOR CEMETERY LAWN CARE SERVICES AND CHEMICAL APPLICATION FOR THE CITY OF GRIMES

Grimes Resolution No. 12-1425

WHEREAS, the City of Grimes held a bid letting for lawn care services and chemical application for city owned cemeteries in 2023; and

WHEREAS, the contract was awarded to RedBud Landscaping to provide the requested services with the option to renew annually; and

WHEREAS, RedBud has provided exceptional lawn care services for the cemetery grounds under the current contract;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, The Public Works Director on behalf of the city is authorized to execute the renewal of the contract on behalf of the City of Grimes with RedBud Landscaping for Cemetery lawn care services and chemical application.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

City of Grimes
101 NE Harvey St
Grimes, IA 50111

CEMETERY LAWN CARE SERVICES AND CHEMICAL APPLICATION
YEAR 4

Company/Contractor:	**Department:**
REDBUD DBA SUSTAINABLE SITES SNOW & MAINTENANCE 1208 E 20TH CT DES MOINES, IA 50317	Public Works 1700 SE Destination Dr Grimes, IA 50111

Contract Terms:

Effective 4/1/2026 to 10/30/2026

DESCRIPTION OF ITEMS CONTRACTED:

Contract Agreement for Cemetery Lawn Care Services and Chemical Application:
Mowing and Weed Control Services- The Contractor shall provide services at the following City Properties:

1. Sunny Hill Cemetery (6th St) -17.5 acres
2. Meadows Cemetery (Hwy 44) – 1.0 acre

Work shall be performed per the original contract terms and conditions. The prices are listed below which reflect a 3% increase from year three:

Mowing:

$2,731.82 per occurrence

If requested by the City for more limited mowing, service rates shall be:

$81.96/ hour Monday- Friday

$122.38/hour Saturday/ Sunday or Holidays

Chemical Weed Control Application:

$3,840.93 per occurrence (max of 3 applications)

Contract Term. Option to renew up to four (4) years. This is year four (4) of the original contract. Contract awards and renewals shall be limited to a total of four (4) years with a 3% cost of living service increase for each subsequent year. These contract terms reflect the increase.

Authorized Signature: _____

Authorized Signature-Printed: Ryan Kratzer

Date: 12-4-2025

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Resolution Approving Purchase and Installation of Push Button Pedestrian Crossing on NE Park Dr

BACKGROUND: The City of Grimes continues to prioritize pedestrian safety on key roadways. Heritage Elementary School is located at NE Park Drive and NE Beaverbrooke Blvd. which is a major intersection within the City of Grimes. In an effort to make this intersection more safe for students traveling to and from school the school has requested the installation of push-button rapid flashing beacon pedestrian crossing. The addition of the rapid flashing beacon will enhance visibility and provide additional safety for residents and students in the Heritage Elementary School.

The purchase will include the necessary pedestrian-activated flashing light assemblies, signage, and associated hardware. Public Works staff will complete the installation.

BUDGETARY CONSIDERATIONS: The cost for the equipment from TAPCO is $11,904.36.

STRATEGIC PLANNING:
Prioritized: ____YES _X___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:

STAFF RECOMMENDATION: Staff recommends Council Approval

RESPONSIBLE STAFF/CONTACT INFORMATION:
Kevin Hensley, Public Works Director, 515-986-9636, khensley@grimesiowa.gov

Prepared by: JB
Return to: KH, JB

RESOLUTION APPROVING PURCHASE AND INSTALLATION OF PUSH BUTTON PEDESTRIAN CROSSING ON NE PARK DR

Grimes Resolution No. 12-1525

WHEREAS, the City of Grimes is committed to improving pedestrian safety throughout the community; and

WHEREAS, NE Park Drive has been identified as a location where enhanced pedestrian crossing infrastructure will increase visibility and safety for residents; and

WHEREAS, the City's Purchasing Policy as adopted prescribes the solicitation of quotes, state bid, or the utilization of a purchasing consortium and the proposed acquisitions meet those policy requirements; and

WHEREAS, TAPCO has provided a quote of $11,904.36 for the required pedestrian-activated flashing light equipment, and Public Works staff will perform the installation.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, That the Public Works Director is hereby authorized to execute the purchase of pedestrian crossing equipment from TAPCO in the amount of $11,904.36 and to proceed with installation on NE Park Drive.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

SALES QUOTE

Traffic and Parking Control Co., LLC
5100 West Brown Deer Rd
Brown Deer, WI 53223
United States of America
Phone No.:800-236-0112
E-Mail: customerservice@tapconet.com

SALES QUOTE DATE
11/7/2025
SALES QUOTE NUMBER
Q25016890
CUSTOMER NO.
C46502

BILL TO
City of Grimes
Jeremy Thayer
101 NE Harvey St
Grimes, IA 50111
United States of America

SHIP TO
City of Grimes
Jeremy Thayer
101 NE Harvey St
Grimes, IA 50111
United States of America

Ext. Document No.	SHIP VIA	TERMS	SALESPERSON	VALID UNTIL
	BEST RATE Prepaid & Add	Net 30 DAYS	Zach Feerick	12/7/2025

Item/Description	U/M	Quantity	Unit Price	Total Price
Ped. Xing - Solar, Radio, DS RRFB, Bulldog PB, on 4.5" OD Poles				
500681 Controller, 12V, 136921, Radio, 30W TOP, No Battery, Modem,	Each	2	3,330.225	6,660.45
137480 Dual 22AH Battery Pack Harnessed and Fused	Each	2	285.19	570.38
138089 RRFB, Dimmable, Assembly with Universal Mounting Kit	Each	4	351.975	1,407.90
101620 Push Button Bulldog Add-On Option Kit Yellow, With LED	Kit	2	237.355	474.71
373-05073 S1-1,30"x30" DG3 FYG,School Crossing (Symbol) Fed Spec Sign	Each	4	126.35	505.40
373-01757 W16-7PR,24"x12"x.080 DG3 FYG,Down Diagonal Right Arrow (Fed Spec) Sign	Each	2	41.515	83.03
373-01759 W16-7PL,24"x12"x.080 DG3 FYG,Down Diagonal Left Arrow (Fed Spec) Sign	Each	2	41.515	83.03
373-13 Standard Aluminum Pole, 13' Schedule 40 6061-T6 4.5" O.D. T.O.E.	Each	2	388.075	776.15

All prices are listed in US Dollar (USD)
For terms and conditions, please visit https://www.tapconet.com/terms-conditions

SALES QUOTE

Traffic and Parking Control Co., LLC
5100 West Brown Deer Rd
Brown Deer, WI 53223
United States of America
Phone No.:800-236-0112
E-Mail: customerservice@tapconet.com

SALES QUOTE DATE
11/7/2025
SALES QUOTE NUMBER
Q25016890
CUSTOMER NO.
C46502

BILL TO
City of Grimes
Jeremy Thayer
101 NE Harvey St
Grimes, IA 50111
United States of America

SHIP TO
City of Grimes
Jeremy Thayer
101 NE Harvey St
Grimes, IA 50111
United States of America

Ext. Document No.	SHIP VIA	TERMS	SALESPERSON	VALID UNTIL
	BEST RATE Prepaid & Add	Net 30 DAYS	Zach Feerick	12/7/2025

Item/Description	U/M	Quantity	Unit Price	Total Price
203-00014 Base,Aluminum Square Pedestal, No Paint Door, SP-5444-PNC	Each	2	356.485	712.97
3177-00042 J-Bolt,1"x 42"+4" ATSM F1554 GR-105 92k 12" Thread Full Galvanized with Nut & Lock Washer	Each	8	52.345	418.76
030-00006 Washer Flat 1-1/16"ID x2.5OD"x.125" Galvanized For 1" A/B, for use w/ J-bolts (not incl)	Each	8	4.7875	38.30
107265 Sign Mounting Kit, Banded, Flared Leg, Standard For Mounting B2B Static Signs to a Large Pole	Each	4	43.32	173.28

Furnish only quote. Installation is not included.
Solar powered equipment requires no shading or obstructions
Plus Shipping and Handling

TAPCO OMNIA Partners Contract # 2020-200

Zach Feerick
(262)649-5142
zach.feerick@tapconet.com

Subtotal:	**11904.36**
Invoice Discount:	0.00
Total Sales Tax:	0.00
Total:	**11,904.36**

All prices are listed in US Dollar (USD)
For terms and conditions, please visit https://www.tapconet.com/terms-conditions

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Resolution 12-1625 Setting Public Hearing (01-13-2026, 5:30 PM): Brookside Village North Rezone

BACKGROUND: The subject property is owned by Brookside North, LLC, which is generally located at the southeast corner of Highway 141 and NE 18th Street. The approximately 14.02-acre property is currently zoned C-2 and is identified as Mixed-Use 1 upon the Future Land Use Plan. Through staff's area planning efforts, the property was identified as medium-density residential on the eastern portion of the property and high-density residential on the western portion of the property, along Highway 141, to provide appropriate land use transition from the existing residential development to the east and to support commercial development to the south along Highway 141. The City has been working on a new comprehensive plan and future land use map, which is anticipated to be adopted at this Council meeting. The Brookside Village North rezone is consistent with the proposed Mixed Use and Medium-Density Residential land use identified on the new proposed future land use map. The applicant is requesting to rezone the property to R-4 (PUD) to allow medium-density and high-density residential development with increased density. The proposed density is consistent with the densities established within the new proposed comprehensive plan for the medium-density and high-density residential land use categories, which would permit 5-12 units per acre and over 24 units per acre, respectively.

As such, the conceptual plan for the property shows the proposed layout of each land use and zoning area. The layout provided is only a conceptual rendering of the site. The concept will continue to be refined through the rezoning process as required improvements are determined. As this is only the initial step in the process, more detailed plans will become available as the project moves further along.

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:
Evann Coffey, Senior Planner, 515-986-4050, ecoffey@grimesiowa.gov

Prepared by: Evann Coffey, Senior Planner

Return to: Evann Coffey, Senior Planner

RESOLUTION SETTING PUBLIC TIME AND PLACE FOR PUBLIC HEARING ON PROPOSED REZONING OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 141 AND NE 18TH STREET FROM C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT TO R-4 PLANNED UNIT DEVELOPMENT DISTRICT FOR BROOKSIDE VILLAGE NORTH

Grimes Resolution No. 12-1625

WHEREAS, certain land in the City of Grimes, Iowa, generally located at the southeast corner of Highway 141 and NE 18th Street and legally described on Exhibit A, attached hereto, is currently zoned C-2 (General and Highway Service Commercial District) (the “Property”); and

WHEREAS, the City Council of the City of Grimes desires to consider the amendment of the Grimes Code of Ordinances, and the zoning district boundaries of Title 12, Section 12-3-2 by rezoning the Property from C-2 (General and Highway Service Commercial District) to R-4 (Planned Unit Developement District), and

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

WHEREAS, the proposed Ordinance amending the official zoning district map has been prepared and a public hearing upon the proposed amendment should be held and a time and place for hearing thereon should be fixed.

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 Ordinance amending the Grimes Code of Ordinances, at the Grimes Community Complex, 410 SE Main Street, in the City of Grimes, Polk County, Iowa at 5:30 p.m. on the 13th day of January 2026, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.

2. That the Mayor and City Clerk be and are hereby authorized and instructed to give Notice of said public hearing as required by law.

3. That the Planning and Zoning Commission is hereby directed to consider the proposed amendment and to file its report with the City Council prior to the time of the public hearing.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

BROOKSIDE VILLAGE NORTH - REZONING DESCRIPTION
AREA ‘A’
2502.077

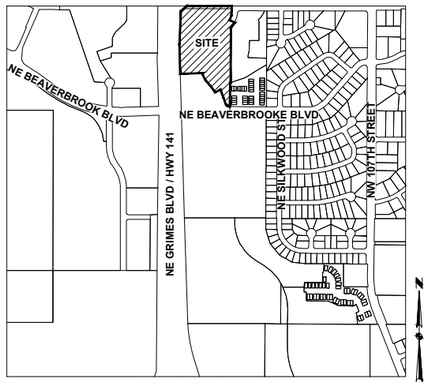
R-4 (PUD) Zoning District

ALL OF PARCELS ‘2025-37’ AND ‘2025-39’ AND A PART OF PARCEL ‘2025-38’ AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 20139, PAGE 228 AND A PART OF LOT ‘A’ AND LOT ‘B’, THE VILLAGE AT NORTH POINTE, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL ‘2025-39’; THENCE SOUTH 89°59'03" EAST ALONG THE NORTH LINE OF SAID PARCEL ‘2025-39’, THE NORTH LINE OF SAID PARCEL ‘2025-38’ AND THE NORTH LINE OF SAID LOT ‘A’, A DISTANCE OF 600.44 FEET; THENCE SOUTH 00°12'09" WEST, 60.04 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 137.39 FEET AND WHOSE CHORD BEARS SOUTH 13°05'51" WEST, 136.19 FEET TO THE EASTERLY LINE OF SAID PARCEL ‘2025-37’; THENCE SOUTH 63°41'06" EAST ALONG SAID EASTERLY LINE, 35.00 FEET;; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 335.00 FEET, WHOSE ARC LENGTH IS 86.55 FEET AND WHOSE CHORD BEARS SOUTH 33°37'43" WEST, 86.31 FEET; THENCE SOUTH 00°13'26" WEST ALONG SAID EASTERLY LINE, 680.69 FEET; THENCE SOUTH 71°34'03" WEST ALONG SAID EASTERLY LINE, 7.26 FEET; THENCE SOUTH 00°17'10" WEST ALONG SAID EASTERLY LINE, 300.10 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL ‘2025-37’; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL ‘2025-37’ AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 74.00 FEET, WHOSE ARC LENGTH IS 72.93 FEET AND WHOSE CHORD BEARS NORTH 53°31'29" WEST, 70.02 FEET; THENCE NORTHERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 284.00 FEET, WHOSE ARC LENGTH IS 67.60 FEET AND WHOSE CHORD BEARS NORTH 18°17'21" WEST, 67.44 FEET; THENCE NORTHERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 385.00 FEET, WHOSE ARC LENGTH IS 119.98 FEET AND WHOSE CHORD BEARS NORTH 20°28'04" WEST, 119.50 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL ‘2025-38’; THENCE SOUTH 60°32'17" WEST ALONG THE SOUTH LINE OF SAID PARCEL ‘2025-38’, A DISTANCE OF 35.04 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 114.14 FEET AND WHOSE CHORD BEARS NORTH 38°46'14" WEST, 113.64 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 165.09 FEET AND WHOSE CHORD BEARS NORTH 34°36'03" WEST, 163.56 FEET; THENCE SOUTH 88°19'14" WEST AND ALONG THE SOUTH LINE OF SAID PARCEL ‘2025-39’, A DISTANCE OF 307.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL ‘2025-39’; THENCE NORTH 01°42'44" WEST ALONG THE WESTERLY LINE OF SAID PARCEL ‘2025-39’,

A DISTANCE OF 371.79 FEET; THENCE NORTH 02°31'53" EAST ALONG SAID WESTERLY LINE, 413.41 FEET; THENCE NORTH 48°28'25" EAST ALONG SAID WESTERLY LINE, 96.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.02 ACRES (610,772 SQUARE FEET).

VICINITY MAP



GRIMES, IOWA

OWNER / APPLICANT:

BROOKSIDE NORTH, LLC
CONTACT: BRIAN ATWOOD
6700 E ARROWHEAD PARKWAY
SIOUX FALLS, SD 57100
PH: (515) 630-6043
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE
CONTACT: JARED MURRAY
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400
EMAIL. JAREDM@CDA-ENG.COM

ZONING:

EXISTING: A-1 (AGRICULTURE DISTRICT)

PROPOSED: R-4 (PUD W/ UNDERLYING R-3: HIGH LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR)

PARKLAND DEDICATION:

REQUIRED
63 TOWNHOME UNITS
2 RESIDENTS/UNITS X 63 UNITS = 126 RESIDENTS

118 APARTMENTS UNITS
1.75 RESIDENTS/UNITS X 118 UNITS = 206.5 RESIDENTS

332.5 RESIDENTS X 0.0065 ACRES/RESIDENT = 2.16 ACRES

PUD DESCRIPTION

ALL OF PARCELS '2025-37' AND '2025-39' AND A PART OF PARCEL '2025-38' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 20139, PAGE 228 AND A PART OF LOT 'A' AND LOT 'B', THE VILLAGE AT NORTH POINTE, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BULK REGULATIONS:

PUD W/ UNDERLYING R-3 HIGH

LOT AREA = 232,035 SF (5.33 ACRES)

SETBACKS
FRONT (NE DESTINATION DR) = 30 FT
FRONT (HWY 141) = 20 FT
PARKING = 10 FT

BUILDING SEPARATION = 16 FT
(2 FT PROJECTION OF NON-HABITABLE SPACE IS PERMITTED, AS LONG AS PROJECTION MEET FIRE/BUILDING CODES)

MIN. DWELLING SIZE = 450 SF

MAX. BUILDING HEIGHT = 50 FT (4 STORIES)

MIN. OPEN SPACE REQUIRED = 30%

UNIT COUNT = 118 UNITS

PARKING REQUIRED
1.5 SPACES / EFFICIENCY (STUDIO) UNIT (11 UNITS) = 17 SPACES
1.75 SPACES / 1 AND 2 BEDROOM UNITS (97 UNITS) = 170 SPACES
2.0 SPACES / 3+ BEDROOM UNITS (10 UNITS) = 20 SPACES
TOTAL REQUIRED = 207 SPACES

GARAGES REQUIRED = 30 SPACES (25% OF UNITS)
ACCESSIBLE SPACES REQUIRED (201-300 SPACES PROVIDED) = 7 SPACES

PARKING PROVIDED
STANDARD SPACES = 172 SPACES
ACCESSIBLE SPACES = 7 SPACES

STANDARD GARAGE SPACES = 30 SPACES
ACCESSIBLE GARAGE SPACES = 2 SPACES
TOTAL PROVIDED = 211 SPACES

PUD W/ UNDERLYING R-3 MED

LOT AREA = 293,022 SF (6.73 ACRES)

SETBACKS
PERIMETER = 30 FT
GARAGE AND PRIVATE STREET = 25 FT

BUILDING SEPARATION = 16 FT
(2 FT PROJECTION OF NON-HABITABLE SPACE IS PERMITTED, AS LONG AS PROJECTION MEET FIRE/BUILDING CODES)

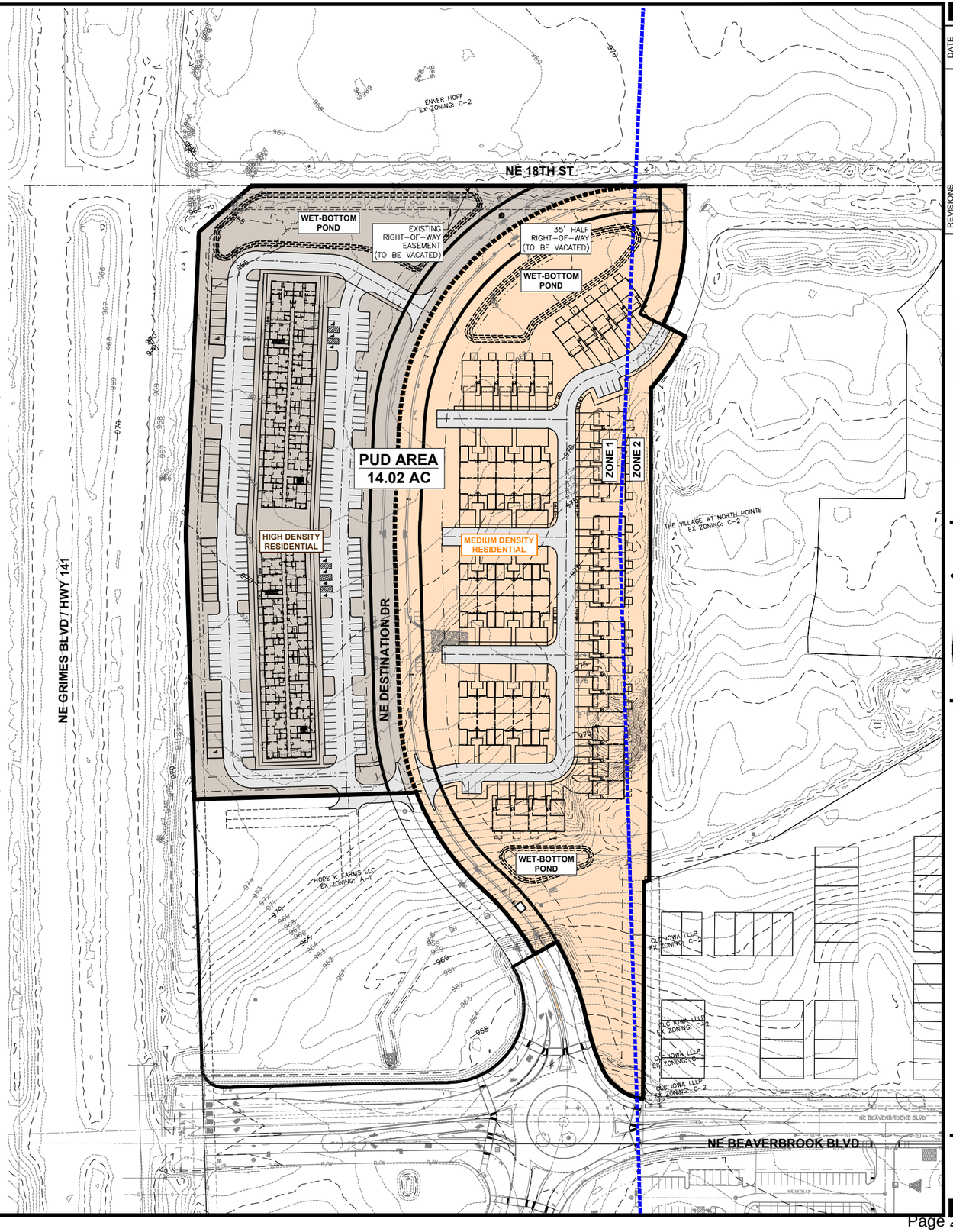
MAX BUILDING HEIGHT = 35 FT

OPEN SPACE REQUIRED = 30%

UNIT COUNT = 63 UNITS

PARKING REQUIRED
2 SPACES / UNIT + = 126 SPACES
1 VISITOR SPACE / 5 UNITS = 12.6 SPACES

PARKING PROVIDED
GARAGES = 96 SPACES
DRIVEWAY = 96 SAPCES
STANDARD SPACES = 13 SPACES



DATE	REVISIONS
11/13/2025	SECOND SUBMITTAL
07/14/2025	FIRST SUBMITTAL

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

ENGINEER: JMM | TECH:

CIVIL DESIGN ADVANTAGE

BROOKSIDE VILLAGE NORTH

GRIMES, IOWA

PUD EXHIBIT

1 / 1

2502.077

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PLOTTED BY: JARED MURRAY
COMMENT:
ENG:

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Approving a Professional Services Agreement with Allender Butzke Engineers Inc. for the Grimes Public Administration Building

BACKGROUND: The City of Grimes needs to contract for construction testing services for the Grimes Public Administration Building project. Allender Butzke Engineers has performed these services for the City of Grimes in the past on projects like the Waterworks Park Improvements and the Grimes Public Safety Center. City staff is familiar with this firm and feels comfortable working with them on this project.

BUDGETARY CONSIDERATIONS: The total fee proposed for the construction testing services is estimated to be $25,085.46. This could go up or down due to unknown construction scheduling and progress. The funding source for this work will be from the CIP line item for the Grimes Public Administration Building.

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 has reviewed the Professional Services Agreement and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Matt Ahrens
Return to: Matt Ahrens

RESOLUTION 12-1725 TO ENTER INTO CONTRACT FOR PROFESSIONAL SERVICES WITH ALLENDER BUTZKE ENGINEERS INC. FOR THE GRIMES PUBLIC ADMINISTRATION BUILDING

Grimes Resolution No. 12-1725

WHEREAS, the City of Grimes (Grimes) needs to contract for independent field and laboratory testing and inspection services for the Grimes Public Administration Building project; and,

WHEREAS, the construction testing firm of Allender Butzke Engineers Inc. (Consultant), has substantial experience in field and laboratory testing, and is qualified to provide inspection services for said project; and,

WHEREAS, the 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 construction testing services related to the Grimes Public Administration Building;

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 December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

STANDARD AGREEMENT FOR PROFESSIONAL SERVICES

PROJECT NAME: Grimes Public Admin Building **PP:** 259245
PROJECT ADDRESS: NW Corner of 1st Street & James Street
Grimes, IA
CLIENT: City of Grimes Attn: Matt Ahrens, P.E.
ADDRESS: 101 NE Harvey Street
Grimes, IA 50111

SCOPE: Perform the field and laboratory test and observation services listed on the enclosed Proposal No. 259245 during construction of this project. Services will be provided on a part time basis with project control and scheduling (24 hour notice) the responsibility of the contractor. Additional services are available upon request.

COMPENSATION TERMS: The services will be invoiced on the basis of the unit prices listed on the enclosed Proposal No.259245. The estimated total is for example budget purposes only and the final cost may be lower or higher based on the actual amount of services provided, which is not under ABE's control. The various contractors primarily decide when they need tests, how many tests are required to represent their work, and if we need to provide services during overtime hours (after normal weekday business hours, weekends, and holidays). It is understood that, unless otherwise arranged in writing, verbal requests for services that exceed the estimated total amount are considered authorization to provide the services and receive payment for same. Additional services are available at the current ABE fee schedule rates.

Services covered by the Agreement will be performed in accordance with the GENERAL CONDITIONS stated on the following page and any attachments or schedules. This Agreement supersedes all prior agreements and understandings and may only be changed by written amendment executed by both parties.

PROPOSED BY ABE INC.	ACCEPTED FOR CLIENT
By: _____	By: _____
Ryan Gardner	Printed Name
Title: Project Estimator	Title: _____
Date: 12/5/2025	Date: _____

PLEASE SIGN AND RETURN ACCEPTANCE AGREEMENT TO OUR OFFICE, THANK YOU!

GENERAL CONDITIONS

PP 259245

1. PARTIES AND SCOPE OF WORK: Allender Butzke Engineers (hereinafter referred to as "ABE") shall perform the work as set forth in ABE's proposal, the client's acceptance thereof if accepted by ABE and these General Conditions. "Client" refers to the person or business entity ordering the work to be done by ABE. If the client is ordering the work on behalf of another, the client represents and warrants that the client is the duly authorized agent of said party for the purpose of ordering and directing said work. Unless otherwise stated in writing, the client assumes sole responsibility for determining whether the quantity and the nature of the work ordered by the client is adequate and sufficient for the client's intended purpose. Client shall communicate these General Conditions to each and every third party to whom the client transmits any part of ABE's work. ABE shall have no duty or obligation to any third party greater than that set forth in ABE's proposal, client's acceptance thereof and these General Conditions. The ordering of work from ABE shall constitute acceptance of the terms of ABE's proposal and these General Conditions.

2. TESTS AND INSPECTIONS: Client shall cause all tests and inspections of the site, materials and work performed by ABE or others to be timely and properly performed in accordance with the plans, specifications and contract documents and ABE's recommendations. No claims for loss, damage or injury shall be brought against ABE by client or any third party unless all tests and inspections have been so performed and unless ABE's recommendations have been followed. Client agrees to indemnify, defend and hold ABE, its officers, employees and agents harmless from any and all claims, suits, losses, costs and expenses, including, but not limited to, court costs and reasonable attorney's fees in the event that all such tests and inspections are not so performed or ABE's recommendations are not so followed except to the extent that such failure is the result of the negligence, willful or wanton act or omission of ABE, its officers, agents or employees, subject to the limitation contained in paragraph 9.

3. SCHEDULING OF WORK: The services set forth in ABE's proposal and client's acceptance will be accomplished in a timely, workmanlike and professional manner by ABE personnel at the prices quoted. If ABE is required to delay commencement of the work or if, upon embarking upon its work, ABE is required to stop or interrupt the progress of its work as a result of changes in the scope of the work requested by the client, to fulfill the requirements of third parties, interruptions in the progress of construction, or other causes beyond the direct reasonable control of ABE, additional charges will be applicable and payable by client.

4. ACCESS TO SITE: Client will arrange and provide such access to the site as is necessary for ABE to perform the work. ABE shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as the result of its work or the use of its equipment; however, ABE has not included in its fee the cost of restoration of damage which may occur. If client desires or requires ABE to restore the site to its former condition, upon written request ABE will perform such additional work as is necessary to do so and client agrees to pay ABE the cost thereof.

5. CLIENT'S DUTY TO NOTIFY ENGINEER: Client represents and warrants that he has advised ABE of any known or suspected hazardous materials, utility lines and pollutants at any site at which ABE is to do work hereunder, and unless ABE has assumed in writing the responsibility of locating subsurface objects, structures, lines or conduits, client agrees to defend, indemnify and save ABE harmless from all claims, suits, losses, costs and expenses, including reasonable attorney's fees as a result of personal injury, death or property damage occurring with respect to ABE's performance of its work and resulting to or caused by contact with subsurface or latent objects, structures, lines or conduits where the actual or potential presence and location thereof was not revealed to ABE by client.

6. RESPONSIBILITY: ABE's work shall not include determining, supervising or implementing the means, methods, techniques, sequences or procedures of construction. ABE shall not be responsible for evaluating, reporting or affecting job conditions concerning health, safety or welfare. ABE's work or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with the contract documents. ABE has no right or duty to stop the contractor's work.

7. SAMPLE DISPOSAL: Unless otherwise agreed, test specimens or samples will be disposed immediately upon completion of the test. All drilling samples or specimens will be disposed thirty (30) days after submission of ABE's report.

8. PAYMENT: Client shall be invoiced as work is completed and reported, either periodically or at end of project. Client agrees to pay each invoice within thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause in writing within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law), until paid. Client agrees to pay ABE's cost of collection of all amounts due and unpaid after sixty (60) days, including court costs and reasonable attorney's fees. ABE shall not be bound by any provision or agreement requiring or providing for arbitration of disputes or controversies arising out of this agreement, and provision wherein ABE waives any rights to a mechanics' lien, or any provision conditioning ABE's right to receive payment for its work upon payment to client by any third party. These General Conditions are notice, where required, that ABE shall file a lien whenever necessary to collect past due amounts. Failure to make payment within 30 days of invoice shall constitute a release of ABE from any and all claims which client may have, either in tort or contract, and whether known or unknown at the time.

9. STANDARD OF CARE: ABE'S SERVICES WILL BE PERFORMED, ITS FINDINGS OBTAINED AND ITS REPORTS PREPARED IN ACCORDANCE WITH THIS AGREEMENT AND WITH GENERALLY ACCEPTED PRINCIPLES AND PRACTICES. IN PERFORMING ITS PROFESSIONAL SERVICES, ABE WILL USE THAT DEGREE OF CARE AND SKILL ORDINARILY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY MEMBERS OF ITS PROFESSION. STATEMENTS MADE IN ABE REPORTS ARE OPINIONS BASED UPON ENGINEERING JUDGMENT AND ARE NOT TO BE CONSTRUED AS REPRESENTATIONS OF FACT.

10. LIMITATION OF LIABILITY: SHOULD ABE OR ANY OF ITS PROFESSIONAL EMPLOYEES BE FOUND TO HAVE BEEN NEGLIGENT IN THE PERFORMANCE OF ITS WORK, OR TO HAVE MADE AND BREACHED ANY EXPRESS OR IMPLIED WARRANTY, REPRESENTATION OR CONTRACT, CLIENT, ALL PARTIES CLAIMING THROUGH CLIENT AND ALL PARTIES CLAIMING TO HAVE IN ANY WAY RELIED UPON ABE'S WORK AGREE THAT THE MAXIMUM AGGREGATE AMOUNT OF THE LIABILITY OF ABE, ITS OFFICERS, EMPLOYEES, AND AGENTS SHALL BE LIMITED TO $ 20,000 .

11. INDEMNITY: Subject to the foregoing limitations, ABE agrees to indemnify and hold client harmless from and against any and all claims, suits, costs and expenses including reasonable attorney's fees and court costs arising out of ABE's negligence to the extent of ABE's negligence. Client shall provide the same protection to the extent of its negligence. In the event that client or client's principal shall bring any suit, cause of action, claim or counterclaim against ABE, the party initiating such action shall pay to ABE the costs and expenses incurred by ABE to investigate, answer and defend it, including reasonable attorney's and witness fees and court costs to the extent that ABE shall prevail in such suit.

12. TERMINATION: This Agreement may be terminated by either party upon seven day's prior written notice. In the event of termination, ABE shall be compensated by client for all services performed up to and including the termination date, including reimbursable expenses, and for the completion of such services, records and reports as are necessary to place ABE's files in order and/or protect its professional reputation.

13. WITNESS FEES: ABE's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay ABE's legal expenses, administrative costs and fees pursuant to ABE's then current fee schedule for ABE to respond to any subpoena.

14. HAZARDOUS MATERIALS: Nothing contained within this agreement shall be construed or interpreted as requiring ABE to assume the status of an owner, operator, generator, storer, transporter, treater or disposal facility as those terms appear within RCRA or within any Federal or State statute or regulation governing the generation, transportation, treatment, storage and disposal of pollutants. Client assumes full responsibility for compliance with the provisions of RCRA and any other Federal or State statute or regulation governing the handling, treatment, storage and disposal of pollutants.

15. PROVISIONS SEVERABLE: In the event any of the provisions of these General Conditions should be found to be unenforceable, it shall be stricken and the remaining provisions shall be enforceable.

16. ENTIRE AGREEMENT: This agreement constitutes the entire understanding of the parties, and there are no representations, warranties or undertakings made other than as set forth herein. This agreement may be amended, modified or terminated only in writing, signed by each of the parties hereto.

Estimate

ALLENDER BUTZKE ENGINEERS INC.

3660 109th Street - Urbandale, Iowa 50322 - Phone No. 515-252-1979

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

Date: 12/5/2025
Prop.# 259245

ATTN: Matt Ahrens, P.E.

RE: Construction Testing Services - Grimes Public Admin Building
Grimes, IA

Description of Services	Amount	Unit Price	Total
Compacted Fill Part Time Tests - Site Work and Backfills			
Technician III	2.0 hrs	$78.00 /Hour	$156.00
Transportation Charges	14 miles	$0.89 /Mile	$12.46
Nuclear moisture/density gauge	5 tests	$18.00 /Test	$90.00
		Per Trip	**$258.46**
		Trips	**14**
		Sub Total	**$3,618.44**
Laboratory Testing of Soil			
Standard Proctor (ASTM D698)	3 tests	$212.00 /Test	$636.00
Atterberg Limits (LL, PL)	0 tests	$130.00 /Test	$0.00
		Sub Total	**$636.00**
Field Concrete Inspection (Including Reinforcing)			
Technician III	2.0 hrs	$78.00 /Hour	$156.00
Transportation Charges	14 miles	$0.89 /Mile	$12.46
		Per Trip	**$168.46**
		Trips	**20**
		Sub Total	**$3,369.20**
Concrete Test Cylinder Pick-Up (Assumes other cylinders picked up during other activities)			
Technician III	1.0 hrs	$78.00 /Hour	$78.00
Transportation Charges	14 miles	$0.89 /Mile	$12.46
		Per Trip	**$90.46**
		Trips	**10**
		Sub Total	**$904.60**
Laboratory Testing of Concrete			
Compressive Strength of Cylinder ASTM C39	4 tests	$23.95 /Test	$95.80
4" x 8" cylinder molds	4 ea	$3.55 /Ea.	$14.20
Tax on cylinder molds 4" x 8"	4 ea	$0.249 /Ea.	$0.99
		Per Set	**$110.99**
		Sets	**24**
		Sub Total	**$2,663.86**

Estimate

ALLENDER BUTZKE ENGINEERS INC.

3660 109th Street - Urbandale, Iowa 50322 - Phone No. 515-252-1979

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

Date: 12/5/2025
Prop.# 259245

ATTN: Matt Ahrens, P.E.

RE: Construction Testing Services - Grimes Public Admin Building
Grimes, IA

Description of Services	Amount	Unit Price	Total
***Floor Flatness/Levelness Testing**			
*Minimum charge for up to 20,000 sf/trip	1.0 ea	$1,239.00 /each	$1,239.00
Project Engineer (Report)	2.0 hrs	$182.00 /Hour	$364.00
Transportation Charges	14 miles	$0.89 /Mile	$12.46
**Areas in excess of 20,000 sf add $0.07/sf over 20,000 sf*		**Per Trip**	**$1,615.46**
		Trips	**3**
		Sub Total	**$4,846.38**
Structural Steel - Visual Field Observations			
Senior NDT Technician (3 hr minimum)	3.0 hrs	$150.00 /Hour	$450.00
Transportation Charges	14 miles	$0.89 /Mile	$12.46
		Per Trip	**$462.46**
		Trips	**4**
		Sub Total	**$1,849.84**
Proof Roll Observations and Onsite Engineering Consultations			
Staff Engineer III	2.0 hrs	$156.00 /Hour	$312.00
Transportation Charges	14 miles	$0.89 /Mile	$12.46
		Per Trip	**$324.46**
		Trips	**3**
		Sub Total	**$973.38**
Foundation Excavation Observations			
Staff Engineer III	2.0 hrs	$156.00 /Hour	$312.00
Transportation Charges	14 miles	$0.89 /Mile	$12.46
		Per Trip	**$324.46**
		Trips	**6**
		Sub Total	**$1,946.76**
Engineering Consultation & Administration			
Engineer Review & Report Preparation(0.5hr. min./report)	23.5 hrs	$182.00 /Hour	$4,277.00
		Sub Total	**$4,277.00**
*Over Time @ 1.5 * Hourly Rate*		**Total**	**$25,085.46**

Estimate

ALLENDER BUTZKE ENGINEERS INC.

3660 109th Street - Urbandale, Iowa 50322 - Phone No. 515-252-1979

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

Date: 12/5/2025
Prop.# 259245

ATTN: Matt Ahrens, P.E.

RE: Construction Testing Services - Grimes Public Admin Building
Grimes, IA

Description of Services	Amount	Unit Price	Total
Additional Services If Requested/Required:			
Penetration Firestop Inspection			
Premier Certified Firestop Inspector (4 hr. minimum)	4.0 hrs	$150.00 /Hour	$600.00
Project Engineer (Report)	2.0 hrs	$182.00 /Hour	$364.00
Transportation Charges	14 miles	$0.89 /Mile	$12.46
		Per Trip	**$976.46**

We emphasize that the estimated total cost listed is only an example budget based on the assumed scope we have outlined. This is not intended as a not-to-exceed price since the scope may not accurately reflect how frequently the contractor will need us on site. The number of tests, trips, and hours on site are primarily controlled by the contractor's scheduling and performing of their construction activities. We recommend that the contractor review our estimated number of tests, trips, and the duration of time necessary on site to determine if our estimated scope is compatible with their production. The estimated budget can be amended with a revised scope. It is understood that, unless otherwise arranged in writing, verbal requests for services that exceed the estimated total amount are considered authorization to provide the services and receive payment for same.
If Allender Butzke Engineers is selected to perform the above tests, a Confirming Agreement will be sent at that time.

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM:

BACKGROUND: The owners of 801 NW Sunset Lane 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 Parkview North Plat 5 - 2011

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 12-1825 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS WITHIN A SURFACE WATER FLOWAGE EASEMENT FOR LOT 22 OF PARKVIEW NORTH PLAT 5 - 801 NW SUNSET LANE

Grimes Resolution No. 12-1825

WHEREAS, the owners of Lot 22 of Parkview North Plat 5 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 22 of Parkview North Plat 5 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 December 16, 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 Anthony Schwantes and Stephanie Schwantes, *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 22 of Parkview North Plat 5, 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 Parkview North Plat 5 dated November 21, 2011, recorded on December 7, 2011, in Book 14077, Page 778-782 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 4th day of December, 2025

PROPERTY OWNERS

Anthony Schwantes

Stephanie Schwantes

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 4th day of December, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Anthony Schwantes, 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
KERI J DAVISON
Commission Number 849705
My Commission Expires
July 26, 2026

Notary Public in and for the
State of Iowa

My Commission expires July 26, 2026

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 5th day of December, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Stephanie Schwantes, 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
ALEX PFALTZGRAFF
Commission Number 833217
My Commission Expires
July 20, 2027

Notary Public in and for the
State of Iowa

My Commission expires July 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 22 of Parkview North Plat 5 (801 NW Sunset Lane) in accordance to permit number 25-000030.

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM:

BACKGROUND: The owners of 604 NW Calista Court have requested approval to install a fence within a certain public utility and drainage 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 Parkview Plaza Plat 6 - 1976

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 12-1925 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS WITHIN A PUBLIC UTILITY AND DRAINAGE EASEMENT FOR LOT 20 OF PARKVIEW PLAZA PLAT 6 - 604 NW CALISTA COURT

Grimes Resolution No. 12-1925

WHEREAS, the owners of Lot 20 of Parkview Plaza Plat 6 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within a certain public utility and drainage 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 public utility and drainage 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 public utility and drainage easement ("Consent and Agreement") regarding Lot 20 of Parkview Plaza Plat 6 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 December 16, 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 Debra Coffman, a single person (collectively, the "Property Owners") and the City of Grimes, Iowa, a municipal corporation (hereinafter called "City"):

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

   Lot 20 of Parkview Plaza Plat 6, 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 public utility and drainage easement, as shown in the Parkview Plaza Plat 1 dated November 16, 1976, recorded on December 1, 1976, in Book R, Page 825 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 10th day of December, 2025

PROPERTY OWNER:

Debra Coffman

Debra Coffman

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 10th day of December, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Debra Coffman, 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
KERI J DAVISON
Commission Number 849705
My Commission Expires
July 26, 2026

Keri J Davison
Notary Public in and for the
State of Iowa

My Commission expires July 26, 2026

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 6' vinyl fence has been proposed to be constructed in a public utility and drainage easement on Lot 20 of Parkview Plaza Plat 6 (604 NW Calista Court) in accordance to permit number 25-000196.

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Resolution to Approve the Third Amended and Restated WRA Agreement and Consent for Bond Issuance

BACKGROUND: The Des Moines Metropolitan Wastewater Reclamation Authority (WRA) has completed a comprehensive organizational review and, with input from all Participating Communities—including Grimes—developed a Third Amended and Restated Agreement and an updated Operating Contract. The WRA Board has approved the proposed Agreement for submission to member communities, and adoption by all parties is required for it to take effect. The updated Agreement clarifies governance, updates operational responsibilities, and outlines future improvements to the regional wastewater system. As part of this action, the WRA Board is also seeking member consent for the issuance of bonds, which will fund planned regional infrastructure improvements and may be issued in multiple series over future years. These bonds will be repaid solely from WRA system revenues and will not constitute general obligations of the City of Grimes. Approval of the Agreement affirms the City's continued participation in the WRA, authorizes the Mayor and Clerk to execute the document, and confirms Grimes' consent to future WRA bond issuances and related debt service allocations.

BUDGETARY CONSIDERATIONS: None

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:

STAFF RECOMMENDATION: Staff Recommends Council Approval

RESPONSIBLE STAFF/CONTACT INFORMATION:
Kevin Hensley, Public Works Director, 515-986-9636, khensley@grimesiowa.gov

Prepared by:	Kevin Hensley
Return to:	Kevin Hensley, Jennifer Brcka

RESOLUTION APPROVING AND AUTHORIZING EXECUTION AND DELIVERY OF THE THIRD AMENDED AND RESTATED AGREEMENT FOR THE DES MOINES METROPOLITAN WASTEWATER RECLAMATION AUTHORITY (WRA), CONSENTING TO THE ISSUANCE OF BONDS BY THE BOARD OF THE WRA FOR THE PURPOSE OF CONSTRUCTING IMPROVEMENTS UNDER THE TERMS OF SAID AGREEMENT, AND RELATED MATTERS

Grimes Resolution No. 12-2025

WHEREAS, the Cities of Altoona, Ankeny, Bondurant, Clive, Cumming, Des Moines, Grimes, Johnston, Norwalk, Pleasant Hill, Polk City, Waukee and West Des Moines, and Polk County, Warren County, the Urbandale Sanitary Sewer District, the Urbandale-Windsor Heights Sanitary District and the Greenfield Plaza/Hills of Coventry Sanitary District (together, the "Participating Communities") are parties to the Second Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Reclamation Authority (“WRA”), filed with the Secretary of State on June 11, 2014, as amended by the Grimes Supplemental Participation Agreement, effective July 1, 2022, as filed with the Iowa Secretary of State pursuant to Chapter 28E and Chapter 28F of the Iowa Code as agreement M512584 (the “Second Amended and Restated WRA Agreement, as Amended”); and

WHEREAS, the WRA is a 28E/28F entity established and operating under the Second Amended and Restated WRA Agreement, as Amended, with the City of Des Moines serving as its Operating Contractor under the Initial Operating Contract established thereunder; and

WHEREAS, the WRA Board established an Organizational Assessment Committee for purposes of developing proposed amendments to the Second Amended and Restated WRA Agreement, as Amended, and proposed amendments to the Initial Operating Contract; and

WHEREAS, the Organization Assessment Committee, with the assistance of counsel retained by the WRA, and in consultation with the City of Des Moines, as Operating Contractor, have prepared a Third Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Reclamation Authority under Chapter 28E and Chapter 28F, Iowa Code (the “Third Amended and Restated WRA Agreement” or “Agreement”), as well as an Amended and Restated Operating Contract that extends and modifies the Initial Operating Contract currently in effect (the “Amended and Restated Operating Contract”); and

WHEREAS, on October 21, 2025, the WRA Board approved the receipt and filing of preliminary draft forms of the Third Amended and Restated WRA Agreement and the Amended and Restated Operating Contract; and

WHEREAS, the Third Amended and Restated WRA Agreement and the Amended and Restated Operating Contract are each intended to be contingent upon the adoption of the other, with a first step being WRA Board approval of the form of the proposed Third Amended and Restated WRA Agreement and the submission thereof to the governing bodies of the parties thereto for consideration and approval; and

WHEREAS, a proposed final form of the Third Amended and Restated WRA Agreement, a copy of which is attached hereto, was approved by the WRA Board on November 14, 2025 as

to form and for submission to the Participating Communities and the Associate Community named therein for their review and approval; and

WHEREAS, this governing body has reviewed the Third Amended and Restated WRA Agreement, and has determined the approval of the same is in the best interests of the CITY OF GRIMES and the residents thereof, and that the governing body should evidence its consent to the issuance of Bonds as provided in the Agreement.

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

Section 1. Definitions. All capitalized terms used in this resolution shall have the meanings given to them in the Agreement.

Section 2. Approval of Agreement. The form and content of the Agreement, in substantially the form attached hereto subject to such clerical edits or corrections as may be necessary to complete the same, is in all respects authorized, confirmed and approved. The Mayor and City Clerk are hereby authorized, empowered and directed to execute, attest, seal and deliver the Agreement for and on behalf of the CITY OF GRIMES, and that from and after the execution and delivery of the Agreement, the foregoing officials are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement, including any such certificates or documents as may be necessary or desirable in order to further evidence the authorization of the CITY OF GRIMES with respect to the approval of the Agreement, and issuance of any Bonds or Refunding Bonds as provided in the Agreement.

Section 3. Consent to Issuance of Bonds. The CITY OF GRIMES hereby consents to and authorizes the WRA Board, pursuant to Section 28F.3 of the Code of Iowa, as amended (the "Code"), to issue Bonds as and to the extent described in Article XIII of the Agreement, for the purposes of acquiring and constructing the Improvements contemplated by the Agreement. The CITY OF GRIMES consents to and agrees that such Bonds may be issued and sold by the WRA Board in multiple series, at such times and from time to time over a period of years, in such amounts, to such purchasers and for such purposes, by either public or private sale, at fixed or variable rates of interest as shall be prevailing at the time of issuance of the Bonds, but which shall not exceed 15% in any event, with such covenants and terms and in such form and manner as the WRA Board shall determine to be appropriate, in its sole discretion, and in accordance with the Bond Offering Schedule attached as Exhibit 100 to the Agreement. The CITY OF GRIMES further consents to and authorizes the WRA Board to adjust the principal amount or time of offering of any of the Bonds from the amounts and times set forth in said Exhibit 100 at the time of the sale and issuance of any series of the Bonds in order to respond to changes in the costs, schedule or sequence of construction of the Improvements contemplated by the Agreement, or to market conditions then prevailing, or to otherwise complete the sale on terms deemed advantageous by the WRA Board under the circumstances then and there existing, so long as such modified terms are approved by the WRA Board at the time of sale of the Bonds. Notwithstanding the foregoing grant of discretion to the WRA Board, all Bonds authorized and issued by the Board under the Agreement shall be scheduled to mature so that the aggregate principal amount of all Bonds outstanding on June 30 of each year during the term of the Agreement does not exceed $975,000,000.

Section 4. Consent to Issuance of Refunding Bonds. In addition to the Bonds authorized in Section 3 hereof, the CITY OF GRIMES hereby consents to and authorizes the WRA Board, pursuant to Section 28F.10 of the Code, to issue Refunding Bonds for the purpose of refunding or refinancing any of the Bonds during the term of the Agreement. Such Refunding Bonds may be issued and sold by the WRA Board in multiple series, at such times and from time to time over a period of years, in such amounts, to such purchasers by either public or private sale, at such rates of interest as shall be prevailing at the time of issuance of the Refunding Bonds, but which shall not exceed 15% in any event, with such covenants and terms and for the purpose of refunding or refinancing such series of Bonds as the WRA Board shall determine to be appropriate.

Section 5. Not General Obligations. The principal of and interest on all Bonds and Refunding Bonds issued under the Agreement shall be payable solely from and secured by the Pledged Revenues of the WRA System facilities (as defined in the Agreement) and from other funds of the WRA lawfully available therefore as provided in Section 28F.5 of the Code, or other applicable provisions of law, and the Bonds and Refunding Bonds shall not in any respect be general obligations of the CITY OF GRIMES.

Section 6. Allocations of Debt Service. Following the issuance of the Bonds and Refunding Bonds and for so long as any of the Bonds and Refunding Bonds remain outstanding, the Debt Service thereon shall be allocated to the Participating Communities in accordance with Articles IX, XI and XII of the Agreement, and the CITY OF GRIMES agrees to pay its allocated share of such Debt Service to the WRA at the times set forth in the Agreement.

Section 7. Restriction on Withdrawal. The CITY OF GRIMES further agrees that it may not withdraw or in any way terminate, amend or modify in any way its obligations under the Agreement to the detriment of the holders of the Bonds and Refunding Bonds while any of the Bonds and Refunding Bonds are outstanding and unpaid, and the provisions of Section 28F.3 of the Code with respect thereto are hereby approved and accepted.

Section 8. Certification. A certified copy of this resolution and the executed signature page to the Agreement shall be promptly provided to the Secretary of the WRA for recording and filing as contemplated in the Agreement and Iowa Code.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

THIRD AMENDED AND RESTATED AGREEMENT

FOR THE

DES MOINES METROPOLITAN

WASTEWATER RECLAMATION AUTHORITY

UNDER

IOWA CODE CHAPTER 28E AND CHAPTER 28F

Form Approved by WRA Board 11-18-2025

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THIRD AMENDED AND RESTATED AGREEMENT FOR THE DES MOINES METROPOLITAN WASTEWATER RECLAMATION AUTHORITY UNDER IOWA CODE CHAPTER 28F AND CHAPTER 28F

WHEREAS, the Cities of Altoona, Ankeny, Bondurant, Clive, Des Moines, Johnston, Pleasant Hill and West Des Moines, and Polk County, Warren County, the Urbandale Sanitary Sewer District and the Urbandale-Windsor Heights Sanitary District (the "Constituent Communities") were parties to the Integrated Community Area Agreement dated February 19, 1979 or to one or more of the Supplements thereto (together, the "I.C.A. Agreement");

WHEREAS, the Constituent Communities, together with the City of Norwalk and the Greenfield Plaza/Hills of Coventry Sanitary District entered into the Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Reclamation Authority, effective as of July 1, 2004, and filed with the Iowa Secretary of State as agreement M026426 (the "Original Agreement"), in order to amend, restate and terminate the I.C.A. Agreement and to provide a "two-tier" utility model of governance for the WRA System;

WHEREAS, after the effective date of the Original Agreement, the Cities of Cumming, Polk City and Waukee joined as parties to the Original Agreement;

WHEREAS, all parties to the Original Agreement agreed to amend and restate the Original Agreement by Second Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Reclamation Authority, effective June 11, 2014, as filed with the Iowa Secretary of State as agreement M507115 (the "Second Amended Agreement");

WHEREAS, Warren County has been inactive as a Participating Community, and now desires to join as an Associate Community as provided by Article V-A of this Agreement and joins in this Agreement solely in such capacity;

WHEREAS, after the effective date of the Second Amended Agreement, the City of Grimes joined as a party to the Second Amended Agreement, effective July 1, 2022, pursuant to a "Supplement to the Second Amended Agreement" as filed with the Iowa Secretary of State as agreement M512584 (the "Grimes Supplemental Participation Agreement"); and

WHEREAS, this Third Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Reclamation Authority Under Iowa Code Chapter 28E and Chapter 28F (this "Agreement" or the "Third Amended Agreement"), has been either approved by all parties thereto or adopted in the manner provided by Article XX of the Second Amended Agreement, to supplement, amend, restate, and replace the Second Amended Agreement, as amended by the Grimes Supplemental Participation Agreement (the "Second Amended Agreement, as Amended").

NOW, THEREFORE, THE PARTICIPATING COMMUNITIES, AND WARREN COUNTY AS AN ASSOCIATE COMMUNITY, HEREBY SUPPLEMENT THE SECOND AMENDED AGREEMENT, AS AMENDED, BY AMENDING AND RESTATING IT AS FOLLOWS:

ARTICLE I. DEFINITIONS

Section l. Definitions. For purposes of this Agreement, the following words and phrases shall have the following meanings:

(a) "Agreement" or "this Agreement" or "Third Amended Agreement" shall mean this "Third Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Authority", as the same may be amended and supplemented from time to time.

(b) "Amended and Restated Operating Contract" shall mean the Amended and Restated Operating Contract between the WRA and the City of Des Moines, Iowa that goes into effect as of the Effective Date of this Agreement.

(c) "Annual Budget" shall mean the WRA budget developed and adopted for each fiscal year under Article IX of this Agreement.

(d) "Appeal Committee" shall mean the committee established under the provisions of Article V, Section 3, of this Agreement.

(e) "Associate Community" shall mean Warren County and any other city or county that is not a Participating Community but has one or more sanitary districts or city sewer utilities operating within its territorial limits that are Participating Communities, and that joins in this Agreement for the limited purposes provided by Article V-A of this Agreement.

(f) "Board" shall mean the board of the WRA, established and acting under this Agreement.

(g) "Bonds" shall mean any and all bonds, notes, loan or lease agreements, interim obligations, or other obligations issued by the WRA as authorized under Chapter 28F of the Code or any other applicable provision of law, to acquire and construct the Improvements to the WRA System, including without limitation, loans issued through the Iowa Finance Authority’s State Revolving Fund (SRF).

(h) "Calendar year" shall mean the annual period from January 1 to December 31, unless otherwise defined by Board resolution.

(i) "Code" shall mean the Code of Iowa, as the same may be amended and supplemented from time to time.

(j) "Community Extension" shall have the meaning set forth in Article VII, Section 4(c) of this Agreement.

(k) "Community Extension Agreement" shall have the meaning set forth in Article VII, Section 4(c) of this Agreement.

(l) "Completed Improvements" shall mean Improvement to the WRA System previously completed under the terms of Second Amended Agreement, as Amended, as listed and defined in Article VI, Section 4 of this Agreement.

(m) “Constituent Communities” shall mean the original parties to the I.C.A. Agreement as defined in the first recital paragraph of this Agreement.

(n) “Conveyance Improvement” shall mean any Improvement, other than an Improvement to the WRF, including without limitation Conveyance Expansion Improvements and Core Improvements that improve the Conveyance System.

(o) "Conveyance Expansion Improvements" shall mean those infrastructure improvements undertaken to provide conveyance capacity that: (i) are multi-jurisdictional because they are of substantial benefit to two or more Participating Communities; (ii) provides a new primary point of connection to the WRA System; or (iii) provide extension of sewer service to newly connecting communities. The Conveyance Expansion Improvements include the “Expansion Improvements” previously undertaken under the Second Amended Agreement, as Amended and as described in Article VII, Section 2 of the Second Amended Agreement and in Exhibits 33 through 40 attached to such Agreement. The Conveyance Expansion Improvements expected to be undertaken by the WRA or the Participating Communities under the terms of this Agreement are described in Article VII, Section 1(b) of this Agreement. Conveyance Expansion Improvements also include any additional Improvements to the WRA System that the Board authorizes and decides to undertake, as provided in Article VII, Section 4, of this Agreement that are classified by the Board as Conveyance Expansion Improvements.

(p) “Conveyance System” shall mean the parts of the WRA System that convey, or support the conveyance of, wastewater flow to the WRF.

(q) "Core Communities" shall mean all of the Participating Communities as defined in the Second Amended Agreement as supplemented by the addition of the City of Grimes under the Grimes Supplemental Participation Agreement.

(r) "Core Improvements" shall mean Improvements that are not Conveyance Expansion Improvements or Special Improvements. Core Improvements include those Improvements previously undertaken under the Second Amended Agreement, as Amended, or hereafter undertaken as authorized in this Agreement to the WRF or to the core of the WRA System as acquired by the WRA under the Second Amended Agreement and as described in Exhibit 1, including but not limited to the treatment plant, the acquired conveyance systems, pump stations, key combined sewers, and flow equalization facilities. The Core Improvements previously undertaken under the Second Amended Agreement are described in Article VII, Section 1 of the Second Amended Agreement and in Exhibits 3-12, Exhibits 16-20, and Exhibits 23-32 attached to such Agreement. The Core

Improvements expected to be undertaken by the WRA or the Participating Communities under the terms of this Agreement are described in Article VII, Section 1(a) of this Agreement. Core Improvements also include any additional Improvements to the WRA System that the Board authorizes and decides to undertake, as provided in Article VII, Section 4, of this Agreement that are classified by the Board as Core Improvements, including Conveyance Improvements that primarily benefit five (5) or more Participating Communities. Core Improvements include, without limitation, the core portion of Hybrid Improvements as defined herein, but do not otherwise include Special Improvement for which any part of Debt Service is allocated among Participating Communities in the manner of Core Improvements as provided in Exhibit 98 to this Agreement.

(s) "Core Operating Contract" means a single Operating Contract as defined in Article VIII, Section 3 of this Agreement, including without limitation the Amended and Restated Operating Contract.

(t) "Core Operating Contractor" shall mean any contractor to the WRA under any Core Operating Contract now existing or hereinafter arising.

(u) "Debt Service" shall mean the aggregate annual principal (whether at maturity or pursuant to sinking fund redemption requirements), interest and other payments (including liquidity charges, letter of credit fees, auction agent and remarketing fees and broker-dealer fees) to be made by a Participating Community on outstanding Bonds or Refunding Bonds for the period or periods in question; provided however, that payments on Bonds which have been advance refunded and defeased shall be excluded, as shall payments on Bonds which are to be made from capitalized interest or other funds escrowed or deposited with a third party. If the WRA shall issue variable rate Bonds, there shall be taken into account in determining Debt Service the amount of principal and interest payable in the current year, assuming that the interest rate for a whole year on such variable rate Bonds is the rate the Board determines to be appropriate for that purpose and applying such rate on a consistent basis.

(v) "Eastside Interceptor" shall mean the Core Improvement as described in Article VII, Section 1 and Exhibit 16 to the Second Amended Agreement. The Eastside Interceptor project is now characterized as a Completed Project under this Agreement.

(w) "Effective Date" shall mean the effective date of this Agreement as provided in Section 1 of Article XXIII of this Agreement.

(x) "Equitable" as applied to an action of the Board under this Agreement shall mean that the action reflects fair treatment of the respective interests of the Participating Communities, individually and collectively, based on a reasoned application of facts and analysis to applicable criteria expressed in this Agreement and other

criteria reasonably found by the Board to apply to the matter being considered, including without limitation cost-benefit analysis, efficient management, operation, and use of the WRA System, legal and regulatory requirements, conformity with the Long Range Plans of the WRA, and best wastewater treatment standard practices in the collection, conveyance and treatment of wastewater.

(y) "Executive Committee" shall mean the committee established under the provisions of Article V, Section 4 of this Agreement.

(z) "Expansion Communities" shall mean the following Participating Communities: the Cities of Altoona, Ankeny, Bondurant, Clive, Cumming, Grimes, Norwalk, Polk City, Waukee, and West Des Moines, and the Urbandale Sanitary Sewer District, as well as any other newly connecting communities that subsequently become Participating Communities hereunder.

(aa) "Finance Committee" shall mean the committee established under the provisions of Article V, Section 5 of this Agreement.

(bb) “Grimes Supplemental Participation Agreement” shall mean the "Supplement to WRA Agreement Admitting the City of Grimes as a Participating Community of the WRA" effective July 1, 2022 filed with the Iowa Secretary of State as Agreement Number M512584 that was entered into for the purpose of, and has had the effect of, adding the City of Grimes as one of the Participating Communities.

(cc) “Hybrid Improvement” shall mean a single Special Improvement that has multiple aspects, one or more of which, would be considered a Core Improvement if constructed separately. An example of a Hybrid Improvement would be an improvement that has a Core Improvement aspect because it updates and renovates an existing pump station and also has a Special Improvement aspect because it expands the capacity of the pump station.

(dd) "I.C.A. Agreement" shall mean, collectively the I.C.A. Agreement among the Constituent Communities named therein, dated February 19, 1979, the Addendum thereto, and Supplements thereto.

(ee) "IDNR" shall mean the Iowa Department of Natural Resources, or any successor to the same.

(ff) "Improvements" shall mean Core Improvements, Conveyance Expansion Improvements, Special Improvements, Hybrid Improvements, and other Improvements that are identified as Small Capital Projects in any Annual Budget, and any other improvements to the WRA System constructed or acquired under Article VII or Article XV of this Agreement, including but not limited to any improvements made for the purpose of enabling the WRA to meet the

requirements of the NPDES Permit for the WRF issued by the IDNR and any other applicable State of Iowa and federal permits necessary for the operation of the WRA System, and any water resource restoration projects undertaken by the WRA pursuant to Sections 28F.1, 455B.199 and 384.80 of the Code and other applicable State of Iowa statutes and administrative rules.

(gg) "Inflow and Infiltration" shall mean water that is not sewerage or wastewater that enters a sanitary sewer system and is connected to, or conveyed to, or is within the WRA System that comes from intrusion of surface water, groundwater, or other sources such as, roof leaders, yard drains, footing drains, or similar sources, but does not include intentional storm water connections made or authorized by a Participating Community with combined sewers in those combined sewer areas.

(hh) "Interest Rate Agreement" means an interest rate swap, cap, collar, floor, forward, option, put, call or other agreement, arrangement or security however denominated, entered into by the Board in order to hedge interest rate fluctuations on any of the Bonds or Refunding Bonds or to provide debt management by changing payments to be made by the WRA with respect to any of the Bonds or Refunding Bonds with a goal of achieving lower interest costs or reducing interest risk.

(ii) "Local Obligations" shall mean any sewer revenue bonds or notes issued by a Participating Community for non-WRA projects.

(jj) "Nominating Committee" shall mean the committee established under the provisions of Article V, Section 1 of this Agreement.

(kk) "NPDES Permit" shall mean the permits required to operate the WRF under the federal National Pollutant Discharge Elimination System regulations.

(ll) "Operating Contract" means any contract entered into pursuant to Article VIII, Section 3 of this Agreement for the purposes of operating, maintaining or managing the WRA, the WRA System, or both, and providing such other services to the WRA as the Board shall determine to be appropriate. Operating contract includes but is not limited to the Amended and Restated Operating Contract.

(mm) "Operating Contractor" shall mean any contractor to the WRA under any Operating Contract now existing or hereinafter arising.

(nn) “Original Acquisition Assets” means the assets acquired by the WRA on the Original Acquisition Date, including without limitation the then existing WRF and other then existing WRA facilities as set forth in Exhibit 1 to this Agreement together with other related physical assets, real property, easements, equipment, cash, investment securities, and financial instruments then held in the name of, or by, the City of Des Moines or other Participating Communities under the I.C.A. Agreement.

(oo) "Original Acquisition Date" shall mean June 11, 2014, which was the date that the WRA acquired rights to the ownership, use, operation and maintenance of the then existing WRF and the WRA conveyance facilities from the Participating Communities, described in Article VI of the Second Amended Agreement.

(pp) "Original Agreement" shall mean the Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Authority", effective as of July 1, 2004, filed with the Iowa Secretary of State as agreement M026426 that was adopted among the Constituent Communities plus the City of Norwalk and the Greenfield Plaza/Hills of Coventry Sanitary District to amend, restate and terminate the I.C.A. Agreement and was subsequently joined by Cities of Cumming, Polk City and Waukee.

(qq) "Original Outstanding Obligations" shall mean all sewer revenue bonds and SRF loan agreements issued by the City of Des Moines under the I.C.A. Agreement that have been fully paid prior to the Effective Date of this Agreement.

(rr) "Participating Communities" shall mean the Cities of Altoona, Ankeny, Bondurant, Clive, Cumming, Des Moines, Grimes, Johnston, Norwalk, Pleasant Hill, Polk City, Waukee and West Des Moines, and Polk County, the Urbandale Sanitary Sewer District, the Urbandale-Windsor Heights Sanitary District and the Greenfield Plaza/Hills of Coventry Sanitary District, together with any other cities, counties, or sanitary districts that become Participating Communities under the provisions of this Agreement.

(ss) "Policy" or "Policies" shall mean one or more formal statements of rules or policies to govern the operations or activities of the WRA as adopted and modified from time to time by duly adopted resolution of the Board, included but not limited to any Policy specially authorized or referred to in this Agreement.

(tt) "Refunding Bonds" shall mean any bonds, notes, loan agreements or other obligations issued by the WRA for the purposes of refunding any of the Bonds under the provisions of Article XIII, Section 2(b) of this Agreement.

(uu) "Renewal, Replacement, and Small Capital Project Fund" shall mean the reserve fund created and maintained by the Board; (i) to pay the costs of extraordinary expenses or repairs, renewals and replacements not included in the annual WRA budget; (ii) to make payments due for any property purchased as part of the WRA System; and (iii) to provide funding for Small Capital Projects.

(vv) "Reversionary Interest" shall mean the inchoate rights of the Participating Communities in the facilities and assets of the WRA, including without limitation the physical assets that comprise the WRA System that shall arise and attach only upon, and at the time of, the termination of the existence of the WRA.

(ww) "Second Amended Agreement" shall mean the "Second Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Authority", effective June 11, 2014, and filed with the Iowa Secretary of State as agreement M507115 that amended and restated the Original Agreement.

(xx) "Second Amended Agreement, as Amended" shall mean the Second Amended Agreement as amended by the Grimes Supplemental Participation Agreement, effective July 1, 2022.

(yy) "Small Capital Projects" shall mean capital projects that are authorized as a part of an Annual Budget adopted under Article IX of this Agreement for the purposes of maintaining, repairing, replacing, expanding, or improving the WRA System and that are paid for from the Renewal, Replacement, and Small Capital Project Fund.

(zz) "Southwest Area Diversion Project" shall mean those infrastructure improvements described in Article VII, Section 3 of the Second Amended Agreement and in Exhibits 44 through 46 attached thereto. The Southwest Area Diversion Project is now characterized as a Completed Project under this Agreement.

(aaa) “Special Benefit” shall mean the particular and direct benefits, advantages, or utility to one or more Participating Communities arising from a Special Improvement, as distinguished from the benefits, advantages, and utility arising from the Special Improvement shared by all Participating Communities collectively.

(bbb) "Special Improvements" shall mean Improvements that the Board determines are not reasonably categorized as Core Improvements or Conveyance Expansion Improvements, including without limitation Hybrid Improvements, because all or any distinct aspect of such Improvement primarily benefits four or fewer Participating Communities and the special character of such Improvement requires an allocation of costs, burdens and benefits among some or all Participating Communities in a manner different than those specified in this Agreement for Core Improvements or Conveyance Expansion Improvements. Completed Improvements that would be considered Special Improvements under this definition have included: (i) the Eastside Interceptor described in Article VII, Section 1 and Exhibit 16 of the Second Amended Agreement. (ii) the Westside Interceptor described in Article VII, Section 3 of this Agreement and Exhibit 31 attached to this Agreement; and (iii) the Southwest Area Diversion Project described in Article VII, Section 3 of the Second Amended Agreement and in Exhibits 44 through 46 of the Second Amended Agreement. The Special Improvements expected to be undertaken by the WRA or the Participating Communities under the terms of this Agreement are described in Article VII, Section 3 of this Agreement and in Exhibits 31 and Exhibit 93-97 attached to this Agreement. Special Improvements also include any additional Improvements to the WRA System that the Board authorizes and decides to undertake, as provided

in Article VII, Section 4, to this Agreement that are classified by the Board as Special Improvements.

(ccc) "Sponsored Water Resource Projects" shall mean and include any water resource project or projects involving capital investment by WRA, other than an Improvement or repair or replacement of the WRA System, undertaken by WRA or by WRA jointly with any Participating Communities, or Associate Communities, or both, pursuant to grants or other cost-effective funding mechanisms where the Board determines such sponsored water resource project advances one or more purposes of this Agreement in a manner consistent with the mission of the WRA.

(ddd) "Technical Committee" shall mean the committee established under the provisions of Article V, Section 2 of this Agreement.

(eee) "Westside Interceptor" shall mean the Improvement described in Article VII, Section 1 of this Agreement and Exhibit 31 to this Agreement.

(fff) "WRA" shall mean the Des Moines Metropolitan 'Wastewater Reclamation Authority established and operating as described in this Agreement.

(ggg) "WRA Cash Contribution in Lieu of Bonds Policy" shall mean the policy adopted and amended from time to time by the Board to administer Article XIII, Section 5 of this Agreement.

(hhh) "WRA Deputy Director" shall mean an individual, if any, appointed by the WRA Board, in accordance with Article VIII, Section 3 of this Agreement, to be the deputy to the WRA Director and to act in his or her place in his or her absence or incapacity.

(iii) "WRA Director" shall mean the individual appointed by the WRA Board, in accordance with Article VIII, Section 3 of this Agreement, to be the chief executive officer and chief administrative officer of the WRA, and, if such person is an employee of the Core Operating Contractor, to be responsible for administration and management of the WRA System and to be in charge of the provision of all services provided under the Core Operating Contract.

(jjj) "WRA Facility Plans" shall mean the facility plans prepared to guide capital investments in the WRA System, including the “WRA Treatment Facility Plan” and the “WRA Conveyance Facility Plan” and any similar future plan as adopted and updated from time to time, including plans for anticipated Improvements to the WRA System.

(kkk) "WRA Flow" shall mean of the yearly amount of flow to the WRF and to any other wastewater facility of the WRA from each of the Participating Communities, or if the context requires the total amount of yearly flow from all

Participating Communities. WRA Flow shall be computed based on metered flows to WRA facilities or on estimated flows to such facilities where no prior metered flows exist or where insufficient metered flows data is available, as determined by the Technical Committee. Except as adjusted by the Board pursuant to Article IX, Section 4 of this Agreement, or as otherwise expressly stated in this Agreement, the WRA Flow for any fiscal year shall be based on an average of flows for the preceding three WRA Flow Computation Years.

(lll) "WRA Flow Computation Year" shall mean a twelve-month period beginning on October 1 and ending on the following September 30 or such other twelve-month period subsequently adopted by the Board with the advice of the Technical Committee for the purpose of determining WRA Flow for any purpose under this Agreement.

(mmm) "WRA Long Range Plan" shall mean a plan established under Article X-A, Section 1 of this Agreement.

(nnn) "WRA Participating Community Billing and Payment Policy" shall mean the policy adopted and amended from time to time by the Board under Article IX, Section 7(a) of this Agreement.

(ooo) "WRA System" shall mean and include the WRF, all WRA sanitary sewer conveyance facilities and all properties of every nature hereinafter owned by the WRA and comprising part of or used as a part of the WRA System, including all wastewater treatment facilities, storage facilities, pumping stations, sanitary sewer extensions, force mains, stream bank stabilization and similar water resource restoration projects accepted by a WRA Board resolution as part of the WRA System and undertaken by the WRA pursuant to Sections 28F.1, 455B.199 and 384.80 of the Code and other applicable State of Iowa statutes and administrative rules, and all related property and improvements to the same, all real and personal property of the WRA and all appurtenances, contracts, leases, franchises, and other intangibles of the WRA, all as are constructed and/or acquired by the WRA or accepted by the WRA pursuant to Article VII, Section 4(e), Article XV, or other terms of this Agreement. The "WRA System" does not include any of the local sanitary sewer collection system facilities maintained by the Participating Communities.

(ppp) "WRF" shall mean the Wastewater Reclamation Facility located generally at 3000 Vandalia Road, Des Moines, Iowa, as now existing and as the same may be expanded or improved in the future.

(qqq) "WRF Flow" shall mean WRA Flow with any flow to facilities other than the WRF excluded.

ARTICLE II. PURPOSE AND STATUS AS LEGAL ENTITY

Section l. Purposes. This Agreement is an amendment and restatement of the Second Amended Agreement, as Amended, and a supplement thereto, and its purposes are to:

(a) Provide for the continuation, expansion, and modification of the joint project commenced under the I.C.A. Agreement, as continued first under the Original Agreement and subsequently under the Second Amended Agreement;

(b) Provide for a means of jointly constructing, operating, maintaining, and financing the facilities that comprise the existing WRA System together with all Improvements necessary and proper to expand, upgrade, maintain and extend the WRA System in the future for the purposes as stated herein for the mutual benefit of Participating Communities;

(c) Provide leadership, vision, planning, and financial support that encompasses the existing and growing needs of the Participating Communities and the Greater Des Moines Metropolitan Area, for highly effective wastewater conveyance, wastewater treatment, resource recovery and conservation, water resource enhancement, and watershed improvement;

(d) Deliver services and support to the Participating Communities and other sources of wastewater on an economically and technically sound basis that preserves and protects the environment, including the quality of the waters of the State and the United States; and

(e) Strive to meet the foregoing purposes as a recognized leader, visionary, and innovator in the fields of wastewater treatment, wastewater resource recovery, and resource conservation.

Section 2. Status as Separate Legal Entity and Powers. Pursuant to Sections 28E.5 and 28F.1 of the Code, the WRA shall be constituted as a separate legal and administrative entity, governed by the Board established herein, and known as the "Des Moines Metropolitan Wastewater Reclamation Authority" or the "WRA", to permit joint exercise of any powers, privileges or authorities exercised or capable of exercise by Participating Communities to maximize the mutual benefits and efficiencies of collaboration thereunder. As so constituted, the WRA shall be a public body corporate and political subdivision of the State of Iowa, and an instrumentality of political subdivisions of the State of Iowa, in accordance with IRS Revenue Ruling 57-128, 1957 C.B.311. The WRA shall be a governmental body subject to open meetings requirements under Chapter 21 of the Code, and a government body subject to open records requirements under Chapter 22 of the Code, to the extent provided by law, as amended. The WRA shall be operated to be exempt from federal and state income tax to the fullest extent permitted by law.

The WRA may: (i) sue and be sued; (ii) contract in its own name; (iii) acquire, hold, sell and transfer real and personal property in furtherance of its corporate purposes as determined by the Board; and (iv) exercise all the powers delegated to it by the Participating Communities and

the Associate Communities, or that are otherwise conferred, under Chapters 28E and 28F of the Code or any successor laws. The WRA shall have no seal.

ARTICLE III. ORGANIZATION OF BOARD

Section l. Governing Body. The WRA shall be governed in all matters by a Board consisting of representatives of the Participating Communities as provided in this Article.

Section 2. Composition of Board and Assignment of Weighted Voting Power.

(a) Each representative of a Participating Community on the Board shall be either: (i) a member of the governing body of the Participating Community appointed by a vote of the governing body; or (ii) any other person appointed by the mayor or chair of the governing body of the Participating Community and approved by vote of such governing body. The governing body of a Participating Community may similarly appoint such alternate or alternates on a temporary or permanent basis, as a Participating Community shall determine.

(b) Each Participating Community shall be entitled to have at least one representative on the Board. If the population within a Participating Community as determined by the Board under the provisions of this section exceeds sixty-five thousand (65,000), the Participating Community shall be entitled to one additional representative for each sixty-five thousand (65,000) in population, or fraction thereof, over the first sixty-five thousand (65,000) in population. For purposes of the foregoing, the applicable populations will be determined by reference to population data from the most recent U.S. Census, regular or special, for the actual population of a city, sanitary sewer district, or defined service area of a county. Population shall be considered without regard to the sewer status of individual properties, so long as some portion of the service area is connected to a centralized sewer system. Commercial and industrial users do not affect the determination of the applicable population. In the case of sanitary districts and the defined service areas of counties, the populations thereof shall be determined by reference to U.S. Census population data from for those census tracts situated wholly or partially within the boundaries of the sanitary district or the defined service area of the county.

The Technical Committee shall review the most recently available census data for each new Participating Community in accordance with the forgoing provisions, utilizing any methodology approved by the Board to the extent applicable, to estimate the population of the new Participating Community and shall report such estimate to the Board for the purpose of the Board's determination of the Board representation to which such new Participating Community is entitled.

The Technical Committee shall review new population data from the U.S. Census, regular or special, for each of the Participating Communities when and as such new data becomes available to estimate the current population of each affected Participating Community and shall report such estimates to the Board for the purpose of the Board's determination of the Board representation to which such Participating Community is entitled.

(c) Notwithstanding the foregoing, no Participating Community shall be entitled to more than three (3) representatives on the Board regardless of population.

(d) The Technical Committee shall compute the WRA Flow of each Participating Community for weighted voting purposes, and shall divide the WRA Flow as computed for each Participating Community in equal shares among the Board representatives to which the Participating Community is entitled, for purposes of determining the WRA Flow-weighted voting power of each Board Representative under Section 3(b) of this Article. For purposes of this Article, "WRA Flow" shall be as defined in this Agreement with the flow utilized for voting purposes during each calendar year to be based on flows from the three most recent previous WRA Flow Computation Years as calculated annually by the Technical Committee for budget allocation computations, regardless of what calculation of WRF Flow is used for any other purposes under this Agreement. The Technical Committee shall report such determination to the Board annually in January or as soon as possible after the required data is available for each year.

(e) Upon Board approval of the population data for each Participating Community and the WRA Flow-weighted voting power assignment to each Board representative, such population data and WRA Flow-weighted voting power assignments shall be binding on all Participating Communities in determining Board representation and WRA Flow-weighted votes during that calendar year. To the extent the population data reflects an increase in the number of Board representatives to which a Participating Community is entitled, the vacancy or vacancies resulting shall be filled by the Participating Community as provided in Section 2(a) of this Article. To the extent the population data reflects a decrease in the number of Board representatives to which a Participating Community is entitled, the most recently appointed Board representative or representatives of the Participating Community shall be deemed removed to reduce the number of Board representatives to the correct number.

(f) All representatives who are elected officials of Participating Communities shall serve during the time they hold office entitling them to such representative status, unless terminated by resolution of the Participating Community so represented. All representatives who are not elected officials of the Participating Community shall serve at the pleasure of the appointing governing body, and until their appointment is terminated by resolution of the Participating Community so represented.

(g) During November of each year, the Clerk of the Board shall contact the governing body of each Participating Community to request the names of each Participating Community's representative(s) and alternate(s) to serve on the Board for the upcoming calendar year, not to exceed the total number of representatives for a Participating Community as determined in subsection (b) above. The appointment of representatives and alternates to the Board shall be approved by the governing bodies of the Participating Communities, which appointments shall be certified in writing to the Board before the annual meeting of the Board in January of each year.

Section 3. Voting.

(a) In the ordinary conduct of the Board's business, and except as otherwise provided herein, each Board representative will have one vote, and the majority vote of the Board representatives present and voting (or, where applicable, their appointed alternates) shall decide all matters coming before the Board.

(b) Except for the actions or items listed in Subsection (c) of this Section that are not eligible for a WRA Flow-weighted vote, any Participating Community represented at a meeting of the Board may request a WRA Flow-weighted vote, whereupon the vote on that item will automatically be deferred to the next regularly scheduled, or specially called, meeting of the Board. Notice of the impending WRA Flow-weighted vote will be given to all Participating Communities by inclusion of such item on the agenda for that meeting with a conspicuous statement that a WRA Flow-weighted vote is to be taken. At such meeting, the decision on the question that is the subject of the WRA Flow-weighted vote shall be determined by the side of the question compiling the highest total WRA Flow number, utilizing for this purpose the WRA Flow numbers assigned under Section 2(d) of this Article to the Board representatives of each Participating Community (or, where applicable, their appointed alternates) who are present at such meeting and voting thereon.

(c) The actions or items for which a WRA Flow-weighted vote may not be requested or taken are as follows:

1. The appointment, or termination of appointment, of either the WRA Director or the WRA Deputy Director, if such person is, or is to be appointed as, an employee of the Core Operating Contractor.

2. Any purchasing or procurement item not requiring specific Board approval under an existing Policy.

3. Any Professional Services Agreement item not requiring specific Board approval under an existing Policy, including:

    a. Engineering services.
    b. Financial services.
    c. Insurance broker services.
    d. Attorney services.
    e. Audit services.

4. Any of the following ministerial functions of the Board:

    a. Approval of Board Minutes.
    b. Setting Dates of Hearings.
    c. Receipt of WRA Director or other staff Reports.
    d. Receipt of Committee Reports.

5. Any vote to recess into closed session, which vote shall only be conducted in accordance with state law.

6. Removal of a Board Member.

7. Actions of the Board related to any specific debt-related item, including the authorization, sale, approval and issuance of Bonds and Refunding Bonds or other indebtedness, to the extent such actions are voted on after a prior action of the Board to either: (i) authorize an Improvement or other capital project that was approved based on the anticipation that it was to be funded in whole or in part by such specific debt-related item either by approval thereof as detailed in a Budget adopted by the Board or by any other separate vote of the Board; or (ii) that reflects an initial decision by the Board to proceed with or incur such specific debt related item for any purpose.

(d) The forgoing provisions notwithstanding, the following extraordinary vote requirements shall apply to the following actions or items:

1. Approval by a 90% WRA Flow-weighted vote, shall be required for adoption of any Amendment to this Agreement under Article XX of this Agreement.

2. Approval by a 90% WRA Flow-weighted vote, shall be required for any action to approve the sale of all, or substantially all, of the assets of the WRA.

3. Approval by a 67% WRA Flow-weighted vote and by the affirmative vote of Board representatives who represent not fewer than three (3) Participating Communities shall be required for the appointment, or termination of appointment, of either the WRA Director or the WRA Deputy Director, if such person is not, or is not to be, an employee of the Operating Contractor under the Amended and Restated Operating Contract.

(e) The Chair, or in the Chair's absence, the Vice Chair of the Board, may vote and participate in discussion, but shall not make or second a motion.

Section 4. Officers of the Board.

(a) The officers of the Board shall be the Chair, the Vice Chair and the Secretary, each of whom shall be elected by vote of the Board, and the Clerk, who shall be appointed by resolution of the Board.

(b) The Chair shall preside at all meetings of the Board. The Chair shall sign any instruments which the Board has authorized to be executed, except in cases where the signing of instruments shall be required by law or protocol to be otherwise signed or executed.

(c) In the absence of the Chair, or in the event of the death, inability to act or refusal to act by the Chair, the Vice Chair shall perform the duties of the Chair, and when so acting, shall have all the powers of and be subject to all the restrictions upon that office. At any meeting at which neither the Chair nor the Vice Chair is present the Board shall, as the first item of

business of the meeting, select a Board representative who is in attendance to preside as Chair pro tem for the duration of the meeting.

(d) The Secretary shall have responsibility for (i) the taking and preservation of minutes of the proceedings of the Board, (ii) the giving of all notices in accordance with this Agreement or any bylaws, or as otherwise directed by the Board or required by law, (iii) acting as custodian of the records of the WRA and (iv) keeping a current registry of the names and addresses of the members of the governing body of each Participating Community, and of each Participating Community's principal officer and Board representatives and alternates. With the approval of the Board or as otherwise delegated by the Secretary, the foregoing secretarial duties may be performed by the Clerk and/or by the Operating Contractor and its staff, or with the assistance of the Operating Contractor and its staff.

(e) Other than the Clerk, the officers of the Board shall be elected annually by the representatives of the Participating Communities present at the annual meeting of the Board. The Nominating Committee shall select and offer nominations for each office at the annual meeting. Nominations shall also be accepted from the representatives present at the annual meeting. All nominees, including those offered by the Nominating Committee, must receive a second in order to be considered a candidate and voted on for office. The Clerk shall be appointed by resolution of the Board, which appointment may, but is not required to be, made annually, and the Clerk may be an employee of the Operating Contractor.

(f) Other than the Clerk, each officer shall hold office until his or her successor has been duly elected. Alternates shall not be eligible to serve as officers. Each of the officers shall be from different Participating Communities. A vacancy in the office of Chair, Vice-Chair or Secretary shall be filled by the Board for the unexpired portion of the term. The appointed Clerk shall perform the duties of the Clerk until such time as a subsequent appointment by Board resolution is made.

Section 5. Meetings.

(a) Regular meetings shall be held at least monthly at the place, day and hour set forth in a schedule of regular meetings for the following year that is approved by the Board no later than the last meeting in December of each year. The annual meeting shall be the first regular meeting held in January of each year. A copy of the agenda and all materials to be considered at each meeting shall be e-mailed and posted to the WRA website or delivered by mail or other means to the designated representative(s) of each Participating Community and the elected official and/or administrator designated by each Participating Community, at least four (4) days prior to the meeting, or as may otherwise be set forth in the bylaws.

(b) Special meetings of the Board, for any purpose or purposes not inconsistent with this Agreement, may be called by the Chair and shall be called by the Chair at the request of any two Participating Communities. The notice requirements of Subsection (a) of this Section shall apply to all special meetings.

(c) All meetings of the Board shall be conducted in compliance with Chapter 2l of the Code or any successor laws, as the same may be amended or supplemented in the future. Meetings shall be conducted in accordance with the Bylaws as interpreted by the presiding Chair or Vice Chair.

(d) The physical or electronic presence of a majority in number of the duly appointed and acting Board representatives, not including representatives of Associate Communities, shall constitute a quorum. A quorum is required to be present to convene a meeting of the Board and for the conduct of its business. The Chair shall determine whether a quorum exists, shall cause the names of all representatives present to be entered into the meeting minutes, and shall call the meeting to order if a quorum exists.

Section 6. Bylaws. The Board may adopt bylaws relating to the notice and conduct of its meetings and those of any committees it shall establish. Such bylaws may be adopted, and may be amended or repealed, by a majority vote of the Board taken at any regularly scheduled or specially called meeting as described in Article III, Section 5 of this Agreement, provided that such bylaws or proposed amendment or repeal of such bylaws, was presented in writing at a prior regular meeting of the Board, and provided that notice of the impending vote thereon is contained in the meeting notice and agenda of the meeting at which such vote is to be taken.

ARTICLE IV. POWERS OF THE WRA AND THE BOARD

Section 1. Grant of Powers.

(a) The WRA and the Board shall have, and may exercise, all of the powers necessary or proper to advance the purposes of this Agreement to the fullest extent permitted by Chapters 28E and 28F of the Code or any successor laws, as the same may be amended and supplemented in the future, for the purposes set forth in this Agreement to include: (i) the prior acquisition of the WRA System on behalf of the Participating Communities; (ii) planning for and constructing Improvements to expand, extend, and upgrade the WRA System on behalf of the Participating Communities; (iii) establish, adopt and enforce rules and regulations governing the operation and provision of wastewater treatment and necessary disposal; (iv) operating, managing and maintaining the WRA System as an essential governmental purpose, on behalf of, and for the benefit of all Participating Communities and to meet their needs now existing or as forecasted to arise; (v) establishing and supporting Sponsored Water Resource Projects; (vi) jointly financing the acquisition and construction of Improvements and Sponsored Water Resource Projects through the issuance of Bonds or other obligations as may be authorized for such purposes; (vii) contracting for, or providing and maintaining, security to preserve and protect the WRA System, as the Board deems necessary to preserve and protect the peace, health, safety, and welfare of the public; (viii) to exercise the powers generally possessed and exercised by Participating Communities under Iowa law, including necessary police powers, the power of eminent domain, and special assessment authority, to the fullest extent permitted by Iowa law, except to the extent expressly inconsistent with this Agreement; (ix) exercise any of the powers of Participating Communities delegated to WRA, to the maximum extent permitted under Chapter 28E of the Code, and all powers granted to entities under Chapter 28F of the Code, and (x) any and all things necessary or proper to effectuate the foregoing.

(b) Without limiting the foregoing, the Board shall have all of the powers set forth in this Agreement, including but not limited to the power to: (i) approve its own budget; (ii) to adopt Policies, including without limitation, Policies specifically referenced in this Agreement provided that any Policies adopted or amended after the date of this Agreement shall not operate to substantively alter, modify or terminate the Amended and Restated Operating Contract during its term; (iii) contract for services and/or employ such staff as it deems necessary; (iv) approve its own capital improvement program; (v) define parameters and benchmarks for all services; (vi) enter into agreements, contracts or other arrangements for the financing of Improvements, including the issuance of Bonds and execution and repayment of loans; (vii) enter into agreements, contracts or other arrangements for the receipt from and/or provision of services to entities other than the Participating Communities, at the discretion of the WRA Board and in compliance with Chapters 28E and 28F of the Code; (viii) in accordance with Article VIII, Section 4 of this Agreement, appoint and remove the WRA Director; and (ix) pursuant to terms approved by Board resolution, acquire real and personal property, including any existing facilities, that the Board determines would be of benefit to the WRA System if acquired.

Section 2. No Private Inurement. No part of the net earnings of WRA shall inure to the benefit of, or be distributable to, any private person or private agency, except the WRA is authorized and empowered to pay reasonable compensation or consideration for goods, services, materials, or properties that it obtains.

ARTICLE V. COMMITTEES

Section 1. Nominating Committee. A Nominating Committee is hereby established for the purpose of selecting and offering nominations for each office of the Board other than the Clerk, and for the member of the Executive Committee who is elected to serve on the Executive Committee by resolution of the Board, at the annual meeting in January or as necessary in the event an office of the Board becomes vacant. Members of the Nominating Committee shall be appointed by the Chair at a regular Board meeting held at least three (3) months prior to the annual meeting in January. The Nominating Committee shall be chaired by a representative elected by the other members of the Nominating Committee.

Section 2. Technical Committee. A Technical Committee is hereby established and shall be chaired by a representative elected by the voting members of the Technical Committee. The Technical Committee shall be comprised of one member appointed by each Participating Community who shall be an individual who is familiar with the WRA and local sewer systems, and who is not an elected official of the Participating Community. If a Participating Community is also an Operating Contractor, such Participating Community's representative shall represent such Participating Community's interest as a Participating Community. Each Participating Community may similarly appoint an alternate for its representative.

The Technical Committee shall also include a single representative with appropriate expertise appointed by the Core Operating Contractor to represent the operational needs of the WRA System. The WRA Director, and any other representatives appointed by the Core

Operating Contractor to provide required expertise shall be non-voting members of the Technical Committee.

The Technical Committee shall meet in accordance with a meeting schedule approved by the Technical Committee, at the call of the chair or at the direction of the Board, to provide technical advice or recommendations to the Board, including but not limited to (i) service area population estimates and recommendations concerning the number of Board representatives of each Participating Community; (ii) calculating the Reversionary Interest of Participating Communities under the terms of the Second Amended Agreement, as Amended, and by this Agreement, as provided in Article XIV, Section 2 of this Agreement; (iii) reviewing and advising as to all proposed designs of Improvements, including specifying design flows for new Conveyance Improvements and for Conveyance Improvements that adjust design flows; (iv) making recommendations respecting Special Improvements and Hybrid Improvements as contemplated by Exhibit 98 to this Agreement; (v) reviewing and advising the Board on plans and specification of proposed Improvements before the award of contracts for construction (vi) calculating proposed capital contribution and surcharge payment amounts for newly connecting communities; (vii) making a yearly determination of WRA Flow for each Participating Community, including an evaluation of the accuracy of flow data; (viii) recommendations regarding Improvements proposed by one or more Participating Communities to be accepted into the WRA System; (ix) review of proposed connection points of Participating Communities to the extent provided under Article VII, Section 4(f) of this Agreement; (x) participation in the preparation of the WRA Facility Plans and the WRA Long Range Plan; and (xi) such other duties as may be assigned by the Board.

Section 3. Appeal Committee. An Appeal Committee is hereby established for the purposes of hearing and deciding appeals with respect to decisions or orders of the WRA Director as provided for in the industrial pretreatment ordinances approved by the Board pursuant to Article XVI, Sections 2-4 of this Agreement, and with respect to any other matter as may be delegated by Board resolution. The Appeal Committee shall be comprised of a representative from the Participating Community where the discharge is or will occur and/or where the issue that is the subject of the appeal is located or has occurred, as applicable, the Chair of the Board, and a Board representative from another Participating Community appointed by the Chair. In the event of the Chair's conflict of interest or unavailability, the Chair may appoint a Board representative from another Participating Community as a member of the Appeal Committee. If the appeal is related to the industrial pretreatment ordinances and the Operating Contractor seeking the suspension or termination is a Participating Community, the Board representative for that Participating Community shall not be appointed to serve on the Appeal Committee. Only one Board representative from a particular Participating Community may serve on the Appeal Committee.

The Appeal Committee shall decide all appeals by a majority vote of the members of the Appeal Committee. If the Appeal Committee affirms the action that is the subject of the appeal, the Appeal Committee shall so state and order in its written decision, and a record shall be made of the proceedings of the Appeal Committee.

Section 4. Executive Committee. An Executive Committee is hereby established for the purposes, among other things, of reviewing and advising on policy issues at the request of the

WRA Director and making recommendations to the WRA Director, and of making recommendations to the WRA Board regarding the appointment of the WRA Director and thereafter periodically reviewing the performance of the WRA Director. The Executive Committee shall be chaired by the Board Chair, and shall be comprised of the current Chair, Vice-Chair, and Secretary of the Board, the most recently presiding Chair prior to the current Chair who remains a current member of the Board, and one current Board member who is elected to serve on the Executive Committee by resolution of the Board, following nomination by the Nominating Committee, and who represents the City of Des Moines unless Des Moines is represented by another Executive Committee member. The Executive Committee shall meet at the call of the Chair or at the request of the WRA Director to fulfill its purposes as set forth herein and such other duties as may be assigned to the Executive Committee by resolution of the Board or under this Agreement.

Section 5. Finance Committee. A Finance Committee is hereby established for the purposes of reviewing and overseeing financial matters concerning the WRA and assisting, advising, and making recommendations to, the Board on any financial matters coming before it. In addition to, and without limiting the generality of the foregoing, the Finance Committee shall: (i) review an initial draft of each proposed annual WRA budget and advise the WRA Director with respect thereto before the submission of a proposed budget to the Board and Participating Communities; (ii) support and provide oversight of the annual audits of WRA finances and WRA records; (iii) advise and assist in review and development of the WRA's financial plans and strategies including issuance of debt, investment policies, capital expenditures, financial reserves, staffing plan(s) and other related financial matters and (iv) perform such other duties as may be assigned by Board resolution.

The Finance Committee shall be comprised of one member appointed by each Participating Community who shall be an individual with financial expertise and knowledge of the Participating Community's financial relationship with the WRA. Each Participating Community may similarly appoint an alternate for its representative.

The WRA Director, WRA bond counsel and financial consultant(s) to the WRA shall be non-voting members of the Finance Committee. The Finance Committee shall be chaired by a voting member of the Committee elected by vote of the voting members of the Committee.

The Finance Committee shall meet in accordance with a meeting schedule approved by the Committee, at the call of the Chair of the Committee or the WRA Director, or at the direction of the Board.

Section 6. Other Committees. The Board may, by resolution, designate two or more of its representatives to constitute a committee. Such committee shall, if authorized by resolution of the Board, provide advice and recommendations to the Board and/or act pursuant to the authority delegated by the Board resolution. The designation of such committee shall not operate to relieve the Board of any responsibility imposed by this Agreement, unless such responsibility is specifically delegated to the committee by Board resolution. Meetings of such committees may be held at such time and place as the committee members may fix from time to time. Notwithstanding anything to the contrary in this Article, the WRA Board may, by

resolution, delegate authority to perform WRA functions and/or to hear appeals to any committee, appeal board or board of review, or other grouping, made up of any constituency as determined by Board resolution, other than as specifically identified in this Agreement.

ARTICLE V-A: ASSOCIATE COMMUNITIES

Section 1. Admission of Associate Communities. During the term of this Agreement, one or more cities or counties that come within the definition of Associate Community may join in this Agreement after Board approval by execution of a supplement to this Agreement. Any such supplement shall be signed by the Chair and the Secretary on behalf of the WRA and by authorized officers of the Associate Community and shall be filed with the Iowa Secretary of State. Any such supplement shall (i) designate the named city or county as an Associate Community for purposes of this Agreement; (ii) obligate the Associate Community to comply with the provisions of this Article V-A as applicable; and (iii) contain such other terms and conditions as the Board shall determine to be appropriate. Such joinder shall be effective upon filing with the Iowa Secretary of State.

Section 2. Board Representation. Each Associate Community shall be entitled to appoint a person, and an alternate to serve in the absence of the appointed person, to serve as an ex officio, non-voting member of the Board created by Article III of this Agreement. In the case of a city, the appointed persons shall be nominated by the mayor of the city and confirmed by the city council. In the case of a county the appointed person shall be appointed by action of the board of supervisors. The person so appointed shall be entitled to all notice and information provided to full Board members and may participate in Board meeting but shall not be entitled to make motions or vote and shall not be counted to establish a quorum. Such person or persons may be removed or replaced at any time in the sole discretion of the governing body of the Associate Community.

Section 3. Support of WRA Mission. Each Associate Community shall support the mission of the WRA as follows:

(a) Each Associate Community will make right of way and other property interests owned by the Associate Committee available for installation, operation and maintenance of WRA facilities at no cost to the WRA other than reimbursement of actual out of pocket costs incurred by the Associate Community related thereto, and shall grant such easement, license or other right related thereto as the WRA may reasonably request without compensation.

(b) To the extent authorized by law, each Associate Community expressly delegates to the WRA the power of eminent domain possessed by it for acquisition of property, or any interest therein, for a public use or purpose related to WRA functions. The WRA is authorized to bring an action in eminent domain in its own name or may request an Associate Community to bring such action, which the Associate Community shall then do so, provided that the WRA shall fully reimburse the Associate Community for all costs of acquisition, including the damages to be paid to the owner of the property being so acquired and all related administrative and legal expenses incurred by the Associate Community to complete the acquisition. In the event the Board determines not to pay the award made by the compensation commissioners and take

possession of the property at the conclusion of the eminent domain proceedings or any appeal thereof, the WRA shall reimburse the Associate Community for the costs and expenses as aforesaid and any attorney fees or damages awarded to the property owner.

(c) Each Associate Community shall support the WRA's industrial pretreatment program in the same manner as a Participating Community under Article XVI, Sections 2-4 of this Agreement.

Section 4. Limitations on Financial Obligations. No Associate Community shall have any financial obligation for any WRA budget share allocation, for any Bonds issued by WRA, for any capital contribution to the WRA, or for any other financial support of the WRA, except as expressly stated in this Article V-A.

Section 5. Termination of Associate Community Joinder. An Associate Community may terminate its joinder and withdraw from this Agreement at any time upon not less than one year's written notice authorized by its governing body. Any such notice shall be delivered by mail or personal delivery to the Chair of the Board and the Secretary of the Board. Such termination shall be effective one year from the last date of receipt of notice of termination by such persons. Any such termination shall be of prospective effect only and shall not affect any prior grant of any easement, license or other right or any prior or pending proceeding in eminent domain.

ARTICLE VI. STATUS AND FINANCING OF EXISTING FACILITIES

Section 1. Acquisition of Assets in 2014. It is acknowledged that pursuant to the Second Amended Agreement, the WRA acquired all rights to the ownership, use, operation and maintenance of, and beneficial interests in, the Original Acquisition Assets, by transfer on the Original Acquisition Date from the City of Des Moines and other Participating Communities under the I.C.A. Agreement, subject to Reversionary Interest as provided in the Second Amended Agreement. Upon request of the Board, the City of Des Moines and any other Participating Community having any interest shall execute and deliver any instrument of title or other documents as the Board may reasonably require to further document and perfect its interest in such properties and assets.

Section 2. Previously Established Surcharges for Certain Participating Communities.

(a) In lieu of any allocation of Debt Service for the Bonds issued under Article IX of the Second Amended Agreement and in lieu of certain other capital contributions for assets, the Cities of Ankeny, Bondurant, Cumming, Norwalk, Polk City, and Waukee have made capital contributions or surcharge payments to the WRA for their use of the WRF as set forth in Exhibits 47 through 52 to the Second Amended Agreement. Such cities have acquired or will acquire a Reversionary Interest as provided in the Second Amended Agreement.

(b) In lieu of any allocation of Debt Service for the Bonds issued under Article IX, Section 3 of the Second Amended Agreement, as Amended, and in lieu of certain other capital contributions for assets, the City of Grimes has made and shall make capital contributions and

surcharge payments to the WRA for its use of the WRF as set forth in the Grimes Supplemental Agreement. The City of Grimes has acquired, or will acquire, a Reversionary Interest as provided in the Second Amended Agreement, as Amended.

Section 3. Reversionary Interest in Original Acquisition Assets. All rights to the use, operation and maintenance of the Original Acquisition Assets are held by the WRA. Each Participating Community as of the effective date of the Second Amended Agreement, other than Warren County, initially retained reversionary interests in the Original Acquisition Assets as provided in the Second Amended Agreement and set forth in Exhibit 2 to this Agreement. Their existing Reversionary Interest has been adjusted as provided in the Second Amended Agreement, as Amended, including without limitation adjustment by reason of Completed Improvements to the Original Acquisition Assets and by reason of capital contributions by certain newly admitted Participating Communities and will continue to be adjusted as provided in applicable provisions of the Second Amended Agreement, as Amended, through and including June 30, 2038. On and after July 1, 2038, the Reversionary Interest of each Participating Community shall be as set forth in Article XXIII Section 4(b) of this Agreement.

Section 4. Completed Improvements. It is acknowledged that, as of the Effective Date of this Agreement, Improvements to the WRA System have been completed under the terms of the Second Amended Agreement and have been accepted by the WRA Board as follows:

(a) Core Improvements as described in Article VII, Section 1 of the Second Amended Agreement and in the Exhibits attached thereto as follows:

Exhibit 3	East 20th Street Connector - Phase I
Exhibit 4	Des Moines River Outlet
Exhibit 5	Westside Pump Station Improvements
Exhibit 6	WRF Emissions Control Improvements
Exhibit 7	Ingersoll Run Combined Sewer Improvements
Exhibit 8	WRF Gas Holding Improvements
Exhibit 9	WRF Power Generation Project

Exhibit 10	WRF Digester Mixing Improvements
Exhibit 11	Combined Sewer Solids Separation Facility
Exhibit 12	New Main Outfall
Exhibit 16	Eastside Interceptor
Exhibit 17	WRF Grit Basins
Exhibit 18	WRF Flood Improvements
Exhibit 19	WRF Clarifier Improvements – Phase 1
Exhibit 20	Southwest Outfall Lining – Phase 1
Exhibit 23	Southwest Outfall Lining – Phase 2

(b) Conveyance Expansion Improvements as described in Article VII, Section 2 of the Second Amended Agreement and in the Exhibits listed therein as follows:

Exhibit 33	West Des Moines Outfall Improvements
Exhibit 34	Four Mile Interceptor Extension
Exhibit 35	Little Four Mile Interceptor Extension
Exhibit 36	Middle Creek Trunk Sewer Extension
Exhibit 37	West Des Moines Outfall Extension
Exhibit 38	Four Mile Interceptor Improvements
Exhibit 39	Little Four Mile Interceptor Extension - South Branch
Exhibit 40	Mud Creek Interceptor Improvements

(c) The Southwest Area Diversion Project as described in Article VII, Section 3 of the Second Amended Agreement and in the Exhibits listed therein as follows:

Exhibit 44	Southern Tier Interceptor - Eastern Phase
Exhibit 45	Southern Tier Pump Station and Force Main
Exhibit 46	Southwest Area Diversion Facility

(the "Completed Improvements"). The Exhibits listed above in this Section 4 are omitted from this Agreement, but were attached to the Second Amended Agreement,

(d) Certain projects contemplated in Article VII, Sections 1, 2 and 3 of the Second Amended Agreement and in the Exhibits listed therein have either been abandoned or replaced. Such projects were depicted in Exhibits 13, 22, 24,27, 29, 30, and 32 attached to the Second Amended Agreement, but are omitted from this Agreement accordingly. Certain other projects contemplated in Article VII, Sections 1, 2 and 3 of the Second Amended Agreement and in the Exhibits attached thereto are pending and will be re-authorized in Article VII of this Agreement as depicted in Exhibits 14, 15, 21, 23, 25, 26 and 41-43 as attached to this Agreement.

Section 5. Allocation of Debt Service for Completed Improvements. The allocation of costs of Debt Service on Bonds or Refunding Bonds issued under the Second Amended Agreement, as Amended, to finance the Completed Improvements have been and shall continue to be as follows:

(a) The costs of Debt Service on Bonds issued for the purpose of acquiring and constructing the Core Improvements that are among the Completed Improvements have been and shall be allocated to the Participating Communities (also described in the Second Amended Agreement, as Amended, as "Core Communities"), as set forth in Article IX, Section 3(d) of the Second Amended Agreement, as Amended, including the Eastside Interceptor which has been and shall be allocated to the Participating Communities, as set forth in Article IX, Section 3(d)(i) of the Second Amended Agreement.

(b) The costs of Debt Service on Bonds issued for the purpose of acquiring and constructing the Conveyance Expansion Improvements among the Completed Improvements have been and shall be borne by the Expansion Communities, as described in Article IX, Section 3(e) of the Second Amended Agreement.

(c) The costs of Debt Service on Bonds or Refunding Bonds issued under this Agreement to finance the acquisition or construction of the Southwest Area Diversion Project has been and shall be allocated as described in Article IX, Section 3(f) of the Second Amended Agreement as follows: two-thirds of the cost shall be allocated to the Participating Communities on the basis of the WRA Flow of such Participating Communities and one-third of the cost shall

be allocated to the Expansion Communities on the basis of the total WRA Flow of the Expansion Communities.

Additional costs for major capital improvement projects initiated prior to July 1, 2004, and funded through the budget have been allocated to the Participating Communities in the same percentages as the allocation of major capital improvement projects under the I.C.A. Agreement.

Section 6. Reversionary Interest in Completed Improvements. All rights to the use, operation and maintenance of all Completed Improvements are held by the WRA. Participating Communities have each obtained a Reversionary Interest in Completed Improvements as provided in the Second Amended Agreement, as Amended. The Reversionary Interest of the Participating Communities have been adjusted as provided in the Second Amended Agreement, as Amended, including without limitation adjustment by reason of capital contributions by certain newly admitted Participating Communities and will continue to be adjusted as provided in applicable provisions of the Second Amended Agreement, as Amended, through and including June 30, 2038. On and after July 1, 2038, the Reversionary Interest of each Participating Community shall be as set forth in Article XXIII Section 4(b) of this Agreement.

ARTICLE VII. CONSTRUCTION OF ADDITIONAL AUTHORIZED IMPROVEMENTS.

Section l. Construction of Additional Authorized Core Improvements. The Core Improvements, in addition to the Completed Improvements, that the Board is authorized and directed to undertake generally consist of the following:

Project	**Description**	**Reference**
Birdland Pump Station Replacement (a/k/a Birdland Pump & Force Main)	New pump station to replace existing Birdland Pump Station, and force main improvements	Exhibit 14
Southern Tier Interceptor – Phase 10, Segment 23	Parallel Interceptor from Southside Southside Des Moines River Interceptor to Southern Tier Equalization Basin	Exhibit 15
Ingersoll Run Outlet	New interceptor from Des Moines River Outfall to Ingersoll Run Combined Sewer Overflow	Exhibit 21
WRF Effluent Pumping	Pump station to lift effluent to Des Moines River under elevated river conditions	Exhibit 25
WRF Clarifier Improvements – Phase 2	Second phase of replacement of mechanisms and equipment on primary clarifiers and final clarifiers	Exhibit 26

Little Four Mile Interceptor – Phase 15, Segment 1	Parallel interceptor from Four Mile Interceptor to junction with Little Four Mile Interceptor South Branch and Little Four Mile Interceptor Extension	Exhibit 28
WRA Site Acquisition, Clearing, and Securing	Additional Property for future expansion	Exhibit 54
WRA Sewer Lining – Phase 3	Lining of Southwest Outfall	Exhibit 55
WRF Phosphorus Recovery	Phosphorus recovery improvements	Exhibit 56
WRF Disinfection Improvements	Disinfection improvements at WRF	Exhibit 57
WRF Biogas Flare System Improvements	Improvements to digester gas handling and flare system	Exhibit 58
WRA Sewer Lining – Phase 4	Lining of WRA sewers based on condition	Exhibit 59
WRF Aeration Basin Improvements	Improvements to the aeration basins and aeration system at WRF	Exhibit 60
WRA Sewer Lining – Phase 5	Lining of WRA sewers based on condition	Exhibit 61
WRA Personnel Facilities	Relocation of non-process facilities for treatment expansion	Exhibit 62
WRA Sewer Lining – Phase 6	Lining of WRA sewers based on condition	Exhibit 63
WRA Sewer Lining – Phase 7	Lining of WRA sewers based on condition	Exhibit 64
WRF Building 73 Improvements	Additional electrical generation for Emergency Power	Exhibit 65
WRF Buildings 50, 51, 52 Improvements	Improvements to the Return Sludge System	Exhibit 66

WRF Final Clarifier Expansion – Phase 1	Expansion of the final clarifiers	Exhibit 67
WRA Southwest Diversion Pump Station Odor Control	Odor control and corrosion control improvements	Exhibit 68
WRF Tricking Filter Demolition – Phase 3	Removal of Trickling Filters at WRF for future improvements	Exhibit 69
WRA Southwest Diversion Equalization Basin Odor Control	Odor control and corrosion control improvements	Exhibit 70
WRA Sewer Lining – Phase 8	Lining of WRA sewers based on condition	Exhibit 71
WRA Southside Des Moines River Interceptor – Phase 4	River Crossing and new influent WRF sewer	Exhibit 72
WRA Raw Water Pump Station and Preliminary Treatment	New headworks and preliminary treatment facilities	Exhibit 73
WRA Southwest Diversion Pump Station Modifications	Modifications to the Southwest Pump Station for frequent use	Exhibit 74
WRA Southwest Diversion Equalization Basin Modifications	Modifications to the Southwest Equalization Basin for frequent use	Exhibit 75
WRA Westside Pump Station Modifications	Modifications to the Westside Pump Station for future growth	Exhibit 76
WRA Southern Tier Pump Station Modifications	Modifications to the Southern Tier Pump Station for future growth	Exhibit 77
WRA Primary Treatment Facilities	New primary treatment facilities	Exhibit 78
WRA Influent Sewers Relocation	Relocation of influent sewers to New Headworks	Exhibit 79
WRF Digester and Dewatering Improvements	Improvements to digestion and Dewatering facilities	Exhibit 80
WRF Hauled Waste Facilities	Improvements to the hauled waste facilities	Exhibit 81

WRF Building 05 and Primary Treatment Demolition	Demolition of existing facilities for future facilities	Exhibit 82
WRF Second Outfall and Disinfection Facilities	Additional outfall for WRF and associated disinfection	Exhibit 83
WRF Primary Treatment Expansion	Expansion of primary treatment facilities	Exhibit 84
WRF Preliminary Treatment Expansion	Expansion of preliminary treatment facilities	Exhibit 85
WRF Gas Conditioning Improvements	Expansion of gas conditioning facilities	Exhibit 86
WRF Effluent Pumping Station No. 2	Additional pump station for effluent pumping to Des Moines River at elevated river conditions	Exhibit 87
WRF Final Clarifier Expansion – Phase 2	Expansion of the final clarifiers	Exhibit 88
WRF Biosolids Storage Expansion	Expansion for bio-solids storage	Exhibit 89
WRF Waste Thickening and Blended Sludge Facilities	Improvements to waste sludge thickening and blended sludge facilities	Exhibit 90
WRF Aeration Basin Expansion	Expansion of the aeration basins	Exhibit 91
WRF Digestion Facilities	Expansion of the digestion facilities	Exhibit 92

The above Core Improvements are included in the WRA Facility Plans and the general location, projected future cost of construction and anticipated year of construction thereof are shown in Exhibits attached to this Agreement. The costs of Debt Service on Bonds issued for the purpose of acquiring and constructing the above Core Improvements shall be borne by the Participating Communities, as set forth in Article IX, Section 3(c) of this Agreement.

Section 2. Construction of Additional Authorized Conveyance Expansion Improvements. The Conveyance Expansion Improvements, in addition to the Completed Improvements, that the Board is authorized and directed to undertake generally consist of the following:

Project	Description	Reference
Common Trunk Improvements	Parallel Interceptor from Southwest Equalization Basin to 73rd Street South of University Avenue	Exhibit 41
Clive-USSD Joint Trunk (a/k/a Joint Trunk Sewer Improvements)	Parallel trunk sewer from 73rd Street south of University Avenue to approximately 142nd Street and Douglas Parkway	Exhibit 42
Southern Tier Interceptor – Western Phase	Parallel Interceptor from Southern Tier Pump Station to east side of Highway 28	Exhibit 43

The above Conveyance Expansion Improvements are included in the WRA Facility Plans and the general location, projected future cost of construction and anticipated year of construction thereof are shown in Exhibits attached to this Agreement. The costs of Debt Service on Bonds issued for the purpose of acquiring and constructing the Conveyance Expansion Improvements shall be borne by the Expansion Communities, as described in Article IX, Section 3(d) of this Agreement.

Section 3. Construction of Special Improvements. The Special Improvements, in addition to the Completed Improvements, that the Board is authorized and directed to undertake generally consist of the following:

Project	Description	Reference
Westside Interceptor	Parallel interceptor from Westside Pump Station to junction of Saylor Creek Interceptor and Beaver Creek Interceptor	Exhibit 31
WRA Pleasant Hill Pump Station Improvements	Improvements to the Pleasant Hill Pump Station	Exhibit 93
WRA Beaver Creek Interceptor Improvements	Parallel Sewer to Beaver Creek Interceptor	Exhibit 94
WRA West Des Moines Outfall, Segment 1 & 2 Improvements	Parallel Sewer to West Des Moines Outfall Sewer	Exhibit 95
WRA Pleasant Hill Force Main Improvements	Force main replacement for Pleasant Hill Pump Station	Exhibit 96

WRA Saylor Creek Interceptor – North Branch	Parallel Sewer to Saylor Creek Interceptor	Exhibit 97

The above Special Improvements are included in the WRA Facility Plans and the general location, projected future cost of construction and anticipated year of construction thereof are shown in Exhibits attached to this Agreement. The costs of Debt Service on Bonds issued for the purpose of acquiring and constructing the Special Improvements shall be borne or allocated among some or all of the Participating Communities, as described in Article IX, Section 3(g) of this Agreement, except the costs of Debt Service on Bonds issued for the purpose of acquiring and constructing the Westside Interceptor shall be borne or allocated among some or all of the Participating Communities as provided in Article IX, Section 3(d)(ii) of the Second Amended Agreement.

Section 4. Construction of Other Improvements and Small Capital Projects.

(a) In addition to the Improvements described in Sections 1, 2 and 3 of this Article, the Board is authorized to acquire and/or construct other necessary or desirable Core Improvements. Conveyance Expansion Improvements, and Special Improvements and to undertake Small Capital Projects in order to (i) maintain or optimize the capacity and performance of the WRA System; (ii) to maintain or improve operating efficiency or reduce operating costs of the WRA System or (iii) to extend or provide regional sewer service to particular areas, to the extent such Improvements or other Projects are not in conflict with, the WRA's purpose as set forth in this Agreement and are in compliance with Chapters 28E and 28F of the Code.

(b) The Participating Communities recognize and agree that their classification as either a Participating Community or an Expansion Community, or both, under this Agreement serves to obligate them to finance the acquisition and construction of the Core Improvements, Conveyance Expansion Improvements, and Special Improvements respectively, as well any other Improvements or projects designated by the Board as described in Subsection (a) of this Section, to the extent of the Bond financing authorized in Article XIII of this Agreement. In connection with a future amendment of this Agreement, the Participating Communities may determine to modify such classifications for purposes of constructing Improvements beyond those contemplated by this Agreement.

(c) Any Participating Community may acquire design flow capacity in any Conveyance Expansion Improvement undertaken in accordance with this Agreement. In such event, the requesting Participating Community shall notify the Board, in writing of its intention to participate in a Conveyance Expansion Improvement, which notice must be received prior to Board approval of the plans and specifications for the Conveyance Expansion Improvement. The requesting Participating Community shall be responsible for a proportionate share of the costs of acquiring and constructing such Conveyance Expansion Improvement, based on the proportion of its design flow allocation to the total design flow of each project segment of the Conveyance Expansion Improvement in which the Participating Community desires to participate, or such other fixed cost share as the applicable Conveyance Expansion Communities may determine and

be approved by the Board. The requesting Participating Community shall pay all such costs at such times and in such amounts as shall be determined by the Board, it being the intention of the Participating Communities not to utilize Bond financing authorized in Article XIII of this Agreement for such purposes.

(d) Notwithstanding anything in this Agreement to the contrary, any one or more Participating Communities may determine to undertake sanitary sewer improvements or extensions on their own, at their sole cost, under such terms as they shall agree upon. Any such improvements shall not be financed as provided in Article XIII of this Agreement and shall not be considered part of the WRA System. Provided, however, if such extension will make a connection to the WRA System, the Participating Community shall give written notice to the WRA Director of the nature and extent of such improvements prior to initiating design and construction of such improvements for the purpose of permitting effective planning and coordination with the WRA Facility Plans and compliance with subsection (e) of this Section.

(e) If one or more Participating Communities proposes to design or construct any sanitary sewer improvement, extension, pump station, force main, equalization basin, or other similar improvement that could reasonably be utilized, adapted or upsized to be a Conveyance Expansion Improvement or a Special Improvement as defined in this Agreement (a "Community Extension") and either (i) the proposing Participating Communities themselves request that such Community Extension be included as part of the WRA System; (ii) the proposed Community Extension is multi-jurisdictional because it will be of material benefit to more than one Participating Community; or (iii) the WRA Director with the advice of the Technical Committee determines that such Community Extension should for any reason be incorporated into the WRA System, the Proposing Communities must, prior to initiating design and construction of such Community Extension, obtain approval by Board resolution of the terms of an agreement relating to the proposed Community Extension ("Community Extension Agreement"). The terms of the Community Extension Agreement shall include the proposed scope of the Community Extension including the service area of the proposed Community Extension, the anticipated wastewater flowage, the Communities to be served, the location of the proposed connection to the WRA System, and the anticipated funding source for the Community Extension. Said information shall be used for Technical Committee review and recommendation to the Board, and for Board consideration, in relation to (1) the anticipated capacity of the proposed Community Extension and of the ability of the WRA System to accept such additional capacity and to operate and maintain the Community Extension, (2) the funding source to ensure that the WRA will not be obligated for any cost of design, property acquisition and/or construction of the Community Extension, and that said Community Extension shall be solely funded by the proposing Participating Community or Communities separately from this Agreement, (3) the planned service capacity to ensure that more than one Participating Community will be served and/or receive capacity from the Community Extension, (4) the need, and method if applicable, for WRA to substantiate the design and construction of the Community Extension, and (5) such other items as may be reviewed by the Board and/or Technical Committee, at their sole discretion. The Participating Community or Communities shall further provide any additional information requested by the Technical Committee, the Board, or the staff for the Operating Contractor. The terms of the Community Extension Agreement shall include a provision that the construction of the Community Extension shall be pursuant to plans and specifications that meet

WRA standards for its own projects and shall also include any provision requested by the WRA Director with the advice of the Technical Committee to upsize the capacity of the Community Extension for the benefit of the WRA at WRA's expense for any additional costs. The Board may approve the terms of the Community Extension Agreement as submitted, approve the terms of the Community Extension Agreement subject to revisions as deemed necessary for the Community Extension to become part of the WRA System, deny the terms of the Community Extension Agreement, or exercise the right to cause the WRA to construct the Community Extension as a part of a WRA Conveyance Expansion Improvement. The Participating Community or Communities, by resolution of their respective governing bodies, shall approve the Board-approved terms of Community Expansion Agreement prior to initiating design and construction of, and property acquisition for, the Community Extension.

If the terms of the Community Extension Agreement are approved by the Board, and if the Board does not elect to construct the Community Extension itself, the Participating Community or Communities shall design and construct the Community Extension in conformance therewith, and shall accept the Community Extension by governing body resolution prior to transfer of said Community Extension to the WRA. Following construction, the Community Extension shall be transferred by the Participating Community or Communities to the WRA pursuant to Article XV, Section 3 of this Agreement, and concurrently the maintenance bond for the Community Extension shall be assigned by the Participating Community or Communities to the WRA. Formal acceptance by the Board of the Community Extension, and of the maintenance bond(s) associated therewith, is required in order to effectuate the transfer and for such Community Extension to constitute an Improvement and part of the WRA System. The WRA shall not be required to accept any Community Extension from one or more Participating Communities that was not undertaken or transferred in compliance with this Section and/or that is not designed and constructed in accordance with the Board-approved terms of the Community Extension Agreement relating thereto.

(f) To the extent a Participating Community proposes to construct a new Participating Community conveyance system that could be constructed and connected to more than one WRA subsystems, in whole or in part, the Participating Community shall consult with the WRA on which WRA subsystem to which the Participating Community's subsystem should be connected and obtain a review of the proposed point or points of connection by the Technical Committee, and a recommendation of the Technical Committee to Board based on a balancing costs and benefits to the WRA and the Participating Community. After the recommendation of the Technical Committee is obtained, the Participating Community must, prior to initiating design and construction of such project, obtain approval by Board resolution of the point or points of connection to be constructed.

Section 5. Permitted Adjustments. Given the necessity for accommodating circumstances relating to particular projects as they arise, the Board shall have discretion, without Participating Community review, to make minor adjustments to the timing, sequence of construction, scope and location of all Improvements contemplated by this Agreement, and to approve plans and specifications, cost estimates, schedules of construction and cost allocations that do not differ materially from those set forth or described in this Agreement or the Exhibits to this Agreement, so long as the level of sanitary sewer service to be provided to those areas is not materially different from that contemplated by the Core Improvements, the Conveyance

Expansion Improvements and the Special Improvements. The Board shall further have discretion to make material substitutions, replacements and/or refinements to any Improvement contemplated by this Agreement, following written request for comment to the governing body for each Participating Community directly affected by the Improvement at issue and a notice and response period of thirty (30) calendar days following such request, and following Board consideration of comments received from each Participating Community upon such request, and in the event and to the extent that (1) the substitution or replacement advances the purpose of the originally planned Improvement in a more cost-effective manner that complies with state and federal requirements, including but not limited to environmental regulations, and substantially achieves the result of the originally planned Improvement, or (2) the substitution or replacement is required for compliance with state and federal requirements, including but not limited to environmental regulations. In conjunction with a request by a Participating Community to advance the schedule for construction of an Improvement from the date set forth on the applicable Exhibit to this Agreement, the Board may require such Participating Community to provide interim funding to the WRA in amounts and at the times deemed necessary by the Board to complete the design and construction of the Improvement without the issuance of Bonds, so long as the WRA agrees to reimburse the Participating Community for the amounts so advanced on terms acceptable to the Board and the Participating Community.

Section 6. Reversionary Interest in New Construction. All rights to the use, operation and maintenance of all Improvements constructed under the terms of this Agreement shall be and hereby are granted to and shall be held by the WRA. Participating Communities will obtain a Reversionary Interest in newly constructed Improvements in the manner as provided in the Second Amended Agreement, as Amended, for projects completed and accepted on or before June 30, 2038. Such Reversionary Interest will be adjusted as provided in the Second Amended Agreement, as Amended, including without limitation adjustment by reason of capital contributions by newly admitted Participating Communities and will continue to be adjusted as provided in applicable provisions of the Second Amended Agreement, as Amended, through and including June 30, 2038. On and after July 1, 2038, the Reversionary Interest of each Participating Community shall be as set forth in Article XXIII Section 4(b) of this Agreement.

Section 7. Recommended Design Flows. The Technical Committee shall recommend appropriate design flows for all new Conveyance Improvements and other Conveyance Improvements that adjust design capacity to be constructed under this Agreement, taking into account the needs of the affected Participating Communities and the optimization of the overall performance of the WRA System. The recommendations of the Technical Committee with respect to the design flows shall be presented to the Board and shall, upon Board approval, be included in the plans and specifications for the particular Improvements involved.

Section 8. Contracts for Construction. All contracts for construction of Improvements under this Agreement shall be considered and entered into by the Board, on behalf of the WRA and the Participating Communities, in accordance with applicable provisions of Iowa law.

ARTICLE VIII. OPERATION AND MAINTENANCE RESPONSIBILITIES.

Section l. Board Responsibilities for Operation and Maintenance. The Board shall operate and maintain the WRA System for the benefit of all Participating Communities. It is recognized that there are costs of workforce, equipment, supplies, repairs, reserves, replacements and additions of equipment, management costs, legal and engineering costs, audit costs, insurance, claims, expenses (including costs and penalties) incurred by reason of federal and state laws, regulations and requirements and other costs fairly and reasonably attributable to the operation and maintenance of the WRF and the WRA System that should be managed in the best interest of all of the Participating Communities collectively. All WRA System facilities shall be operated in such a way as to optimize their capacity and performance, and to accommodate the wastewater flows from each Participating Community to the extent practicable. It is recognized and agreed the Board may establish peak flow limitations for excess peaking flow or for excess Inflow and Infiltration at or exceeding volumes existing prior to the adoption of this Agreement and may impose the same on any Participating Community responsible for the same. The Board may provide Equitable financial or other incentives to Participating Communities to reduce flows attributable to Inflow and Infiltration or to otherwise reduce their flow levels or may impose Equitable fees or surcharges on Participating Communities related to excess peak flow or excess Inflow and Infiltration, but only after considering any or all the following criteria: (1) the benefits to be achieved by the WRA; (2) best practices as reasonably applicable to the WRA System; (3) conformity with the WRA Long Range Plan; (4) provisions for reasonable notice and periods of transition to allow for economic adjustments by Participating Communities in their own operations; and (5) improvements and processes that each Participating Community subject to any of the foregoing actions have previously implemented to reduce Inflow and Infiltration below that at or exceeding volumes referenced herein.

Section 2 Participating Community Responsibilities for Operation and Maintenance. Each of the Participating Communities shall be solely responsible for the operation and maintenance of its own sewer systems, but shall reasonably cooperate with and assist the WRA to facilitate the efficient and effective operation of the WRA System. Such cooperation and assistance shall include but not be limited to:

(a) Prompt and effective notice and communication with respect to operational problems as they arise;
(b) Assistance with WRA's management of flows;
(c) Cooperation with WRA's right of way acquisition and WRA's capital projects located within their respective jurisdictions;
(d) Cooperation in efforts to mitigate Inflow and Infiltration;
(e) Any other operation or maintenance assistance reasonably requested by the WRA or its Operating Contractors that the Participating Community may be able to provide without undue burden or expense.

Section 3. Staff and Contracts. In fulfilling its responsibilities, the Board may determine to employ such staff for such purposes and on such terms as it determines to be necessary or appropriate, or may enter into one or more Operating Contracts with one or more Operating Contractors for all necessary or desirable services, or both. The Board may define and

enforce applicable policies, parameters, goals and performance benchmarks for its employed staff and its Operating Contractors. If the Board determines to provide for the operation of the essential facilities that comprise the WRA System by contract rather than primarily through staff directly employed by the WRA, then the Operating Contracts shall include a single Operating Contract, referred to herein as the "Core Operating Contract" that shall provide for the operation, maintenance, and management of the essential facilities that comprise the WRA System as a single, integrated and managed operation. As of the Effective Date of this Agreement, the Amended and Restated Operating Contract shall be the Core Operating Contract required by this section for its defined term. Services under any Core Operating Contract may be supplemented by one or more additional Operating Contracts or by supplemental services under the Core Operating Contract.

Section 4. WRA Director.

(a) The Board shall appoint, by resolution, a qualified person to be the WRA Director. The WRA Director shall be the chief executive officer and chief administrative officer of the WRA and shall report directly to the Board in such capacity, subject to Sections 3.1, 3.2, and 3.5 of the Amended and Restated Operating Contract during its term. Except as limited by Section 3(c) if this Article, the WRA Director shall serve at the pleasure of the Board. The Board may also, in its discretion appoint, by resolution, a qualified person to be the WRA Deputy Director to act in the place of the WRA Director in his or her absence or incapacity and who shall also perform other duties as assigned by the WRA Director, subject to Sections 3.1, 3.2, and 3.5 of the Core Operating Contract during its term. In the event of a vacancy in the position of WRA Director occurs any WRA Deputy Director then serving shall act in the capacity of interim WRA Director, until a new WRA Director is appointed. If no WRA Deputy Director is then serving the Board shall appoint an interim WRA Director, by resolution, to serve until a new WRA Director is selected.

(b) If the Board desires to select a person to serve as WRA Director, on an interim or long term basis, who is an employee of the Core Operating Contractor, the appointment shall be only made in consultation with, and written concurrence of, the chief administrative officer of the Core Operating Contractor. In such case, in addition to reporting directly to the Board, the WRA Director shall also report directly to the chief administrative officer of the Core Operating Contractor on all matters affecting performance of the Core Operating Contract, and the WRA and the Core Operating Contractor shall establish processes and rules by agreement or policy to reconcile or mitigate potentially conflicting duties of the WRA Director to the Operating Contractor and to the WRA and the Board.

(c) With respect to a person serving as the WRA Director, who is an employee of the Core Operating Contractor, if the Board determines that the WRA Director is failing to perform his/her obligations under this Agreement, the Board shall give written notice to the chief administrative officer of the Core Operating Contractor which notice shall identify the performance concerns. The WRA Director will have ninety (90) calendar days following receipt of such written notice to cure the performance concerns as identified in the notice. If the WRA Board then determines, at the Board's sole discretion, that the WRA Director has failed to cure

the performance concerns within the ninety (90) day cure period, the Board may unilaterally terminate the WRA Director's appointment.

(d) In the event a vacancy occurs with respect to the position of WRA Director, if the person previously serving was an employee of the Core Operating Contractor, and unless the Board otherwise directs, the Core Operating Contractor, in consultation with the Executive Committee, shall initiate the process required for the Board to recruit, select, and appoint a new WRA Director. If the person previously serving was not an employee of the Core Operating Contractor, the Executive Committee shall initiate the process.

Section 5. Emergencies and Disasters. The WRA Board may adopt one or more policies respecting natural disasters and other emergencies under which provisions of this Agreement may be suspended and special authorities may be granted to the WRA Director and others under emergency conditions or other exigent circumstances in a manner consistent with applicable federal and state law and regulations. Such policies shall at a minimum define the conditions under which they apply, the special powers and authorities granted, and limits on the duration of the special powers and authorities. The Board may modify such policies at any time and from time to time. Each Participating Community shall be given written notice of such policies and each modification thereof.

ARTICLE IX. BUDGET

Section l. Fiscal Year. The WRA shall operate on the same fiscal year as a city under Iowa law.

Section 2. Schedule for Budget Preparation. Each year the Board shall cause there to be prepared and submitted to the Board and to the Participating Communities a proposed preliminary WRA budget for the next fiscal year. The preliminary WRA budget shall include, among other things, (i) a calculation of the annual operating cost shares (including amounts for all reserves to be funded), Debt Service allocated to each Participating Community as provided in this Agreement, and any surcharge payments imposed under Articles XI or XII of this Agreement; (ii) a comparison of the budgeted and actual WRA expenditures for the most recent previously completed fiscal year; (iii) a listing of pending and proposed Small Capital Projects and their estimated costs; and (iv) proposed annual assessments to be paid into the Renewal, Repair and Small Capital Project Fund and any applicable Debt Service. The Board shall establish the date, time and place for a hearing on the proposed WRA budget before the Board, and each Participating Community shall be notified thereof in writing not less than thirty days prior to the hearing. Upon the request of any Participating Community, the Board shall make available such reasonably accessible information, schedules, comparisons and analysis as may be deemed reasonably necessary by such Participating Community in order to fully analyze the proposed WRA budget.

Section 3. Allocation of Annual Budget Shares. In each annual WRA budget: (i) the annual budgeted costs of operation and maintenance (including but not limited to administrative expense, flow monitoring, industrial pretreatment, and additions to the Renewal, Replacement, and Small Capital Project Fund and the reserves for operating and working capital, and insurance

and claims); (ii) Debt Service; and (iii) any surcharge payments imposed under Articles XI or XII of this Agreement shall be allocated among the Participating Communities as follows:

(a) The cost of operation and maintenance of WRA System facilities, including general WRA administration, operation of flow meters, administration of the industrial pretreatment program, and the reserves for insurance and claims, shall be allocated to the Participating Communities on the basis of WRF Flow except as otherwise provided under Article XI of this Agreement.

(b) The costs of funding such other reserves as the Board shall determine to be necessary, including the Renewal, Replacement, and Small Capital Project Fund, operating and working capital reserves necessary to maintain cash flow and liquidity, and reserves established for the purpose of paying Debt Service on any series of Bonds or Refunding Bonds or securing the payment thereof, shall be allocated to the Participating Communities on the basis of WRA Flow, except as other provided under Article XI of this Agreement.

(c) The costs of Debt Service on Bonds or Refunding Bonds issued under this Agreement to finance the acquisition or construction of Core Improvements shall be allocated to the Participating Communities on the basis of the WRA Flow of the Participating Communities.

(d) The costs of Debt Service on Bonds or Refunding Bonds issued under this Agreement to finance the acquisition or construction of Conveyance Expansion Improvements shall be allocated to the Expansion Communities on the basis of the WRA Flow of the Expansion Communities

(e) The costs of Debt Service on Bonds or Refunding Bonds issued under this Agreement to finance the acquisition or construction of any other Improvements that are classified separately by the Board as being Special Improvements under this Agreement, (as authorized in Article VII, Section 4 of this Agreement) shall be allocated to those Participating Communities benefited by such Special Improvement in the manner as set forth in subsection (g) of this Section 3.

(f) If actual expenses for operation and maintenance of the facilities of the WRA System for any year (based on the audited financial statements) differ from the budgeted amount allocated to the Participating Communities for that year, the difference between the actual and budgeted amount shall be credited or charged to the Participating Communities in the next budget year on the basis of the WRF Flow as computed for the year in which the budget amounts were collected.

(g) For all Special Improvements, other than the Westside Interceptor, the proposed annual assessments shall be allocated on an Equitable basis among the Participating Communities based on the following criteria: (i) the Special Benefit to be provided to specific Participating Communities by the Special Improvement based on design flows; (ii) the general benefits, if any, to all Participating Communities; (iii) avoiding cross subsidies among Participating Communities; (iv) allocation of the Core Improvement aspects of any Hybrid Improvement to Participating Communities as a Core Improvement cost; (v) if more than two

Participating Communities have Special Benefit, by assignment of a percentage share of the Special Improvement, other than Hybrid Improvements, to all Participating Communities as a Core Improvement cost based on the number of benefited Participating Communities and (vi) any other factor required by the nature of the Improvement to match the Special Benefit provided to and the costs assigned to, specific Participating Communities. The process for, and calculation of, annual assessment for Special Improvements, including without limitation Hybrid Improvements, shall be in accordance with Exhibit 98 to this Agreement.

(h) Any surcharge payments imposed on a Participating Community under Article XII of this Agreement shall be allocated among the affected Participating Communities as provided by such Article or Board actions adopted thereunder.

Section 4. Rate Stabilization and Adjustments. Notwithstanding Section 3 of this Article, the Board, at any time, may (i) approve minor adjustments to the calculations of WRA Flow, or to WRF Flow, or both, when calculating the budget and the costs allocated to the Participating Communities, in order to reflect or take into account particular circumstances or conditions affecting flows of certain Participating Communities, and (ii) implement a system of rate stabilization for purposes of determining the annual allocated cost shares that are derived from flows as described in Section 3, and utilize a multi-year average of metered flows in lieu of those attributable to the immediate prior calendar year in determining the annual cost shares. Any such adjustment or system of rate stabilization shall be implemented or discontinued at the beginning of a fiscal year and shall be approved in connection with the approval of a WRA budget for that fiscal year.

Section 5. Budget Hearing. At or before the hearing on the WRA budget, any Participating Community may file with the Secretary of the Board such objections as it deems appropriate and at such hearing may appear and present such information as it desires in support of its objections. The Board shall consider all such objections and upon the termination of the hearing may, but need not, modify the budget, and shall thereafter adopt the budget as submitted or as modified; provided, however, that final action on the budget shall occur each year by no later than May 1st. Absent such final action thereon by the Board on or before such date, the budget, including the allocation of cost shares, shall be deemed adopted as of such date, subject to any modifications previously approved by the Board.

Section 6. Budget Arbitration.

(a) Any Participating Community may request arbitration of the budget or any part thereof as adopted or deemed adopted by the Board, so long as such request is filed with the Board within ten days following the date of approval or deemed approval of the budget by the Board. Such request shall also be sent by registered or certified mail to the American Arbitration Association, Chicago, Illinois and to each of the Participating Communities to whom an annual cost share of the budget has been allocated. That part of the budget or allocation so specified in the request for arbitration shall then proceed to arbitration under the rules of the American Arbitration Association and the decision of the arbitrator shall be final and binding upon all parties. In each instance, the Participating Community objecting to the budget shall have the

burden of establishing that each challenged allocation or budgeted expenditure was not calculated in accordance with this Agreement.

(b) The Participating Community requesting arbitration shall bear all the costs thereof unless the arbitrator determines that the item(s) for which arbitration was requested should be reduced or excluded or the allocation was not correctly calculated. In such case, the cost shall be deemed a WRA administration expense and allocated to all Participating Communities on the same basis as other administrative expenses.

(c) If the arbitrator does not make his or her decision by the beginning of the budget year, the Participating Communities shall make their payments to the WRA upon the basis of the adopted budget pending a decision by the arbitrator. If the budget is modified as a result of the arbitration, the Board shall credit or charge to each Participating Community any excess previously paid or additional amount due as a result of the arbitrator's decision, as applicable. If the cost share of a Participating Community is modified as a result of the arbitration, the Board shall credit or charge to that Participating Community any excess previously paid or additional amount due as a result of the arbitrator's decision, as applicable and shall adjust the cost shares of other Participating Communities accordingly. The arbitrator shall have the authority to direct and require the re-allocation or re-adjustment of budget items and/or allocation of cost shares to reflect the arbitrator's decisions.

Section 7. Imposition of Sewer Rates and Charges by Participating Communities; Payments to WRA.

(a) Each Participating Community shall pay to the WRA, and for that purpose shall impose by ordinance such sewer rates and charges on contributors in its respective community sufficient in amount, together with other funds or sources of revenues appropriated for that purpose, to contribute on a monthly basis to the WRA during each fiscal year, (i) its allocated share of the operating budget and Debt Service on Bonds and Refunding Bonds as determined in accordance with this Agreement, and (ii) any surcharge payments imposed under Articles XI or XII of this Agreement. Each Participating Community shall establish, maintain and revise such rates and charges from time to time whenever necessary as will always provide each Participating Community with sufficient revenue, together with other funds or sources of revenues as may be appropriated for such purpose, as will produce at least 110% of the amount necessary to pay Debt Service and the principal and interest on all outstanding Local Obligations during the fiscal year. If such rates and charges are not paid by the users of the sanitary sewer facilities as so provided in the ordinance, each Participating Community shall promptly certify the unpaid amounts to the appropriate county for collection.

The Board shall establish a policy respecting billing and payment of the amounts due to WRA from Participating Communities under this Article IX (the “WRA Participating Community Billing and Payment Policy") which shall include provisions for billing, due dates of payments, any late fees for payment after due dates, interest on unpaid balances that shall accrue after due dates, and related matters in the discretion of the Board. The Board may modify such policy at any time and from time to time. Each Participating Community shall be given written notice of the WRA Participating Community Billing and Payment Policy and each modification

thereof, and such policy as revised from time to time shall be deemed a part of the terms of service by the WRA to each Participating Community from and after the date on which such notices are given

Section 8. Priority of Payment Obligations.

(a) The obligation of each Participating Community to pay its allocated share of the WRA operating budget shall stand on a parity and equality of rank with respect to any prior pledge or covenant to fund operations and maintenance expenses made in connection with any other Local Obligations issued by the Participating Community.

(b) Each Participating Community shall treat its obligation to pay Debt Service under this Agreement as standing as nearly as practicable on a parity and equality of rank with respect to the lien and claim to the net revenues of the sanitary sewer utility of the Participating Community held by the holders of any other Local Obligations issued by the Participating Community, although it is recognized that such parity status may not be set forth in resolutions authorizing Local Obligations in all cases until currently outstanding Local Obligations are paid or discharged. Such parity status shall not extend, however, to any debt service reserve fund maintained by a Participating Community in respect of its Local Obligations. To that end, each Participating Community shall include provisions in any resolutions of its governing body authorizing the issuance of Local Obligations after the Effective Date of this Agreement to the effect that the obligation of the Participating Community to pay Debt Service under this Agreement shall have such parity status to the full extent authorized by the resolutions authorizing the currently outstanding Local Obligations.

(c) The financial officer of each Participating Community or, at the direction of the Board, an independent auditing firm selected by the Board and paid by the WRA, shall annually certify to the WRA, at the beginning of each fiscal year, to the effect that (i) the Participating Community has included the amount of its Debt Service obligations to the WRA for the coming fiscal year as an outstanding obligation for purposes of any applicable rate covenant made by the Participating Community for the benefit of the holders of any outstanding Local Obligations, (ii) the Participating Community has not issued any Local Obligations within the fiscal year then ending except on the basis set forth in subsection (b) above, and (iii) the Participating Community has imposed sufficient rates and charges or appropriated other funds in its budget for the next fiscal year sufficient in amount to timely pay its monthly payment obligations to the WRA during the next fiscal year.

Section 9. Payment Defaults.

(a) In the event of a failure by a Participating Community to make timely payment of any amount due to the WRA under this Agreement within the scope of the WRA Participating Community Billing and Payment Policy, the Participating Community shall incur interest and fees as provided in the WRA Participating Community in Billing and Payment Policy. Any obligations of a Participating Community to the WRA outside the scope of the Billing and Payment Policy that are not paid when due shall bear interest as provided by agreement, Chapter 535, of the Code, or applicable law.

(b) If any failure by a Participating Community to make a required payment to the WRA continues for a period of thirty (30) days, the Board shall have the right to take any action at law or equity as may appear necessary or appropriate to collect the amounts then due and thereafter to become due under this Agreement, including but not limited to those actions seeking money damages, specific performance or the appointment of a receiver to take control of the operation and management of the sanitary sewer utility system of the Participating Community.

(c) In the event a payment default by a Participating Community results in the expenditure of debt service reserve funds being held as security for any series of Bonds or Refunding Bonds, the Board promptly shall order the imposition of a special charge upon the Participating Communities in the amount necessary to fully replenish the reserve funds so expended, which shall be allocated among the Participating Communities on the basis of WRA Flow. Each Participating Community shall pay its allocated amount of the special charge to the WRA within ninety (90) days of the Board's action to impose the special charge. If however, the Board determines that the defaulting Participating Community is unlikely to timely pay its allocated share of the amount necessary to fully replenish the reserve fund, the Board shall allocate the share of the defaulting Participating Community to the other Participating Communities that are not in default, on the basis of WRA Flow (excluding for this purpose the flows of the defaulting Participating Community). A defaulting Participating Community shall be obligated to repay the WRA all amounts imposed as special charges under this subsection, together with interest thereon as provided in the WRA Participating Community Billing and Payment Policy, which the WRA shall in turn credit to the monthly payment obligations of the Participating Communities (on the basis of the WRA Flow used to impose the special charge) upon the WRA's receipt thereof.

ARTICLE X. FUNDS AND ACCOUNTS

Section 1. Funds and Investments. The Board shall establish and maintain appropriate funds and accounts for the purposes set forth in this Agreement including, but not limited to, separate accounts for operation and maintenance, administrative expenses, flow monitoring, industrial pretreatment, Debt Service on Bonds and Refunding Bonds and reserves for operating and working capital, insurance and claims and the Renewal, Replacement, and Small Capital Project Fund. The Board shall establish a policy to govern the Renewal, Replacement, and Small Capital Project Fund that shall include a minimum target fund balance, provisions for the replenishment of the target fund balance as needed, and provisions for funding by assessments of Participating Communities under the Annual Budget or by issuance of Bonds in the discretion of the Board. The Board may modify such policy at any time and from time to time.

All funds held by the Board shall be accounted for, managed and invested in compliance with Iowa law, including but not limited to Chapters 12B and 12C of the Code.

Section 2. Annual Audit. Annually the audit of the financial statements of the WRA shall be conducted in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States and Chapter 11 of the Code.

The annual audit shall be conducted by an independent auditing firm engaged by the Core Operating Contractor for that year, unless the Board determines and notifies the Core Operating Contractor, prior to June 30th of any year, that the WRA audit shall be conducted by another independent auditing firm selected by the Board. Following the receipt of the audit report, the Board shall deliver a copy of the same to the Participating Communities and may appoint an audit committee or schedule a meeting of the Board for the purpose of having representatives of the independent auditing firm submit an oral presentation of the audit and answer questions as may be posed to them.

ARTICLE X-A. WRA PLANNING

Section 1. Long Range Plan. The Board, with the advice of any standing or ad hoc committee, shall prepare and adopt a long-range plan to meet the wastewater treatment, conveyance, and resource recovery needs of the Participating Communities over a planning horizon of not less than ten (10) years and shall revise such plan as needed as potential new Participating Communities are identified or admitted and as other circumstances dictate.

The WRA Long Range Plan shall include and take into account all factors relevant to the mission of WRA, including without limitation: (a) expected growth in, and other changes to, wastewater flows of the Participating Communities; (b) existing and anticipated regulatory requirements; (c) the WRA Facility Plans and WRA's capital and financing needs related thereto; (d) evaluation of Inflow and Infiltration to the WRA System and of possible mitigation strategies related thereto; (e) long range trends affecting wastewater treatment, including new technologies, resource recovery opportunities, sustainability issues, and impacts of climate change; (f) WRA's existing and future wastewater treatment capacities and requirements, including securing availability of additional sites for new facilities; (g) WRA's requirements under its Operating Contracts, Operating Contractor performance, and ongoing consideration of alternatives to existing Operating Contracts; (h) WRA governance initiatives and Board development; (i) emergency and disaster planning and policies; (j) strategic review of, and planning for, long term challenges and opportunities affecting the WRA mission, including potential expansion of Participating Communities, workforce needs and development, WRA executive development and succession, and ; and (k) all other matters necessary to assure the achievement of WRA's purposes for the benefit of the Participating Communities. It is expected the Long Range Plan will be forward-looking and will seek to anticipate change, rather than simply react to existing conditions and observed trends.

The initial WRA Long Range Plan, adopted after the Effective Date of this Agreement, shall take into account the WRA Treatment Facility Plan Update –2024 and the WRA Conveyance Facility Plan Update – 2024 and shall be expanded to reflect the guidance set forth in "Ten Attributes of Effectively Managed Water Sector Utilities", as promulgated by the United States Environmental Protection Agency and consider all factors relevant to the mission of WRA, including without limitation:

(a) Product quality
(b) Employee and leadership development
(c) Financial viability

(d) Enterprise resiliency
(e) Water resource sustainability
(f) Customer satisfaction
(g) Operational optimization
(h) Infrastructure stability
(i) Community sustainability
(j) Stakeholder understanding and support.

Subsequent revisions and updates to the Long Range Plan will consider either updated or current guidance from the United States Environmental Protection Agency or other authoritative, industry-specific guidance then available, as deemed relevant and helpful.

Section 2. Update to Long Range Plan. The WRA Long Range Plan shall be updated on a regular basis, and in any event no less frequently than every ten (10) years.

Section 3. Participating Community Participation.

(a) Each of the Participating Communities shall participate in, and support, the process of preparing and updating the WRA Long Range Plan by making its data and information available to WRA and to its planning staff and contractors. Each of the Participating Communities shall supply its best estimates of future wastewater flows in support of WRA's planning efforts within a reasonable time upon request. Information supplied by Participating Communities shall be based on uniform standards and principles for such information established by the Technical Committee.

(b) Prior to the original adoption of the WRA Long Range Plan by the Board, and prior to each update thereto, Participating Communities shall review, approve and certify to WRA confirmation of the WRA Long Range Plan's compliance with their individual needs over the intended time period covered by the applicable WRA Long Range Plan, or updates thereto.

Section 4. Implementation of WRA Long Range Plan. The Board shall be responsible, in its discretion, to operate WRA in accordance with the WRA Long Range Plan and to implement the WRA Long Range Plan's provisions. The Participating Communities shall provide reasonable assistance to the WRA and the Board in implementing the WRA Long Range Plan.

Section 5. WRA Facility Plans. In addition to the WRA Long Range Plan, the WRA shall at all times have current WRA Facility Plans adopted by the Board in compliance with applicable law that is consistent with, and informed by, the WRA Long Range Plan.

ARTICLE XI. SURCHARGES AND SPECIAL USAGE CHARGES TO CERTAIN PARTICIPATING COMMUNITIES

Section 1. Surcharges to Participating Communities. The Board may in its reasonable discretion impose Equitable surcharges on certain Participation Communities, including without limitation, any newly connected Participating Communities in lieu of capital

contribution or allocation of Debt Service for Bonds and may also impose incentive surcharges under Article VIII, Section 1 of this Agreement. Surcharges previously assessed as set forth in Exhibits 48-52 as attached to the Second Amended Agreement have been fully satisfied.

Section 2. Special Fees, Rates, Charges, and Surcharges. The Board shall have authority in its reasonable discretion exercised on an Equitable basis to establish special fees, rates, charges, and surcharges payable by Participating Communities, as necessary to allocate costs, burdens, and benefits on an Equitable basis to users under any special circumstances now existing or hereafter arising. Rates, fees, and charges charged to persons and entities that benefit from the services provided by WRA that are not Participating Communities shall be set in the sole discretion of the Board at or above the full costs of providing the services and in the best interest of the WRA.

ARTICLE XII. NEW PARTICIPATING COMMUNITIES

Section 1. Admission of New Participating Communities. During the term of this Agreement, additional cities, counties or sanitary districts organized under Chapter 358 of the Code may be admitted to membership as a Participating Community, and thereby become entitled and subject to all of the benefits and obligations of this Agreement. Any newly connecting community may commence full participation in this Agreement as a Participating Community at the beginning of any fiscal year, upon Board approval and execution of a supplement to this Agreement by such newly connecting community and the WRA prior to November 15th of the year preceding the fiscal year in which the newly connecting community would become a Participating Community. Any such supplement shall be signed by the Chair and the Secretary on behalf of the WRA and by authorized officers of the newly connecting community. Any such supplement shall: (i) designate the newly connecting community as an Expansion Community for purposes of this Agreement: (ii) obligate the newly connecting community to comply with all of the provisions of this Agreement applicable to Participating Communities; (iii) specify the weighted voting power of the newly connecting community for the first three fiscal years after the date upon which the newly connecting community becomes a Participating Community under this Agreement based on factors the Board deems relevant under all the facts and circumstances; and (iv) contain such other terms and conditions as the Board shall determine to be appropriate in light of the service to be provided to the newly connecting community.

Section 2. Voting Rights. A newly connecting community shall be entitled to representation on the Board and the voting rights as provided in this Agreement, with such representation and voting rights to commence on the first day of the fiscal year following the date upon which the newly connecting community becomes a Participating Community under this Agreement. The weighted voting power assigned to the Board representative(s) of the newly connecting community for the first three fiscal years shall be as specified by the Board in the supplement as provided for in Section 1 of this Article, and shall thereafter be as provided in this Agreement.

Section 3. Budget Share Allocations. Upon becoming a Participating Community, a newly connecting community shall commence payments of the annual budget shares allocated to

it in the WRA budget for that fiscal year and thereafter, as set forth in Article IX of this Agreement. Except as expressly provided in the supplement to this Agreement executed by the newly connecting community and the WRA, the Debt Service allocation for a newly connecting community, shall be based upon only those Bonds issued after the first day of the fiscal year in which the newly connecting community becomes a Participating Community, and the newly connecting community shall have no liability with respect to Debt Service on Bonds issued prior to said date. As set forth in Article IX, Section 3, Debt Service on Bonds issued under this Agreement after the date the newly connecting community becomes a Participating Community shall be allocated to such Participating Community on the basis of (i) its classification as an Expansion Community under this Agreement and (ii) the WRA Flow of the Expansion Communities.

Section 4. Capital Contribution.

(a) Each newly connecting community shall make a capital contribution or surcharge payments to the WRA for its use of (i) the WRF, (ii) that portion of the WRA System constructed under the I.C.A. Agreement and (iii) Improvements constructed under the Second Amended Agreement, as Amended, and this Agreement, and all predecessor agreements, with such capital contribution or surcharge payments being paid in lieu of any liability for Debt Service on Bonds and Refunding Bonds issued prior to the date that the newly connecting community becomes a Participating Community. Upon receipt by the Board of recommendations from the Technical Committee and the Finance Committee, the amount of the capital contribution or surcharge payments and the extent of the Reversionary Interest to be acquired shall be determined by the Board, and detailed in the supplement to this Agreement referred to in Section 1 of this Article. The Board may determine to accept a cash payment from the newly connecting community in respect of all or any portion of the required capital contribution, or may agree to a schedule of surcharge payments to be made by the newly connecting community over a period of years. As the capital contribution or surcharge payments are paid, the newly connecting community will acquire a Reversionary Interest as provided in such supplement to this Agreement. Notwithstanding the foregoing, on and after July 1, 2038, the Reversionary Interest of each newly connecting community shall be as set forth in Article XXIII Section 4(b).

(b) All contributions or surcharge payments received by the WRA from a newly connecting community for a project constructed under the provisions of the I.C.A. Agreement shall be credited to the monthly payment obligations of the Participating Communities on the basis of their respective Reversionary Interest in each respective component of the WRA System facilities for which the contributions or surcharges were applicable based on the Reversionary Interest of each Participating Community at the time of admission of the newly connecting community. All contributions or surcharge payments received by the WRA from a newly connecting community for Improvements constructed under the provisions of the Second Amended Agreement, as Amended, or this Agreement shall be credited to the monthly payment obligations of the Participating Communities based on the percentage of the project cost paid by each Participating Community in each respective component of the WRA System facilities at the time of admission. In each case, the Board shall determine the specific amounts to be so credited under this subsection upon receipt by the Board of a recommendation from the Technical Committee.

ARTICLE XIII. ISSUANCE OF BONDS

Section 1. Obligations and Use of Reserves Authorized.

(a) As a means of financing the acquisition and construction of Improvements to expand, extend and upgrade the WRA System described in this Agreement or to pursue Sponsored Water Resource Projects, the Board is authorized to issue its Bonds and Refunding Bonds under the authority of Chapter 28F of the Code, or as otherwise may be authorized by law from time to time for the purposes set forth in this Agreement.

(b) The Board also is authorized, in its sole discretion, to utilize existing WRA reserves or other available funds, not otherwise obligated or previously appropriated for another purpose, (i) to pay all or any portion of the costs associated with the acquisition or construction of any Core Improvements, in lieu of issuing Bonds for the same under this Agreement, and (ii) for the purpose of advancing, on a temporary basis, all or any portion of the costs associated with the acquisition or construction of any Improvements, with the intent of reimbursing such advanced funds with a subsequent issuance of Bonds.

Section 2. Consent to Issuance.

(a) By their approval and execution of this Agreement, the Participating Communities hereby consent to and authorize the Board, pursuant to Section 28F.3 of the Code, to issue Bonds as and to the extent described in this Section for the purposes of acquiring and constructing the Improvements contemplated by this Agreement, and hereby ratify and confirm their prior consent to the issuance of all Bonds outstanding on the Effective Date of this Agreement. The Participating Communities further consent to and agree that such Bonds may be issued and sold by the Board in multiple series, at such times and from time to time over a period of years, in such amounts, to such purchasers and for such purposes, by either public or private sale, at fixed or variable rates of interest as shall be prevailing at the time of issuance of the Bonds, but which shall not exceed 15% in any event, with such covenants and terms and in such form and manner as the Board shall determine to be appropriate, in its sole discretion. The Bond offering schedule attached to this Agreement as Exhibit 100 indicates the estimated principal amounts and years during which Bonds are currently expected to be issued by the Board in the future, which schedule shall be deemed to update and replace the preliminary offering schedule set forth on Exhibit 31 to the Original Agreement and Exhibit 53 to the Second Amended Agreement. The Participating Communities further consent to and authorize the Board to adjust the principal amount or time of offering of any of the Bonds from the amounts and times set forth on the schedule attached as Exhibit 100 at the time of the sale and issuance of any series of the Bonds in order to respond to changes in the costs, schedule or sequence of construction of the Improvements contemplated by this Agreement, or to market conditions then prevailing, or to otherwise complete the sale on terms deemed advantageous by the Board under the circumstances then and there existing, so long as such modified terms are approved by the Board at the time of sale of the Bonds. Notwithstanding the foregoing grant of discretion to the Board, all Bonds authorized and issued by the Board under this Agreement shall be scheduled to mature so that the aggregate principal amount of all Bonds outstanding on June 30 of each year during

the term of this Agreement does not exceed Nine Hundred Seventy-Five Million Dollars ($975,000,000.00).

(b) In addition to the Bonds authorized in subsection (a) of this Agreement, the Participating Communities hereby consent to and authorize the Board, pursuant to Section 28F.10 of the Code, to issue Refunding Bonds for the purpose of refunding or refinancing any of the Bonds during the term of this Agreement. Such Refunding Bonds may be issued and sold by the Board in multiple series, at such times and from time to time over a period of years, in such amounts, to such purchasers by either public or private sale, at such rates of interest as shall be prevailing at the time of issuance of the Refunding Bonds, but which shall not exceed 15% in any event, with such covenants and terms and for the purpose of refunding or refinancing such series of Bonds as the Board shall determine to be appropriate.

(c) To the extent permitted by law, the Board is authorized to and may enter into, amend or terminate, as it determines to be necessary or appropriate, Interest Rate Agreements or other contracts entered into for the benefit of the WRA or for the benefit of any of the holders of the Bonds or Refunding Bonds to facilitate the issuance, sale, resale, purchase, repurchase or payment of any of the Bonds or Refunding Bonds, including bond insurance, letters of credit and liquidity facilities.

(d) Any unspent Bond proceeds may be reallocated by the Board and applied to pay the costs of other Improvements that are of the same classification (e.g., Core Improvement, Expansion Improvement or Special Improvement) as those Improvements for which the Bonds were initially issued.

Section 3. Not General Obligations. The principal of and interest on all Bonds and Refunding Bonds issued under this Agreement shall be payable solely from and secured by the net revenues of the WRA System facilities and from other funds of the WRA lawfully available therefore as provided in Section 28F.5 of the Code, or other applicable provisions of law, and the Bonds and Refunding Bonds shall not in any respect be general obligations of the Participating Communities, nor shall the Participating Communities be in any manner liable by reason of such net revenues or other funds being insufficient to pay the Bonds and Refunding Bonds.

Section 4. Allocations of Debt Service. Following the issuance of the Bonds and Refunding Bonds and for so long as any of the Bonds and Refunding Bonds remain outstanding, the Debt Service thereon shall be allocated to the Participating Communities in accordance with Articles IX, XI and XII of this Agreement, and each Participating Community agrees to pay its allocated share of such Debt Service to the WRA at the times set forth in this Agreement.

Section 5. Cash Payments in lieu of Bonds. Prior to each issuance of Bonds, the Board shall notify each Participating Community of the anticipated schedule for the proposed Bond issuance, the Improvements to be financed with the Bonds, the anticipated Debt Service repayment schedule, and an estimate of each Participating Community's share of Debt Service on the proposed Bonds (using the most recent WRA Flow available). Each Participating Community shall have the right, during the period of time established by the Board and set forth in the notice of the proposed issuance, to make a cash payment to the WRA equal in amount to

the present value of the Participating Community's estimated share of Debt Service on the proposed Bonds (using the most recent WRA Flow available and a discount rate equal to the estimated true interest cost of the proposed Bonds, as determined by the Board). Upon receipt of such payment, the Board shall reduce the principal amount of the proposed Bonds to be issued accordingly (the amount of such reduction being determined by the Board), and shall hold the funds paid by the Participating Community in a separate account and invest the same as the Participating Community shall direct. The Board thereafter shall be authorized to draw upon such funds from time to time, on a proportionate basis with the proceeds of the Bonds, to pay for the costs of the particular Improvements in respect of which the cash payment was received, and thereafter shall credit the same on behalf of the Participating Community to the costs of the Improvements being acquired. At the end of every fiscal year following such cash payment, and at the final maturity of the Bonds in respect of which the cash payment was made, the Finance Committee shall reconcile the cash payment made by the Participating Community for the period under review to an updated Debt Service schedule for the principal amount of the Bonds initially proposed to be issued (prior to the cash payment being made), reflecting the actual interest rates on the Bonds as issued, actual WRA Flow during the period under review and the actual true interest cost of the Bonds as issued (for purposes of the present value calculation). If the reconciliation by the Finance Committee demonstrates that the cash payment made by the Participating Community for the period under review was less than the amount that would have been required under the updated Debt Service schedule, the Participating Community shall promptly pay the shortfall to the WRA upon notice thereof. If the reconciliation demonstrates that the cash payment made by the Participating Community was in excess of the amount that would have been required under the updated Debt Service schedule, the WRA shall credit the excess amount to the monthly payment obligation of the Participating Community under Article IX, Section 7 of this Agreement. The Board shall have discretion to adjust the methodology set forth in this section as it may determine to be necessary to ensure equity among the Participating Communities in the cost allocations used to determine the appropriate cash payment amount. The Board has adopted a WRA Cash Contribution in Lieu of Bonds Policy for administering this section, which may be modified at any time, and from time to time, provided, however, that no change to such Policy shall be applied retrospectively unless such change reflects is Equitable to all Participating Communities.

Section 6. Restriction on Withdrawal. The Participating Communities further agree that, except as specifically provided in Article XXII, Section 1 of this Agreement, no Participating Community may withdraw or in any way terminate, amend or modify in any way its obligations under this Agreement to the detriment of the holders of the Bonds and Refunding Bonds while any of the Bonds and Refunding Bonds are outstanding and unpaid, and the provisions of Section 28F.3 of the Code with respect thereto are hereby approved and accepted.

Section 7. Future Interpretation. The provisions of this Article are intended and shall be construed as to fully invoke the provisions of Chapter 28F of the Code with respect to the issuance of the Bonds and Refunding Bonds by the Board as described herein, and to reflect the full authorization, consent and agreement of the Participating Communities to the issuance of the Bonds and Refunding Bonds on the terms, at the times, in the amounts and for the purposes set forth in this Article.

ARTICLE XIV. CONNECTIONS, TRANSFERS, AND RECORDS OF REVERSIONARY INTEREST

Section 1. Connections Outside of Participating Community Service Area and Transfers of Interests.

(a) No Participating Community shall permit any new connections to its facilities outside the boundaries of the service area of the Participating Community, as it currently exists, or as it may be expanded by completed annexation under Section 1 of Article XVII, unless: (i) the connection is in an area subject to a pending annexation by a Participating Community and the WRA Director determines such a connection will not adversely affect the operations and needs of the WRA; or (ii) the WRA Director otherwise determines that such a connection will not adversely affect the operations and needs of the WRA and that determination is presented to, and approved by, the Board.

(b) No Participating Community shall enter into any agreements or other arrangements providing for a transfer or conveyance of any rights or interests in or to its sanitary sewer facilities, by or with any municipality, political subdivision or other entity that is not itself a Participating Community under the terms of this Agreement unless presented to, and approved by, the Board.

(c) Any proposed agreements or arrangements with respect to the transfer of rights or interests of Participating Communities in WRA System facilities between or among two or more Participating Communities shall be reported to the WRA Director and shall not be effective unless presented to, and approved by, the Board.

(d) The arrangements that require the approval of the Board under subsection (c) of this Section include arrangements allowing Participating Communities to acquire capacity in Improvements from Participating Communities that have such capacity, where the acquiring Participating Community had no, or only a limited, Reversionary Interest in the Improvement before the arrangement, and in such case the prior consent of all Participating Communities having a reversionary interest in the Improvement shall also be required.

Section 2. Records of Reversionary Interest. Records sufficient to determine the Reversionary Interest of each Participating Community under the terms of the Second Amended Agreement, as Amended, shall be retained and maintained by the WRA until June 30, 2038, and records sufficient to determine the Reversionary Interest of each Participating Community under Article XXII Section 4(d) shall be retained and maintained by the WRA thereafter. The Technical Committee shall prepare recommended schedules reflecting the Reversionary Interest held by each of the Participating Communities for consideration by the Board when and as needed, or as requested by the Board.

ARTICLE XV. ACQUISITION AND DISPOSITION OF PROPERTY

Section 1. Acquisition. The WRA may acquire such property as it needs to accomplish its public purposes by purchase, gift, exchange, transfer, conveyance or otherwise,

and shall hold all real, personal and intangible property which it acquires in its own name. To the extent authorized by law, the WRA also may acquire real property or an interest therein for a public use or purpose related to its function by use of the power of eminent domain, and is authorized to bring an action in eminent domain in its own name or may request a Participating Community to bring such action, which the Participating Community shall then do so long as the WRA shall fully reimburse the Participating Community for all costs of acquisition, including the damages to be paid to the owner of the property being so acquired and all related administrative and legal expenses incurred by the Participating Community to complete the acquisition. In the event the Board determines not to pay the award made by the compensation commissioners and take possession of the property at the conclusion of the eminent domain proceedings or any appeal thereof, the WRA shall reimburse the Participating Community for the costs and expenses as aforesaid and any attorney fees or damages awarded to the property owner.

Section 2. Disposition. The WRA may dispose of any of its property and shall do so in the same manner as a city under Section 364.7 of the Code. All proceeds from the sale or disposition of property, without regard to the origin of such property, shall be the property of the WRA.

Section 3. Acquisition from Participating Communities. In addition to the rights of the WRA as set forth in Section 1 of this Article, the WRA may request such real property or property interest(s) as it needs to accomplish its public purposes from any Participating Community in relation to the construction, use, operation, maintenance, or other purpose of any Improvement(s). In the event that such a request is made, the Participating Community shall, within a reasonable time thereafter, and in no event more than ninety (90) days thereafter, grant to the WRA the requested real property and/or property interest(s) in a form approved by the WRA, but only to the extent the Participating Community owns and possesses the real property or property interest(s) needed by the WRA and has the power to grant such real property or property interest(s) to the WRA. If the Participating Community does not own and possess the specific real property or property interest(s) needed by the WRA, it shall use its best efforts to assist the WRA in the WRA's acquisition of such real property or property interest(s). The Participating Communities and Associate Communities shall follow applicable statutory procedures, subject to reasonable approval by the WRA, to provide notice and hearing when conveying the requested real property and/or property interest(s) to the WRA, and shall provide documentation in order to demonstrate statutory compliance prior to the WRA's acceptance of the real property and/or property interest(s). The requested conveyances from the Participating Communities or Associate Communities to the WRA shall be at no cost to the WRA, unless and only in the event that the requested real property and/or property interest(s) will not be used directly by the WRA for public purposes and/or will immediately thereafter be conveyed by the WRA to a third party for property acquisition settlement purposes in relation to a WRA construction project, land exchange purposes, or similar purposes.

ARTICLE XVI. NPDES PERMIT AND INDUSTRIAL PRETREATMENT PROGRAM

Section l. WRA NPDES Permits. The WRA shall apply for, obtain and hold all State of Iowa and federal permits necessary for the operation of the WRA System, including the

NPDES Permit for the WRF issued by the IDNR. The Operating Contractor is authorized to continue the operation, maintenance and management of the WRF as required by the WRF NPDES Permit and all other applicable permits. The Operating Contractor is further authorized to negotiate on behalf of the WRA the issuance of replacement and/or renewal WRF NPDES Permit(s) and all other applicable State and federal permits relating to the WRF and the WRA System, such permit(s) to be issued to and held in the name of the WRA to the extent allowed by law.

Section 2. Administration of Industrial Pretreatment Program. Under the NPDES Permit issued by the IDNR for the WRF, the permit holder is required to establish, maintain in effect and continuously administer and enforce an Industrial Pretreatment Program consistent with federal regulations and as approved by the IDNR. Pursuant to said federal regulations and the NPDES Permit issued by the IDNR, the holder of the NPDES Permit is required to report in writing to the IDNR regarding a variety of matters, including but not limited to (a) the identity and location of all possible industrial users which might be subject to the Industrial Pretreatment Program, (b) the identity and location of a "major contributing industry" (as defined in the NPDES Permit), (c) the identity and location of a major contributing industry proposing an expansion, production increase or process modification that may result in the discharge of a new pollutant or a discharge in excess of limitation stated in an existing pretreatment agreement, and (d) the identity and location of a new major contributing industry from whom a Participating Community has committed to accept wastewater. The Participating Communities hereby agree to assist the WRA in meeting all such reporting requirements, as required by current or future federal regulations or NPDES Permits, by notifying the Board, or the Operating Contractor or Board staff if so directed by the Board, of the proposed connection of any new commercial or industrial facilities to their sanitary sewer systems, of any increase in size or increase in wastewater discharge of existing commercial or industrial facilities, or of any other matters related thereto, such notification to occur far enough in advance of such new connection, expansion, or introduction of wastewater to permit the WRA to comply with the above referenced reporting requirements. A newly connecting community shall, as a condition of its admission to the WRA, conduct a census of all commercial or industrial facilities within its corporate boundaries or sanitary sewer service area, utilizing census criteria provided by the WRA, and shall report the results of such census to the Board, or to the Operating Contractor or Board staff if so directed by the Board, prior to its admission to the WRA.

Section 3. Adoption of Ordinances. The Participating Communities and Associate Communities hereby agree to enact industrial pretreatment ordinances in a form consistent in all respects with those approved by the Board. In the case of a sanitary district which is a Participating Community, the district shall either enact such an industrial pretreatment ordinance or cause the underlying city within which the district lies, to enact an industrial pretreatment ordinance. Thereafter, all Participating Communities and Associate Communities shall maintain those ordinances in continuous effect and update and amend the ordinances as may be requested in writing by the Board.

Section 4. Enforcement. The Participating Communities and Associate Communities hereby assign authority for enforcement of the industrial pretreatment ordinances enacted within their respective jurisdictions to the Board, which shall be authorized to further assign specific

duties and responsibilities with respect to the industrial pretreatment program and enforcement of industrial pretreatment ordinances to the Operating Contractor to the extent permitted by law. The Appeal Committee shall hear and decide appeals of industrial permittees from decisions of the Operating Contractor with respect to the suspension or revocation of wastewater discharge permits due to prohibited discharges.

ARTICLE XVII. ANNEXATION AND SERVICE TERRITORIES

Section l. Annexation Not Prohibited. This Agreement shall not be construed or interpreted to prohibit the annexation by a Participating Community that is a city of a portion of the unincorporated area of a county, including without limitation a county that is a Participating Community or an Associate Community, so long as the same is undertaken in accordance with all applicable provisions of the Code. Upon the effective date of any such annexation, the Participating Community that is carrying out the annexation shall be deemed to have acquired the service area flows and population of the annexed area for all purposes of this Agreement, and the county in which the annexed area is located, if it is a Participating Community, shall be deemed to have released the service area flows and population of the annexed area for purposes of this Agreement.

Section 2 Reversionary Interest Retained. Any Reversionary Interest in the WRA System facilities serving an annexed area shall be deemed to remain with the affected county, unless separately acquired by the Participating Community that undertakes the annexation.

Section 3 Sanitary District Expansion. In the case of a sanitary district which is a Participating Community, the sanitary district shall not acquire a service area within any incorporated area of a city (with the exception of acquisition by the Urbandale Sanitary Sewer District of any portion of the City of Urbandale) which is not a Participating Community unless such acquisition has been approved by the Board.

ARTICLE XVIII. CONSOLIDATION OR MERGER OF PARTICIPATING COMMUNITIES

Section 1. Consolidation or Merger Not Prohibited. This Agreement shall not be construed or interpreted to prohibit the consolidation or merger of two or more Participating Communities so long as the same is undertaken in accordance with all applicable provisions of the Code. Upon the effective date of any such consolidation or merger, the surviving entity shall be deemed to be a Participating Community under this Agreement and shall be deemed to have the service area flows and population of the consolidated or merged area for all purposes of this Agreement. The consolidated or merged entity that results from the consolidation or merger shall be deemed to be a Participating Community for all purposes of this Agreement and shall provide details of the completed consolidation or merger to the Board promptly upon the same becoming effective. The Board shall adjust the locations of any flow meters that may be affected by the consolidation or merger, and shall reflect any such adjustments in flow levels in the following year's annual budget. Adjustments in the population of a Participating Community or the WRA Flow or WRF Flow of a Participating Community as a result of the consolidation or merger shall be given effect under this Agreement from and after the date that the consolidation or merger becomes effective. The Reversionary Interest in the WRA System facilities serving the

consolidated or merged area shall be deemed to be held by the Participating Community that results from the consolidation or merger from and after the effective date of the same.

ARTICLE XIX. DISCONTINUATION OF SANITARY DISTRICTS

Section l. Discontinuation. It is recognized and agreed that the Code currently permits a sanitary district to convey its interest to a city within which part or all of its boundaries lie and discontinue itself, so long as the city agrees to assume the duties, responsibilities, obligations and functions of the sanitary district. The Participating Communities therefore agree that if a Participating Community that is a sanitary district is so terminated, the Board shall be deemed to have approved the conveyance if the city assuming the sanitary district's responsibilities is itself a Participating Community and if the city has accepted and assumed all responsibilities of the sanitary district as they pertain to the WRA. In such event, the Participating Community assuming and accepting such responsibilities shall be deemed to have acquired the population and service area flows of the former sanitary district without additional approvals or requirements.

Section 2. Board Discretion. If in connection with the discontinuance of any sanitary district that is a Participating Community the duties, responsibilities, obligations and functions of the sanitary district are assumed by more than one city or other public agency, or are not fully assumed and accepted by another Participating Community to the satisfaction of the Board, the Board may determine, in its sole discretion, whether and to what extent the assumed interest shall entitle a particular city or other public agency to representation on the Board and status as a Participating Community under this Agreement.

ARTICLE XX. AMENDMENTS

Section 1. Amendments. This Agreement may be amended for any purpose upon approval by a 90% weighted vote, determined in accordance with Article III, Section 3 of this Agreement, of the representatives of the Participating Communities on the Board, taken at a Board meeting called for that purpose, and shall become effective upon execution of a written instrument incorporating such amendment(s) by the governing bodies of those Participating Communities whose representatives voted in favor of such amendment(s) and the filing thereof as provided by law. All amendments adopted pursuant to the provisions of this Article shall be binding upon all Participating Communities.

ARTICLE XXI. BEST EFFORTS, INDEMNIFICATION, AND DISPUTE RESOLUTION

Section 1. Disclaimer. The Participating Communities agree that the WRA facilities heretofore and hereafter designed and constructed for or by the WRA are special purpose structures. Neither the Board as successor to the Management Agency, nor the initial Operating Contractor hereunder and as successor to the Operating Agency, warrant or guarantee that WRA System facilities existing as of the date of this Agreement were appropriately designed or constructed, or that they will function efficiently or accomplish the purpose for which they were designed, nor does the Board or the initial Operating Contractor warrant or guarantee that the Improvements will be built within any time frame or that, once designed and constructed, they

will function efficiently or accomplish the purpose for which they were designed. The Board and the initial Operating Contractor will exercise the judgment that a public body generally exercises in the selection of the design engineer or engineers, letting the construction contracts, and in monitoring the actual construction of such special purpose facilities.

Section 2. Best Efforts. Each Participating Community agrees to cooperate in good faith with the Board and the other Participating Communities, exercise diligence in performing its obligations hereunder and use its best efforts to carry out the provisions of this Agreement.

Section 3. No Liability. No Participating Community shall be liable to any other Participating Community by reason of any failure to finance or construct any of the Improvements, or to provide any sanitary sewer services contemplated by the Improvements, or for any negligence or error of judgment on the part of the Board, except for any bad faith or willful disregard for the terms of this Agreement.

Section 4. Indemnification. Each Participating Community agrees to indemnify the WRA, the Board and the other Participating Communities, including the initial Operating Contractor hereunder, and hold them harmless for any fine or penalty imposed on the WRA due to an identifiable violation of law, regulation, permit or standard which is attributable to action or inaction by the Participating Community.

Section 5. Remedies. In addition to any other remedies available under applicable law, each Participating Community and the Board shall have the right to the remedy in equity of specific performance to enforce compliance with any provision of this Agreement.

Section 6. Notices. All notices which the Participating Communities and the Board are authorized or required to give one another under this Agreement shall be in writing and may be personally delivered or sent by ordinary mail (i) in the case of the Board of the WRA, to Chair, WRA Board, c/o Des Moines Wastewater Reclamation Facility, 3000 Vandalia Road, Des Moines, Iowa 50317, and (ii) in the case of any Participating Community, to the presiding officer of the governing body of the Participating Community at the address then on file with the Secretary of the Board. Mailed notices shall be deemed to be received by the party to whom they are directed one business day after the date they are postmarked. Any Participating Community may designate another address or specific person to whom the notice should be directed upon written notice thereof to the Secretary of the Board. The WRA may designate another address to which notice should be directed by written notice to each Participating Community and Associate Community.

Section 7. Dispute Resolution – Negotiation, Mediation and Arbitration.

(a) Each of Participating Communities, the Associate Communities, and the WRA mutually agrees that it will negotiate in good faith with respect to any issues, claims or disputes among or between any of them arising out of this Agreement.

(b) No Participating Community, Associate Community or the WRA shall commence any legal proceeding against any other party to this Agreement to resolve any issues, claims or

disputes arising out of this Agreement unless it has first conducted mediation of such issues, claims or disputes with a neutral mediator selected by the WRA Director for a period of not less than thirty (30) days. The parties to any such mediation shall be deemed to have agreed to the tolling of any applicable statute of limitations during the pendency of any mediation under this provision.

(c) Each Participating Community, each Associate Community, and the WRA mutually agree that issues, claims, and disputes arising among or between any of them with respect to any matter arising out of this Agreement may be submitted to binding arbitration by mutual agreement of all of the parties to the particular dispute. Any such arbitration shall be pursuant to a written agreement for arbitration of an existing dispute under Section 679A.1(1), Iowa Code, executed by all parties to the dispute. Any such arbitration shall be governed by the terms of such agreement for arbitration and by Chapter 679A, Iowa Code.

The dispute resolution provisions in this Section 7 shall not apply to (i) proceedings of the Appeal Committee as established under Section 3 of Article V of this Agreement; (ii) Budget arbitration under Section 6 of Article IX of this Agreement; or (iii) arbitration of the calculation of Reversionary Interest under Exhibit 101 of this Agreement.

ARTICLE XXII. WITHDRAWAL BY PARTICIPATING COMMUNITIES

Section 1. Restrictions on Withdrawal. It is recognized that under current law no Participating Community may withdraw or in any way terminate, amend or modify in any way its obligations under this Agreement to the detriment of the holders of the Bonds while any of the Bonds are outstanding and unpaid. If a Participating Community desires to withdraw or in any way terminate, amend or modify its obligations under this Agreement, therefore, it shall provide one year's written notice to the Board of the proposed withdrawal or modification, and the same shall not become effective unless and until approved by the Board. The Board, in its sole discretion, may require the Participating Community seeking withdrawal from this Agreement to pay over to the Board an amount determined by the Board to be necessary to fully fund (i) the future payment obligations of the Participating Community with respect to Debt Service on all Bonds that is to be allocated to the Participating Community under the provisions of Article IX, Section 3, of this Agreement; and (ii) any unpaid surcharges imposed under Articles XI or XII of this Agreement. If so approved by the Board, the Participating Community may withdraw from membership and participation in this Agreement, but shall, in all events, forfeit its Reversionary Interest in any and all of the WRA System facilities and shall be entitled to no compensation in respect of the interests being forfeited. Withdrawal by a Participating Community shall not constitute termination of this Agreement.

ARTICLE XXIII. EFFECTIVE DATE, DURATION, DISPOSAL OF PROPERTY, AND REVERSIONARY INTEREST

Section 1. Effective Date. This Agreement shall become effective as of 12:00 AM on January 1, 2026, or the date on which a fully executed counterpart of this Agreement is filed with the Iowa Secretary of State, whichever last occurs (the “Effective Date”).

Section 2. Duration. This Agreement shall terminate and be of no further force or effect as of midnight on June 30, 2074, unless terminated earlier by the unanimous consent of all Participating Communities. This Agreement shall also terminate within a reasonable time, as determined by the Board, after the sale of all, or substantially all, of the assets of the WRA.

Section 3. Disposal of Property upon Termination. Upon termination of the existence of the WRA under this Agreement, or any successor agreement, the assets of the WRA shall be first used to discharge and satisfy the outstanding liabilities of the WRA and all remaining assets shall be distributed to the Participating Communities that are party to this Agreement or any successor agreement at the time of termination in proportion to their Reversionary Interest determined as provided in Section 4 of this Article. Subject only to the discharge of outstanding Bonds and other liabilities the Participating Communities shall be deemed to hold and possess ownership interests in all WRA System facilities and assets equal to the Reversionary Interest determined as provided in Section 4 of this Article. A Reversionary Interest in physical assets and facilities owned by the WRA on the date of termination shall be distributed to each Participating Community as tenants in common with other Participating Communities possessing similar interests.

Section 4. Extent of Reversionary Interest.

(a) The extent of the Reversionary Interest of each of the Participating Communities that are party to this Agreement, or any successor agreement at the time of attachment of such Reversionary Interest, shall be governed by the substantive provisions of the Second Amended Agreement, as Amended, until June 30, 2038, except that no provision of the Second Amended Agreement, as Amended, requiring periodic computation of, any such Reversionary Interest shall govern over inconsistent provisions of this Agreement.

(b) From July 1, 2038, and thereafter, the extent of the Reversionary Interest of each of the Participating Communities that are party to this Agreement, or any successor agreement at the time of attachment of the Reversionary Interest, shall be converted to, and deemed to be, an undivided percentage interest as initially computed by the Technical Committee, and approved by the Board, based on an average of the WRA Flow of the Participating Communities in proportion to the total of all WRA Flow of all Participating Communities in the respects and particulars as set forth in Exhibit 101 to this Agreement.

Section 5. Attachment and Effect of Reversionary Interest. The Reversionary Interest in favor of the Participating Communities shall arise and attach only upon the effective date of termination of the existence of the WRA. No entity that is not a Participating Community on the date of attachment shall have any Reversionary Interest or other rights in the assets of WRA. Prior to attachment, the WRA may sell, dispose of, or transfer any WRA assets as directed by the Board free and clear of any Reversionary Interest without the consent of any current or former Participating Community, and no Participating Community shall have any rights to the proceeds thereof. No Participating Community shall have any special operating rights or privileges prior to attachment based on any past, existing or potential Reversionary Interest at any time.

Upon attachment, each Reversionary Interest shall be subject to an equitable interest in favor of each Participating Community that is party to this Agreement or any successor agreement on the date of termination of the existence of the WRA that entitles each such entity to continue to use and be served by the WRA System on a proportionate basis to the extent of their Reversionary Interest. Such service entitlement and continued use shall be on reasonable terms and conditions established among the parties by good faith negotiation, or if they fail to so agree, may be enforced by equitable proceedings commenced in the Iowa District Court for Polk County.

ARTICLE XXIV. TRANSITION MATTERS

Section 1. Prior Budget Actions. All prior actions of the Management Agency and the Operating Agency undertaken pursuant to the terms of the I.C.A. Agreement, and all prior actions of the WRA and the WRA Board under the Original Agreement and the Second Amended Agreement, as Amended, prior to the Effective Date with respect to the consideration and approval of each Annual Budget are hereby accepted and approved.

Section 2. Approval of Amended and Restated Operating Contract. The Amended and Restated Operating Contract shall supersede and replace the "Initial Operating Contract" between the City of Des Moines and the WRA dated July 1, 2004, as of the Effective Date, and the Board shall thereafter be bound by said contract and assume responsibility for its administration. The City of Des Moines shall not by reason of its role as Operating Contractor be deemed disqualified from voting for approval of said contract by reason of conflict of interest.

Section 3. Policies. All Policies previously approved by the Board and in effect on the Effective Date of this Agreement shall continue in force as approved Policies of the WRA until modified or rescinded by the Board.

Section 4. Grimes Supplemental Participation Agreement. As of the Effective Date, the terms of participation of the City of Grimes as a Participating Community shall be as set forth in this Agreement, except that all unperformed obligations of the Parties under the Grimes Supplemental Participation Agreement shall continue to be in effect and shall be performed after the Effective Date according to their terms. Such unperformed obligations shall include, but not be limited to, the financial obligations of the City of Grimes to the WRA as set forth in Exhibit 99 to this Agreement.

ARTICLE XXV. SEVERABILITY

Section 1. Provisions to be Severable. If any provision of this Agreement is held to be invalid by a court of competent jurisdiction, the invalidity of any such provision shall not affect the other provisions of this Agreement which can be given effect without the provision determined to be invalid, and to that end the provisions of this Agreement are severable.

ARTICLE XXVI. EXECUTION AND ADOPTION OF THIRD AMENDED AGREEMENT

Section 1. Adoption of Third Amended Agreement. This Third Amended Agreement shall be deemed to constitute a supplement to, and amendment of, the Second Amended

Agreement, as Amended, that shall amend, restate and replace the Second Amended Agreement, as Amended, as of the Effective Date.

Section 2 Conditions to Effectiveness. This Agreement shall become effective only upon execution by all Participating Communities, or the requisite Participating Communities as provided in Article XX of the Second Amended Agreement, as Amended, and filing with the Iowa Secretary of State as provided by law, at which time the terms of the Second Amended and Restated Agreement, as Amended, shall no longer be in effect, and shall be replaced by this Agreement, except as specifically stated to the contrary in Article XXIII, Section 4 of this Agreement.

Section 3. Signature Pages. Each Participating Community and Associate Community approving this Agreement shall execute the separate signature page provided for it, and the parties hereto authorize the Board Clerk to assemble the signature pages and append same to a true copy of this Agreement and to file this Agreement, as so assembled, with the Secretary of State as required and allowed by law under Chapter 28E of the Code.

[SIGNATURE PAGES AND EXHIBITS FOLLOW]

CITY OF ALTOONA, IOWA

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Clerk

STATE OF IOWA)
) SS
COUNTY OF _____)

On this _____day of _____, 202_, before a Notary Public in and for the City, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Altoona, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

CITY OF ANKENY, IOWA

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Clerk

STATE OF IOWA)
) SS
COUNTY OF _____)

On this _____day of _____, 202__, before a Notary Public in and for the City, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Ankeny, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

CITY OF BONDURANT, IOWA

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Clerk

STATE OF IOWA)
) SS
COUNTY OF _____)

On this _____day of _____, 202_, before a Notary Public in and for the City, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Bondurant, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

CITY OF CLIVE, IOWA

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Clerk

STATE OF IOWA)
) SS
COUNTY OF_____)

On this _____day of _____, 202_, before a Notary Public in and for the City, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Clive, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

CITY OF CUMMING, IOWA

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Clerk

STATE OF IOWA)
) SS
COUNTY OF _____)

On this _____day of _____, 202_, before a Notary Public in and for the City, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Cumming, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

CITY OF DES MOINES, IOWA

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Clerk

STATE OF IOWA)
) SS
COUNTY OF_____)

On this _____day of _____, 202_, before a Notary Public in and for the City, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Des Moines, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

CITY OF GRIMES, IOWA

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Clerk

STATE OF IOWA)
) SS
COUNTY OF_____)

On this _____day of _____, 202_, before a Notary Public in and for the City, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Grimes, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

CITY OF JOHNSTON, IOWA

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Clerk

STATE OF IOWA)
) SS
COUNTY OF_____)

On this _____day of _____, 202_, before a Notary Public in and for the City, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Johnston, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

CITY OF NORWALK, IOWA

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Clerk

STATE OF IOWA)
) SS
COUNTY OF_____)

On this _____day of _____, 202_, before a Notary Public in and for the City, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Norwalk, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

CITY OF PLEASANT HILL, IOWA

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Clerk

STATE OF IOWA)
) SS
COUNTY OF_____)

On this _____day of _____, 202_, before a Notary Public in and for the City, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Pleasant Hill, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

CITY OF POLK CITY, IOWA

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Clerk

STATE OF IOWA)
) SS
COUNTY OF _____)

On this _____day of _____, 202_, before a Notary Public in and for the City, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Polk City, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

CITY OF WAUKEE, IOWA

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Clerk

STATE OF IOWA)
) SS
COUNTY OF _____)

On this _____day of _____, 202_, before a Notary Public in and for the City, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of Waukee, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

CITY OF WEST DES MOINES, IOWA

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Clerk

STATE OF IOWA)
) SS
COUNTY OF_____)

On this _____day of _____, 202_, before a Notary Public in and for the City, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively of the City of West Des Moines, Iowa, a Municipality, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

POLK COUNTY, IOWA

(SEAL)

By: _____
Chair, Board of Supervisors

ATTEST:

By: _____
County Auditor

STATE OF IOWA)
) SS
COUNTY OF_____)

On this _____day of _____, 202_, before a Notary Public in and for said State, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Chair of the Board of Supervisors and County Auditor, respectively of Polk County, Iowa, a political subdivision, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said County, and that said instrument was signed and sealed on behalf of said County by authority and resolution of its Board of Supervisors and said Chair of the Board of Supervisors and County Auditor acknowledged said instrument to be the free act and deed of said County by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

WARREN COUNTY, IOWA

(SEAL)

By: _____
Chair, Board of Supervisors

ATTEST:

By: _____
County Auditor

STATE OF IOWA)
) SS
COUNTY OF_____)

On this _____day of _____, 202_, before a Notary Public in and for said State, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Chair of the Board of Supervisors and County Auditor, respectively of Warren County, Iowa, a political subdivision, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said County, and that said instrument was signed and sealed on behalf of said County by authority and resolution of its Board of Supervisors and said Chair of the Board of Supervisors and County Auditor acknowledged said instrument to be the free act and deed of said County by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

GREENFIELD PLAZA/HILLS OF COVENTRY
SANITARY DISTRICT

(SEAL)

By: _____
President of the Board of Trustees

ATTEST:

By: _____
Clerk of the Board of Trustees

STATE OF IOWA)
) SS
COUNTY OF_____)

On this _____day of _____, 202_, before a Notary Public in and for said State, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the President of the Board of Trustees and Clerk, respectively, of the Greenfield Plaza/Hills of Coventry Sanitary District, State of Iowa, a political subdivision, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said District, and that said instrument was signed and sealed on behalf of said District by authority and resolution of its Board of Trustees and said President of the Board of Trustees and Clerk acknowledged said instrument to be the free act and deed of said District by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

URBANDALE SANITARY SEWER DISTRICT

(SEAL)

By: _____
President of the Board of Trustees

ATTEST:

By: _____
Clerk of the Board of Trustees

STATE OF IOWA)
) SS
COUNTY OF_____)

On this _____day of _____, 202_, before a Notary Public in and for said State, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the President of the Board of Trustees and Clerk, respectively, of the Urbandale Sanitary Sewer District, State of Iowa, a political subdivision, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said District, and that said instrument was signed and sealed on behalf of said District by authority and resolution of its Board of Trustees and said President of the Board of Trustees and Clerk acknowledged said instrument to be the free act and deed of said District by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

URBANDALE-WINDSOR HEIGHTS SANITARY DISTRICT

(SEAL)

By: _____
President of the Board of Trustees

ATTEST:

By: _____
Clerk of the Board of Trustees

STATE OF IOWA)
) SS
COUNTY OF_____)

On this _____day of _____, 202_, before a Notary Public in and for said State, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the President of the Board of Trustees and Clerk, respectively, of the Urbandale-Windsor Heights Sanitary District, State of Iowa, a political subdivision, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said District, and that said instrument was signed and sealed on behalf of said District by authority and resolution of its Board of Trustees and said President of the Board of Trustees and Clerk acknowledged said instrument to be the free act and deed of said District by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

The file for Exhibits 1 through 97 is a large file and can be viewed at the following link:

https://www.dmmwra.org/DocumentCenter/View/1187/FINAL-Project-Exhibits-1---97-RFS

Some of the exhibits reference the Second Amended and Restated Agreement for the WRA and that document can be viewed at the following link:

https://www.dmmwra.org/DocumentCenter/View/237/Second-Amended-and-Restated-Agreement-for-the-Wastewater-Reclamation-Facility-PDF

EXHIBIT 98

ASSESSMENT ALLOCATION PROCESS FOR SPECIAL IMPROVEMENTS

The methodology and process applicable to the allocation of project costs and any corresponding Debt Service for Special Improvements as used in this Exhibit 98 ("Special Improvement Cost") under Article IX, Section 3(g), of this Agreement shall be as set forth in this Exhibit 98.

1. To the extent an Improvement constructed by the WRA is a Special Improvement, including any Hybrid Improvement, because it provides Special Benefit, as defined in this Agreement, to four or fewer Participating Communities, and the special character of such Improvement requires an allocation of costs, burdens, and benefits among some or all Participating Communities in a manner different than those specified in this Agreement for Core Improvements or Conveyance Expansion Improvements, the WRA staff shall present information justifying such treatment to the Technical Committee after completion of an initial preliminary design and as a part of the process leading to the award of final design and construction contracts for such Special Improvement. The information provided to the Technical Committee shall include the information, data, and analysis relevant to the criteria set forth in Article IX, Section 3(g), of this Agreement for allocation of annual assessments, and in the case of a Hybrid Improvement, information respecting the Core Improvement aspect thereof, including without limitation pertinent information from the WRA Long Range Plan and the WRA Conveyance Facility Plan.

2. The WRA Staff shall also present estimates of cost and proposed allocations of Special Improvement Cost for the Special Improvement based on design flows, anticipated Special Benefits, any Hybrid Improvement Aspect, and other specific criteria deemed appropriate for the specific Special Improvement.

3. Based on the information provided and the analysis of the Technical Committee, the Technical Committee shall make an initial determination if the Special Improvement is a Hybrid Improvement, and if so, make an initial determination of percentage of the Hybrid Improvement to a be allocated as a Core Improvement and of the remaining percentage to be allocated under the criteria governing Special Improvements, generally.

4. Based on the information provided and the analysis of the Technical Committee, the Technical Committee shall make a determination of the number of Participating Communities obtaining Special Benefit.

5. Based on the information provided and the analysis of the Technical Committee, the Technical Committee shall establish an initial proposed allocation of Special Improvement Cost for any Special Improvement that is not a Hybrid Improvement, as follows:

    (a) If only one Participating Community has any Special Benefit, then all Special Improvement Cost shall be allocated to such Participating Community.

    (b) If two Participating Communities have any Special Benefit, then all Special Improvement Cost shall be allocated between such Participating Communities as provided in the allocation methodology set forth in Paragraph 7.

    (c) If three Participating Communities have any Special Benefit, then seventy-five percent (75%) of Special Improvement Cost shall be allocated among such Participating Communities as provided in the allocation methodology set forth in Paragraph 7, and twenty five percent (25%) shall be allocated among all Participating Communities in the same manner as Special Improvement Cost is allocated among all Participating Communities for Core Improvements.

    (d) If four Participating Communities have any Special Benefit, then fifty percent (50%) of Special Improvement Cost shall be allocated among such Participating Communities as provided in the allocation methodology set forth in Paragraph 7, and fifty percent (50%) shall be allocated among all Participating Communities in the same manner as Special Improvement Cost is allocated among all Participating Communities for Core Improvements.

    (e) If five or more Participating Communities have any Special Benefit, the Improvement shall be funded as a Core Improvement.

6. Based on the information provided and the analysis of the Technical Committee, the Technical Committee shall establish an initial proposed allocation for any Special Improvement that is a Hybrid Improvement, as follows:

    (a) The percentage of the Hybrid Improvement that is a Core Improvement shall be allocated as a Core Improvement.

(b) The percentage of the Hybrid Improvement that is a Special Improvement shall be allocated between or among the Participating Communities having Special Benefit as provided in the allocation methodology set forth in Paragraph 7.

7. The allocation between or among the Participating Communities with Special Benefit shall be initially determined by the Technical Committee as a percentage assigned to each such Participating Community by application of the criteria set forth in Article IX, Section 3(g), of this Agreement to the relative design flows and other project details to arrive at a proposed initial allocation of Special Improvement Cost among the Participating Communities with Special Benefit.

8. The Technical Committee shall apply the above paragraphs as applicable to arrive at a proposed initial full allocation of Special Improvement Cost for the Special Improvement.

9. The proposed allocation shall be considered by the Board for action prior to any action by the Board to proceed with any contract for construction of the Special Improvement. Upon such consideration the Board may in its sole discretion: (i) adopt the proposed allocation as presented; (ii) adopt a modified allocation that it deems more consistent with the provisions of this Agreement, including this Exhibit; or (iii) return the matter to Technical Committee for further consideration.

10. The adoption of a proposed initial allocation by the Board shall be deemed an action with respect to a budget that is subject to arbitration under Article IX, Section 6 of this Agreement, within ten days of the adoption by the Board of such proposed initial allocation.

11. If and to the extent the Special Improvement has a Core-funded allocation component, the portion of the Core-funded component will be reallocated as a part of the annual budget process under Article IX to apply actual WRA Flows.

EXHIBIT 99

SCHEDULE OF SURCHARGE PAYMENTS
CITY OF GRIMES, IOWA

The principal and interest amounts of capital contributions to be made in fiscal year 2026 and thereafter as surcharge payments by the City of Grimes in accordance with the Grimes Supplemental Participation Agreement shall be in accordance with the following table:

GRIMES CAPITAL CONTRIBUTION SURCHARGE PAYMENTS

Fiscal Year	Annual Principal Amount	Annual Interest Amount	Total Annual Amount
2026	$ 250,000	$ 513,060	$ 763,060
2027	$ 300,000	$ 505,560	$ 805,560
2028	$ 350,000	$ 496,560	$ 846,560
2029	$ 400,000	$ 486,060	$ 886,060
2030	$ 446,000	$ 474,060	$ 920,060
2031	$ 476,000	$ 460,680	$ 936,680
2032	$ 516,000	$ 446,400	$ 962,400
2033	$ 535,000	$ 430,920	$ 965,920
2034	$ 551,000	$ 414,870	$ 965,870
2035	$ 567,000	$ 398,340	$ 965,340
2036	$ 584,000	$ 381,330	$ 965,330
2037	$ 602,000	$ 363,810	$ 965,810
2038	$ 620,000	$ 345,750	$ 965,750
2039	$ 638,000	$ 327,150	$ 965,150
2040	$ 657,000	$ 308,010	$ 965,010
2041	$ 677,000	$ 288,300	$ 965,300
2042	$ 697,000	$ 267,990	$ 964,990
2043	$ 718,000	$ 247,080	$ 965,080
2044	$ 740,000	$ 225,540	$ 965,540
2045	$ 762,000	$ 203,340	$ 965,340
2046	$ 785,000	$ 180,480	$ 965,480
2047	$ 809,000	$ 156,930	$ 965,930
2048	$ 833,000	$ 132,660	$ 965,660
2049	$ 858,000	$ 107,670	$ 965,670
2050	$ 884,000	$ 81,930	$ 965,930
2051	$ 910,000	$ 55,410	$ 965,410
2052	$ 937,000	$ 28,110	$ 965,110

Until June 30, 2038 the Reversionary Interest that accrues to the City of Grimes by reason of surcharge payments shall be as provided in the Grimes Supplemental Participation Agreement. Thereafter the provisions of this Agreement as applicable to all Participating Communities shall apply.

Any prepayment that an annual principal amount that is made before it is due will not incur the interest of 3.00% currently scheduled to be paid in this Exhibit after the date of payment.

EXHIBIT 100

BOND OFFERING SCHEDULE

Year of Bond Issue (or Series)	Project	Exhibit No.	Anticipated Bond Amounts	Financing
2022A	WRA Birdland Pump Station	14	$ 22,360,000	Core
2022D & 2024D	WRA Ingersoll Run Outlet	21	$ 35,240,000	Core
2023A	WRF Clarifier Improvements - Phase 2	26	$ 30,500,000	Core
2024C	WRA Site Acquisition, Clearing, and Securing	54	$ 10,000,000	Core
2024E	WRA Sewer Lining - Phase 3	55	$ 16,000,000	Core
2025B	WRA Southern Tier Interceptor, Phase 10, Segment 23	15	$ 25,100,000	Core
2027	WRF Building 73 Improvements	65	$ 7,800,000	Core
2028	WRF Effluent Pumping	25	$ 30,000,000	Core
2028	WRA Joint Trunk Sewer Improvements	42	$ 56,290,000	Expansion
2028	WRF Phosphorus Recovery Improvements	56	$ 50,000,000	Core
2028	WRF Aeration Basin Improvements	60	$ 42,500,000	Core
2029	WRA Sewer Lining - Phase 4	59	$ 20,000,000	Core
2029	WRA Personnel Facilities	62	$ 42,500,000	Core
2029	WRF Buildings 50, 51, and 52 Improvements	66	$ 15,000,000	Core
2029	WRF Southwest Diversion Pump Station Odor Control	68	$ 4,000,000	Core
2029	WRF Trickling Filter Demolition – Phase 3	69	$ 6,000,000	Core
2029	WRA Southwest Diversion Equalization Basin Odor Control	70	$ 8,000,000	Core
2029	WRA Pleasant Hill Pump Station Improvements	93	$ 5,000,000	Special
2030	WRA Common Trunk Improvements	41	$ 22,250,000	Expansion
2030	WRF Biogas Flare System Improvements	58	$ 5,500,000	Core
2030	WRA Southwest Diversion Pump Station Modifications	74	$ 1,500,000	Core
2030	WRA Southwest Diversion Equalization Basin Modifications	75	$ 1,500,000	Core
2030	WRA Beaver Creek Interceptor Improvements	94	$ 13,510,000	Special
2031	WRA Sewer Lining - Phase 5	61	$ 7,000,000	Core
2031	WRA Southside Des Moines River Interceptor, Phase 4	72	$ 25,500,000	Core
2031	WRF Raw Water Pump Station and Preliminary Treatment	73	$ 107,150,000	Core
2031	WRA West Des Moines Outfall, Segments 1 and 2 Improvements	95	$ 6,740,000	Special
2032	WRA Westside Interceptor	31	$ 17,500,000	Special
2032	WRA Westside Pump Station Modifications	76	$ 5,000,000	Core
2032	WRA Southern Tier Pump Station Modifications	77	$ 30,000,000	Core
2032	WRF Primary Treatment Facilities	78	$ 72,000,000	Core
2033	WRA Sewer Lining - Phase 6	63	$ 6,000,000	Core
2033	WRF Influent Sewers Relocation	79	$ 17,680,000	Core
2034	WRF Disinfection Improvements	57	$ 50,810,000	Core
2035	WRA Little Fourmile Interceptor, Phase 15, Segment 1	28	$ 12,100,000	Core
2035	WRA Sewer Lining - Phase 7	64	$ 6,000,000	Core
2036	WRF Final Clarifier Expansion – Phase 1	67	$ 40,100,000	Core
2036	WRF Digester and Dewatering Improvements	80	$ 48,000,000	Core

EXHIBIT 100

BOND OFFERING SCHEDULE

Year of Bond Issue (or Series)	Project	Exhibit No.	Anticipated Bond Amounts	Financing
2036	WRA Pleasant Hill Force Main Improvements	96	$ 4,500,000	Special
2037	WRA Sewer Lining – Phase 8	71	$ 6,000,000	Core
2037	WRF Hauled Waste Facilities	81	$ 9,630,000	Core
2038	WRF Building 05 and Primary Treatment Demolition for Future Facilities	82	$ 8,020,000	Core
2038	WRA Saylor Creek Interceptor – North Branch	97	$ 8,600,000	Special
2039	WRF Second Outfall and Disinfection Facilities	83	$ 57,760,000	Core
2040	WRA Southern Tier Interceptor, Western Phase	43	$ 11,500,000	Expansion
2041	WRF Primary Treatment Expansion	84	$ 18,410,000	Core
2041	WRF Preliminary Treatment Expansion	85	$ 24,820,000	Core
2041	WRF Gas Conditioning Improvements	86	$ 30,390,000	Core
2041	WRF Effluent Pumping Station No. 2	87	$ 36,100,000	Core
2043	WRF Final Clarifier Expansion Phase 2	88	$ 40,120,000	Core
2044	WRF Biosolids Storage Expansion	89	$ 16,050,000	Core
2044	WRF Waste Sludge Thickening and Blended Sludge Facilities	90	$ 26,110,000	Core
2044	WRF Aeration Basin Expansion	91	$ 81,830,000	Core
2046	WRF Digestion Facilities	92	$ 37,370,000	Core

EXHIBIT 101

WRA FLOW-WEIGHTED REVERSIONARY INTEREST CALCULATION METHODOLOGY & PROCESS

The methodology and process applicable to the calculation of the Reversionary Interest of each Participating Community under Article XXIII Section 4 of this Agreement shall be as set forth in this Exhibit 101. This Exhibit 101 and its defined terms shall not apply to any other calculation of, or utilization of, WRA Flow for any other purposes under this Agreement.

1. As used herein the "Date of Attachment" means the date on which the Reversionary Interest of the Participating Communities attach as provided under Article XXIII Section 5 of this Agreement.

2. The WRA Flow of each Participating Community eligible to have a Reversionary Interest will be determined for each of the most recent 10 full WRA Flow Computation Years preceding the Date of Attachment in the same manner used to determine WRA Flows for other purposes under this Agreement.

3. Except as provided in paragraph 4 herein, the total WRA Flow for each Participating Community during the 10-year period will be computed by the Technical Committee as the sum of each year's WRA Flow and such total will be divided by 10 to compute an "Average Annual WRA Flow for Reversion" for each Participating Community.

4. In the case of a newly admitted Participating Community with less than 10 full years of WRA Flow history as of the Date of Attachment, the Average Annual WRA Flow for Reversion shall be computed by the Technical Committee based on all available data, with such adjustments for abnormal flow years as may be appropriate to make such computation as comparable as possible to the average computed for all other Participating Communities.

5. The Average Annual WRA Flow for Reversion for each Participating Community as determined under paragraph 3 or paragraph 4 as applicable, will be added by the Technical Committee to determine a "Total Average Annual WRA Flow for Reversion".

6. Subject to any adjustment required under paragraph 7, the Reversionary Interest of each Participating Community shall be a percentage interest computed by dividing its Average Annual WRA Flow for Reversion, computed under paragraph 3 or 4 as applicable, by the Total Average WRA Flow for Reversion computed under paragraph 5. Each such percentage shall be computed to a precision of one thousandth of one percent.

7. In the case of any newly admitted Participating Community having any unpaid obligation as of the Date of Attachment for any capital contribution to the WRA assumed by such Participating Community under the terms of its admission as a Participating Community, ("Capital Contribution"), and unless the Participating Community pre-pays such Capital Contribution obligation in full before the computation of the Reversionary Interest of such Participating Community by the Technical Committee is completed, the percentage Reversionary Interest of such Participating Community will be reduced by a fraction the numerator of which is the unpaid principal balance of the Capital Contribution and the denominator of which is the full original required Capital Contribution with such percentage, computed to a precision of one thousandth of one percent. The reduced Reversionary Interest of each Participating Community subject to this paragraph shall in turn be reallocated by the Technical Committee among the Participating Communities that are not reduced under this paragraph on a pro rata basis based on the percentages computed under paragraph 6 before any adjustment under this paragraph 7, computed to a precision of one thousandth of one percent.

8. If the sum of the percentages, as initially calculated under paragraph 6, as adjusted under paragraph 7 if applicable, is greater than 100.000%, then 0.001% shall be subtracted from the allocation of the Participating Community with the largest allocation, and then from the next largest, and so on, until an exact 100.000% allocation is achieved. If the sum of the percentages, as initially calculated, is less than 100.000%, then 0.001% shall be added to the allocation of the Participating Community with the largest allocation, and then to the next largest, and so on, until an exact 100.000% allocation is achieved. For example, if the initially calculated total is 99.998% then 0.001% would be added to the two largest allocations or if the initially calculated total is 100.003% then 0.001% would be subtracted from the three (3) largest allocations.

9. The intent of Sections 6, 7, and 8 is to allocate a full 100.000% of Reversionary Interest among the Participating Communities.

10. Upon the completion by the Technical Committee of its computation of Reversionary Interest in accordance with the foregoing, the WRA Director shall give written notice thereof within ten (10) days of the completed calculation to each Participating Community and to each member of the Board, and appointed alternate.

11. The computation of Reversionary Interest by the Technical Committee will be considered for action by the Board at a meeting occurring not less than thirty (30) days after notice under paragraph 10 has been given. At such meeting the Board may, in its sole discretion: (i) adopt the proposed computation as presented: (ii) adopt a modified computation it deems more consistent with the above provisions; or (iii) return the matter to Technical

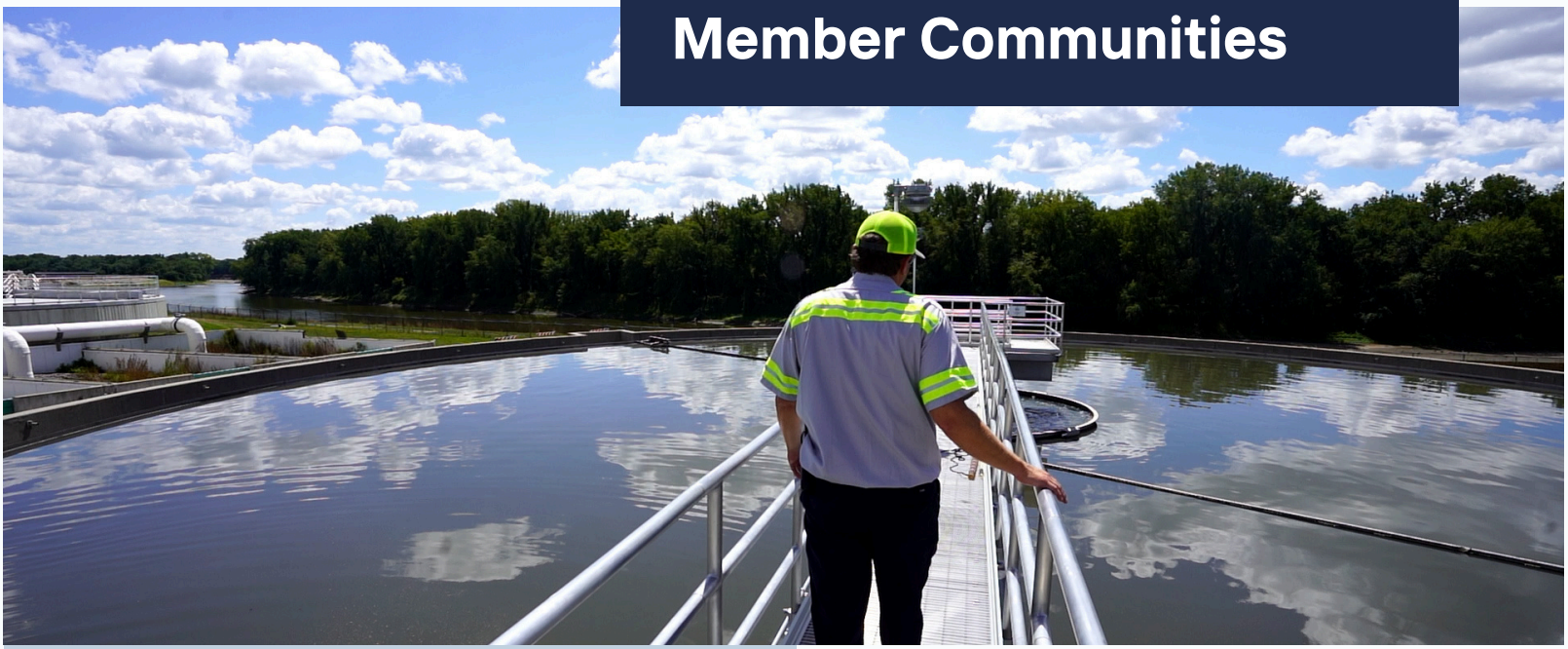
Committee for further consideration. The WRA Director shall give written notice of the action of the Board adopting a computation of Reversionary Interest within ten (10) days thereof.

12. The adoption of a calculation of Reversionary Interest shall be binding on all Parties unless a specific issue or dispute is submitted by any aggrieved Participating Community to the Board at its next meeting occurring at least thirty (30) days after the notice of the Board's action has been given under paragraph 11, and the Board in its sole discretion adjusts the computation. Any dispute as to the Board's decision under this paragraph 12 shall be subject to arbitration under paragraph 13 hereof.

13. Any Participating Community may request arbitration of any dispute concerning the calculation of Reversionary Interest as adopted by the Board, so long as such request is filed with the Board within thirty (30) days following the date of adoption by the Board. Such request shall also be sent by registered or certified mail to the American Arbitration Association, Chicago, Illinois ("AAA") and to each of the Participating Communities to whom a Reversionary Interest has been allocated. The dispute specified in the request for arbitration shall then proceed to arbitration under the rules of the AAA and the decision of the arbitrator shall be final and binding upon all parties. In each instance, the Participating Community objecting to the calculation shall have the burden of establishing that the challenged calculation was not in accordance with this Agreement. The Participating Community requesting arbitration shall bear all the costs thereof unless the arbitrator determines that the Reversionary Interest was not correctly calculated. In such case, the cost shall be deemed a WRA administration expense and allocated to all Participating Communities on the same basis as other administrative expenses.

DES MOINES METROPOLITAN
WASTEWATER RECLAMATION AUTHORITY

Important Update for WRA Member Communities



Achievements and Progress

The WRA is a clear example of success through regional cooperation and industry-leading wastewater management strategies:

- **$515M in capital projects** completed or underway
- **Improved environmental compliance**:
  - No major Iowa DNR permit violations
  - All EPA-mandated sewer separation projects completed
  - Adequate sewer capacity maintained
- **Renewable energy initiative**:
  - Gas capture system generates and sells energy, nearly repaying an $18M SRF loan after just five years in operation
- **Phosphorus removal project** in design for compliance and new revenue
- **Efficient operations:**
  - Net operating costs with revenue offsets increased by 3.3% annually

About the WRA

Regional wastewater collaboration in the Des Moines Metro began in the 1920s, expanded through the 1960s, and was formalized with the Iowa DNR's 1974 regional planning mandate.

This led to the establishment of the Des Moines **Integrated Community Area (ICA)** in 1979, which would later become the **Wastewater Reclamation Authority (WRA)**.



Today, **the WRA treats wastewater for 18 member communities**. Projects are funded through plant-generated revenue and state revolving fund (SRF) debt, not property taxes.

See reverse side for upcoming changes to WRA governance.

www.DMMWRA.org

DES MOINES METROPOLITAN
WASTEWATER RECLAMATION AUTHORITY

Third Amended and Restated Agreement



Agreement Review Process
(2021-2025)

The **WRA Organizational Assessment Committee (2021)** included representatives from multiple member communities, with legal, financial, and municipal advisors assisting. The committee reviewed the Second Agreement and Operating Contract, preparing the Third Amended and Restated Agreement and recommending governance and operational updates. The new Operating Contract (through 2038) will be contingent upon approval of the Third Agreement.

Past Agreements

- **First Agreement (2004):**
  - **Capped issued debt at $475M**
  - Debt service was issued to members according to flow and project category (Core, Expansion, Southwest Diversion)
- **Second Amended Agreement (2014):**
  - **Raised debt limit to $675M** outstanding
  - Updated Capital Projects and financing structures
  - Added minor administrative and governance refinements
- **Operating Contract:**
  - Completed with **City of Des Moines** in 2004, was originally set to expire on June 30, 2024
  - **Currently extended to 2026**, with a new Operating Contract (with 2038 expiration) expected to be approved by the WRA Board in December 2025

Third Amended Agreement (2025)
Key Changes

Capital Projects & Debt Limit
- Incorporates long-range capital plan (through 2040s) totaling **$1.21B in estimated costs**:
  - Treatment Facility: 27 new projects – **$913M**
  - Conveyance System: 19 new projects - **$200M**
  - Special Funded Projects: 5 projects – **$38M**
- **Debt limit raised** from $675M to $975M outstanding (current debt $469M as of June 2025).
- Endorsed by the WRA Finance Committee

Governance & Representation
- **Board membership:**
  - Currently: One member per 25,000 residents (32 max.)
  - Proposed: One member per 65,000 residents (3 max.); maintains more balanced governance structure
- **Weighted voting:**
  - Shifts from population-based to **flow-based** on most items
  - Some routine/ministerial items excluded
- **Finance Committee:** Becomes a standing committee; each member appoints a committee representative, and an alternate

Membership Categories
- Creates "**Associate Community**" category for entities not operating sanitary systems (e.g., Warren County)
  - Associate members have Ex-Officio voting without financial contribution.
  - Allows broader participation without fiscal obligations

Strengthens WRA Director Role
- Clarifies and strengthens the independence of the WRA Director from the City of Des Moines (Operating Contractor)
- Establishes a **conflict resolution process** and authorizes a **Deputy Director** position to support impartial administration

Financial & Operational Adjustments
- Updates language to match current practices
- Defines **Core**, **Expansion**, and **Special Project categories**
  - Cost-sharing for "**Special Projects**" based on number of communities benefited (25% for 3, 50% for 4, 100% for 5+)
- Broader statements of mission, powers, and policy for flexibility

Planning, Coordination and Reversion
- Enhances long-range planning beyond facilities (e.g., coordination with community infrastructure improvements)
- Clarifies cost allocation and operational procedures
- Revises reversion system (asset return upon withdrawal) toward a flow-weighted model



Third Amended and Restated Agreement

An Overview

DMMWRA.org

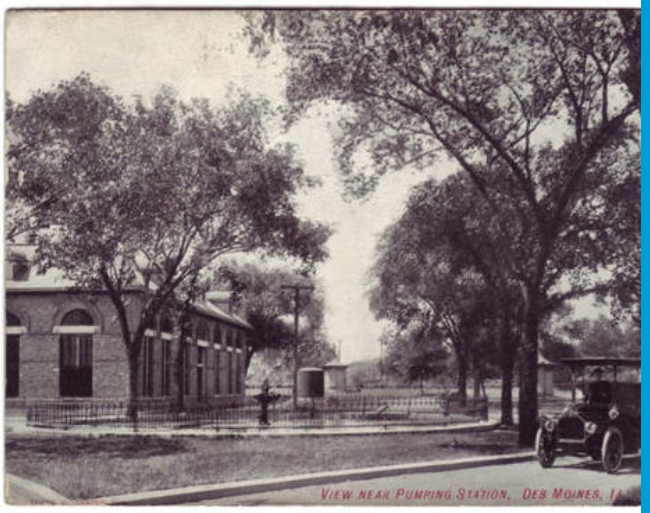
DES MOINES METROPOLITAN
WASTEWATER RECLAMATION AUTHORITY

A Brief History of the WRA

Early 1920s

Regional wastewater conveyance and treatment begins in Greater Des Moines area





1960s-1970s

Regional cooperation expands, with Iowa DNR-mandated regional planning starting in 1974

1979

The Des Moines Integrated Community Area (ICA) in created. This management agency would eventually grow to become the WRA





2004-Present

The current iteration of the WRA was created in 2004, and has served the Metro as the largest wastewater treatment facility ever since.

Operation of the WRA

First Agreement (2004)



- **14 original members + 4 added since 2004:**
  - **Cumming, Waukee, Polk City** and **Grimes** all paid a "surcharge" to join
- **Separate entity**
- **Governed by WRA Management Agency Board**
- **WRA owns treatment facility (WRF) and core conveyance system**
  - Members govern/own local sewer systems and rate setting
- **WRA finances projects – revenue debt/SRF debt**
  - NO property taxes
  - The WRA debt is allocated to Participating Communities in accordance with the 28E/28F Agreements



WRA First Agreement
(2004-2014)

Capital Projects and Costs

- Funded by revenue bonds
- Debt limit set in first agreement: $475M
- Debt service was allocated to members by flow, with three project categories:
  - Core* — to all members by flow

    *Treatment plant & backbone conveyance network
  - Expansion — to *expansion* communities by flow
  - Southwest Diversion — Blend of Core and Expansion

WRA
DES MOINES METROPOLITAN
WASTEWATER RECLAMATION AUTHORITY

WRA First Agreement

(2004-2014)

Additional Details

Community Cost Allocation

- The average of three years of flow is used to determine a percentage
  - Operating and administrative costs
  - Debt service on **Core** improvements
    - *Debt service on legacy **Expansion** and **Southwest Diversion** projects has not changed*

Operating Contractor

CITY OF DES MOINES

The **City of Des Moines** provides operation, maintenance, and management services for the WRA and its 100+ employees.

- Initial Operating Contract (2004) expired June 30, 2024, and automatically extended until June 30, 2026
- **WRA Board anticipates approving new Operating Contract with City of Des Moines with expiration date of June 30, 2038**

DES MOINES METROPOLITAN
WASTEWATER RECLAMATION AUTHORITY

Current Agreement

The WRA's Second Amended and Restated Agreement was completed in 2014.

- Updated list of Capital Projects and Financing Sources
- With a few identified exceptions future capital projects designated as core projects with debt service paid on the basis of 3 years average flow
- Debt limit changed from cap of $475M "issued" to $675M "outstanding" at any time
- Addressed several relatively minor administrative, finance and governance related issues



WRA: A Success Story

An excellent example of regional cooperation



$515M in Capital Projects

- Several central Des Moines combined sanitary/storm sewers have been separated
- No major violations of IDNR issued permits
- All sanitary sewer capacity needs/requests have been met

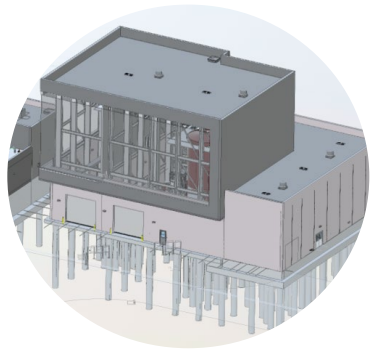


Biogas Sales

Plant-generated gas is captured and sold to help offset costs to communities.

The Biogas facility has nearly paid for itself already since operation began in 2020

($18M SRF Loans)



Future Revenues

Final design phase to remove phosphorus during treatment phase which will help system and provide another revenue source



Efficiency

Net Operating Costs (reflecting revenue offsets) have increased about 3.3% per fiscal year

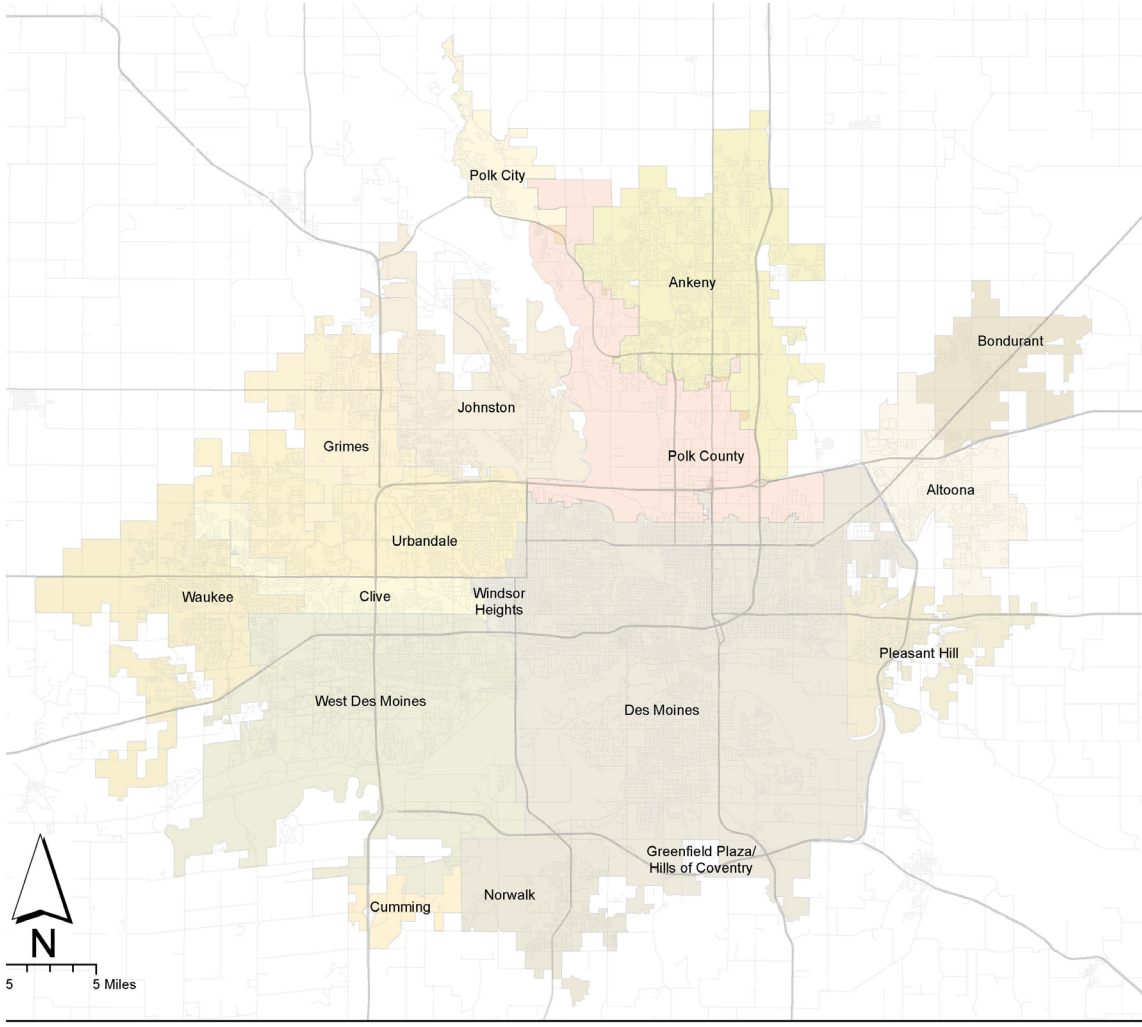
WRA DES MOINES METROPOLITAN WASTEWATER RECLAMATION AUTHORITY

WRA: Planning for the Future

WRA Organizational Assessment Committee

(appointed in March 2021)

- Paul Moritz - Ankeny
- Mike McCoy - Clive
- Frank Cownie and Linda Westergaard – Des Moines
- Sara Kurovski – Pleasant Hill
- Chelsea Huisman – Polk City
- E. J. Giovannetti – Polk County **(Co-Chair)**
- Joe Sassatelli – USSD
- Tim Moerman - Waukee
- Tom Hadden – West Des Moines
- Jody Smith – West Des Moines **(Co-Chair)**
- Ex-Officio:
  - Rick Malm – Committee Counsel; Dickinson Bradshaw
  - Eric Boehlert – Bond Counsel; Ahlers & Cooney
  - Matt Stoffel – Municipal Advisor; Public Finance Management (PFM)
- Valuable Assistance:
  - Scott Sanders and Jeff Lester – DSM City Manager and City Attorney
  - Scott Hutchens and James Beck – WRA Staff



WRA Service Area

WRA: Planning for the Future

- Committee was tasked with:
  - Reviewing Second Amended Agreement
  - Make recommendations for Third Agreement
  - Review current Operating Contract
  - Make recommendations for replacement/renewed Operating Contract
- Work began in March 2021
- Early progress on DRAFT of Third Amended and Restated Agreement—progress slowed during negotiations for replacement Operating Contract
- Proposed Operating Contract scheduled for formal consideration at December 2025 WRA Board meeting
  - Proposed Operating Contract reflects expiration date of June 30, 2038, with any extension or renewal subject to Board's discretion
- Operating Contract is contingent on approval of Third Amended and Restated Agreement



WRA: Planning for the Future

Major Purposes of Third Amendment

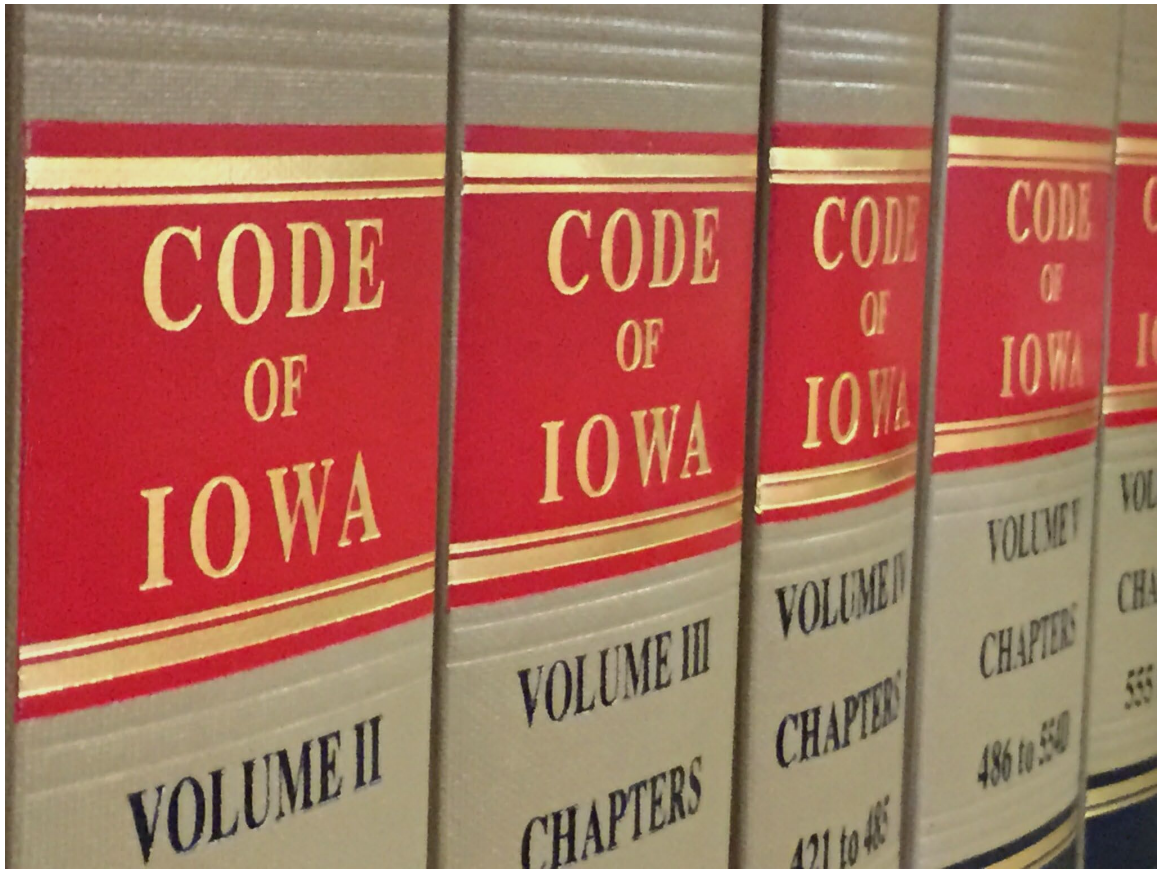
- Recognize WRA Board-approved long-range plan of projects for the WRA Treatment and Conveyance Systems reflecting approximately **$1.21B in estimated project costs** and timelines
- To comply with **Iowa Code Chapter 28F,** identify projects and financing options
- Replace current outstanding debt limit of $675M with **new outstanding debt limit of $975M**
  - As of June 30, 2025: outstanding debt was **$469M**
- Update the agreement based on 21 years of experience
  - Strengthen independence of WRA Director
  - Governance and Structural modifications



Changes in Third Agreement

Iowa Code Chapter 28F requires identifying funding sources for Capital Projects

- Extend projects from 2020s to 2040s
- Carry forward 2014 Agreement projects:
  - scheduled for 2025 to 2035
  - 6 projects; $58M (2013 dollars)
- New WRF Treatment Projects (Core funded) through 2040s
  - 27 new projects @ $913M (2024 dollars, some already in progress)
- New WRA Conveyance Projects (Core, Expansion, and Special funded) through 2040s
  - 19 new projects @ $200M (2024 dollars, some already in progress)
- New “Special” funded category for several Conveyance projects through 2030s
  - 5 new projects @ $38M (2024 dollars)



Changes in Third Agreement

Updates the Debt Limit

- **Current**: **$675M limit** on outstanding debt
- **Proposed**: **$975M limit** on outstanding debt
- Debt outstanding on June 30, 2025, was **$469M**
- Cross-Check/Review Process
  - Public Finance Management (Matt Stoffel) has modeled debt issuance, for current and proposed projects, and he has shared multi-year forecasts with WRA Finance Committee/WRA Board and finance officials/administrators for nearly all WRA Members
  - **WRA Finance Committee** has reviewed the financial modeling and **has endorsed** the new outstanding debt limit of **$975M**



Changes in Third Agreement

Governance

- Current agreement allows Members to designate a WRA Board Member (and Alternate) for 25,000 population
  - Could be a 32-member Board
  - "Informal agreements" Current WRA Board = 21 voting members
    - *Des Moines, Ankeny, West Des Moines Urbandale Sewer District and Waukee all could appoint additional Board members*
- Third Amendment would allow Members to designate a WRA Board Member (and Alternate) for 65,000 population – with limit of three per Member
  - Preserves current "informal" agreement status



Changes in Third Agreement

Governance (continued)

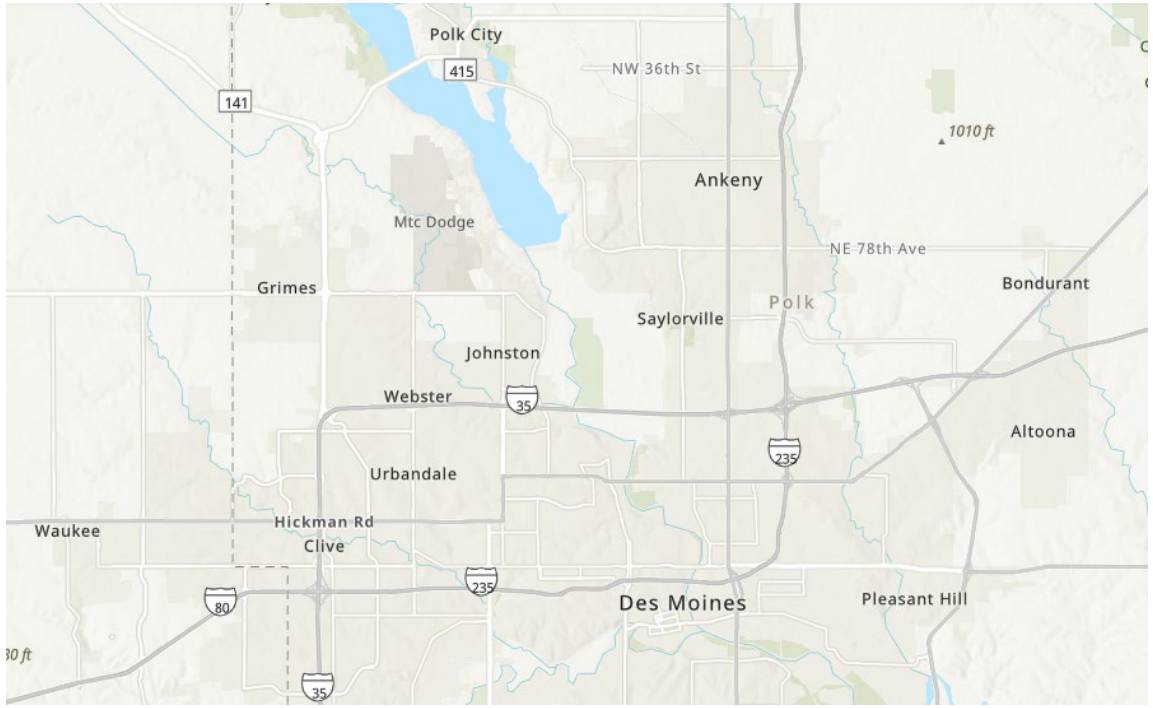
- Weighted Voting
  - Current Agreement allows weighted voting, based on population, on nearly every item before the Board
  - Third Amendment allows weighted voting, based on flow, with short listing of items (primarily ministerial actions) where weighted voting would not be allowed
- Finance Committee
  - Under the Original and Second Agreements the WRA Board has designated a Finance Committee with committee members being appointed by WRA Board
  - Third Amendment reflects Finance Committee as an additional "Standing Committee" with each Member entity tasked with appointing a Committee Member and Alternate



Changes in Third Agreement

WRA Membership

- Current agreement only partially differentiates members
  - Example: Warren County is a Member but does not "operate" a sanitary sewer system
- Third Amendment creates new "Associate Community" category
  - Warren County has advised intent to switch to new member category
    - *Provided all materials, Ex-Officio voting, no financial contribution*
  - Other cities and/or counties could join this category



Changes in Third Agreement

WRA Director

- Status of WRA Director redefined and strengthened
  - WRA Board wants and needs unfettered advice and recommendations from WRA Director
  - With City of Des Moines serving as Operating Contractor the WRA Director, being a City of Des Moines employee, could find himself/herself in conflicting situations
    - Recognizes possibility and a “conflict resolution” process identified
- *A possible **WRA Deputy Director** position is authorized*



Changes in Third Agreement

Additional Changes

- Long-range planning (beyond Facility Planning)
- Enhanced provisions for Community/WRA coordination on Improvements
- Clarifications for WRA operations and cost allocations added
- Changes to reversion system -- including future transition to a flow-weighted based reversionary formula
- Coordinated with new and extended Operating Contract



Changes in Third Agreement

Housekeeping

- Preserves basic financial structure and budget process, with potential for governance by policy adoption and Board action
- Conforms language to existing budget, financial, and operational practices -- eases several unintended restrictions
- Broader statements of mission and powers added
- “Core” and “Expansion” categories retained and clarified --- New defined general category of “Special Projects” added
- Guidelines for “Special Projects” to specific communities based on special benefits, to include specific percentage allocations of costs to “Core” to all Participating Communities if three or more are benefited [25% if three are benefited, 50% if four, 100% if five or more]



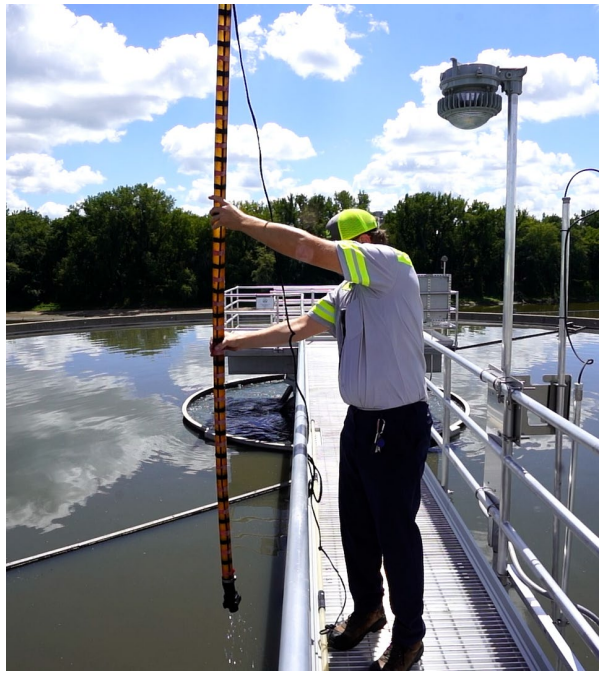
WRA Third Agreement

An AI Summary:

"The Third Amended Agreement introduces **broader participation mechanisms** (e.g., "Associate Communities"), more granular and **transparent** financial and governance structures, **expanded Board and committee roles**, new and **clearer policies** regarding asset and project classification, and **greater specificity in cost allocation**, surcharges, and dispute resolution.

It responds to the evolving needs for governance, transparency, flexibility, and regional cooperation **beyond what was delineated in the Second Amended Agreement**, which is now limited in scope and participation options, with fewer defined procedures and less flexibility for the Board to address new or unique operational/financial challenges."

DES MOINES METROPOLITAN
WASTEWATER RECLAMATION AUTHORITY













Thank you!

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Resolution 12-2125 Accepting Public Improvements in Legacy at James Street Plat 2

BACKGROUND: The public improvements for storm sewer, water main, and public street pavement identified within the plat have been completed and in a condition to be accepted by the City and the City engineer has recommended such acceptance.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the Resolution Accepting Public Improvements in Legacy at James Street Plat 2

RESPONSIBLE STAFF/CONTACT INFORMATION:
Evann Coffey, Senior Planner, 515-986-4050, ecoffey@grimesiowa.gov

Prepared by:	Evann Martin, Senior Planner
Return to:	Evann Martin, Senior Planner

RESOLUTION 12-2125 ACCEPTING PUBLIC IMPROVEMENTS IN LEGACY AT JAMES STREET PLAT 2

Grimes Resolution No. 12-2125

WHEREAS, approval of the final plat for Legacy at James Street Plat 2 (the “Plat”) has previously been given by the Grimes City Council; and

WHEREAS, the approved construction drawings identified certain public improvements to be constructed; and

WHEREAS, the public improvements are now completed and in a condition to be formally accepted by the City, and the City engineer has recommended such acceptance.

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

1. That the public improvements in Legacy at James Street Plat 2, including storm sewer, water main, and public street pavement are hereby accepted and incorporated into the respective storm sewer, water main, and public street systems in the City of Grimes.

This resolution shall be filed of record with the Polk County, Iowa Recorder.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

Development Services
410 SE Main Street, Suite 102
Grimes, IA 50111
Phone (515) 986-4050
www.grimesiowa.gov

CERTIFICATE OF COMPLETION

Legacy at James Street Plat 2

Grimes, Iowa

December 16, 2025

This is to certify that the construction improvements on ***Legacy at James Street Plat 2*** have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,

Tony Hanson

Tony Hanson
Senior Engineering Technician

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Grimes Public Safety Center – Acceptance of 1 Prime Contracts

BACKGROUND: The actions that are in front of the council are to provide appropriate actions on any final payments, change orders, and retainage payments; receive and file the Certificate of Completion from the project engineer; and consider approval of a resolution officially accepting the contracts with Forrest & Associates for the Grimes Public Safety Center project.

BUDGETARY CONSIDERATIONS: This project's final construction contract amounts are:

Contractor:	Forrest & Associates
Total final cost:	$271,501.27
Portion of project:	BP 4 Masonry

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 accepting the contract with Forrest & Associates for the Grimes Public Safety Center project.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by:	Aaron Jarosh
Return to:	Matt Ahrens

RESOLUTION 12-2225 ACCEPTING 1 PRIME CONTRACTS FOR THE GRIMES PUBLIC SAFETY CENTER

Grimes Resolution No. 12-2225

WHEREAS, on the **25th** day of **June**, **2024**, the Mayor and Clerk of the City of Grimes, Iowa, entered into construction contracts with **Forrest & Associate, Inc.**, for the construction of certain public improvements generally described as the Grimes Public Safety Center; and

WHEREAS, the contractors have fully completed the construction of the public improvements in accordance with the terms and conditions of their contracts and plans and specifications, as shown by the certificate of the Engineer filed with the Clerk on **December 16, 2025**:

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

Section 1. That the report of the Engineer be and the same is hereby approved and adopted, and the public improvements are hereby approved and accepted as having been fully completed in accordance with the plans, specifications and form of contract and the total final construction cost thereof is hereby determined to be the following, as shown in the report of the Engineer:

Contractor: Forrest & Associates
Total final cost: $271,501.27
Portion of project: BP 4 Masonry

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

The Weitz Company recommends final acceptance of the following Prime Contractors on the Grimes Public Safety Center project. These Prime Contractors have completed their contract work scope and punch list. They have submitted the required closeout documentation and conducted Owner training.

- Bid Package 4 Masonry – Forrest & Associates. $271,501.27



Robert T. Ormsby, AIA, LEED AP, Vice President/Secretary
SVPA Architects, Inc. 12.8.2025

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Project Acceptance – City Traffic Signal Communication Network (Van Maanen)

BACKGROUND: The actions that are in front of the council are to provide appropriate actions on any final payments, change orders, and retainage payments; receive and file the Certificate of Completion from the project engineer; and consider approval of a resolution officially accepting the project by the City of Grimes.

The City Traffic Signal Communication Network started in the summer of 2022 and was completed in the fall of 2025. There is a retainage payment to be made 30 days following project acceptance.

BUDGETARY CONSIDERATIONS: This project's final construction contract amount is $1,161,827.22 which is $91,214.02 more than the original construction contract amount.

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 accepting the project with Van Maanen Electric in the final contract amount of $1,161,827.22.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by:	Aaron Jarosh
Return to:	Matt Ahrens

RESOLUTION 12-2325 ACCEPTING THE CITY TRAFFIC SIGNAL COMMUNICATION NETWORK (VAN MAANEN)

Grimes Resolution No. 12-2325

WHEREAS, on the 15th day of June, 2022, the Mayor and Clerk of the City of Grimes, Iowa, entered into a construction contract with Van Maanen Electric, Inc. of Newton, IA, for the construction of certain public improvements generally described as the City Traffic Signal Communication Network; and

WHEREAS, the contractor has fully completed the construction of the public improvements in accordance with the terms and conditions of the contract and plans and specifications, as shown by the certificate of the Engineer filed with the Clerk on December 16, 2025:

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

Section 1. That the report of the Engineer be and the same is hereby approved and adopted, and the public improvements are hereby approved and accepted as having been fully completed in accordance with the plans, specifications and form of contract and the total final construction cost thereof is hereby determined to be $1,161,827.22, as shown in the report of the Engineer.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CERTIFICATE OF COMPLETION

City Traffic Signal Communication Network

Grimes, Iowa

December 16, 2025

This is to certify that the construction improvements on the ***City Traffic Signal Communication Network*** project have been completed in substantial compliance with the plans and specifications for the project by Van Maanen Electric. The final contract amount is ***$1,161,827.22***. I hereby recommend acceptance of the project.

Respectfully submitted,

Todd Knox, P.E., PTOE
Traffic Engineer
Snyder & Associates, Inc.
Iowa License Number P19530

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Project Acceptance – Traffic Control Corporation - City Traffic Signal Communication Network (Traffic Control Corporation)

BACKGROUND: The actions that are in front of the council are to provide appropriate actions on any final payments, change orders, and retainage payments; receive and file the Certificate of Completion from the project engineer; and consider approval of a resolution officially accepting the project by the City of Grimes.

The City Traffic Signal Communication Network started in the summer of 2022 and was completed in the fall of 2025. There is a retainage payment to be made 30 days following project acceptance.

BUDGETARY CONSIDERATIONS: This project's final construction contract amount is $231,700.00 which is the original construction contract amount.

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 accepting the project with Traffic Control Corporation in the final contract amount of $231,700.00.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by:	Aaron Jarosh
Return to:	Matt Ahrens

RESOLUTION 12-2425 ACCEPTING THE CITY TRAFFIC SIGNAL COMMUNICATION NETWORK (TRAFFIC CONTROL CORPORATION)

Grimes Resolution No. 12-2425

WHEREAS, on the **27th** day of **September**, **2022**, the Mayor and Clerk of the City of Grimes, Iowa, entered into a construction contract with **Traffic Control Corporation of Ankeny, IA**, for the construction of certain public improvements generally described as the City Traffic Signal Communication Network; and

WHEREAS, the contractor has fully completed the construction of the public improvements in accordance with the terms and conditions of the contract and plans and specifications, as shown by the certificate of the Engineer filed with the Clerk on **December 16, 2025**:

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

Section 1. That the report of the Engineer be and the same is hereby approved and adopted, and the public improvements are hereby approved and accepted as having been fully completed in accordance with the plans, specifications and form of contract and the total final construction cost thereof is hereby determined to be **$231,700.00**, as shown in the report of the Engineer.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CERTIFICATE OF COMPLETION

City Traffic Signal Communication Network

Grimes, Iowa

December 16, 2025

This is to certify that the construction improvements on the ***City Traffic Signal Communication Network*** project have been completed in substantial compliance with the specifications for the project by Traffic Control Corporation. The final contract amount is ***$231,700.00***. I hereby recommend acceptance of the project.

Respectfully submitted,



Todd Knox, P.E., PTOE
Traffic Engineer
Snyder & Associates, Inc.
Iowa License Number P19530

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: SE 5th St and SE 6th St Reconstruction - 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 2nd Street Water Main project. The proposed schedule for this project is to set the dates for the bid letting and public hearing December 16th, hold the bid opening on January 20th @ 10:30 AM, hold the public hearing on January 27th @ 5:30 PM and award the project following the public hearing.

This project includes removal and PCC paving of the existing pavement along SE 5th Street from SE Little Beaver Drive to Trail Ridge Road and SE 6th Street from SE Little Beaver Drive to Trail Ridge Road. This project is scheduled to start after the preconstruction meeting, which is expected to occur in the winter of 2026 and reach substantial completion within 70 working days and full completion within 10 working days after substantial completion. The project includes $1,000/calendar day liquidated damages for non-compliance with substantial completion provisions and $500/calendar day liquidated damages for non-compliance with final completion.

BUDGETARY CONSIDERATIONS: The engineer's opinion of probable construction cost is estimated to be approximately $820,083.00. This project will be funded through the corresponding CIP funds for Annual Roadway Rehabilitation.

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 January 20th @ 10:30 AM and public hearing date of January 27th @ 5:30 PM.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by: Aaron Jarosh
Return to: Aaron Jarosh

RESOLUTION 12-2525 ORDERING CONSTRUCTION OF THE SE 5TH ST AND SE 6TH ST RECONSTRUCTION, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR

Grimes Resolution No. 12-2525

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the SE 5th St and SE 6th St Reconstruction; 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 5th St and SE 6th St Reconstruction, 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 SE 5th St and SE 6th St Reconstruction project includes removal and PCC paving of the existing pavement along SE 5th Street from SE Little Beaver Drive to Trail Ridge Road and SE 6th Street from SE Little Beaver Drive to Trail Ridge Road in the City of Grimes.

The construction includes approximately 3,370 SY of 7” PCC Pavement, 3,832 SY of 6” Granular Subbase, 684 LF of storm sewer less than or equal to 15-in diameter, and 4 intakes. Other associated improvements include: removal & replacement of existing driveways & sidewalk pavement, erosion control, surface restoration, and miscellaneous associated work necessary to complete the project.

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 January 20, 2026, 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 January 27th, 2026, 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 January 27, 2026.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

SE 5TH ST AND SE 6TH ST RECONSTRUCTION

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 5th St and SE 6th St Reconstruction** project at its meeting at **5:30 P.M. on the 27th day of January, 2026,** 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 City Council Chambers on the **20th day of January, 2026,** 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 20th day of January, 2026,** in said City Council Chambers, 410 SE Main Street #202. Bids will be considered by the City of Grimes City Council at its meeting at **5:30 P.M. on the 27th day of January, 2026,** in said City Council Chambers, 410 SE Main Street #202. 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 later than May 11, 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 Winter 2026.

Work on the improvement is prohibited on June 4-6, 2025, due to the Governor's Day celebration.

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 the MSA Professional Services, Inc., 1555 SE Delaware Ave, Suite F, Ankeny, IA 50021, for a fee of Fifty Dollars ($50.00) per set and a non-refundable (separate check) shipping fee of $10.00. The printing 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 515-964-1920 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 5th St and SE 6th St RECONSTRUCTION

The SE 5th St and SE 6th St Reconstruction project includes removal and PCC paving of the existing pavement along SE 5th Street from SE Little Beaver Drive to Trail Ridge Road and SE 6th Street from SE Little Beaver Drive to Trail Ridge Road in the City of Grimes.

The construction includes approximately 3,370 SY of 7" PCC Pavement, 3,832 SY of 6" Granular Subbase, 684 LF of storm sewer less than or equal to 15-in diameter, and 4 intakes. Other associated improvements include: removal & replacement of existing driveways & sidewalk pavement, erosion control, surface restoration, and miscellaneous associated work necessary to complete the project.

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 **seventy (70)** working days. Substantial completion for the overall project shall be defined as all utility, grading, and roadway paving construction completed, with the street, 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 within **ten (10) 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 **16th day of December, 2025.**

_____

Scott Mikkelsen, Mayor

ATTEST:

_____

Rachel Greving, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **19th day of December, 2025.**

Published in a newspaper with local circulation the **15th day of January, 2026**

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: SE 2nd Street Water Main – 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 2nd Street Water Main project. The proposed schedule for this project is to set the dates for the bid letting and public hearing December 16th, hold the bid opening on January 20th @ 10:30 AM, hold the public hearing on January 27th @ 5:30 PM and award the project following the public hearing.

This project includes the replacement of the existing water main along SE 2nd Street from SE Jacob St. to SE Little Beaver Drive; and SE Trail Ridge from SE 3rd Street to 101 feet north of the SE 2nd Street and SW Trail Ridge Road intersection. This project is scheduled to start after the preconstruction meeting, which is expected to occur in the winter of 2026 and reach substantial completion within 70 working days and full completion within 10 working days after substantial completion. The project includes $1,000/calendar day liquidated damages for non-compliance with substantial completion provisions and $500/calendar day liquidated damages for non-compliance with final completion.

BUDGETARY CONSIDERATIONS: The engineer's opinion of probable construction cost is estimated to be approximately $555,865.00. This project will be funded through the corresponding CIP funds for Annual Water Main Replacement and Extension.

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 January 20th @ 10:30 AM and public hearing date of January 27th @ 5:30 PM.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by: Aaron Jarosh
Return to: Aaron Jarosh

RESOLUTION 12-2625 ORDERING CONSTRUCTION OF THE SE 2ND STREET WATER MAIN, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR

Grimes Resolution No. 12-2625

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the SE 2nd Street Water Main; 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 2nd Street Water Main, 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 SE 2nd Street Water Main project includes the replacement of the existing water main along SE 2nd Street from SE Jacob St. to SE Little Beaver Drive; and SE Trail Ridge from SE 3rd Street to 101 feet north of the SE 2nd Street and SW Trail Ridge Road intersection in the City of Grimes.

The construction includes approximately 1,567 LF of 8” trenchless PVC water main and 80 LF of 8” trenched water main. Other associated improvements include: full depth PCC pavement patching, removal & replacement of existing driveways, removal & replacement of sidewalk pavement, fire hydrant removal and installation, water service installation, erosion control, surface restoration, and miscellaneous associated work necessary to complete the project.

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 January 20, 2026, 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 January 27, 2026, 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 January 27, 2026.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

SE 2nd Street Water Main

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 2nd Street Water Main** project at its meeting at **5:30 P.M. on the 27th day of January, 2026,** 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 City Council Chambers on the **20th day of January, 2026,** 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 20th day of January, 2026,** in said City Council Chambers, 410 SE Main Street #202. Bids will be considered by the City of Grimes City Council at its meeting at **5:30 P.M. on the 27th day of January, 2026,** in said City Council Chambers, 410 SE Main Street #202. 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 July 6, 2026** and **no later than ~~May 11~~July 31, 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 Winter 2026.

Work on the improvement is prohibited on June 4-6, 2025, due to the Governor's Day celebration.

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 the MSA Professional Services, Inc., 1555 SE Delaware Ave, Suite F, Ankeny, IA 50021, for a fee of Fifty Dollars ($50.00) per set and a non-refundable (separate check) shipping fee of $10.00. The printing 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 515-964-1920 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 2ND STREET WATER MAIN

The SE 2nd Street Water Main project includes the replacement of the existing water main along SE 2nd Street from SE Jacob St. to SE Little Beaver Drive; and SE Trail Ridge from SE 3rd Street to 101 feet north of the SE 2nd Street and SW Trail Ridge Road intersection in the City of Grimes.

The construction includes approximately 1,567 LF of 8" trenchless PVC water main and 80 LF of 8" trenched water main. Other associated improvements include: full depth PCC pavement patching, removal & replacement of existing driveways, removal & replacement of sidewalk pavement, fire hydrant removal and installation, water service installation, erosion control, surface restoration, and miscellaneous associated work necessary to complete the project.

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 **seventy (70) working days**. Substantial completion for the overall project shall be defined as all utility, grading, and roadway paving construction completed, with the street, 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 within **ten (10) 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 ~~**12th**~~ **16th day of December, 2025.**

_____
Scott Mikkelsen, Mayor

ATTEST:

_____
Rachel Greving, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **19th day of December, 2025.**
Published in a newspaper with local circulation the **15th day of January, 2026**

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Resolution Approving Personnel Transactions

BACKGROUND: This Resolution authorizes names of individuals and their specific rates of pay to fill positions consistent with job descriptions and salary ranges previously approved and adopted by City Council, in the normal course of the HR Department's business.

BUDGETARY CONSIDERATIONS: These positions were included in the previously approved budget for FY26, unless otherwise stated herein.

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: n/a

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Erik Fisk, Director Human Resources, 515-986-3036, efisk@grimesiowa.gov

Prepared by:	Lindsey Edgeton
Return to:	Lindsey Edgeton, Erik Fisk, Carol Thornburg, Marcia Woodke

RESOLUTION 12-2725 APPROVING PERSONNEL TRANSACTIONS

Grimes Resolution No. 12-2725

WHEREAS, Wyatt Worley was transferred from a Part-Time Program Assistant to a Part-Time Recreation Specialist at the rate of $15.13 per hour.

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

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: 2026 CIPMH Lining and CIPP Lining Projects– Professional Services Agreement – Foth Infrastructure & Environment

BACKGROUND: The City of Grimes has identified the need for engineering services to rehabilitate the City's existing sanitary sewer collection system through the renewed development of a Cured-In-Place Pipe (CIPP) lining program. This will prolong the useful life of the aging sanitary sewer infrastructure and help mitigate ground water and root infiltration into the man holes and collection system. This project will be a continuation on the City's efforts to invest in our aging infrastructure and includes lining approximately 6,000 feet of sanitary sewer. The schedule is to design and bid the project in 2026 with construction 2026.

The staff selected Foth Infrastructure and Environment because of their background in sanitary sewer design and their work on the Grimes Sanitary Sewer Collection System Study. The work they have performed on the sanitary sewer study has given them a great deal of familiarity with the City's sanitary sewer system.

BUDGETARY CONSIDERATIONS: The total fee proposed for the engineering services is a not-to-exceed amount of $68,200.00 and is in the current Capital Improvements Program for construction this year.

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 city staff has reviewed this Professional Services Agreement and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Aaron Jarosh
Return to: Matt Ahrens

RESOLUTION 12-2825 TO ENTER INTO CONTRACT FOR PROFESSIONAL SERVICES WITH FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC FOR THE 2026 CIPMH LINING AND CIPP PROJECTS

Grimes Resolution No. 12-2825

WHEREAS, the City of Grimes (Grimes) desires to rehabilitate the City's existing sanitary sewer collection system through the renewal of the Cured-In-Place Pipe (CIPP) lining program.; and,

WHEREAS, the engineering firm of Foth Infrastructure and Environment, LLC. (Engineer), has substantial experience in development of this type of sanitary sewer rehabilitation program, and is qualified to provide project management, preliminary design, final design & specifications and bidding services;

WHEREAS, Engineer has proposed the attached Standard Professional Services Agreement that has scope of work to be supplied by the Engineer and compensation to be paid by Grimes for Engineer's engineering services related to this utility rehabilitation work;

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 Engineer on behalf of the City of Grimes.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

2026 CIPMH Lining and CIPP Projects

This Agreement is made and entered into this 16th day of December , 2025, by and between City of Grimes, a municipal corporation, hereinafter referred to as "City," and FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC, (Fed. I.D. #20-5814224), party of the second part, hereinafter referred to as "Consultant" as follows:

THE CITY HEREBY AGREES TO RETAIN THE CONSULTANT FOR THE PROJECT AS DESCRIBED IN THIS AGREEMENT AND CONSULTANT AGREES TO PERFORM THE PROFESSIONAL SERVICES AND FURNISH THE NECESSARY DOCUMENTATION FOR THE PROJECT AS GENERALLY DESCRIBED IN THIS AGREEMENT.

1. SCOPE OF SERVICES

   Services provided under this Agreement shall be as further described in Attachment 1, Scope of Services.

2. SCHEDULE

   The schedule of the professional services to be performed shall conform to the Schedule set forth in Attachment 2. Any deviations from the Schedule shall be approved by the authorized City representative. The City agrees that the Consultant is not responsible for delays arising from a change in the scope of services, a change in the scale of the Project or delays resulting from causes not directly or indirectly related to the actions of the Consultant.

3. COMPENSATION

   A. In consideration of the professional services provided herein, the City agrees to pay the Consultant the following sum NOT-TO-EXCEED, excluding any authorized reimbursable expenses, pursuant to the Schedule of Fees set forth in Attachment 3.

I. Basic Services of the Consultant		
a. Project Management	$	12,000
b. Preliminary Design	$	32,000
c. Final Design and Specifications	$	25,000
d. Bidding Services	$	8,200
Total	$	77,200

   B. The Consultant shall invoice the City monthly for services, any reimbursable expenses and any approved amendments to this Agreement, based upon services actually completed at the time of the invoice. Final payment shall be due and payable within 30 days of the City's acceptance of Consultant's submission of final deliverables in accordance with the Scope of Services.

C. In consideration of the compensation paid to the Consultant, the Consultant agrees to perform all professional services to the satisfaction of the City by performing the professional services in a manner consistent with that degree of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar circumstances. If the performance of this Agreement involves the services of others or the furnishing of equipment, supplies, or materials, the Consultant agrees to pay for the same in full.

4. INSURANCE

A. Consultant understands and agrees that Consultant shall have no right of coverage under any and all existing or future City comprehensive, self or personal injury policies. Consultant shall provide insurance coverage for and on behalf of Consultant that will sufficiently protect Consultant or Consultant's representative(s) in connection with the professional services which are to be provided by Consultant pursuant to this Agreement, including protection from claims for bodily injury, death, property damage, and lost income. Consultant shall provide worker's compensation insurance coverage for Consultant and all Consultant's personnel. Consultant shall file applicable insurance certificates with the City, and shall also provide evidence of the following additional coverage.

B. The Consultant shall provide evidence of comprehensive general liability coverage and contractual liability insurance by an insurance company authorized to do business in the State of Iowa in the limits of at least $1,000,000 each personal injury accident and/or death; $1,000,000 general aggregate personal injury and/or death; and $1,000,000 for each property damage accident. The evidence shall designate the City as an additional insured, and that it cannot be canceled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.

C. The Consultant shall also provide evidence of automobile liability coverage in the limits of at least $1,000,000 bodily injury and property damage combined. The evidence shall designate the City as an additional insured, and that it cannot be cancelled without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.

D. The Consultant shall provide evidence of professional liability insurance, by an insurance company authorized to do business in the State of Iowa, in the limit of $1,000,000 for claims arising out of the professional liability of the Consultant. The insurance coverage shall not be reduced below these limits and the Consultant will notify the City of any erosion of the Policy Limits due to claims made. The coverage shall be maintained for a period of three (3) years after completion of the project. Consultant shall provide City written notice within five (5) days by registered mail, return receipt requested of the cancellation of the professional liability policy.

E. AGENTS AND SUBCONTRACTORS: The Consultant shall require that any of its consultants, agents and subcontractors who perform work and/or services pursuant to the provisions of this Agreement to meet the same insurance requirements as are required of the Consultant.

F. ADDITIONAL INSURED & GOVERNMENTAL IMMUNITY: Except for Workers Compensation and Professional Liability, the policies providing the coverages specified in B and C above shall include the City of Grimes as Additional Insured and Governmental Immunities Endorsements.

G. Failure of Consultant to maintain any of the insurance coverages set forth above shall constitute a material breach of this Agreement.

5. NOTICE

Any notice to the parties required under this agreement shall be in writing, delivered to the person designated below, by United States mail or in hand delivery, at the indicated address unless otherwise designated in writing.

FOR THE CITY:	FOR THE CONSULTANT:
Name: City of Grimes	Name: Foth Infrastructure and Environment, LLC
Attn: Matt Ahrens, P.E.	Attn: Joshua C. DeBower, P.E.
Title: City Engineer	Title: Senior Client Team Leader
Address: 410 SE Main Street, #102	Address: 106 SW 7th Street, Suite 200
City, State: Grimes, IA 50111	City, State: Des Moines, Iowa 50309

6. GENERAL COMPLIANCE

In the conduct of the professional services contemplated hereunder, the Consultant shall comply with applicable state, federal, and local law, rules, and regulations and technical standards or specifications issued by the City. Consultant must qualify for and obtain any required licenses prior to commencement of work, including any professional licenses necessary to perform work within the State of Iowa.

7. STANDARD OF CARE

Services provided by the Consultant under this Agreement shall be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

8. INDEPENDENT CONTRACTOR

Consultant understands and agrees that the Consultant and Consultant's employees and representatives are not City employees. Consultant shall be solely responsible for payment of salaries, wages, payroll taxes, unemployment benefits, or any other form of compensation or benefit to Consultant or Consultant's employees, representatives or other personnel performing the professional services specified herein, whether it be of a direct or indirect nature. Further, it is expressly understood and agreed that for such purposes neither Consultant nor Consultant's employees, representatives or other personnel shall be entitled to any City payroll, insurance, unemployment, worker's compensation, retirement, or any other benefits whatsoever.

9. NON-DISCRIMINATION

Consultant will not discriminate against any employee of applicant for employment because of race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will, where appropriate or required, take affirmative action to ensure that applicants are employed, and that employees are treated, during employment, without regard to their race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will cooperate with the City in using Consultant's best efforts to ensure that Disadvantaged Business Enterprises are afforded the maximum opportunity to compete for subcontracts of work under this Agreement.

10. HOLD HARMLESS

Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the City, its officers, agents, and employees (collectively, City) against all damages, liabilities, judgements or costs, including reasonable investigative fees, attorney's fees, and court costs, to the extent caused by the Consultant's negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its subcontractors, or anyone for whom Consultant is legally liable.

11. ASSIGNMENT

Consultant shall not assign or otherwise transfer this Agreement or any right or obligations therein without first receiving prior written consent of the City.

12. APPROPRIATION OF FUNDS

The funds appropriated for this Agreement are equal to or exceed the compensation to be paid to Consultant. The City's continuing obligations under this Agreement may be subject to appropriation of funding by the City Council. In the event that sufficient funding is not appropriated in whole or in part for continued performance of the City's obligations under this Agreement, or if appropriated funding is not expended due to City spending limitations, the City may terminate this Agreement without further compensation to the Consultant. To the greatest extent allowed by law, the City shall compensate Consultant as provided in Section 18(B) of this Agreement.

13. AUTHORIZED AMENDMENTS TO AGREEMENT

A. The Consultant and the City acknowledge and agree that no amendment to this Agreement or other form, order or directive may be issued by the City which requires additional compensable work to be performed if such work causes the aggregate amount payable under the amendment, order or directive to exceed the amount appropriated for this Agreement as listed in Section 3, above, unless the Consultant has been given a written assurance by the City that lawful appropriation to cover the costs of the additional work has been made.

B. The Consultant and the City further acknowledge and agree that no amendment to this Agreement or other form, order or directive which requires additional compensable work to be performed under this Agreement shall be issued by the City unless funds are available to pay such additional costs, and the Consultant shall not be entitled to any additional compensation for any additional compensable work performed under this Agreement. The Consultant expressly waives any right to additional compensation, whether in law or equity, unless prior to commencing the additional work the Consultant was given a written amendment, order or directive describing the additional compensable work to be performed and setting forth the amount of compensation to be paid, such amendment, order or directive to be signed by the authorized City representative. It is the Consultant's sole responsibility to know, determine, and ascertain the authority of the City representative signing any amendment, directive or order.

14. OWNERSHIP OF CONSULTING DOCUMENTS

All sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall become the property of the City; a reproducible set shall be delivered to the City at no additional cost to the City upon completion of the plans or termination of the services of the Consultant. All drawings and data shall be transmitted in a durable material, with electronic files provided when feasible to do so. The Consultant's liability for use of the sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall be limited to the Project.

15. INTERPRETATION

No amendment or modification of this Agreement shall be valid unless expressed in writing and executed by the parties hereto in the same manner as the execution of the Agreement. This is a completely integrated Agreement and contains the entire agreement of the parties; any prior written or oral agreements shall be of no force or effect and shall not be binding upon either party. The laws of the State of Iowa shall govern and any judicial action under the terms of this Agreement shall be exclusively within the jurisdiction of the district court for Polk County, Iowa.

16. COMPLIANCE WITH FEDERAL LAW

To the extent any federal appropriation has or will be provided for the Project, or any federal requirement is imposed on the Project, Consultant agrees that Consultant will comply with all relevant laws, rules and regulations imposed on City and/or Consultant necessary for receipt of the federal appropriation. Consultant shall provide appropriate certification regarding Consultant's compliance.

17. SOLICITATION AND PERFORMANCE

A. The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Consultant, to solicit or secure this Agreement, and that the Consultant has not paid or agreed to pay any company or person other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or contingent fee.

B. The Consultant shall not engage the services of any person or persons in the employ of the City at the time of commencing such services without the written consent of the City.

18. SUSPENSION AND TERMINATION OF AGREEMENT

A. The right is reserved by the City to suspend this Agreement at any time. Such suspension may be affected by the City giving written notice to the Consultant, and shall be effective as of the date established in the suspension notice. Payment for Consultant's services shall be made by the City for services performed to the date established in the suspension notice. Should the City reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of six (6) months after such suspension, unless this period is extended by written consent of the Consultant. If the contract is not reinstated within six (6) months of suspension, it will be considered terminated, and the City will be under no obligation to make further payment under the Agreement.

B. Upon ten (10) days written notice to the Consultant, the City may terminate the Agreement, if in the City's sole judgement, it is found that reasons beyond the control of either the City or Consultant make it impossible or against the City's interest to complete the Agreement. In such case, the Consultant shall have no claims against the City except for the value of the work performed up to the date the Agreement is terminated.

C. The City may also terminate this Agreement at any time if it is found that the Consultant has violated any material term or condition of this Agreement or that Consultant has failed to maintain workers' compensation insurance or other insurance provided for in this Agreement. In the event of such default by the Consultant, the City may give ten (10) days written notice to the Consultant of the City's intent to terminate the Agreement. Consultant shall have ten (10) days from notification to remedy the conditions constituting the default.

D. In the event that this Agreement is terminated in accordance with paragraph C of this section, the City may take possession of any work and may complete any work by whatever means the City may select. The cost of completing said work shall be deducted from the balance which would have been due to the Consultant had the Agreement not been terminated and work completed in accordance with contract documents.

E. The Consultant may terminate this Agreement if it is found that the City has violated any material term or condition of this Agreement. In the event of such default by the City, the Consultant shall give ten (10) days written notice to the City of the Consultant's intent to terminate the Agreement. City shall have ten (10) days from notification to remedy the conditions constituting the default.

19. TAXES

The Consultant shall pay all sales and use taxes required to be paid to the State of Iowa on the work covered by this Agreement. If requested by the City, the Consultant shall execute and deliver and shall cause any sub-consultant or subcontractor to execute and deliver to the City certificates as required to permit the City to make application for refunds of said sales and use taxes as applicable. The City is a municipal corporation and not subject to state and local tax, use tax, or federal excise taxes.

20. SEVERABILITY

If any portion of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Agreement shall continue in full force and effect.

21. DISPUTE RESOLUTION

Should a dispute or conflict arise between the City and the Consultant during the design and construction of the Project, or following the completion of the Project, the City and the Consultant agree to submit the issues to formal non-binding mediation prior to exercising their right to commence litigation in a court of law. The parties shall each bear their own attorneys' fees, costs and expenses during mediation. The cost of the mediator shall be shared equally by the parties.

If a suit, action, arbitration or other legal proceeding is instituted in connection with any controversy arising out of this Agreement or to interpret or enforce any rights under this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party court costs provided by Iowa law and interest at the legal rate The City and Consultant agree that the jurisdiction and venue for any legal proceeding arising from this Agreement are the Iowa District Court for Polk County.

22. MISCELLANEOUS HEADINGS

Title to articles, paragraphs, and subparagraphs are for information purposes only and shall not be considered a substantive part of this Agreement.

23. FURTHER ASSURANCES

Each party hereby agrees to execute and deliver such additional instruments and documents and to take all such other action as the other party may reasonably request from time to time in order to affect the provisions and purposes of this Agreement.

24. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall constitute an original document, no other counterpart needing to be produced, and all of which when taken together shall constitute the same instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers or agents on the day and year first above written.

CONSULTANT	CITY OF GRIMES
BY: _____	BY: _____
Name: Jared Rokke, P.E.	Scott Mikkelsen, Mayor
Title: Lead Civil Engineer	
WITNESS	ATTEST
_____	_____
Name: Joshua C DeBower, P.E.	Name: _____
Title: Senior Client Team Leader	Title: _____

ATTACHMENT 1 - SCOPE OF SERVICES

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 also to make available pertinent existing data. The project is generally described as follows:

One project involves the design of Cured-in-place Manhole (CIPMH) lining rehabilitation of existing City sanitary sewer.

This scope of services is based on the following project assumptions:

- Design shall consist of Cured-in-place Manhole (CIPMH) lining of existing sanitary sewer manholes at eight (8) sites
- City GIS data will be utilized to complete construction plans
- Easement acquisition is not required as construction will occur within the City right-of-way or sanitary sewer easements
- Rehabilitation of sanitary sewer is not included in the scope of work
- Foth shall provide construction services as an amendment

The second project involves the design of Cured-in-place Pipe (CIPP) lining rehabilitation of existing City sanitary sewer to address prior contractor issues experienced with the 2023 CIPP Lining Program.

This scope of services is based on the following project assumptions:

- Design shall consist of Cured-in-place Pipe (CIPP) lining of existing sanitary sewer at two (2) sites
- Anticipated length of lining is approximately 6,000 feet
- City GIS data will be utilized to complete construction plans
- Easement acquisition is not required as construction will occur within the City right-of-way or sanitary sewer easements
- Rehabilitation of manhole structures is not included in the scope of work

Foth shall provide construction services as an amendment

The scope of services to be performed by the Consultant shall be completed in accordance with generally accepted standards of practice and shall include the services to complete the following tasks:

PHASE 11 – PROJECT MANAGEMENT

Task 1 - Project Management
The project manager will be responsible for the development and tracking of the project plans for the project development. This includes task identification, staff scheduling and coordination, project communications, monthly progress reporting and invoicing and other important elements of the projects.

- The project duration is assumed to be four (4) months.

Task 2 – Project Review Meetings.
Maintain communications with the project development team and various other designated representatives. The project development team will include City of Grimes Development Services, Public Works, and Foth. Meet to review progress and to discuss specific elements of the project design. The meetings will also serve to establish schedules, develop project goals, establish initial design parameters, promote a dialog between the various entities, improve the decision-making process, and expedite design development.

For budget purposes, it is assumed the following two (2) meetings will be attended by two (2) staff members of the Consultant.

Task 3 - Project Permitting and Agency Coordination
Task not included in this Scope of Services.

Task 4 - Individual Property Owner Meetings
Task not included in this Scope of Services.

Task 5 – Individual Parcel Exhibits
Task not included in this Scope of Services.

Task 6 – Development Coordination
Task not included in this Scope of Services.

Task 7 – Utility Coordination and Meetings
Task not included in this Scope of Services.

PHASE 20 – DESIGN SURVEY
City GIS data will be utilized to create the construction documents including structure rim and invert elevations, pipe alignment, service lateral location, right-of-way lines, and property lines and ownership. It is assumed that no excavation will be required to complete the CIPMH lining and, therefore, no utility location survey will be needed.

Task 1 - Control Survey
Task not included in this Scope of Services.

Task 2 - Topographic Survey
Task not included in this Scope of Services.

Task 3 - Utility Survey
Task not included in this Scope of Services.

Task 4 - Property Ownership and Research
Task not included in this Scope of Services.

Task 5 - Right-of-Way Survey
Task not included in this Scope of Services.

Task 6 - Project Base Map
The Project Base Map will be created utilizing the City GIS data for use in the design of the project. Incorporate property lines, right-of-way lines, and property ownership for parcels located within the project limits into the base map as provided by the City.

Task 7 - Soil-Boring Location Surveys
Task not included in this Scope of Services.

Task 8 – Utility Relocation Staking
Task not included in this Scope of Services

Task 9 - Easement Staking
Task not included in this Scope of Services.

Task 10 – Survey Monumentation
(Monumentation of proposed property acquisitions as required by Iowa Code and to be completed under separate Construction Services agreement)

Task 11 – Monumentation Preservation
(Preservation of existing right-of-way monumentation as required by Iowa Code and to be completed under separate Construction Services agreement)

PHASE 22 – ACQUISITION PLATS

It is assumed that easement acquisition is not required as construction will occur within the City right-of-way or sanitary sewer easements.

PHASE 25 – GEOTECHNICAL SERVICES (Phase not used)

PHASE 30 – ENVIRONTMENTAL SERVICES (Phase not used)

PHASE 42 – PRELIMINARY DESIGN
The work to be performed by the Consultant under Preliminary Design shall consist of the following tasks:

The Consultant will complete the preparation of preliminary plans for both the CIPMH and CIPP projects. The primary focus will be on utility improvements, including development of temporary conveyance (bypass) routes, and rehabilitation details. The preliminary plans will also incorporate potential elements that may affect the corridor including site access and traffic control.

Task 1 - Data Collection & Review
Review new sanitary sewer inspection videos of pipes within limits of CIPP lining rehabilitation and sanitary sewer manhole inspections as provided by the City.

The consultant will assist three manhole inspections chosen by the City for piloting structural manhole linings to determine a preferred method. This work will include a total of nine (9) site visits, three per manhole, and product review to be able to provide applicable recommendations. Confined Space entry is not included as part of the site visits.

Task 2 - Develop Design Criteria
The Consultant will develop project design criteria to be used in developing utility improvements. Criteria will conform to the Statewide Urban Design Standards. The criteria to be addressed include:

- Typical sanitary sewer rehabilitation design and details.
- Sequence of work.
- Traffic control for work within the road right-of-way including access requirements, allowable street closures, and other issues (i.e. emergency vehicles, property owners, pedestrians and/or bicycles).

The Consultant will distribute preliminary plans to the City utilities. This includes information related to existing facilities and facilities planned for construction during the proposed improvements.

Task 3 - Develop Trench Sections (Task not used)

Task 4 – Preparation of Preliminary Design Plans
The Consultant will prepare Preliminary design plans, which will be approximately 60 percent complete and shall consist of the following tasks:

<u>Plan Preparation - Title Sheet (A Sheets)</u>
Prepare title sheet for the proposed project.

<u>Plan Preparation – Estimate of Quantities (C Sheets)</u>
This task consists of a preliminary determination of the bid items to be included in the project, along with their appropriate tabulations.

Plan Preparation - Plan and Profile (D Sheets)
Prepare preliminary plan and profile drawings at a scale of 1"=50' horizontal and 1"=5' vertical. These drawings will show base mapping and proposed sanitary sewer rehabilitation with an aerial. Include sanitary sewer and laterals, existing right-of-way, sanitary sewer easements, and sewer profiles.

Plan Preparation - Temporary Conveyance (F Sheets)
Prepare preliminary plan drawings at a scale of 1"=50' horizontal. These drawings will show temporary conveyance routes with an aerial. Include sanitary sewer alignment, existing right-of-way, and sanitary sewer easements.

Plan Preparation - Traffic Control and Staging (J Sheets)
Prepare preliminary plan drawings at a scale of 1"=50' horizontal. These drawings will show traffic control and staging areas required to safely perform the sanitary sewer rehabilitation work.

Plan Preparation - Special Construction Details (U Sheets)
This task consists of the design and drafting associated with the preliminary assembly of modified standards and special details.

Quality Control - Plan Set
Involve ongoing quality control input from the Project Team and the design engineer's senior technical staff throughout the development of preliminary plans and documents for each project segment. The design engineer is responsible for making specific recommendations and ensuring that critical issues are discussed and resolved prior to submittal of the preliminary plan set to the Project Team.

Review the preliminary engineering plan set for technical accuracy, as well as for general constructability and conformance with the project design criteria.

Task 5 - Public Utility Review (Task not Used)

Task 6 - Field Exam
This task includes a Field Exam will with the Project Development Team to discuss key issues and design concepts, including access control, traffic control/stage construction and right of-way. The review will determine the completion of the plan design, and confirm the proposed staging plans. Revisions will be noted for preparation of the final design. Completion of the Field Exam will allow preparation for Final Plans.

Task 7 – Opinion of Probable Construction Costs
The Consultant will prepare a preliminary opinion of probable construction cost for the project. The Opinion of Probable Construction Cost is intended for the use of the City in capital improvement planning and financing the Project. Conceptual cost estimates will be based on representative major project elements and recent bid information. Detailed quantity takeoffs will not be developed for the conceptual cost estimate.

PHASE 44 - FINAL DESIGN AND SPECIFICATIONS
Based upon approved preliminary design, the Consultant shall subsequently proceed with final design, contract drawings, specifications and opinion of probable construction costs for the award of two Contracts for the construction of the proposed CIPP and CIPMH rehabilitation projects. Comments received from the Preliminary Design Phase plans will be implemented in the Final Design Phase plans. The work tasks to be performed include the following:

Task 1 - Final Construction Plans
The Consultant shall provide the City with the following deliverables:

Final Title Sheets (A Sheets) - Finalize title sheet. The title sheets will include the Index of Sheets, Legend, Location Map and Project Number.

Final Quantities and Final Estimate of Miscellaneous Quantities (C Sheets) - This item consists of final bid items to be included in the Project, as well as final quantity tabulations, the development of the general notes and estimate reference information.

Final Plan and Profiles (D Sheets) - This item consists of the final design and drafting of sanitary sewer plan and profile sheets, including the CIPP and CIPMH liner thickness, detail information required for plan approvals, permitting, and construction of the proposed rehabilitation.

Plan Preparation - Temporary Conveyance (F Sheets)
This item consists of the final temporary conveyance route required to complete the sanitary sewer improvements.

Traffic Control, Staging and Trail Signing (J Sheets) – This item consists of final design and drafting of the traffic control and staging information.

Final Construction Details (U Sheets) - This item consists of the final design and drafting of special project details not covered in other items. Included are such items as special lateral connection details, and other required miscellaneous details found to be required for completion of the project.

Task 2 - Project Permitting
Task not included in the Scope of Services.

Task 3 - Project Manual
The task consists of preparation of a Project Manual for each project 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 project.

Task 4 - Opinion of Probable Construction Cost
The Consultant shall prepare a Final Opinion of Probable Construction Cost for each project at the time of completion of the plans and specifications. The Opinion of Probable Construction Cost is intended for the use of the City in financing the Project.

Task 5 - Quality Control
Involve ongoing quality control input from the Project Team and the Consultant's senior technical staff throughout the development of final plans. The Consultant is responsible for making specific recommendations and ensuring that critical issues are discussed and resolved prior to submittal of the final plan set to the Project Team.

PHASE 60 - PROJECT BIDDING
The Consultant will coordinate and manage the letting process for the project through the City of Grimes. For estimating purposes, one (1) letting has been included as part of this Agreement.

The work tasks to be performed or coordinated by the Consultant shall include the following:

Task 1 - Printing of Plans and Specifications
This task consists of printing and handling of the Plans and Specifications. For budget purposes it is estimated that ten (10) half-size (11"x17") plan sets and specifications will be duplicated and assembled by the Consultant. This task also includes dissemination of the contract documents utilizing the QuestCDN system and maintaining a plan holders list during the bidding phase.

Task 2 – Project Notices
The Consultant shall prepare the formal Notice of Hearing and Letting and submit the Notice to Iowa League of Cities and Master Builder's online posting platforms for each project. The City shall handle publication of the Notice to Bidders and Notice of Public Hearing for each project to the paper as well as their website.

Task 3 - Plan Clarification and Addenda

The Consultant shall be available to answer questions from contractors prior to each letting and shall issue addenda as appropriate to interpret, clarify or expend the bidding documents. For estimating purposed, it is assumed one (1) addendum per project will be issued.

Task 4 - Letting, Bid Tabs, and Award Recommendation
The Consultant shall be a representative present when the bids and proposals are opened, shall make tabulation of bids for the Owner, shall advise the Owner on the responsiveness of the bidders, and assist the Owner in making the award of contract, including preparation of necessary contract documents for each project.

Project Deliverables
The scope of services shall be considered complete upon completion and delivery of the following items to the satisfaction of the City Engineer for each project:

- Preliminary Plans and Preliminary Opinion of Probable Construction Costs
- Two (2) set of the original Final Construction drawings (half-size 11"x17") and final Project Manual.
- Electronic copy in PDF format of the original electronic signed final drawings (half-size 11"x17") that includes special provisions and engineer's final opinion of probable cost for the project.

ADDITIONAL SERVICES:
Additional Services are ***not*** included in this Agreement. If authorized under a Supplemental Agreement the Consultant shall furnish or obtain from others the following services:

1.) State Revolving Fund (SRF) Applications
2.) Right of Way Services
3.) Easement Acquisition
4.) Review Appraisals
5.) Eminent Domain proceedings
6.) Wetland & WUS Delineation
7.) Threatened and Endangered (T&E) Species Habitat Assessment
8.) Phase I Cultural Resource Survey
9.) Section 404 Permit Application
10.) Mitigation Plan
11.) USACE Meetings or additional data collection
12.) Alternative Analysis for Individual Permit
13.) NEPA Evaluation
14.) Major HEC-RAS Water Surface Modeling
15.) Contaminated Soils Investigations
16.) Streetscape Design
17.) Traffic Signal Design
18.) Structural/Retaining Wall Design
19.) Bridge Design
20.) Special Geotechnical Considerations
21.) Subsurface Utility Investigations
22.) Storm Water Pollution Prevention Monitoring
23.) Construction Period Services
24.) Construction Period Testing Services

CITY'S RESPONSIBILITIES:
The City shall provide the following:
1. Provide existing utility plans and studies.
2. Provide existing street and utility plans/record drawings and utility maps for the project area.
3. Provide existing topographic base mapping, aerial photo images and other available electronic files pertinent to the Project.

ATTACHMENT 2 - PROJECT SCHEDULE

The time of completion of the design and engineering services under this Agreement shall be as follows:

I. Basic Services of the Consultant

Anticipated Contract Approval	December 16, 2025
A. Project Coordination	December 2025 – March 2026
B. Design Survey	Winter 2025/2026
C. Preliminary Plans	January 2026
D. Final Plans	February 2026
E. Letting	March 2026

ATTACHMENT 3 - SCHEDULE OF FEES

FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC
2025 HOURLY RATE SCHEDULE

CLASSIFICATION	HOURLY RATE
Engineer	$123 - $298
Technician	$92 - $225
Scientist	$123 - $298
Land Surveyor	$153 - $253
Planner	$123 - $298
Construction Manager	$153 - $253
Project Administration	$65 - $125

REIMBURSABLE EXPENSES

1. All equipment, field service vehicles, materials and supplies used in the performance of work on this project will be billed at cost.
2. Auto mileage will be reimbursed per the Internal Revenue Service standard mileage reimbursement rate.

ADJUSTMENTS TO FEE SCHEDULE

1. Fee schedule effective January 1, 2025. Rates subject to change annually on January 1.

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Sanitary Sewer On-Call Services – Foth Infrastructure and Environment, LLC Professional Services Agreement.

BACKGROUND: The City of Grimes has been working with Foth for the past few years providing sanitary sewer system engineering support to city staff. They have provided access to a variety of sanitary sewer engineering expertise with items like evaluating the City's lift stations, collection system, and creation of the sanitary sewer study.

McClure has been providing sanitary sewer engineering expertise to Grimes for many years and staff feels very comfortable utilizing them again for this work. They have very capable engineering staff and a good understanding of our sanitary system from their background of work in the community.

BUDGETARY CONSIDERATIONS: The total fee proposed for the engineering services is a not to exceed amount of $20,000 per year for three years based off hourly rates and fixed expenses. The funding source for this work will be from the Sanitary Revenue budget.

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 and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Aaron Jarosh
Return to: Matt Ahrens

RESOLUTION 12-2925 TO ENTER INTO CONTRACT FOR PROFESSIONAL SERVICES WITH FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC FOR SANITARY SEWER ON-CALL SERVICES

Grimes Resolution No. 12-2925

WHEREAS, the City of Grimes (Grimes) needs the availability of on-call sanitary sewer engineering services; and,

WHEREAS, the engineering firm of Foth Infrastructure and Environment, LLC (Engineers), has substantial experience in sanitary systems planning and engineering design, and is qualified to provide these services; and,

WHEREAS, Engineers have proposed the attached Standard Professional Services Agreement that has a scope of work to be supplied by the Engineers and compensation to be paid by Grimes for their engineering services related to on-call sanitary system engineering;

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 Engineer on behalf of the City of Grimes.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

RESOLUTION TO ENTER INTO CONTRACT FOR PROFESSIONAL SERVICES WITH FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC FOR SANITARY SEWER ON-CALL SERVICES

Grimes Resolution No.12-__25

WHEREAS, the City of Grimes (Grimes) needs the availability of on-call sanitary sewer engineering services; and,

WHEREAS, the engineering firm of Foth Infrastructure and Environment, LLC (Engineers), has substantial experience in sanitary systems planning and engineering design, and is qualified to provide these services; and,

WHEREAS, Engineers have proposed the attached Standard Professional Services Agreement that has a scope of work to be supplied by the Engineers and compensation to be paid by Grimes for their engineering services related to on-call sanitary system engineering;

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 Engineer on behalf of the City of Grimes.

Passed by the City Council of the City of Grimes, Iowa, by of vote of ___to___ on the 16th day of December, 2025, and approved by the Mayor on the 16th day of December, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Approving State of Iowa Alcohol Licenses

BACKGROUND: La Belle Vie Event Venue is a new event space requesting an license to serve alcohol at the location of 2900 SE Gateway Drive.

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 12-3025 APPROVING STATE OF IOWA ALCOHOL LICENSES

Grimes Resolution No. 12-3025

WHEREAS, the Grimes City Code 5-1-4 states the City Council shall either approve or disapprove the issuance of liquor licenses or retail wine and beer permits;

WHEREAS, after consideration by the City Council, the City Clerk shall forward such decision to the Iowa Alcoholic Beverage Division for further action;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the attached (Exhibit A) Alcohol Licenses shall be approved.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

City Council Meeting December 16, 2025
Alcohol Licenses

1. **La Belle Vie Event Venue –** 2900 SE Gateway Drive

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Resolution Accepting Temporary Easement and Approving Compensation

BACKGROUND: in connection with the SW 19th Street Sponsored Project Pond and South James and 19th Street Improvements, a temporary construction easement is needed upon the Temple Holdings LLC property. The easement is necessary to store excavated dirt from the pond that will be used for fill in the street project. The easement is needed for approximately 2 years, this the CIty is compensating Temple Holdings LLC for the acres that is occupies.

BUDGETARY CONSIDERATIONS: $112,680.00

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: Staff recommends approval.

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 ACCEPTING TEMPORARY EASEMENT AND APPROVING COMPENSATION

Grimes Resolution No. 12-3125

WHEREAS, the City has developed plans for the SW 19th Sponsored Project Pond and South James and 19th Street Improvement (the "Projects), and

WHEREAS, a temporary construction easement is necessary upon the Temple Holdings LLC property; and

WHEREAS, the City has prepared the temporary construction easement documents which includes compensation for the easement; and

WHEREAS, the property owner has executed the easement documents.

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

1. The City of Grimes hereby accepts the easements and the City Clerk is hereby authorized to execute all documents and record the documents, if necessary, with the Polk County Recorder.=

2. The City shall compensate the owner of the property in accordance with the Easement Documents.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned property owner, Temple Holdings, LLC (hereinafter called "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey unto the CITY OF GRIMES, IOWA, a municipal corporation (hereinafter called "City"), a temporary easement and right-of-way during the construction period under, over, on, through, across and within the real estate described on Exhibit A attached hereto (hereinafter called "Easement Area"), together with all necessary structures and appurtenances thereto, under, over, on, through, across and within said Easement Area, for the purpose of the City completing the South James and 19th Street Improvements (the "Project").

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

1. PLANS AND SPECIFICATIONS. Grantor has reviewed the plans and specifications for the Project, and Grantor understands and consents to the work to be performed within the Easement Area, which shall include but not be limited to grading of property to allow for appropriate transition of property.

2. RESTORATION AND MAINTENANCE. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees or shrubs). The City shall not be responsible for any maintenance of the land located within the Easement Area and that responsibility shall remain with Grantor. The City may, however, perform such maintenance should it determine in its sole discretion such maintenance is needed.

3. ERECTION AND PLACEMENT OF STRUCTURES OR OBSTRUCTIONS PROHIBITED. Grantor shall not erect or permit any fence or other structure to be placed in the Easement Area without obtaining the prior written consent of the City, and the City is granted the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected within the Easement Area.

4. RIGHT OF ACCESS. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described.

5. LIABILITY. Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage to any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage

or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.

6. EASEMENT BENEFIT AND TERM. This Easement shall be for the benefit of the City, and shall terminate upon the earlier of (i) the completion and final acceptance of the Project by the City by Resolution of the City Council of the City or (ii) two years from the last date of execution of this Easement.

7. EASEMENT RUNS WITH LAND. This Easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.

8. COMPENSATION. The City shall provide compensation to the Grantor, totaling $112,680.00 within 30 days of approval by the City Council.

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

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 11 day of December, 2025.

Temple Holdings, LLC

By: Derek Temple
Its: Member/Manager

STATE OF Iowa)
) SS
COUNTY OF Dallas)

On this 11th day of December, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Derek Temple, 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.

DENICE SUTTON
Commission Number 829421
My Commission Expires
01/11/2027

Denice Sutton
Notary Public in and for the
State of Iowa
My commission expires: 01/11/2027

STATE OF IOWA)
) SS
COUNTY OF POLK)

I, Rachel Greving, City Clerk of the City of Grimes, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City of Grimes by Resolution No. _____, passed on the _____ day of _____, 2025, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 2025.

_____
Rachel Greving
City Clerk of City of Grimes, Iowa

SW 19TH STREET SRF SPONSORED POND
STAGING AND TRAFFIC CONTROL
J.1
Foth
NOTES:
CONTRACTOR TO COORDINATE WITH S JAMES ST PROJECT AND TEMPLE HOLDINGS FOR WASTE STOCKPILE LOCATION
CONTRACTOR TO PROTECT SANITARY MANHOLES. MANHOLES LOCATED APPROXIMATELY 2 FEET BELOW GROUND
SW 19TH STREET
HAUL ROUTE
STABILIZED CONSTRUCTION ENTRANCE, 50 LF
STOCKPILE 1
STOCKPILE 2

Exhibit A

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Growing Together - Grimes 2050 Comprehensive Plan

BACKGROUND:

The City of Grimes adopted its current comprehensive plan in 2010 and updated it in 2018. Since that time, more than 80% of the plan's action items have been completed or are underway. With significant growth, new development trends, and evolving infrastructure and service needs, the City recognized the importance of developing a new plan to guide decision-making over the next 10–15 years.

During its 2024 strategic planning process, the City Council identified the creation of a new comprehensive plan as a top priority. In January 2025, the City engaged Confluence to lead the planning effort, working closely with City staff and community stakeholders.

To ensure the plan reflects the community's vision, the City hosted a series of engagement opportunities, including a public workshop, an open house, pop-up events, and an online feedback platform. Input gathered through these channels directly shaped the plan's goals, strategies, and implementation priorities.

A 20-member Comprehensive Plan Advisory Committee (CPAC) provided community-driven leadership throughout the process. The committee represented a broad cross-section of Grimes, including residents, business owners, development professionals, and representatives from public safety, schools, and parks and recreation. Over the course of several months, CPAC reviewed concepts, evaluated infrastructure needs, and helped refine policy direction on housing, redevelopment, transportation, community character, and quality-of-life amenities. Their input helped ensure the plan is both visionary and practical.

To further strengthen collaboration, the City hosted joint workshops with the City Council and Planning and Zoning Commission. These sessions focused on future land use, housing policy, transportation needs, redevelopment strategies, and implementation priorities. The workshops provided an opportunity to review public input, refine policy language, and confirm alignment between long-term planning goals and future budgeting and development decisions.

The Grimes 2050 Comprehensive Plan includes chapters covering:
• Introduction
• Existing Conditions
• Public Input Summary
• Future Land Use
• Economic Development
• Community Character

• Housing
• Transportation
• Community Facilities & Utilities
• Parks & Recreation

An Implementation chapter outlines specific action items to achieve the plan's goals. This chapter will guide the City Council and staff in prioritizing projects based on relative importance, impact, and feasibility. To promote transparency and community engagement, an online progress tracker will be published on the City's website, allowing residents to monitor implementation efforts.

The Grimes 2050 Comprehensive Plan is more than a policy document. It is a shared vision for how the community will grow, invest, and adapt to future needs. By aligning land use, infrastructure, economic development, and quality-of-life priorities, the plan provides a clear roadmap for responsible, sustainable, and community-focused growth. Developed through collaboration with residents, advisory committees, and City leadership, the plan reflects both where Grimes is today and what it aspires to become. Its implementation will ensure future decisions are coordinated, data-driven, financially responsible, and rooted in the values of the people who call Grimes home.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: Yes

*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:
Comprehensive Plan Advisory Committee Meeting - 01/29/2025
Comprehensive Plan Advisory Committee Meeting - 02/24/2025
Comprehensive Plan Advisory Committee Meeting - 05/15/2025
Comprehensive Plan Advisory Committee Meeting - 08/19/2025
Comprehensive Plan Advisory Committee Meeting - 09/30/2025
Comprehensive Plan Advisory Committee Meeting - 10/21/2025
Joint Planning & Zoning Commission & City Council Workshop - 02/25/2025
Joint Planning & Zoning Commission & City Council Workshop - 09/09/2025
Joint Planning & Zoning Commission & City Council Workshop - 10/14/2025
Joint Planning & Zoning Commission & City Council Workshop - 11/10/2025
Planning & Zoning Commission Public Hearing - 12/02/2025

STAFF RECOMMENDATION: Staff recommend approval of the Growing Together - Grimes 2050 Comprehensive Plan.

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





GRIMES

GROWING TOGETHER

Grimes 2050 Comprehensive Plan

DRAFT 12-01-2025







A Letter from the Mayor



Acknowledgments

City Council

Scott Mikkelsen, Mayor

Andy Borcherding

David Gisch

Eric Johansen

Laurie DePhillips

Ryan Burger

Planning & Zoning Commission

Abi Reiland

Adam Bunge

Craig Patterson

Russ Lickteig

Scott Almeida

Andy Borcherding, City Council Liason

City Staff

Jake Anderson | City Manager

Alex Pfaltzgraff | Development Services Director

Evann Coffey | Senior Planner

Alivia Hoodjer | Assistant Planner

Comprehensive Plan Advisory Committee (CPAC)

Abi Reiland | Planning & Zoning Commission

Alex Lynch | Greater Des Moines Partnership

Amy Bjork | Grimes Resident

Andy Borcherding | City Council

April Heitland | Park & Recreation Advisory Board

Brian Buethe | Grimes Chamber & Economic Development

Dani Frampton | Residential Real Estate Developer

David Gisch | City Council

Gary Schroder | Library Board of Trustees

Jeremy Hamp | Grimes Resident

Katie Lord | Economic Development Director

Kirk Mikkelsen | Residential Real Estate Developer

Mark Anderson | Commercial Real Estate Developer

Scott Almeida | Planning and Zoning Commission

Scott Blum | Dallas Center-Grimes Community School District

Tim Day | Commercial Real Estate Developer

Consultant Team

CONFLUENCE

KIRKHAM MICHAEL

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6 Community Character XXX

7 Housing XXX

8 Transportation XXX

9 Community Facilities and Utilities XXX

10 Parks and Recreation XXX

11 Implementation XXX



CHAPTER 1:

Introduction

Comprehensive Plan Overview

Comprehensive Plan Purpose

Comprehensive Plans are long-range planning documents designed to help decision-making for growth and development in a community. By definition, the plans are far reaching and cover a wide range of issues including land use, economic development, community character, housing, transportation, community facilities and utilities, and parks and recreation. Recommendations for each of these topics are crafted after a thorough analysis of existing conditions and a robust public input process.

Grimes' last Comprehensive Plan was developed in 2010 and updated in 2018. Since the last update, Grimes has experienced significant growth and changes in the community. There has been considerable population and employment growth in Grimes. The Des Moines metropolitan area overall has continued to expand. Nationally, there are new issues and opportunities to consider, such as rising costs of living, sustainability and resilience, and new technologies, to name a few. All of these factors have led Grimes to update its Comprehensive Plan to foster continued success as the community grows.

Plan Horizon Year

The Horizon Year for the Grimes Comprehensive Plan is 2050, roughly 25 years into the future. This length of time allows for adequate long-range planning alongside reasonable expectations as to the validity of the projections used.

How to Use the Plan

The Grimes 2050 Comprehensive Plan identifies a vision for the community to grow together. While this Plan represents a unified vision of Grimes for the next 25 years, it is not a static document. The Plan should be regularly referenced, reviewed, and updated when necessary to keep the document relevant. Comprehensive Plans can be used to justify decision-making by city leadership because of the amount of analysis and input that went into the creation of the plan. In particular, ***Chapter 4: Future Land Use*** should be used when making decisions regarding proposed developments, annexations, and rezoning requests. Often the recommendations within the Comprehensive Plan will lead to additional projects or programs whose purpose can be explained by referencing relevant chapters in the planning document. Overall, the City should regularly reference the Comprehensive Plan in the routine functioning of government.

Legal Basis for Comprehensive Plans

The Grimes Comprehensive Plan has been developed in line with the authority granted by the State of Iowa, which requires cities to base their zoning decisions on a comprehensive plan, as outlined in Chapter 414 of the Iowa Code. This plan provides the essential data, narratives, and maps that guide City leadership in making informed decisions regarding zoning, annexation, and development patterns.

Project Scope

The Grimes Comprehensive Plan was completed over four phases, as seen in Figure 1.1.

Phase 1 - Research + Analysis

Phase 1 included an inventory of existing conditions ranging from demographics to physical conditions of the community today. ***Chapter 2: Existing Conditions Summary*** details these findings.

Phase 2 - Public + Stakeholder Engagement

Phase 2 included the public input activities with the residents and stakeholders to create a community vision to guide the development of the Plan's recommendations. ***Chapter 3: Public Input Summary*** outlines these events, engagement opportunities, and results.

Phase 3 - Draft Plan + Evaluation

Phase 3 took all the findings from Phase 1 and 2 to inform and guide the development of the Plan's recommendations. This process included a series of input review meetings with City staff and the Comprehensive Plan Advisory Committee.

Phase 4 - Final Plan + Adoption

Phase 4 included the formal public hearings and meetings needed to officially adopt an updated comprehensive plan from the Planning and Zoning Commission and City Council.



CHAPTER 1:

Introduction

Comprehensive Plan Advisory Committee

The Grimes 2050 Comprehensive Plan relied upon the use of a Comprehensive Plan Advisory Committee (CPAC) throughout the planning process. The CPAC was comprised of community stakeholders and leaders throughout Grimes. The role of the CPAC was to serve as an advisory body to the consultant team by providing feedback on the plan's direction and priorities, identifying areas of concern and opportunities, and evaluate and consider public input. The Committee was also asked to review the draft chapters of the plan and to deliver final recommendations for consideration. The CPAC further serves as a community ambassador for the plan update; promoting awareness of events and encouraging participation.

Schedule

The CPAC met six times throughout the planning process. These meetings were held in-person to review progress to-date on the Comprehensive Plan. The Consultant team, with the aid of City staff, conducted the meetings, prepared materials, and presentations to summarize progress.



FIGURE 1.1 CPAC MEETING

Denotes total number of months completed in project timeline

Phase 1: Research + Analysis	
Pre-Kick-Off Meeting with City Staff	December 19, 2024
Kick-Off Meeting with Advisory Committee (AC)	January 29, 2025
Public Outreach Plan + Project Branding	Winter 2025
Existing Conditions Review + Analysis	January - February 2025
Existing Conditions Analysis Review Meeting with AC	February 24, 2025
Existing Conditions Analysis Review Joint Workshop with PC and CC	February 25, 2025
Phase 2: Public and Stakeholder Engagement	
Online Engagement	March - November 2025
Stakeholder Interviews	May 2025
Public Visioning Workshop	April 15, 2025
Other Public Engagement (Pop-Up Events, Box City)	April - June 2025
Public & Stakeholder Engagement Review Meeting with AC	May 15, 2025
Phase 3: Draft Plan and Evaluation	
Scenario Planning + Draft Plan	July - November 2025
Draft Plan Review Sessions with AC	August 19, September 30, and October 21, 2025
Draft Plan Public Open House	November 6, 2025
Draft Plan Joint Workshop with PC & CC	November 10, 2025
Phase 3: Draft Plan and Evaluation	
Final Draft Plan	December 2025
Planning Commission Public Hearing	December 2, 2025
City Council Public Hearing	December 16, 2025
Online Playbook Tracker	January 2026

AC Advisory Committee **CC** City Council **PC** Planning & Zoning Commission

FIGURE 1.2 COMPREHENSIVE PLAN PROJECT SCHEDULE



CHAPTER 1:

Introduction

Growing Together

Grimes Comprehensive Plan Logo

The Grimes Comprehensive Plan logo symbolizes the City's history, identity, and trajectory as a blossoming community in the Des Moines Metro. The logo features the city's name with the 'G' shaped as an arrow symbolizing the upward trajectory of the community and a tagline of "growing together" which represents the City's focus on prioritizing engagement and building community among residents. The logo also intentionally includes tree leaves symbolizing Grimes as a place that fosters growth in residents, families, business owners, and budding professionals looking to plant roots and invest their time and energy in the community.

GRIMES
GROWING TOGETHER

FIGURE 1.2 GRIMES COMPREHENSIVE PLAN LOGO

Grimes City Logo Update

At the time of developing the Grimes Comprehensive Plan branding and logo, an additional logo was developed to update the City's logo. Recent updates to the City's branding standards and marketing schemes established new brand colors; however, at the time, the City's logo did not reflect this. In collaboration with City staff, the newly developed city logo in Figure 1.3 has been updated and added to all marketing campaigns since the start of this planning process.

GRIMES
A BRIGHT FUTURE

FIGURE 1.3 CITY OF GRIMES NEW LOGO

CHAPTER 2:

Existing Conditions

A Glimpse of Grimes

Overview

A comprehensive analysis of existing conditions was completed to more effectively plan for the future of Grimes. The analysis is divided into three main categories:

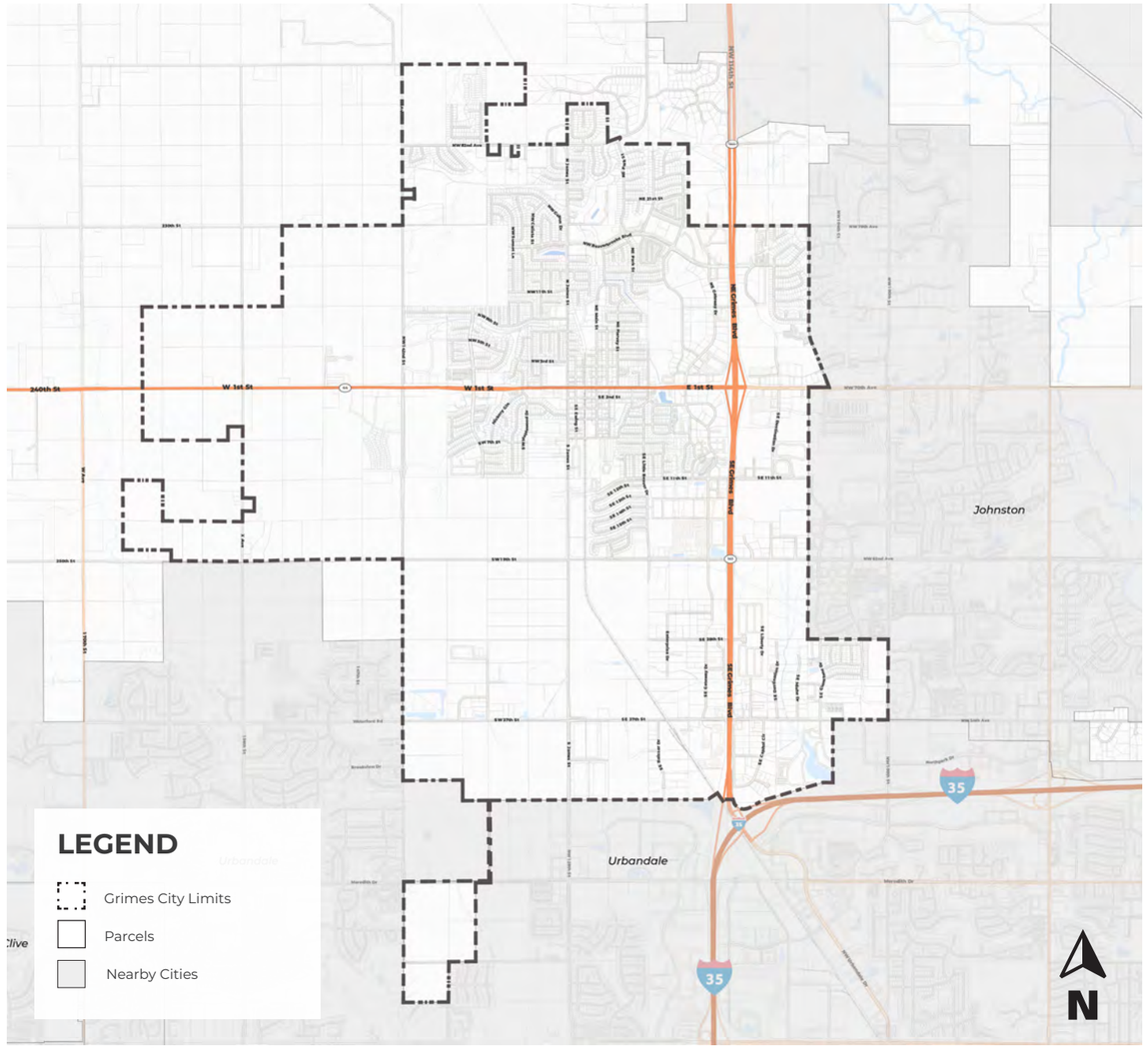
- **Physical Profile** – covering existing land use, natural resources, and infrastructure.
- **Community Profile** – covering demographic and socioeconomic data about Grimes residents.
- **Market Profile** – covering jobs, industries, and businesses.

In combination, this appendix serves as a foundational piece of the City of Grimes' planning process, offering a detailed understanding of the community's current characteristic, land use patterns, infrastructure, and environmental conditions. This will help ensure that future goals, policies, and strategies are based in practical, data-driven insights.



Base Map

Figure 2.1 on the following page shows the current city limits of Grimes. The boundary consists of approximately 13.9 square miles of land and spans two counties, Polk and Dallas. Grimes is a historic community that was first incorporated in 1894 but has seen significant growth and change starting in the 1980s. Neighboring communities include Urbandale, Waukee, Johnston, and Granger.


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Physical Profile

Physical Profile

Existing Land Use

An existing land use analysis was completed for the City of Grimes using parcel data and aerial imagery analysis. Figure 2.3 on the following page shows the results of this analysis on a parcel-by-parcel basis. Each category is briefly described below.

Agriculture & Open Space includes agricultural uses and areas within the floodplain or floodway.

Low-Density Residential includes low-density, single-family detached homes and any associated structures.

Medium-Density Residential includes duplexes, triplexes, quadplexes, townhomes, and rowhouses.

High-Density Residential includes apartments and condominiums.

Future Residential includes all land platted for residential uses but is currently undeveloped.

Commercial includes all non-industrial commercial uses such as big box and smaller retailers, the Governor's District, and offices.

Industrial & Light Industrial includes all industrial/ light industrial uses such as warehousing, logistics, distribution, manufacturing, and storage.

Public & Semi-Public includes all publicly owned land as well as semi-public places such as fraternal/ civic organization space and churches.

Parks & Recreation includes land dedicated for park and recreation purposes including city-owned parks and facilities as well as private recreation land such as golf courses.

Summary

Currently, approximately 55% of Grimes' land area is agriculture or open space. Of the non-agricultural land, low-density residential makes up 32% of all acres followed by industrial & light industrial at 22%. Commercial is the third largest category at 15%.

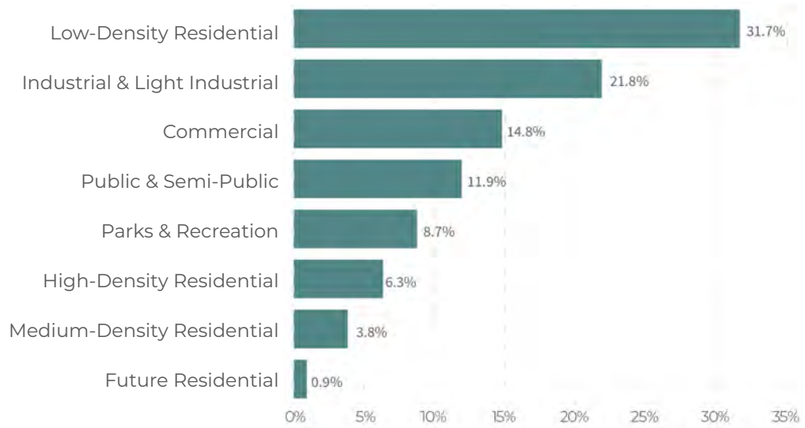


FIGURE 2.2 EXISTING LAND USE BREAKDOWN - GRIMES, IA
SOURCE: CONFLUENCE WITH INPUT FROM THE CITY OF GRIMES AND POLK/DALLAS COUNTY

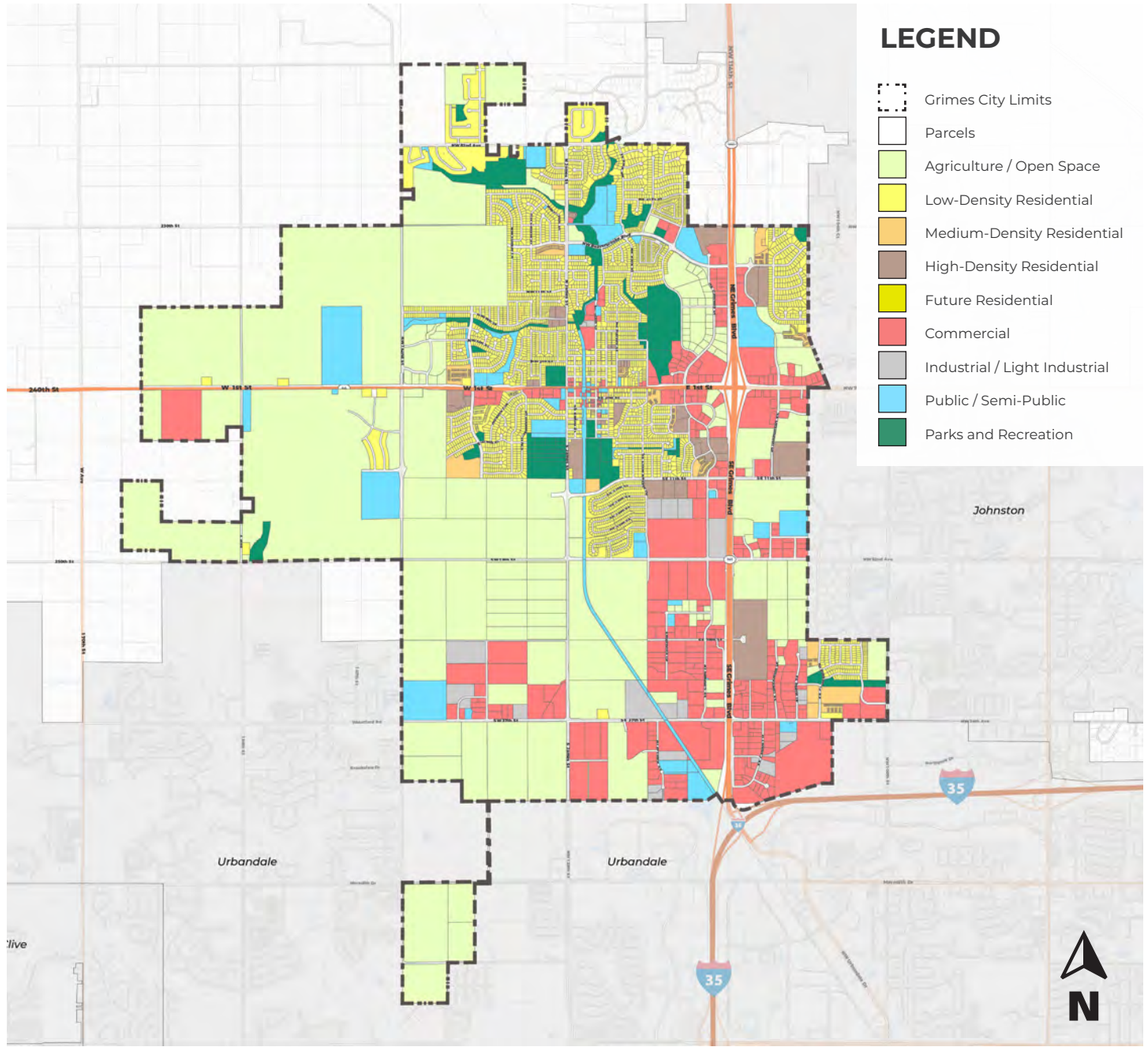


FIGURE 2.3 EXISTING LAND USE MAP - GRIMES, IOWA
SOURCE: CONFLUENCE WITH INPUT FROM THE CITY OF GRIMES AND POLK/DALLAS COUNTY

Physical Profile

Housing Types

Figure 2.4 highlights the location of residential land in Grimes color-coded by the level of density. Yellow represents low-density residential land, mainly single-family detached homes. Orange represents medium-density residential such as townhomes, row houses, or duplexes. Brown signifies higher-density residential such as apartments or condominiums.

Grimes is predominantly low-density residential with pockets of high-density residential scattered mostly along major road corridors. There are a few pockets of medium-density residential as well, mostly in the form of townhomes or rowhouses.

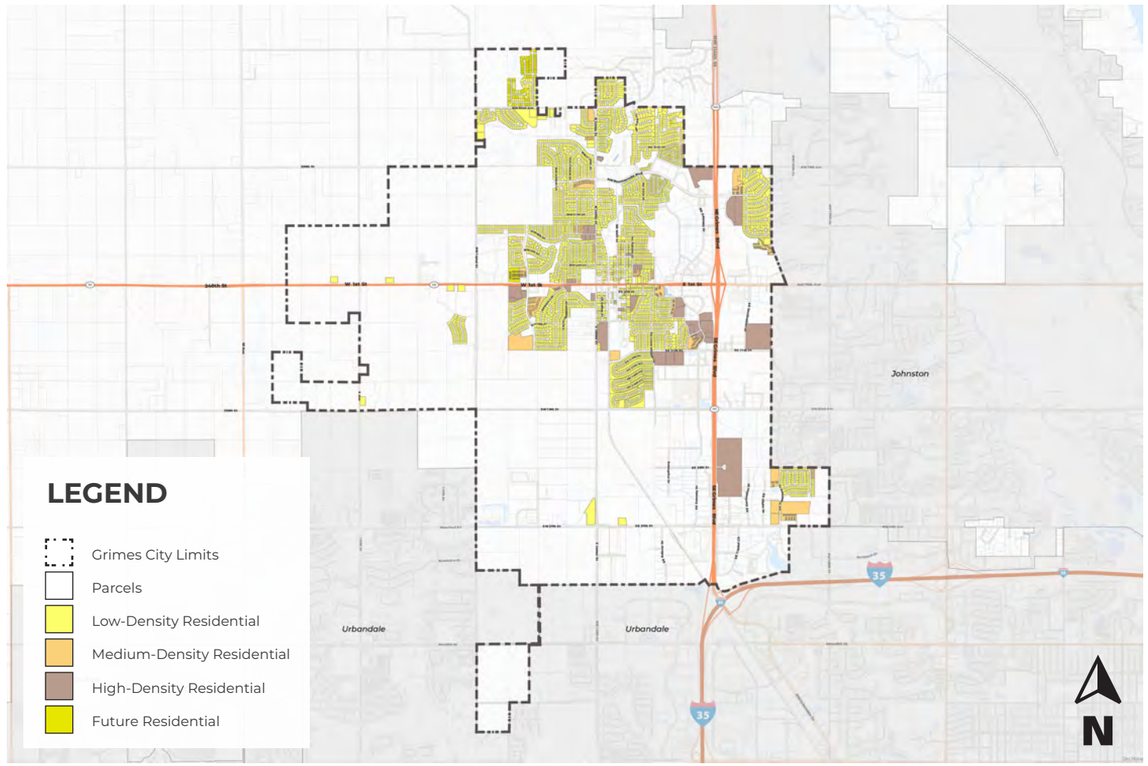


FIGURE 2.4 RESIDENTIAL LAND BY TYPE
SOURCE: CONFLUENCE WITH INPUTS FROM POLK & DALLAS COUNTY

Housing Assessed Values

Figure 2.5 below shows a thematic map of 2024 single-family residential total assessed values in Grimes. Total assessed values are used to calculate property taxes and may not reflect true market value of homes because assessed values are often lower than market value. However, this data still provides insights into the housing market of a community.

There are a few key takeaways:

- Homes in the central core of Grimes have the overall lowest total assessed values (shown in light red). The lightest red indicates a total assessed value below $250,000. The light orange color also present in the core have values between $250k and $350k.
- Home total assessed values become progressively higher on the periphery of the community, especially in the north and northeast.

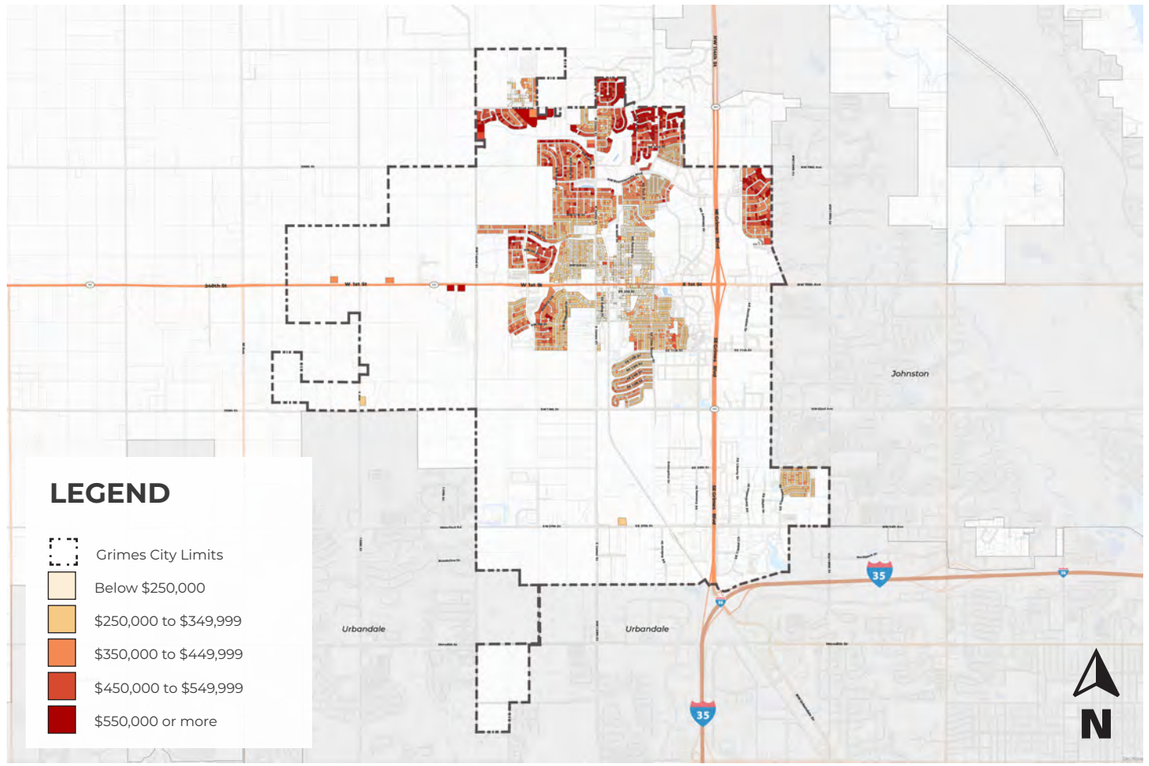


FIGURE 2.5 SINGLE FAMILY DETACHED HOMES BY TOTAL ASSESSED VALUE (2024)
SOURCE: CONFLUENCE WITH INPUTS FROM POLK & DALLAS COUNTY

Physical Profile

Housing Types

Figure 2.6 below shows a thematic map of single-family residential by year built in Grimes based on parcel data from 2024. The darker the blue, the newer the homes. There is a natural gradient that runs from the center of Grimes outward showing the history of residential growth in the community.

Homes in the central core were more likely to be built prior to 1940 or between 1940 to 1959. The large segments of dark blue parcels visualize the rapid expansion Grimes has experienced in the past few decades. The age distribution mirrors some of the total assessed value distribution suggesting a likely correlation between age and assessed value.

Parks and Open Space

Figure 2.7 below shows the location of parks and open space within the City of Grimes. In total, there are 15 parks and various open space areas spread throughout the community. Some of the largest parks have a recreation focus, which include the Hy-Vee Multiplex, the North Sports Complex, and the South Sports Complex. Park facilities are evaluated in greater detail in ***Chapter 10: Parks and Recreation.***

Grimes has a growing reputation for being a recreation-focused community. There are several large sports-oriented parks located throughout Grimes, which serve local residents as well as regional tournaments.

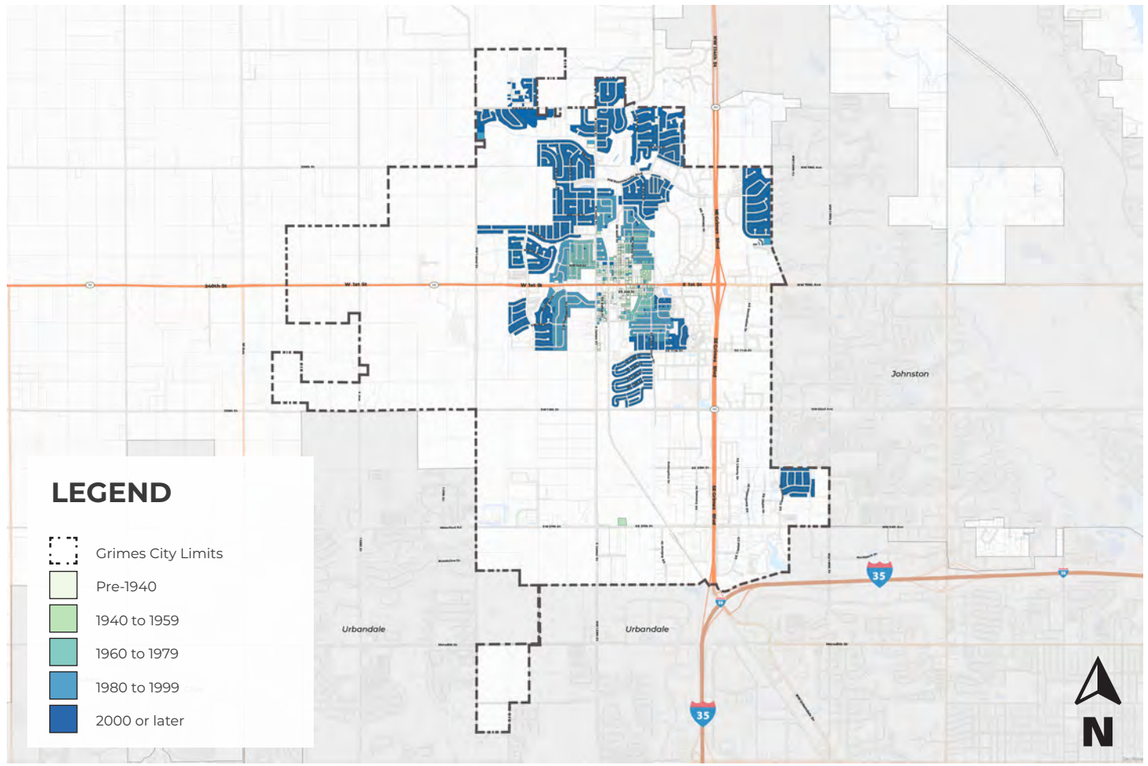


FIGURE 2.6 SINGLE-FAMILY DETACHED BY YEAR BUILT
SOURCE: CONFLUENCE WITH INPUTS FROM POLK & DALLAS COUNTY

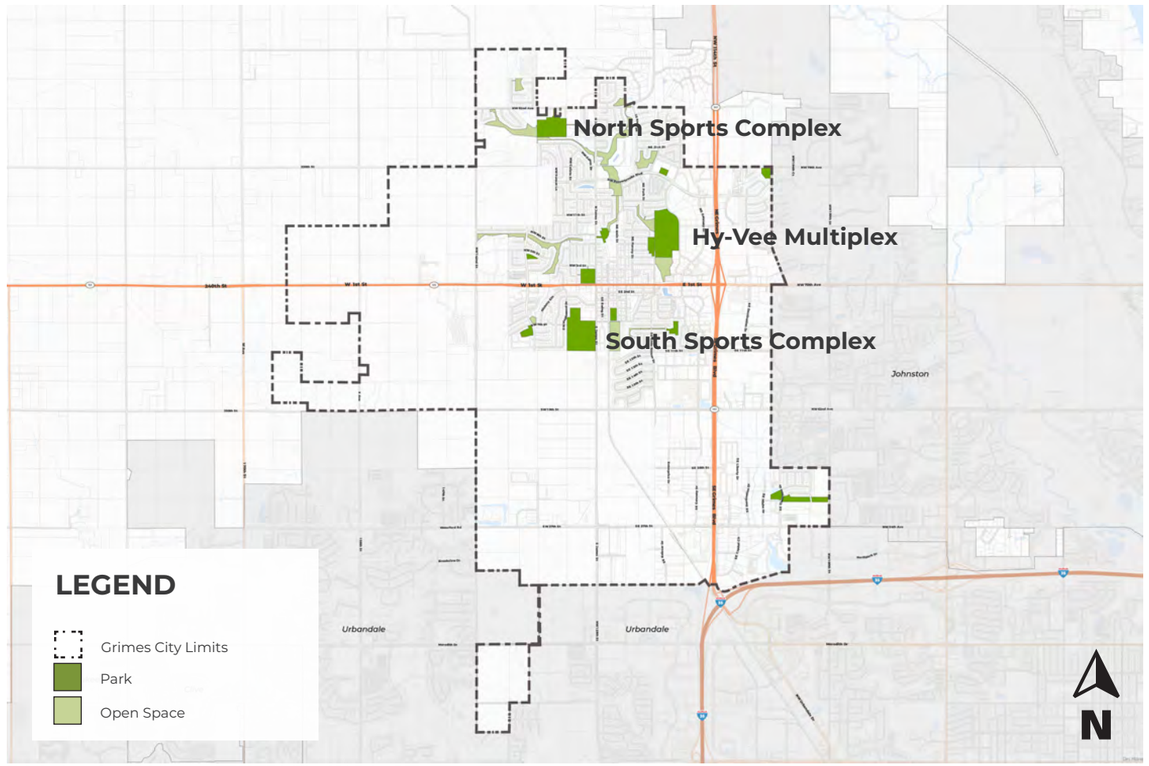


FIGURE 2.7 PARKS AND OPEN SPACE IN GRIMES
SOURCE: CONFLUENCE WITH INPUTS FROM CITY OF GRIMES

Physical Profile

Floodplain & Floodway

Floodplain is typically low-lying land found near streams and other water sources that are susceptible to flooding during rain or snowmelt. Floodplain is often classified as 100- or 500-year floodplain depending on the likelihood of a flood occurring in a given year. Floodway is the actual channel or riverbed and adjacent land. Floodway should always remain undeveloped with limited obstructions. Floodplain is generally best avoided during development. Figure 2.8 shows the location of both for Grimes.

Most of the floodplain within or near Grimes is due to the presence of streams such as **Little Beaver Creek** or **Walnut Creek** and their various tributaries. **Beaver Creek** creates a larger area of floodplain east of town.

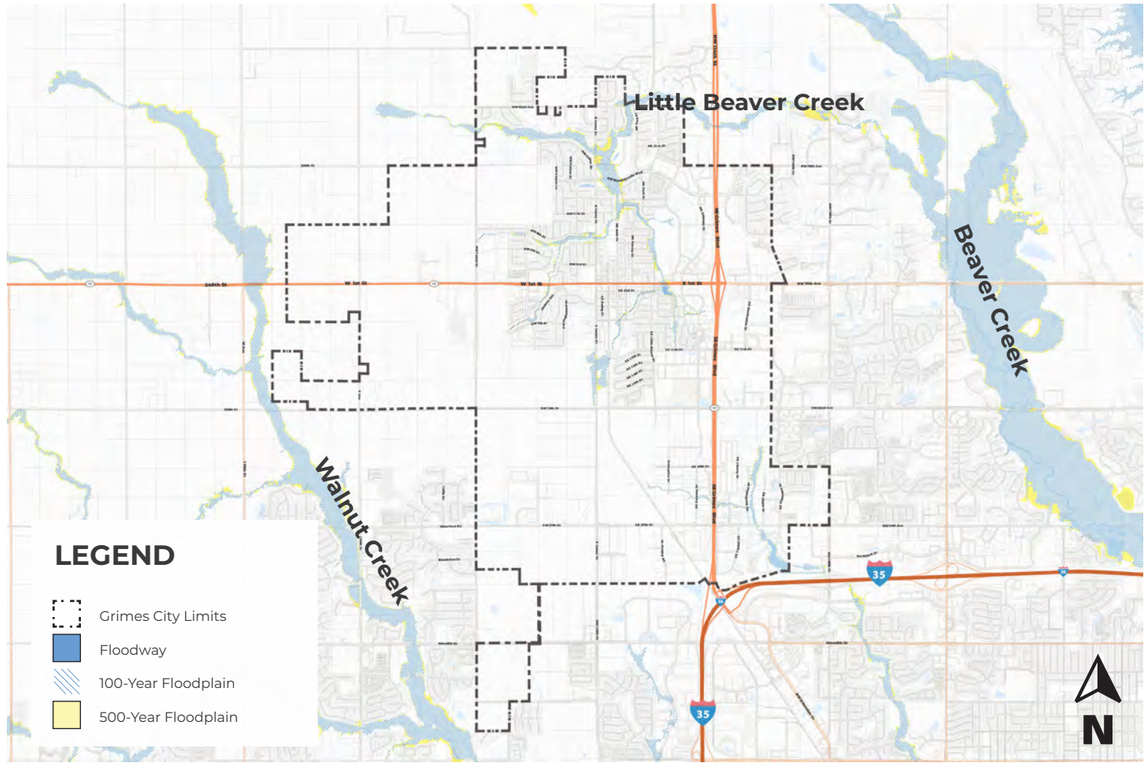


FIGURE 2.8 FLOODPLAIN AND FLOODWAY
SOURCE: CONFLUENCE WITH INPUTS FROM CITY OF GRIMES AND FEMA

Streams by Type

Streams and rivers are often classified as Type 1 Perennial and Type 2 Intermittent streams. Type 1 Perennial streams are those with water flowing all year round except for cases of extreme drought. Type 2 Intermittent streams are those with water flowing for most of the year, especially during the wet season (roughly March-September).

Type 1 Perennial Streams in and near Grimes include segments of **Little Beaver Creek** and **Walnut Creek**. **Beaver Creek** is located east of Grimes in Johnston.

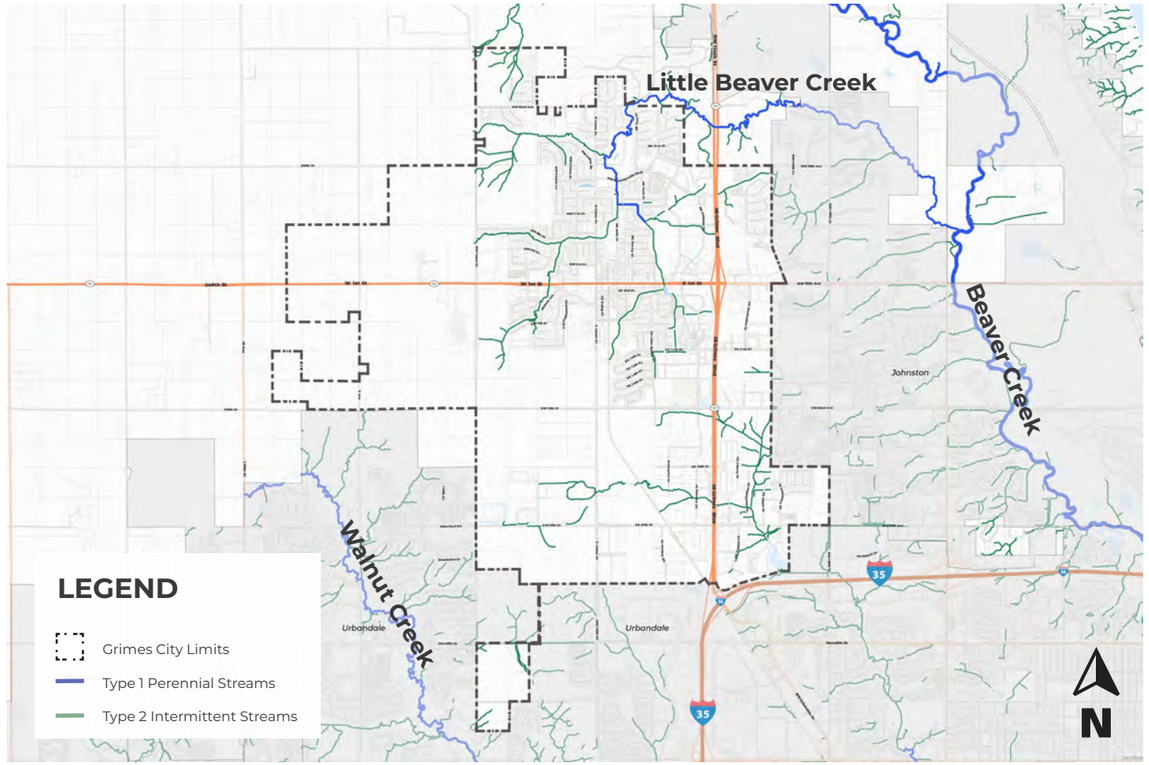


FIGURE 2.9 STREAMS BY TYPE
SOURCE: CONFLUENCE WITH INPUTS FROM CITY OF GRIMES AND USGS

Physical Profile

Watershed Boundaries

Watersheds are the geographic boundaries in which all water within flows to a common source such as a creek or river. There are several tiers of watersheds, which can be very large and cover multiple states, as well as very small and covering portions of a city like Grimes. Figure 2.10 below shows the subwatershed boundaries in Grimes, which includes Beaver Creek, Walnut Creek, and Little Walnut Creek.

Grimes is a member of the **Beaver Creek Watershed Management Authority** and the **Walnut Creek Watershed Authority**, which focus on water quality and quantity issues through regional collaboration and education efforts.

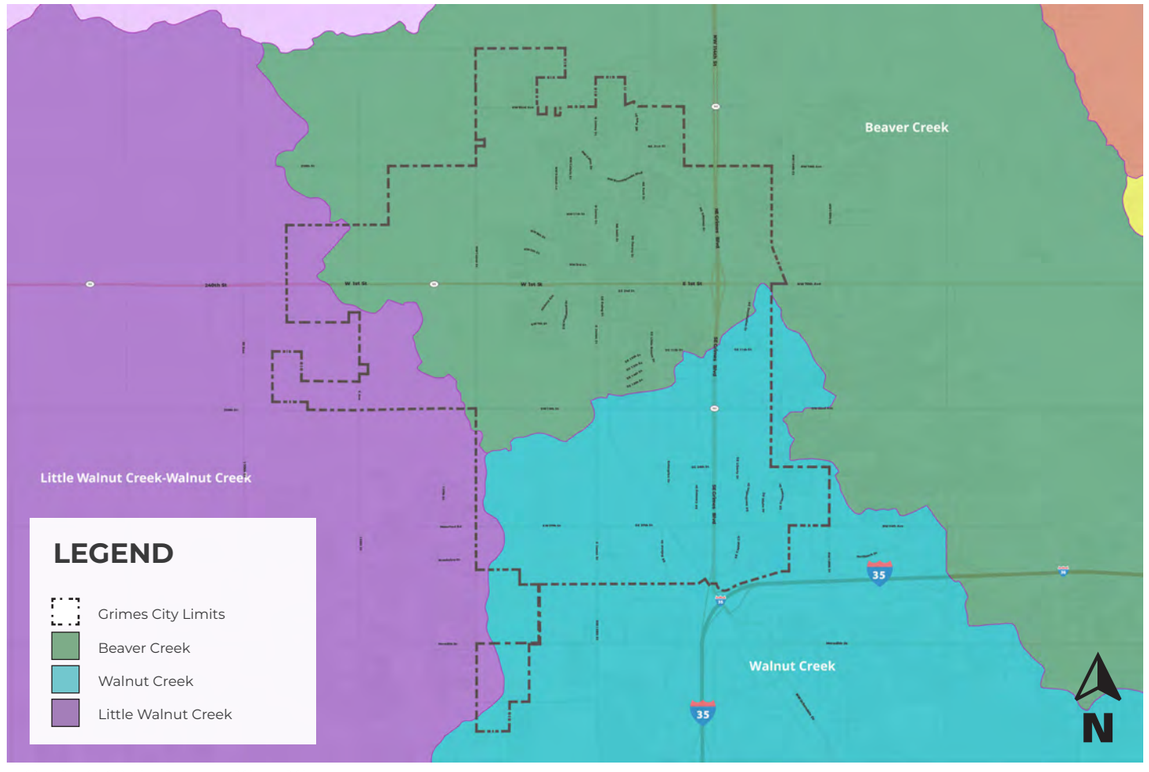


FIGURE 2.10 SUBWATERSHEDS
SOURCE: CONFLUENCE WITH INPUTS FROM CITY OF GRIMES AND USGS

Slope Analysis

A slope map for Grimes was created using Lidar data from the U.S. Geological Survey. Figure 2.11 shows the result of this analysis. Dark and light green areas represent areas with less than 5% and 5 to 9% slope, respectively. These areas are generally considered flat and may be easier to develop as a result. The orange and red areas have steeper slopes of 15% and higher and may pose more issues with development and may also be ecologically significant.

Grimes and much of its growth area is relatively flat. The areas with more topography typically follow stream banks. While flat land may be easier to develop due to less required grading, there can be stormwater issues.

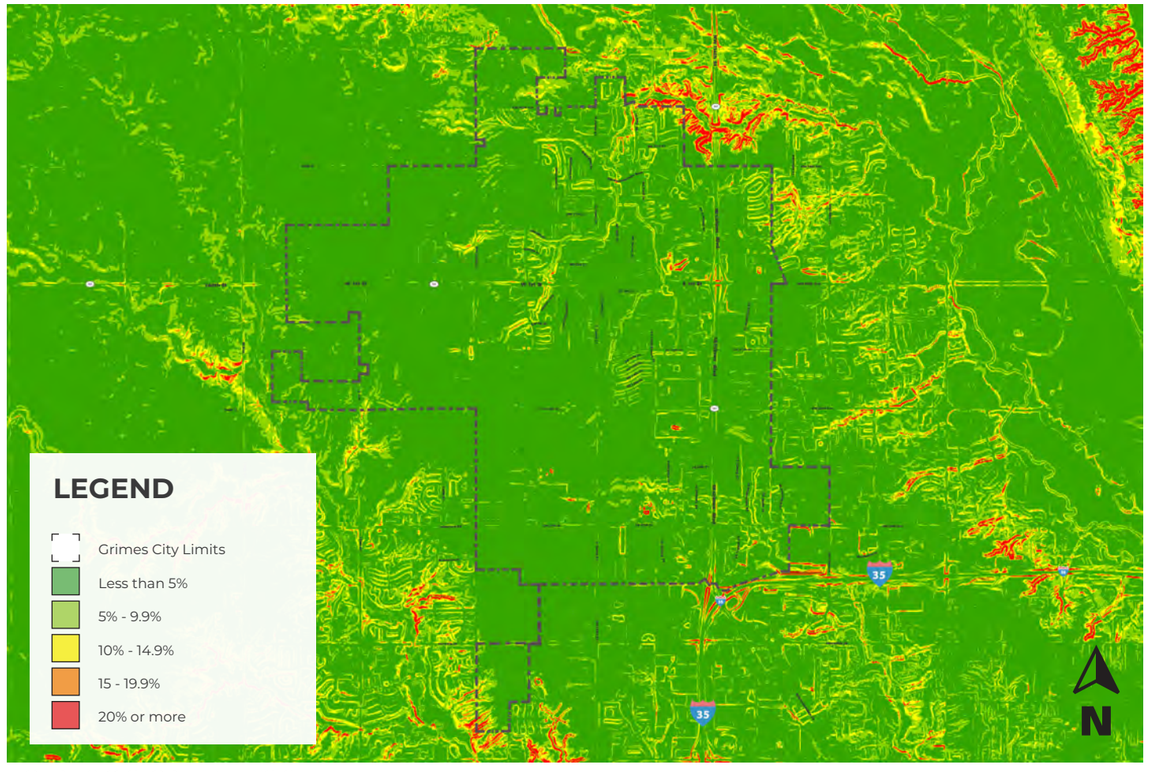


FIGURE 2.11 SLOPE ANALYSIS
SOURCE: CONFLUENCE WITH INPUTS FROM CITY OF GRIMES AND USGS

Physical Profile

Street Classification

Grimes is serviced by a network of roadways including I-35, Highway 44, and Highway 141, which represent the backbone of Grimes' transportation network. Interstate 35 (I-35) sees about 45,000 daily drivers. Highway 44 goes directly through the heart of Grimes, accessible through main arteries such as Gateway Drive, Main Street, James Street, Brookside Drive, and several small side streets.

Highway 141 sees an average of 23,950 daily drivers. Residents access Highway 141 through four major corridors. As the primary gateway into Grimes, these roadways experience the highest traffic volumes of the local roadway network.

Three levels of government have jurisdiction over roadways in Grimes: city, state, and federal. The Federal Government oversees the interstate system, including I-35. State roadways include Highway 141. Within the City's jurisdiction, there are both public and private roadways.

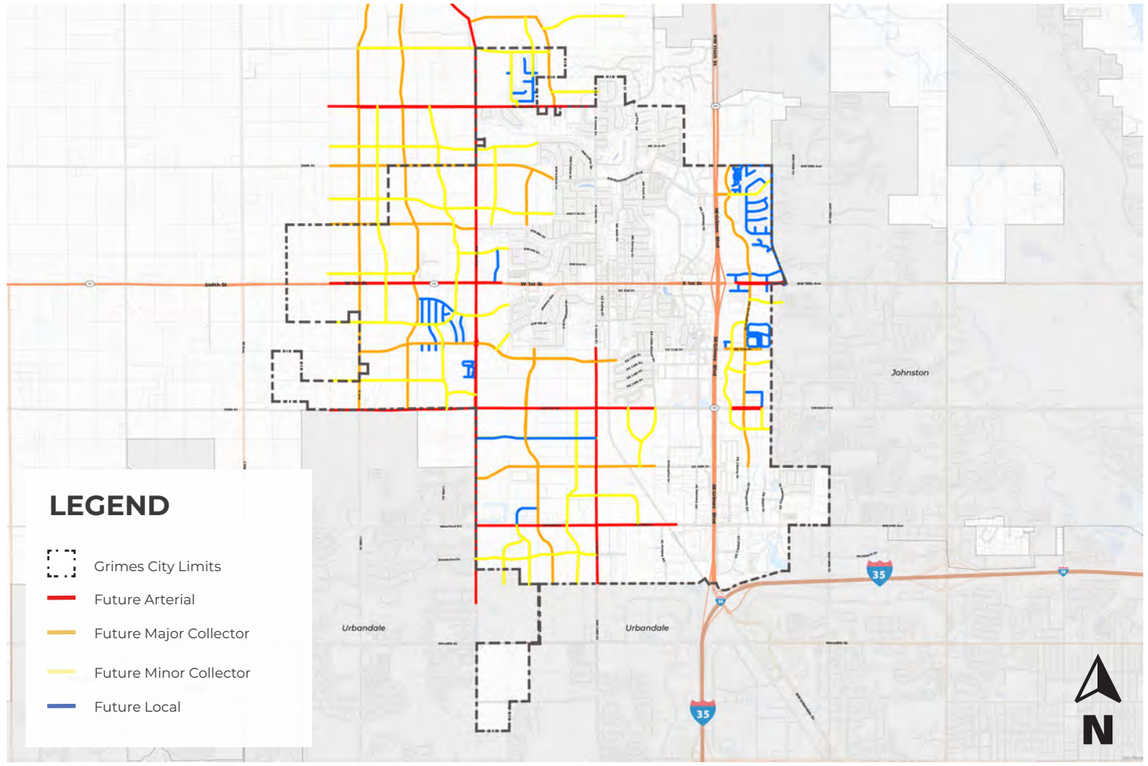


FIGURE 2.12 TRANSPORTATION ANALYSIS
SOURCE: CONFLUENCE + KIRKHAM MICHAEL WITH INPUTS FROM CITY OF GRIMES

Water System

Figure 2.13 shows the current water services provided to the City of Grimes. The Water Services Division of Public Works operates and maintains the city's water reservoirs, pump stations, and water mains to meet Grimes current and future needs. The City of Grimes operates six wells, including three shallow alluvial wells, two Jordan Aquifer deep wells, and an ASR well. From there, Grimes operates two water treatment plants, a 1.5 million gallon water tower, and booster stations across the city.

On average, the City of Grimes uses anywhere from 2.2 to 3 million gallons of water per day depending on the time of year and weather conditions.

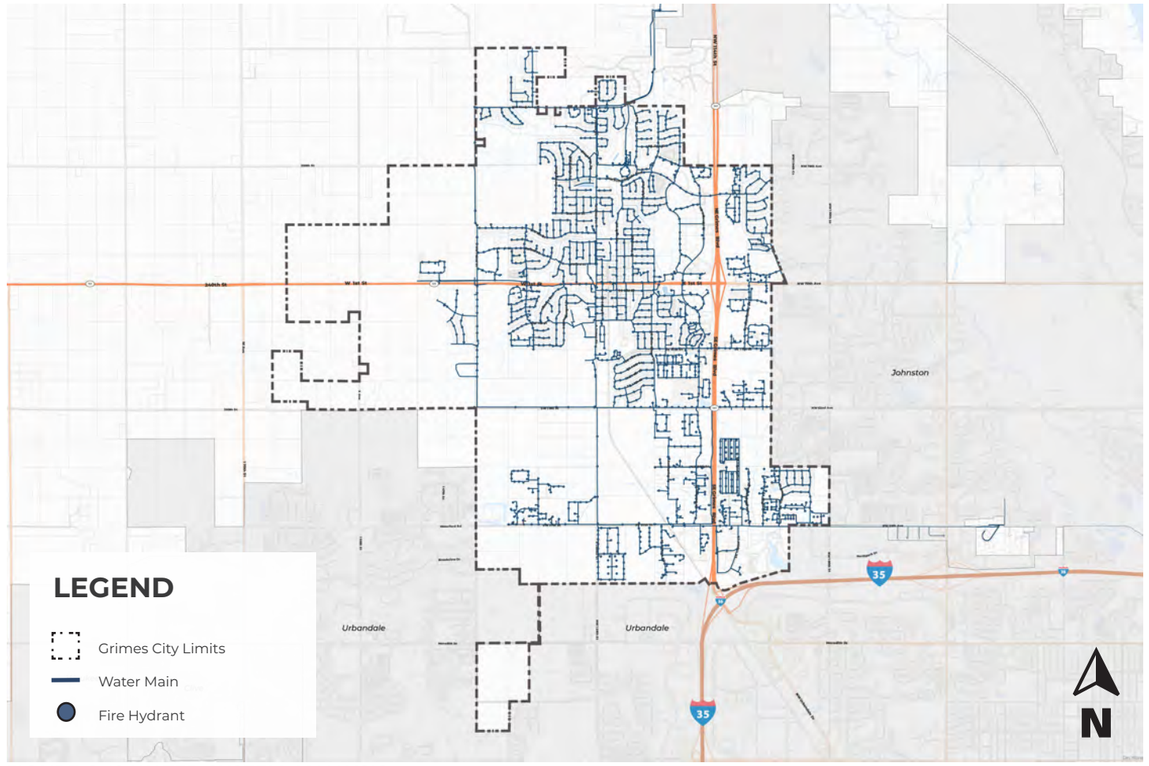


FIGURE 2.13 WATER SYSTEM ANALYSIS
SOURCE: CONFLUENCE + KIRKHAM MICHAEL WITH INPUTS FROM CITY OF GRIMES

Physical Profile

Sanitary Sewer System

The City of Grimes is a part of the Des Moines Metropolitan Wastewater Reclamation Authority (WRA). The City previously operated its own wastewater treatment plant but has since joined the WRA and taken the facility offline.

The **Des Moines Metropolitan Wastewater Reclamation Authority (WRA)** is made up of 18 cities, counties and sewer districts that work together to protect public health and to enhance the environment by recycling wastewater.

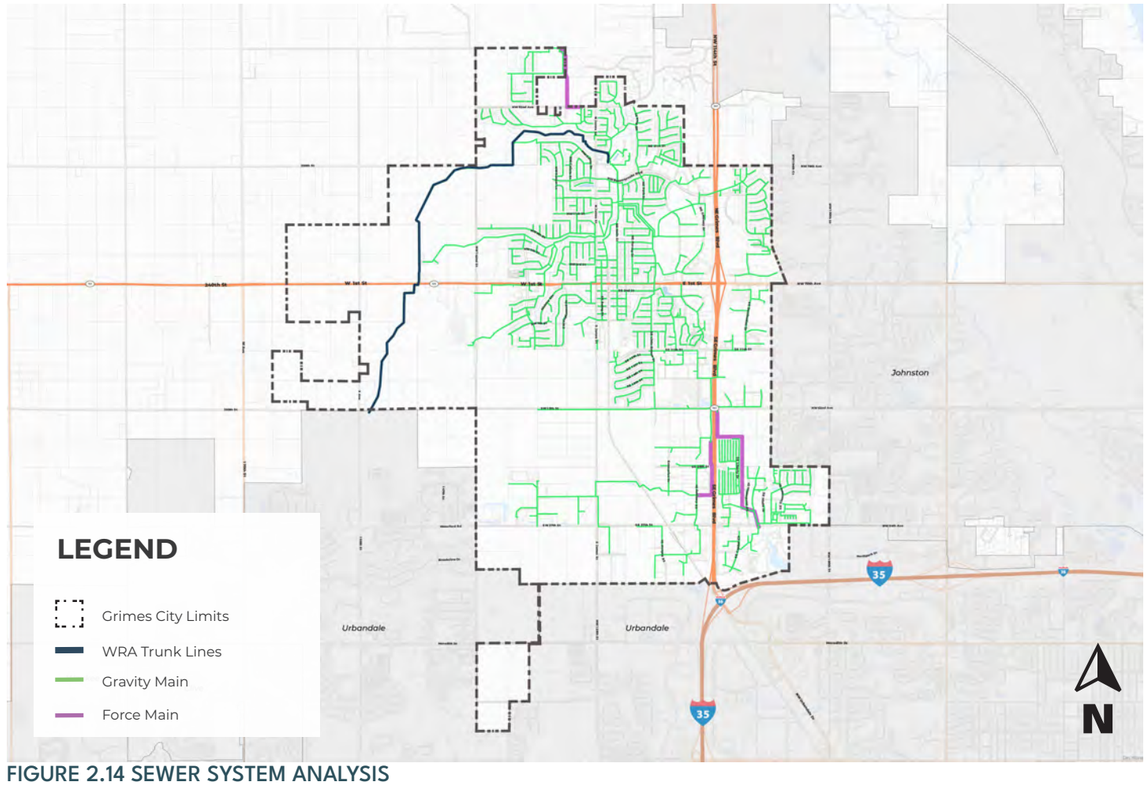


FIGURE 2.14 SEWER SYSTEM ANALYSIS
SOURCE: CONFLUENCE + KIRKHAM MICHAEL WITH INPUTS FROM CITY OF GRIMES

Stormwater System

Storm sewers are an important piece of urban infrastructure, helping to prevent flooding, protect property, and maintain the safety and functionality of roadways during storm events. The City of Grimes operates its own storm water systems, with 266 miles of network, and 580 manhole covers.

Grimes offers a **Storm Water Grant Program (SWAG)**, which partially reimburses residents for soil quality restoration projects (SQR) and rain barrels on a first-come, first-served basis.

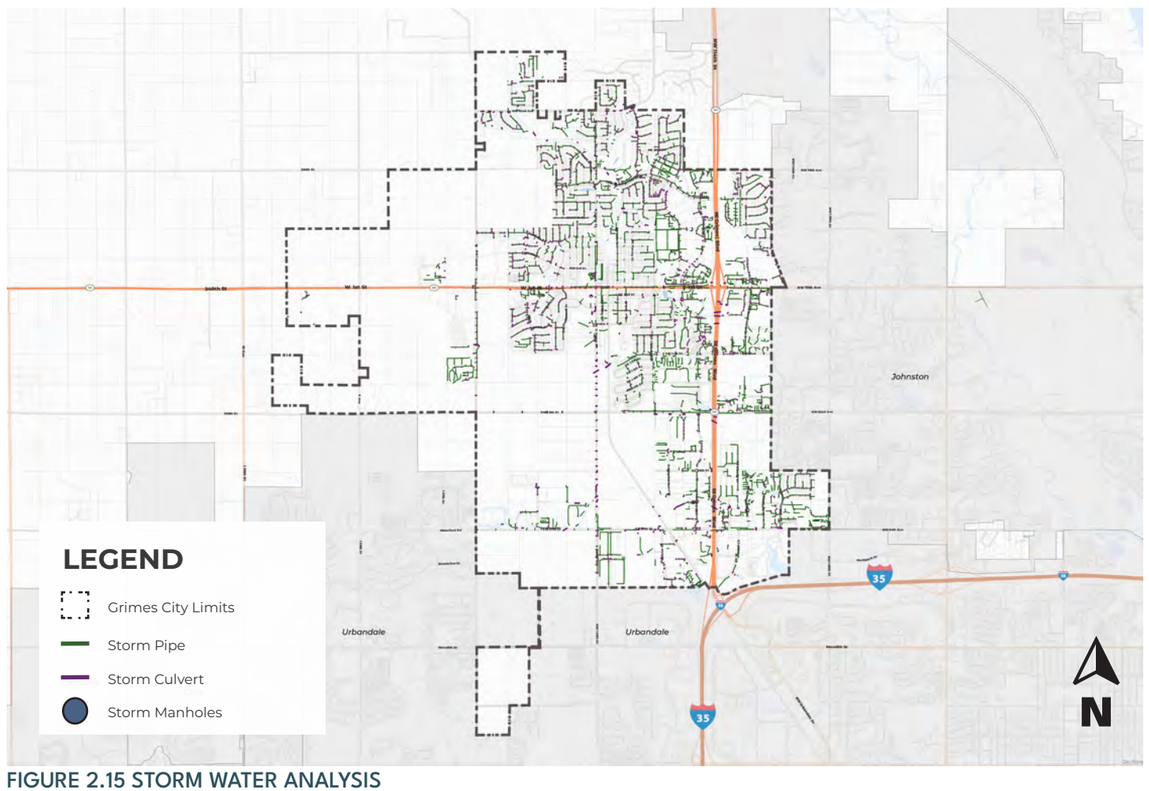


FIGURE 2.15 STORM WATER ANALYSIS
SOURCE: CONFLUENCE + KIRKHAM MICHAEL WITH INPUTS FROM CITY OF GRIMES

Community Profile

Community Profile

Regional Context

Grimes is located on the northwestern edge of the Des Moines metropolitan area, which had an estimated population of 779,048 in 2024. Grimes straddles the border of Polk and Dallas County.

Figure 2.16 shows a drive-time map for Grimes which shows how much of the metro falls within a 15-minute and 30-minute drive-time from Grimes. Nearly all of the metro area falls within this service area.

Grimes residents can expect to reach Polk City, Dallas Center, Johnston, Urbandale, Waukee, Clive, and parts of West Des Moines and Des Moines within a 15-minute drive time from the intersection of 1st Street & James Street.

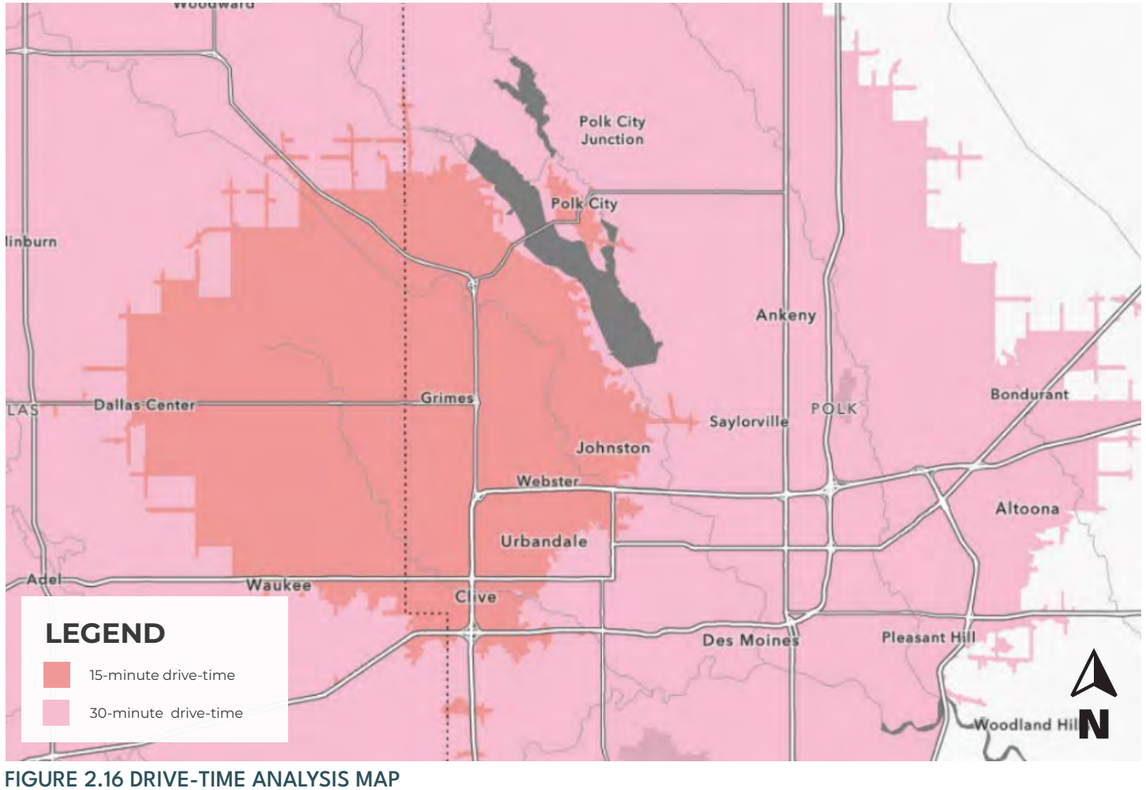


FIGURE 2.16 DRIVE-TIME ANALYSIS MAP
SOURCE: CONFLUENCE WITH INPUTS FROM ESRI

Community Profile

Population Change

Grimes, like many communities in the Des Moines metro, has experienced significant growth in recent decades. According to ACS 5-Year 2023 Estimates, Grimes has a population of 16,362 residents. Grimes' largest population boom has taken place in the last 30-40 years. The growth rate between 2000 and 2023 was 220%.

The adjusted 2024-2025 population estimate for Grimes is likely closer to somewhere between 18,000-19,000 residents based on an evaluation of parcel/building permit data and average household size in Grimes.

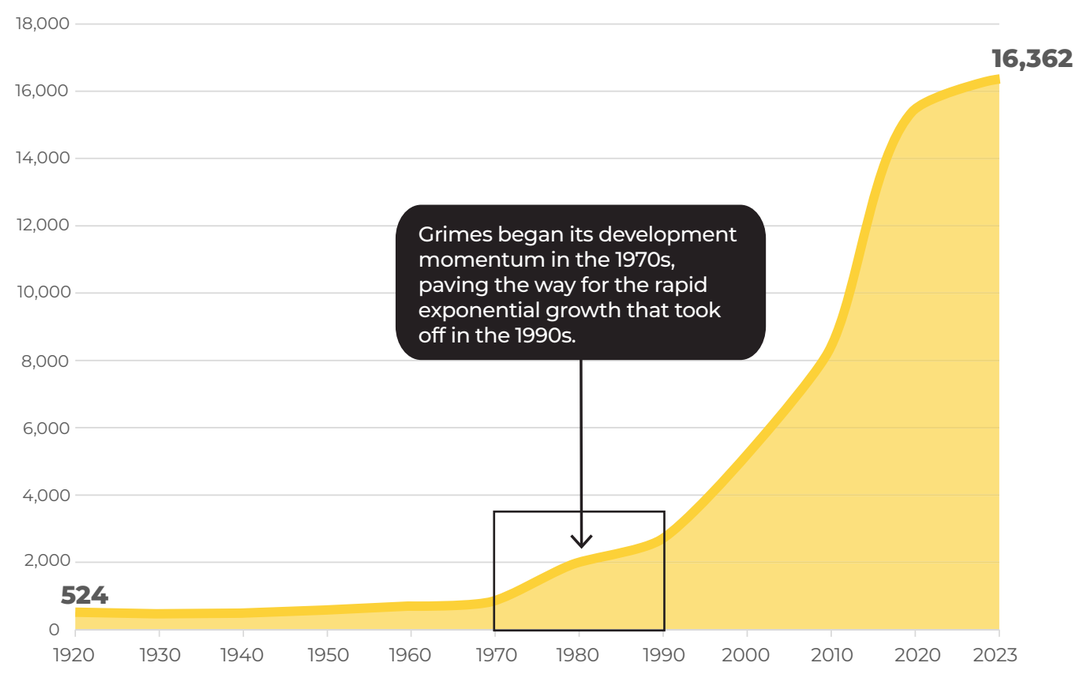


FIGURE 2.17 GRIMES POPULATION CHANGE (1920-2023)
SOURCE: U.S. CENSUS BUREAU

Community Profile

Regional Growth Trends

Grimes is one of many fast growing communities in the Des Moines metro. Figure 2.18 shows population growth between 2010-2023 in Grimes, Waukee, and Johnston, each of which has added thousands of residents with Grimes nearly doubling in size.

Figure 2.19 shows an average annual growth rate comparison in the metro area. On the selected geographies, Grimes' average annual growth (7.6%) is second only to Waukee (10.0%). Grimes continues to outpace both Dallas/Polk County and the Des Moines metro overall.

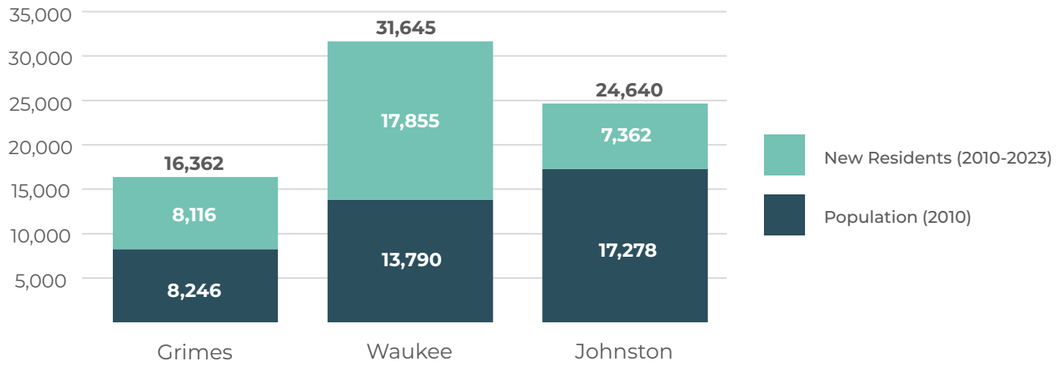


FIGURE 2.18 POPULATION ADDED TO WESTERN METRO CITIES BETWEEN 2010-2023
SOURCE: U.S. CENSUS BUREAU 2023 ACS 5-YEAR ESTIMATES

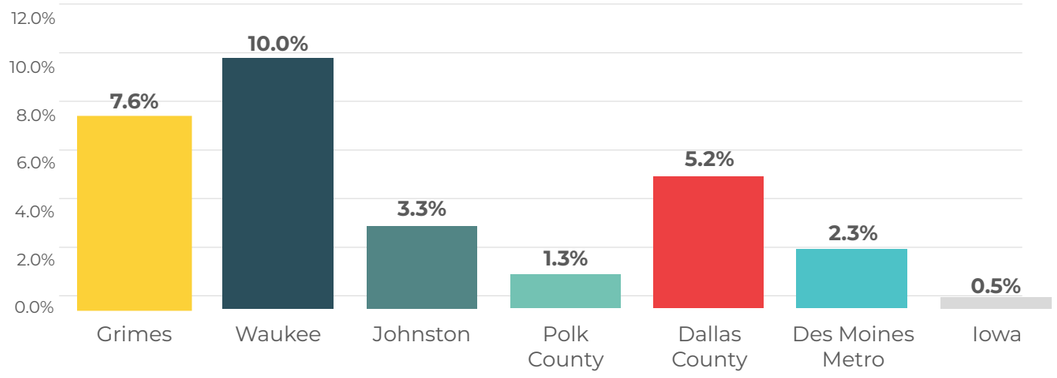


FIGURE 2.19 AVERAGE ANNUAL PERCENT GROWTH (2010-2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Population Projections

A set of population projections were completed for Grimes to give an average growth scenario for the community through 2050. Various different population projection methodologies were utilized that depicted low and high potential growth trend lines. The highest scenario was very high at over 88,000. The lowest projection put 2050 population at just over 27,000. The overall average of the projections puts the Grimes population at 45,548 by 2050. This number was used for future demand estimates in the Comprehensive Plan. Figure 2.20 shows the various projection scenarios including the average.

Several population projection scenarios were considered for Grimes. The overall average growth scenario for 2050 puts the population at over 45,000 residents, which would indiciate continued significant growth trends.

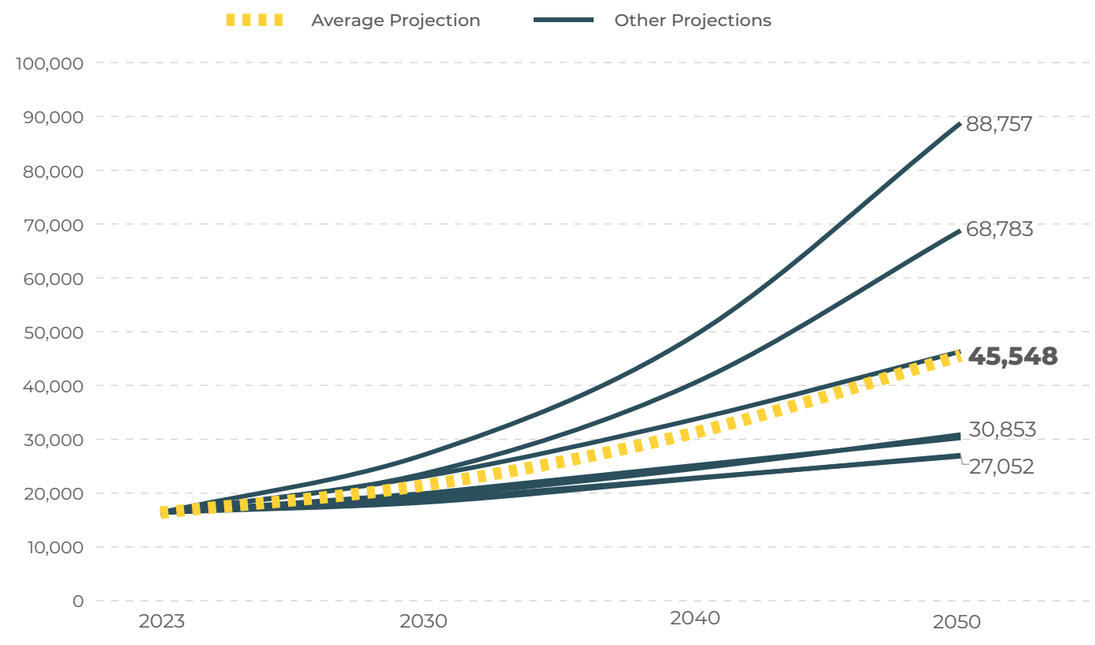


FIGURE 2.20 GRIMES POPULATION PROJECTION 2023-2050
SOURCE: CONFLUENCE WITH INPUT FROM THE U.S. CENSUS BUREAU 5-YEAR ACS

Community Profile

Age Composition

Figure 2.21 shows the age composition for Grimes and other reference geographies. Each community's population was divided into four categories: children & teens (0-19), younger adults (20-44), older adults (44-74), and seniors (75+). Grimes, Waukee, and Johnston all have significant percentages of children and teens, each with around 30%. Grimes is slightly more likely to have younger adults (39.1%) than the other communities as well as lower levels of seniors (2.8%). The age profile of Grimes suggests a strong presence of families as well as a sizeable number of younger adults.

Nearly 31% of Grimes' population is composed of children and teens and another 40% is younger adults aged 20-44 years. These percentages are higher than the peer communities of Waukee and Johnston.

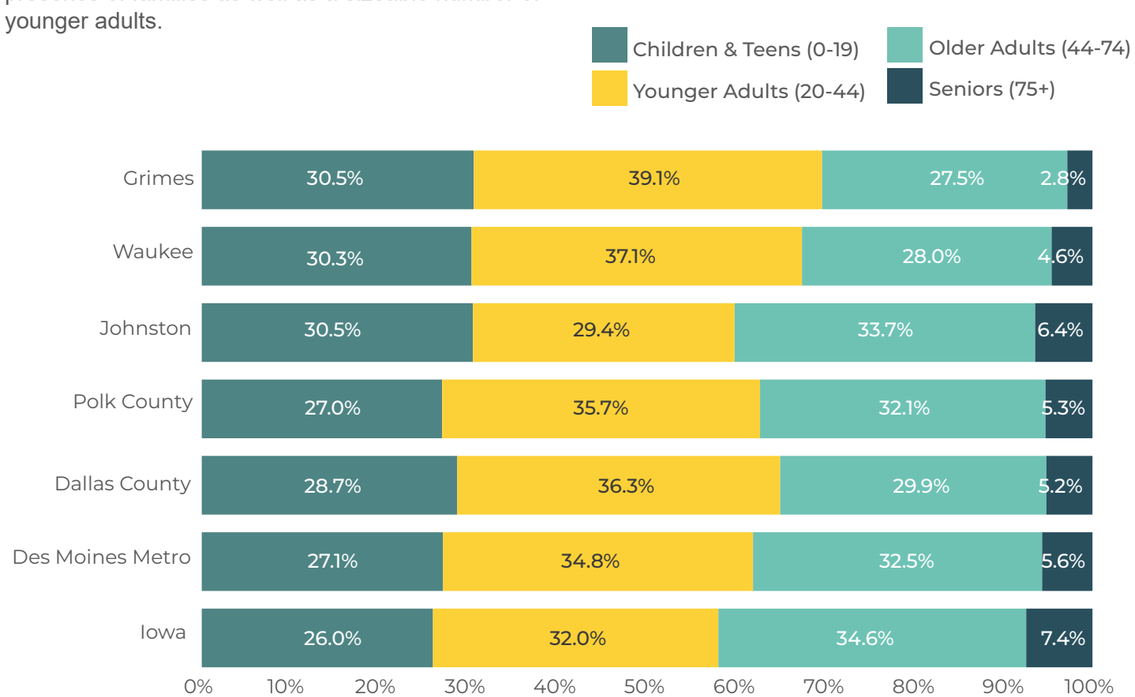


FIGURE 2.21 POPULATION BY AGE GROUP COMPARISON (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Median Age Comparison

Grimes is a young community with a median age of 34.3 years. This is comparable to nearby Waukee (34.4) and Dallas County (35.8) but is significantly lower than Johnston (38.4), Polk County (36.2), and the State of Iowa (38.6) overall. There are several positive economic and social benefits to having a younger median age. Younger households typically have high labor participation rates, increased rates of consumer spending, and can lead to additional population growth. Potential downsides are a higher demand on services like parks and schools that can have budget impacts.

Grimes has a young median age of 34.3 years, which is considerably lower than Johnston and the State of Iowa overall. The above-average percentage of children and teens influences this lower age.

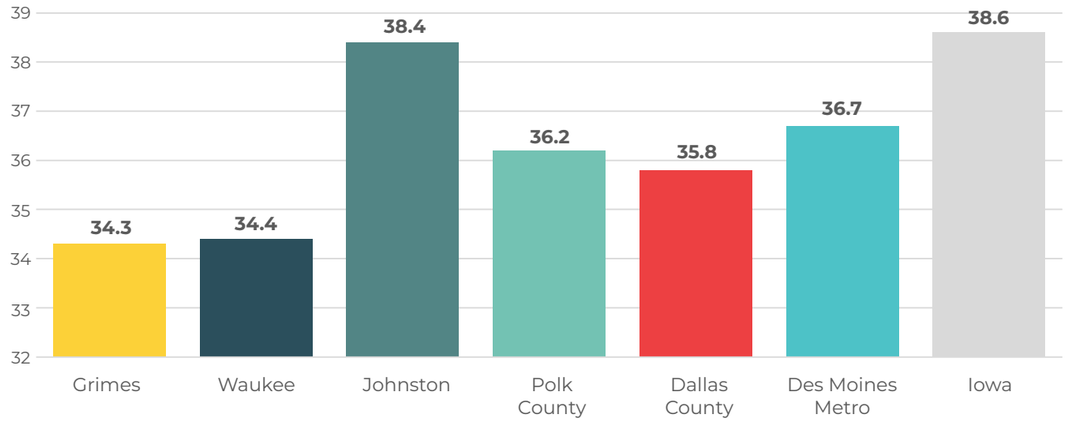


FIGURE 2.22 MEDIAN HOUSEHOLD COMPARISON (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Community Profile

Population by Race and Ethnicity

Figure 2.23 below shows the racial composition and percent Hispanic or Latino of Grimes residents. Nearly 88% of all residents identify as White Alone. The remaining 12% are predominantly composed of Two or More Races (5.2%), Asian Alone (3.6%), or Black or African American Alone (2.3%). Nearly 7% of Grimes residents identify as Hispanic or Latino, which is consistent with the State of Iowa overall.

Approximately 88% of the Grimes population is White Alone, which is higher than the state average of 83%. Grimes is generally in line with the state average for the percentage of residents who identify as Hispanic or Latino, at 6.6%.



FIGURE 2.23 GRIMES POPULATION BY RACE AND ETHNICITY (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Types of Households

Figure 2.24 shows households by type for Grimes in 2023. Household types include individuals living alone, non-families such as unrelated roommates, families with children, and families without children. The two most dominant household types in Grimes were single-member households and families with children. This is consistent with age data that showed a high prevalence of children/teens and younger adults.

Grimes has a similar percentage of single-member households as Polk County but a higher percentage of families with children than both Polk and Dallas County.

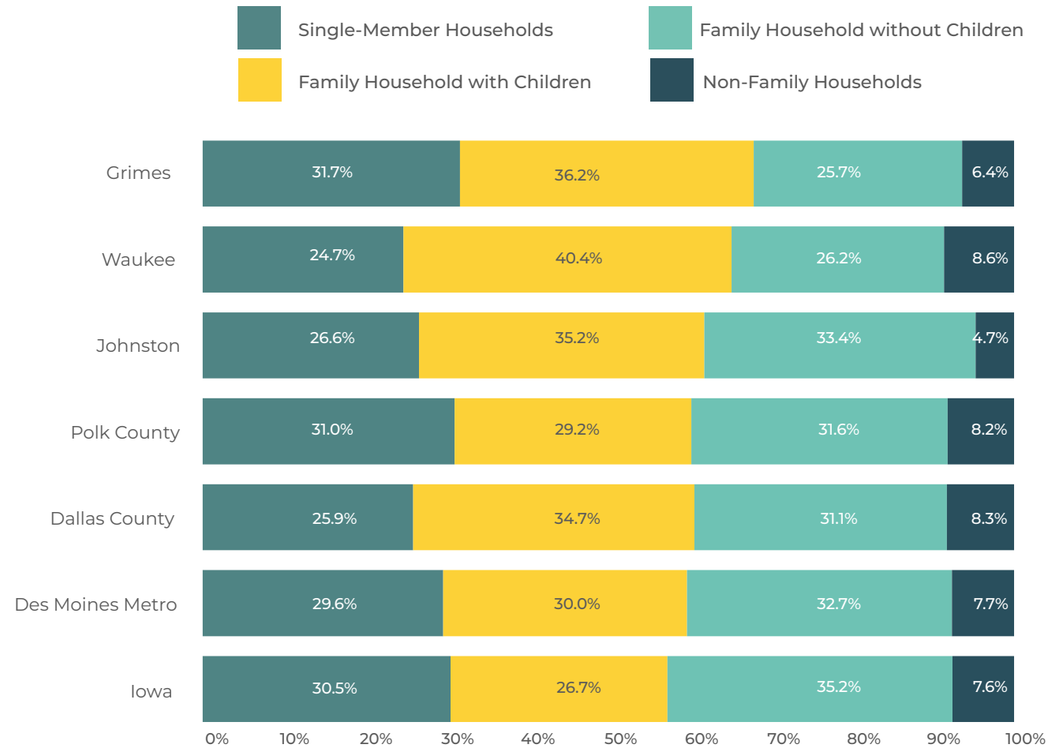


FIGURE 2.24 HOUSEHOLD TYPE COMPARISON (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Community Profile

Household Size

According to 2023 ACS 5-Year Estimates, almost 30% of households in Grimes have four or more people. This is higher than the Des Moines Metro, with Waukee, Dallas County, and Johnston closest behind at 26%, 25.9%, and 25.4%, respectively. Just over 24% of Grimes household sizes are two-person households. When compared to Waukee at 31.7%, and Johnston at 33.2%, Grimes has a lower rate of two-person households.

Grimes has a high percentage of households with four or more people (29.2%) as well as a large number of one-person households at nearly 32%. This is consistent with other data showing high numbers of people living alone and families with children.

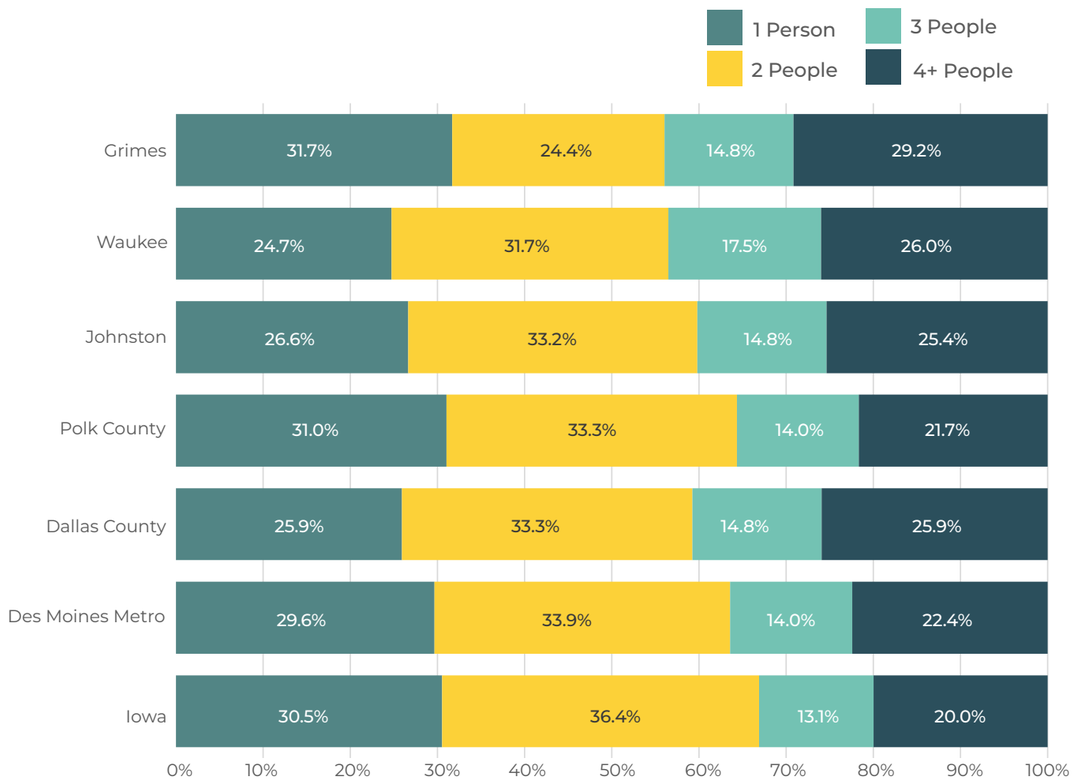


FIGURE 2.25 HOUSEHOLD SIZE COMPARISON (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Housing Tenure

Housing tenure refers to the financial ownership and arrangement of households. Households can be classified as owner-occupied or renter-occupied. In Grimes, an estimated 70% of households are owner-occupied. That leaves 30% of households as renter-occupied. Owner-occupied households in Grimes are on average larger at 2.85 persons per household. Renter households are smaller at 1.91 persons.

The average household size for owner-occupied units is relatively large at 2.85 persons. Rental units, which are generally smaller, have an estimated average of 1.91 persons. The overall average household size is 2.65 persons.

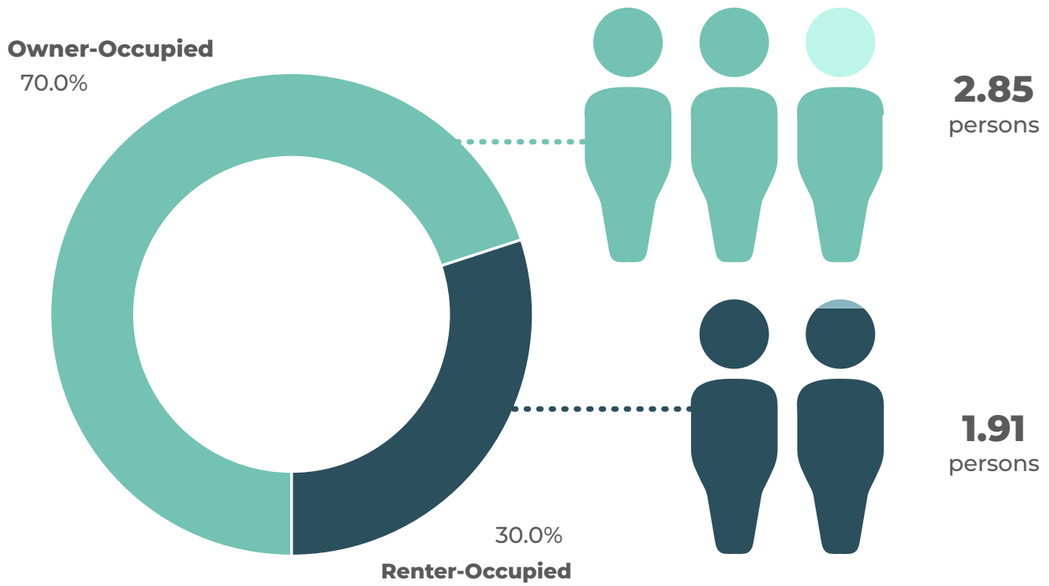


FIGURE 2.26 GRIMES HOUSING TENURE + AVERAGE HOUSEHOLD SIZE (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Community Profile

Household Size by Tenure

Figure 2.27 below shows how the housing tenure between percentage owner- and renter-occupied has changed over time starting in 2010. Since 2010, the percentage of rental households has increased by 10% from 20% to 30%. This change has likely been driven by an increase in apartments in the community as discussed further in this chapter.

Over time, the number of renters in Grimes has increased to the 30% of units today. This increase has been gradual over the past two decades and is representative of the diversification of housing in Grimes.

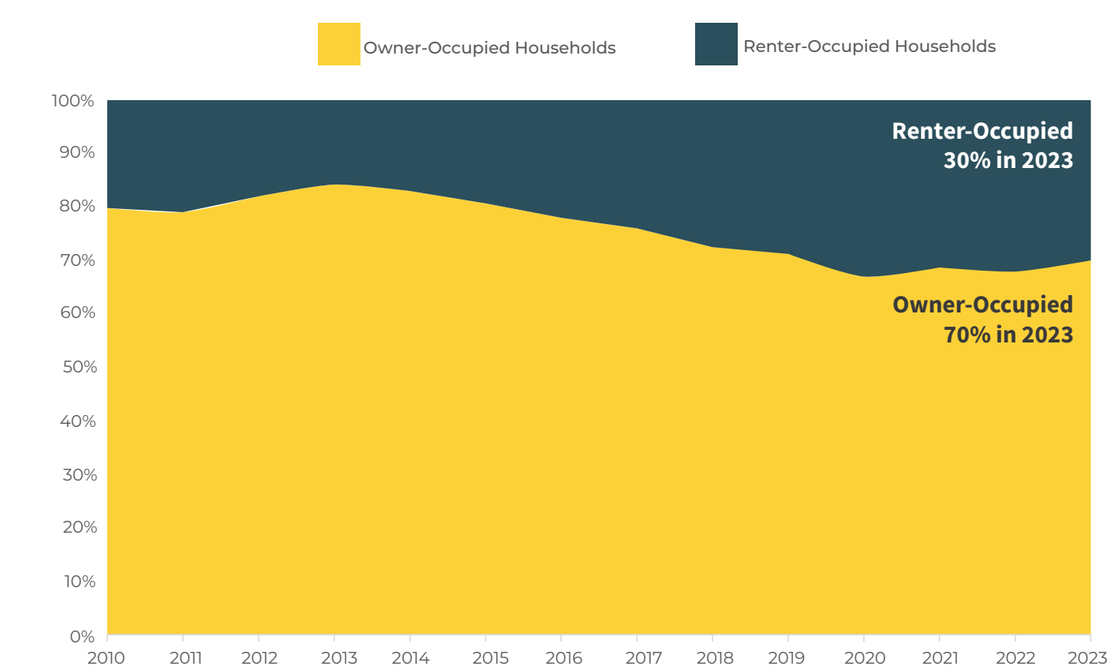


FIGURE 2.27 GRIMES HOUSING TENURE 2010-2023
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Median Household Income

The median income in Grimes is $104,497. This is significantly higher than the state average, but slightly below Waukee's average household income of $106,728. This median income far exceeds that of Polk County, at $81,621, and is closer to Dallas County's median income of $102,349.

The median household income in Grimes is over six figures at nearly $105k. While this is consistent with peer communities in the west metro, it is significantly higher than the Des Moines metro overall.

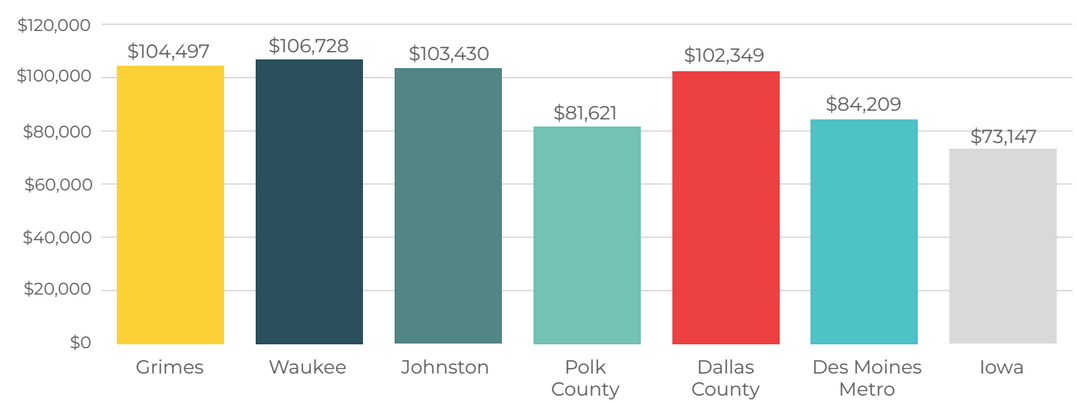


FIGURE 2.28 MEDIAN HOUSEHOLD INCOME COMPARISON (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Community Profile

Households by Income Brackets

Approximately 51.4% of households in Grimes earn six figures or higher per year. By comparison, fewer than 20% of households earn less than $50,000 per year. The largest income bracket in Grimes, at nearly 24%, represents households earning between $100,000 and $150,000.

The largest household income group in Grimes is $100,000 to $149,999, which represents nearly 24% of all households. This is consistent with the overall median income for Grimes.

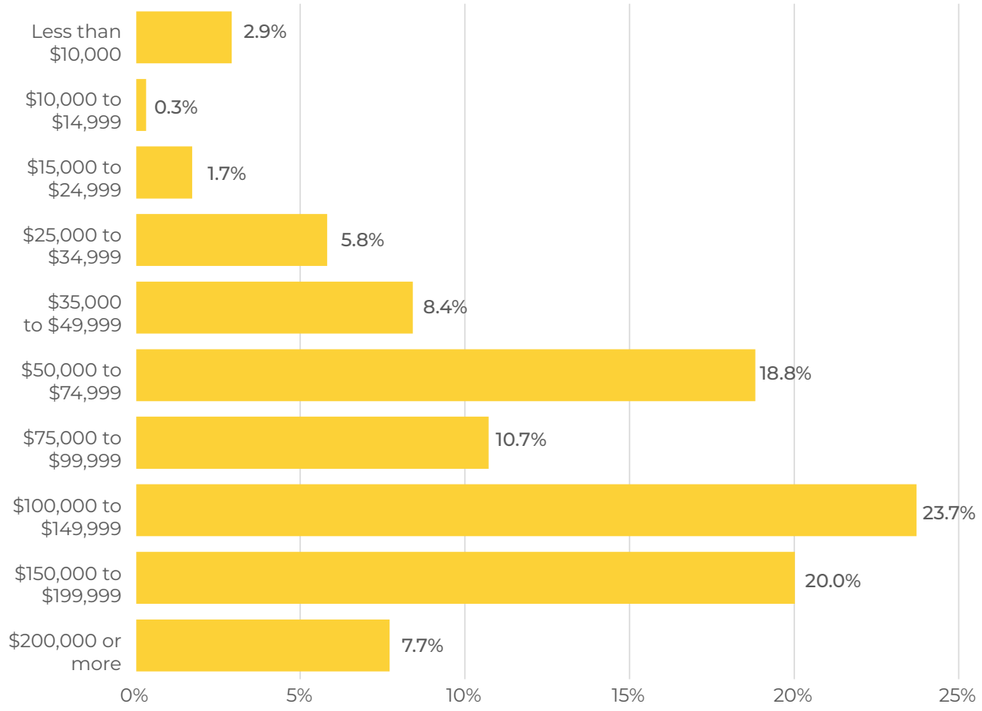


FIGURE 2.29 GRIMES HOUSEHOLDS BY INCOME BRACKETS (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Household Income by Housing Tenure

Figure 2.30 below shows household income bracket breakdown for renters, owner-occupied, and all occupied housing units in Grimes for 2023. Grimes renters, shown in light green, are more likely to fall into lower income brackets than their owner-occupied counterparts shown in dotted orange. This divide is especially clear for incomes ranging from $25,000-$50,000 and incomes $150,000 and above.

The median household income for Grimes renters is $73,705, which is considerably lower than for owner-occupied households in Grimes at $118,268. While this is not unusual, there is a considerable difference of over $44,000.

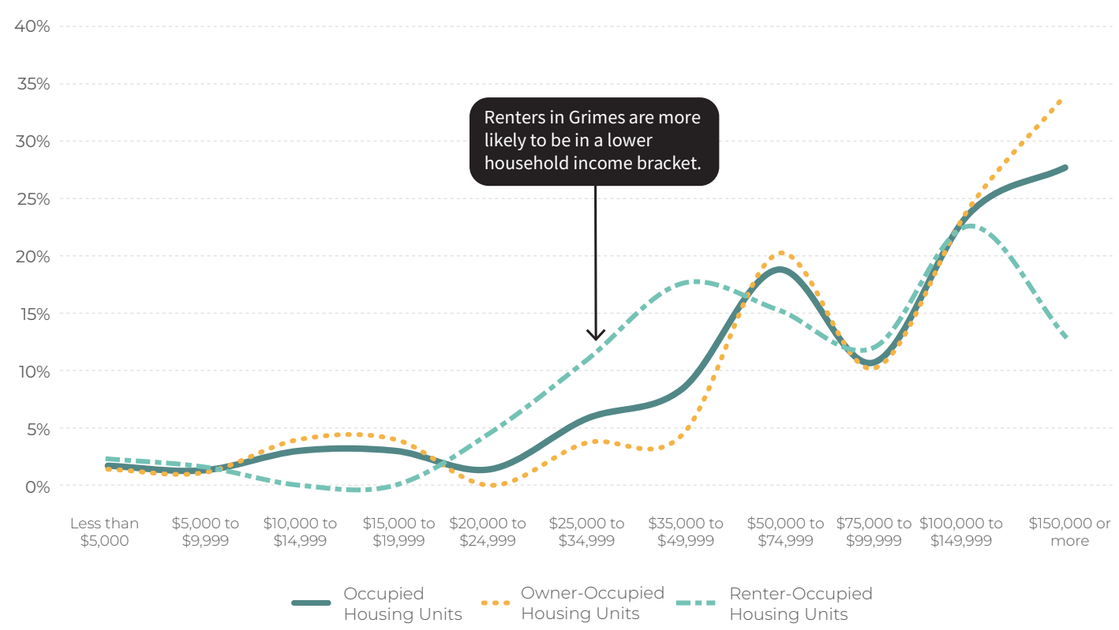


FIGURE 2.30 GRIMES HOUSEHOLD INCOME BY HOUSING TENURE (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Community Profile

Education Attainment Summary

Grimes has high educational attainment levels. Approximately 99% of residents over aged 25 are estimated to have obtained a high school diploma or equivalent. Almost half of all residents aged 25 or above have a bachelor's degree or higher.

Figure 2.31 shows a comparison of median earnings by educational attainment level for Grimes, Waukee, and Johnston. Generally, the higher the education level, the higher the median earnings, with graduate or professional degree holders in Grimes earning a median of $104,569. The median earnings for high school diploma holders is higher in Grimes than Waukee or Johnston as well.

99.2% obtained high school diploma or equivalent

47.6% have received a bachelor's degree or higher

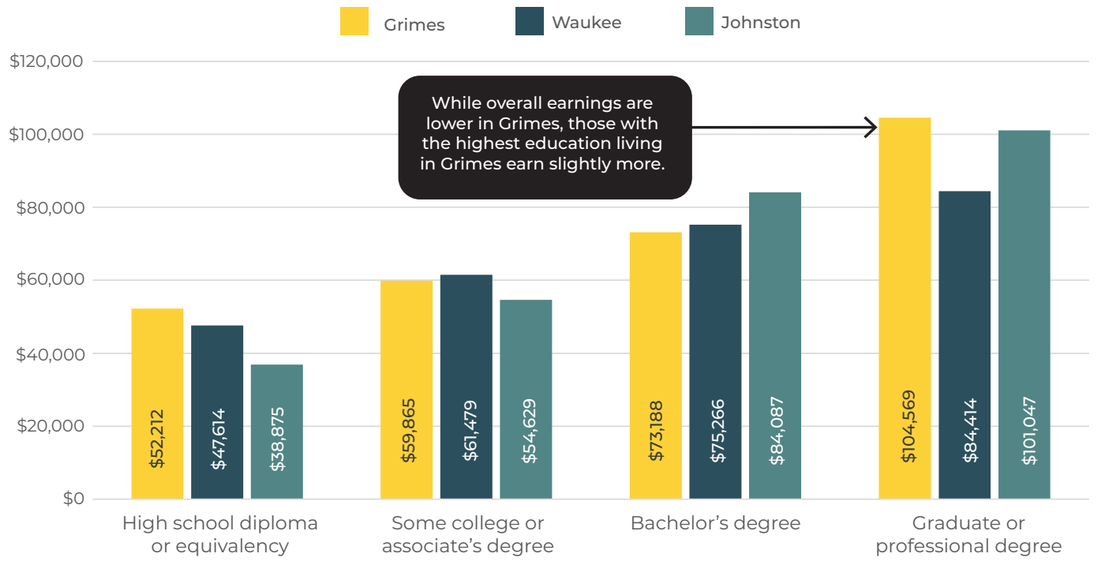


FIGURE 2.31 GRIMES MEDIAN EARNINGS BY EDUCATIONAL ATTAINMENT COMPARISON (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Housing Costs - Homeowners

Figure 2.32 below shows the total monthly housing costs for Grimes homeowners with a mortgage in 2023. Monthly housing costs include the sum of payments for mortgages plus property taxes, insurance, utilities, and fuels. The largest category of costs is $1,500 to $1,999 per month. Combined, nearly 77% of these households pay between $1,000 to $,2,499 per month for housing.

The median monthly housing cost for Grimes homeowners is **$1,718**, which is lower than Waukee (**$2,153**) and Johnston (**$2,289**).

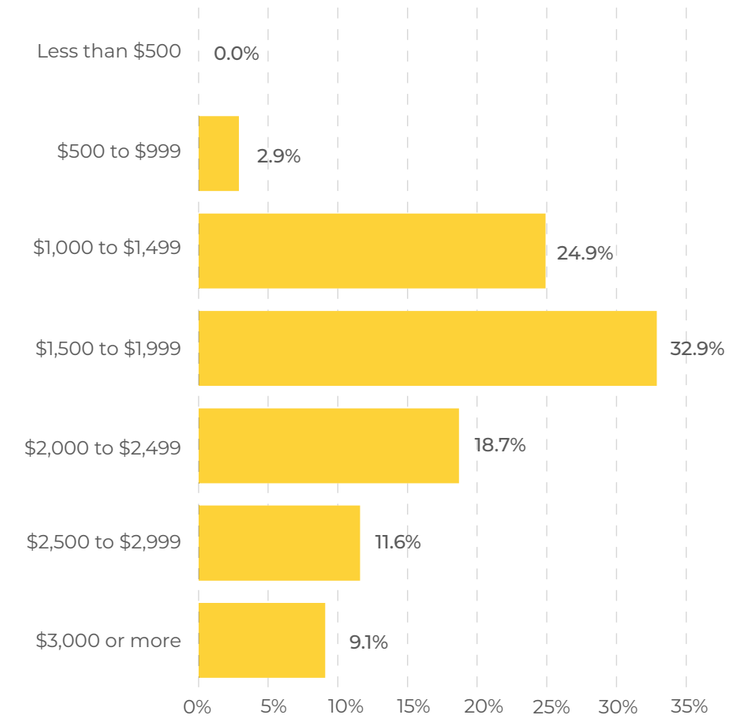


FIGURE 2.32 MONTHLY HOUSING COSTS - HOMEOWNERS WITH MORTGAGE (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Community Profile

Housing Costs - Renters

Figure 2.33 below shows gross rent for Grimes renters in 2023. The largest rental rate category was between $1,000 and $1,499, which accounts for 48% of Grimes renters. A cumulative 36.7% of their housing stock is under $1,000 per month. Renters do not typically pay more than $2,000 through $2,499 to live in Grimes.

The median rent for Grimes is $1,156, which is lower than Waukee ($1,290) and Johnston ($1,288).

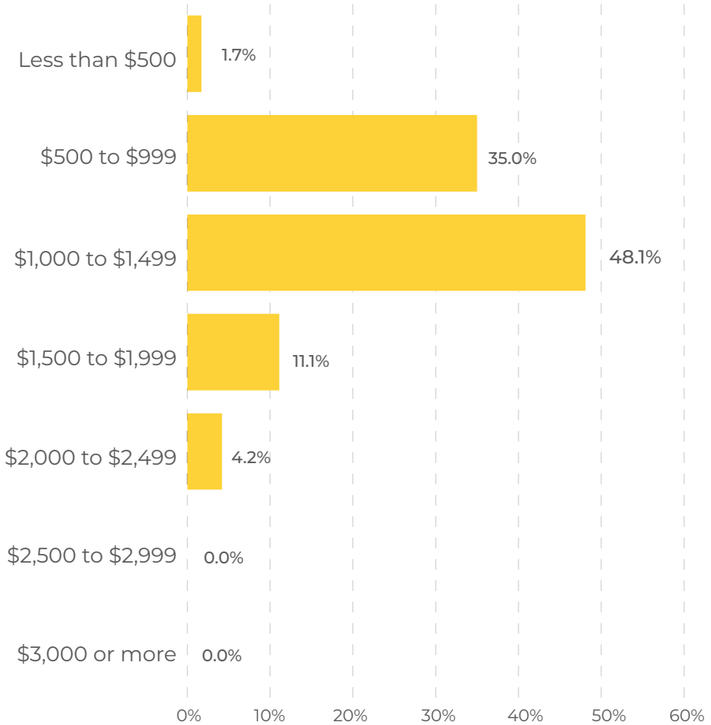


FIGURE 2.33 GROSS RENT (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Cost-Burdened Households - Homeowners with a Mortgage

The U.S. Department of Housing and Urban Development defines cost-burdened households as those that spend 30% or more of their monthly household income on housing costs. Figure 3.34 below shows the percentage of household income homeowners with a mortgage in Grimes spend on housing. Only 13% of homeowners with a mortgage are considered cost-burdened in Grimes.

Approximately 13% of homeowners with a mortgage in Grimes are considered cost-burdened for housing. This is lower than Waukee (22%) and Johnston (16%).

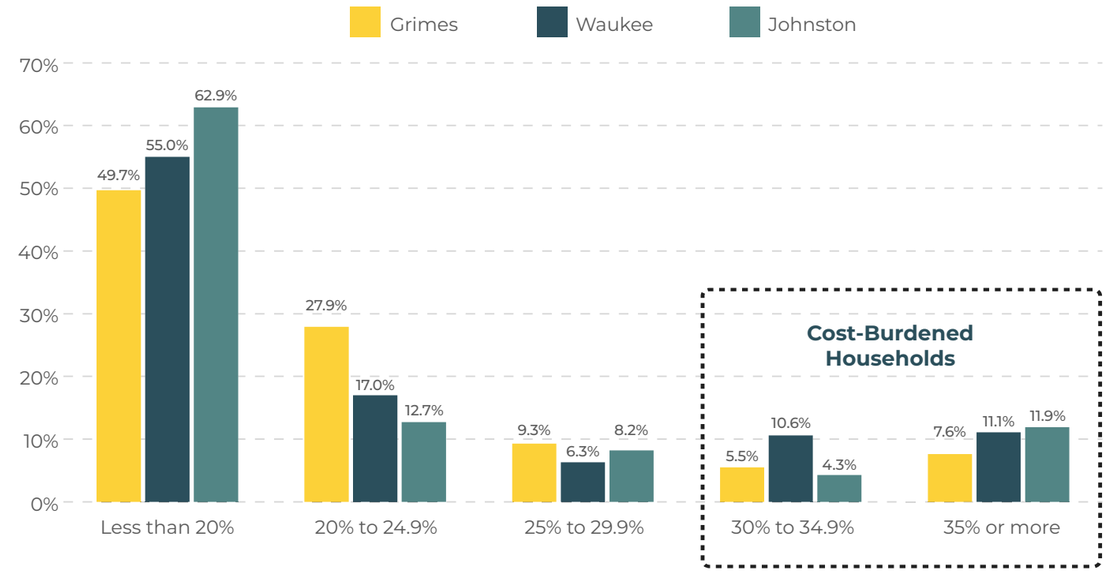


FIGURE 2.34 PERCENT OF HOUSEHOLD INCOME SPENT ON HOUSING - OWNERS/MORTGAGE 2023
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Community Profile

Cost-Burdened Households - Renters

Overall, renters are often more cost-burdened than homeowners and this trend is also consistent in Grimes. While 28.6% of Grimes renters are cost burdened, the percentage of cost burdened renters is much lower than Waukee or Johnston. In fact, almost 35% of Grimes renters spend less than 15% of their household income on housing each month.

While over 28% of Grimes renters are considered cost-burdened for housing, this percentage is considerably less compared to renters in Waukee (36%) and especially in Johnston (49%).

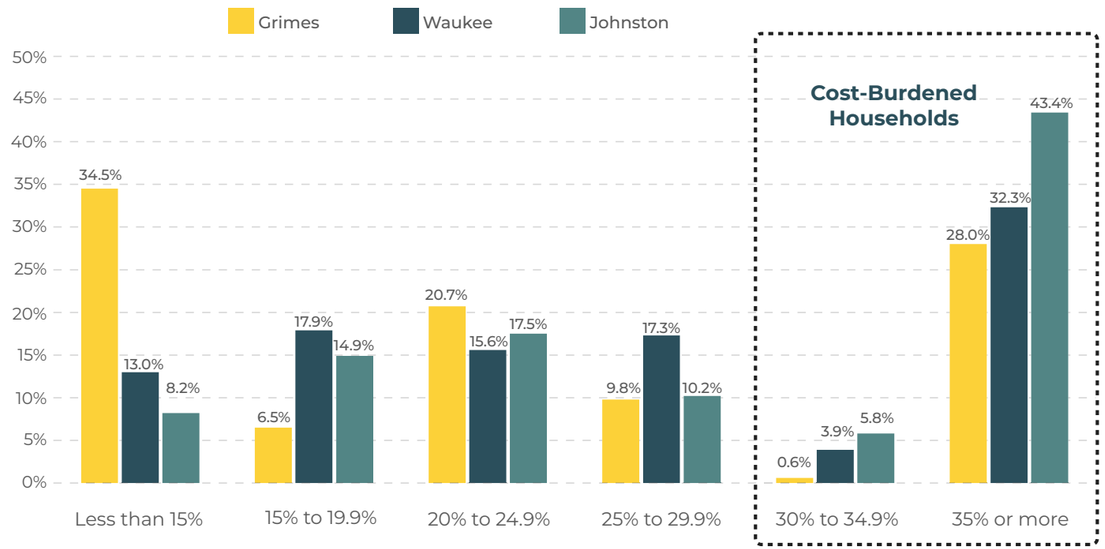


FIGURE 2.35 PERCENT OF HOUSEHOLD INCOME SPENT ON HOUSING - RENTERS (2023)
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES 2023

Housing Parcel Data Summary

Figure 2.36 below shows the distribution of housing by type according to parcel data for Grimes. Nearly 60% of all units are single-family detached homes. The next largest housing type by total unit count is apartment/condominiums with 33% of all units. Duplexes and townhomes are the least represented.

Table 2.1 below shows summary statistics for housing in Grimes by unit type. In general, single-family homes have the highest total assessed value and are the largest in terms of square footage. The newest housing stock in terms of average age are townhomes/rowhouses.

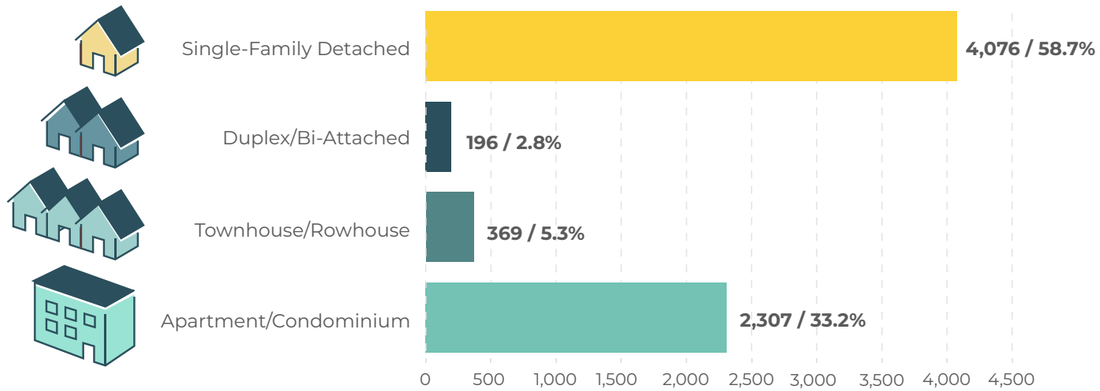


FIGURE 2.36 HOUSING BY NUMBER OF UNITS
SOURCE: POLK COUNTY PARCEL DATA

HOUSING TYPE	COUNT (UNITS)	AVERAGE TOTAL VALUE ($)	AVERAGE LIVING (SF)	AVERAGE # BATHROOMS	AVERAGE # BEDROOMS	AVERAGE YEAR BUILT
Single-Family Detached	4,076	$367,832	1,640 SF	2.3	3.0	2003
Bi-Attached/Duplex	196	$244,192	1,306 SF	2.2	2.5	2003
Townhouse/Rowhouse	369	$253,226	1,461 SF	2.3	2.4	2012
Apartments	1,839	$4,998,279	53,187 SF	N/A	N/A	1998
Condominiums	468	$194,253	1,286 SF	1.9	2.2	2006

** Note Apartments and Condominiums need to be calculated separately because of the different ways in which parcel data is collected for each. Apartments are categorized as a Commercial use and summarized by building. Condominiums are assessed as Residential on a per unit basis.*

TABLE 2.1 RESIDENTIAL PARCEL DATA SUMMARY STATISTICS (2024)
SOURCE: POLK COUNTY PARCEL DATA

Community Profile

Single-Family Detached Homes Summary

Figures 2.37 and 2.38 below show the total assessed value and year built breakdown for single-family detached homes in Grimes according to parcel data. Most homes in Grimes are newer and were built after 2000. Total assessed values are most likely to fall between $250,000 and $450,000, though market values are likely much higher.

The average total assessed value for a single-family detached home in Grimes is $367,832. The average year built for single-family detached homes is 2003, with over 70% built since 2000.

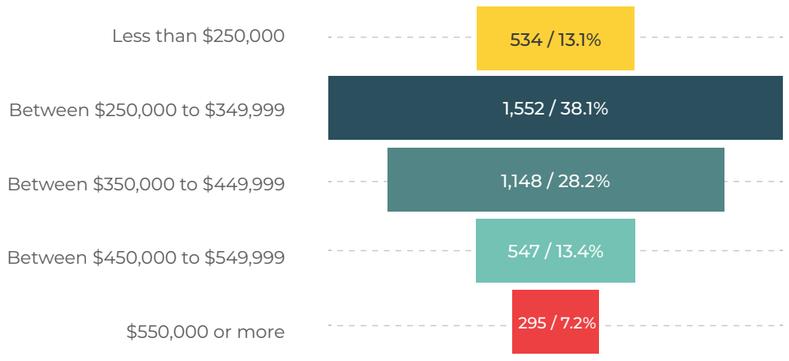


FIGURE 2.37 SINGLE-FAMILY DETACHED TOTAL ASSESSED VALUE (2024)
SOURCE: POLK COUNTY TAX ASSESSOR (2024)

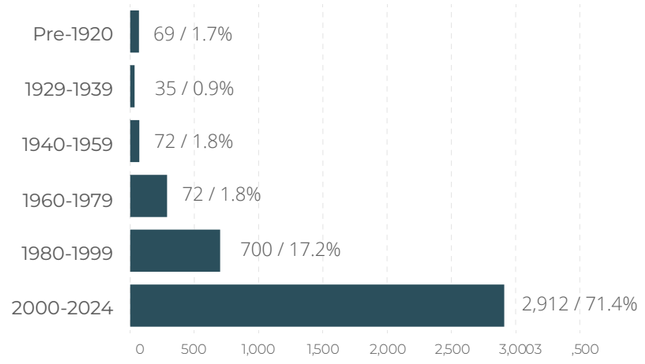


FIGURE 2.38 SINGLE-FAMILY DETACHED YEAR BUILT
SOURCE: POLK COUNTY TAX ASSESSOR (2024)

Homes for Sale Snapshot

Redfin data was pulled for February 2025 as a snapshot of real estate conditions in Grimes for single-family homes. In total, 156 homes were listed. The average asking price was $499,768 and was listed for an average of 101 days. The average home was 3.9 bedrooms and 2.8 bathrooms on 0.28 acre lots. The average year built is 2018. Figure 2.39 shows the relative location of homes for sale color-coded by asking price.

The Grimes area homes with the highest asking price are generally located on the north side of the city in a few distinct subdivisions.

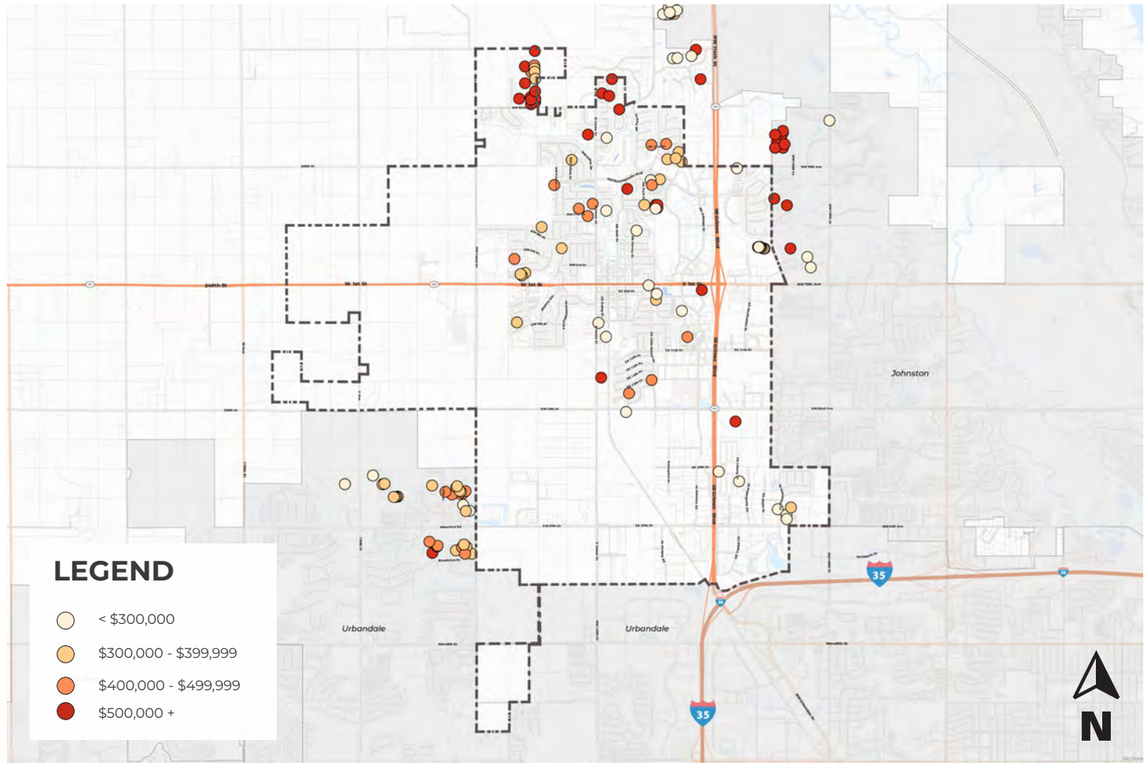


FIGURE 2.39 SINGLE-FAMILY DETACHED HOMES FOR SALE FEB. 2025 BY ASKING PRICE
SOURCE: CONFLUENCE WITH INPUT FROM REDFIN

Community Profile

Recent Home Sales Snapshot

In February 2025, Redfin home sale data for the previous 6-month period was pulled as a snapshot of real estate conditions in Grimes for single-family homes. The average sale price was $446,489. The average home had 3.9 bedrooms and 2.8 bathrooms and sat on a 0.28 acre lot. The average year built was 2011. Figure 2.40 shows the relative location of recently sold homes color-coded by the sale price.

According to Redfin data, the median sale price for the last three years in Grimes has been $392,500, which is up 23.6% year over year.

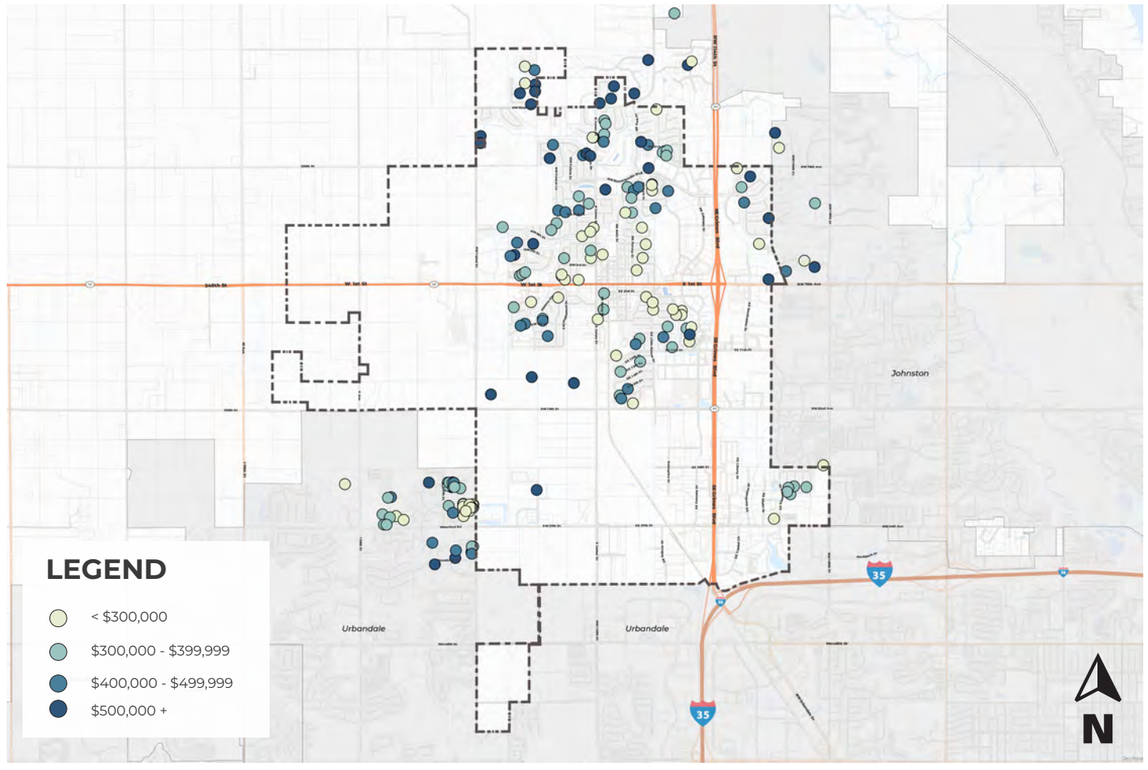


FIGURE 2.40 SINGLE-FAMILY DETACHED RECENT HOME SALES BY PRICE (SEPT 2024-FEB 2025
SOURCE: CONFLUENCE WITH INPUT FROM REDFIN

Single-Family Attached Summary

Figures 2.41 and 2.42 below show the total assessed values and year built for single-family attached homes in Grimes. A majority are assessed at less than $250,000 (51%) and most of the rest between $250,000 and $349,999 (45.2%). Almost 85% of attached single-family homes were built in 2000 or later.

The average total assessed value for single-family attached units in Grimes is over $251,330. The average year built of attached units is 2010, although most larger developments are newer.

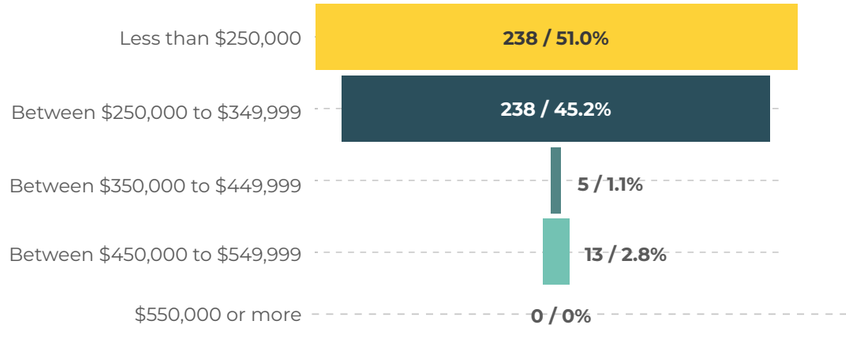


FIGURE 2.41 SINGLE-FAMILY ATTACHED TOTAL ASSESSED VALUE (2024)
SOURCE: POLK COUNTY TAX ASSESSOR

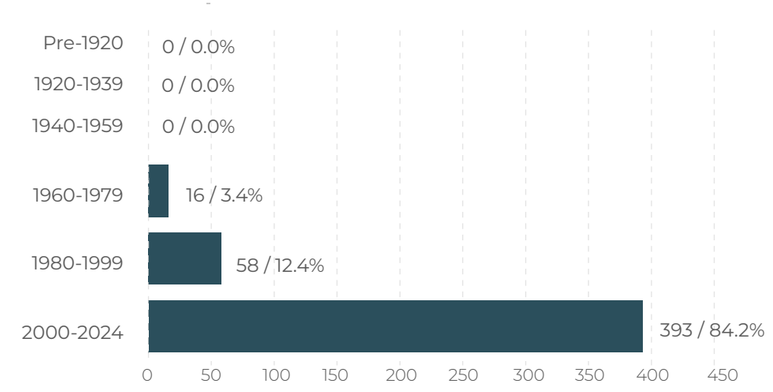


FIGURE 2.42 SINGLE-FAMILY ATTACHED YEAR BUILT
SOURCE: POLK COUNTY TAX ASSESSOR

Community Profile

Multi-Family Summary

Multi-family includes condominiums and apartment buildings. The total assessed values are much higher with an overall average of over $4.9 million. Approximately 19 multi-family developments pre-date the 2000s with an average year built of 1998. Half (50.0%) of all multi-family developments have occurred between 2000-2024 and these are considerably larger developments by unit count.

The average total assessed value for a multi-family development in Grimes is over $4.9 million. The average year built of multi-family buildings is 1998, although most larger developments are newer.

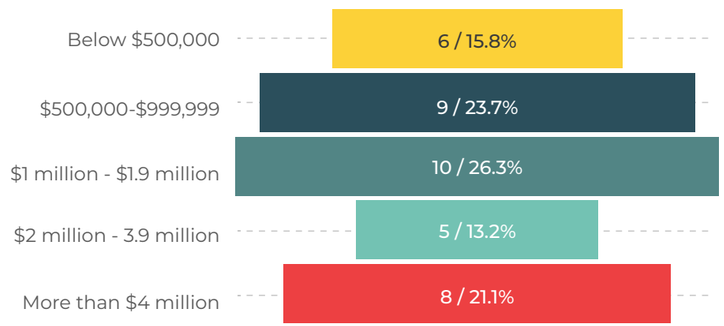


FIGURE 2.43 MULTI-FAMILY TOTAL ASSESSED VALUE (2024)
SOURCE: POLK COUNTY TAX ASSESSOR

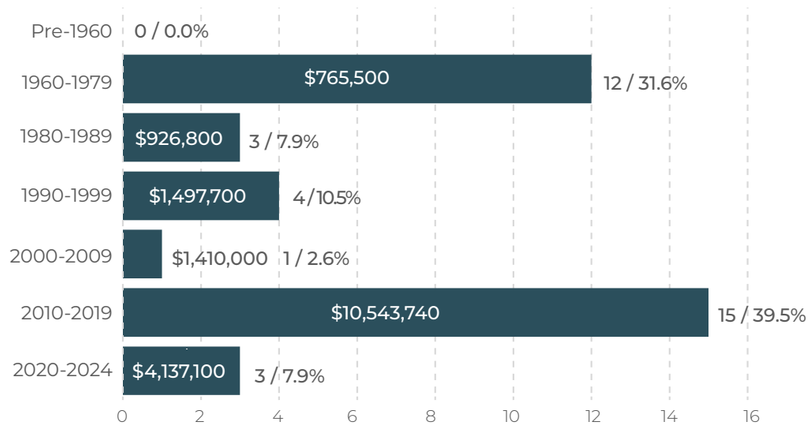


FIGURE 2.44 MULTI-FAMILY YEAR BUILT + AVERAGE TOTAL ASSESSED VALUE
SOURCE: POLK COUNTY TAX ASSESSOR (2024)

Multi-Family Year Built + Unit Count

According to February 2023 CoStar data, there are just under 2,500 multi-family dwelling units in Grimes. The overall vacancy rate at the time of the data pull was 12.1%, slightly above the Des Moines metro average. The overall market rent/unit was $1,219, which was slightly higher than the region. Figure 2.45 below shows the location of multi-family properties in Grimes by number of units and year built. The largest developments are commonly new and can be found along the Highway 141 corridor.

STATISTIC	GRIMES	DES MOINES METRO
Total Inventory (units)	2,465 units	77,049 units
Under Construction (SF)	0 units	1,773 units
Vacancy Rate (%)	12.1%	8.4%
Market Rent / Unit ($)	$1,219	$1,135

TABLE 2.2 INDUSTRIAL SUMMARY STATISTICS (2024)
SOURCE: COSTAR

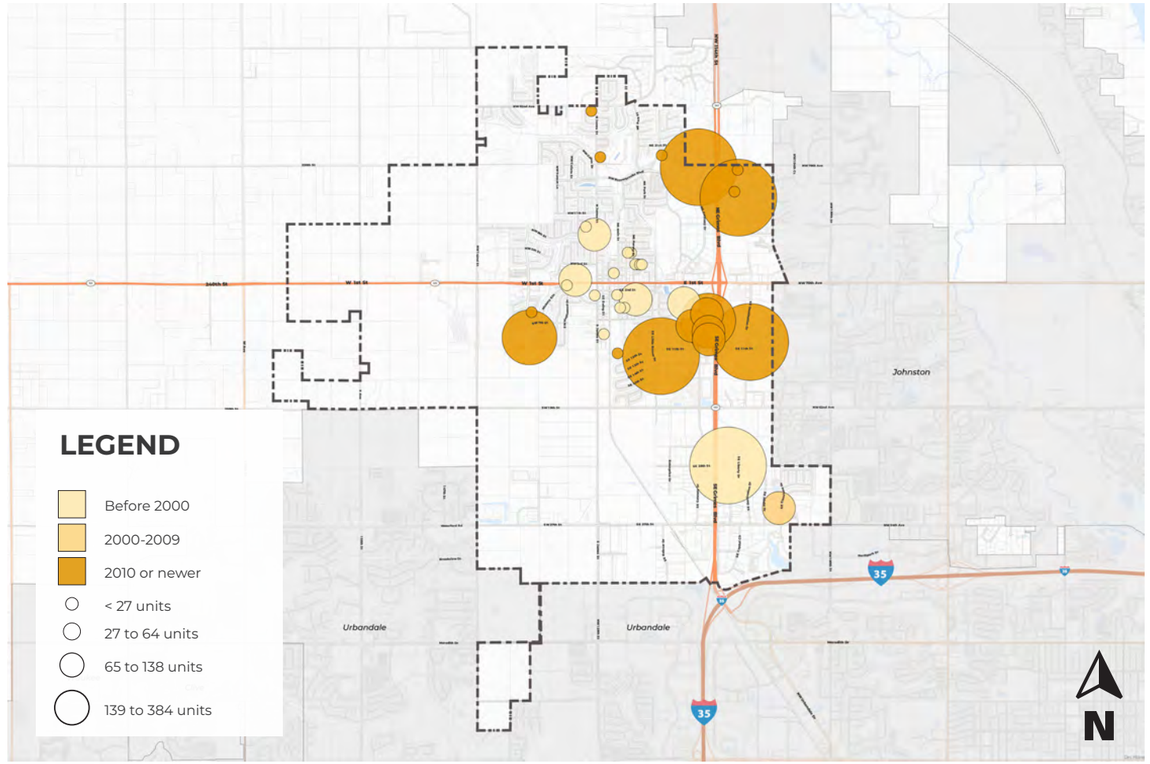


FIGURE 2.45 MULTI-FAMILY RESIDENTIAL DEVELOPMENT BY UNIT COUNT AND YEAR BUILT (2025)
SOURCE: CONFLUENCE WITH INPUT FROM COSTAR

Community Profile

Future Housing Demand

Future housing demand estimates were calculated based on the average 2050 population projection of 45,548 residents. This would add approximately 29,138 people over the next 25 years, with an average of 1,166 per year.

The number of new households generated by this population growth was estimated based on the 2023 overall average household size in Grimes of 2.65 persons per household, which brought the household demand estimate to approximately 11,571 net new households, or 463 per year.

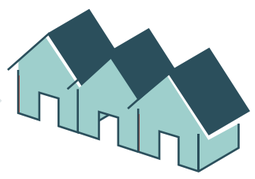
A vacancy rate of 1% applied to the net new household demand puts the overall number of net new units needed at 11,687 housing units. The following page distributes this demand by housing type and density.



29,138 new residents
average of 1,166 per year



11,571 net new households
average of 463 per year



11,687 net new units
average of 467 per year

FIGURE 2.46 FUTURE HOUSING DEMAND ESTIMATES BY 2050
SOURCE: CONFLUENCE WITH INPUTS FROM U.S. CENSUS BUREAU AND CITY OF GRIMES

Land Acre Demand Estimates

The current mix of housing supply by type or density is 58% single-family detached, 9% single-family attached, and 33% multi-family. A 2050 target mix was identified to help diversify the housing stock and attract more single-family attached units into Grimes. The target mix was 50% single-family detached, 25% single-family attached, and 25% multi-family.

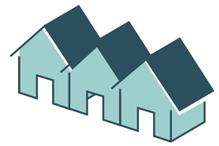
This target mix of percentage breakdown was applied to the total number of new housing units needed to meet population demand as calculated in Figure 2.46 on the previous page.

The number of new units by housing type was then translated into acre demand estimates by applying an average dwelling unit per acre density ratio to each housing type total demand. This represents the minimum number of acres needed to meet demand for new housing in Grimes.

- Single-Family Detached at 4 dwelling units per acre for a demand of 1,461 acres.
- Single-Family Attached at 8 dwelling units per acre for a demand of 365 acres.
- Multi-Family at 16 dwelling units per acre for a demand of 161 acres.



Single-Family Detached



Single-Family Attached



Multi-Family

	Single-Family Detached	Single-Family Attached	Multi-Family
Current Mix	58%	9%	33%
2050 Target Mix	50%	25%	25%
Necessary New Units	5,843	2,922	2,922
Needed Acres	1,461 at 4 du/acres	365 at 8 du/acres	161 at 16 du/acres

TABLE 2.3 LAND ACRE DEMAND ESTIMATES BY HOUSING TYPE BY 2050
SOURCE: CONFLUENCE WITH INPUTS FROM U.S. CENSUS BUREAU AND CITY OF GRIMES

Market Profile

Market Profile

Employment by Sector

Figure 2.47 below shows how the eight largest industries by total jobs evolved between 2002 and 2022. The estimated number of jobs as of 2022 is 7,581. There is a noticeable upward shift in the number of jobs in Grimes beginning in 2009. During this time, the total number of jobs in Grimes increased by 4,424 jobs, or roughly 140%.

The top four largest job sectors in Grimes consist of retail trade, construction, transportation and warehousing, and wholesale trade. Collectively, these jobs make up 58% of all Grimes area jobs.

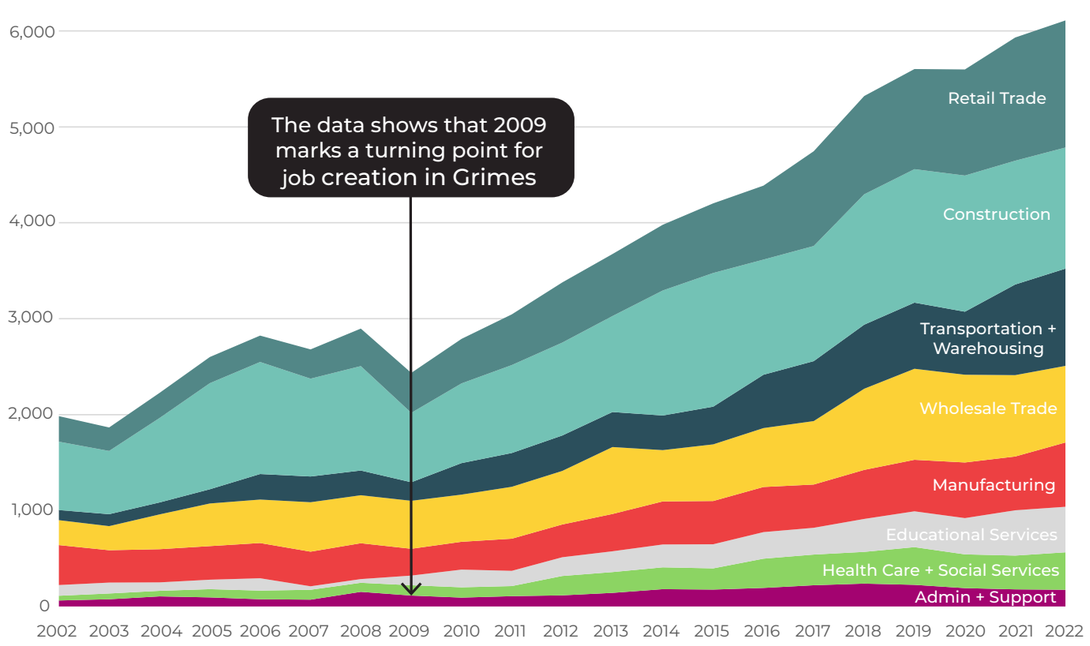


FIGURE 2.47 JOB GROWTH 2002-2022 FOR TEN LARGEST INDUSTRIES IN GRIMES
SOURCE: CONFLUENCE WITH INPUT FROM U.S. CENSUS BUREAU, ONTHEMAP, AND LEHD 2022

Location Quotient Analysis

A location quotient analysis compares the proportion of jobs in a smaller area to that of a larger area (such as a metro or state) to determine what industries are represented at an above-average level. Location quotients (LQs) above 1.5 typically indicate there is a competitive advantage to industries in that sector.

Figure 2.48 below shows the LQ for the top 10 largest industries in Grimes along the x-axis. The percentage of job growth by industry between 2002-2022 is shown along the y-axis. The size of the bubble indicates the number of jobs as of 2022.

There are a few key takeaways:

- The Transportation + Warehousing sector has seen the largest increase in total jobs and has the highest LQ for Grimes when compared to the Des Moines metro area.
- The number of Retail Trade jobs has increased significantly in the past decade and is close to being a competitive industry.
- Construction has a high LQ and has consistently been a significant industry in Grimes.

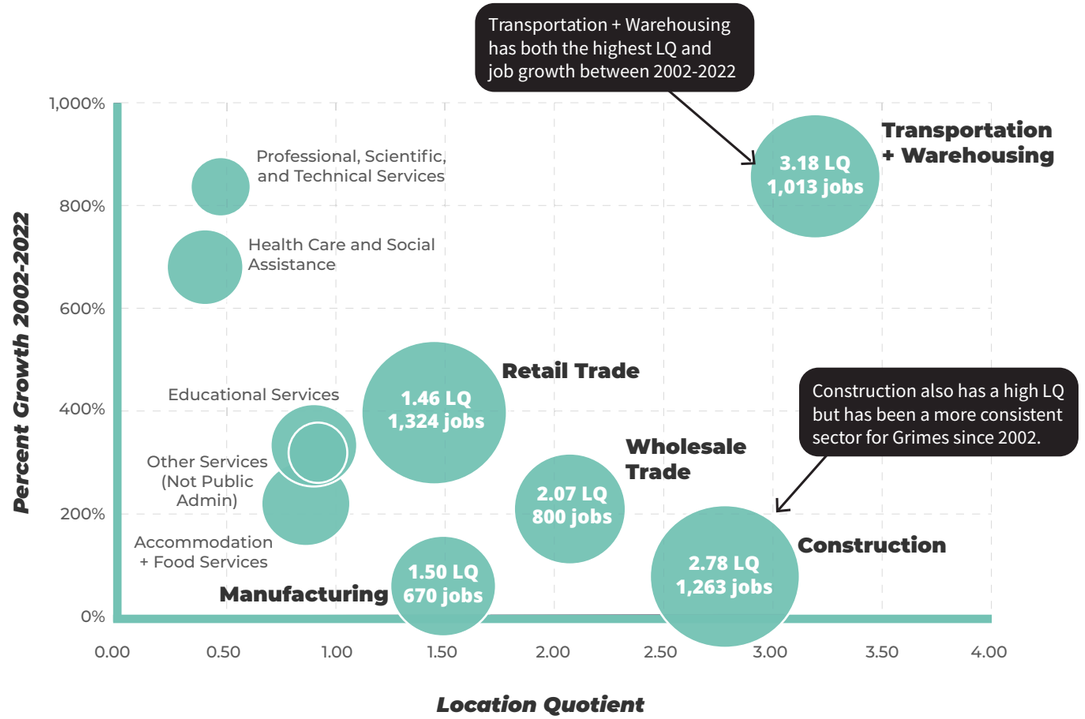


FIGURE 2.48 LOCATION QUOTIENT ANALYSIS - COMPETITIVE ADVANTAGE INDUSTRIES
SOURCE: CONFLUENCE WITH INPUT FROM U.S. CENSUS BUREAU, ONTHEMAP, AND LEHD 2022

Market Profile

Commuting Dynamics

Figure 2.49 below shows 2022 commuting patterns for Grimes. Inflow jobs represent the number of workers that commute into Grimes for work from somewhere else. Outflow jobs represent Grimes residents that work elsewhere. Internal jobs are those that both live and work in Grimes.

As Grimes has grown in both population and jobs, the inflow/outflow of jobs has changed over time. Nearly 7,000 people work in Grimes but live elsewhere. Another nearly 8,000 residents commute outside of the community for work each day.

The data suggests that there is a split between the people living and working in Grimes. While there are nearly 1,000 people that live and work in Grimes, far more people commute into and out of the community each day. This may suggest a possible mismatch between the housing options available in Grimes and the price range or needs of workers in the community.

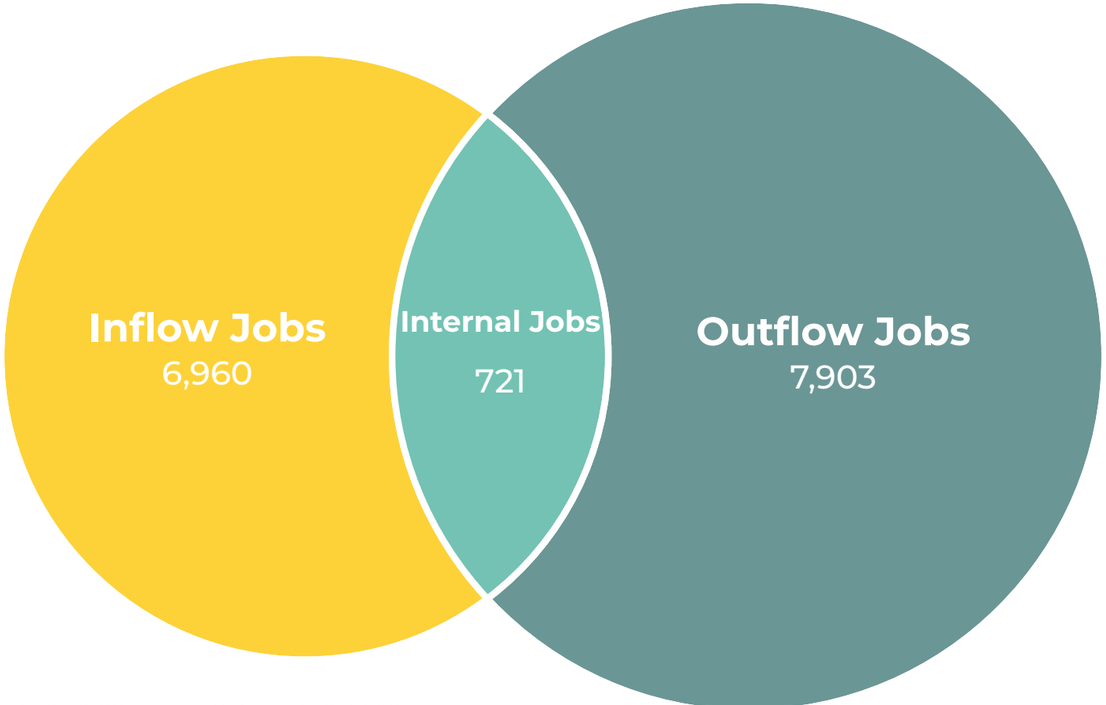


FIGURE 2.49 COMMUTING PATTERNS (2022)
SOURCE: CONFLUENCE WITH INPUT FROM U.S. CENSUS BUREAU, ONTHEMAP, AND LEHD 2022

Inflow Jobs - Home Locations

Grimes area workers live in various locations throughout the metro and region.

- Des Moines-West Des Moines MSA - 74.6%
- Polk County, IA – 54.3%
- City of Des Moines – 17.0%
- Dallas County, IA – 13.2%
- City of Grimes – 9.5%
- City of West Des Moines – 6.8%
- City of Urbandale – 6.6%
- City of Ankeny – 5.5%

In-commuters are more likely to work in Trade, Transportation, and Utilities jobs such as auto dealers, freight trucking, and wholesalers.

Outflow Jobs - Work Locations

Grimes residents work mainly in the Des Moines region, including:

- Des Moines-West Des Moines MSA – 86.9%
- Polk County, IA – 70.8%
- City of Des Moines – 21.9%
- City of West Des Moines – 17.1%
- Dallas County, IA – 14.4%
- City of Urbandale – 9.9%
- City of Grimes – 8.4%
- City of Johnston – 7.3%

Out-commuters are more likely to work in industries such as Finance + Insurance, Health Care + Social Assistance, and Retail Trade.

Internal Jobs - Types of Workers

Internal job workers are most likely to be aged 30 to 54 (48%) and earn more than $3,333 per month (45.5%). Over 61% work outside of Goods Producing and Trade, Transportation, and Utility jobs such as finance and insurance, health care, social assistance, and retail trade.

SOURCE: CONFLUENCE WITH INPUT FROM U.S. CENSUS BUREAU, ONTHEMAP, AND LEHD 2022

Market Profile

Office Development

As of February 2025, Grimes has approximately 332,000 square feet (SF) of office building space. Most office development can be found along Highway 141, particularly near the I-35 interchange and along Highway 44. Office is not currently one of the more significant commercial building types present in Grimes. Figure 2.50 below shows the location, size (SF), and year built for office properties in Grimes.

STATISTIC	GRIMES	DES MOINES METRO
Total Inventory (SF)	332,000 SF	43 million SF
Under Construction (SF)	0 SF	7,000 SF
Vacancy Rate (%)	0.4%	10.5%
Market Asking Rent / SF ($)	$25.56	$22.73
Market Sale Price / SF ($)	$117	$108

TABLE 2.4 OFFICE SUMMARY STATISTICS (2025)
SOURCE: COSTAR

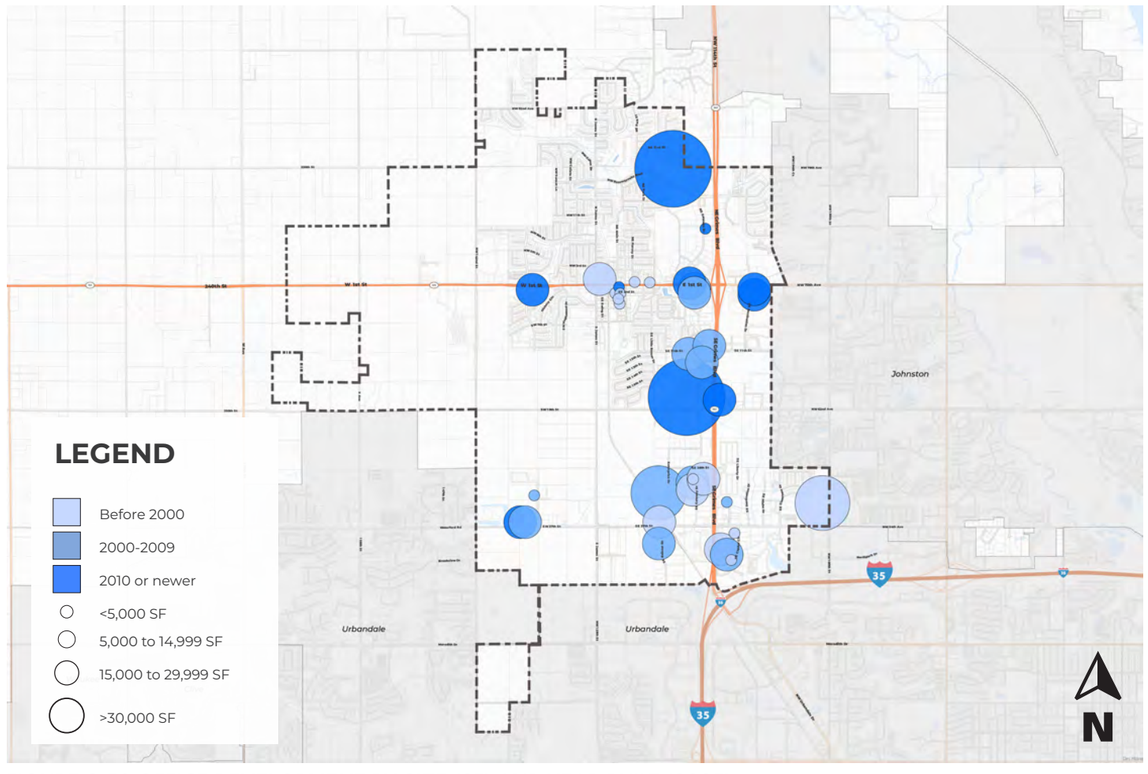


FIGURE 2.50 OFFICE DEVELOPMENT BY SIZE (SF) AND YEAR BUILT (2025)
SOURCE: CONFLUENCE WITH INPUT FROM COSTAR

Industrial Development

As of February 2025, there is approximately 5.2 million SF of industrial building space in Grimes, which represents nearly 6% of all industrial space in the region. Industrial development is a major development type in Grimes, with a significant number of large newer industrial development, concentrated primarily to the west of Highway 141. Figure 2.51 below shows the location of industrial facilities in Grimes by facility size (SF) and year built.

STATISTIC	GRIMES	DES MOINES METRO
Total Inventory (SF)	5.2 million SF	87.2 million SF
Under Construction (SF)	0 SF	23,400 SF
Vacancy Rate (%)	9.3%	5.8%
Market Asking Rent / SF ($)	$8.11	$7.44
Market Sale Price / SF ($)	$91	$77

TABLE 2.5 INDUSTRIAL SUMMARY STATISTICS (2025)
SOURCE: COSTAR

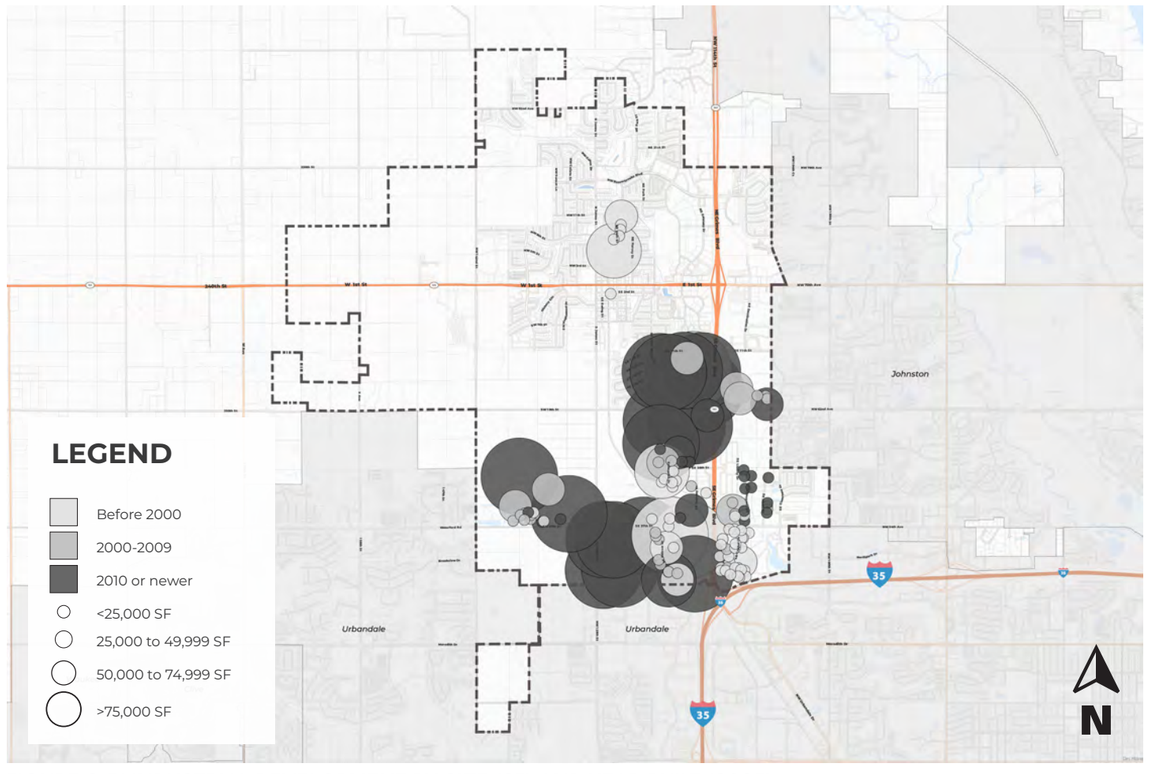


FIGURE 2.51 INDUSTRIAL DEVELOPMENT BY SIZE (SF) AND YEAR BUILT (2025)
SOURCE: CONFLUENCE WITH INPUT FROM COSTAR

Market Profile

Flex Development

As of February 2025, there are approximately 700,000 SF of flex space in Grimes. Flex development represents developments that can be built and used in different ways, including commercial, office, or industrial uses. Flex developments also have a significant footprint in Grimes, primarily concentrated on Highway 44 and Highway 141. Figure 2.52 below shows the location by year built and size (SF). Most of the flex space in Grimes has been built relatively recently.

STATISTIC	GRIMES	DES MOINES METRO
Total Inventory (SF)	700,000 SF	14.7 million SF
Under Construction (SF)	0 SF	1.8 million SF
Vacancy Rate (%)	6.4%	5.7%
Market Asking Rent / SF ($)	$10.59	$9.90
Market Sale Price / SF ($)	$105	$85

TABLE 2.6 FLEX SUMMARY STATISTICS (2025)
SOURCE: COSTAR

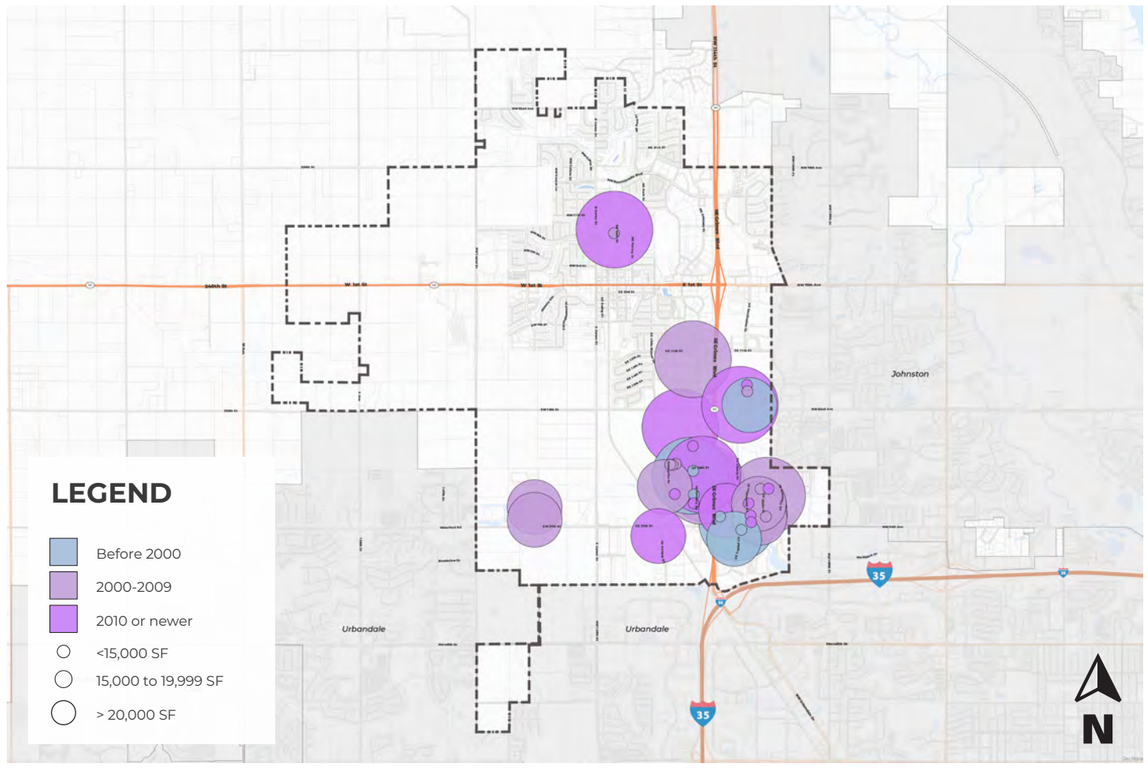


FIGURE 2.52 FLEX DEVELOPMENT BY SIZE (SF) AND YEAR BUILT
SOURCE: CONFLUENCE WITH INPUT FROM COSTAR

Retail Development

As of February 2025, there is approximately 1.2 million SF of retail space in Grimes. While retail is a growing segment of commercial development in Grimes, it still only represents just under 3% of all retail space in the metro area. Figure 2.53 below shows the location of retail by size (SF) and year built. There are large clusters of development concentrated around Highway 44 and Highway 141 as well as older commercial buildings near the Governor's District.

STATISTIC	GRIMES	DES MOINES METRO
Total Inventory (SF)	1.2 million SF	45.5 million SF
Under Construction (SF)	0 SF	748,000 SF
Vacancy Rate (%)	1.9%	3.3%
Market Asking Rent / SF ($)	$19.13	$16.05
Market Sale Price / SF ($)	$187	$150

TABLE 2.7 RETAIL SUMMARY STATISTICS (2025)
SOURCE: COSTAR

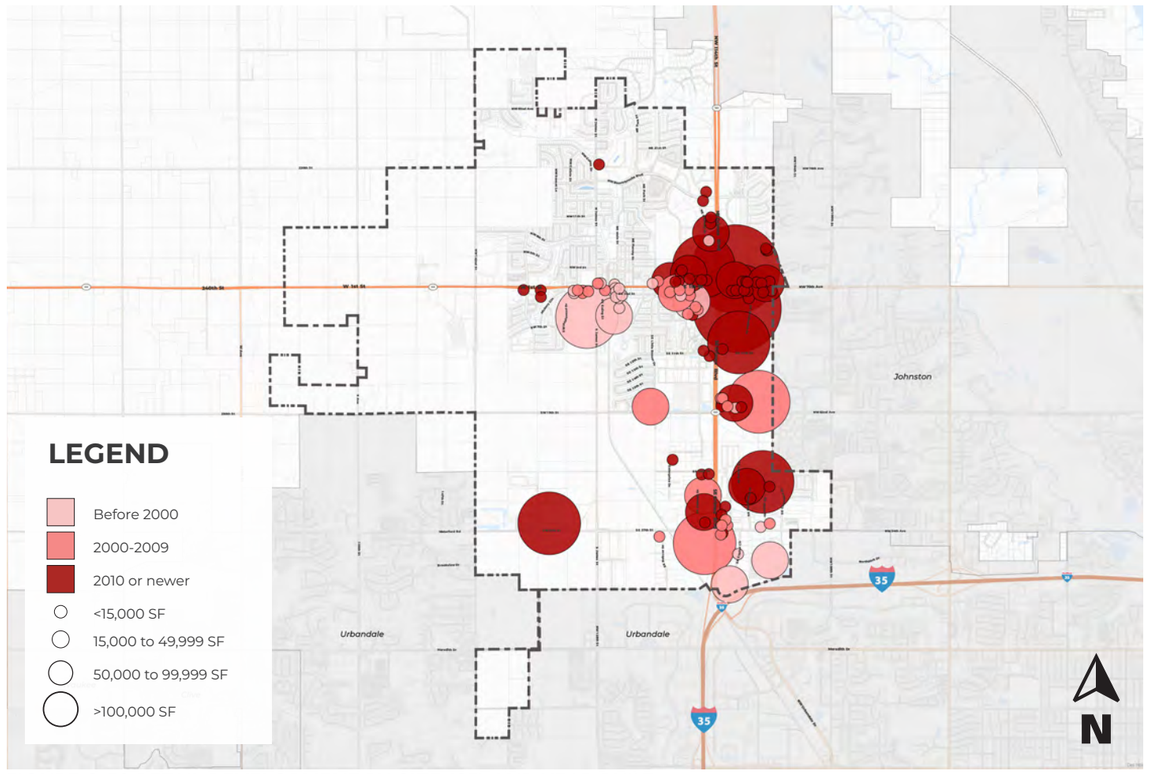
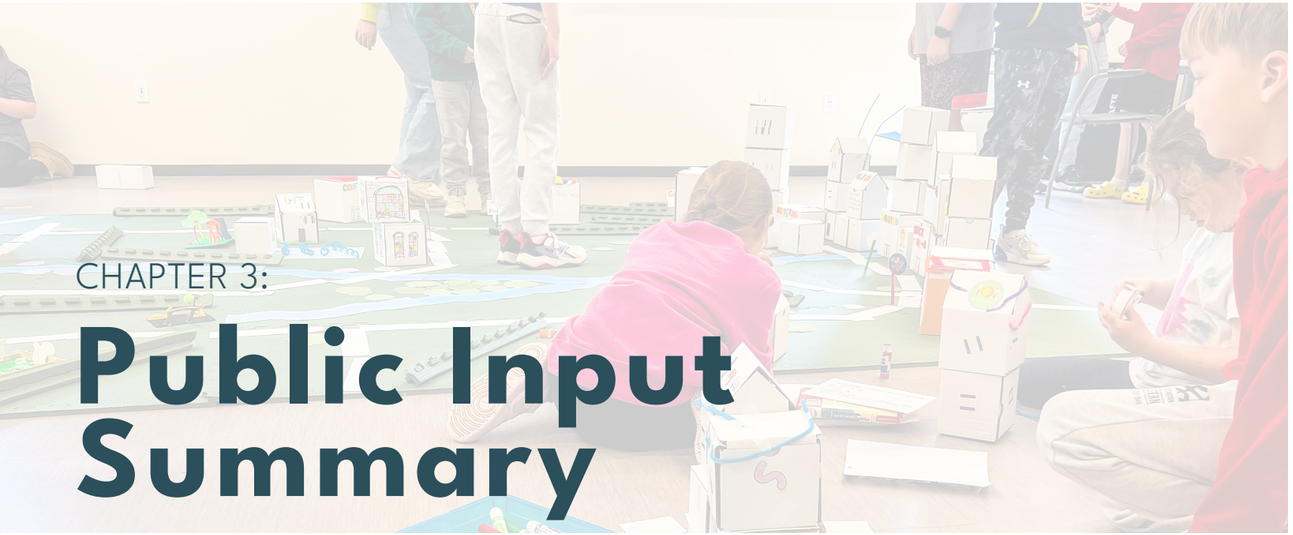


FIGURE 2.53 RETAIL DEVELOPMENT BY SIZE (SF) AND YEAR BUILT
SOURCE: CONFLUENCE WITH INPUT FROM COSTAR



CHAPTER 3:

Public Input Summary

Overview

Engagement Process

Public input is a valuable component of any comprehensive planning process as it helps to establish a vision for the future of a community that is shaped by its residents and stakeholders. This chapter summarizes feedback received during Phase 2 of the Grimes 2050 Comprehensive Plan process. Each engagement opportunity and the associated feedback is detailed on the following pages, concluding with an overview of the key takeaways that guided the recommendations within the Plan.

Community Engagement

Community members were invited to provide input for the vision of the future through a public input workshop, pop-up events, stakeholder interviews, and through the online engagement website. The goals and strategies outlined in the plan reflect the feedback received from the community.

A number of engagement methods were utilized to ensure a broad cross-section of the community was involved. These events ranged from virtual stakeholder interviews, in-person events, and the interactive engagement website. Each milestone in this process helped create a well-informed plan that best reflects the future of Grimes. The following activities were used throughout the planning process to gauge opinions from the public:

- Visioning questions
- Image voting
- Puzzle mapping activity
- Priority ranking
- Preference scales
- Public surveys
- Postcard activity
- General comment cards

Pop-Up Events

Throughout the engagement process, pop-up events occurred at existing community events, including the Governors Days festival and the Grimes Chamber Exposition. At these events, QR codes leading to the project website were handed out, along with interactive activities, including image voting, priority ranking, and more.

Public Visioning Workshop

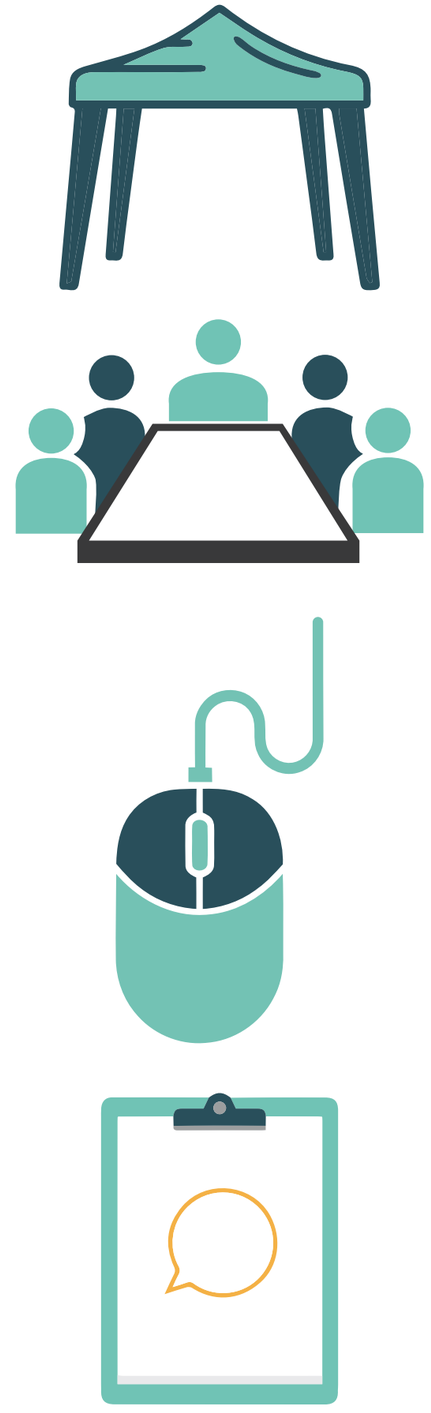
A Public Visioning Workshop was held on April 15, 2025 to introduce the comprehensive planning effort and gather input on Grimes' long-term vision. The event was promoted through the City's website, social media, yard signs, utility bill, newsletter, and word of mouth. Attendees viewed a presentation outlining the planning process and took part in a series of guided engagement activities designed to understand their priorities and gather ideas for the future of Grimes.

Interactive Engagement Website

To expand engagement opportunities, an online engagement website was launched for the Comprehensive Plan. The website was a hub for project updates, event information, and a variety of input activities. Residents were encouraged to complete a survey regarding topics like future growth and development priorities. The site also featured an interactive map, allowing attendees to identify areas of opportunity, concern, and community pride. An idea wall invited users to share their own suggestions for Grimes' future. This online platform was a great way for community members to provide meaningful contributions to the plan and stay informed and engaged in the planning process.

Public Open House

In Phase 3, a Public Open House was held to reveal the draft Comprehensive Plan to the community and receive feedback on the Plan's recommendations. This event was used to get input on the current state and contents of the proposed plan, and helped verify that the contents and ideas truly represented Grimes. The event had 25 attendees. Attendees were invited to help prioritize the strategies for each chapter to begin to identify next steps following the Plan's adoption.





Engagement Opportunities

Stakeholder Interviews

The consultant team met one-on-one over Zoom video conferencing with key stakeholders representing a diverse set of backgrounds and interests in Grimes. The interviews, held in May, 2025, provided detailed and candid pieces of information on a wide range of topics covered in the new plan.

Stakeholders from the following groups or organizations were interviewed:

- Developers
- Civic Organizations + Representatives
- Sports Organizations
- Downtown Representatives
- City Departments
- Adjacent Community Representatives

Key Themes

The following items were commonly identified as important issues or opportunites throughout the stakeholder interview process:

- Prioritize street improvements and infrastructure extensions to support growth.
- Reduce development costs by supporting infrastructure improvements and evaluating the regionalization of stormwater.
- Look at regionalization and shared public services to reduce costs.
- Preserve key areas for higher value business park, industrial, and commercial development.
- Northeast quadrant of Highway 141 and I-80/25 is a gatewat to Grimes but is unattractive, underutilized, and a long-term prime redevelopment opportunity.
- Promote Grimes as a recreation destination.
- Keep downtown Grimes as an affordable place for local businesses to rent and operate.

Street + Infrastructure Improvements



Mix of Residential Densities



Grimes as a Recreation Destination



Economic Development





Engagement Opportunities

Marketing Strategies

Advertising Initiatives

Marketing and awareness for the Comprehensive Plan is a cornerstone of the planning process. To achieve this, the consultant team, with the assistance of City of Grimes staff, performed or participated in a number of advertising initiatives. Some of these include:

- QR Code Handouts
- Social Media Graphics, posted on Facebook and Instagram
- Yard Signs
- Interactive Engagement Website
- Word of Mouth
- Grimes Chamber Exposition

Word-of-Mouth

Elected officials, Grimes employees, local organizations, CPAC meetings, joint City Council and Planning and Zoning meetings, and stakeholder interviews helped to spread awareness of the comprehensive planning process.

QR Code Handouts

QR code handouts were distributed at each engagement opportunity and included a link to the interactive engagement website. Over one thousand handouts were given out at various engagement events, including the Public Visioning Workshop, pop-up events, and the Public Open House.

Social Media Graphics and Yard Signs

Graphics were created to be posted online to continue to raise awareness of the planning process. These graphics were posted on the City of Grimes social media accounts, including Facebook and Instagram. Yard signs were also used to boost awareness and involvement in the planning process.





Pop-Up Events

Governors Days Pop-Up

A pop-up event to gather additional public input was held during Governors Days, an annual community festival that is held in the summer and is open to the public. This event was held at the South Sports Complex on June 7, 2025.

The intent of pop-up events, like the Governors Days events, is to meet people where they already are. This event included the following events:

- Image voting for parks and recreation, residential, commercial, and industry-based typologies
- A mapping activity to pinpoint challenges and opportunities
- Preference scale and priority ranking activities to identify specific recommendations and improvements
- The “My Dream for Grimes Is...” interactive word cloud

More than public input, events like these help to raise awareness for the comprehensive planning process and events being held throughout the community.









Engagement Opportunities

Public Visioning Workshop

A Public Visioning Workshop was held on April 15, 2025, at the Grimes Community Complex to invite members of the community to hear more about the comprehensive planning effort and provide their vision for the future. The event was advertised through the City's website, City social media, and word of mouth. The event had 12 attendees.

A presentation was provided to audience members regarding the comprehensive planning process along with interactive visioning questions that participants could answer during the presentation. Guided engagement activities were also organized during the event to collect further input.

The following activities occurred at the public visioning workshop:

- Visioning Questions
- Image Voting
- Puzzle Mapping Activity
- General Comment Forms
- Priority Ranking
- Preference Scales
- Postcard Activity





Box City

A Box City event was hosted on April 16, 2025, at the Grimes Public Library, inviting kids in K-6th grade to participate in building their vision for the future. The activity was immersive, and incorporated real-life practices when it comes to development and city planning. Each child applied for a building permit, in which they described what type of structure or building they would like to build, some applied to build homes in neighborhoods and others built restaurants and entertainment venues.

Once the permit was "approved", children began building their structures. Working collaboratively, each structure was placed within the city based on use and type of structure. Additional amenities were also created to name specific streets and provide wayfinding, welcome residents traveling into Grimes, and incorporate public amenities including parks within the city center and neighborhoods.

Attendees of the Box City event came up with the following ideas for the future of Grimes:

- Bicycle obstacle course
- Enhancements to existing parks
- Additional sports and recreation options
- Nail salon
- Additional fast food options
- More housing, including hotels
- Public amenities such as a pool, museum, library, dog park, and community gardens







Engagement Opportunities

Public Open House

A Public Open House was hosted on November 6, 2025. At this event, the draft plan was presented to the public for the first time. This is where residents had an opportunity to digest what was being developed, and weigh in on whether the plan was moving in the right direction for Grimes. After this event, the plan was re-evaluated by the consulting team, and edits were made appropriately. The following activities were held at the open house event:

- Prioritization of Goals and Strategies Voting
- Analysis of Existing Conditions
- Coloring Activities including “What’s your favorite place in Grimes?”
- LEGO® City Charette







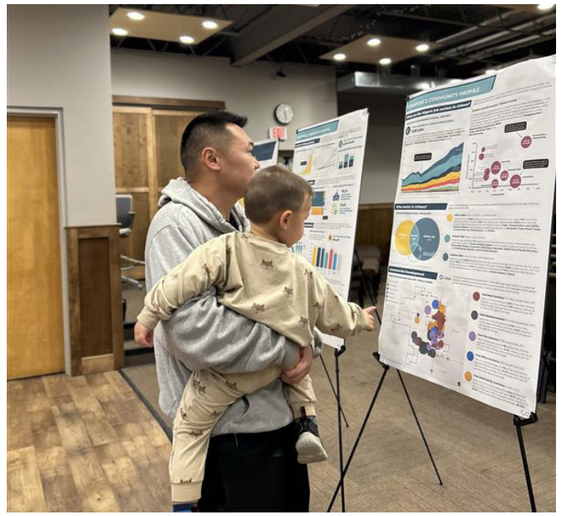
Public Open House Review Process

At the Public Open House, over 20 were displayed. These boards explained existing conditions in Grimes, including housing statistics, income statistics, demographics, and many other factors.

Other boards provided summaries and the specific goals and strategies for each chapter in the plan. Community members could read through the boards and rank each strategy with a priority level. A green dot meant the strategy was of high priority, a yellow dot meant the priority level was in the middle, and a red dot meant the strategy was a low priority.

Nearly every board received some form of feedback, which was extremely helpful to the consultant team as they crafted the final draft of the plan. Results from this event were analyzed and used to make changes accordingly.









Engagement Opportunities

Interactive Engagement Website

An interactive engagement website allowed community members unable to attend in-person events an opportunity to provide input for the Comprehensive Plan. The website hosted project documents, details about upcoming in-person events, and the similar engagement activities to what was provided at in-person events. Activities offered on the interactive engagement website included:

- Community Survey
- Mapping Activity
- Idea Wall

Timeline

Phase 1: Research + Analysis
This phase includes a thorough existing conditions analysis and introduction to our Advisory Committee.

Phase 2: Public + Stakeholder Engagement
Phase 2 is where we get to interact with you! Join us at one of our many public engagement events coming up and check out the upcoming events section to learn more!

Phase 3: Draft Plan + Evaluation
In Phase 3, the consultant team will take the findings from Phase 1 and feedback from Phase 2 to begin developing the Comprehensive Plan!

Phase 4: Final Plan + Adoption
Following any final revisions of the plan from Phase 3, we will proceed with the adoption process with public hearings with the Planning Commission and City Council in late 2025!

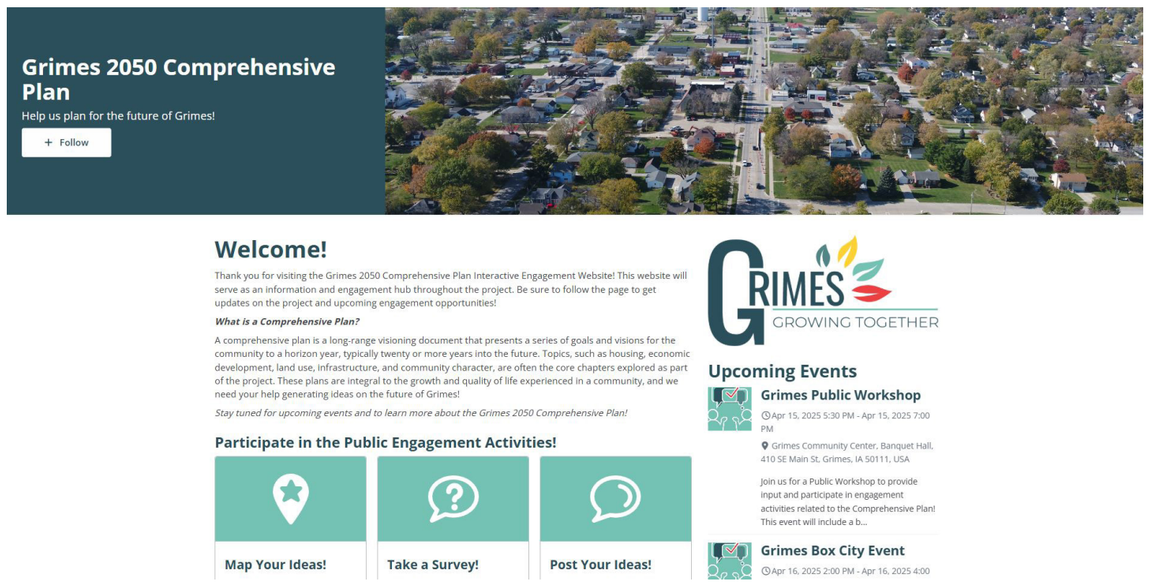


FIGURE 3.1 INTERACTIVE ENGAGEMENT WEBSITE



FIGURE 3.2 INTERACTIVE ENGAGEMENT WEBSITE STATISTICS



Summary of Findings

General Comment Cards and Idea Wall

Community members had the opportunity to provide comments and ideas regarding the future of Grimes. This came in the form of comment cards from the Public Visioning Workshop, and the Idea Wall through the interactive engagement website.

In total, 14 ideas and comments for the future of Grimes were shared. Two of the ideas shared were from in-person comment cards, and 12 ideas came from the online idea wall. The idea wall also had 23 likes on various posts, and three response comments.

The feedback received shows a community that is working to balance exponential growth and thoughtful planning. Many community members expressed concerns with rapid development outpacing infrastructure improvements and housing options. The need for diversity of housing, especially for older adults and entry-level individuals, was a recurring theme.

Additionally, transportation and infrastructure improvements, especially along Highway 44 and Highway 141, were high priority topics to address. There was an emphasis on enhancing downtown and attracting more family-friendly amenities. This feedback points to a shared vision for maintaining a strong sense of community identity while accommodating future growth and maintaining small town feel.

Generally, input from in-person and online interactions revolved around the following topics:

- Concerns with fast growth
- High cost of single-family rentals
- Need for senior oriented/55+ housing
- Outdoor recreational activities and programs for older residents
- Quality family eateries
- Maintenance of the Grimes small town feel
- Enhancements of existing facilities like the South Sports Complex to create more of a gathering area
- Congestion mitigation improvements
- Ice rink and winter recreation options
- Need for controlled growth
- Widening roads before development happens
- Concerns over Highway 44 expansion
- Downtown improvements
- Concerns with communication on the status of Highway 44 widening and right-of-way acquisition
- Family-oriented restaurants
- Too many fast food restaurants
- Public pool/YMCA-like facilities
- Dog park
- Sidewalk improvements

Small town feel

One of the biggest things we love about Grimes is the small town feel. I hope we don't lose sight of that.

1 Like 0 Comments

The Future

An outdoor pool with slides and diving boards would be a great addition to this city. An ice rink (indoor or outdoor) for skating, hockey, etc. would be another great addition for the 6 months of winter.

4 Likes 0 Comments

Downtown

The downtown area needs improvement and has so much potential. Having more restaurants and shops would bring that area back to life.

2 Likes 0 Comments

Outdoor Activities

I would suggest adding outdoor workout equipment in the park and also introducing outdoor fitness and wellness activities where young people and older adults come together to engage in healthy, enjoyable routines such as yoga, dance, stretching, and relaxation exercises. It will give parents and elders in the community a peaceful place to relax, reduce stress, and connect with others. This would make the park a more fun and useful place for everyone.



4 Likes 0 Comments



Summary of Findings

Online Mapping Activity

Visitors of the interactive engagement website had the opportunity to provide direct comments regarding their favorite places and ideas for the future. There were 6 available choices for community members to choose from. These options included beautification ideas, development ideas, favorite places, ideas, roadway improvements, and areas of concern.

When the mapping activity was closed, there were 101 contributions from 35 individuals. The largest category of pins represented ideas, with 23 ideas (22.8%). Nineteen pins (18.8%) of the ideas were for areas of concern. Sixteen pins (15.8%) revolved around beautification ideas, and fifteen pins (14.9%) were related to development ideas. The least-used categories were roadway improvements and favorite places, which both recieved 14 pins (13.9%) of the total input. Some comments from the mapping activity included:

- Additional streetscaping improvements
- Large and small public improvement and beautification efforts
- Suggestions of new facilities and amenities, especially on the west side of Grimes
- Addressing development along Highway 44
- Concerns over ease of access to Highway 44 and Highway 141
- Further connection of bicycle and recreational access to different parts of Grimes
- Additional mixed-use development around the Hy-Vee Multiplex.

Breakdown of Mapping Activity Results

The six comment types and their respective shares of comments are presented below in Figure 3.3. This chart highlights the even distribution of comments within the online mapping activity illustrated in Figure 3.4.

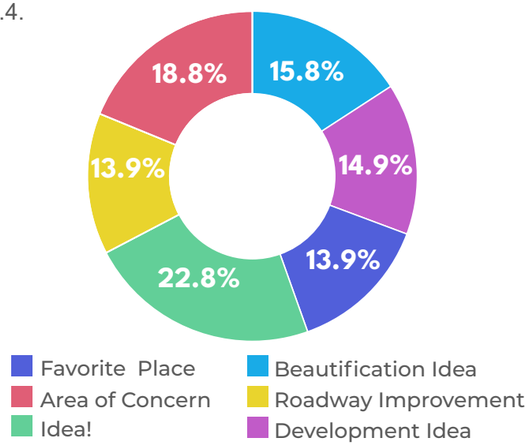


FIGURE 3.3 MAPPING ACTIVITY BREAKDOWN

In-Person Mapping Activity

At the Public Visioning Workshop on April 15th, attendees had the opportunity to participate in the puzzle mapping activity. Several optional development or improvement idea tiles were laid out, and community members could suggest development and improvements for Grimes. Some results are highlighted below:

- Protection of Grimes history and historic areas
- Suggested trail improvements and connections, including downtown connectivity.
- Improved semi-truck routing
- Potential future park locations
- Further invest in infrastructure improvements

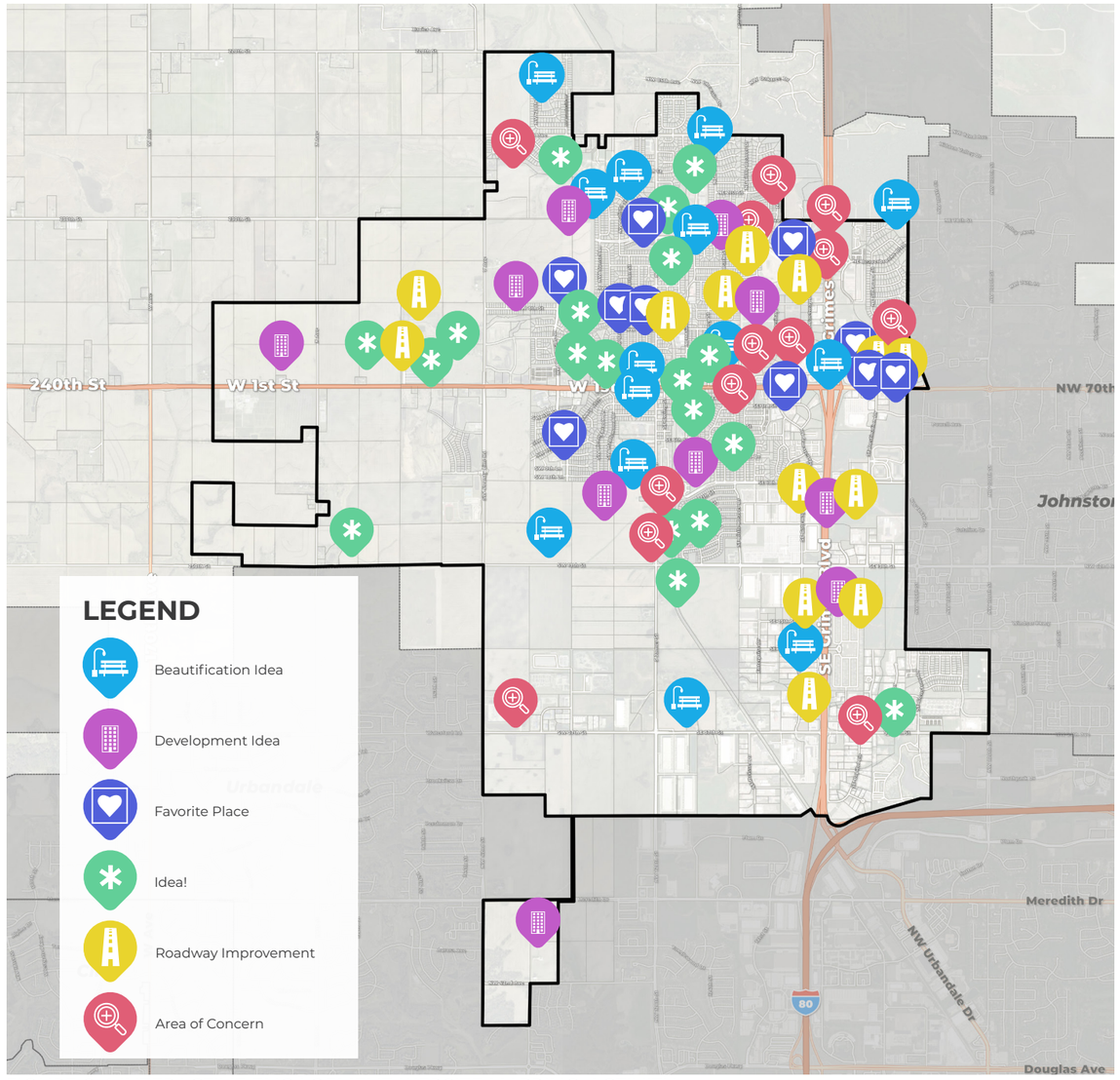


FIGURE 3.4 INTERACTIVE ENGAGEMENT WEBSITE MAPPING ACTIVITY



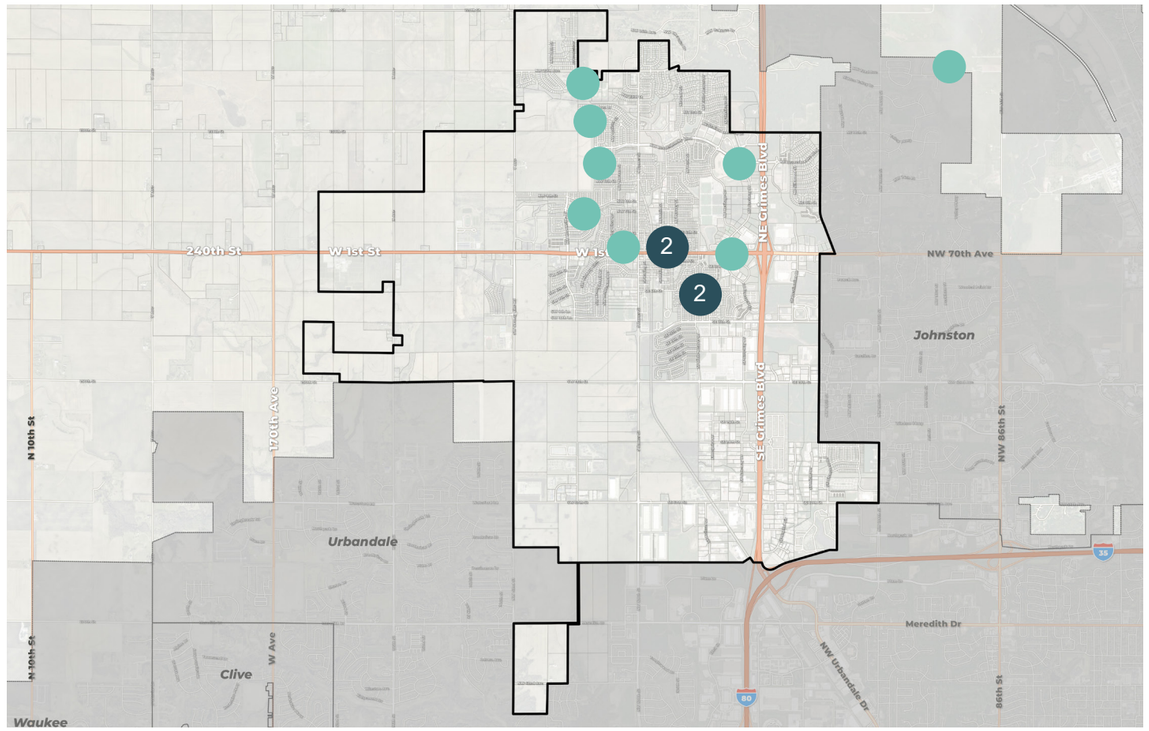
Summary of Findings

Visioning Questions

Community members were asked questions regarding the current quality of life, current challenges and advantages, and the best changes that they have seen. These results came from the Public Visioning Workshop and the Interactive Engagement Website.

1. Place a dot on the map of Grimes where you live.

Twelve (12) responses in-person



2. What is one word to describe the City of Grimes today?

Sixteen (16) responses online and in-person

Grimes residents acknowledged the rate of growth seen in the community has created issues with congestion and crowdedness. Some attendees also expressed excitement for a community that is more connected, progressive, and welcoming.



3. What is your favorite place in Grimes?

Thirteen (13) responses online and in-person

Community members noted that some of their favorite places were the Grimes Public Library, tennis courts, and church. All of these were ranked highly by several community members throughout Grimes. Additionally, several local businesses were mentioned, including Destination Grille, Stevie C's, Lightbrite Coffee, and Heavenly Delights.

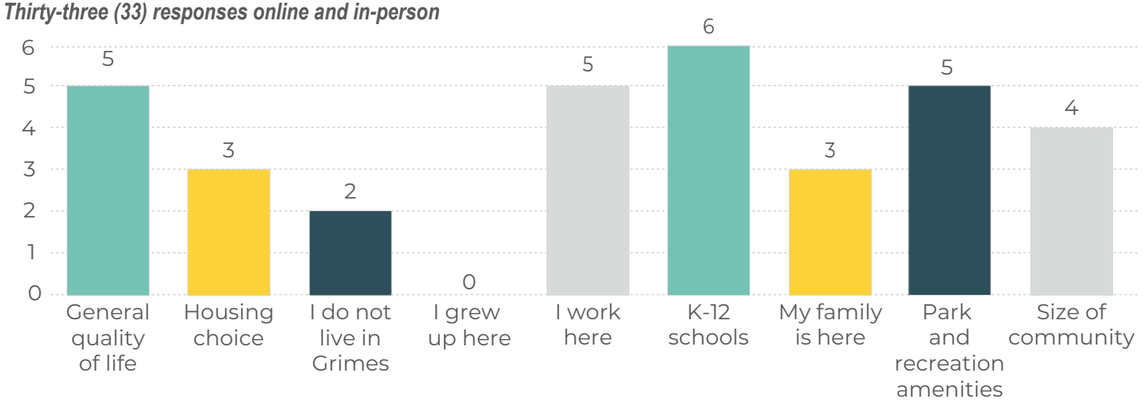




Summary of Findings

4. What are the reasons you live in Grimes?

Thirty-three (33) responses online and in-person



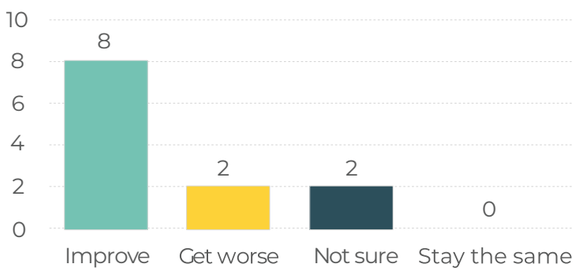
5. How would you rate the quality of life in Grimes today?

Twelve (12) responses online and in-person



6. Overall, do you expect quality of life in Grimes to...

Twelve (12) responses online and in-person



7. What are the biggest opportunities in Grimes?

Twenty-eight (28) responses online and in-person

Some of the most common responses to this question include local businesses, green space, swimming pool, downtown development, and roads.

- Parks
- Amenities
- Sidewalks
- Shopping
- Local businesses
- Entry-level housing
- Mid-level housing
- Local businesses (x2)
- Green space (x3)
- Community services and social engagement
- YMCA
- Brewery
- Active retirement community
- Swimming pool (x2)
- Local restaurants
- Concerts
- Downtown development (x2)
- Walker-friendly more like Ankeny
- Roads (x2)
- Land for expansion
- Great location for opportunities
- Entertainment venues

8. What are the biggest challenges in Grimes?

Nine (9) responses online and in-person

When asked about the biggest challanges Grimes faces, residents identified congestion, housing, and infrastructure as the most pressing concerns.

- Housing
- Congestion
- Funding
- Communication
- Infrastructure
- Traffic
- Old Grimes
- Marketing
- Everyone drives cars

9. What has been the best change you have seen in Grimes in the last five years?

Eleven (11) responses online and in-person

- More grocery stores
- Waterworks Park Splashpad
- Grimes Public Library (x2)
- Menards
- Food
- Heritage Park - public interaction
- More local businesses coming to town
- Roads
- North end improvements
- Pursuing amenities for families



Summary of Findings

Public Visioning Workshop Activities

The consultant team used a variety of methods and activities to elicit useful feedback from Grimes residents. Engagement activities included Mentimeter online polling, the online engagement website and survey, the postcard activity, image voting, preference-scale voting, and more. These activities aimed to give residents as many opportunities as possible to weigh in on the future of Grimes.

Postcard Activity

Four (4) responses in-person

Attendees at the Public Visioning Workshop were invited to take part in the postcard activity. Participants filled out postcards envisioning what Grimes will be like in 2050, discussing why their friend or family member should visit them in Grimes.

This exercise encouraged residents to think long-term about their community's growth, identity, and values.

Postcard Activity Common Themes

Based on the prompt, "Dear Friend/Family, it's 2050 and you should visit me here in Grimes because...," the following themes emerged:



Small Town Feel



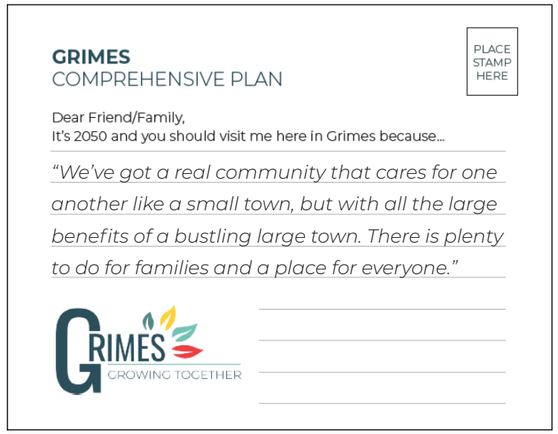
Safe Place for Families

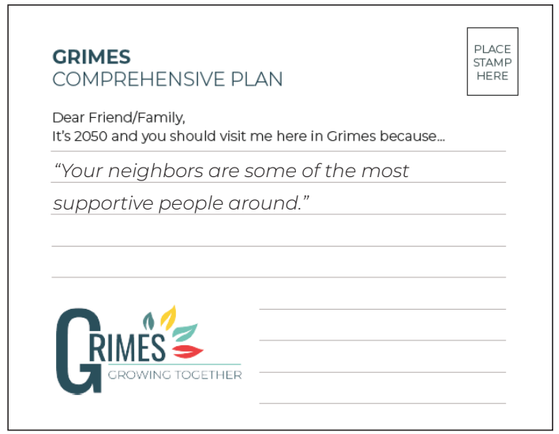


Rate of Growth Concerns



Recreational Access











Summary of Findings

Preference Scales

Thirty-one (31) responses in-person

Community members at the Public Visioning Workshop and pop-up events were asked to share where their preferences fell along a preference scale for various statements and topics. The following were highly rated:

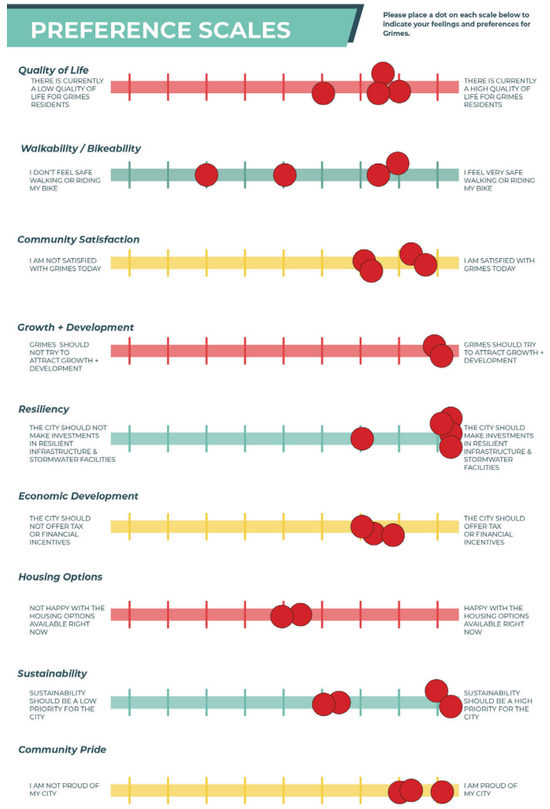
Quality of Life – Generally, responses seemed satisfied with the current quality of life in Grimes.

Resiliency – Most residents think Grimes is adequately prepared to deal with future weather events and will continue to remain a strong community.

The following were rated slightly lower:

Walkability/bikeability – Walkability and bikeability was rated slightly lower, noting opportunities to expand existing infrastructure.

Housing Options – Respondents rated available housing options lower. Housing options can include variability in housing affordability, size, and type.



Priority Ranking

Twenty-four (24) responses in-person

Participants were asked to share their top priority for five topics by placing one dot per category. Several predetermined preferences were provided, along with space for write-in options. The findings are summarized below:

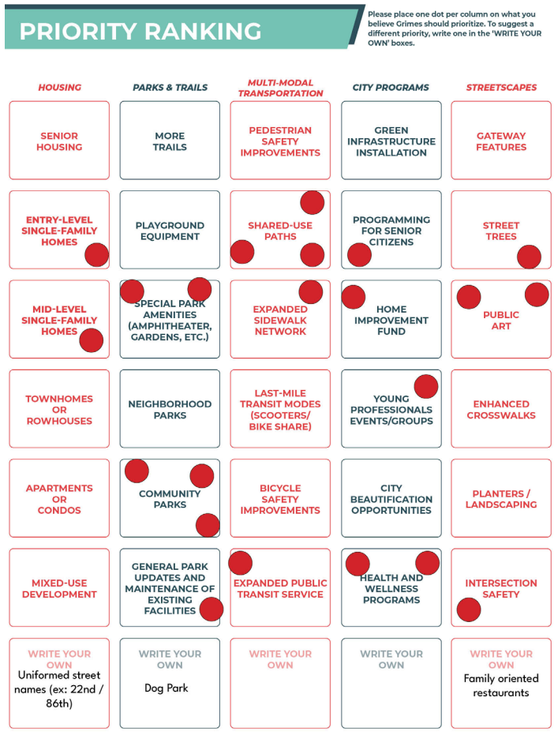
Housing – Entry-level single-family homes saw the most interest for residents.

Parks and Trails – Respondents indicated a desire for more trails, community parks, and special park amenities in their community. A write-in for a dog park was also expressed.

Multi-Modal Transportation – Shared-use paths, an expanded sidewalk network, and expanded public transit service were noted as priorities by participants. A write-in was also provided to address uniform street names within Grimes.

City Programs – Health and wellness programs was the highest voted, along with home improvement funds and programming for senior citizens.

Streetscapes – Respondents indicated a desire for street trees, public art, and intersection safety within this category. A write-in for a family-oriented restaurant was also shared.





Summary of Findings

Image Voting

Grimes residents had the opportunity to vote on images of developments and development styles of development they would like to see in the future.

Residential

Grimes residents expressed strong desire for single-family, low-density forms of housing, as opposed to medium-or high-density housing options.



Single-Family Development
Medium Lot



Single-Family Development
Large Lot



Single-Family Development
Small Lot



Single-Family Development
Narrow Lot



Apartments
Traditional Style



Single-Family Development
Medium Lot

Governors District

Governors District was a high-priority area, with the most prominent choices being commercial buildings and streetscaping elements.



Single-Story Commercial



Streetscaping
Planters, Street Trees, Walkable



Multi-Level Commercial



Multi-Level Residential



Mixed-Use
Retail First Floor with Residential



Mixed-Use
Retail First Floor with Residential



Summary of Findings

Transportation and Mobility

Regarding transportation and mobility concerns around Grimes, separate bike lanes, and shared-use paths were ranked as high priorities.



Shared-Use Path Along Street



Divided Shared-Use Path for Walking and Biking



Standard Stop Sign Crosswalk



Roadway Mid-Point Choker



Median Refuge Island



Curb Bump Outs

Parks and Recreation

Residents expressed interest in active and passive parks, and additional restroom facilities throughout Grimes.



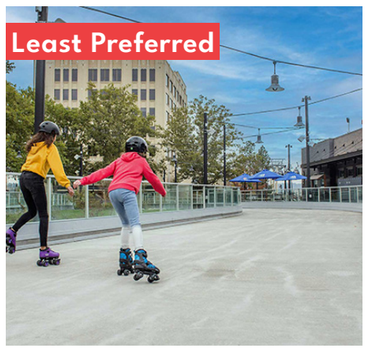
Restrooms



Nature/Wild Park



Inclusive Playgrounds



Roller Skating



Dog Park



Parking Lot



Key Takeaways

Summarization of Key Takeaways

Input received from each engagement activity was collected and was categorized into the following key takeaways to help inform the future planning of Grimes. Six key takeaways were identified from the public

Community Feedback

Grimes residents seem to understand and have appreciation for the quality of development taking in place in Grimes today. Additionally, customers and developers have expressed positive interactions when working with city staff, making development more achievable and coordinated.

Infrastructure and Transportation

Transportation and mobility were noted as an areas needing improvement, which will involve coordination with the Iowa Department of Transportation (IDOT) for roads under their jurisdiction. Many understood that added roadways or finished connections will come at the time of development, but are interested in seeking short-and long-term solutions for congestion in the meantime.

Housing

Community input indicated a need for all scales of housing, including apartments, entry-level, move-up/executive style housing, townhomes, and senior independent housing. A diversity of housing types is needed to attract young professionals, retirees, and those in-between to the community.

Governors District

Continued maintenance and investment in the Governors District is a high priority. Residents see this as a future business and culture hub that should maintain affordability for small businesses. Community members also indicated desire for increased streetscaping additions, including incorporating street banners, benches and outdoor seating, and landscaping to the District.

Parks and Recreation

Residents express satisfaction with recent park improvements and are excited to see what comes in the future. More trails and recreational access are desired. Unique recreation options should be added to Grimes that do not currently exist on the west side of the Des Moines Metro.

Development Needs

Key nodes and intersections should be preserved for business park, commercial, and industrial-type uses. The City should also plan for a future entertainment district that would support the Hy-Vee Multiplex, with uses such as hotels, restaurants, and entertainment that is walkable and extends visit time.



CHAPTER 4:

Future Land Use

Utilize Best Practices

Preserve Sensitive Environmental Features

Plan for Future Growth

Overview

What is a Future Land Use Plan?

The Future Land Use Plan guides community growth by providing a framework for the future development of the city. It outlines preferred development patterns, densities, and land uses to encourage balanced and thoughtful growth for Grimes and its future.

The Future Land Use Map in this chapter presents a vision for the future of Grimes through the horizon year of 2050. The horizon year allows for guidance to project trends into the future, as well as set a target year of which the implementation items outlined in **Chapter 11: Implementation** should be completed.

Legal Basis for Future Land Use Plans

The intent of this chapter is to guide future development and growth within the City of Grimes and the planning boundary in accordance with State law. Chapter 414 of Iowa Code requires cities to base zoning decisions on a comprehensive plan. Decisions regarding development requests, infrastructure improvements, and the alignment of streets should be made with consideration of the Grimes Comprehensive Plan and Future Land Use Map.

When to Amend?

The Future Land Use Map acts as a guide for growth and development within the City of Grimes and the identified planning boundary. The plan should be routinely reviewed and updated to ensure that the plan reflects the community's values and needs as circumstances change.

Planning Boundary

The City of Grimes planning boundary, shown on Figure 4.1, outlines the future growth areas for the city. The boundary extends past the existing city limits to account and plan for future development as the community continues to grow.

Generally, the planning boundary includes the following extensions past current city limits:

- North to 210th Street
- West to T Avenue
- South to 250th Street
- East of NE Heritage Drive, towards NE Grimes Boulevard

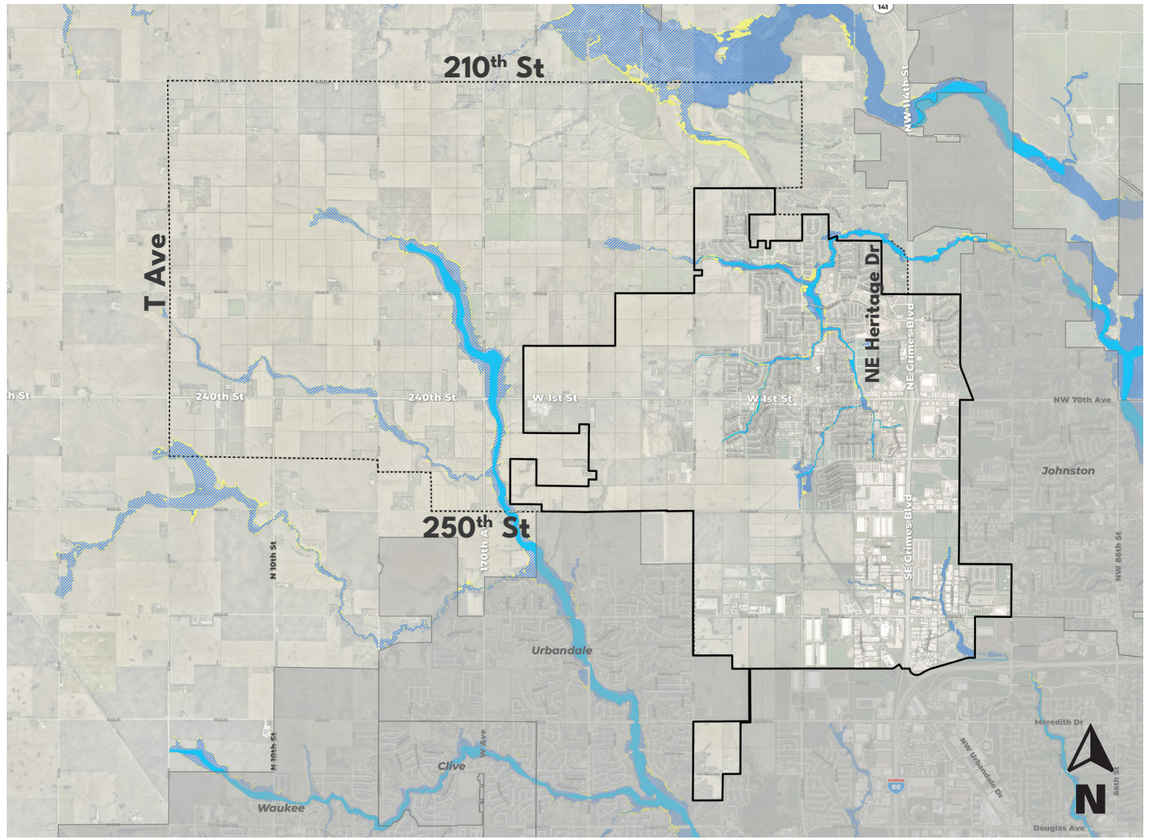


FIGURE 4.1 GRIMES CITY LIMITS AND PLANNING BOUNDARY



CHAPTER 4:

Future Land Use

Future Land Use

Categories and Definitions

The Future Land Use Plan utilizes a series of land use categories to identify the characteristics, densities, and spatial arrangement of land within the City of Grimes and the Planning Boundary. The future land use designations differ from the zoning districts that are identified within the zoning code and zoning map.

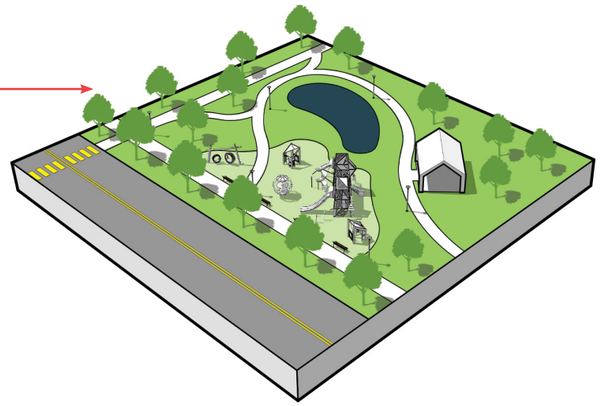
Each future land use designation is proceeded with a definition and a supplemental graphic to illustrate the spatial arrangements and intensities for each category. Each category includes the following:

1. Land use category and supporting definition
2. Corresponding color represented on the Future Land Use Plan
3. 3D graphic representation of the land use components and characteristics

1 → **Parks & Recreation** **2**

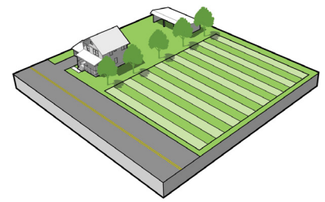
The Parks & Recreation land use category is set aside for public, private, and semi-private recreational land such as parks, trails, golf courses, greenways, and recreational fields.

3 →



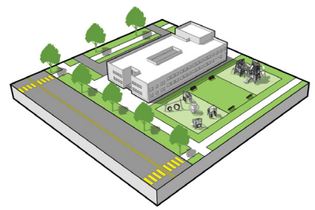
Agricultural/Open Space

The Agriculture & Open Space land use category is set aside for existing agricultural uses and undeveloped properties consisting of significant tree cover, floodplain, wetlands, stream buffers, and green buffers between incompatible land uses. Some of the land in this category, outside of the floodplain, may be suitable for future development and the Future Land Use Plan should be amended to accurately reflect these changes.



Public & Semi-Public

The Public and Semi-Public land use category includes land owned or operated by a public or semi-public entity. This includes city-owned properties such as city hall, library, police and fire stations, and public works facilities. It also includes similarly held land from the county or state. This land use category also covers any land owned by K-12 schools. Lastly, the land use category includes colleges/ universities, government-owned utility facilities, transit centers, cemeteries, post offices, and other government offices and community centers.

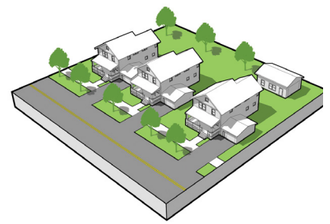


Low-Density Residential

The Low-Density Residential land use category is designed for areas with traditional low-density, single-family residential homes with densities ranging from 1 to 6 dwelling units per acre. Most of this land will be developed as single-family detached homes with some duplexes and single-family homes with accessory dwelling units. Developments within this category may also include religious, educational, institutional uses, and public and private recreational areas.

Residential Estate Overlay

Certain locations within the City of Grimes are considered ideal for development with larger single-family residential lots, also known as residential estate lots, with a density of up to 2 dwelling units per acre. These lots should promote the preservation and conservation of natural amenities and resources, including tree canopy, open space, and native prairie land. Areas identified on the Future Land Use Map within this overlay will have preference towards larger, estate residential lots. Development with alternative uses and densities should be discouraged in these areas.



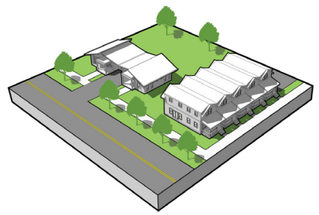


CHAPTER 4:

Future Land Use

Medium-Density Residential

The Medium-Density Residential land use category is designed for areas with a mix of detached and horizontally attached single-family residential dwellings including single-family detached homes, cottage courts, duplexes, triplexes, rowhouses, and townhomes of various designs and layouts. Densities range from 5 to 12 dwelling units per acre. Developments within this category may also include religious, educational, institutional uses, assisted living facilities, and public and private recreational areas.



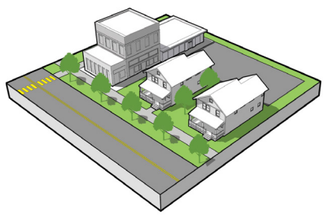
High-Density Residential

The High-Density Residential land use category includes horizontally and vertically attached residential dwellings including rowhouses, townhomes, apartments, and condominiums with a density of 10 to 24 dwelling units per acre. Limited areas of cottage courts, duplexes, and triplexes are permitted as transitions between land uses. Developments within this category may also include religious, educational, institutional uses, assisted living facilities, and public and private recreational areas.



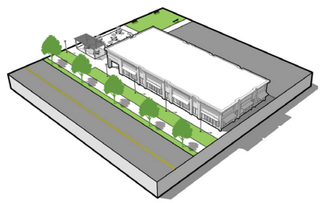
Neighborhood Commercial

The Neighborhood Commercial land use category includes combination of small retail, office spaces, and medical uses for readily accessible services to local residents. This category is generally located at major collector and arterial street intersections throughout the planning boundary. Typical land uses include daycares, assisted living facilities, small office, convenience stores, fuel stations, small grocery and hardware stores, and other neighborhood-serving uses. Sites are generally less than 10 acres in size and are designed to accommodate pedestrians and cyclists as well as vehicular traffic.



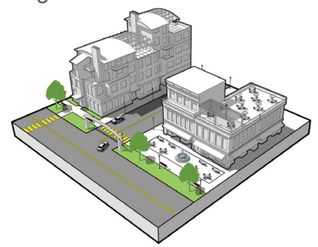
General Commercial

The General Commercial land use category is designed for larger scale commercial activity that occurs along and near major highways to provide commercial services to local residents and the traveling public. This type of commercial development is often placed along highways and arterials, especially near intersections and interchanges. Typical uses include shopping centers, office parks, medical centers, big box retailers, drive-thru restaurants, fuel stations, commercial entertainment, and other retailers or retail uses. Sites are generally 10 or more acres in size and located along major roadways.



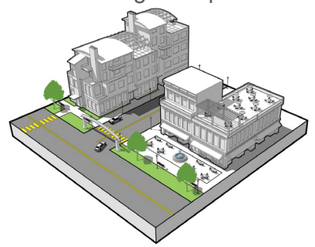
Downtown Mixed-Use

The Downtown Mixed-Use land use category is designed for parcels within and surrounding the Governors District and is reserved for traditional 1 to 3 story, main street style buildings. First-floor uses are restricted to retail and office uses. Rear ground-floor units are permitted to provide ADA accommodation. Upper floors may include residential dwelling units and office uses. Parking is generally provided on-street or within shared, off-site facilities. Development and redevelopment shall prioritize historic preservation and downtown character.



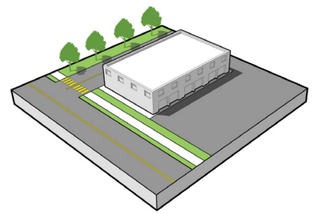
Mixed-Use

The Mixed-Use land use category is designed for areas intended to be developed at a higher, more urban density, with multi-story buildings that incorporate a combination of residential, retail, and office uses.. Retail and office uses are generally located on the first floor (street level) with multi-family residential dwelling units located on the upper floors. The number of dwelling units per acre is generally over 24. Buildings should be between 2 to 4 stories in height with shared parking that is either on-street or located within, under, or rear to the building. Surface parking may be allowed in the rear of the building.



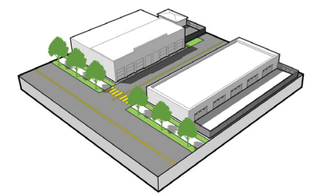
Business Park & Light Industrial

The Business Park & Light Industrial land use category is set aside to include business park office complexes and very light industrial uses. Developments include larger office complexes and corporate campuses, with ancillary warehouse and distribution facilities, data farms, and limited industrial activities such as testing, fabrication, manufacturing, and assembly of materials. Most activities occur within a building but uses may include limited outdoor storage with adequate screening. Limited support retail or commercial activities would be allowed including restaurants, cafes, coffee shops, and similar service-retail businesses, and commercial recreation.



General Industrial

The General Industrial land use category is reserved for industrial uses such as manufacturing and assembly of goods, shipping and distribution centers, rail yards, data farms, self-storage facilities, and transload/intermodal facilities. Uses may include outdoor storage of bulk materials, goods, and equipment with adequate screening. Incompatible land uses, such as residential, should be buffered from this land use category.



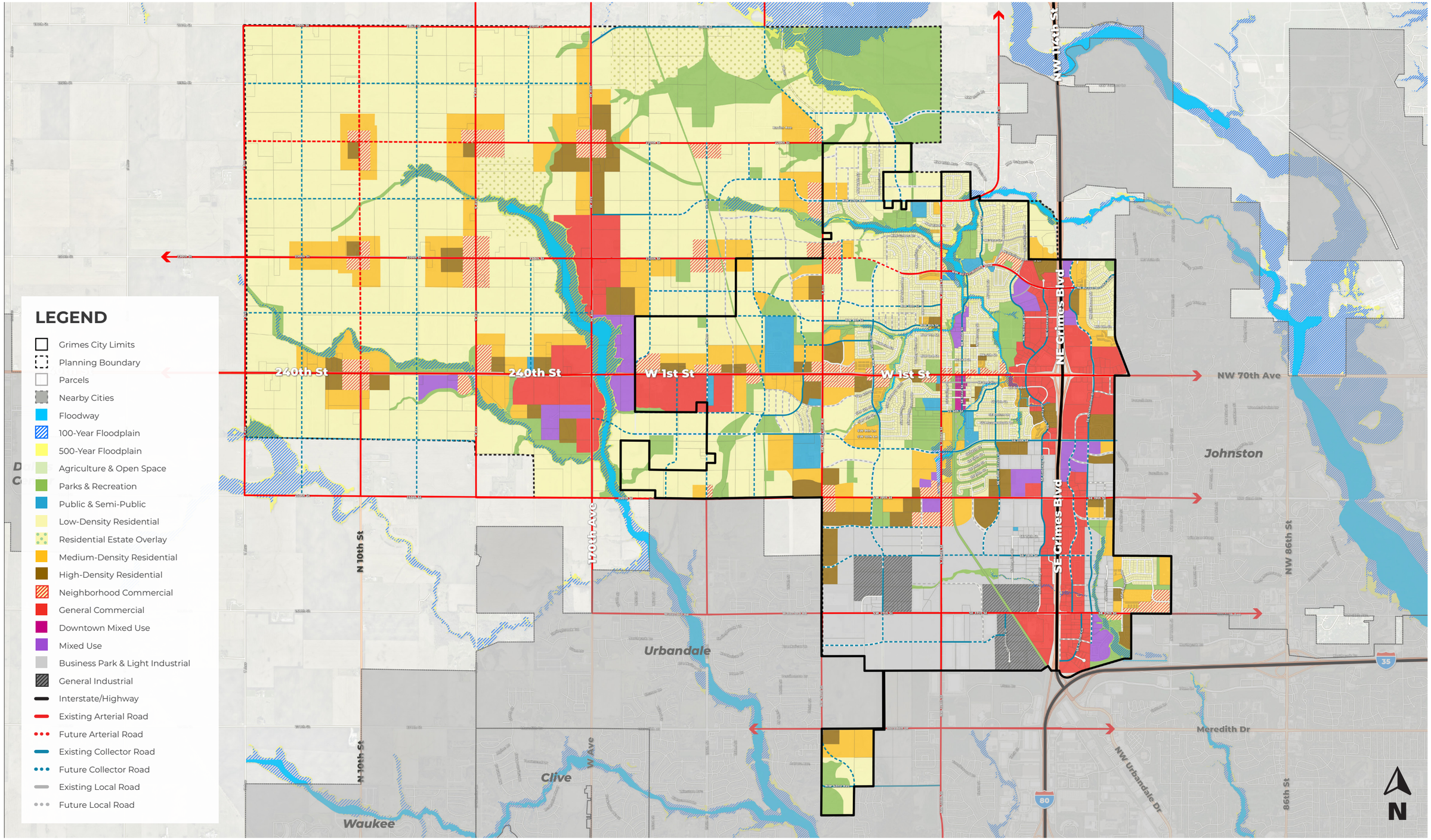


FIGURE 4.2 FUTURE LAND USE PLAN



CHAPTER 4:

Future Land Use

Future Land Use Map

Overview

The Grimes Future Land Use Map shown in Figure 4.2 is broken out into acres and shares between each future land use category in Table 4.1. The highest share of land uses on the map is Low-Density Residential, accounting for over 50% of all planned land uses within the planning boundary. As growth and development occurs, the plan should be routinely reviewed in order to maintain community values and address changing needs.

FUTURE LAND USE CATEGORY	ACRES (CITY LIMITS)	TOTAL SHARE (%)	ACRES (PLANNING BOUNDARY)	TOTAL SHARE (%)
Agricultural & Open Space	0.0	0.0%	0.0	0%
Parks & Recreation	827.0	11.0%	2,571.5	13.9%
Public and Semi-Public	198.3	2.6%	198.3	1.1%
Low-Density Residential	2404.6	32.0%	8,826.5	47.6%
Residential Estates Overlay	0.0	0.0%	631.5	3.4%
Medium-Density Residential	749.0	10.0%	1,776.9	9.6%
High-Density Residential	459.3	6.1%	755.5	4.1%
Neighborhood Commercial	256.2	3.4%	599.0	3.2%
General Commercial	906.0	12.0%	1,303.2	7.0%
Downtown Mixed-Use	13.1	0.2%	13.1	<0.1%
Mixed-Use	188.2	2.5%	361.8	2.0%
Business Park & Light Industrial	1,221.4	16.3%	1,221.4	6.5%
General Industrial	291.3	3.8%	291.3	1.6%
TOTAL	**7,525.9**	**100%**	**18,550.3**	**100%**

TABLE 4.1 FUTURE LAND USE MAP ACRES AND SHARES

Future Population

The City of Grimes is Estimated to Grow to over 45,000 by the Year 2050

Various population projection methodologies provide an estimated population growth range between 27,000 to 88,000 by the year 2050 for the City of Grimes. Taking the average of all growth scenarios, and utilizing past historical census data for Grimes population counts, the estimated population for Grimes is 45,548 by the year 2050.



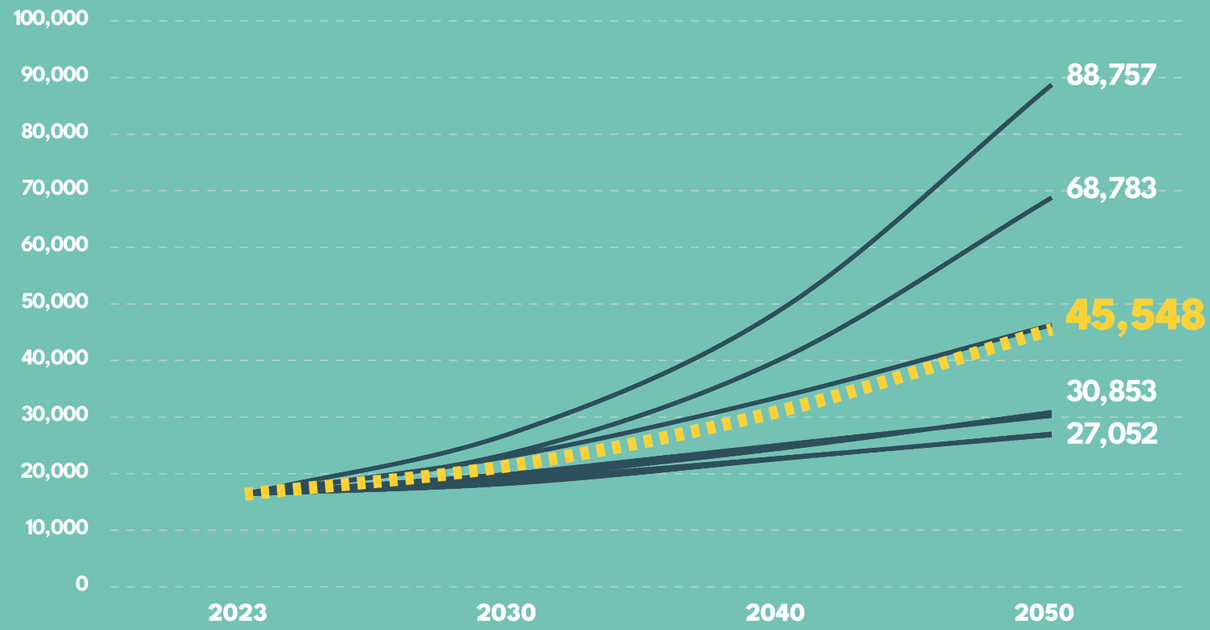


FIGURE 4.3 GRIMES FUTURE POPULATION PROJECTIONS



CHAPTER 4:

Future Land Use

Downtown Assessment Report

In May 2025, the Iowa Downtown Resource Center of the Iowa Economic Development Authority (IEDA) completed a downtown assessment of the Governors District. This assessment engaged local residents and stakeholders to identify opportunities to create small-scale and large-scale change in the district. Four themes were identified to help enhance downtown Grimes: (1) leaders, champions and partners (2) public space (3) physical development (4) incentives and funding. The final recommendations focused on the need for incremental improvements to garner interest and momentum for continued improvements in downtown Grimes. **Chapter 6. Community Character** includes additional detail on the downtown assessment and its recommendations.

Sub-Area Planning

Governors District

The Governors District is considered the historic, heartbeat of the community and is characterized by Main Street and its downtown mixed-use buildings. The area's proximity to community amenities and assets, including South Prairie Elementary, the Grimes South Sports Complex, Grimes Community Complex, City Hall, future Wallace Park and a future regional bike trail, makes the district a distinct destination within Grimes, with opportunity for unique infill development.

The district has seen recent improvements, including a streetscape project that renovated on-street parking, upgrades to infrastructure such as water, sanitary, and utilities, and beautification efforts along Main Street. Together, these changes have strengthened the District's identity and character.

Future planning of the district should continue to support mixed-use development along Main Street, encouraging traditional one- to three-story buildings with commercial and office uses on the first level and residential units on the upper stories.

Design Guidelines

The City should adopt design guidelines that preserve historic structures along Main Street and incentivize future development consistent with the existing developed framework of the district. This includes planning shared parking facilities, whether on-street or within, under, or located to the rear of buildings, orienting and scaling buildings to a pedestrian-friendly level, and maintaining consistency in building setbacks and heights. The City should also utilize historic materials and designs to further enhance the district.

Development Incentives

The City of Grimes currently offers Tax Increment Financing (TIF) to assist in creating new taxable value towards development and redevelopment within the Governors District and surrounding area. Funding provides for a sliding tax rebate, starting at a 75% rebate on year one, and decreasing to 15% in year five of the program. The program requires facade improvements that are consistent with the desired look and feel of downtown.

Additional programs that could be considered to encourage and spur development and redevelopment within the district includes the following:

- Partner with local financial institutions to provide for and promote low-interest financial loans for new construction and redevelopment that aligns with the stylistic design for the district.
- Attract and recruit new businesses into the Governors District, focusing on entertainment, food/dining, and retail.
- Adjust and promote the City's Revolving Loan Fund to incentivize development within the district.
- Expand downtown mixed-use housing, providing programs and incentives to encourage upper-story housing on new construction.
- Consider applying to grant programs provided by the Iowa Economic Development Authority (IEDA), such as the Community Catalyst Grant and Workforce Housing Tax Credits; partnering with local property owners and businesses to spur investment.

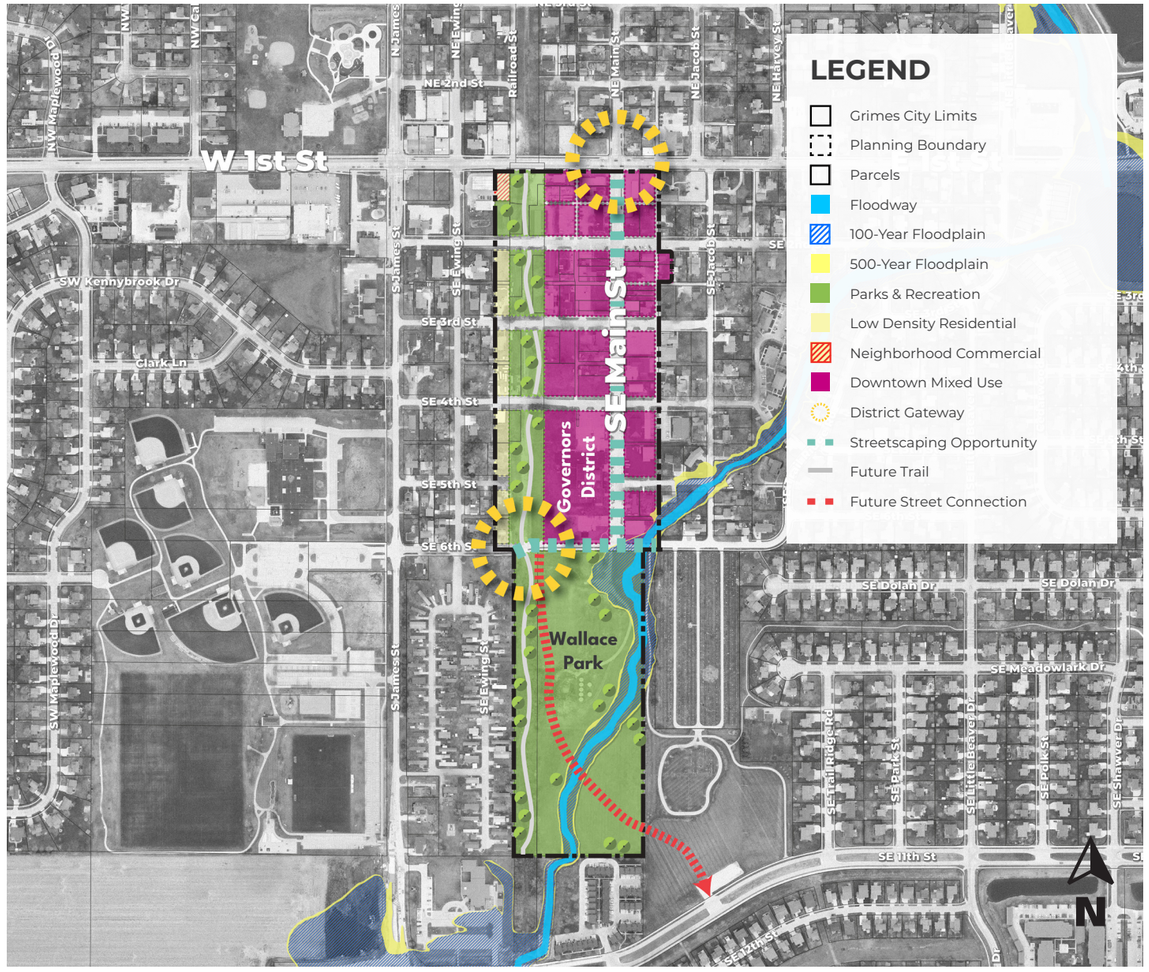


FIGURE 4.4 SUB-AREA PLAN — GRIMES GOVERNORS DISTRICT



CHAPTER 4:

Future Land Use

Sub-Area Planning

Walnut Creek Greenbelt

The Walnut Creek Greenbelt is oriented around natural, scenic topography with low-rolling hills, meandering streams, and green flora. Located in the Little Walnut Creek Watershed, this location fronts along W 1st Avenue (Highway 44) and NE Alice's Road (W Avenue).

Critical natural resources that exist within the district, including floodplain, waterbodies and streams, tree canopy, and native prairie or savanna land should be preserved. Disturbance towards these resources should be minimized or mitigated, incorporating conservation and stream easements to promote permanent protection, as well as flexibility to provide maintenance to prevent stream erosion.

Balancing Mixed-Uses and Commercial Retail within the Sub-Area

The Walnut Creek Greenbelt Sub-Area is slated to be a signature development that promotes harmony and balance between mixed-use development and commercial retail with the natural environment. These uses come together to provide a new source of recreation centered around dense mixed uses, interconnected neighborhoods, and environmental preservation.

Design Guidelines

Additional design guidelines and sub-area district planning are recommended to ensure that development of the district is carefully designed to promote a new, active mixed-use hub. Design considerations should include the incorporation of pedestrian-oriented mixed-use and commercial development, adequate pedestrian crossing treatments, lighting and security, as well as wayfinding and branding.

Along trail segments, front entrances for commercial and mixed-use development should be oriented toward the trail front, with parking located to the rear. Public amenities and recreational opportunities should be provided along the trail segment, and may be incorporated along the greenway or as a separate, active or passive recreational public space or plaza. A minimum setback between building facades and trail segments should be incorporated to develop active outdoor uses, such as dining areas, as well as minimize conflict between commercial uses and the trail segment.

Additional Considerations

Programs and items that could be considered to promote the conservation of critical natural resources within this location, as well as promote a signature development pattern within the district include:

- Applying to grant programs provided by the Iowa Department of Natural Resources for the preservation and enhancement of critical natural resources located along and adjacent to Walnut Creek.
- Partnering with adjacent, nearby jurisdictions to plan for and create a regional trail loop.



TRAIL-ORIENTED MIXED-USE

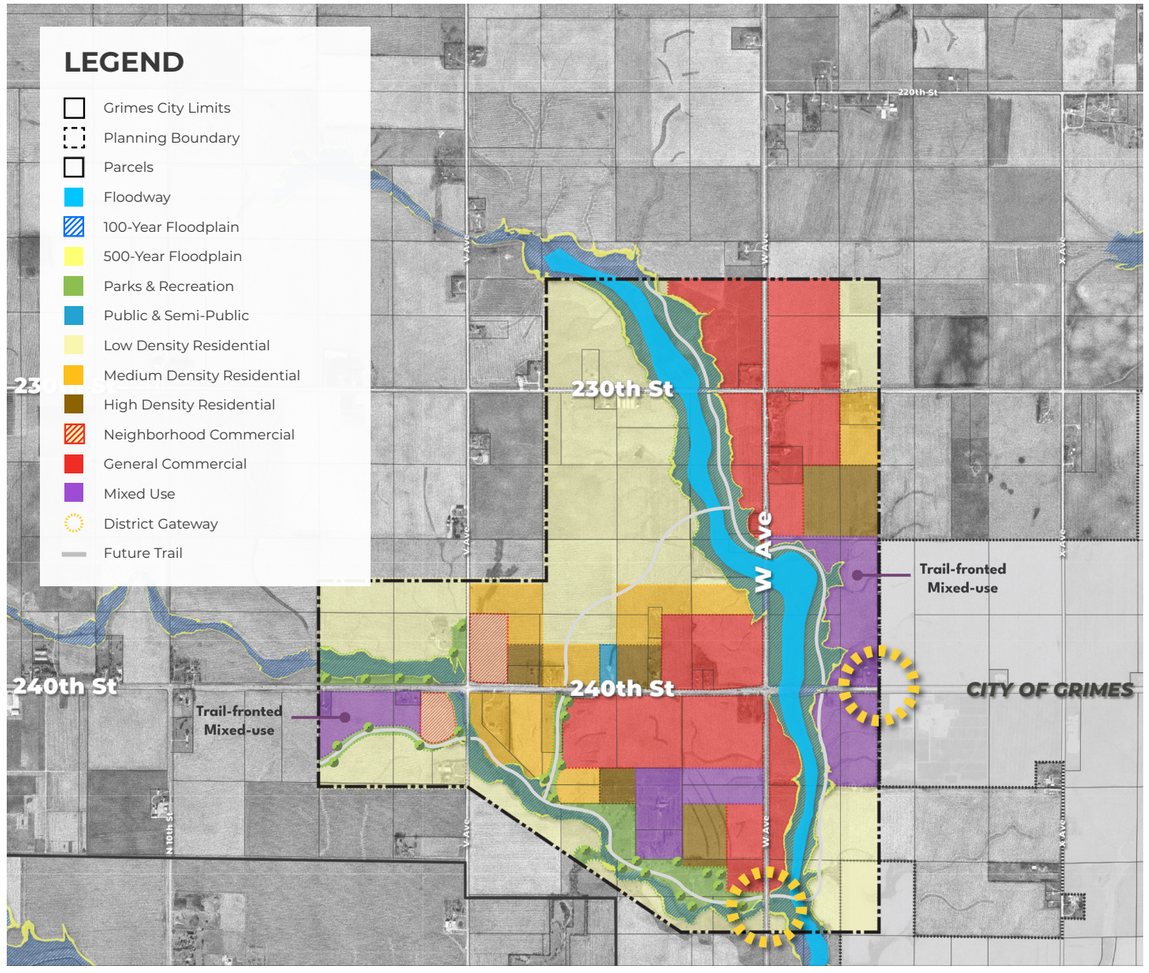


FIGURE 4.5 SUB-AREA PLAN — WALNUT CREEK GREENBELT



CHAPTER 4:

Future Land Use

Sub-Area Planning

Walnut Creek Waterfront District

The Walnut Creek Waterfront District is a proposed district, north of the Walnut Creek Greenbelt District, to fabricate a new lake community within the Des Moines Metro and facilitate regional stormwater drainage for the west area of Grimes.

The lake community would orient residential structures around a constructed lake, allowing for a new variety of housing types with direct water access and amenities, both public and private.

Feasibility Study

Stormwater retention basins that serve as a community amenity can also provide for additional benefits through regional stormwater management by improving overall water quality and controlling run-off to prevent localized flooding.

A feasibility study and stormwater management plan will be required in order to site the location for future water improvements and to determine project feasibility within the identified district. Likewise, the study will be needed to determine adequate provisions for flood control and drainage capacity. The study should also consider the inclusion of bio-cells, rain gardens, and other similar stormwater improvements to be designed and constructed within the public street right-of-way to provide additional stormwater management.

Future studies and detailed conceptual plans for a regional retention basin should be developed in collaboration with key stakeholders, including area property owners, the County Conservation Department, and the Walnut Creek Watershed Authority.

Case Studies

Similar programs and residential subdivisions have been constructed to simulate lake-style housing within the Midwest, with the dual purpose of capturing and retaining stormwater drainage, including:

- **Bondurant, IA** – The City of Bondurant adopted the Central District Stormwater Improvements Master Plan (2022) to facilitate a regional drainage basin with new park amenities and mixed-use structures. The basin includes public recreation land with beach, play spaces, and a community center.
- **Waukee, IA** – Keetown Loop, a mixed-use development in the Kettlestone Lakes Subdivision in Waukee, orients a diverse range of land uses and entertainment facilities around a lake and series of ponds.
- **Bennington, NE** – Bennington Lake is a constructed lake utilized for flood control and features 280-acres of lake with full-wake water access. The lake is designed within the Newport Landing residential subdivision, with rear yards facing towards the water. The first homes within the subdivision were constructed in 2001.



BENNINGTON LAKE (BENNINGTON, NE) - GOOGLE EARTH

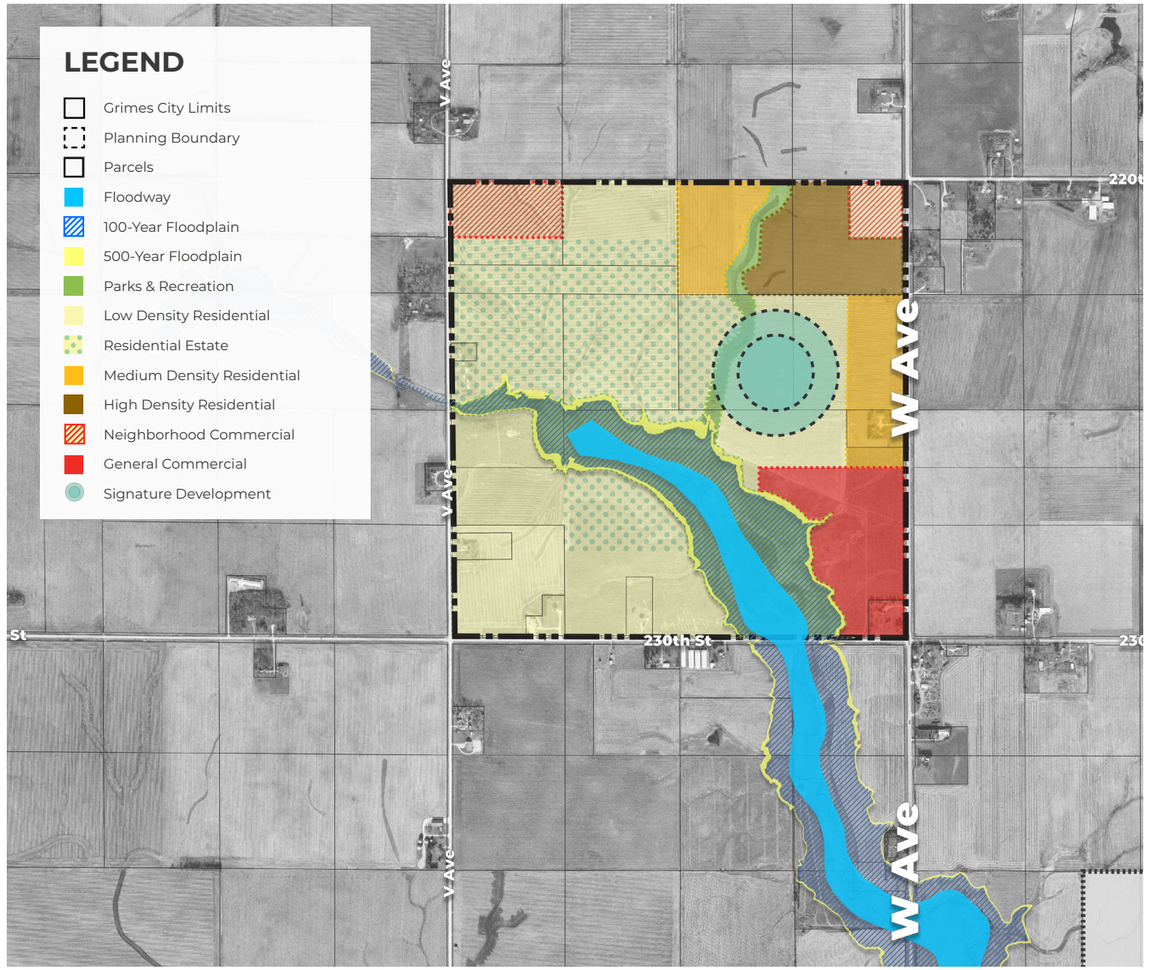


FIGURE 4.6 SUB-AREA PLAN — WALNUT CREEK WATERFRONT DISTRICT



CHAPTER 4:

Future Land Use

Sub-Area Planning

Lake Cutty District

The Lake Cutty District is situated north of Interstate 35 and east of Highway 141. Today, the area consists of industrial development that was constructed in the County, however the district shown promotes the redevelopment of the area towards general commercial uses, as well as mixed-use and dense residential uses oriented around Lake Cutty.

The location of the sub-area is situated along a primary entry-point into the Grimes community, due to its affixed location along Interstate 35 and the west-bound/north-bound exits. According to Iowa Department of Transportation (IDOT), these exits carry an Average Annual Daily Traffic (AADT) between 8,500-11,900 vehicles each day. The area also fronts along Highway 141, which is considered a key commercial corridor within the City of Grimes. Along this segment, the corridor sees an AADT of 25,700 vehicles per day.

Lake Cutty is currently utilized as a campground, with on-site RV parking and camping as well as amenities such as sport courts, outdoor and indoor pool, splash pad, playgrounds, and fishing. Future planning of the site promotes redevelopment to allow for mixed-development, as well as public access to green space and park amenities.

Redevelopment Incentives

Additional programs could be considered to encourage and spur redevelopment within the district, including the following:

- Encourage the relocation of existing industrial uses within the district by identifying vacant industrial land and tenant spaces and coordinating between property owners and businesses.
- Consider applying to grant programs provided by the Iowa Economic Development Authority (IEDA) and the Iowa Department of Natural Resources (IDNR) to support redevelopment investment.
- Consider providing an incentive program for the district to assist in the redevelopment of existing, developed sites.
- Partner with key entities, such as the Environmental Protection Agency (EPA), Iowa Department of Transportation (IDOT), IDNR, and IEDA to advance brownfield redevelopment within the sub-area.

Case Studies

Similar redevelopment programs have been initiated within the Midwest, with the dual purpose of redeveloping underutilized or underperforming sites, and beautifying main corridors, including:

- **Coralville, IA** – The Iowa River Landing is considered a gateway into Coralville from Interstate 80 and includes a diverse range of land uses, centered around water features. The site was a former industrial park that has been redeveloped and revitalized.



IOWA RIVER LANDING (CORALVILLE, IA) - TODD ADAMSON



FIGURE 4.7 SUB-AREA PLAN — LAKE CUTTY MIXED-USE DISTRICT



CHAPTER 4:

Future Land Use

Sub-Area Planning

Brenton Slough Native Preserve

The Brenton Slough Native Preserve is located on the north side of Grimes. The Brenton Slough consists of 1,000+ acres of natural wetland with marsh-like characteristics and native savanna and woodland. The area provides wildlife habitat conservation, attracting over 200 different bird species, including Sandhill Cranes, as well as other wildlife such as soft-shelled turtles. Added benefits of preserving native prairie and savanna remnants also include the reduction of soil erosion as well as improvements to water quality through infiltration.

Future planning of this area should prioritize the preservation of critical natural resources, including native wildlife habitat and natural environments such as prairie, savanna, and wetlands. Future land uses adjacent to sensitive environmental features should accommodate for adequate buffering to protect such features, as well as prevent land-use conflicts between each designated use. Additional erosion and sediment control measures should also be implemented to protect natural features during construction.

A street re-alignment is proposed for Y Avenue/ Xavier Avenue to straighten the north-south road connection. A future park is also planned south of the Brenton Slough, which would be connected by a multi-use shared trail system.

Additional Considerations

Additional programs could be considered to encourage and spur redevelopment within the district, including the following:

- Consider incorporating conservation subdivision design elements within this area, to preserve and protect critical natural resources that exist within the sub-area.
- Partner with entities, including the Iowa Department of Natural Resources (IDNR), Iowa Natural Heritage Foundation (INHF), Polk County Conservation, and Dallas County Conservation to support conservation and recreation investment near and adjacent to the Brenton Slough and critical natural resources found in the area.
- Establish wildlife corridors and greenways to connect wildlife habitat and further prevent land-use conflicts between natural preserved land and developed areas.



BRENTON SLOUGH (GRIMES, IA) - INHF

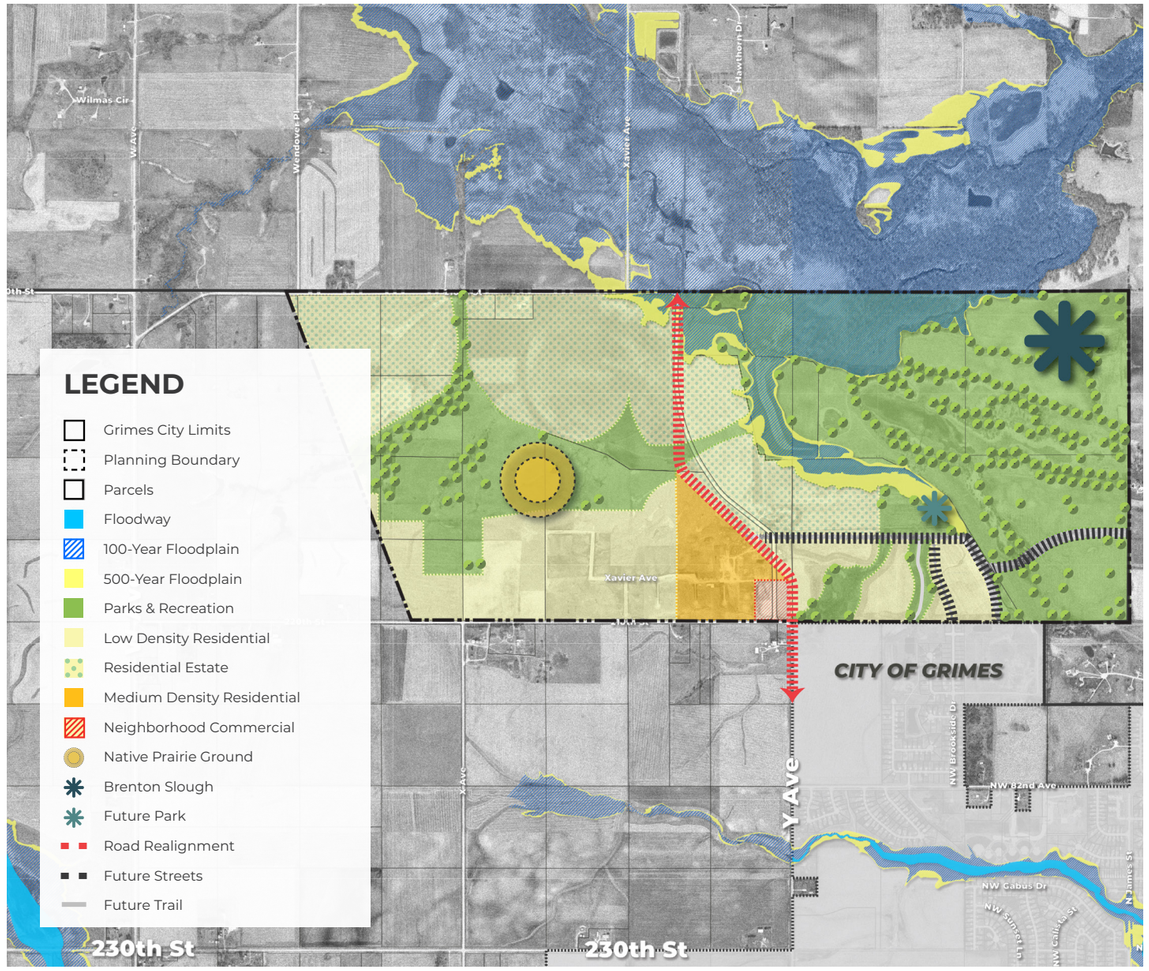


FIGURE 4.8 SUB-AREA PLAN — BRENTON SLOUGH NATIVE PRESERVE



CHAPTER 4:

Future Land Use

Zoning Compatibility Matrix

Overview

The Zoning Compatibility Matrix, shown on Table 4.2, serves as a guide to assist decision-makers when faced with development applications, as well as inform property owners and developers of viable zoning amendments.

ZONING COMPATIBILITY MATRIX

The zoning compatibility matrix shows the relationship between the future land use categories and the City of Grimes Zoning Districts. Zoning districts have been listed as either compatible (“C”) or partially compatible (“PC”) within each of the corresponding land use categories.

This matrix should be used as the basis for determining the appropriate zoning districts for land annexed into the city or requesting a zoning amendment.

ZONING DISTRICTS	FUTURE LAND USE CATEGORIES											
	AGRICULTURE & OPEN SPACE	PARKS & RECREATION	PUBLIC & SEMI-PUBLIC	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	NEIGHBORHOOD COMMERCIAL	GENERAL COMMERCIAL	DOWNTOWN MIXED USE	MIXED USE	BUSINESS PARK & LIGHT INDUSTRIAL	GENERAL INDUSTRIAL
AGRICULTURAL DISTRICT (A-1)	C	C	C									
SINGLE-FAMILY DWELLING DISTRICT (R-1)		C	C	C	PC							
SINGLE- AND TWO- FAMILY DWELLING DISTRICT (R-2 60)		C	C	C	PC							
SINGLE- AND TWO- FAMILY DWELLING DISTRICT (R-2 70)		C	C	C	PC							
MEDIUM DENSITY TWO OR MORE FAMILY DWELLING DISTRICT (R-3 MED.)		C	C	PC	C							
HIGH DENSITY MULTIPLE-FAMILY DWELLING DISTRICT (R-3 HIGH)		C	C		PC	C						
PLANNED RESIDENTIAL DEVELOPMENT DISTRICT (R-4)		C	C	C	C	C				PC		
MOBILE HOME PARK DISTRICT (R-5)		C	C			PC						
GENERAL COMMERCIAL DISTRICT (C-1)			C				C	C		C		
GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT (C-2)			C				PC	C		PC	C	
PLANNED COMMERCIAL DEVELOPMENT DISTRICT (C-3)			C				C	C	C	C	C	
LIMITED INDUSTRIAL DISTRICT (M-1)			C								C	PC
COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT (M-1A)			C				PC	C			C	
LIGHT INDUSTRIAL DISTRICT (M-2)			C								C	C
HEAVY INDUSTRIAL DISTRICT (M-3)												C

*ZONING DISTRICTS MAY BE SUBJECT TO CHANGE FOLLOWING FUTURE ORDINANCE AMENDMENTS

TABLE 4.2 ZONING COMPATIBILITY MATRIX TABLE

Public Input

Key Themes Related to Future Land Uses in Grimes

Community members were able to provide input regarding future land uses through the project website, at organized events, and through interviews. Generally, community members are appreciative of the quality of development that is occurring in Grimes, but have identified the following opportunity areas and needs.



Preserve key nodes and areas for business park and industrial uses

Key nodes and areas should be preserved to allow for additional business park and industrial uses to provide additional employment opportunities within the City of Grimes.



Plan for a future entertainment district

The City should identify and plan for future entertainment spaces that would support the Hy-Vee Multiplex – such as hotels, restaurants, and entertainment zones. These areas should be walkable and provide park and stay opportunities.



Maintain Governors District as a local business hub

The Governors District is an affordable rental space for small businesses and provides opportunity for future improvements, including streetscaping and community character.



Utilize Best Practices

Goal 4.1: Plan for future growth and development within the City of Grimes, utilizing best practices.

Strategy 4.1.1: Utilize the Future Land Use Map as a tool for reviewing and considering development cases and zoning amendments.

When development applications are received by the City, the City of Grimes should utilize the Future Land Use Map and the associated zoning compatibility matrix when reviewing development cases and zoning amendments and other zoning related decisions. This is to ensure consistency between applications and the City's adopted land use policies.

Utilizing the plan and compatibility matrix helps advisory bodies and decision-makers identify the appropriateness of proposed land uses and ensure that each site is designed in harmony with the surrounding future land uses and environment – with the intention of minimizing land use conflicts as well as ensuring that undeveloped ground has future access to connect into infrastructure and utilities.

Key Development Case Review Items

When considering a development case or a zoning amendment, the following items should be reviewed carefully by city staff and decision-makers:

- Does the proposed amendment align with the nature and character of the area shown on the Future Land Use Map and is compatible with surrounding uses?
- Are adequate measures shown to minimize land use conflicts between proposed land uses? Measures may include landscaping and visual buffering, traffic regulation and separation, and minimizing nuisances.
- Does the proposed development case show through-street connections with adequate right-of-way dedication and improvements for the street classification shown on the Future Land Use Map?
- Does the proposed development case show adequate utility connection to support future growth and connectivity to adjacent properties?
- Does the proposed development case provide trail connections?
- Does the proposed development preserve critical natural resources and provide for easement to protect and maintain such features; including floodplain, watercourses and waterbodies, areas with significant tree cover, and remnant prairie and savanna land?



GRIMES FUTURE LAND USE REVIEW PROCESS

When an application for a zoning amendment or new development is received, the following should be considered to determine compatibility and consistency with the Comprehensive Plan and Future Land Use Map.

APPLICATION RECEIVED

Is the application consistent with the Future Land Use Plan policies and map?

NO → **Proceed with the public hearing process for review and consideration of an amendment to the Future Land Use Map or Comprehensive Plan.**

YES

Was the amendment approved?

YES

Does it comply with the Comprehensive Plan goals?

NO

YES

NO

PROCEED WITH THE PUBLIC HEARING PROCESS FOR THE CONSIDERATION OF THE REQUEST.

WORK WITH THE APPLICANT ON OPTIONS TO REVISE THE REQUEST TO BETTER ALIGN WITH THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP.

Utilize Best Practices

Strategy 4.1.2: Regularly review and update the Comprehensive Plan and Future Land Use Map to reflect the long-term vision and goals of the community.

The Comprehensive Plan should regularly be reviewed to monitor progress towards the goals and strategies that are outlined in the plan. The plan should also be routinely maintained to ensure that the long-term vision and goals reflect the community's values and address changing needs.

When reviewing zoning-related requests, including development requests and amendments, as well as code updates and funding allocations, the Comprehensive Plan should be referenced within staff reports and adjoining resolutions and ordinances to ensure consistency with the goals and strategies outlined and create record of progress.

Likewise, the City of Grimes Annual Development Services Report should provide for a routine update towards the Comprehensive Plan and its implementation, highlighting and celebrating key benchmarks that are achieved each year. The report should break goals and strategies by chapters, and highlight overall completion status (i.e., Not Started, In-Progress, Ongoing, and Complete).

Additional routine monitoring regarding progress can also be shared live through the Grimes 2050 Progress Tracker. The tracker should be utilized as a tool to highlight on-going progress of the plan and provide information and transparency to the broader community regarding the implementation of the plan.

GRIMES 2050 PROGRESS TRACKER

The Grimes 2050 Progress Tracker is a one-stop shop for all updates on the Comprehensive Plan and the key goals and strategies associated with the plan. The website should be routinely updated, with information about current initiatives and action steps taking place to grow the future together.

STAY IN THE KNOW!

VISIT THE GRIMES 2050 PROGRESS TRACKER

WWW.WEBSITE.COM

Information regarding the Tracker website + QR Code will be added to this page for reference when a final name + website is developed.

Strategy 4.1.3: Require new development within the Planning Boundary to be fully serviced by adequate public infrastructure, streets, sidewalks, and trails.

New development cases and redevelopment of existing sites within the City of Grimes and the planning boundary should be reviewed for the level of service provided by public infrastructure, streets, sidewalks, and trails. Sites should be fully serviced to ensure that the developed site is adequately accommodated and connected to the broader Grimes community. These sites should also ensure that they are providing access for adjacent properties to connect to the infrastructure grid by stubbing roads and utilities to the edge of property lines.





Preserve Sensitive Environmental Features

Goal 4.2: The City of Grimes should preserve and protect sensitive environmental features that are unique to the region.

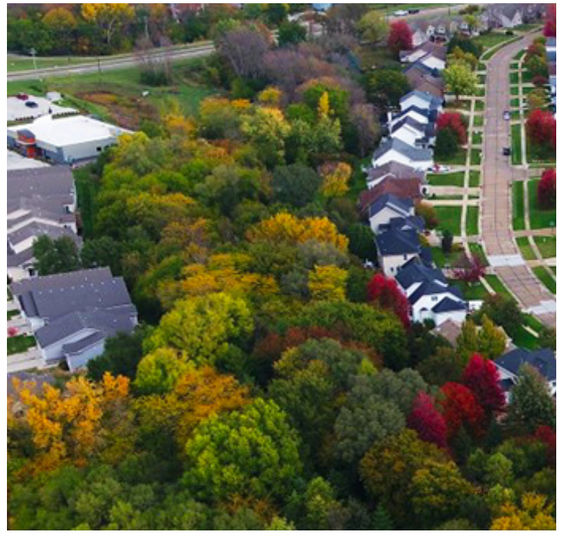


Strategy 4.2.1: Preserve critical natural resources, such as wetlands, watercourses and waterbodies, steep slopes, significant trees, and remnant prairie and savanna land.

Preserving natural amenities such as wetlands, watercourses and waterbodies, steep slopes, significant trees, and remnant prairie and savanna land provides an intrinsic value by maintaining scenic, natural views, managing erosion, improving water quality through infiltration, and providing wildlife habitat.

This includes the natural amenities and resources that are found at and adjacent to the Brenton Slough, which contains natural wetland, savanna, and woodlands and provides wildlife habitat to a diverse range of species, as well as the scenic views found along the Walnut Creek Greenbelt.

Potential impacts to these features should be minimized by providing adequate buffering and easements to preserve and maintain such features.



Strategy 4.2.2: Discourage any major development or disturbance to the floodplain to ensure it is preserved long-term.

Areas located within the floodplain should be preserved and protected from future development to reduce associated risks and the loss of property and life from locating structures within the floodplain, and promote a balanced eco-system. If property is located within the floodplain, it should be sufficiently elevated out of the floodplain or should be supported by a delineation confirming that the area is located outside the floodplain.



Strategy 4.2.3: Leverage areas located within the floodplain as a source of natural recreation and greenway throughout the City of Grimes Planning Boundary.

Areas located along major greenways, drainage districts, tiles, and floodplain should be preserved to improve water quality and promote infiltration. Likewise, these areas provide opportunities to support natural recreational sites, such as water trails or multi-use shared paths located parallel to the greenway site. When topography and terrain permit, these sites should be considered for recreation, green open space, and connectivity to the trail network.



Plan for Future Growth

Goal 4.3: Leverage sub-area planning to create signature developments unique to the City of Grimes.

Strategy 4.3.1: Guide the development and redevelopment of the Governors District, Walnut Creek Greenbelt and Waterfront, Brenton Slough Native Preserves, and Lake Cutty Waterfront.

Creating new signature developments and promoting the redevelopment of underutilized properties through incentive programs and partnerships with local, state, and federal resources and entities can be a powerful tool in placemaking and ensuring that the City of Grimes maintains its unique sense of place.

Implementing cohesive development or redeveloping a site will require coordination with affected property owners and stakeholders. In some cases, master planning may also be needed to define overall design guidelines, identify funding opportunities, and address infrastructure and utility demands.





Strategy 4.3.2: Incentivize redevelopment of existing sites within the sub-areas to support revitalization and enhance community character.

Redevelopment of underutilized or underperforming sites should be encouraged to promote revitalization and further strengthen the overall character of Grimes. Redevelopment programs could be organized by offering financial assistance and by partnering with property owners and businesses to pursue grant funding offered locally or through state and federal programs.

Strategy 4.3.3: Engage with local property owners and stakeholders to build capacity and buy-in on development and redevelopment projects.

Involving affected property owners and stakeholders within the planning process can assist in assembling an overall master development or redevelopment plan that is cohesive, yet provides a benefit to all parties affected and brings in additional value to the community. Developing strong public-private partnerships can be fostered by actively engaging and communicating with stakeholders and property owners as well as providing connections to grant funding opportunities to reduce market and financial constraints.



SOURCE: GRIMES CHAMBER AND ECONOMIC DEVELOPMENT





CHAPTER 5:

Economic Development

Leverage Unique Advantages

Foster a Predictable Development Environment

Promote Opportunity and Resources

Support Strategic Revitalization

Overview

The Comprehensive Plan goals and strategies are a vital component of the community's economic development strategy. The Future Land Use Plan provides for a healthy mix of land uses that will support a variety of development types that are vital to the City's long-term prosperity and growth. The Housing Chapter promotes the development of housing that provides both additional housing choices for existing residents as they transition through the various stages of life and new housing that attracts new residents to Grimes. These new residents in turn attract new retail growth as well as support existing businesses in Grimes. The Parks and Recreation Chapter encourages the inflow of tourism dollars from visitors and supports quality of life amenities that make it attractive to new businesses and residents. The Utilities and Infrastructure Chapter helps to ensure that existing and new areas within the planning boundary have the street, sewer, and water infrastructure service needed to support healthy growth and redevelopment.

This Economic Development Chapter analyzes current economic conditions and identifies strategies and initiatives to support the growth and the long-term economic health of the City of Grimes.

Role of Economic Development

Economic development is a vital City function that supports community investment, business retention and development and growth, through:

- Connecting resources and partners to support investment in the community.
- Facilitating business attraction through data-driven decisions and marketing strategies.
- Strengthening the retention of existing businesses through building relationships and connections to resources
- Aiding with site selection and encouraging redevelopment of underutilized sites.
- Arranging tools to promote development and redevelopment to supports healthy growth in Grimes.

The value of economic development is immense, as it sets the stage for the private market and creation of new jobs and increased tax revenue — which can offset residential tax, and support high quality of life within Grimes.

Grimes Retail Demand Market Study

The City has completed a Retail Demand Market Study to analyze the current strengths, gaps, and opportunities in the market. The details of this study is included as Appendix A of the Grimes 2050 Comprehensive Plan.

Public Input

Key Themes Related to Economic Development in Grimes

Community members were able to provide input through the project website, at organized events, and through interviews. The most common responses relating to economic development included customer experience, recreation, and local businesses.



Positive Customer Experience

Community members noted that working with City staff is a positive experience, making development much more achievable and coordinated. Likewise, the development that is approved is high-quality and attractive.



Destination for Recreation

The City should find opportunities to add more unique recreation types and sporting activities that aren't present on the West side of the metro as it can be an opportunity to add additional recreational tourism. The City should also market itself as a destination for recreation.



Local Business Investment

There is a need for supporting local businesses through incentive programs and by repurposing city-owned property as potential redevelopment areas. The City should also find opportunities to reduce development costs, while balancing the short-term and long-term needs of the City.

CHAPTER 5:

Economic Development

Economic Conditions

Retail Demand Market Study

Figure 5.1 provides a current overview of economic conditions within the City of Grimes. A more detailed review of current economic and retail conditions can be found in **Appendix A: Grimes Retail Demand Market Study**. Additional community demographic and profile information can also be found in **Chapter 2: Community Profile**.



FIGURE 5.1 CITY OF GRIMES ECONOMIC DEVELOPMENT INFOGRAPHIC
SOURCE: ESRI BUSINESS ANALYSIS 2025

2024-2029 ANNUAL PROJECTED GROWTH RATE BY ZIP CODE

Projected annual growth rates for 2024-2029 anticipate continued westward growth in the Grimes area. ESRI predicts an annual growth rate of 1.04% for the Grimes zip code during this time. The Dallas Center (50633) zip code is higher at 3.69%, but this growth will likely be a part of Grimes. Generally, population growth looks to continue on its westward trajectory in the Des Moines area.

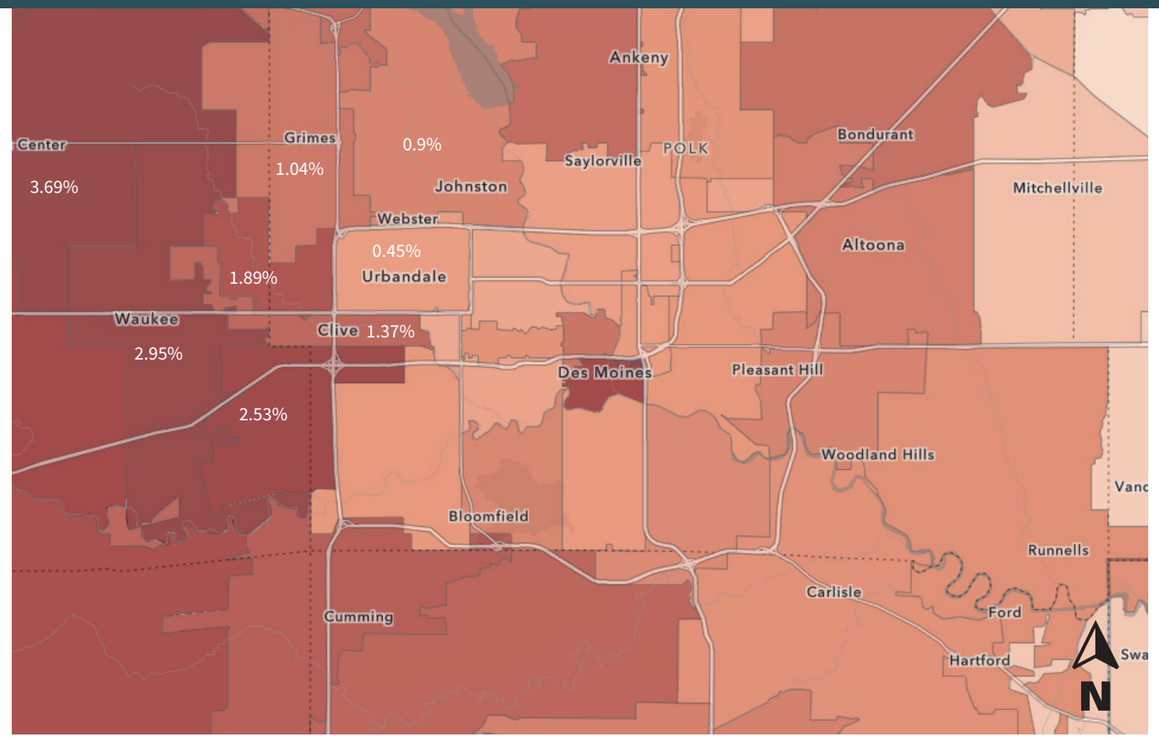


FIGURE 5.2 2024-2029 ANNUAL PROJECTED GROWTH RATE BY ZIP CODE
SOURCE: ESRI BUSINESS ANALYSIS 2025



CHAPTER 5:

Economic Development

Construction Trends

Number of Building Permits

Building permit trends can be analyzed to understand the amount of investment and key growth areas of the community. Figure 5.2 shows the amount of building permits approved between 2019 to 2025 and breaks out each building type by the following:

- Whether the permit is for a residential or commercial/industrial land use; and
- Whether the permit is a new build or a remodel, alteration, addition, or repair.

Building permit counts show a steady rise in 2019, before peaking at 619 total permits in 2020. This influx may be due to more individuals staying at home during COVID-19. In 2022, the overall permit count dropped to 463, due to less new residential construction.

Permit Valuation

Building permits can also be analyzed to determine the total value of new growth in the community, which generates additional tax revenue for the City. While the total count of permits dipped in 2022, the total valuation for that year is exponential, peaking at $140 million (Figure 5.3). This increase in valuation is contributed by a variety of private and public large-scale projects — including the Dallas Center-Grimes High School remodel and addition, Waterworks Splash Pad, and commercial projects within Heritage Town Center and the Hope District.

FIGURE 5.3 BUILDING PERMIT COUNTS BY TYPE (2019-2025)*
SOURCE: CITY OF GRIMES

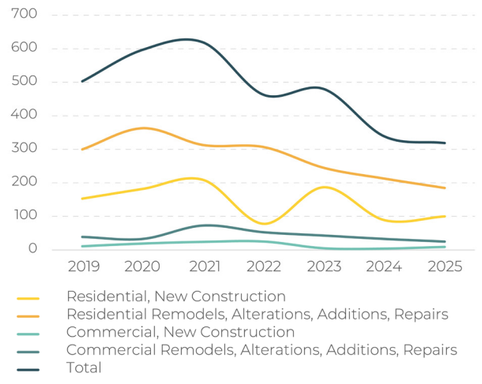
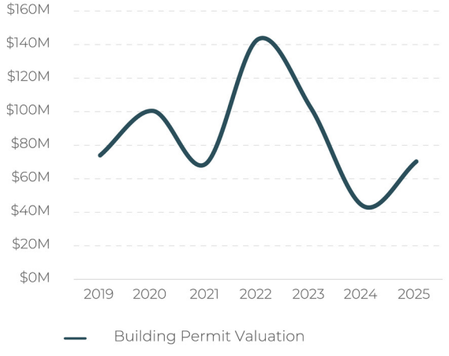


FIGURE 5.4 TOTAL VALUATION BROUGHT TO COMMUNITY (2019-2025)*
SOURCE: CITY OF GRIMES



* FOR THE YEAR 2025, BUILDING PERMIT COUNTS AND VALUATIONS REFLECTS PERMIT DATA FROM JANUARY 2025 TO SEPTEMBER 2025

RESIDENTIAL IMPROVEMENTS

Figure 5.5 shows the location of residential improvements that have pulled permits between 2019 and September 2025. Residential improvements include additions, basement finishes, accessory structures, and remodels or alterations.

These residential improvements are generally concentrated in neighborhoods where housing was built in the 1980s or later.

Older neighborhoods located in the core of the city along 1st Street and James Street have seen the least amount of improvements during this time period.

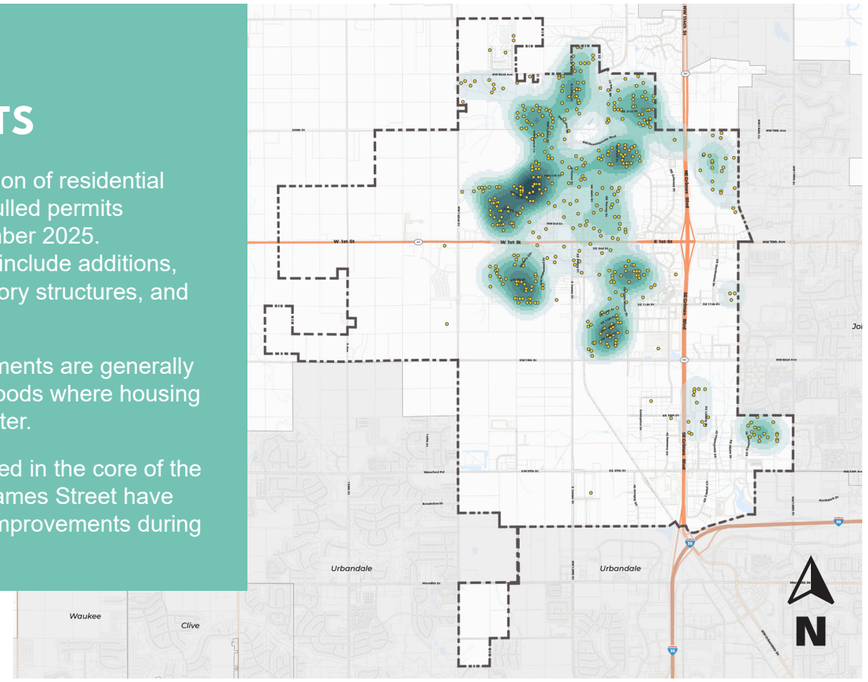


FIGURE 5.5 RESIDENTIAL IMPROVEMENT AREAS - HEAT MAP (2019-2025)

COMMERCIAL + INDUSTRIAL IMPROVEMENTS

Commercial and industrial building permits between 2019 and September 2025 are shown on Figure 5.6. These improvements include additions and tenant improvements.

Permits issued during this timeframe are primarily located along the City's main corridors, including Highway 141 and 44, as well as in the Governors District.

LEGEND

- Grimes City Limits
- Parcels
- Nearby Cities
- Building Permit
- Permit Count Concentration

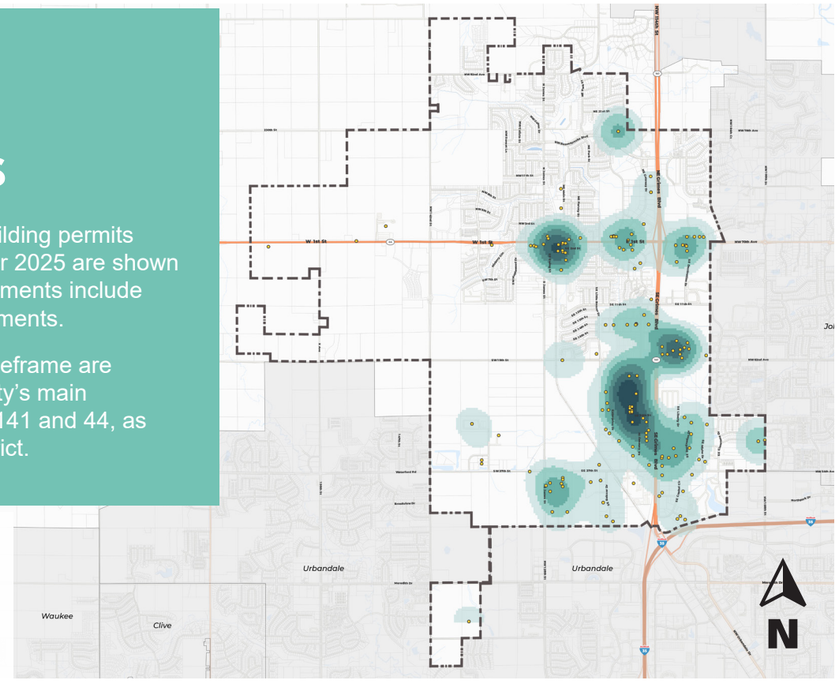


FIGURE 5.6 COMMERCIAL + INDUSTRIAL IMPROVEMENT AREAS - HEAT MAP (2019-2025)

Leverage Unique Advantages

Goal 5.1: Capitalize on the city's existing strengths, assets, and opportunities to attract investment and support local businesses.

Strategy 5.1.1: Promote and market sport complexes to leverage tourism and local commerce as a key driver of economic vitality.

The City of Grimes currently owns multiple sport complexes, including the Hy-Vee Multiplex, Grimes South Sports Complex, and Grimes North Sports Complex — each serving as a hub for sports. Additionally, the City offers other recreational opportunities, including the existing trail network, parks, and planned future improvements, such as connections to the Brenton Slough.

Promoting and marketing the sports and physical activities and amenities available within the City of Grimes can encourage more visitors seeking recreational opportunities or locations to host sporting events and practices. A targeted regional marketing effort highlighting these sports amenities can help brand Grimes as a leading sport and recreational destination within the Des Moines Metropolitan Area.

A strong marketing message that positions the community's sports complexes and recreational opportunities as economic drivers can help lay the foundation for new business development in the City.



The City should utilize cell phone data to assist in developing an effective marketing strategy. This data can be best leveraged by utilizing location data and user behavior insights to understand current users and create a direct communication channel to attract prospective customers.

Strategy 5.1.2: Maximize sports tourism by ensuring sports complexes and facilities are programmed as a system, and identify any needed improvements to maintain competitiveness.

In order for the City of Grimes to position itself as a leading sports and recreational destination, the City should review their current facilities and identify opportunities for improvement or optimization. An optimization study can help determine areas for improvement or best usage of the facilities and grounds. Likewise, needed facility upgrades should be documented and prioritize to ensure continued maintenance and updates. These studies should also identify opportunities to integrate placemaking strategies to distinguish the City from other peer communities.

The City should also maximize tournament opportunities and diversify offerings by partnering with Catch Des Moines to market the City's sport complexes and facilities and promote regional tournaments.

The sports complexes should also be utilized to provide year-round activities and programming to further diversify offerings. By diversifying offerings, the City can ensure year-round programming while engaging and attracting local residents and visitors of all interests.



PLACEMAKING STRATEGIES

The City of Grimes should explore creative placemaking for current and future sport complexes and recreational areas to create vibrant, dynamic spaces that attract users of all backgrounds, abilities, and interests. Optimization strategies could include:

- Incorporating art and murals – including community-led and youth-led projects.
- Providing a balance of active and passive recreation.
- Diversifying land uses and incorporating small-scale businesses near public amenities.
- Offering public amenities including seating (cafe style and bench seating), waste receptacles, and restrooms.
- Planning year-round programming to attract visitors during all seasons.

Leverage Unique Advantages

Strategy 5.1.3: Promote and market IA Highway 141 and its close proximity to I-35/80 as critical transportation networks.

IA Highway 141 provides a unique advantage to the City of Grimes due to its close proximity and direct connection to Interstate IA 35/80. This opportunity should be leveraged through marketing and promoting these key transportation networks to position Grimes as an ideal location for new commercial and industrial businesses.

To protect this amenity, the City should support and advocate for further investments within the local transportation network to improve access along Highway 141 and to the adjacent industrial and commercial land. The City should also routinely update traffic counts along Highway 141 and prominent intersections within the corridor, using this data both to inform future improvements and to market the corridor as a prime location for continued commercial and retail investment.



Strategy 5.1.4: Strengthen partnership with neighboring communities to host regional events that attract visitors and residents.

The City of Grimes should partner with neighboring communities to host larger regional events that will attract more visitors and residents into the area. By cross-promoting with neighboring jurisdictions and entities, the enhanced coordination and stronger marketing of these regional events can positively impact the local region's economy, quality of life, and business development.

These regional events could include sporting events that capitalizes on sports tourism by using facilities and complementary amenities across the communities involved. Each event should also offer and promote sponsorship opportunities for businesses in each host community.





Leverage Unique Advantages

Strategy 5.1.5: Strengthen collaboration with the local school districts to leverage their role as key community and economic development assets.

The local school districts, including Dallas Center-Grimes and Johnston Community School District both provide a distinguishable asset to the community, attracting families to Grimes for its quality education. The City of Grimes should work towards strengthening its collaboration with the school districts by conducting regular coordination meetings between the City and School District leadership regarding enrollment rates, housing trends, land use planning, and current development projects.

Future school sites should be identified to plan for services, including transportation facilities, utilities, and connectivity through sidewalks and trails to establish safe routes to school. These long-term infrastructure plans will ensure that the school system remains competitive with other school districts in the State of Iowa.

Economic Development Marketing

The City of Grimes can further leverage the school district as a distinct advantage by highlighting school achievements, marketing workforce programs, and extracurricular successes to recruit additional talent to the City. These successes can be incorporated into feature stories on the City's social media channels and other marketing initiatives.

School district branding can also be embedded in community marketing materials that promote residential neighborhoods within Grimes and support business attraction efforts.

Talent Recruitment and Growth

The City can connect with the local school district to establish work-based learning opportunities and create career pathways for students through internships, apprenticeships, and mentorship programs. These programs can both assist in creating credentialing programs tied to regional economic strengths in the trades, technology, and health sciences, as well as provide an opportunity to connect students and young professionals to the City and broader community.

Additional Opportunity Areas

Additional opportunities to collaborate and strengthen the local school district system include:

- Prioritizing safe routes to school investments in sidewalks, trails, lighting, and traffic calming.
- Enhancing transit and mobility options to connect students to programs and job opportunities.
- Coordinating transportation and accessibility for shared facilities.
- Promoting shared use agreements for City programming in school athletics, arts, and learning spaces.
- Exploring workforce housing programs to support teacher recruitment and retention.
- Offering community welcoming programs to new educators in order to strengthen ties and reduce turnover.
- Creating an annual City-School District joint outcomes reports on enrollment, economic impact, program participation, and partnership.
- Celebrating achievements publicly to reinforce community pride and reputation.



Foster a Predictable Development Environment

Goal 5.2: Design and implement high-quality standards and processes to support development applications.

Strategy 5.2.1: Evaluate existing development review processes and identify opportunities to streamline the approval processes where possible, and provide added flexibility for minor improvements.

An efficient, timely, and predictable review process is vital to economic growth and building a reputation as a business-friendly community. A positive and respectable reputation can also add value in marketing to other developers and businesses to build in the City. By utilizing available technology and the City website to host information regarding development applications, processes, and other resources, the City of Grimes can continue to provide a streamlined and efficient development review process.

To further increase efficiency — the City should review existing processes for each development request and inquiry and identify opportunities to create resourceful, pre-application materials. The City should work towards developing a one-stop shop for development, hosting all pre-application resources, submittal schedules, permit applications, and other information that may assist staff in reducing call volumes while also serving as a beneficial resource to business development.



The City of Grimes can best streamline development review processes by reviewing current processes and comparing them to other metro cities to identify areas and opportunities for improvement. The City can also incorporate developers, businesses, and other construction stakeholders within the process by developing a survey, conducting interviews, hosting focus group sessions, or organizing meetings. These should be organized to understand any procedural barriers and identify efficiency and communication improvements to best support the development process.



DEVELOPMENT REVIEW PROCESS

When a development application or inquiry is received, the following processes and resources should be utilized to promote best practices in case review and consideration.

PRE-APPLICATION RESOURCES

Resources to assist in the pre-application and conceptual planning phase can reduce staff call volumes and create a predictable development environment by providing a clear representation of the process to come and allow applicants to address development concerns and code regulations in their submittal prior to their application being formally submitted. Resources to support the development process include:

- Encouraging or requiring a pre-application review meeting with the City Development Team — which should include Development Services, Fire, Parks & Recreation, and Public Works.
- Providing follow-up letters to prospective applicants highlighting key areas of importance and applicable city codes and regulations.
- Addressing long-term planning strategies that may impact the project or opportunity areas that may provide mutual value to the development, city, and broader community. This includes connecting proposed projects to available grants and incentive programs offered either locally, at the state or federal levels, or through other programs.
- Sharing resources and information through a digital one-stop shop.



ONE-STOP SHOP FOR DEVELOPMENT

The City website can be utilized to share additional information and resources to create a well-rounded one-stop shop that supports the development environment. These resources should include:

- General Permitting and Submittal Requirements
- Submittal Deadlines and Commission/ Council Review Dates
- Application Status Tracking
- Review Process Charts
- Zoning and Long-term Planning Information

STREAMLINING REVIEW

Streamlined review processes can also help support a predictable and timely development environment. This can create flexible and streamlined review processes, especially for small-scale improvement projects and minor site changes that may be eligible for review and approval at the staffing level rather than with City commissions or City Council.

Streamlined reviews could be encouraged for developments and improvements within special districts and areas of interest, provided they meet the intent and purpose of the location and overall design.

Foster a Predictable Development Environment

Strategy 5.2.2: Clarify design standards to maintain high-quality visual appearance throughout the community and eliminate confusion.

The City of Grimes should work towards updating current architectural zoning standards, as well as review current standards for overlay districts and their boundaries. These standards should maintain high-quality visual appearance within the community in order to attract new investment and redevelopment, as well as maintain aesthetics along important corridors.

Design standards for these corridors should be flexible for development that is located outside of view or provides a distinctive community benefit and advantage, including development patterns that support placemaking and enhance community character and identity. These design standards should be balanced carefully to promote aesthetics along corridors, while maintaining affordable commercial spaces to promote entrepreneurship within Grimes.

There are two corridor overlay districts within the City of Grimes: the Highway 141 Mixed Use Development Corridor District and the Transportation Corridor Mixed Use Development Overlay District. These districts should be reviewed and updated to ensure that each overlay district matches the current goals and vision of the community.



BIRDS-EYE VIEW OF THE WEST 1ST AVENUE CORRIDOR.
SOURCE: GOOGLE EARTH

Strategy 5.2.3: Protect the City's vision and intent for high-value commercial uses in key retail and commercial districts throughout the community.

Land along key corridors with high visibility or within key retail and commercial districts in the community should be preserved for high-value commercial uses. The City should continue protecting these areas by maintaining enhanced design standards that uphold the vision and intent for these areas.

To prioritize protecting these areas, the City should identify and create detailed master plans to define the visions and clearly communicate expectations.



Strategy 5.2.4: Advocate and plan for public infrastructure projects to prepare new and developing areas for investment and growth.

The City of Grimes should continue to invest in local infrastructure to prepare new and developing areas for investment and growth. By prioritizing infrastructure improvements and street connectivity, the City can ensure that development is continuous, contiguous, and adequately supported by the appropriate level of service needed within the areas.

The City should identify and prioritize critical transportation network expansion areas, and build a business retention and expansion program into the Capital Improvements Plan (CIP).



Foster a Predictable Development Environment

Strategy 5.2.5: Enhance communication around resources and tools that support the development process to inform stakeholders and build Grimes' reputation as a development-friendly community.

The City of Grimes website should be leveraged to share resources and information that can further enhance the development environment in Grimes. This can be provided by sharing resources, including the Grimes Economic Development Incentive Policy and Application, zoning compliance, and other development tools on an online platform. These platforms can be further enhanced by creating supporting graphics to help illustrate the tools and resources that are available.

The City should host annual events to further communicate any changes to the development process, the Capital Improvement Plan (CIP), review development timelines, and current city initiatives and plans. These events provide an opportunity to share city resources and information with developers and businesses and strengthen city relationships with potential investors.

Lastly, the City should develop and brand a pre-application process that is appealing to developers and investors. This process should include a streamlined review with clear steps and a list of resources for each development process.







Promote Opportunity and Resources

Goal 5.3: Expand marketing and networking strategies to promote investment and recruit desired development to Grimes.

Strategy 5.3.1: Elevate Grimes as a place to invest.

By collaborating with local and regional economic development organizations, the City can unify messaging around the value of developing and investing in Grimes. This collaboration includes unifying messaging between organizations and platforms to improve clarity and impact for local businesses, developers, and property owners. The City should also define its audience for economic development strategies to attract desired development and investment into the community.

The City can further expand marketing and networking strategies to promote investment by attending professional events and conferences. Certain professional events and conferences can open opportunities for networking with other professionals, including developers and businesses, and attract new development by promoting the City of Grimes as a place for investment.



The City should consider a strategic marketing push by attending regional trade events that attract professionals in development, retail, investment, and brokering. Participation in these events can provide an opportunity to foster economic development by recruiting desired development and retail businesses to the City. By leveraging attendance alongside other local economic development organizations, businesses, and real estate professionals and developers, the City can showcase properties with development potential, share resources and incentive opportunities for development, as well as highlight recent development within the community.

Strategy 5.3.2: Improve digital media marketing and website presence.

The City of Grimes should continue to promote upcoming projects, investments, and initiatives and find opportunities to further improve and expand upon it's digital media marketing and website presence. Not only will this initiative provide additional transparency and clarity to residents, businesses, and landowners, but it can also promote the City as a place of opportunity and investment.

To support future marketing initiatives, the City can augment and utilize relationships with local media channels to promote projects and potential investment areas to provide regional awareness. The City can enhance this relationship by developing thoughtful press releases, offering opportunities for interviews, and notifying the press of upcoming events and announcements.

The City can create marketing content for business attraction targets utilizing social media. Other opportunities include sharing large-scale investment projects with the Des Moines Partnership's blogging platform.

The City should also consider maintaining and enhancing an online webpage that markets available sites and land for development and redevelopment. In order to maintain this webpage, the City should actively engage with property owners to routinely update it with new opportunities. The City can then link interested investors with the appropriate land available to support future development that aligns with the Comprehensive Plan and Future Land Use Map.





SOURCE: CITY OF GRIMES

Promote Opportunity and Resources

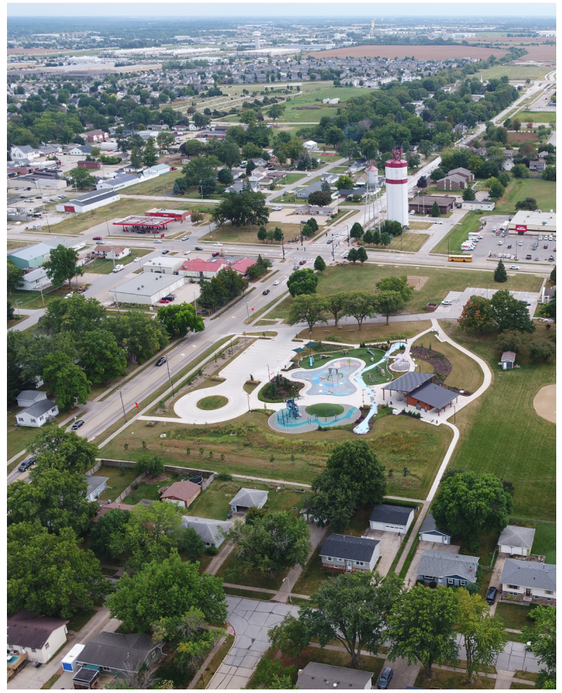
Goal 5.4: Increase business investment in Grimes.

Strategy 5.4.1: Connect potential investors to internal and external incentive programs and resources that support new business investment.

The City of Grimes should provide and maintain information regarding available resources on the City website to connect with potential investors and support new business investment. These resources should be easy to find on the website and be optimized through search engines to ensure that Grimes continues to float to the top as an opportunity for business investment and development.

Business Attraction, Retention, and Expansion Program (BRE)

The City should maintain and enhance a business attraction, retention, and expansion program (BRE) to ensure that Grimes businesses have access to the resources that they need to be successful. The plan should take a comprehensive approach to retaining and growing existing businesses within the City of Grimes and aim to improve the overall business environment and support the local economy.



A successful BRE program will rely on continued conversations and roundtable discussions with local businesses and investors to best understand local business needs and identify opportunities for city action. Such action will require collaboration with local and regional partners, including the Grimes Chamber and Economic Development as well as the Greater Des Moines Partnership.

Strategy 5.4.2: Ensure city incentives are aligned with desired land use types and market conditions.

By continuously reviewing and updating the City's available incentives list or assessing and revising current policies, the City of Grimes can maintain competition in attracting quality development and construction to the community. These incentives and policies should be reviewed on a recurring basis to ensure that outcomes align with the overall goals and vision of the community, as well as produce a return on investment.

Incentive lists and other programs and resources can be reviewed and promoted from locally available programs from the City of Grimes, but could also encourage resources available from county, state, and federal entities.

City of Grimes Programs + Resources

Incentives and policies provided by the City of Grimes should be reviewed and updated to support the local economy and community priorities.

State and County Programs + Resources

Programs and other resources offered by the state and county could be included in the local inventory of available resources and shared with applicable development projects and improvements. These programs can include those provided by the Iowa Economic Development Authority (IEDA), such as the Community Catalyst Grant and Workforce Housing Tax Credits, and other programs from the Revitalize Iowa's Sound Economy (RISE) program from the Iowa Department of Transportation (IDOT).





Promote Opportunity and Resources

Strategy 5.4.3: Enhance access to online information about city projects, public infrastructure, and current development applications.

The City of Grimes should provide enhanced access to information regarding city projects, public infrastructure, and current development applications, increasing additional transparency and resources that support development projects and investment. Such resources can provide opportunities for community members to visualize project proposals and track construction processes. Developers and builders can also utilize the resource to understand infrastructure availability.

The City can utilize ESRI Experience Builder to host interactive information regarding development applications and projects. By developing an interactive web-based application, development proposals, capital improvement projects, and available infrastructure can easily be reviewed.

Interactive Current Development and Capital Improvements Projects Web-Tool

An interactive web-based application for the purpose of displaying current development applications and capital improvement projects should be properly maintained and managed to ensure that information held on the application does not become dated. A retention policy should address the length of time following project completion that a development case should stay on the website. Generally, this retention rate should be between 6-12 months, depending on the case and level of effect.

Interactive Zoning and Infrastructure Availability Web-Tool

The City of Grimes should also establish an interactive web-based application that allows users to view current zoning and future land use designations for property located within the city. The tool should also allow users to determine the size and location/ serviceability to adjacent available infrastructure.

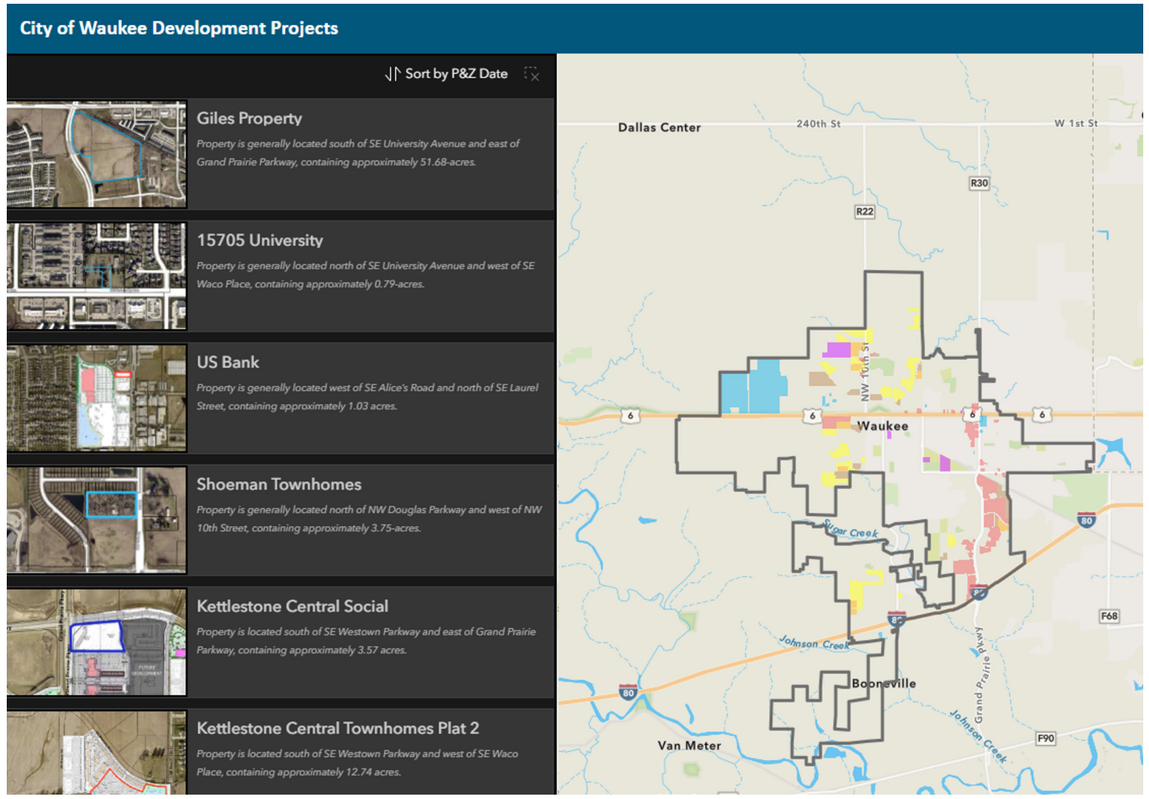


FIGURE 5.7 ESRI EXPERIENCE BUILDER PLATFORM - CITY OF WAUKEE

SOURCE: CITY OF WAUKEE

Support Strategic Revitalization

Goal 5.5: Support redevelopment and adaptive reuse to create vibrant, economically resilient areas.

Strategy 5.5.1: Prioritize targeted redevelopment areas.

Redevelopment initiatives can revitalize underutilized or under-performing property by enhancing public spaces while boosting the local economy and valuation of land. The City should conduct a redevelopment opportunity analysis in order to further understand current conditions and identify redevelopment opportunities. This analysis should:

- Map aging commercial centers, declining corridors, obsolete industrial sites, and strategic parcels to infill development or redevelopment.
- Use GIS overlays to analyze value trends, zoning alignment, access, and constraints; and
- Incorporate input from property owners, developers, real estate brokers, and utility partners.

This strategy can further be reinforced by designating priority redevelopment opportunity areas based on a set of evaluation criteria. These identified areas can then be the focus of redevelopment investments and communications to support reinvestment in underutilized and under-performing sites.

REDEVELOPMENT PRIORITY AREAS

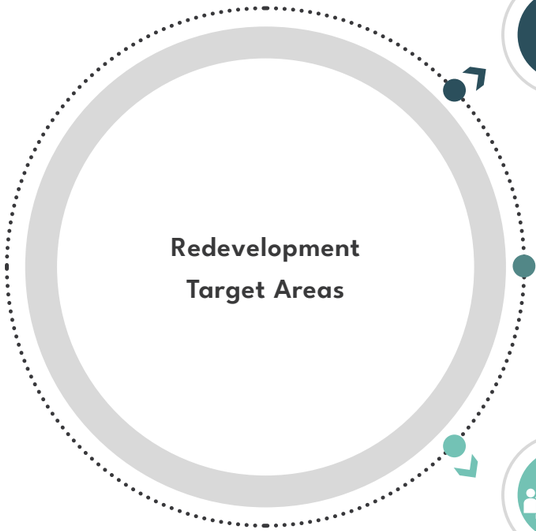
Evaluation criteria for Redevelopment Priority Areas should be based on the following items:

- Underutilization or under performing property, including low Floor Area Ratio (FAR), high vacancy, and low valuation
- Infrastructure capacity or need for enhancement
- Market readiness and development feasibility
- Alignment with future land use plan goals
- Potential for placemaking, housing diversity, and business expansion
- Proximity to schools, parks, and trail connections
- Opportunities for land assembly and redevelopment scale
- Environment or blight remediation needs

These evaluation criteria items should be organized within a transparent scoring framework in order to assess and rank potential redevelopment areas.

A strategic initiative in targeting areas for redevelopment should also include the development of redevelopment profiles and concept plans to market reinvestment opportunities and develop the future vision for the identified area. This future vision should engage stakeholders to ensure that it aligns with the current market, as well as ensures buy-in from property owners and the broader community.

The City of Grimes should routinely review redevelopment prioritizations for any needed adjustments every 2 to 3 years, or when changes to the market occur.



REDEVELOPMENT PROFILES AND CONCEPT PLANS

Desired uses, density, character, and public realm improvements should be identified within the site. A cost-estimate should be provided, linking costs with potential investment tools.

PRIORITIZATION REVIEW CYCLE

A prioritization review cycle should be developed to reevaluate priority areas every 2 to 3 years or when changes to the market occur.

STAKEHOLDER ENGAGEMENT

Stakeholders should be engaged to ensure that redevelopment initiatives area aligned with the current market, and build local ownership and buy-in of planning initiatives.

Support Strategic Revitalization

Strategy 5.5.2: Utilize outside funding sources and partner with local property owners and businesses to spur investment in alignment with area redevelopment plans.

The City of Grimes should maximize investments by seeking grant funding and utilizing state and federal resources to support local development and spurt investment. This can include financial programs provided by the Iowa Economic Development Authority (IEDA) including the Community Catalyst Grant and Workforce Housing Tax Credits, or programs offered by other State departments.

Likewise, other programs and resources can be leveraged to inform other planning initiatives. This includes incorporating elements of the Iowa Downtown Design Guide when considering design guidelines for the Governors District.

The City of Grimes should compile a list of resources and grant programs and seek funding where applicable or appropriate to support community initiatives and goals.



Strategy 5.6.3: Increase engagement and communication with existing property owners and businesses.

The City of Grimes should increase engagement and communication with existing property owners and businesses to further strengthen community relations. This includes engaging in active conversations with property owners on their intent and willingness to sell or improve their property and acting as a resource to support those endeavors. This action can create a mutual benefit to the property owners by providing adequate support, while also ensuring that new development is consistent with the City's vision and intent for the area.

The City should also encourage creating business groups in key business districts, such as the Hope District, Governors District, and Heritage Town Center. Creating such organizations can help build relationships amongst business owners and the City. This can also provide a more effective means of communication from the City to business owners.





Support Strategic Revitalization

Strategy 5.5.4: Define physical improvements needed to the defined redevelopment areas to achieve a more consistent visual appeal.

The City should consider developing a set of specific design guidelines as it relates to development, redevelopment, and maintenance/repair within defined redevelopment areas and signature development districts. This set of design guidelines could be reviewed or provided to property owners as a guide for improvements within each signature development area or redeveloping area.

The Design Guidelines should incorporate a public input process, surveying property owners and documenting building improvement concerns and needs. The plan should also address zoning and site design requirements, including:

- Storefront Facade Design, if applicable
- Building Orientation and Scale
- Appropriate Land Uses
- Upper-story Areas, if applicable
- Parking
- Signage
- Pedestrian-oriented Design, if applicable
- Maintenance and Repair

Identifying physical improvements needed to make the District more consistent and visually appealing can help build character and authenticity within each district.

DISTRICT DESIGN CONSIDERATIONS

When creating a set of design guidelines, the following questions should be asked:

PEDESTRIAN-ORIENTED DESIGN

Pedestrian-oriented spaces can promote a sense of community and create a dynamic space. What elements will support this?

EXTERIOR SIGNAGE

What signage standards should be applied to promote the district's character and feel?

REPAIR AND MAINTENANCE

What repair and maintenance standards will be encouraged to support continued care of buildings in the district?

ARCHITECTURAL REQUIREMENTS

What traditional architectural elements will be promoted to maintain the character and authenticity of the district?

SITE ORIENTATION AND SCALE

What orientation and scale of buildings will be promoted to support a unified feel?

PARKING

If parking is proposed, where are they sited and what elements are incorporated to reduce visual impact?

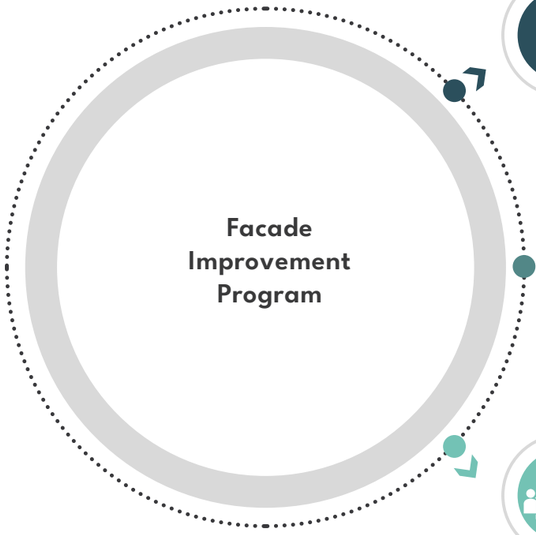
Likewise, the City could consider a Facade Improvement Program, aligning the program with established design guidelines are focus area needs. This program could help spur further investment and business attraction.

It is recommended that a facade improvement program incorporate best practices to ensure that any incentives or programs are being applied fairly and consistently to align with the goals and desires of the broader community.

Best practices for developing a program includes:

- Design Standards
- Scoring Rubric
- Application Review Committee

These program elements should be organized in advance, and should be supported through a strong marketing strategy to ensure businesses and property owners are aware of the program and have equal opportunity to apply.



DISTRICT DESIGN STANDARDS

A set of design standards should be created prior to the development of a facade program to align investment with the desired aesthetic goals for the district and unify development.

SCORING RUBRIC

A scoring rubric ensures that the review process is objective and that considered applications are aligned with the impact desired.

APPLICATION REVIEW COMMITTEE

Consider organizing a review body to review applications, to provide additional perspectives when reviewing program applications.

Support Strategic Revitalization

Goal 5.6: Encourage new growth and redevelopment within the Governors District that meets community needs while creating vibrant destinations for tourists.

Strategy 5.6.1: Attract and recruit additional businesses into the Governors District, focusing on entertainment, food/dining, and retail as sites become available for redevelopment.

The City of Grimes Downtown Assessment Report, completed by the Iowa Economic Development Authority (IEDA) in May 2025, provides detailed review and recommendations regarding the Governors District. Recommendations from IEDA highlighted the need for diversifying business offerings in the downtown, by encouraging “family rooms” in existing restaurants, providing shared-retail spaces, and selling farmer’s market items in existing businesses. These recommendations are derived from resident responses that have indicated the desire for more family-oriented establishments, retail and shopping experiences, and gathering spaces.

DOWNTOWN ASSESSMENT REPORT

The Downtown Assessment by IEDA provides detailed recommendations for the Governors District — including the need to “encourage existing businesses to diversify their offerings”. Recommendations from IEDA include:

- Encouraging “family rooms” in existing restaurants
- Shared-retail spaces
- Selling farmer’s market items in existing businesses

Reviewing and updating policies, including building and zoning codes, can provide flexibility within the Governors District.

Additional recommendations are outlined in Appendix A as part of the Grimes Retail Demand Market Study. The study and its recommendations should be utilized to analyze current strengths, gaps, and opportunities in the market as it may relate to attracting business development to the Governors District.

The City can play a role in supporting the Governors District by supporting policies and updating building and zoning code regulations to allow for flexibility and targets new amenity types. The City can pair inquiring property owners to resources, opportunities, and incentives to encourage improvements and development. Improvements should encourage physical building site improvements, as well as activation of public spaces such as alleyways.



Similarly, the City should encourage brand development and initiate a strategic marketing campaign to attract additional visitors and drive tourism to the Governors District. This branding and marketing effort will distinguish the district as a place to live, shop, dine, or start your own local business venture.

The City should also develop a plan for creating trail connections and implementing wayfinding signage at and near the Governors District. These connections and wayfinding routes will attract visitors to the district and increase accessibility to these amenities and attractions.

Support Strategic Revitalization

Strategy 5.6.2: Consider establishing Wallace Park as an anchor for the Governors District, incorporating private investment and placemaking opportunities along the future trail corridor and supporting trail-oriented development.

Improvements for Wallace Park can serve as an anchor to the Governors District, by incorporating private investment with public amenities. Future opportunities, including a rails to trails conversion, could unlock opportunities that could build upon a signature development pattern within the downtown.

These spaces should utilize placemaking strategies to develop unique gathering spaces in Grimes. Land adjacent to the existing rail corridor should be preserved for future trail-oriented development should the corridor be converted and connected into the trail system.



WALLACE FARM AERIAL IMAGE

Strategy 5.6.3: Ensure parking can adequately serve the Governors District as development and redevelopment occur.

As business density in the Governors District increases, the City of Grimes should consider conducting a parking analysis to determine a set of standards for future on-street and off-street parking within the Governors District. Such standards should be aligned with the overall design guidelines for the district.

The parking analysis should assess current parking supply, demand, and usage, as well as consider signage, wayfinding, hours of availability, and other factors that may impact parking within the downtown. Lastly, the study should consider design standards for parking — considering site location for off-street parking and visual buffers to reduce aesthetic impact to the downtown.



GRIMES FREE PUBLIC PARKING SIGN



AERIAL VIEW OF THE GOVERNORS DISTRICT



CHAPTER 6:

Community Character

Sense of Place

Connecting Community Members

Strong Identity

Overview

Community character helps define how a community stands out through its amenities, activities, and community culture. This character can establish a sense of place and belonging to community members, as well as boost value and aesthetics. Elements that can expand upon community character include:

- **History**: Older districts and neighborhoods, including the Governors District, help tell the story of Grimes and its history.
- **Public Art**: Public art and murals can be utilized as a tool to engage community members and provide beautification.
- **Engagement**: Engaging community members can build shared trust while also supporting collective action to support community goals.
- **Community Culture**: Programming and activities can help build a sense of belonging and create a welcoming community.
- **Placemaking**: Prioritizing the built environment can create meaningful spaces for all.
- **Volunteerism**: Volunteers help support the fabric of all social and character qualities in a community.

WHAT IS COMMUNITY CHARACTER?

History

Public Art

Engagement

Community Culture

Placemaking

Volunteerism

Public Input

Key Themes Related to Community Character in Grimes

Community members were able to provide input regarding current conditions and thoughts on Grimes through the interactive engagement website, at organized events, and through stakeholder interviews. Feedback was gathered through the public input process on the topics below that relate to community character.

Community Feel

Maintaining community feel as the city grows was important to residents. Finding ways to support small businesses, increase community member interactions, and celebrate arts, culture, and history, will enable Grimes to continue fostering its close-knit community

Governors District

Community feedback emphasized the importance of maintaining and enhancing the Governors District. Additional streetscaping, wayfinding, and beautification efforts will help make Governors District a resilient and interactive area.

Leisure Recreation

Feedback from the community emphasized a desire for more non-sporting recreational opportunities. Suggested leisure activities and amenities include art walks, live music events and venues, and community gardens to help reflect interests of the broader community.



Chapter 6:

Community Character

Downtown Assessment Report

Overview

An assessment of the Governors District was conducted by the Iowa Economic Development Authority (IEDA) in 2025, within their Iowa Downtown Resource Center (IDRC) division. The Downtown Assessment Report for the district highlights the need for downtown revitalization, with tools to support coordination and collaboration between public, private, and non-profit partners.

Key Themes

The assessment also includes four themes that were identified by a thorough review of existing amenities and assets and a robust public engagement process. Those themes include:

- Leaders, Champions, and Partners
- Public Space
- Physical Development
- Incentives and Funding

Each key theme includes a list of recommendations to strengthen and expand upon the Governors District and build a signature destination within the Governors District.

DOWNTOWN ASSESSMENT THEMES

Leaders, Champions, and Partners

Identifying key partners and leaders can provide clarity and distinguish the roles of each entity and organization.

Public Space

Enhancing the built environment by programming the streets and sidewalks to support a variety of activities can create a dynamic district that is welcoming, inclusive, and safe.

Physical Development

Acknowledging historical resources and assets within the District through documentation and research helps share the story of Grimes. Preservation efforts in maintaining existing buildings and building context-appropriate infill development is necessary to support the District's character.

Incentives and Funding

An investment into the District is needed to support preservation efforts and incentivize development. The City can begin making small investments to spur new development and redevelopment.

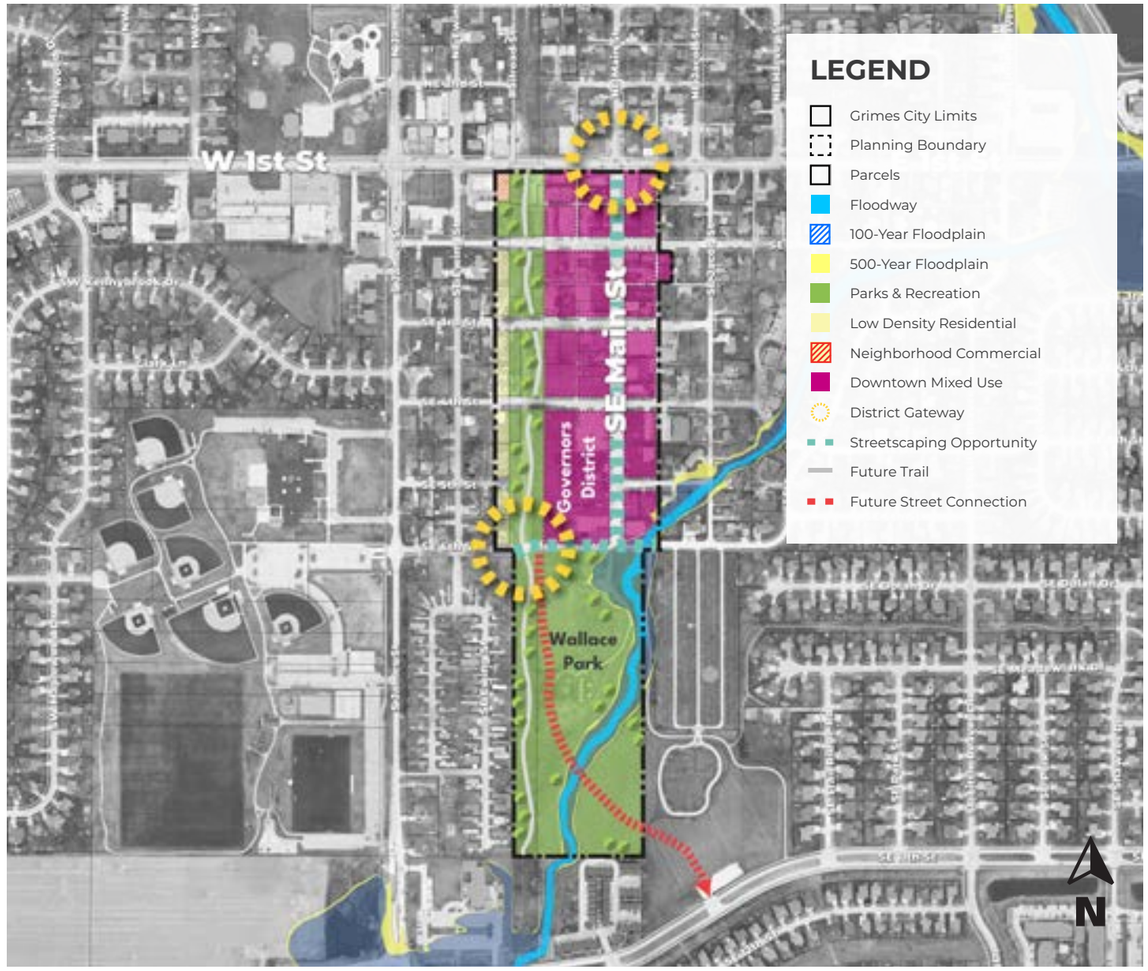


FIGURE 6.1 SUB-AREA PLAN — GRIMES GOVERNORS DISTRICT



Chapter 6:

Community Character

Character Districts and Elements

Character districts and elements help to define sense of place and establish identity for the Grimes community. The districts and elements on this page represent existing assets and opportunities that can be expanded upon or replicated in other areas within the City. These character districts and elements are represented graphically in Figure 6.2 titled “Grimes Strategic Opportunities Map”.

1. Sub Areas

The Future Land Use Plan and Comprehensive Plan identifies 5 sub-areas with distinct signature development patterns to encourage development and redevelopment and incorporate distinguishable urban design within the City of Grimes. These sub-areas make special consideration towards each District’s identity and surroundings, accounting for sensitive environmental areas, future street and trail connection opportunities, and other desirable amenities, as well as character elements and neighborhood identity features. **Chapter 4: Future Land Use** explores these Sub-Areas in further detail.

2. Waterworks Park

The Waterworks Park provides interactive water play features, other play spaces, general public open space, and shelters available for rent. Public parkland and spaces help create additional places for recreation and play to strengthen community character and socialization.

The park is also used for City services. The site houses the old library, which is now being replaced with a new City Administration building.



3. Grimes Public Library Campus

The Grimes Public Library Campus includes the Grimes Public Library, Grimes Arboretum, and Liberty Amphitheater. The library offers many different programs and lending services and hosts community rooms and spaces for studying or for rent. The library, arboretum, and amphitheater all provide public spaces for people to gather and connect with others.

4. Streetscape Improvements

Beautification efforts along major corridors and intersections can help define and brand a community’s identity. Roundabouts provide an opportunity to incorporate streetscape design improvements, including public art sculptures, branded signage, and landscaping, within the central island and medians.

Corridors may also incorporate other design elements, including branded wayfinding signage, entrance signage, trails, landscaping and plantings, or other beautification efforts to support community aesthetics and develop a cohesive look in Grimes.

5. Heritage Park + Town Center

Heritage Park provides a public open space with walking paths, a clock tower, and modern public restrooms. The park is programmed year-round and supports various events, including the Rock Around the Clock Concert Series, Farmers & Community Market, and Movies at Heritage.

6. Governors District

The Governors District serves as a hub for historic community events, including Governors Days and the Grand Parade. The district provides opportunity to host additional, new events including craft vendor markets, farmers market, and a concert series. Opportunities exist to enhance district branding and character through increased landscaping, outdoor seating, banners, art, and street furniture.

7. Rails to Trails Conversion

The City should act proactively to support a rails to trails conversion of the partially decommissioned rail line. This conversion would support recreational access across Grimes and provide an opportunity for a regional trail connection to surrounding jurisdictions. Similarly, developments along the trail segment can incorporate trail-oriented development to encourage a new retail type and attraction to Grimes from bicyclists and pedestrians.









Strategic Opportunities

The map to the right highlights character districts found within the City of Grimes, as well as identifies strategic opportunities to enhance character and identity within the City of Grimes.

Major Corridors

Shown in orange, major corridors provide main travel to residents, workers, and visitors in and out of Grimes. Major corridors include Highway 141, West 1st Avenue, and Alice's Road.

Corridor Design Overlay

Potential corridor design overlay areas are highlighted along major arterial roads within the City. These areas should be reviewed carefully to ensure that site design along these roadways maintain community aesthetics and appearance.

Existing and Future Trails

Grimes stands out with its access to trails throughout the community. By supporting Rails to Trails conversions, the community can advance the connectivity of the community and develop a regional connection to provide additional tourism draw.

Parks and Open Space

Access to parks and open space has been a priority for Grimes, and should continue to be as such. Highlighted on the map on the right, there is ample parks and open space throughout the community.

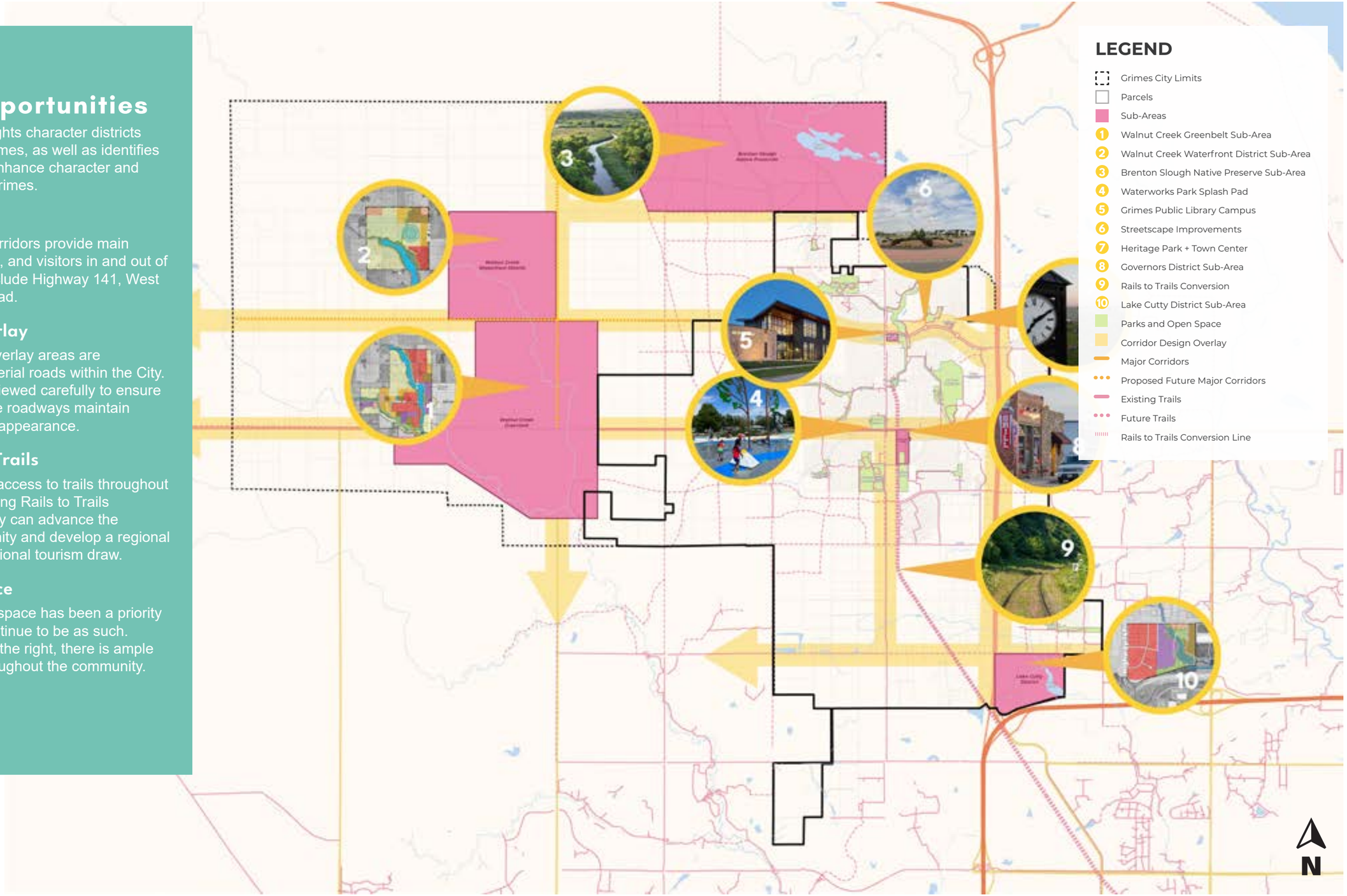


FIGURE 6.2 GRIMES STRATEGIC OPPORTUNITIES MAP



Sense of Place

Goal 6.1: Continue to invest in arts and culture throughout Grimes.

Strategy 6.1.1: Invest in arts and cultural events.

Public art can provide an opportunity to strengthen community connections, and highlight the community character and historical identity. The Grimes Public Art and Culture Master Plan provides an analysis of existing art assets within the community and identifies future opportunities to strengthen public art and culture within the community.

The City of Grimes can identify opportunities to expand on existing arts and cultural events within the community, as well as encourage new community events to provide new community experiences. Existing events, such as live music events and the Grimes Annual Arbor Day Event and could also be expanded to provide for additional activities and education.

Grimes should explore using data and local knowledge to event strategies. This could include using census data to identify presence of cultural groups to inform inclusive cultural event strategies. Grimes should also develop a festival event to celebrate the various cultural groups in the Grimes Community. Lastly, Grimes should develop a signature community event to be held in the spring to develop community identity and help consistently bring the community together.

The City should identify current programming and events and identify gaps in service by location and by the service provided to provide a diverse range of activities for the broader community to engage in. Opportunity areas include:

- Creating new or expanding existing events to the Governors District
- Hosting a vendors craft fair at Heritage Park and the Governors District
- Attracting specialist/hobbyist events such as a vintage/antique market.
- Providing year-round pop-up events, including seasonal/holiday events
- Developing a yearly art festival
- Performance based events
- Encouraging neighborhood block parties



VIEW THE PLAN!

SEE THE ART AND CULTURE MASTER PLAN.

CLICK TO VIEW THE PLAN

Strategy 6.1.2: Continue to invest in public art.

The City of Grimes should continue to invest in arts and cultural programming within the City of Grimes to enhance the appeal and unique aspects of the community, and integrate public art into public spaces. Long-term funding and maintenance will be necessary to preserve and protect public art assets.

The City of Grimes should actively support development in arts and culture as a way to diversify amenities available to the community and expand upon community character and branding. The City should implement the recommendations outlined in the Public Art and Culture Master Plan to incorporate public art into everyday spaces and build community culture. The City should also find opportunities to integrate public art into infrastructure and improvement projects to distinguish the community and attract businesses and new community members.

To facilitate public art investments, the City should consider forming an Arts and Culture Commission to spearhead arts and culture investment programs in Grimes and approve decisions on related matters. The Commission could be utilized to guide decisions on incorporating public art that incorporates Grimes' historical, cultural, and agricultural roots.

The Governors District can be a starting point for new public art and placemaking initiatives, incorporating rotating art sculptures and community-led murals to help define the character of the sub-area and the broader community

The City of Grimes should find opportunities to partner with local schools, universities, artists, and non-profits to commission art or implement public art initiatives. This collaboration could look like implementing a Grimes Art Festival, which could be hosted in the Governors District.







Sense of Place

Strategy 6.1.3: Encourage private investment in art.

The City should support private investment in art throughout Grimes. The City provide information to developers and property owners regarding available grant opportunities and resources to support investment in art.

The City should also consider amendments to the zoning code that could provide incentives to include art installation as part of the site plan approval process. The City could consider developing parameters to permit increased density or other bonuses in exchange for installation of art within private developments and/or contribution to a public art fund.



SOURCE: GRIMES CHAMBER & ECONOMIC DEVELOPMENT



PHOTO COURTESY OF MPLS. ST. PAUL MAGAZINE



Strategy 6.1.4: Grimes should support community service organizations and facilitate activities that help get the community involved and bring people together.

Community-hosted events and programming at public venues and spaces can help enhance community character and create a sense of belonging. These events also provide an opportunity to showcase the City's assets and strong community partnerships.

Existing community organizations and entities provide organizing power to support events and facilitate programs. The City should continue to foster relationships with community organizations to encourage them to participate in and co-host City events and programs. The Rock Around the Clock concert series is a great example of the City partnering with the Grimes Store House to collect non-perishable food donations in conjunction with the live music event.

The City should identify ways to increase community service organization involvement in events and programming to provide a diverse range of activities, spread awareness of community services, and increase volunteerism in the Grimes community. Community organizations to collaborate with could include local school districts.

Grimes should promote and encourage neighborhood block parties by providing information and resources on the City website. The City should also consider streamlining the block party and neighborhood event approval process to make it easier for neighbors to get together. Additionally, the City should develop a process for community members to host events in public spaces.

The City should also promote and provide information on community-based including the Grimes Neighbor Volunteer Program and Grimes Volunteer Support Services.



EVENTS

Current events that can be expanded to include community services and volunteer opportunities:

- Rock around the Clock Concert Series
- Movies at Heritage Park
- Governors Days and the Grand Parade
- Farmers and Community Market
- Fall Festival
- Trunk or Treat
- Grimes Giving Season
- Holiday Walk-Thru Celebration



Strong Identity

Goal 6.2: Continue supporting Governors District to ensure it remains a thriving and inclusive area for residents, businesses, and visitors.

Strategy 6.2.1: Provide opportunities for pop-up vendors and starter businesses to locate within the character districts.

Designated areas and spaces for pop-up vendors, business incubation stations, and other non-traditional commercial spaces can provide affordable opportunities for local businesses. These spaces can attract future investment and help enhance the community's culture and character. Grimes should update any temporary outdoor use or building code that create barriers to creating pop-up spaces. Grimes should also identify pre-approved locations for pop-up vendors and spaces for outdoor events.

These opportunities allow small business owners to showcase their products, distribute ideas, and build a customer base in a visible, accessible location. By fostering a welcoming environment for emerging businesses, character districts can attract a diverse mix of offerings, increase foot traffic, and establish itself as a hub for experiences and shopping. Pop-up spaces can take place in a number of methods, including:

- Food truck parks
- Vendor pop-ups and tents
- Vendor corner stands and storefront shopping extensions
- Temporary pop-ups in vacant storefronts

SPACES FOR POP-UP BUSINESSES

Vendor pop-up spaces can be incorporated in both the largest and smallest of spaces within the Governors District. Ample opportunity exists to retrofit existing spaces into future opportunities for events and pop-ups.

Vacant Lots and Parking Areas

Vacant lots could be developed to create a seasonal pop-up area that could host food trucks or other food vendors. Similarly, parking areas could be retrofitted to allow for pop-up vendors by investing in utility and infrastructure upgrades and providing complimentary amenities, including outdoor seating, dining, waste facilities, and public restrooms.

Public Street and Sidewalk

The public street and sidewalk can also be activated to support vendor stations, craft markets, farmers markets, and other food and drink events to attract more visitors to the Governors District.

Vacant Storefronts

Underutilized buildings and vacant storefronts could be utilized to host temporary pop-up businesses which could lead to future investment in existing buildings and spaces.

Case Study #1: Food Truck Parc

Ames, Iowa

The Food Truck Parc, located in a previously vacant and underutilized parking lot, is a dedicated food truck park located in Ames, Iowa. The park is located on a 0.33 acre lot and provides a venue for food trucks to park and community members to interact and dine.

The venue can be a model for the City of Grimes to activate underutilized lots and parking spaces as a venue for pop-up vendor stations and food trucks. Parking lots can be retrofitted to allow for temporary vendor spaces that could be rented by food trucks or sponsored by local organizations and entities to bring in food options to the heart of the community.



SOURCE: COMMUNITY CHOICE

Case Study #2: Christkindlmarket Des Moines

Des Moines, Iowa

Christkindlmarket is a pop-up market hosting a variety of food and craft vendors in Downtown Des Moines and is hosted in a parking lot. The market provides shopping and food and drink experiences, as well as activities near the holiday season.

The flexibility of a pop-up booth helps ensure low cost of entry for these businesses while also utilizing spaces that lack function and usage in the colder seasons. The Governors District could similarly host events and markets to draw in additional visitors and encourage retail and shopping during all seasons of the year.



SOURCE: CHRISTKINDLMARKET DES MOINES



Strong Identity

Strategy 6.2.2: Consider establishing a set of design standards and plan for the Governors District, addressing minimum site design requirements for new construction and development, outdoor seating, and signage.

The City of Grimes should consider establishing a set of design standards and a master plan for the Governors District. These site design requirements should take design considerations outlined in Strategy 5.6.4 in **Chapter 5: Economic Development**.

The City should consider creating a master plan to identify opportunities for public improvements that can increase quality of life and develop valuable public spaces — including providing outdoor seating, wayfinding and community entrance signs, landscaping, public art, and other beautification efforts that help establish a sense of place and community. Creating character district master planning helps establish district boundaries and provide clear expectations for property owners and developers while also sharing the community's collective vision for the area,

A future master plan for the area should include a public engagement effort to gather input from residents and help create a shared vision for the Governors District. This engagement effort can also be utilized to identify any areas of concern for existing property conditions and characteristics within the downtown, to address in future planning.



QUALITY OF LIFE IMPROVEMENTS

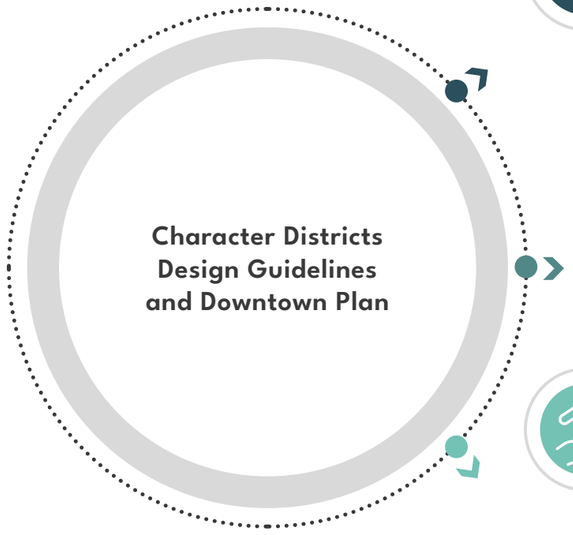
Improvements that can enhance community character and identity can include:

- Incorporating street banners
- Installing community or destination entrance signage and wayfinding signs
- Providing outdoor seating and dining
- Integrating public art, murals, and interactive activities
- Downtown site design requirements such as minimal setbacks, buildings oriented to the street, and street trees and planters,

The zoning code and relevant city policies should also be reviewed and updated to incorporate minimum design standards that achieve the desired look and feel for new construction and redevelopment within the Governors District. The study should also identify minimum required improvements and the parties responsible for providing them.

The zoning code should also be updated to determine minimum design requirements for parking within the Governors District. This includes identifying the minimum amount of required parking, as well as site requirements for off-street parking. The City of Grimes should complete a parking study to better understand the demand and need for parking in the Governors District.

The City should also conduct an inventory and analysis of existing property conditions within the Governors District. This inventory should include exterior property conditions, such as roofing, masonry, cornices, display windows, entrance doors, and other storefront architectural details. The inventory should also consider interior property conditions, especially those that impact the structural integrity of the building or pose a risk to life and property.



ZONING CODE REQUIREMENTS

The zoning code should be updated to incorporate minimum design standards to achieve the desired look and feel for new construction and redevelopment in the Governors District.

PUBLIC ENGAGEMENT

A public engagement effort is recommended to gather input from community members and build a shared vision for the Governors District.

QUALITY OF LIFE IMPROVEMENTS

The design guidelines should identify opportunities for improvements to provide outdoor seating, wayfinding, signage, and other beautification efforts.

Strong Identity

Strategy 6.2.3: Support Governors District through beautification projects including public art, benches, street banners, landscaping, wayfinding, and community entrance signs.

Beautification improvements can help the overall look, feel, and identity of the Governors District and make it a more attractive and welcoming place for residents, visitors, and businesses. These elements can also help foster community pride, strengthen the district character, and ensure that the area remains vibrant and dynamic.

Implementation of beautification projects can come in a number of different forms, but generally includes the following improvements:

- Benches and Seating
- Street Banners
- Landscaping and Flower Beds
- Public Art and Murals
- Plazas and Open Space
- Activated Alleyways and Sidewalks
- Outdoor Dining Facilities and Streeteries
- Trail Access and Amenities (Bike Servicing Stations, and Public Water Stations)

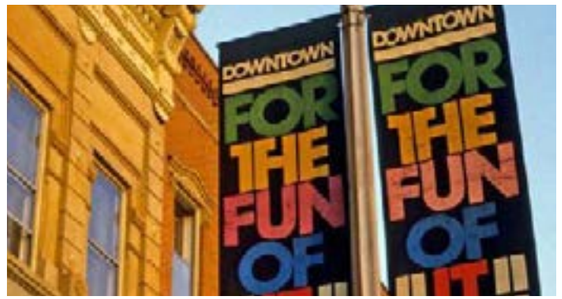
These improvements can further enhance the overall look and feel of the Governors District and could be extended to other character district areas. Grimes should establish Governors District streetscape standards to create cohesion, as well as a feature maintenance plan, wayfinding plan, and entrance feature plan. Implementation of these efforts can also include coordination and collaboration with local organizations and entities, including the Grimes Chamber & Economic Development and the Dallas Center-Grimes School District. Grimes should develop a program to partner with external organizations to install street banners featuring public art.

Collaboration should extend to the general community to support local trash cleanup, landscape planting, sponsorship of street furniture, and public art participation. These activities provide opportunities for youth and others to build relationships and participate in public art projects.





BENCHES AND SEATING



STREET BANNERS



LANDSCAPING + FLOWER BEDS



PUBLIC ART AND MURALS



PLAZAS + OPEN SPACE



OUTDOOR DINING FACILITIES + STREETERIES

Connecting Community Members

Goal 6.3: Foster community connections through events, activities, and city projects to maintain community feel.

Strategy 6.3.1: Continue to create City programs that connect community members.

The City of Grimes should continue to prioritize maintaining the community atmosphere through city programs that create opportunities for residents to build meaningful relationships. Staff should improve current programs and engagement strategies while exploring best practices from other cities and organizations locally, regionally, and nationally.



Strategy 6.3.2: Continue to improve City project public input process to ensure community members are informed and involved.

The City should evaluate all current public input processes for different types of City projects and assess ways to improve upon these communication processes with the public. This could include establishing a neighborhood ambassador program to improve communication between the City and the public. Grimes should research successful public input methods from other cities and organizations to identify best practices for enhancing public engagement and communication on all types of public projects.



Strategy 6.3.3: Engage young residents and continue to involve them in the community.

The City of Grimes should seek opportunities to engage community members, including young adults and students within grades K-12, to involve them in planning projects, city initiatives, and public art opportunities. Potential engagement opportunities can look like:

- Community-led Mural and Public Art Installations
- Volunteering at Community Events and Programs
- Hosting After-school Programming or Workshops
- Organizing Community Clean-up Campaigns
- Creating Volunteer-led Conservation Programs for Sensitive Environmental Areas
- Arranging a Flowering/Planting Program
- Programming Educational Experiences for Grades K-12 on Government Services
- Hosting a Touch-A-Truck Program
- Create Job Shadowing Opportunities

Grimes should update the city project engagement process to include activities and sessions focused on youth. The City should also consider working with local school districts to engage students in their respective neighborhoods on city issues and opportunities. If a neighborhood ambassador program is pursued, these actions could be implemented together.

Each activity offers young residents an opportunity to actively engage with their community and government while encouraging collaboration and meaningful connections in public spaces.



Strong Identity

Goal 6.4: Maintain community-feel by promoting cohesive development, enhancing character districts, and strengthening community identity.

Strategy 6.4.1: Leverage character districts to cultivate unique community identity and foster a strong sense of place.

The City should identify and define existing character districts in Grimes and establish design guidelines for new development and redevelopment within the districts. These design guidelines should build upon existing community character and foster a strong sense of place through place-making and thoughtful investment.

As the City continues to grow, the City should identify future character districts to set them apart from other areas within the City and the region.

The City should also consider funding opportunities to encourage redevelopment and improvements within existing and future character districts to bring properties into compliance with the vision of the character district.





Strategy 6.4.2: Develop community identity through urban design.

The City should utilize the Grimes Corridor Beautification Master Plan to improve streetscapes, corridors, and other public spaces throughout Grimes, and consider expanding the plan to include greenways, trails, and other pedestrian focused spaces.

To support streetscape and corridor improvements, the City should consider updating the zoning code, as well as the zoning overlay districts along the key corridors that are identified in the plan. Zoning code improvements should include establishing minimum landscaping requirements as well as minimum design standards for building design and orientation.

Updating the base architecture ordinance and establishing a base landscaping ordinance will increase urban design and aesthetics along all other corridors within the City. Grimes should also establish a landscaping ordinance and update the existing architecture ordinances.





SOURCE: GRIMES CORRIDOR BEAUTIFICATION MASTER PLAN



CHAPTER 7:

Housing

Support Residential Growth in Grimes

Housing Opportunities for All

Resilient and Quality Neighborhoods

Housing Overview

Chapter 5: Housing provides recommendations and best practices for the City to continue offering high quality neighborhoods and housing opportunities for current and future residents. Three key themes were developed to help further define the goals and associated strategies of this chapter. These key themes include:

- Support Residential Growth in Grimes
- Housing Opportunities for All
- Resilient and Quality Neighborhoods

The housing section will dive into how Grimes can continue to actively serve its ever-growing number of residents. Understanding housing trends and finding ways to plan for them are cornerstones of the planning process. The consulting team has determined several goals and sub goals for Grimes that will help the community remain strong, vibrant, and healthy. This chapter breaks down what type of housing options would most benefit Grimes in the future, where these options would ideally be located, and other growth trends observed.



FIGURE 7.1 HOUSING OPTIONS FOR GRIMES

Public Engagement

During Phase 2 of the planning effort, the consultant team engaged with the community to better understand what types of housing are missing in Grimes today and potential locations for added development. The images below highlight the top three desired housing types in Grimes from the feedback received. For additional insight into the input provided throughout Phase 2, refer to **Chapter 3: Public Input Summary.**

Image Voting

Participants were asked to vote for their most preferred housing types needed in Grimes. The following were the most highly rated housing types.



#1 Medium-Lot Single-Family Developments



#2 Larger-Lot Single-Family Developments



#3 Small-Lot Single-Family Developments

FIGURE 7.2 TOP THREE IMAGE VOTING RESULTS FOR RESIDENTIAL USES

Existing Housing Stock in Grimes

Housing in Grimes

Phase 1 included a thorough land use analysis that examined existing land uses, characteristics of the current housing stock, and recent construction activity to better understand patterns and needs in the community by housing type and price point.

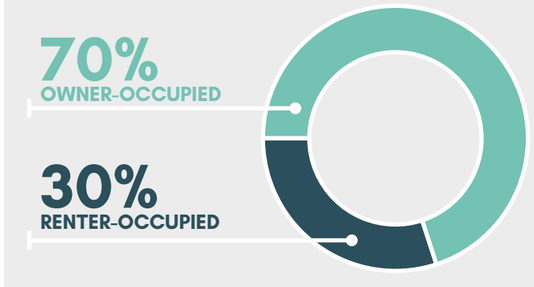
The existing housing stock in Grimes is primarily comprised of single-family detached housing types, with additional units available in the form of single-family attached (townhomes or duplexes) or multi-family types. Table 7.1 highlights the housing types, estimated acres, and land use share from the existing land use analysis for residential uses. Figure 7.4 highlights the locations of housing by type in Grimes today. The low- and medium-density uses are concentrated together and follow neighborhood patterns. Higher density uses, such as apartments, are primarily located off major roadways to aid with access and support land development patterns.

The Grimes Housing Snapshot summarizes a few key data points related to household composition, income, and expenses based on U.S. Census estimates. For additional information and insight into the findings from Phase 1, see ***Chapter 2: Community Profile.***

HOUSING TYPE	ACRE/SHARE
Single-Family Detached	4,076 / 58%
Single-Family Attached	565 / 9%
Multi-Family	2,307 / 33%

TABLE 7.1 EXISTING RESIDENTIAL HOUSING TYPES, ACRES, AND SHARE OF LAND USE MIX

Grimes Housing Snapshot



$104,497
MEDIAN HOUSEHOLD INCOME

$1,865
MEDIAN MONTHLY HOUSING COSTS

$1,156
MEDIAN GROSS RENT

2.57 persons
AVERAGE HOUSEHOLD SIZE

FIGURE 7.3 GRIMES HOUSING SNAPSHOT
SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR ESTIMATES, 2023

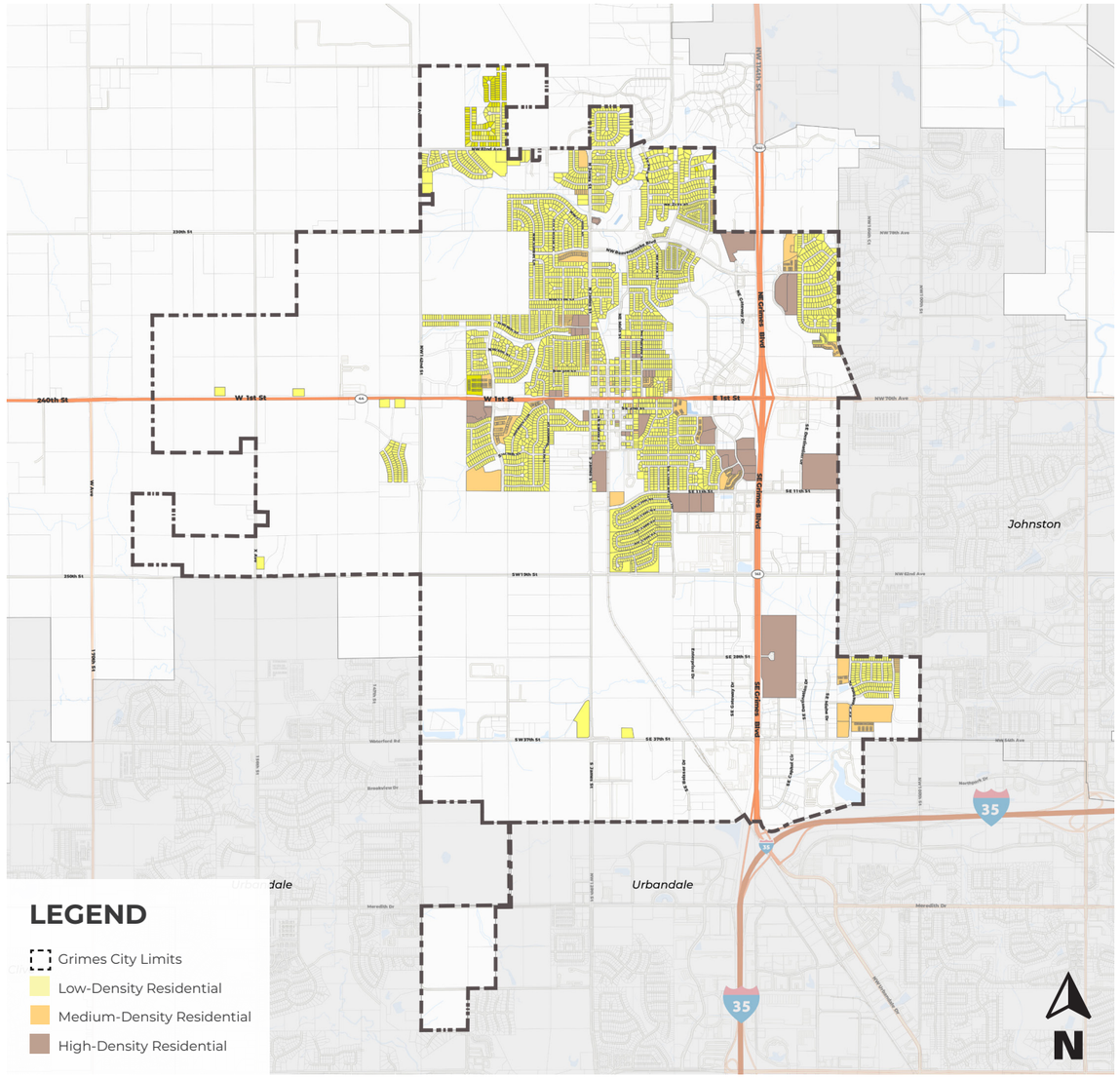


FIGURE 7.4 EXISTING RESIDENTIAL LAND IN GRIMES
SOURCE: CONFLUENCE, WITH INPUTS FROM THE CITY OF GRIMES

Support Residential Growth in Grimes

Goal 7.1: The City of Grimes should continue to prioritize and support residential growth and housing choice throughout the community.

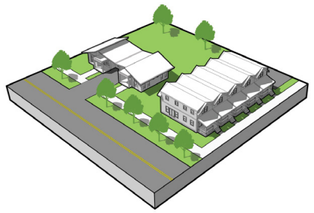
Strategy 7.1.1: Utilize the Future Land Use Plan for decision-making when reviewing new areas for new residential development and types.

Figure 7.5 identifies the areas designated for future low, medium, and high-density residential development, and mixed-use developments, within the planning boundary. This Future Land Use Plan intentionally identifies a broad range of densities in response to the target mix recommended by the Comprehensive Plan Advisory Committee (CPAC).

The City, its elected officials, and commissions should utilize the Future Land Use Plan's recommendations as a guide for decision-making as it pertains to new residential developments to ensure the housing stock responds to the growth pressures projected in the next 25 years. Additional insight into the housing projections, target mix, and estimated units is discussed on the following pages.



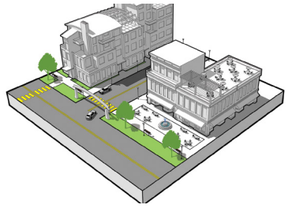
Low-Density Residential



Medium-Density Residential



High-Density Residential



Mixed-Use

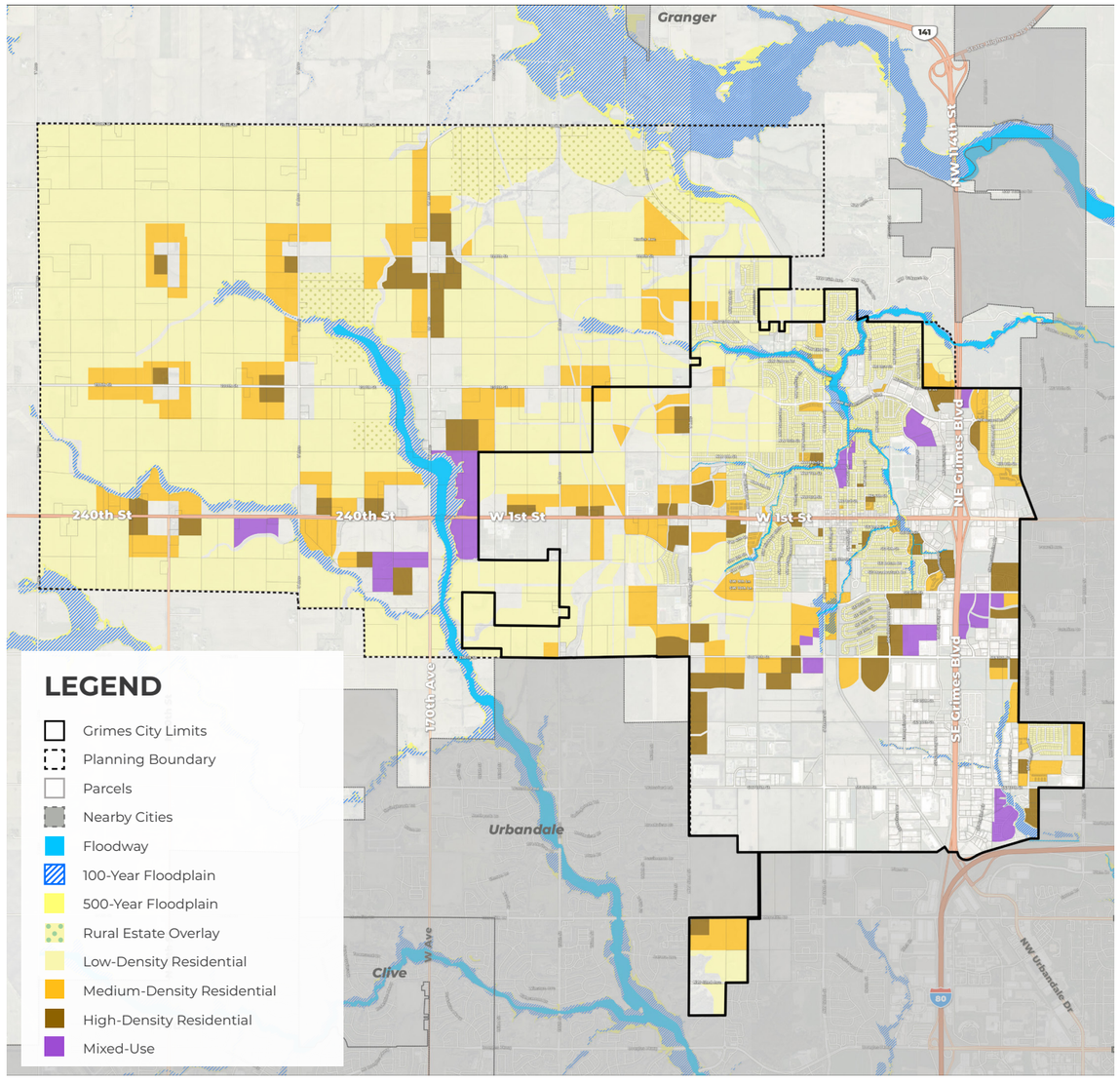


FIGURE 7.5 FUTURE LAND USE PLAN - RESIDENTIAL LAND

Support Residential Growth in Grimes

Strategy 7.1.2: Follow the recommendations outlined in the sub-area plans to attract unique development to Grimes.

Chapter 4: Future Land Use outlines a high-level strategy for the potential development throughout Grimes' planning boundary. Future feasibility studies and planning will need to be completed to bring these visions to fruition, as noted in ***Chapter 4: Future Land Use***; however, these sub-area plans would support community desires for unique and experience-based developments.

The Walnut Creek Waterfront District is sub-area located north of Walnut Creek Greenbelt District and would introduce a new lake community within the Des Moines Metro and facilitate regional stormwater drainage for the west area of Grimes.

The sub-area plan in Figure 7.7 should be used as a guide to support the overall vision of this development. Proposed concept development may deviate from the format shown in this sub-area plan, though the character should remain consistent with desired uses and development styles. Additional characteristics for consideration are provided in Figure 7.6.

CHARACTERISTICS TO CONSIDER

Creation of a Signature Development

This will help establish a standard for living within the Walnut Creek Waterfront District. A signature development would include high-quality construction and design practices, a notable brand and identity, and a unique architectural vision.

Large Lot Configurations

A large lot would support the estate-level living and identity of the signature development. These are common characteristics for lake-oriented residential subdivisions.

High-End, Luxury Housing

Luxury is part of the identity tied to a signature development and the housing stock should reflect this. Design standards and similar regulations could be incorporated to ensure a common level of quality in design is maintained.

FIGURE 7.6 CONSIDERATIONS FOR DEVELOPMENT

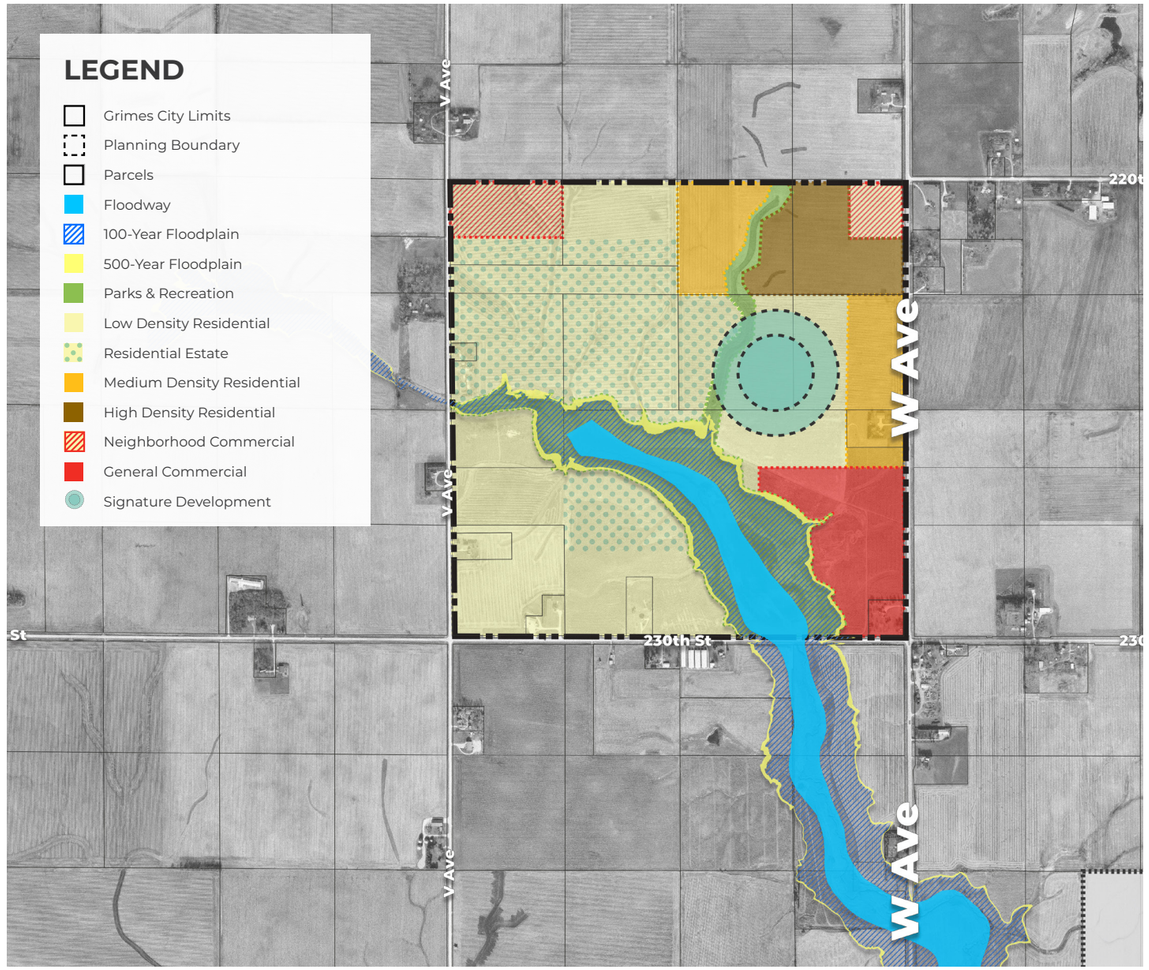


FIGURE 7.7 SUB-AREA PLAN — WALNUT CREEK WATERFRONT DISTRICT

Support Residential Growth in Grimes

Strategy 7.1.3: Reference the population and household demand projections to evaluate progress on residential development on a routine basis to ensure there is available housing for current and prospective residents.

In addition to the population projections completed in Phase 1, supplemental household and unit projections were created to ensure there is enough availability in the housing market for inward mobility of current residents and opportunities for new residents to find their place in the Grimes community.

Figure 7.8 highlights these findings below and estimate that there will be a need for an additional 11,687 net new housing units, or 467 new units annually to house the projected 29,138 new residents coming to Grimes. Table 7.2 presents the current and target mixes by residential density types, as well as the necessary new units and needed acres to meet that demand. The target mix was identified in coordination with the Advisory Committee and City Staff to respond to community needs and findings from the existing conditions analysis.

To help ensure development is meeting projected housing demand, the City should explore developing a dashboard with housing-related metrics to showcase progress to the development community and public. Additional metrics, such as incorporating residential entitlement, should be included in the annual City.

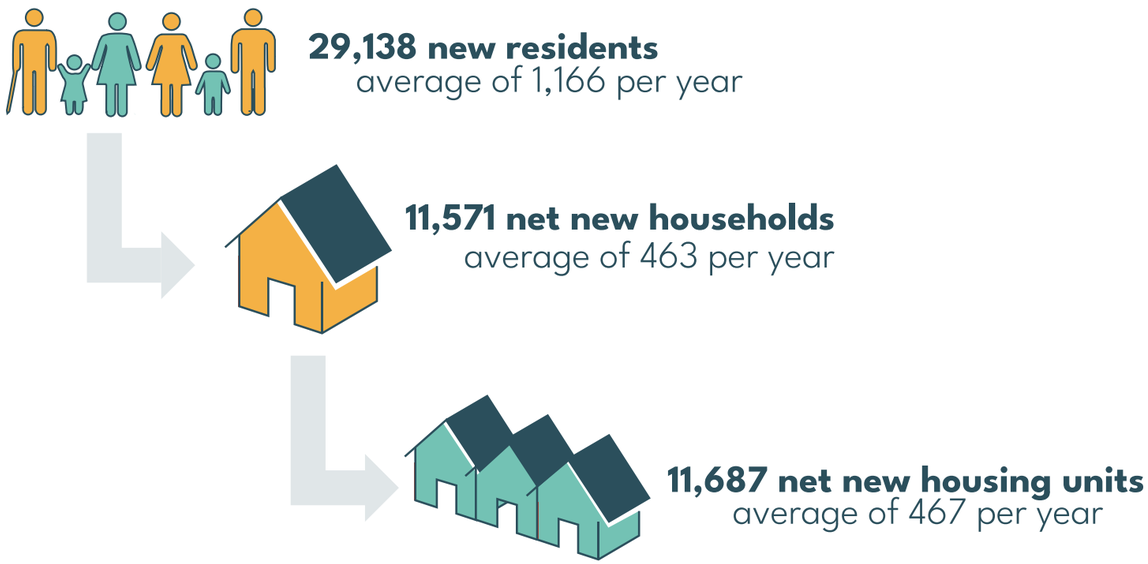


FIGURE 7.8 RESIDENTIAL PROJECTIONS FOR NEW RESIDENTS, HOUSEHOLDS, AND UNITS THROUGH 2050

CURRENT AND PROPOSED TARGET MIX BY HOUSING TYPE

	Single-Family Detached	Single-Family Attached	Multi-Family
Current Mix	58%	9%	33%
2050 Target Mix	50%	25%	25%
Necessary New Units	5,843	2,922	2,922
Needed Acres	1,461	365	161
Dwelling Units/Acre Assumption (du/ac)	4 du/ac	8 du/ac	18 du/ac

TABLE 7.2 CURRENT AND PROPOSED TARGET MIX BY HOUSING TYPE

The City should utilize GIS to complete an analysis of the current built environment to catalog existing housing types and conditions in Grimes.

Support Residential Growth in Grimes

Residential Land Use Projections

A series of projections and estimates were completed to evaluate the Future Land Use Plan's residential shares compared to the recommended target mix.This evaluation allows Staff to ensure the identified residential configurations respond to the community's needs. Table 7.3 presents the results of the residential land use projections derived from the Future Land Use Plan.

Summary of Results

The results in Table 7.3 can be summarized into the following points:

- The Future Land Use Mix appropriately reflects the previously identified target mix within 1-3 percentage points. This is a common range of variation when transitioning from pre-land use planning efforts into the mapping phase and plan drafting and reflects the City's initiative to provide housing for all lifecycles.
- There is an intentional surplus of units planned for within the Future Land Use Plan to ensure there is a consistent number of available units for current and future residents and their desired housing types.
- The higher the density, the greater the efficiency in land consumption within city limits and the planning boundary.

Assumptions

The dwelling unit per acre (du/ac) estimates shown in the bottom line of the table reflect similar densities to those already developed in Grimes today and what is recommended within the City's zoning code.

	Rural Estate Overlay	Low-Density Residential	Medium-Density Residential	High-Density Residential	Mixed-Use*
Current Mix	-	58%	9%	33%	-
Future Land Use Mix	1%	52%	23%	22%	2%
Necessary New Units	675	32,434	14,215	13,600	2,121
Needed Acres	675	8,108	1,777	756	177
Dwelling Units/Acre Assumption (du/ac)	1 du/ac	4 du/ac	8 du/ac	18 du/ac	12 du/ac

TABLE 7.3 RESIDENTIAL LAND USE PROJECTIONS

**The Mixed-Use land classification as shown in the table above accounts for half of the allotted land uses identified in the Future Land Use Plan.*

Housing Opportunities for All

Goal 7.2: Residential development in Grimes should reflect the needs of all community members.

Strategy 7.2.1: Reduct barriers to accessory dwelling units (ADUs) to help address housing affordability while providing alternative income sources to property owners.

Accessory dwelling units (ADUs) are secondary residential units that are often found on single-family lots with a principal structure (the primary single-family dwelling unit). ADUs can come in a variety of shapes and forms, as shown in Figure 7.9, and are great opportunities to increase block and neighborhood densities in a gentle manner while maintaining a consistent visual plane from the street. Often, ADUs are referred to as “granny flats” or “in-law suites” as they have historically promoted multi-generational living. Modern ADUs can be used as in-law suites for family to utilize or as additional sources of income to supplement mortgage payments.

Update to Iowa State Law:

In May 2025, the State of Iowa passed Senate File 592 which now requires all cities and counties to allow one accessory dwelling unit (ADU) per single-family lot by right. This means property owners with a single-family lot no longer need to obtain a rezoning or special use permit. Currently, Grimes’ zoning code does not allow for ADUs and would need to be updated to comply with this new law.

Considerations for the Code Update:

- Ensure compliance with applicable building codes.
- Create consistent standards for the size of the ADUs – the secondary unit shall not exceed 1,000 or 50% of the primary residence’s size.
- Maintain consistent lot standards for setbacks, design, parking, ownership, and occupancy for the principal and secondary residences.

What forms can an accessory dwelling unit take?



FIGURE 7.9 FORMS OF ACCESSORY DWELLING UNITS

Strategy 7.2.2: Review and update the zoning code to accommodate a broad mix of residential housing types and support life cycle housing options.

The current zoning code identifies a number of approved housing types by zoning designation. The districts and permitted housing types are summarized in Table 7.4. These districts permit conventional development typologies that are often found in suburban communities; however, there are opportunities to update the code and district definitions to account for a broader variety of housing types. Many developers seek PUD zoning because the current residential zoning categories are outdated and do not support current residential housing market needs and trends. By incorporating more permitted housing types and adjusting density in each residential zoning district, the City can increase housing variety to support life cycle housing and flexibility for developers. Suggested housing types to allow include cottage courts, eightplexes, live/work structures, and other missing middle housing options.

Additional considerations to improve consistency in the City’s zoning code includes:

- Reclassify zoning districts to reduce non-conformities in existing development and expand the definitions to allow for more housing types.
- Consider city-wide rezone process to address areas where the current or amended zoning does not match the Future Land Use Plan.
- Amend PUD zoning district requirements.
- Amend the zoning ordinance to allow residential units above neighborhood commercial developments.
- Consider amendments that focus on form and neighborhood cohesion, rather than strict Euclidean zoning standards.

What housing types are supported in Grimes today?

ZONING DISTRICT	HOUSING TYPE PERMITTED
R-1	Single-family detached units only
R-2 / R-2 60 / R-2 70	Single-family detached units, duplex, or two-family homes
R-3 / R-3 Medium / R-3 High	Multi-family dwellings i.e. apartments, townhomes, condominiums
R-4 (PUD)	Mix of housing types
R-5	Mobile home parks

TABLE 7.4 ZONING DISTRICTS + PERMITTED HOUSING TYPES



Top Left: Cottage Courts

Top Right: Eightplex + Mixed Densities

Bottom Left: Live/Work Developments

FIGURE 7.10 MISSING MIDDLE HOUSING TYPES

Housing Opportunities for All

About Life Cycle Housing

Life cycle housing refers to the practice of providing housing types that match all ages and stages of life. Building a community that supports young professionals, single parents, empty-nesters, group housing, young couples, and growing families helps create a vibrant and high-quality place to live. Each of these phases of life generates varied demand that should be considered in all development practices to support those who want to reside in Grimes for their lifetime with housing that meets their needs.

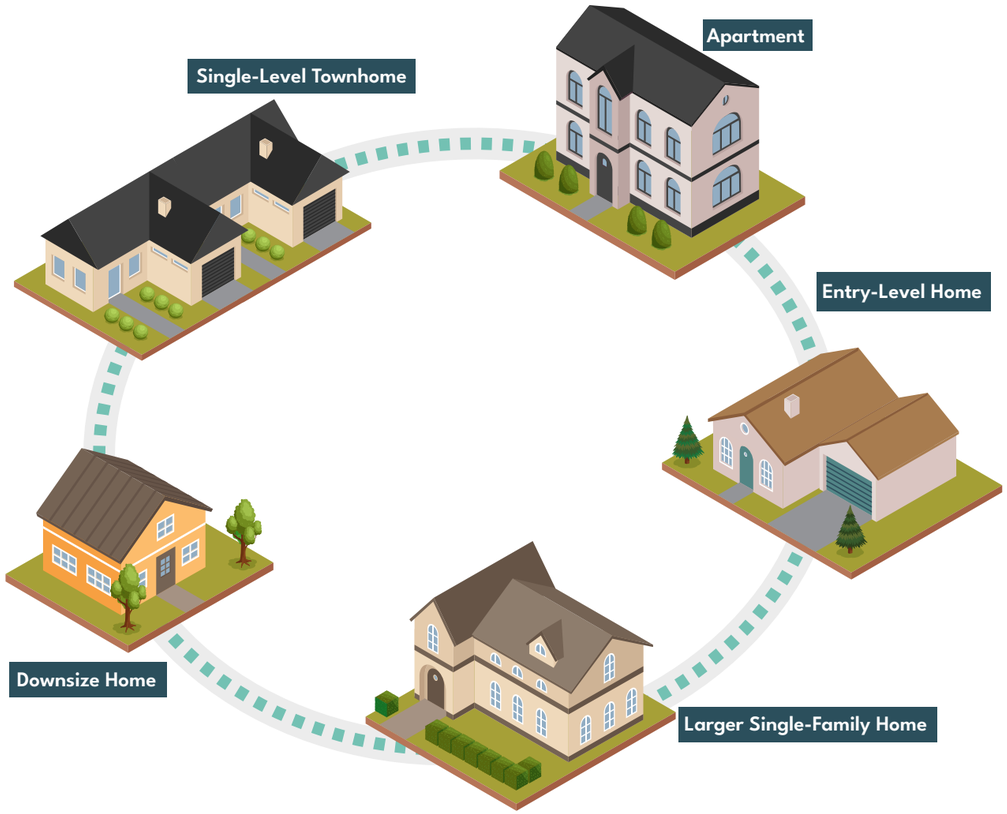


FIGURE 7.11 LIFE CYCLE HOUSING EXAMPLES








FIGURE 7.12 HOUSING EXAMPLES

Housing Opportunities for All

Strategy 7.2.3: Support and encourage creative residential developments that provide vibrant and diverse neighborhoods.

The housing market nationwide is seeing a shift where homeowners are prioritizing quality of life amenities, walkability, and different housing types than what has conventionally been built. The City of Grimes should remain supportive of creative development projects that have the potential to positively impact a greater range of residents of all phases of life and interests. Emphasis should be placed on developments that provide vibrant and diverse neighborhoods, especially those that integrate a mix of densities, housing types, amenities, and mobility connections to other activity nodes.

The case study on this page highlights a development in North Kansas City, Missouri. The development includes small lot single-family homes, traditional single-family lots, townhomes, duplexes, and apartment complexes, all of which are walkable to the local business corridor that has a number of eateries, coffee shops, and local retailers. Schools and parks nearby offer added amenities for residents of all phases of life.



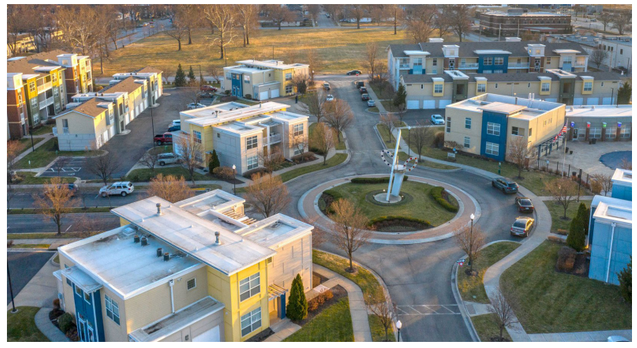
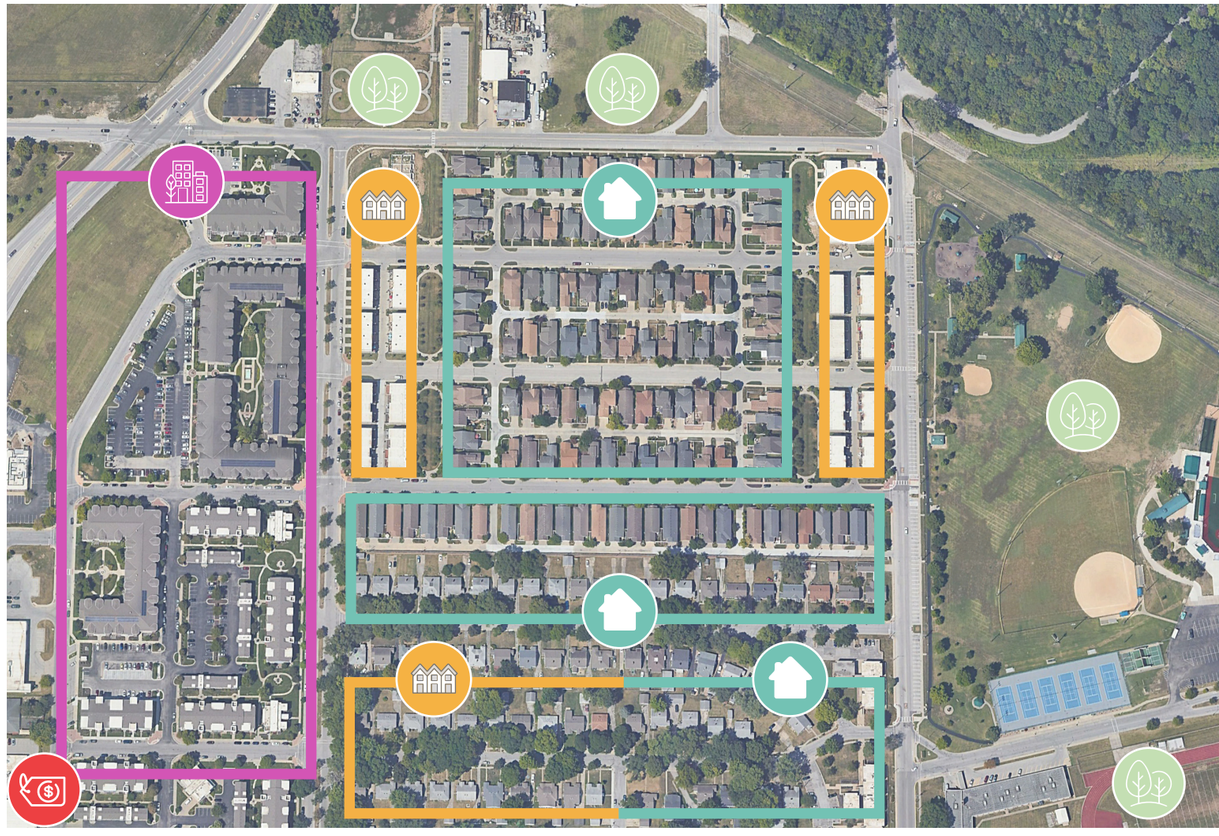




FIGURE 7.13 PRECEDENT IMAGERY FROM NORTH KANSAS CITY

CASE STUDY: North Kansas City, Missouri

Mixed Residential Development Walkable to Nearby Amenities



LOW-DENSITY RESIDENTIAL
HIGH-DENSITY RESIDENTIAL
PARK SPACE
MEDIUM-DENSITY RESIDENTIAL
COMMERCIAL SPACE

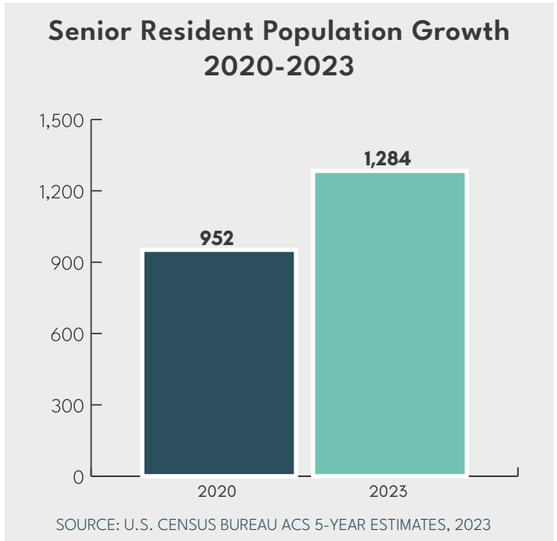
Housing Opportunities for All

Strategy 7.2.4: Promote and identify opportunities for senior-friendly housing in Grimes.

Grimes' senior resident population is growing at a rapid rate. The graph in Figure 7.14 highlights the senior resident count for 2020 and 2023, presenting a 34.9% increase in residents in this three-year period. This intense growth is anticipated to place a strain on aging residents' ability to access housing that allows them to continue living independently and safely. Feedback from Phase 2 of the planning process identified a need for added independent senior-friendly housing for residents to downsize or transition into from other communities and within Grimes. Additional insights into maintaining housing accessibility are discussed on the following page, including Universal Design practices.

Additional strategies to support senior-friendly housing in Grimes include:

- Updating the zoning code to identify which zoning districts should permit senior-care facilities by right and establish specific zoning standards.
- Updating the zoning code to provide flexibility in standards or regulations for developments with management associations to include private amenities and services for residents.
- Encouraging staff to obtain Certified Professional in Accessibility Core Competencies (CPACC).
- Recruiting developers to bring senior housing projects to Grimes.



34.9% increase in senior residents from 2020 to 2023.

FIGURE 7.14 SENIOR RESIDENT POPULATION GROWTH



Strategy 7.2.5: Encourage the use of Universal Design practices in residential development.

To help ensure housing is accessible for residents of all ages and abilities, Grimes should encourage the integration of Universal Design principles into new and existing residential housing.

What is Universal Design?

Universal Design (UD) is defined by the United States Access Board as the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. Within housing, this refers to the design of entrances, doorways, corridors, and other small details that help ensure the home is accessible to all today and in the future.

How to Encourage Universal Design?

Encouraging Universal Design can be as simple as educating developers and residents about the principles on the City's website or as far as integrating UD principles into the building code for certain dwelling types. UD can also be built into a home rehabilitation grant.



FIGURE 7.15 EXAMPLES OF UNIVERSALLY DESIGNED HOUSING

Housing Opportunities for All

Strategy 7.2.6: Encourage energy efficiency practices and upgrades in new residential development and existing housing.

Energy efficiency practices can positively impact new-build residences as well as pre-existing homes through modernized improvements and standards. To promote energy efficiency in homes located throughout Grimes, the City should develop energy efficiency practices, consider adding energy efficient practices into the building code, and educational campaigns to share with residents. The City should also create opportunities to host annual discussions with builders, contractors, and developers to share updates on the latest building codes and standards. An additional opportunity the City should explore includes expanding the Metro Home Improvement Program. This program is a collaborative effort with eight Des Moines Metro cities (Ankeny, Altoona, Grimes, Urbandale, West Des Moines, Des Moines, Bondurant, Polk City, and Windsor Heights) to help preserve the existing affordable housing stock. The program provides assistance for housing repairs and correcting code violations in the form of a five-year forgivable loand to households earning less than 80% of the Area Median Income (AMI). The program is only applicable to single-family homes and excludes mobile homes, duplexes, or rental units.

The City and its partners should consider exploring opportunities to expand or supplement funding of the grant to allow for energy efficient improvements to be eligible under this grant program. Often times, the cost of improvements is the key deterrent in allowing homeowners the chance to make these changes.

What Are Some Residential Energy Efficiency Improvements?

Energy efficiency upgrades can take the form of:

- Upgrading insulation in attics, walls, or crawl spaces.
- Upgrading a home's HVAC systems to more modern units.
- Replacing single-pane windows or older doors with new models and sealing air leaks.
- Replacing thermostats with new smart home technologies.
- Adding solar panels to roofs as zoning codes allow.



Strategy 7.2.7: Encourage more family-oriented rental options in Grimes.

Families who rent in Grimes have few options available today. According to CoStar, there are approximately 15 apartment complexes that offer 3-bedroom units. There are currently no 4-bedroom apartment units in Grimes today. Often, apartment complexes have a stronger focus on studio, one, and two-bedroom unit compositions. A brief examination of single-family rentals available today presents an even smaller pool of options that also includes a steep price increase of roughly $1,000 more in rent per month compared to 3-bedroom apartment units.

Introducing more 3+ bedroom rental options would better would make Grimes a more viable option for families looking to move to the community. The City should begin discussions with developers to attract more 3+ bedroom units – with a focus on detached, bi-attached, and apartment types – to offer families short and long-term housing solutions. To support this effort, the City could consider offering optional density bonuses or other development regulation incentives that in exchange require minimum three-bedroom ratios.

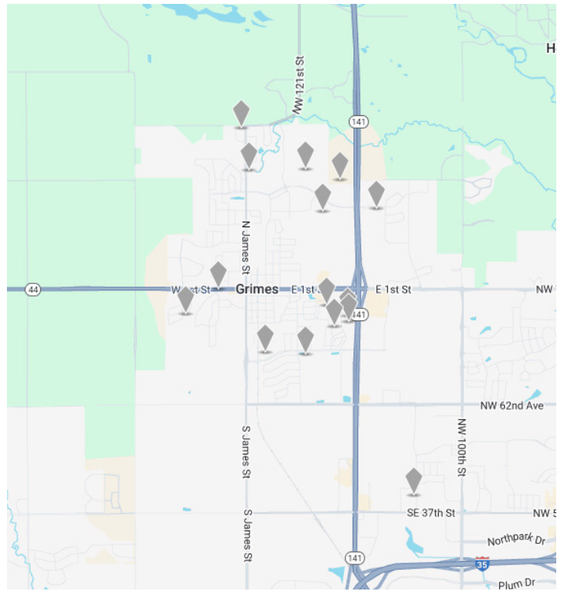


FIGURE 7.16 AVAILABLE 3-BEDROOM APARTMENTS
SOURCE: COSTAR, 2025

Housing Opportunities for All

Strategy 5.2.8: Ensure housing is available for all income levels.

The housing projections presented on pages 12 and 13 identify target goals for shares and units by housing type. Another important factor is ensuring that housing is within affordable reach for all residents. One way to analyze the current levels of affordability is through a housing mismatch analysis. This analysis examines gaps and surpluses in the market by owner- and renter-occupation following the Department of Housing and Urban Development's definition of affordability. This definition holds the standard that no household should be spending more than 30% of their income, including rent and utilities, on housing costs.

HOUSING MISMATCH ANALYSIS CATEGORIES

Household Income ranges are separated out to understand the availability of homes/rentals within the given affordability range.

Homes and Rentals, shown in dark and light teal respectively, highlight the existing units available that are within the given income range's affordability scale.

Gaps are shown in red and represent needed housing stock that is not meeting the existing need in that affordability range.

Surpluses are shown in yellow and represent an overstock of units that exceed the existing need in that affordability range.

HOUSING MISMATCH ANALYSIS

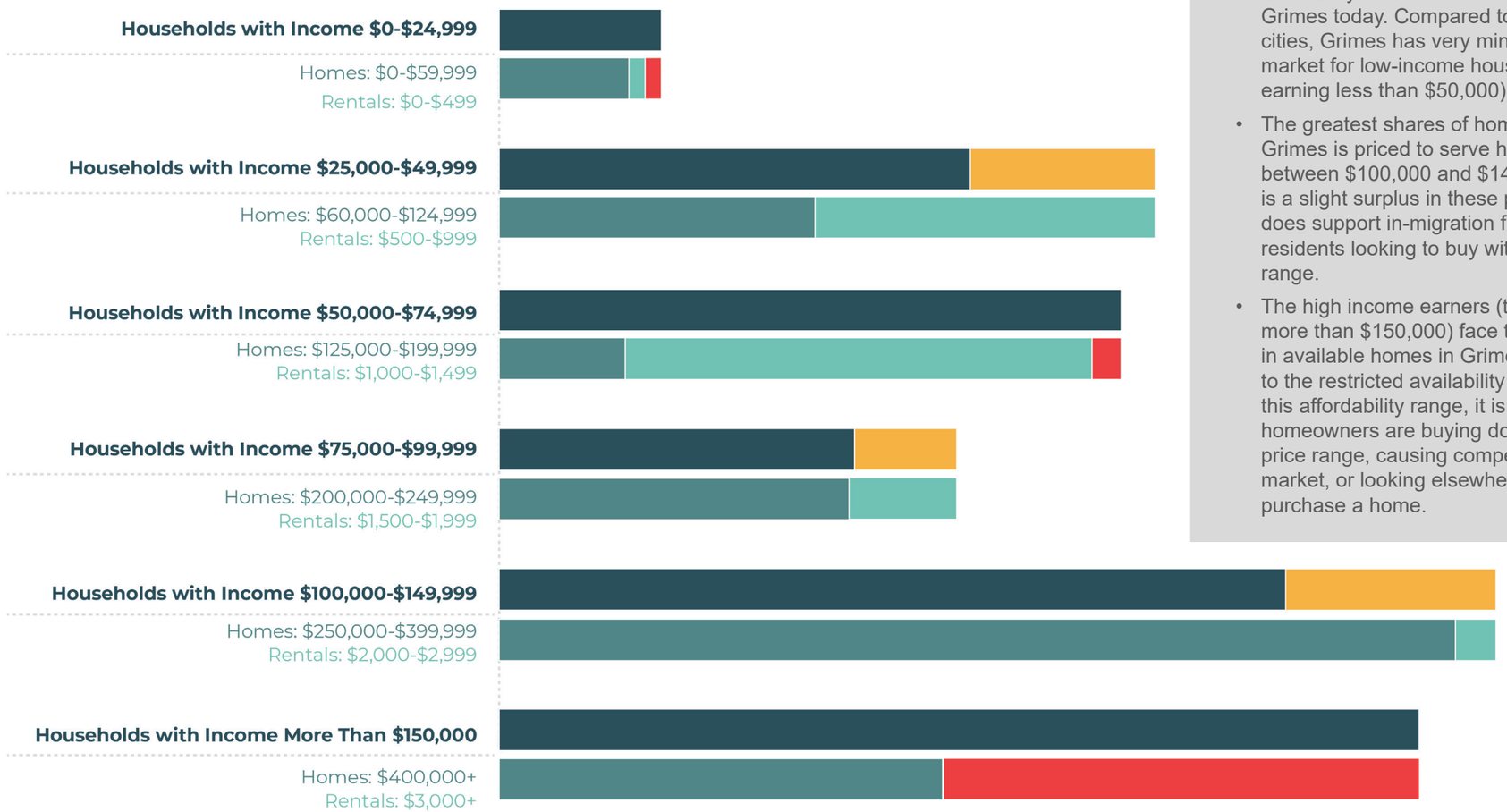


FIGURE 7.17 HOUSING MISMATCH ANALYSIS RESULTS FOR THE EXISTING HOUSING STOCK IN GRIMES

SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR 2023 ESTIMATES

FINDINGS FROM THE RESULTS:

- There is generally a healthy level of availability across the income ranges in Grimes today. Compared to other Metro cities, Grimes has very minimal gaps in the market for low-income households (those earning less than $50,000).
- The greatest shares of homes and rentals in Grimes is priced to serve households earning between $100,000 and $149,999. There is a slight surplus in these properties but does support in-migration from prospective residents looking to buy within this price range.
- The high income earners (those earning more than $150,000) face the largest gap in available homes in Grimes today. Due to the restricted availability of homes in this affordability range, it is likely that these homeowners are buying down into a cheaper price range, causing competition within that market, or looking elsewhere in the Metro to purchase a home.

Resilient and Quality Neighborhoods

Goal 7.3: The City should continue to maintain high standards for neighborhood development and character.

Strategy 7.3.1: Continue to utilize and improve the Rental Housing Inspection Program.

One of the most important roles a local government has to offer is safety and livability within its communities. Grimes' Rental Housing Inspection Program (RHIP) plays an important role in this by routinely evaluating the condition, safety, and compliance of rental properties with established codes and standards. This approach not only safeguards the health and well-being of residents but also preserves the aesthetic and functional quality of the community. The program helps renters be confident about their choice by ensuring that all rental units meet or exceed baseline requirements for maintenance, structural integrity, and habitability. It supports healthier neighborhoods by ensuring rentals match the upkeep of the other surrounding properties, including owner-occupied homes.

The City should consider ways to continue toimprove rental housing quality in the community by:

- Implementing tracking procedures to monitor rental unit stock over time
- Upgrading software programs to organize rental program information and make reports and updates available to rental property owners
- Updating the rental code to correct inconsistencies and program information.
- Considering an update to the rental code to include RHIP items in addition to the ICC Property Maintenance Code requirements.

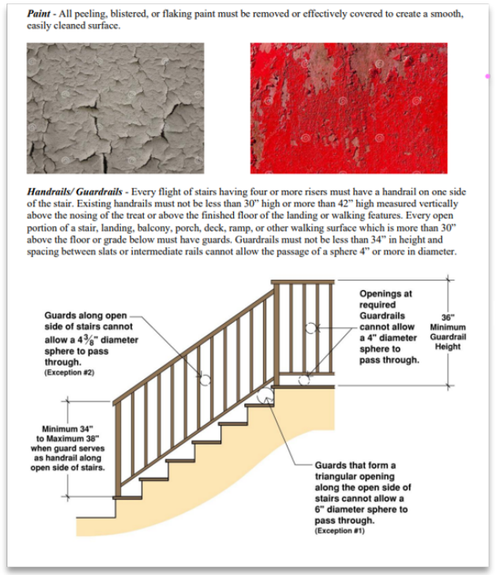


FIGURE 7.18 SAMPLE FROM CITY OF GRIMES RENTAL HOUSING INSPECTION PROGRAM DOCUMENT

Strategy 7.3.2: Continue to have effective code enforcement practices to maintain neighborhood quality in Grimes.

Fair and consistent code enforcement is important to preserving the safety, cleanliness, and visual appeal of Grimes' neighborhoods. By guaranteeing that property maintenance, building standards, and zoning regulations are upheld, the City of Grimes can prevent the gradual decline in appearance and function that could affect property value and community pride. In Grimes, effective code enforcement promotes fairness and accountability by ensuring all property owners are held to the same standards. Routine inspections, timely responses to complaints, and proactive outreach help property owners understand their responsibilities and address issues before they become major problems. Maintaining high standards in this area also complements the City's broader economic development goals by enforcing Grimes' reputation as a desirable place to live and invest.

Residents in the community already showcase the 'neighbors helping neighbors' mindset in the Neighbor Volunteers program supported by the City. This effort helps to connect fellow residents to one another to help with household maintenance such as mowing, snow removal, and other exterior code issues. In October 2025, the Neighbor Volunteers Program won an IowACE award for creative solutions to code enforcement. The City should continue to explore additional creative opportunities to reduce abatements and connect more residents to one another.

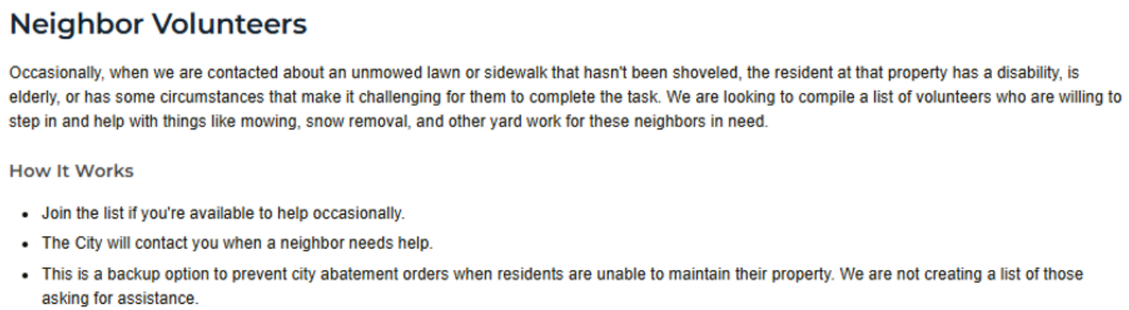


FIGURE 7.19 SNAPSHOT OF CITY OF GRIMES NEIGHBOR VOLUNTEERS PROGRAM

Resilient and Quality Neighborhoods

Strategy 7.3.3: Consider updating tree preservation, tree planting, and street tree requirements to ensure the tree canopy can flourish.

Trees can be a defining feature that add neighborhood character and provide significant environmental, aesthetic, and social benefits. In Grimes, thoughtful management of tree cover after subdivision construction can help ensure new neighborhoods mature into attractive, shaded, and environmentally resilient spaces. To enhance neighborhood tree canopies, the zoning code should be updated to require a minimum tree planting on all residential type lots. Additionally, developing an inventory of all trees in the city and an additional plan to mitigate the loss of tree canopy is a necessary step the City should consider. Adequate tree cover also contributes to energy efficiency for residents, reduces heat island effects, and enhances walkability by creating more comfortable walkways. Regular analysis and inspection, as well as agreements with developers, can ensure young plantings survive and thrive. Over time, this approach will help create streetscapes that are both functional and beautiful, reflecting the City's commitment to sustainable, high-quality development.





FIGURE 7.20 EXAMPLE NEIGHBORHOOD STREETS
SOURCE: GOOGLE MAPS, 2025

Strategy 7.3.4: Identify opportunities to create distinctive character throughout neighborhoods in new developments.

Distinctive neighborhood character plays a role in fostering community pride, attracting new residents, and differentiating Grimes from other suburbs in the Des Moines Metro. As new developments are planned, the City can encourage design features through optional density bonuses or other development regulation incentives that in exchange require architectural requirements to create a unique sense of place. Coordinating with developers and organizations around Grimes early in the planning process ensures these character elements are incorporated in ways that complement Grimes' overall vision for growth.

Why is Neighborhood Identity Important?

Improves Quality of Life
When residents identify strongly with their neighborhood, they are more likely to strive to invest time in improving it.

Increases Citizen Participation
Continuing to foster a strong sense of community can support civic engagement on neighborhood-related decisions.

Fosters Social Cohesion
Strong neighborhood identity promotes interactions between neighbors, creating support groups and a sense of community.

Promotes Economic Development
Having a strong identity can lead to increased potential for investment and promotes local tourism.

What Creates Neighborhood Identity?

Many factors impact the presence or lack of identity in a neighborhood including: a common history, age/style of architecture, unique urban design, streetscapes, signage, a signature park, facility, or institution, a strong commercial corridor, or overall reputation impact neighborhood identity. Identity is often closely tied to the history of a place, especially older neighborhoods.

- A Common or Shared History of the Area
- Unique Urban Design or Streetscape
- Age or Style of Architecture
- Strong Commercial Corridor
- Signature Park, Facility, or Institution
- Overall Reputation



CHAPTER 8:

Transportation

Build a Strong and Connected Multi-Modal Network

Maintain and Improve Existing Infrastructure

Leverage Data to Inform Decision-Making

Overview

Chapter 8: Transportation analyzes the existing mobility systems and provides recommendations on how to efficiently expand the network to support development, complement other infrastructure investments, and serve the community's mobility needs.

Grimes has positioned itself well by providing a strong foundation of transportation and infrastructure that supports both existing residents and new development. Access to reliable mobility systems and the overall cost of development are key drivers that influence where and how growth occurs. The City's proactive approach to transportation planning ensures that development remains feasible and attractive to both residents and businesses.

Transportation + Mobility System Overview

The current street network of Grimes is comprised of major and minor arterial corridors. Some of these include Highway 141, 1st Street (Highway 44), James Street, Beaverbrooke Boulevard, 19th Street, and 37th Street. These roadways are supported by the major and minor collector streets that connect to the local roads that serve the neighborhoods of Grimes. These roadway types or classifications serve different purposes for the transportation network and must work together to safely and efficiently move people throughout Grimes.

Currently, the arterial corridors in Grimes experience congestion during peak traffic periods. This congestion is primarily due to the physical characteristics of the roadways not matching the needs of the arterial roadway network such as number of lanes, driveways, intersections, turning lanes, etc., however, significant progress is underway and planning within the capital improvement plan (CIP).

The sidewalk and trail network in Grimes today is varies throughout the community depending on time of development; more recent developments have more sidewalks or mobility amenities, whereas the core of the community lacks consistency in connections. Sidewalks and trails are necessary amenities for all residents, no matter the age. This network allows people to move through the community without having to be car-dependent. A healthy sidewalk and trails network can support both a young student walking to school safely or a senior looking to walk to a grocery store. The current network and proposed trail routes are discussed further in this chapter.

Public Engagement

Phase 2 of the Grimes 2050 Comprehensive Plan included a variety of engagement activities and events throughout the community to help identify desired improvements, services, and opportunities related to transportation and mobility. Some highlights from the public input is provided below in Figure 8.1.

MANY MAPPING COMMENTS WERE TIED TO THE EXCITEMENT IN CURRENT INVESTMENTS FOR ROADS AND TRAILS THROUGHOUT GRIMES.

INTERSECTION SAFETY, ADDED SIDEWALKS AND TRAILS, AND LONG-TERM PLANNING WERE IDENTIFIED AS NECESSARY NEXT STEPS TO SUPPORT GROWTH IN GRIMES.

TOP VOTED IMAGES FOR TRANSPORTATION AND MOBILITYIMPROVEMENTS









FIGURE 8.1 SUMMARY OF PUBLIC INPUT RECEIVED RELATED TO PARKS AND RECREATION

Build a Strong + Connected Multi-Modal Network

Goal 8.1: Build a strong and connected street network that supports future growth in a safe and efficient manner.

Strategy 8.1.1: As redevelopment occurs, the City should support consolidating access points along congested arterial corridors.

To reduce congestion and improve traffic safety along arterial corridors, the City should support the consolidation of access points through access management initiatives during new construction and redevelopment of existing sites. Access management and control improvements can assist in reducing the number of traffic conflict points and turning movements, and improve overall traffic safety through the corridor and adjacent areas of interest.

Additional access management will be necessary along W Avenue (Alice's Road) as the road is slated to become a major regional north-south corridor. Higher standards for access management than those outlined in the Grimes Street Design Standards should be implemented to maintain traffic safety and protect pedestrians and bicyclists.

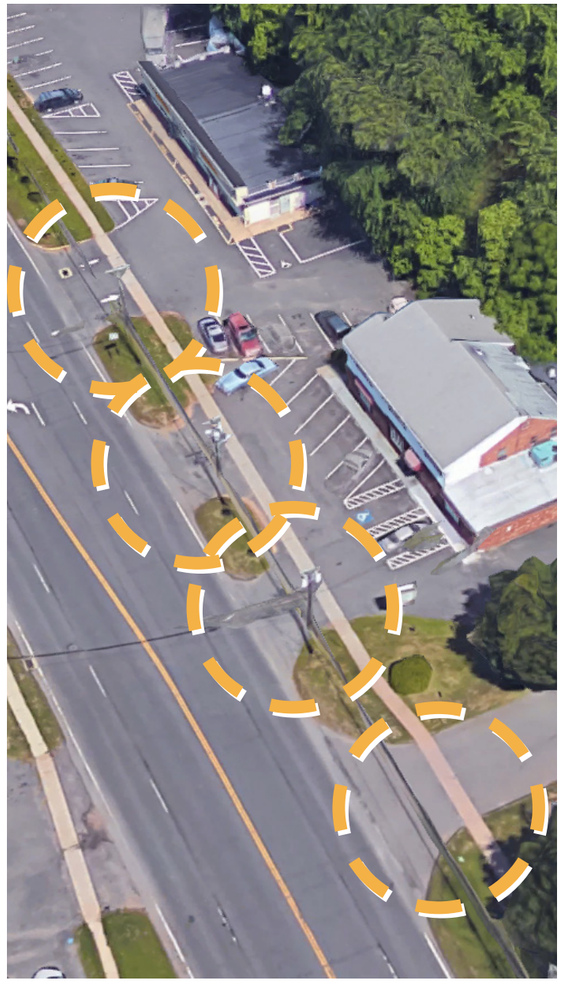


FIGURE 8.2 EXAMPLE OF CORRIDOR WITH MULTIPLE ACCESS POINTS IN CLOSE PROXIMITY

Strategy 8.1.2: Proactively preserve the necessary right-of-way for corridors identified in the Future Streets Plan in accordance with the Grimes Street Design Guide.

To assist with alleviating congestion, the City should pursue projects that help move existing arterial corridors towards a cross-section that more closely matches the ideal conditions identified in the 2024 Grimes Street Design Guide. These classifications are summarized below as the following:

Local streets provide access to individual properties and neighborhoods. They typically have lower speeds with low traffic volumes. To promote connectivity, dead-end streets and cul-de-sacs should be avoided.

Collector streets are segments that collect traffic from local streets and funnel them to arterial streets with controlled intersections. These typically see slightly higher speeds and traffic volumes than local streets.

Arterial streets are major through-roads that carry large amounts of traffic through, into, and out of the city. These are the major connecting links to the surrounding region and have standards that support higher speeds and traffic volumes through limited access points.







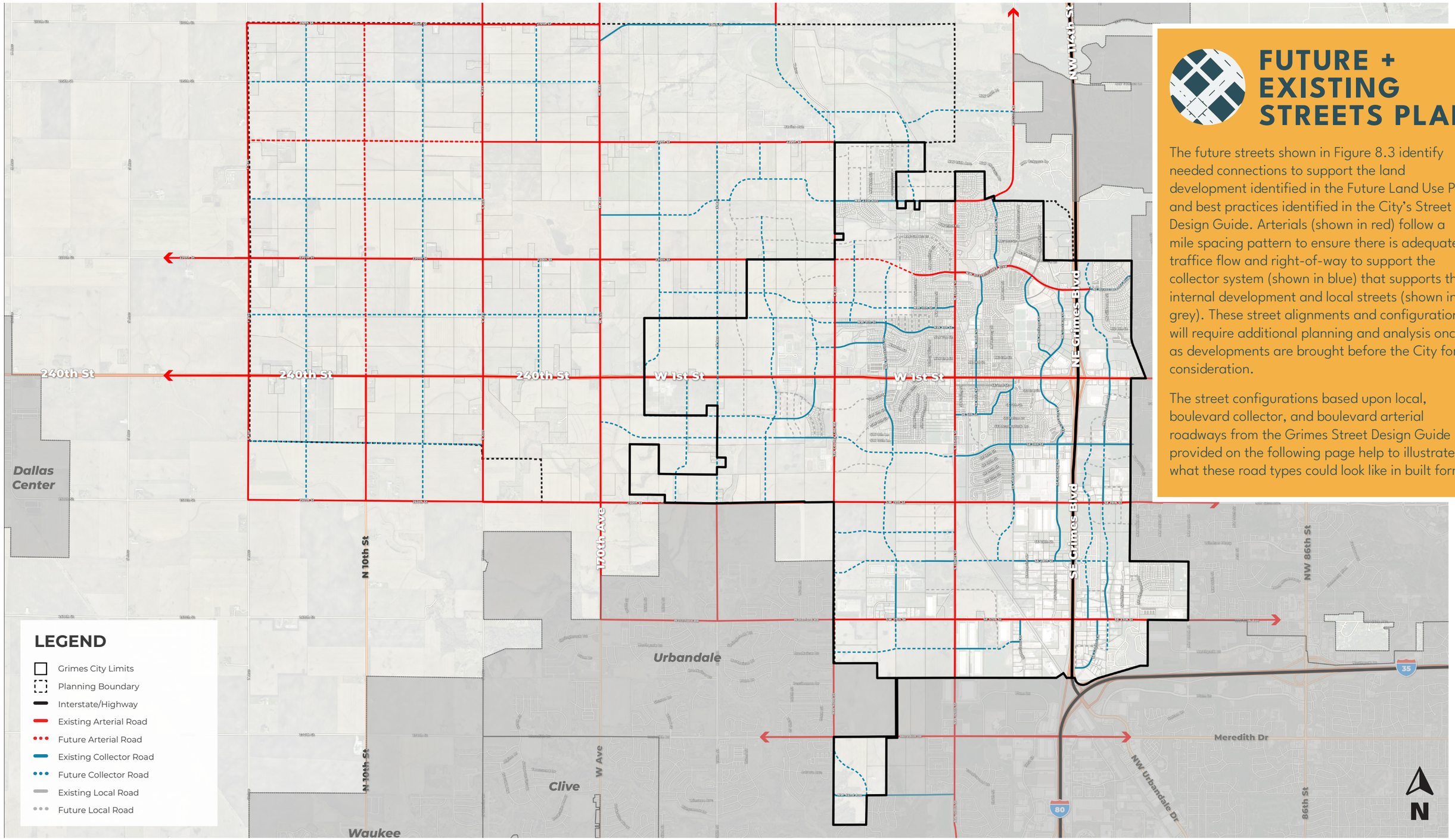


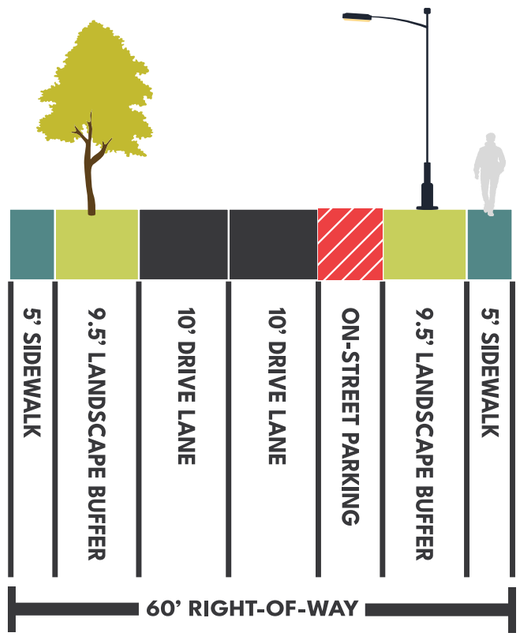
FIGURE 8.3 FUTURE AND EXISTING ROAD CLASSIFICATIONS

FUTURE + EXISTING STREETS PLAN

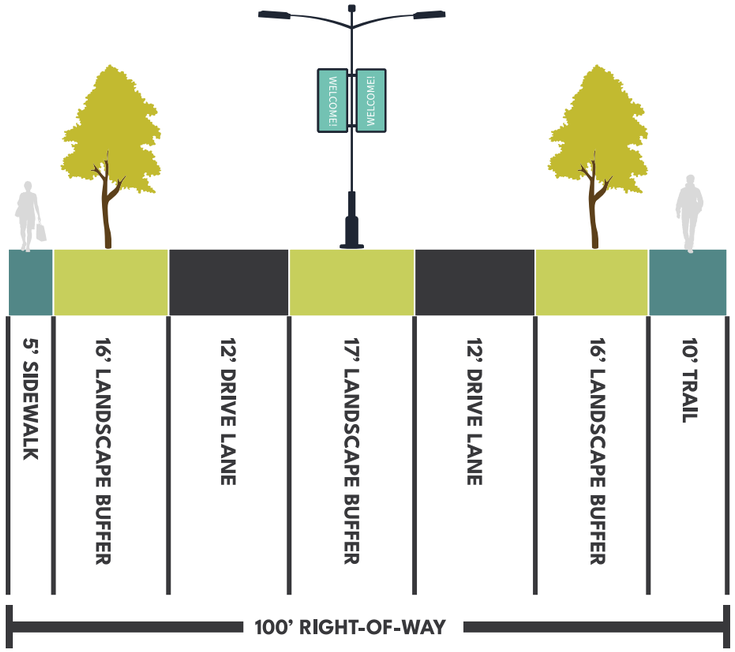
The future streets shown in Figure 8.3 identify needed connections to support the land development identified in the Future Land Use Plan and best practices identified in the City's Street Design Guide. Arterials (shown in red) follow a mile spacing pattern to ensure there is adequate traffice flow and right-of-way to support the collector system (shown in blue) that supports the internal development and local streets (shown in grey). These street alignments and configurations will require additional planning and analysis once as developments are brought before the City for consideration.

The street configurations based upon local, boulevard collector, and boulevard arterial roadways from the Grimes Street Design Guide provided on the following page help to illustrate what these road types could look like in built form.

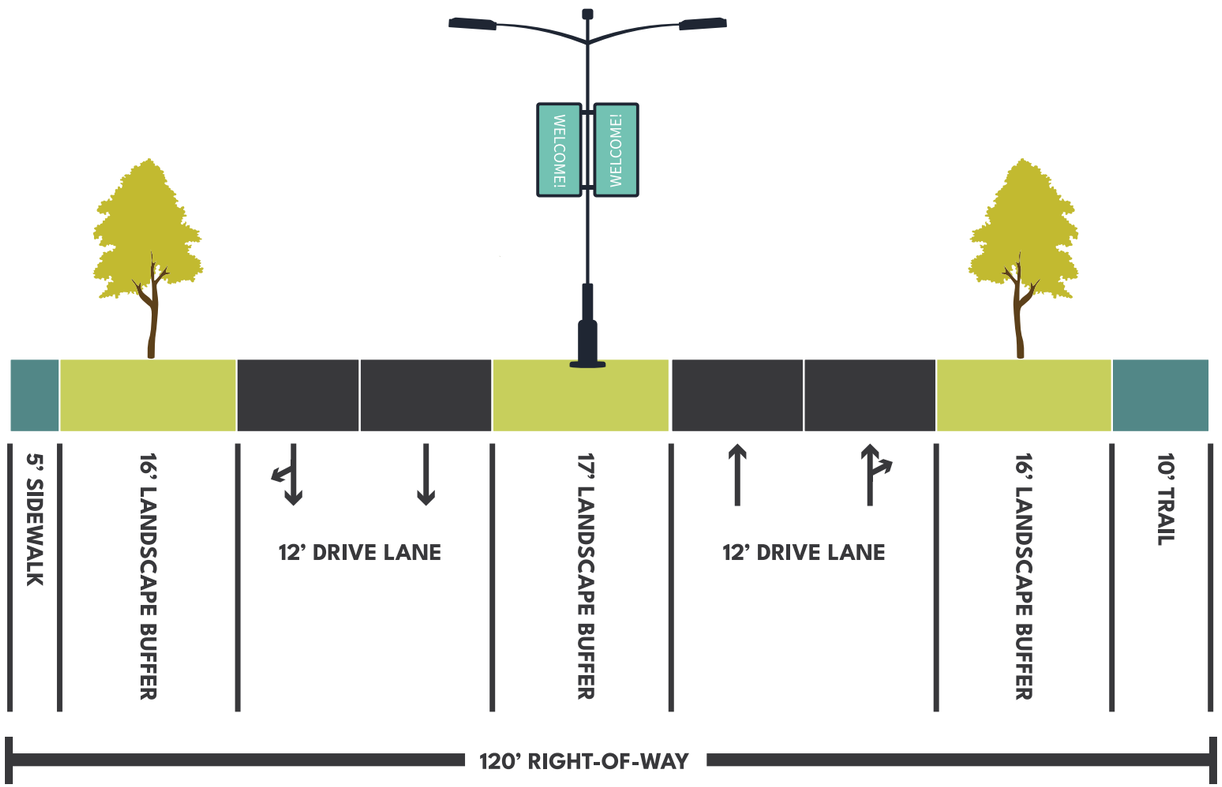
LOCAL STREET CONFIGURATION



MAJOR COLLECTOR 2-LANE BOULEVARD STREET CONFIGURATION



MINOR ARTERIAL BOULEVARD STREET CONFIGURATION



Build a Strong + Connected Multi-Modal Network

Strategy 8.1.3: Evaluate and implement Traffic Calming Designs in accordance with the Grimes Street Design Guide when areas of concern are identified.

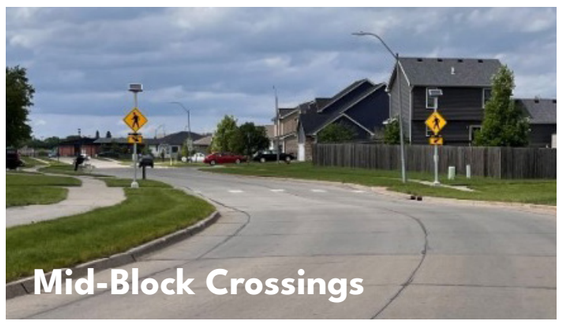
As Grimes grows, it is important to maintain safe and comfortable streets for all users. The City should adopt a formal traffic calming guide and timeline for implementation of improvements to the street network to support user safety. These design features may include curb extensions, raised crosswalks, or narrowed lanes to support traffic calmining recommendations identified in the Grimes Street Design Guide.

WHAT ARE TRAFFIC CALMING DESIGN MECHANISMS?


Curb Bump Outs


Roundabouts


Choker


Mid-Block Crossings

Strategy 8.1.4: Coordinate with neighboring communities and regional partners to plan shared transportation corridors, support regional goals, and pursue funding opportunities for future improvements.

Many of Grimes' key transportation corridors—such as arterial and collector roads—extend beyond city limits and connect with neighboring communities and regional systems. Coordinating with jurisdictions like the Iowa Department of Transportation (DOT), Johnston, Urbandale, Dallas Center, Waukee, and Granger is essential to planning future improvements that benefit both Grimes and the broader region. The City also actively participates in the Des Moines Area Metropolitan Planning Organization (DMAMPO), which plays a critical role in shaping regional transportation priorities and securing funding for major projects. Looking ahead, maintaining coordination for potential future connections to I-80 and Highway 17 will be important to accommodate traffic growth and ensure long-term mobility for residents and businesses.

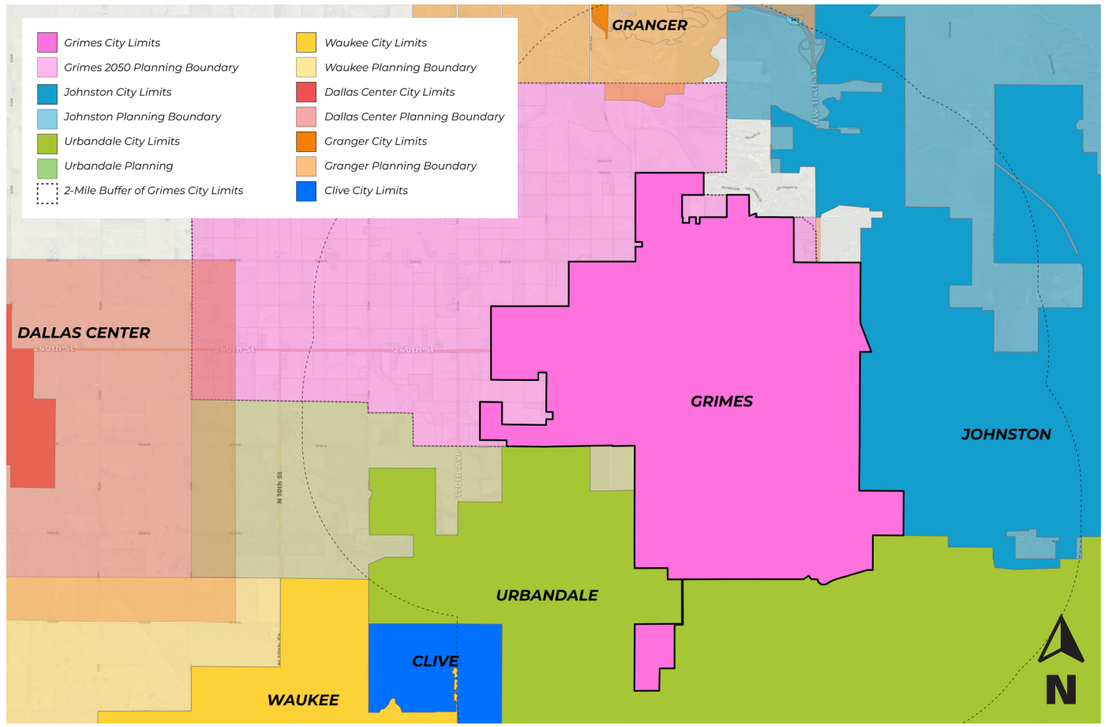
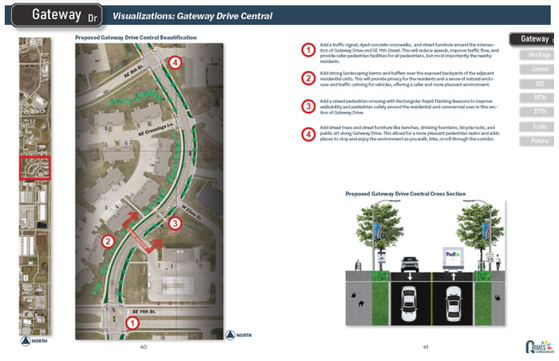


FIGURE 8.4 SURROUNDING MUNICIPAL JURISDICTIONS

Build a Strong + Connected Multi-Modal Network

Strategy 8.1.5: Continue to invest in proactive corridor planning and early design work to guide future development and improve the City's ability to compete for grant funding opportunities.

Investing in corridor studies and early design work helps Grimes plan for future infrastructure needs while positioning the City to compete for grant funding. These studies give developers a clear picture of future improvements, which can encourage investment and guide responsible growth. Current efforts, such as the Corridor Studies for Highway 141, Highway 44/1st Street and James Street, are examples of how early planning can support both development and funding opportunities. By preparing ahead, Grimes can move quickly when funding becomes available and ensure projects are ready to meet community needs.



Strategy 8.1.6: Strengthen north-south transportation network connections.

A strong and connected north-south transportation network is essential for improving mobility and supporting growth. Completing the missing sections of NE Destination Drive east of Highway 141 will maximize the value of this parallel corridor by creating a continuous route that better connects the system of east-west arterials. This improvement will enhance traffic flow and provide alternative options for local and regional travel.

Strengthening connections along the north-south arterials like County Line Road and Xavier Avenue to Highway 141 to the North will reinforce the transportation grid and create a more balanced and efficient network for Grimes. Additionally, establishing a connection between NW 121st Street and the Highway 141/Highway 415 interchange, as previously considered by the Iowa DOT, would provide another critical link to major highways. These projects will improve access, reduce congestion, and position the City for long-term success in managing transportation demands. The City of Grimes should continue to adovcate for strengthening regional transportation networks, as well as collaborate with the neighboring authorities and municipalties, to ensure regional transportation improvements are implemented.

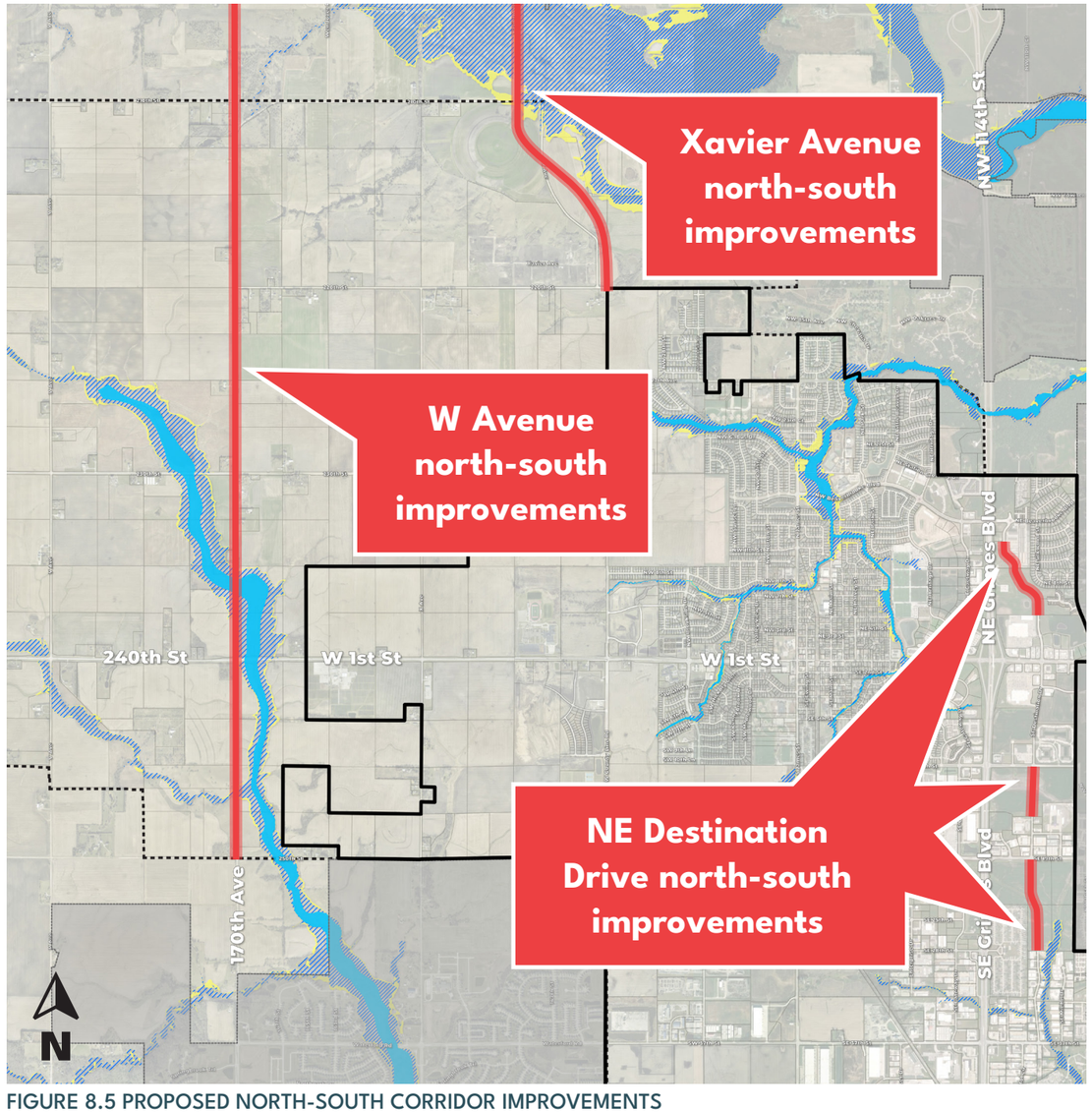


FIGURE 8.5 PROPOSED NORTH-SOUTH CORRIDOR IMPROVEMENTS

Build a Strong + Connected Multi-Modal Network

Goal 8.2: Promote and implement strategies to improve transportation safety across all modes and corridors in Grimes.

Strategy 8.2.1: Ensure pedestrian network is ADA-compliant.

Safety is a fundamental component of a well-functioning transportation system. As Grimes continues to grow, the City must prioritize measures that protect all users including drivers, pedestrians, cyclists, and trail users across every corridor. This can be accomplished through creating and adopting an ADA Compliance Plan to standardize processes ADA-assurances for reviewing and improving sidewalks, cross walks, and other related infructstructure. Strategies such as maintaining ADA compliance, planning safe routes to school, implementing Safe Streets for All action items, and using traffic data to guide improvements will reduce risks and enhance mobility. The City should consider funding these improvements through capital improvement budgeting over time. By designing infrastructure with safety in mind and collaborating on proven programs, Grimes can create a transportation network that is accessible, reliable, and secure for everyone.

Maintaining an accessible pedestrian network is essential for safety and inclusivity. The City should regularly review sidewalks, crossings, and related infrastructure to ensure compliance with ADA standards. Proactive improvements will create a more equitable transportation system, reduce barriers for residents, and support mobility for all users.





Strategy 8.2.2: Continue awareness, planning, and pursuit of funding for Safe Routes to School as the city continues to grow and develop.

The City should develop a Safe Routes to School Plan to help protect children and encourage walking and biking as healthy transportation options. As Grimes grows, the City should continue planning for these routes and pursue funding opportunities to implement improvements. Prioritizing safety near schools fosters community confidence and supports a family-friendly environment.

Strategy 8.2.3: Complete and implement SS4A (Safe Streets for All) action items.

The City's commitment to safety includes implementing action items from the Safe Streets for All (SS4A) initiative. Grimes partnered with the Des Moines MPO to develop regional SS4A strategies and will continue applying those recommendations locally. Future steps should include completing a City-specific SS4A study and carrying out its implementation plan to reduce crashes and improve safety for all roadway users.

To help fund the recommended improvements, the City should explore opportunities to include projects within the capital improvement plan (CIP). This helps to create efficiency in layering improvements in the community and ensure long-term implementation of previous planing work in Grimes.

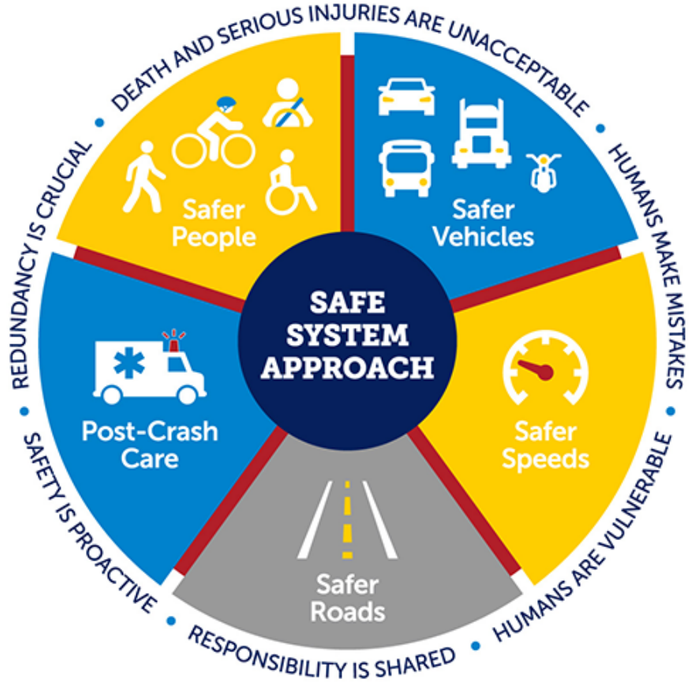


FIGURE 8.6 SAFE SYSTEM APPROACH
SOURCE: U.S. DEPARTMENT OF TRANSPORTATION

Build a Strong + Connected Multi-Modal Network

Strategy 8.2.4: Utilize traffic data sources to review safety on streets.

Traffic data provides critical insight into crash patterns, speed trends, and high-risk locations. The City should use these data sources to identify safety concerns and guide targeted improvements. To help support this strategy, the City and the appropriate departments or agencies, should create a process in which traffic-related issues are reviewed on a regular basis to track consistent issues over time and identify potential solutions. Data-driven reviews help prioritize interventions that reduce accidents and enhance overall roadway safety. An annual report of traffic counts, crash data, and other relevant datapoints pulled from the City's signalized intersections and other partner agency datasets would help to inform improvements and track impacts to the traffic safety.

Strategy 8.2.5: Ensure trails are designed to improve safety.

Trails are an important part of the transportation network and should be designed with safety in mind. Incorporating features such as clear signage, adequate lighting, and safe crossings will protect users and encourage active transportation. Thoughtful design ensures trails remain a safe and enjoyable option for residents.

The City should consider adopting a set of bicycle and trail design standards to support the safety and quality of the trail network. This could either be achieved through a standalone document or by adding to the City's roadway design standards. A relevant case study to this effort includes the City of Des Moines' Bicycle and Trail Master Plan which includes extensive bicycle and trail network scenarios and ideas for improvements. These solutions provide region-specific concepts that could be achieved through improved design standards.



CASE STUDY: City of Des Moines, Iowa
Bicycle and Trail Master Plan

Overview

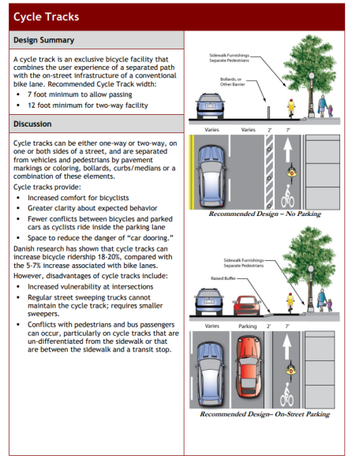
The City of Des Moines developed a Bicycle and Trail Master Plan to help build on existing trail networks and improve design practices for future connections. This plan supports previous planning components from other plans by the City of Des Moines, as well as regional partners, such as the Des Moines Area Metropolitan Planning Organization (DMAMPO) and its Long-Range Transportation Plan.

The trail design guidelines in Chapter 4 provide a variety of frameworks for future trails to improve safety and quality of bicycle infrastructure throughout the city. These guidelines were developed using industry standards and best management practices.



Key Principles for the Guidelines:

- The bicycling and trail environment should be safe.
- The bicycle and trail network should be accessible.
- The bicycle and trail network should connect to places people want to go.
- The bicycling and trail environment should be clear and easy to use.
- The bicycling and trail environment should be well designed.
- Bicycle and trail improvements should be economical.



There are a variety of design scenarios provided within Chapter 4 that detail what improvements could look like, provide real-world examples, and offer solutions to typical problems associated with each that improvement type. The graphic shown to the left highlights the cycle track improvement type.

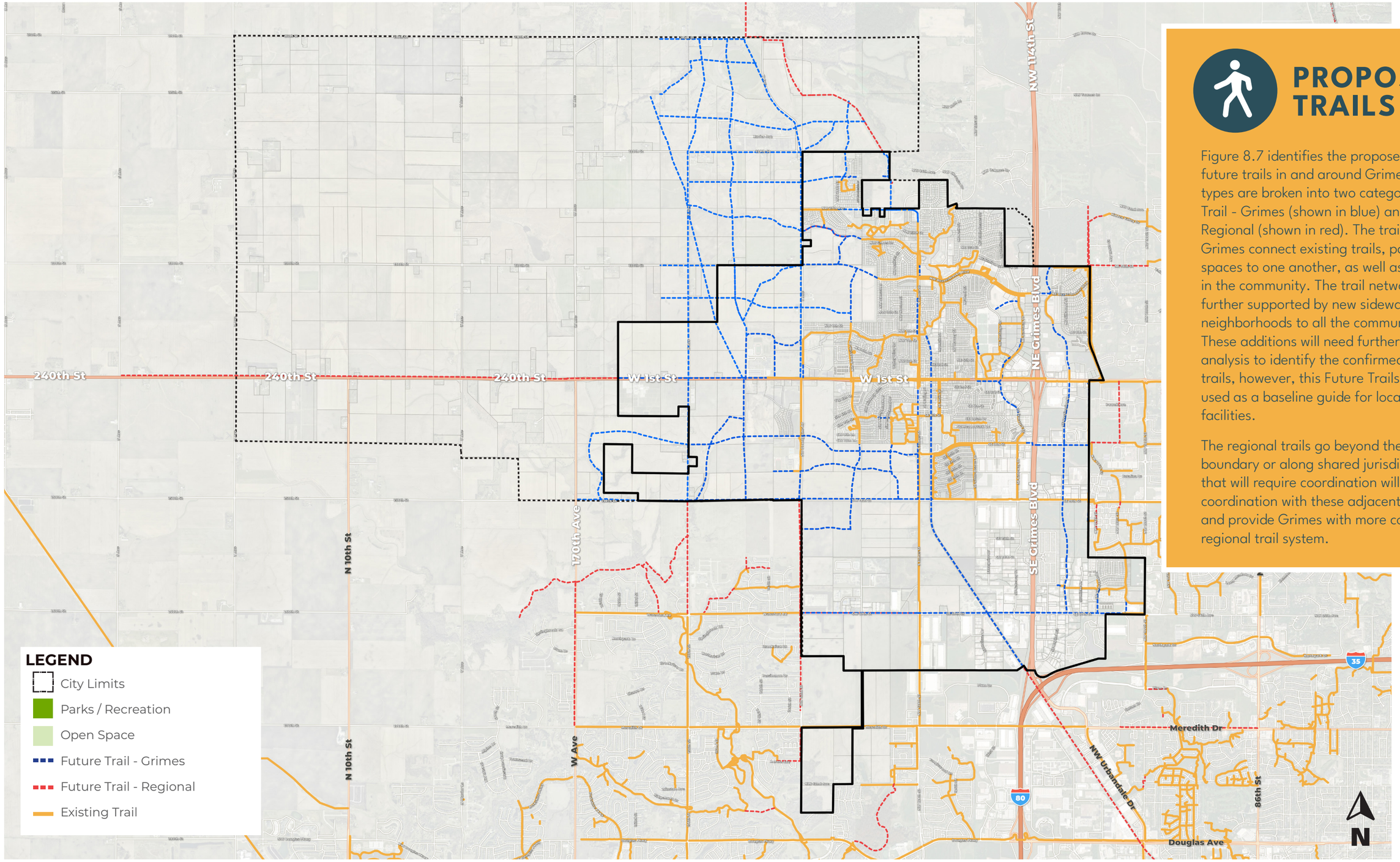


FIGURE 8.7 PROPOSED TRAILS PLAN
SOURCE: CONFLUENCE, WITH INPUTS FROM CITY OF GRIMES

PROPOSED TRAILS PLAN

Figure 8.7 identifies the proposed locations for future trails in and around Grimes. These trail types are broken into two categories: Future Trail - Grimes (shown in blue) and Future Trail - Regional (shown in red). The trails proposed within Grimes connect existing trails, parks and open spaces to one another, as well as key destinations in the community. The trail network can be further supported by new sidewalks connecting neighborhoods to all the community's amenities. These additions will need further planning and analysis to identify the confirmed alignment of the trails, however, this Future Trails Plan should be used as a baseline guide for locating future trail facilities.

The regional trails go beyond the planning boundary or along shared jurisdictional streets that will require coordination will require coordination with these adjacent jurisdictions and provide Grimes with more connections to the regional trail system.

Build a Strong + Connected Multi-Modal Network

Goal 8.3: The City of Grimes should pursue opportunities to increase mobility by improving and expanding the trail network

Strategy 8.3.1: Explore opportunities to connect activity nodes and parks with trails.

Grimes has many high-quality parks and open spaces located throughout the community, however, these facilities do not have ample connections to support a full-cycle network. The online engagement survey from Phase 2 asked residents how they would rate park access on a scale from 1 (low priority) to 10 (high priority) and feedback had an average ranking of six. This result, paired with other high rankings for park needs, demonstrate the community's desire for improved and connected facilities. The community's floodplains and greenways provide ideal opportunities for new trail facilities, as their long linear corridors offer continuous connections between destinations and have limited development potential due to the sensitive nature of these areas. The City should consider opportunities to connect parks, open spaces, and other areas of interest, like Downtown Grimes, via trails and sidewalk where appropriate to improve mobility.

Strategy 8.3.2: Explore opportunities to support rails-to-trails conversions.

Grimes currently has railroad infrastructure located in the southeast portion of the city limits. These railroads are in varying states of use, however, they present opportunities for rails-to-trails conversions to further support the pedestrian and bicyclist network. The Rails to Trails Conservancy offers valuable resources and assistance for developing these facilities. There are several successful examples of these trails in the Des Moines Metro Area, such as the Raccoon River Valley Trail and the High Trestle Trail. These facilities are complete with art installations, including murals, artistic bridges, and lighting. As these railroads in Grimes transition or retire, the City should actively engage these property owners to host conversations around turning the rail lines into trails accessible to the public.

Strategy 8.3.3: Explore opportunities to connect existing trails to one another.

The current trail network supports small-scale mobility but needs further analysis to identify gaps in the trail and sidewalk networks. These gaps should be identified in the near-term to allow City staff and elected officials to appropriately budget and prioritize improvements in the capital improvement plan (CIP). As these improvements are prioritized, the Master Parks and Trails Plan should be updated to reflect these changes.

Strategy 8.3.4: Address winter trail maintenance to improve mobility throughout all seasons of the year.

To ensure all trails are accessible during the year. and especially months, the City should develop a maintenance and operations plan for trail facilities. This could include how to efficiently plow and clear paths in tandem with street clearing or creating priority pathways in the network to clear to allow users to navigate the facilities with poor weather conditions.

What could rails-to-trails conversions look like?





Build a Strong + Connected Multi-Modal Network

Goal 8.4: Strengthen awareness and accessibility of the trail and side path network to promote active transportation and micromobility.

Strategy 8.4.1: Create a cyclist and pedestrian wayfinding system plan.

A wayfinding system plan supports a well-connected network by identifying routes and directions to nearby attractions. The City of Grimes would benefit from such a system, as there is currently no signage of this nature along the network. Implementing it would enhance the network's identity, strengthen branding, and improve overall public awareness. This plan should consider:

- Incorporating the City's brand standard for consistent messaging.
- Locating signs at high-activity nodes with additional informational stations along the network for users.
- Explore opportunities for creative placemaking and experiences within the wayfinding network.

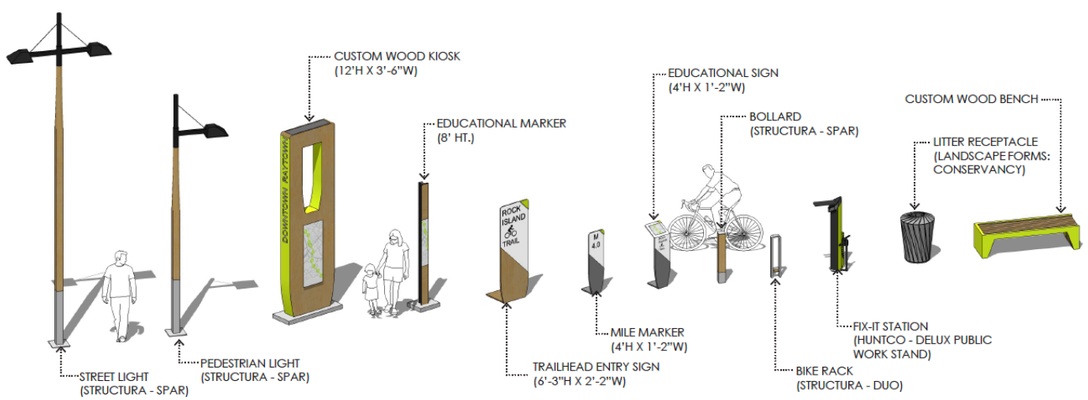


FIGURE 8.8 EXAMPLE OF A TRAIL-ORIENTED WAYFINDING PACKAGE
SOURCE: CONFLUENCE

Strategy 8.4.2: Create a trail-naming process to increase visibility and community knowledge.

Creating a well-known trail and/or trail network is important to provide a sense of place, consistent messaging, improve wayfinding, and user experiences. The City should explore creating a trail-naming process to support this initiative. A thoughtful naming process invites the public to participate, allowing names to reflect local history, natural features, and other community components. This standard could be tied into the recommendations presented in Strategy 8.2.5 for the trail design and safety standards to establish a consistent practice in naming trail routes in Grimes.



FIGURE 8.9 HIGH TRESTLE TRAIL SIGNAGE
SOURCE: TRAVEL IOWA

Strategy 8.4.3: Partner with the Des Moines Area Metropolitan Planning Organization (DMAMPO) to integrate trail improvements into regional transportation plans, secure funding, and promote active transportation.

The Des Moines Area Metropolitan Planning Organization (DMAMPO) is a strong regional partner for active transportation planning, analysis, and funding. DMAMPO has created a series of plans to help guide the future locations of active transportation amenities that the City should reference to identify opportunities for easy linkages into the greater regional system. Projects that reinforce previous planning efforts and recommendations are often well-situated for funding assistance through the organization as well.

DES MOINES AREA MPO
METROPOLITAN PLANNING ORGANIZATION

Maintain and Improve Existing Infrastructure

Goal 8.5: Maintain and expand the City's street infrastructure efficiently and responsibly to support future growth while exploring sustainable funding options to meet rising costs and long-term needs.

Strategy 8.5.1: Continue to improve existing and future streets through timely rehabilitation and upgrades.

Keeping streets in good condition is essential for safety, mobility, and quality of life. The City should focus on timely rehabilitation and upgrades to both existing and future roadways to ensure they remain safe, efficient, and well-maintained. By addressing issues like cracks, potholes, and aging infrastructure at the appropriate times, the City can reduce long-term costs and disruptions in the quality of infrastructure. These types of improvements can be addressed through creating standard methods and processes for road replacement and pavement preservation.

Strategy 8.5.2: Continue to complete pavement management studies.

Understanding the condition of the City's streets is key to making smart decisions about maintenance and improvements. The graphic in Figure 8.10 presents the Treatment Alternative Details from the FY 2021-2031 Pavement Management Program prepared for the City of Grimes. This graphic identifies scaled improvements, rough estimates for cost, and what the trigger point is for causing action. The City should continue updating pavement management studies on a regular basis to assess roadway conditions and identify areas that need attention. These studies help prioritize repairs, plan for future upgrades, and make the most of available resources. Using study data to guide investment in aging infrastructure will help Grimes maintain a high standard for its streets while being proactive and cost-effective.

Strategy 8.5.3: Consider establishing an asset management system to efficiently manage transportation assets.

As development and further expansion occur, the need to manage transportation infrastructure efficiently increases. The City should explore the use of an asset management system to track conditions and maintenance history for roads, sidewalks, signs, and other transportation features. This system would provide for better planning, reduce unexpected costs, and extend the life of assets in the transportation network. Asset management tools support long-term planning and responsible budgeting.

Category	Treatment	Description	Cost	Trigger
Reconstruction	Reconstruction	The complete reconstruction of a roadway and all associated improvements. This assumes new HMA pavement, but full-depth PCC or COM may be considered based on relevant design criteria.	$165/sy	PCI =Poor OR Very Poor
Major Rehabilitation	Crack and Seat Overlay	Asphalt Overlay, of at least 3 inches thick, with preparation including breaking up existing pavement and setting it up as a good structural base for the new asphalt surface. Effectively creates a new pavement.	$65/sy	PCI =Poor, Surface = PCC, Low D Crack
	Mill and Overlay	1.5 to 3 inches of asphalt pavement is milled off and then replaced with 3 inches of asphalt. Repairs surface issues and improves structural character.	$55/sy	PCI =Poor, Surface = HMA, IRI > 250, Moderate Alligator Cracking
	Thick Overlay	Sometimes called a "Structural Overlay." 3 inches of Asphalt that adds enough thickness to increase the durability of the roadway and provides a new wearing surface. Can be done with asphalt or PCC (black-topping/white topping) May require replacing curb and gutter.	$50/sy	PCI =Poor, Low D Crack, Low Spalling, Moderate Alligator Cracking, Moderate Patching
Minor Rehabilitation	Thin Overlay	A "non-structural overlay." Laid on top of existing pavement; typically, 1-2 inches of asphalt. Improves smoothness and extends the life of roads in good to fair condition.	$35/sy	PCI =Poor or Fair, Low D Crack, Low Spalling, Low Alligator Cracking, Low Patching, Low Rutting
	Seal Coat (Various)	Slurry Seals, Chip Seals, Cape Seals, etc. Applications of finer aggregate and binder to affordably extend life of existing pavements. Type is condition and location specific.	$5/sy	PCI = Fair or Good, Surface=HMA, Low Alligator Cracking, Low Patching, Low Rutting, Local Only
	Microsurfacing	Thin asphalt polymer that seals the pavement from weather effects and corrects for minor irregularities. Typically used as a preventative measure, rather than a corrective one.	$6/sy	PCI = Fair or Good, Low D Crack, Low Alligator Cracking, Low Patching, Moderate Rutting
	PCC Restoration	Portions of the street in bad repair are torn out and replaced. This may include patching, full panel replacement, and full depth repairs at joints. Slightly improves overall condition and helps extend life by addressing problem areas before they spread	$21/sy	PCI = Fair or Good, Surface=PCC
	Diamond Grinding	Top ¼ inch to a ½ inch of PCC pavement is ground off and textured. This is only done on rough pavements with good structure to improve ride smoothness and increase vehicle traction for safety purposes.	$5/sy	PCI=Good, IRI>250, Low D Crack, Low Spalling, Low Alligator Cracking, Low Patching, Low Rutting
Restoration/ Preservation	Crack Sealing	Sealant on cracks and joints is used to prevent spreading and moisture from getting into the pavement structure. Deteriorated cracks may be routed or sawed out to provide better seal and bond.	$10,500/ Mile/Lane	Applied every time Last Work Done counter reaches a multiple of 4 years
	Pavement Patching	Asphalt placed at spot locations. Used only on good pavements with minor failures, or as a stop-gap on poor pavements until a better, more permanent, solution is applied.	$3/sy	No trigger assigned

FIGURE 8.10 FY 2021-2031 PAVEMENT MANAGEMENT PROGRAM FOR THE CITY OF GRIMES, TREATMENT ALTERNATIVE DETAILS GRAPHIC

SOURCE: CITY OF GRIMES

Leverage Data to Inform Decision-Making

Goal 8.6: Utilize data analyses and technologies to support informed decision-making.

Strategy 8.6.1: Use traffic modeling to guide phased roadway improvements, support future development, and ensure infrastructure is built when it is truly needed.

Leveraging data and technology is essential for making smart, cost-effective transportation decisions. By using tools such as traffic modeling, GIS systems, aerial imagery, and collaborative data sharing, the City can better understand infrastructure needs and plan improvements strategically. These resources provide accurate and timely information for long-term planning, prioritizes investments, and ensures transportation assets are managed efficiently. Emphasizing data-driven approaches will help the City remain proactive, adaptable, and aligned with future growth.

Traffic modeling provides valuable insight into current and future travel patterns, helping the City make informed decisions about roadway improvements. By using these models, the City can phase projects strategically, ensuring infrastructure is added when demand warrants it. This approach supports growth while avoiding unnecessary costs, aligning transportation investments with actual needs and long-term development plans.

Strategy 8.6.2: Continue to invest in and utilize GIS-related tools and data to make transportation decisions.

Geographic Information System (GIS) tools offer a powerful way to visualize and analyze transportation networks. Continued investment in GIS technology will allow the City to integrate data on roads, traffic, and land use for better decision-making. These tools help identify trends, prioritize improvements, and coordinate projects efficiently, ensuring transportation planning remains data-driven and responsive to community needs.

Strategy 8.6.3: Continue to invest and utilize aerial imagery to maintain and understand pavement health and conditions.

Aerial imagery provides a cost-effective and comprehensive view of pavement conditions across the City. Regular updates using this technology help monitor deterioration, identify problem areas early, and plan maintenance before issues become costly. Leveraging aerial data supports proactive asset management and ensures streets remain safe and well-maintained over time.

Strategy 8.6.4: Continue collaborating with external partners and authorities on data and studies.

Collaboration with regional and state partners strengthens the City's ability to manage transportation assets effectively. Working with organizations such as the Iowa DOT, Polk and Dallas Counties, neighboring communities, and the Des Moines Area MPO provides access to valuable data, research, and best practices. These partnerships enhance planning efforts, reduce duplication, and ensure the City's transportation strategies align with broader regional goals.

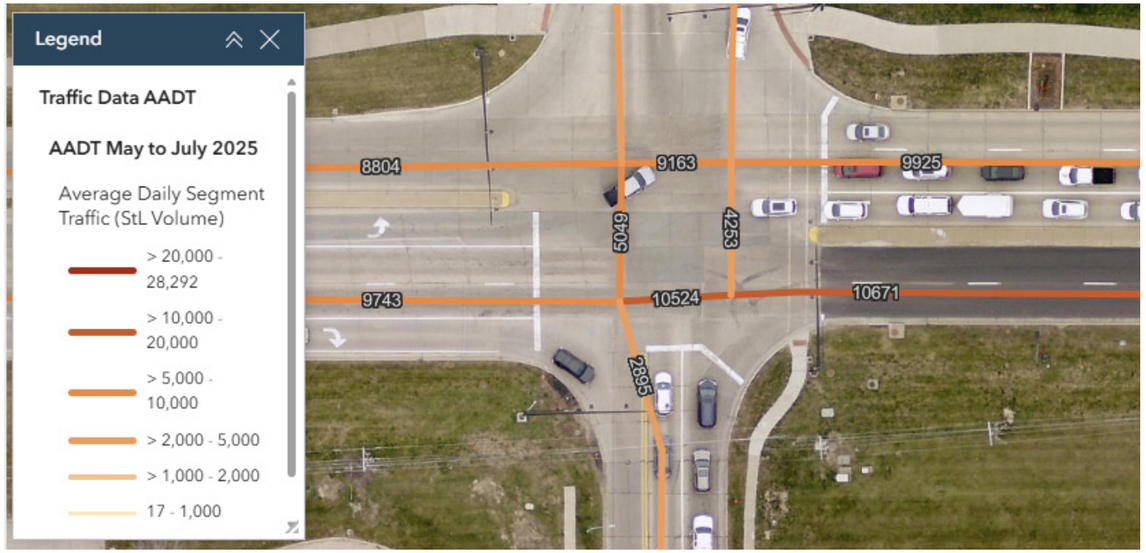


FIGURE 8.11 TRAFFIC DATA ANNUAL AVERAGE DAILY TRAFFIC MAP FOR GRIMES

Leverage Data to Inform Decision-Making

Goal 8.7: Strengthen transportation-related communication efforts with stakeholders within the community.

Strategy 8.7.1: Develop and implement a public portal or dashboard that allows the community access real-time updates.

Effective communication is critical for building trust and ensuring the community stays informed about transportation initiatives. By providing accessible tools such as public dashboards and continuing outreach on safety and improvement projects, the City can keep residents engaged and aware of changes that impact their daily travel. Strengthening communication efforts fosters transparency, encourages collaboration, and supports a safer and more efficient transportation system for all stakeholders.

Providing residents with timely and accurate traffic information improves safety and convenience. The City should develop a public-facing portal or dashboard that shares real-time updates on traffic pattern changes, construction projects, and roadway closures. This tool will help drivers plan routes more effectively, reduce congestion, and enhance transparency in transportation operations.

Strategy 8.7.2: Continue to invest in public awareness communications related to traffic safety and transportation improvements.

Clear and consistent communication is essential for building public trust and promoting safe travel behaviors. The City should continue investing in outreach efforts that inform residents about traffic safety initiatives, upcoming improvements, and opportunities for engagement. Effective communication ensures the community stays informed and supports collaborative efforts to maintain a safe and efficient transportation network.



FIGURE 8.12 EXAMPLE SOCIAL MEDIA GRAPHIC FROM THE CITY OF GRIMES PROVIDING A PROJECT UPDATE

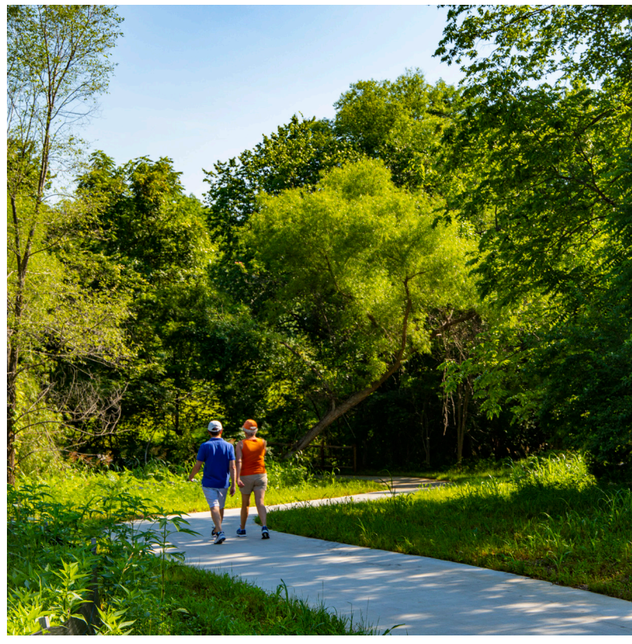
Goal 8.8: Update and maintain alternative mobility infrastructure data.

Strategy 8.8.1: Create a plan to address trail gaps to improve micro-mobility.

The proposed trails plan, shown in Figure 8.6, provides a high-level analysis of potential trail locations. This map does not include sidewalk-level detail but serves to guide next steps for developing a comprehensive trails and sidewalk network. The City should conduct a gap analysis to identify specific areas where smaller infill connections could be made, as well as longer-term planned trails, to prioritize, budget for, and construct improvements.

Strategy 8.8.2: Continue to evaluate trail and sidewalk conditions.

The City should continuously engage in conversations related to trail and sidewalk routes to ensure that identified paths best serve all users. As new trails and sidewalks are constructed, it is important to ensure existing facilities are well-maintained. The City should create a routine assessment or audit for the entire network to track maintenance needs and improvements. For neighborhood sidewalks, there may be an opportunity to incorporate maintenance tracking into an existing reporting system or develop a new platform dedicated to sidewalk upkeep.





CHAPTER 9:

Community Facilities & Utilities

Proactive Expansion for Future Capacity

Resilient + Flexible Utility Systems

Maintain and Improve Existing Infrastructure

Overview

Chapter 9: Community Facilities & Utilities is intended to provide an analysis of the current utility and infrastructure system in Grimes and give guidance related to future investments that supports the community's continued growth and development. This chapter includes supporting themes, goals, and strategies for the City to reference when considering infrastructure improvements, particularly those that facilitate future development.

Utilities, water, sewer, and stormwater networks form the backbone of the City's infrastructure system. These elements not only facilitate development but also contribute significantly to the overall quality of life in the community. Efficient utility services and thoughtful infrastructure investments help create a safe, connected, and resilient city.

As Grimes continues to grow, capacity improvements to alleviate existing congestion and proactive planning will be essential to avoid compounding infrastructure challenges. This chapter outlines recommendations to ensure that infrastructure investments are aligned with the City's long-term vision and growth projections.

Community Facilities Overview

In the last five years, the City has been able to reinvest in itself through the construction of the Grimes Public Library and Public Safety Building. Population growth and the desire for high-quality facilities that reflect the character of the community have allowed for such changes to occur and continue to do so. Other City facilities are reaching a point where additional improvements or a new structure should be considered. This section examines current facilities and opportunities to explore for future planning and improvements to maintain quality city services.

Utilities Overview

Grimes is well-positioned to meet today's utility demands and is prepared for future growth through strategic investments in water, sanitary sewer, and stormwater systems. As a producer community in the newly formed Central Iowa Water Works, Grimes plays a key role in regional water supply efforts. Through major sanitary sewer improvements, such as connecting to the Des Moines Wastewater Reclamation Authority (WRA) and upgrading lift stations and force mains, the City has enabled gravity flow development across large sections of land within the planning boundary.

Stormwater management requirements are in place to ensure responsible development, and the City does not face significant concerns related to flood-prone properties. Together, these City-managed utilities form a strong foundation that supports Grimes' continued growth while maintaining a high quality of life for residents.

Infrastructure Overview

Infrastructure in Grimes is made up of the City's roadway network and utility systems, which together support daily life, community services, and future development. These systems are essential to keeping the City running smoothly and ensuring that new growth is supported in a safe and efficient way.

As Grimes continues to grow, the cost of building and maintaining infrastructure is rising. This makes it more challenging to keep existing systems in good condition while also expanding them to serve new areas. At the same time, funding for infrastructure projects is becoming more competitive, requiring careful planning and coordination to make the most of available resources. The outlined goals and strategies will help Grimes invest wisely in its infrastructure and continue to meet the needs of its residents and businesses.



Proactive Expansion for Future Capacity

Community Facilities

High-quality community facilities are integral to providing excellent city services. Community facilities, including buildings, amenities, and programs, are at the core of civic engagement and community pride. Whether its City Hall or an online portal, efficient and quality services make the difference in overall experiences for residents and visitors.

This section examines the existing facilities in Grimes today and what improvements should be considered for potential capital improvement projects. These recommendations are high-level and should be evaluated in greater detail to ensure they align with staff and resident needs and provide for efficient facility transitions.

The map in Figure 9.1 identifies the location and type of community facility located in Grimes today.

City Facilities

Park Facilities

Schools

Grimes Facilities Map Key

1. North Sports Complex
2. North Ridge Elementary School
3. Grimes Water Plant
4. Grimes Public Library
5. Beaverbrooke North/South Ponds
6. Heritage Elementary School
7. Heritage Park
8. North Point Park
9. Dallas Center-Grimes Community High School
10. Autumn Park
11. Beaverbrooke Park
12. Grimes Cold Storage
13. Lions Park
14. Hy-Vee Multiplex
15. Waterworks Park
16. Grimes Public Library (Vacant)
17. Grimes City Hall
18. Former Fire Station 37 + Water Tower Site
19. Grimes Public Safety Building
20. Kennybrook South Park
21. South Sports Complex
22. South Prairie Elementary
23. Grimes Community Complex
24. Sunny Hill Cemetery
25. Shawver Park
26. Dallas Center-Grimes Oak View Middle School
27. Wallace Park
28. Grimes Public Works Facility
29. Hoff Cemetery
30. 404 SE 2nd Street Building

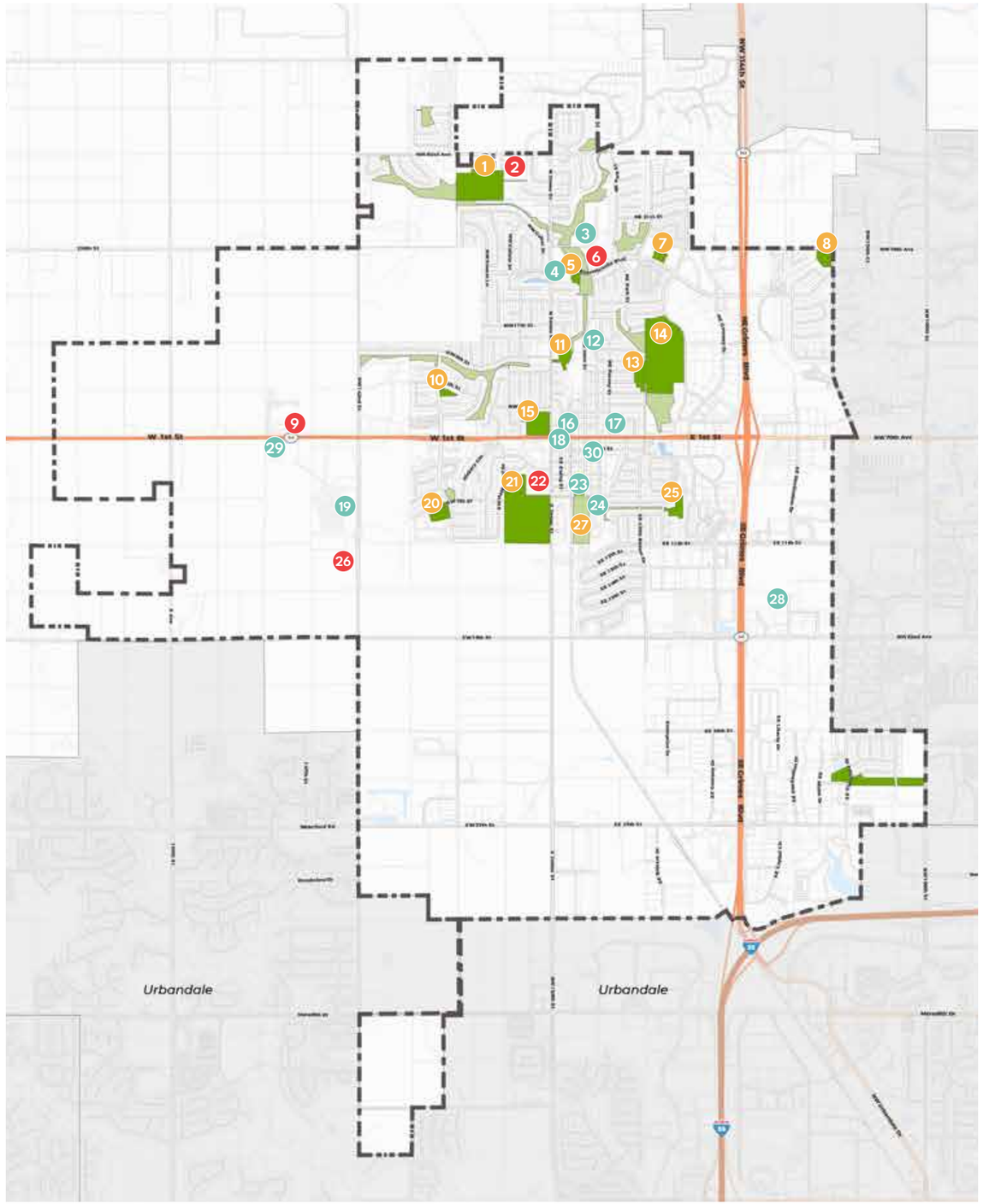


FIGURE 9.1 COMMUNITY FACILITIES MAP

Proactive Expansion for Future Capacity

FACILITY	LOCATION	CITY FUNCTION	YEAR BUILT	SITE AREA (ACRES)	BUILDING SIZE (SQUARE FEET)	ADA ACCESSIBLE (YES/NO)
Grimes City Hall	101 NE Harvey Street	Administration, Finance, Utility Billing	1991	0.675 acres	4,506 square feet	Yes
Grimes Public Library (Vacant)	200 North James Street	Vacant	1993	9.96 acres	6,344 square feet	Yes
Grimes Community Complex	410 SE Main Street	Development Services, Information Technology, Human Resources, Marketing and Communication, Parks and Recreation, Council Chambers, Community Center, Polk County Senior Meals	1934 (oldest part, multiple building additions since)	3.72 acres	37,589 square feet	Yes
Grimes Public Library	200 NE Beaverbrooke Boulevard	Public Library, Liberty Amphitheater, Arboretum	2023	4.56 acres	22,261 square feet	Yes
Grimes Public Works Facility	1700 SE Destination Drive	Public Works Office, Storage and Shop	2003	6.327 acres	44,056 square feet	Yes
Grimes Cold Storage	901 NE Main Street	Public Works and Parks & Recreation Indoor and Outdoor Storage	Building 1: 1986, Building 2: 2006	1.25 acres	9,450 square feet	Yes
Former Fire Station 37 and Water Tower Site	100 S James Street	Decommissioned	1980	1.40 acres	7,200 square feet	Yes
Grimes Public Safety Building	2001 SW 6th Street	Fire Station and Polk County Sheriff Office Space	2025	3.74 acres	18,464 square feet	Yes
Wastewater Treatment Facility	1801 N James Street	Decomissioned	1990	16.57 acres	Varies	No
Sunny Hill Cemetery	SE 6th Street	City Cemetery	Late 1800s	17.26 Acres	N/A	No
Hoff Cemetery	South of DC-G High School	Pioneer Cemetery	Mid-1800s	0.75 acres	N/A	No
404 SE 2nd Street Building	404 SE 2nd Street Building	Leased to Private Organizations	1960	0.067 acres	1,570 square feet	Yes

TABLE 9.1 SUMMARY OF EXISTING CITY-OWNED FACILITIES

Proactive Expansion for Future Capacity

Grimes City Hall

101 NE Harvey Street

City Function: Administration, Finance, Utility Billing

Age: 1991

General Needs: The services within City Hall have expanded over the last several years and will continue in the future. The current facility lacks space for existing and future needs. Additionally, as the Highway 44 widening project continues to take shape, the property will be needed for the project, thus not making it a candidate for expansion or improvement.



Grimes Public Library (Vacant)

200 North James

City Function: Vacant

Age: 1993

General Needs: Following a building feasibility analysis, it was determined that the existing building was not a viable candidate for expansion or significant remodel for the library. This was primary due to the current condition of critical building components and building code requirements. These results were further reinforced upon the completion of a second analysis for the replacement of Station 37. As the Highway 44 widening projects continue to take shape, it is uncertain that the improvements at the intersection of James and Highway 44 will avoid the structure. Given that uncertainty, as well as the results of the condition assessments, the structure is not a candidate for expansion or improvement.





Grimes Community Complex

410 SE Main Street

City Function: Development Services, Information Technology, Human Resources, Marketing and Communication, Parks and Recreation, Council Chambers, Community Center, Polk County Senior Meals

Age: 1934 (multiple building additions since)

General Needs: The building has exceeded the useful life. Significant roof, HVAC, plumbing and structural issues exist. Further, the existence of lead pipe and asbestos is known. Retrofits are not recommended due to the age and condition of the structure.



Grimes Public Library

200 Beaverbrooke Boulevard

City Function: Public Library, Liberty Amphitheater, Arboretum

Age: 2023

General Needs: The facility regularly demands more parking than is provided on site. Further, the various community rooms within the facility consistently rented. Therefore additional parking and a future facility expansion to meet these needs should be considered.

Proactive Expansion for Future Capacity

Grimes Public Works Facility
1700 SE Destination Drive

City Function: Public Works Office, Storage and Shop

Age: 2003

General Needs: The facility was originally constructed by Fed-Ex as a distribution center for shipped goods. Over the years, the City has made various indoor and outdoor improvements to meet the needs of the public works departments. As the City grows, the location and size of the facility will not meet the needs of the City and department. Partnerships with the school district should be considered as they also outgrow their bussing and operation facilities.



Grimes Cold Storage
901 NE Main Street

City Function: Public Works and Parks & Recreation Indoor and Outdoor Storage

Age: Building 1: 1986; Building 2: 2006

General Needs: The facility was the former location of the public works department. The department vacated the site in 2017 when the SE Destination Drive facility was acquired. Currently, the facility houses seasonal equipment and other items in the off season. The building has significant structural and building code issues and is not a candidate for expansion or remodel. In coordination with the development of a new public works facility, the property should be raised, and considered for other public use, or disposed of.





Former Fire Station 37 + Water Tower Site
100 S James Street

City Function: Decommissioned

Age: 1980

General Needs: The site includes the former Fire Station 37, which was closed in 2025 due to the construction of new Station 37 on SW 6th Street. The site also houses the standpipe with communication equipment on top, and a decommissioned water tower. The area that houses the standpipe and water tower is needed for the Highway 44 expansion. The standpipe is no longer needed due to the modernized water system, and therefore should be removed. The decommissioned water tower, while not in use, does have some community identity, and therefore should be considered for relocation as public art. The former Station 37 should be considered for further public use or access improvements to the adjoining retail development. If those uses are determined to not be necessary, the property should be disposed of for redevelopment.



Grimes Public Safety Building
2001 SW 6th Street

City Function: Fire Station and Polk County Sheriff office space

Age: 2025

General Needs: No current needs are identified. The plans do call for future storage or EMS expansion, if determined to be necessary in the future.

Proactive Expansion for Future Capacity

Wastewater Treatment Facility

N/A

City Function: Decommissioned

Age: 1990

General Needs: The City joined the Des Moines Wastewater Reclamation Authority in 2021 and decommissioned the site in 2024. Further demolition is needed to remove the various structures and treatment systems upon the site. Consideration for improved access between North James and NE Park should be considered, as well as future parkland improvements.



Sunny Hill Cemetery

SE 6th Street

City Function: City Cemetery

Age: Late 1800s

General Needs: As the City continues to grow, additional analysis is necessary to determine when capacity will be reached. In order to delay that from occurring, the City should consider additional modern burial practices, as well as the establishment of appropriate rates/fees to ensure that ongoing maintenance is attainable. Further, improvements to help beautify the cemetery should be considered to help make it a more attractive place within the community and incorporate it into the parks system.





Hoff Cemetery

N/A

City Function: Pioneer Cemetery

Age: Mid-1800s

General Needs: The cemetery will have access issues when Highway 44 is improved. Therefore, the City should consider how the cemetery can be accessed through the private development to the south.



Proactive Expansion for Future Capacity

Goal 9.1: Continue to provide high-quality city services and facilities through proactive expansion and planning.

Strategy 9.1.1: Create a long-range strategic approach for future facilities and staff planning that adapts to changing community preferences and needs and identifies a timeline for capital improvement budgeting.

As Grimes continues to grow, resident needs and staff capacity are likely to evolve and change. The City's facilities need to adapt to these changes to continue to provide high-quality services long-term.

As shown in Table 9.1, there are multiple aging facilities that should be considered for future improvements or redevelopment. There are potential opportunities for consolidation of spaces, especially City Hall and the Grimes Community Complex, that would increase efficiency in services by housing various City departments under one roof.

Some general needs have been identified in the facilities summary section in previous pages. Additional improvements and actions to consider include:

- Explore constructing a new public administration building.
- Begin planning efforts to coordinate a possible joint Public Works facility with the Dallas Center-Grimes School District bus storage facility.
- Develop conceptual plans for repurposing the wastewater treatment plant. Coordinate better access as described in the Comprehensive Plan for future park improvements.
- Consider deploying a request for proposals (RFP) for the redevelopment of the Grimes Community Complex following City staff vacation to a new public administration building.
- Consider partnerships with Polk County to create a senior/community center space.
- Evaluate public needs and redevelopment opportunities at the former Fire Station 37.
- Evaluate public needs and redevelopment opportunities for the N Main Street Public Works Cold Storage site.
- Consider expanding burial options at Sunny Hill Cemetery and other aesthetic improvements.
- Consider access improvements to the Hoff Cemetery when development to the south is proposed.
- Monitor parking and community room needs at the Grimes Public Library. Consider improvements when determined necessary.
- Monitor storage and EMS needs at the new Public Safety Building. Consider improvements when determined necessary.
- Consider building upgrades or redevelopment of the 404 SE 2nd Street property.



FIGURE 9.2 RENDERINGS OF THE PUBLIC ADMINISTRATION BUILDING FOR THE CITY OF GRIMES
SOURCE: OPN ARCHITECTS

Resilient + Flexible Utility Systems

Goal 9.2: Maintain a utility system that is resilient and flexible to meet the needs of future development throughout the City.

Strategy 9.2.1: Maintain and improve existing utility systems through timely repairs and upgrades.

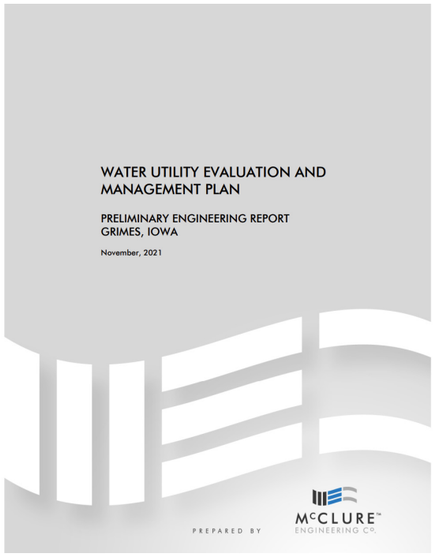
Reliable utility systems are essential for supporting daily life and future growth. The City must continue investing in maintenance and upgrades to water, sanitary, and storm infrastructure to ensure consistent service and protect public health. Using system studies to guide improvements, addressing inflow and infiltration, and exploring proactive programs such as sewer lining will strengthen long-term performance. Proactive maintenance ensures efficiency, reduces long-term costs, and supports a resilient utility network. By adopting best practices and planning for future needs, Grimes can maintain a resilient utility network that meets the demands of residents and businesses.

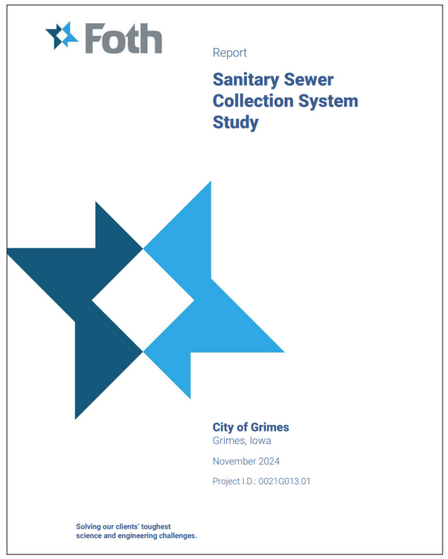
Strategy 9.2.2: Establish a process for pursuing accreditation with American Public Works Association (APWA).

APWA accreditation demonstrates a commitment to best practices and continuous improvement. The City should establish a process for pursuing accreditation through APWA. Pursuing accreditation will provide a framework for evaluating operations, enhancing service delivery, and building public confidence. Achieving accreditation supports accountability and positions the City as a leader in public works management.

Strategy 9.2.3: Use the Water and Sanitary Systems studies to inform decisions and update the studies as improvements are completed.

The City has already invested in comprehensive studies of its water and sanitary sewer systems, which provide essential data for planning and prioritizing improvements. These studies should be actively used to guide decisions and updated as projects are completed or as system needs change due to development. Keeping these studies current ensures accurate and efficient infrastructure planning. The City should also proactively plan for the cost of updating these studies through its Capital Improvement Program (CIP) budgeting process to maintain a reliable and forward-looking utility network.





Resilient + Flexible Utility Systems

Strategy 9.2.4: Consider developing best management practices for performing maintenance on private utilities to support longevity of utilities and protect water quality.

Private utility maintenance plays an important role in protecting public systems and water quality. The City should consider developing best management practices and maintenance procedures for property owners to follow. Activities, such as fire hydrant servicing, mainline flushing, valve turning, basin cleaning, and grease interceptor maintenance by licensed professionals, help prevent failures and reduce strain on public infrastructure. Providing clear guidance will support long-term system health and environmental protection.

Strategy 9.2.5: Continue to invest in repairs and upgrades that address inflow and infiltration (I & I) within the sanitary sewer system.

Inflow and infiltration (I & I) can significantly impact the efficiency of the sanitary sewer system. Inflow includes surface water that enters the sanitary sewer system via holes in the manhole casing or illegal connections such as sump pumps, downspouts, and foundation drains. Infiltration is groundwater that enters the system through cracks in the pipe, leaking joints, and connection failures.

The City should continue investing in repairs and upgrades that reduce I & I, protecting system capacity and preventing costly treatment of excess water. Targeted improvements will enhance reliability and reduce operational expenses. The City should also consider budgeting for a consistent improvement program through the capital improvement plan (CIP) budgeting process on an annual basis.

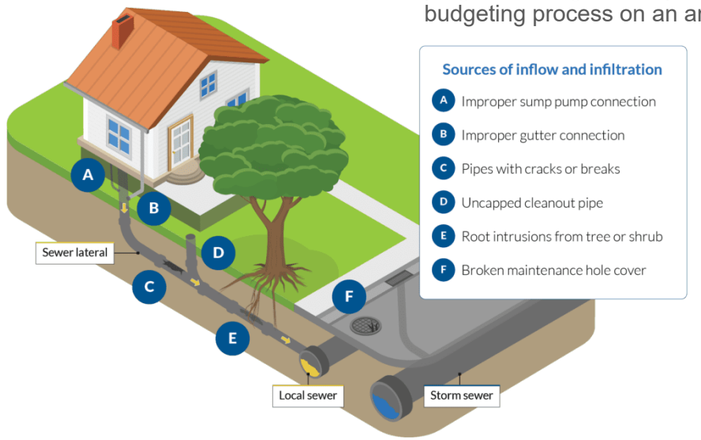


FIGURE 9.3 INFLOW AND INFILTRATION DIAGRAM
SOURCE: MADISON METROPOLITAN SEWERAGE DISTRICT

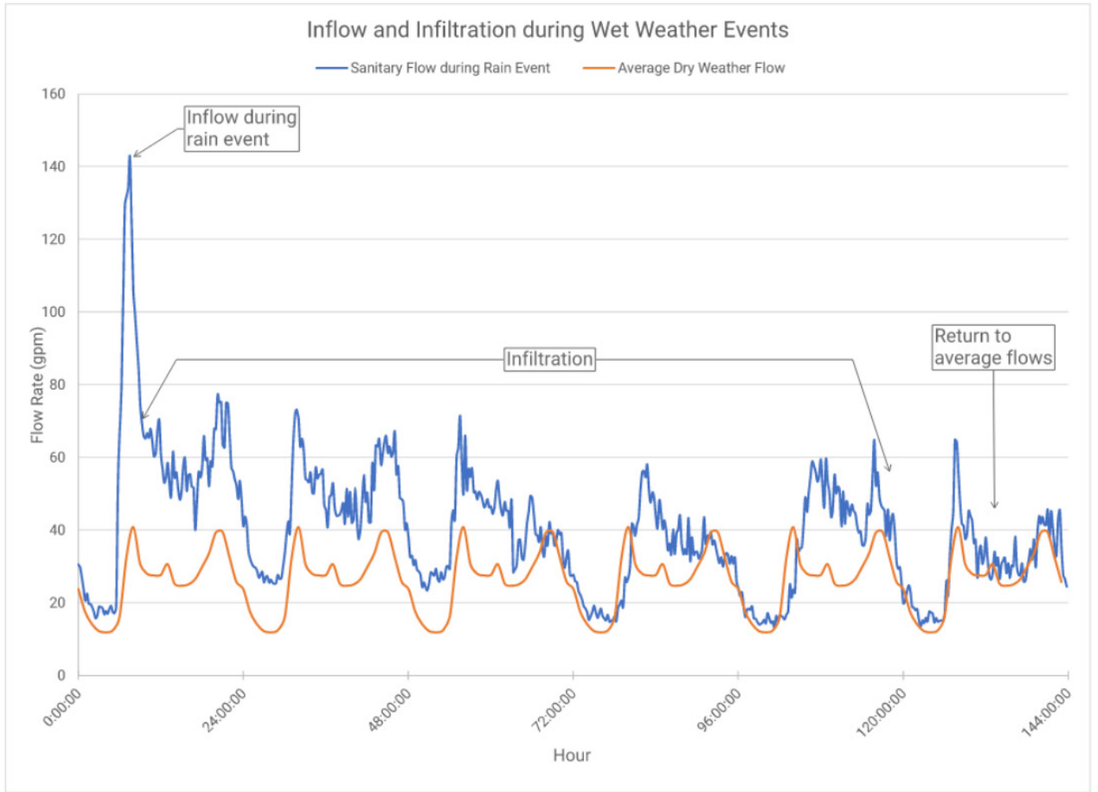


FIGURE 9.4 INFLOW AND INFILTRATION DURING WET WEATHER EVENTS
SOURCE: CITY OF GRIMES, SANITARY SEWER COLLECTION SYSTEM STUDY 2024

Resilient + Flexible Utility Systems

Strategy 9.2.6: Consider the creation of a sanitary sewer lining program to proactively target maintenance on sewer lines to ensure safe and efficient conveyance of wastewater.

A sanitary sewer lining program would allow the City to address aging infrastructure before failures occur. Proactive lining extends the life of sewer lines, improves flow, and reduces infiltration risks. Implementing a program with annual budgeting and a data-driven approach to project determination will support a safe and efficient wastewater system while minimizing emergency repairs.

Strategy 9.2.7: Conduct a lift station analysis study to understand where possible consolidation or service enhancements are needed as well as where new lift stations will need to be constructed based on development patterns.

Lift stations are critical components of the sanitary sewer system, and their performance must align with growth. The map in Figure 9.5 presents the existing gravity and force mains in Grimes, as well as the three existing lift stations. The City's 2024 Sanitary Sewer Collection System Study examines the current lift station facilities and identifies capacities and deficiencies by each lift station and proposes preliminary locations for future lift stations. The City should conduct a supplemental study to evaluate opportunities for consolidation, service enhancements, and new station locations. For example, analyzing the Gateway and Southeast 37th Street lift stations could reveal potential efficiencies or alternatives such as regional partnerships with WRA or neighboring communities. This approach ensures capacity keeps pace with development while optimizing resources.

Strategy 9.2.8: Consider establishing an asset management system to accurately document and track the condition of public infrastructure and utilities.

An asset management system provides a centralized platform for tracking the condition, location, and maintenance history of public infrastructure and utilities. Implementing such a system would allow the City to make data-driven decisions, prioritize repairs, and plan upgrades more effectively. Accurate documentation supports long-term budgeting, reduces unexpected costs, and ensures resources are allocated where they are most needed. Establishing this system can also serve as the first step toward developing a digital twin of the City's infrastructure, creating opportunities for advanced modeling and predictive maintenance in the future.

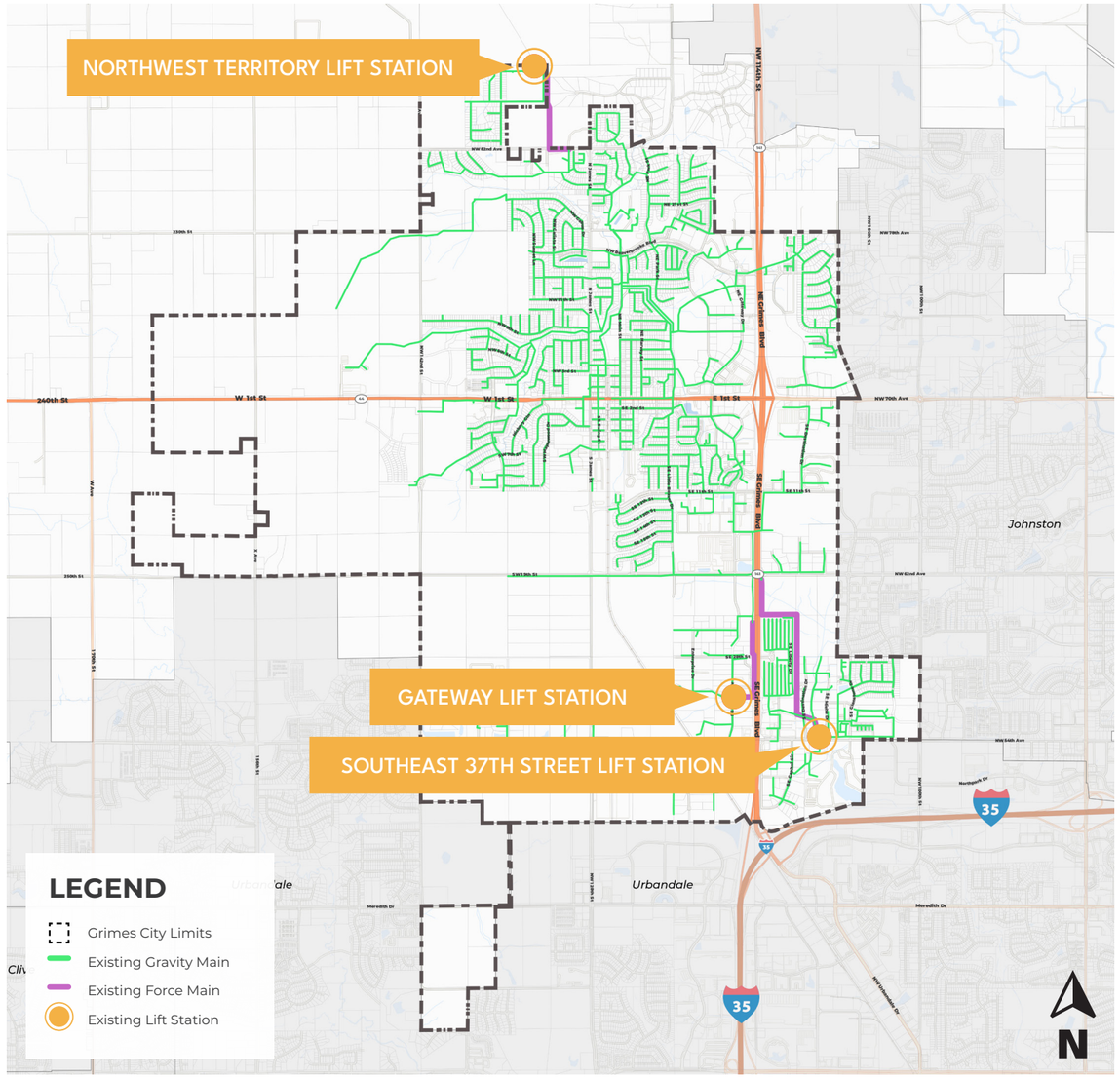


FIGURE 9.5 EXISTING SANITARY SEWER SYSTEMS IN GRIMES
SOURCE: CONFLUENCE WITH INPUTS FROM CITY OF GRIMES

Resilient + Flexible Utility Systems

Goal 9.3: Build capacity and extend utilities to suport future growth of the city.

Strategy 9.3.1: Maintain active coordination with regional utility partners, including Central Iowa Water Works (CIWW) and the Des Moines Wastewater Reclamation Authority (WRA), to support long-term service capacity.

Grimes is proud to be a part of a regional effort to provide reliable and efficient utility services to its community. As a producer community in the newly formed Central Iowa Water Works (CIWW), Grimes helps supply clean water to the region while securing long-term access for its own residents. The City also partners with the Des Moines Wastewater Reclamation Authority (WRA), connecting to a larger sanitary sewer system that supports future growth and protects public health.

By working closely with these regional partners, Grimes ensures that its utility systems are built to last and ready to grow with the community. These partnerships help the City share costs and resources while staying aligned with regional goals.

Strategy 9.3.2: Coordinate with utility and infrastructure authorities that currently govern outside of the city's boundaries.

As development expands westward, the City will increasingly interact with utilities managed by entities, such as Xenia and surrounding municipalities. Establishing clear communication and collaborative processes will make future transitions smoother as more infrastructure falls within city limits. Working closely with Xenia is especially important to ensure service continuity and minimize challenges during annexation or jurisdictional changes.

Strategy 9.3.3: Establish clear and consistent policy that defines which infrastructure costs are covered by the City and which are the responsibility of developers.

As Grimes continues to grow, it is important for the City to remain welcoming to development while also managing the costs that come with expanding infrastructure. Roads, utilities, and stormwater systems are essential to supporting new neighborhoods and businesses. However, building and maintaining these systems requires significant investment. While the City plays a key role in providing infrastructure, it cannot rely solely on public funding to support development.

To ensure long-term financial stability and fairness, the City should define a clear and consistent infrastructure optimization policy for how infrastructure costs are best shared between the City and developers. This policy should outline what infrastructure can be covered by the City and which improvements are the responsibility of developers, helping everyone understand expectations from the start. A uniform approach to cost sharing will support smart growth, reduce uncertainty, and make sure infrastructure investments benefit the entire community. Care will need to be taken to craft a policy that supports and encourages the type of development desired by the City and does not overly burden the City financially. This policy should consider both the type of development and its location within the community's growth areas.

Further consideration should be included regarding infrastructure funding options, such as the utilization of infrastructure fee districts. An infrastructure fee district can fund the extension of major waterlines and sewer mains within a defined area that might otherwise be too difficult or costly for one developer or development to fund. Such fee district enables a city to install major utility lines for a developing area, recouping costs from each property as it develops. Fee districts are often considered a great financing tool where everyone pays their fair share, although this does require a significant upfront investment by the City.



WHEN TO COST-SHARE?

Cost-sharing may be appropriate when the project provides a broad benefit to the greater community. City policy and plans on cost-sharing should generally consider roles and responsibilities for traffic study analysis, connectivity, and when relevant, the need for bridges or additional road infrastructure.

Resilient + Flexible Utility Systems

Strategy 9.3.4: Systemically plan infrastructure network expansions and improvements to align with future key growth areas.

Planning utility expansions in advance of development is critical to supporting growth and avoiding costly delays. Figure 9.7 on the next page identifies a tiered growth approach based upon areas that can be serviced in the near future and areas where long-term investment will be necessary.

Needed Improvements

Areas west of County Line Road along any future Alice's Road extension up to Highway 141 will require a new, sizeable lift station to provide adequate sanitary service. North of 220th Street, smaller lift stations will be needed to accommodate development in those areas. Water main extensions should be completed at the same time as sewer improvements to maximize efficiency and reduce construction impacts.

In the southeast area of Grimes, gravity sewer extensions can serve near-term needs, but future capacity upgrades will be necessary for the lift stations that support this area as development continues over the next 20 years. Coordinating these improvements through a systematic planning process will ensure infrastructure is delivered when and where it is needed, supporting growth while maintaining reliable service.

Strategy 9.3.5: Consider developing a plan to guide infrastructure improvements in areas planned for industrial growth, that includes the use of Tax Increment Financing (TIF) when development reaches a level that can support it.

Industrial growth often requires strategic infrastructure planning to support economic development as the tax increases alone often do not cover the full cost of improvements or only do so over a significant period of time. To help bridge this gap, the City should continue to use tools like Tax Increment Financing (TIF), particularly in areas planned for industrial growth, as development reaches a sustainable level. Industrial land uses are well-suited for TIF because they typically do not require additional public services, allowing increased tax revenues to be reinvested directly into infrastructure. This approach ensures infrastructure investments are timed appropriately and funded responsibly, creating a strong foundation for future business growth.

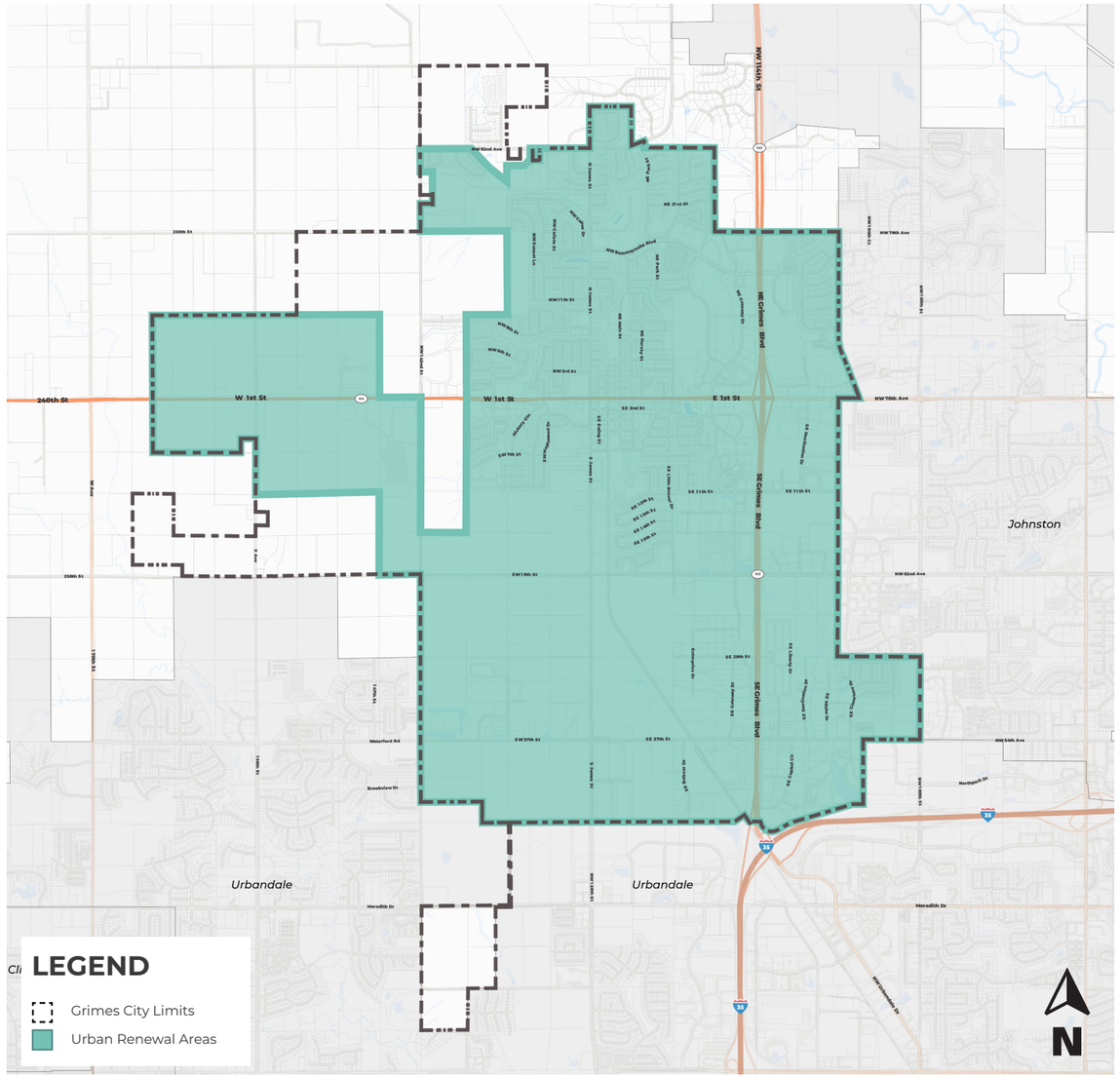
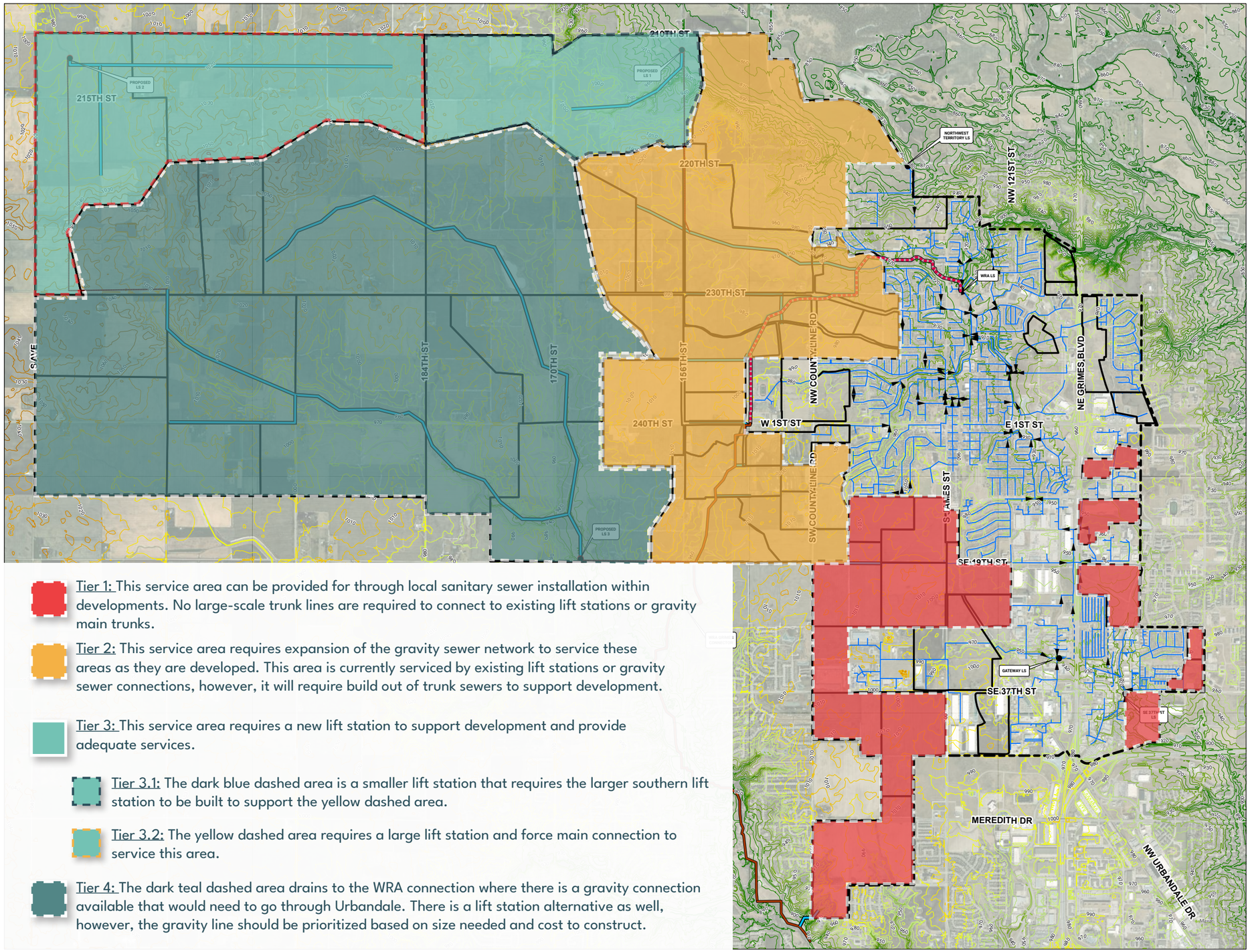


FIGURE 9.6 CITY OF GRIMES URBAN RENEWAL AREAS



Tier 1: This service area can be provided for through local sanitary sewer installation within developments. No large-scale trunk lines are required to connect to existing lift stations or gravity main trunks.

Tier 2: This service area requires expansion of the gravity sewer network to service these areas as they are developed. This area is currently serviced by existing lift stations or gravity sewer connections, however, it will require build out of trunk sewers to support development.

Tier 3: This service area requires a new lift station to support development and provide adequate services.

Tier 3.1: The dark blue dashed area is a smaller lift station that requires the larger southern lift station to be built to support the yellow dashed area.

Tier 3.2: The yellow dashed area requires a large lift station and force main connection to service this area.

Tier 4: The dark teal dashed area drains to the WRA connection where there is a gravity connection available that would need to go through Urbandale. There is a lift station alternative as well, however, the gravity line should be prioritized based on size needed and cost to construct.

CITY OF GRIMES

SANITARY SEWER CONTOUR MAP

ULTIMATE DEVELOPMENT

NOVEMBER 2024

- City Boundary
- Flow Direction
- Lift Stations
- Existing Gravity Main
- Existing Force Main
- Proposed Gravity Main
- Proposed Force Main
- Proposed Lift Station

WRA Grimes Connector

- WRA Force Main
- WRA Gravity Main

CONTOURS

820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080

0 750 1,500 3,000 Ft

N

Foth

Appendix M - 1 of 3

FIGURE 9.7 TIER GROWTH MAP BASED ON SERVICEABILITY

Maintain and Improve Existing Infrastructure

Goal 9.4: Maintain and develop a resilient and efficient stormwater management system that protects water quality, mitigates flood risks, enhances the natural environment, and provides recreational opportunities.

A resilient stormwater system is essential for protecting water quality, reducing flood risks, and supporting sustainable growth. The City should continue to evaluate opportunities for system improvements through data-driven studies, regional basin policies, and enhanced erosion control programs. Incorporating greenway preservation and exploring innovative practices such as reclaimed irrigation will strengthen environmental stewardship while creating recreational amenities for residents. These efforts will ensure stormwater management remains efficient, adaptable, and aligned with community and environmental priorities.



Strategy 9.4.1: Consider developing a stormwater study to identify current stormwater data such as flood zone mitigation locations, regional detention opportunities, locations of greenway and natural landscape preservation.

A stormwater study would provide the City with detailed data to guide improvements that benefit existing residents and prevent unforeseen impacts from upstream development. By identifying areas for flood mitigation, regional detention, and natural landscape preservation, the study would create a foundation for proactive planning. It would also serve as a valuable tool for implementing improvements when they are needed, ensuring decisions are based on accurate information rather than reactive measures.

Strategy 9.4.2: Evaluate and consider creating a regional basin policy to support land use efficiency, regional stormwater detention, cost-share opportunities, and recreational amenities.

While Grimes does not currently face flooding concerns that would require large-scale stormwater detention, there are still meaningful benefits to exploring regional basin solutions. By combining multiple smaller stormwater facilities into larger, shared systems, the City can create opportunities that extend beyond stormwater management, such as adding recreational features, enhancing open space, and improving the overall quality of life for residents.

Regional stormwater basins offer opportunities to improve land use efficiency and enhance community amenities. The City should evaluate the feasibility of a regional basin policy that promotes shared detention facilities, cost-sharing arrangements, and recreational features such as trails or open spaces. This evaluation should focus on identifying regional opportunities that add value to or create recreational amenities for the city, not just on consolidating ownership from developers. This focus would create a balanced solution for stormwater management and community benefit.

The City is actively pursuing flood buy out projects through the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program. This funding allows local agencies to acquire land in the floodplain and reduce potential negative impacts for health and safety of residents.



Maintain and Improve Existing Infrastructure

Strategy 9.4.3: Maintain and improve stormwater and erosion control programs to protect water quality and the environment.

Strong stormwater and erosion control programs are essential for protecting water quality and reducing environmental impacts. The City should continue investing in these programs and updating practices as regulations and technology evolve. Proactive management helps prevent sedimentation, safeguard natural resources, and maintain compliance with environmental standards.

Strategy 9.4.4: Evaluate the possibility for reclaimed irrigation systems.

Reclaimed irrigation systems can reduce potable water demand and support sustainable landscaping practices. The City should conduct a study to understand the process, costs, best practices, and benefits of implementing reclaimed irrigation. Exploring this option will help determine whether it can be integrated into future development plans to conserve resources and promote environmental stewardship.

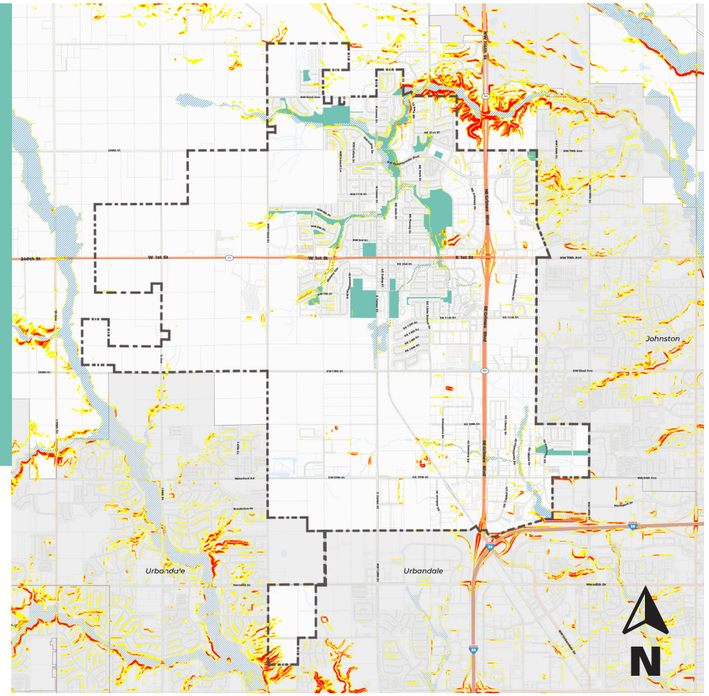


AREAS OF CONCERN FOR POTENTIAL SOIL EROSION DUE TO RUNOFF

The map to the right depicts high slope areas, existing parks and open spaces, and the floodplain located throughout Grimes today. It is important to preserve these sensitive natural features and prevent as much erosion as possible during development.

LEGEND

- Grimes City Limits
- Nearby Cities
- Floodway
- 100-Year Floodplain
- 500-Year Floodplain
- 10%-15% Slope
- 15%-20% Slope
- Over 20% Slope
- Parks and Open Space

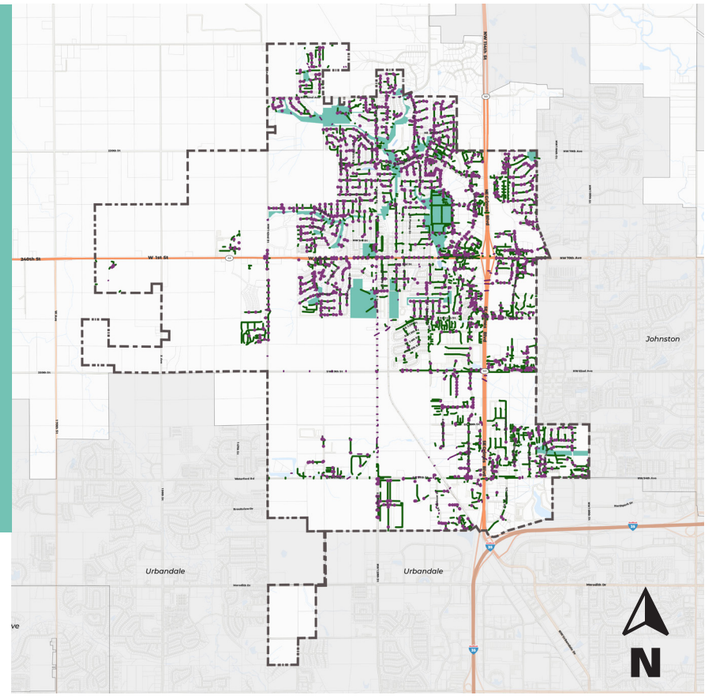


STORMWATER INFRASTRUCTURE + RECREATIONAL FACILITIES

The stormwater infrastructure depicted in the map to the right identifies existing culverts, pipes, and manholes, in addition to existing parks and open spaces. These facilities offer an opportunity for efficient and multi-purpose improvements by combining future stormwater improvements with recreational facilities, such as detention or retention ponds, trails, or greenbelts.

LEGEND

- Grimes City Limits
- Nearby Cities
- Floodway
- 100-Year Floodplain
- 500-Year Floodplain
- Parks and Open Space
- Storm Sewer - Manholes
- Storm Sewer - Culverts
- Storm Sewer - Pipes





CHAPTER 10:

Parks & Recreation

Develop and Maintain Facilities with a Regional Draw

Connect Parks to Neighborhoods

Maintain and Expand Parks and Programs

Parks and Recreation Overview

Chapter 10: Parks and Recreation is intended to provide an analysis of the current parks system and guidance related to the future of the Grimes parks and recreation system. This chapter includes supporting themes, goals, and strategies for the City to reference when considering opportunities related to parks, trails, and recreation programming.

Parks and recreation contribute significantly to the quality of life in a city and can serve as a regional draw for tourism and have a positive impact on the local economy. Planning for future parks demand is critical for a growing community like Grimes. However, park maintenance and improvement of existing facilities are crucial to providing a high-quality parks system.

Consideration for future parks and trails is included as part of recommendations within this chapter to ensure all future residents have access to these amenities.



Public Engagement

Phase 2 of the Grimes 2050 Comprehensive Plan included a robust public engagement process. A variety of engagement activities and events throughout the community helped to identify desired amenities, services, and opportunities related to the community, as well as parks and recreation. Some highlights from the public input is provided below in Figure 10.1.

WHEN ASKED TO RANK COMMUNITY IMPROVEMENT TYPES, PARTICIPANTS RANKED PARKS AND RECREATION AMENITY EXPANSION AS #1.

KEY TAKEAWAYS FROM PARKS-RELATED FEEDBACK FROM PHASE 2 REVEALED A STRONG DESIRE FOR LARGE COMMUNITY GATHERING SPACES.

TOP VOTED IMAGES FOR PARKS AND RECREATION IMPROVEMENTS









FIGURE 10.1 SUMMARY OF PUBLIC INPUT RECEIVED RELATED TO PARKS AND RECREATION



Existing Parks + Trail Systems

Grimes Parks and Open Space

The City of Grimes currently operates 11 parks and 3 sports complexes. Additional areas of open space throughout the city for people to enjoy supplement the overall parks system. Parks and green spaces are maintained jointly by the Grimes Parks & Recreation and Public Works Departments.

Figure 10.2 shows the existing parks and open space in Grimes. Open space is undeveloped land that can be used for recreation, ecological protection, flood mitigation, and more. The existing parks are mostly distributed throughout the northeast portion of the City, where most of the residential development exists. However, there are a few areas that have limited access to parks such as those in the northern-most developments.

Existing Recreational Programming

The City of Grimes works with the Iowa Department of Natural Resources (DNR) to keep public ponds stocked with largemouth bass, bluegill, and channel catfish. The photo below shows the fishing pond at the Hy-Vee Multiplex.

The Grimes Parks and Recreation Department maintains many different recreational programs, including the following:

- Youth Sports and Fitness Programs
- Adult Sports and Fitness Programs
- Youth Enrichment and Summer Camps
- Free Movies and Concerts in Heritage Park
- Festivals and other Community Events
- Open Gym at Community Complex
- Youth, Adult, and Senior Programs
- Shelter Rentals



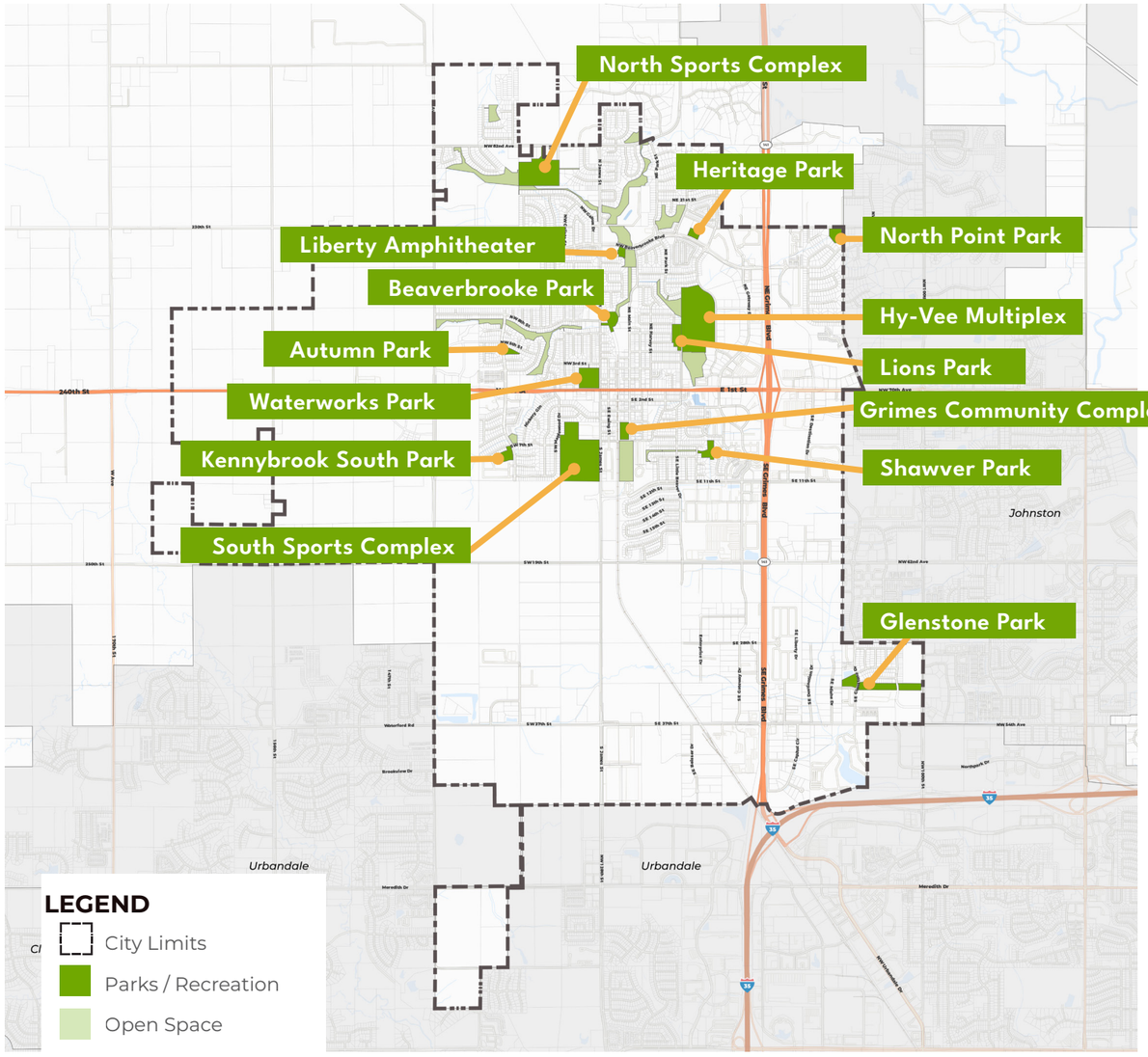


FIGURE 10.2 EXISTING PARKS AND OPEN SPACE
SOURCE: CONFLUENCE WITH INPUTS FROM CITY OF GRIMES



Existing Parks + Trail Systems

Level of Service Analysis

Grimes Overall Level of Service

The National Recreation and Park Association (NRPA) recommends a level of service (LOS) of 10.5 acres of parkland per 1,000 residents. With the inclusion of all parks and city-owned open space in the community today, Grimes' LOS is above the standard recommendation at 18.2 acres per 1,000 residents. The summary of this level of service analysis can be found on the following page in Tables 10.1-10.. At the time of writing this plan, the ownership of the Brenton Slough is being transferred to Polk County Conservation. Brenton Slough has been included in the future LOS estimate based on today's population and projects the LOS to be 72.3 acres per 1,000 residents, maintaining a high LOS in Grimes.

Pocket Parks

Pocket parks have the smallest footprint and serve the immediate vicinity.

Typical Features: playground and single shelter, no parking or restrooms, and may have few or no walking paths.

Neighborhood Parks

Neighborhood parks have a medium footprint serving the surrounding neighborhood.

Typical Features: trails, playgrounds, open-air shelters, and limited amenities with little to no parking, and possibly portable restrooms.

Community Parks

Community parks are the largest and premier parks serving the entire City.

Typical Features: comprehensive amenities such as modern restrooms, parking, trails, multiple facilities, and specialized amenities. They will also include security features, such as lighting throughout the park.

Special Use Parks

Special use parks are areas in which a specialized or single-purpose activity takes place. The areas may be golf courses, amphitheaters, or sports fields. Since the designation is based on the use and not size, there is no set acreage minimum or maximum as these numbers will vary considerably.

Figure 10.2 displays the existing parks in Grimes by type and each park's associated service areas. There are a few areas within both the city limits and planning boundary that are currently under-served by parkland. In order to address this, intentional consideration for new park locations is needed. Opportunities for future parks are addressed throughout the rest of the chapter.

Greenway/Open Space

Open Space is defined as land that is unprogrammed but still available for recreation. General open space may include areas of land that do not have any park amenities but remain accessible for recreation. Greenways are a type of linear open space that often occur along a natural corridor, such as a stream. Greenways connect parks and natural preserves, providing opportunities for recreation and transportation, and sometimes have pedestrian bicycle trails on them.

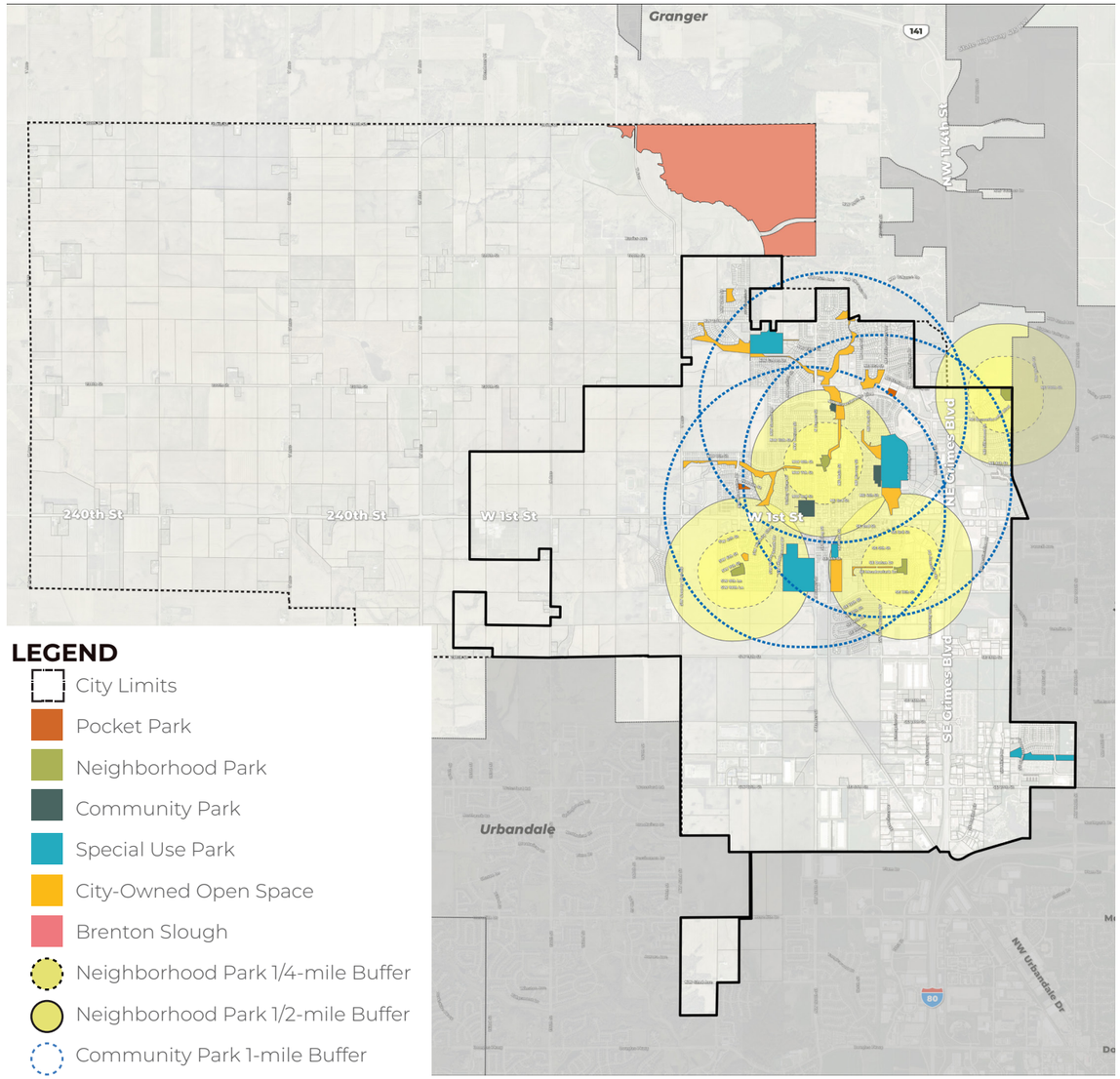


FIGURE 10.3 NEIGHBORHOOD AND COMMUNITY PARK SERVICE AREAS
SOURCE: CONFLUENCE, WITH INPUTS FROM CITY OF GRIMES

Existing Parks + Trail Systems

PARK NAME	ACRES	PARK TYPE
Autumn Park	1.7	Pocket
Beaverbrooke Park	4.2	Neighborhood
Brenton Slough*	587.6	Regional
Glenstone Park	14.1	Special Use
Grimes Community Complex	3.6	Special Use
Hy-Vee Multiplex	49.0	Special Use
Heritage Park	2.1	Pocket
Kennybrook South Park	4.3	Neighborhood
Liberty Amphitheater	1.6	Community
Lions Park	5.2	Community
North Point Park	3.8	Neighborhood
North Sports Complex	26.5	Special Use
Shawver Park	3.8	Neighborhood
South Sports Complex	46.4	Special Use
Waterworks Park	10.0	Community
City-Owned Open Space	*121.5*	*Regional*
TOTAL PARK ACRES	**297.8**	-
EXISTING POPULATION	**16,362**	-
RECOMMENDED LEVEL OF SERVICE	**10.5 / 1,000 Residents**	-
CURRENT LEVEL OF SERVICE	**18.2 / 1,000 Residents**	-
FUTURE LEVEL OF SERVICE*	**72.3 / 1,000 Residents**	-

TABLE 10.1 OVERALL PARK LEVEL OF SERVICE IN GRIMES

POCKET PARK LEVEL OF SERVICE (LOS)	ACRES
Total Acres	16.1
Existing Population	16,362
Recommended LOS	2/1,000 Residents
Existing LOS	0.2

TABLE 10.2 POCKET PARK LOS

The existing pocket parks are summarized in Table 10.2. The National Recreation and Park Association recommends a level of service (LOS) of 2 acres per 1,000 residents. Today, Grimes' pocket park LOS is below the recommended standard, although this is mitigated in part due to the significant acreage of open space areas and special use parks.

NEIGHBORHOOD PARK LEVEL OF SERVICE (LOS)	ACRES
Total Acres	16.1
Existing Population	16,362
Recommended LOS	5/1,000 Residents
Existing LOS	1.0

TABLE 10.3 NEIGHBORHOOD PARK LOS

The existing neighborhood parks are summarized in Table 10.3. The National Recreation and Park Association recommends a level of service (LOS) of 5 acres per 1,000. Today, Grimes' neighborhood LOS is slightly below the recommended standard, although this is mitigated in part due to the significant acreage of open space areas and special use parks.





COMMUNITY PARK LEVEL OF SERVICE (LOS)	ACRES
Total Acres	16.8
Existing Population	16,362
Recommended LOS	5/1,000 Residents
Existing LOS	1.0

TABLE 10.4 COMMUNITY PARK LOS

The existing community parks are summarized in Table 10.4. The National Recreation and Park Association recommends a level of service (LOS) of 5 acres per 1,000 residents. Today, Grimes' community LOS is below the recommended standard. However, this is again mitigated by the large acreage of open space and special use parks that currently exist in the City.

TRAILS LEVEL OF SERVICE (LOS)	MILES
Total Miles	35.6
Existing Population	16,362
Recommended LOS	0.5/1,000 Residents
Existing LOS	2.2

TABLE 10.5 TRAILS LOS

The existing trails system is summarized in Table 10.5. The National Recreation and Park Association recommends a level of service (LOS) of a 1/2 mile for every 1,000 residents. Grimes' trail system is well above the recommended standard, at 2 miles of trail for every 1,000 residents. The trails LOS only includes existing trails within city limits. Many of the trails counted continue further into neighboring cities. As Grimes continues to expand its trail network this, the LOS will increase.



Facilities with a Regional Draw

Goal 10.1: Position the City of Grimes as a regional recreation tourism destination.

Strategy 10.1.1: Continue to explore opportunities to bring in unique regional amenities and enhance destination recreational use.

Grimes should explore other unique amenities and attractions that can draw residents and visitors to the community. Today, the three sports complexes and Glenstone MultiGolf Park comprise over 130 acres of regional attractions. The Glenstone MultiGolf Park is a unique facility to Grimes, as the first multigolf park in the Des Moines Metro and the first 18-hole course of its kind in the country. Grimes should leverage and continue to expand its unique recreational attractions to attract visitors and residents.

To continue growth around recreational destinations, Grimes should consider ways to spur economic development around these features. The City should work with development partners to bring in hotels and commercial nodes around regional recreation destinations. This will serve residents and visitors who use the recreation facilities and attract more people to visit. Grimes should consider studying regional recreational amenities and what comparable cities with recreational tourism programs are doing, and model after them. Case study examples of regional recreation in other cities are provided on pages 12-13.

Strategy 10.1.2: Promote recreational tourism through tournaments, special events, sports-focused partnerships, and providing unique recreational experiences.

Grimes' regional parks and recreation attractions include the South Sports Complex, North Sports Complex, Hy-Vee Multiplex, and the Glenstone MultiGolf Park. These facilities provide space for many sports and recreational activities and the high quantities of fields make Grimes an ideal location for sport tournaments and other unique recreational experiences. The City of Grimes should consider an optimization study of its athletic complexes to ensure efficient use of facilities, to expand programs and tournament opportunities.

What Amenities are Present Today at Grimes' Regional Parks?

The Grimes Parks and Recreation Department web page highlights the existing amenities at each of the community's parks. The City should continue to update this web page as upgrades are made to parks. Below are some of the amenities at the regional attractions in Grimes.

South Sports Complex

- Pickleball
- Tennis
- Soccer
- Sand volleyball
- Green Space for soccer
- Basketball
- Skate park
- Walking trails
- Play structure

North Sports Complex

- 5 youth softball fields
- 1 adult softball field
- Green-space for soccer

Hy-Vee Multiplex

- 12 full size soccer fields
- 18 baseball / softball fields
- 36 Batting cages
- 36 Bullpens

Glenstone Park

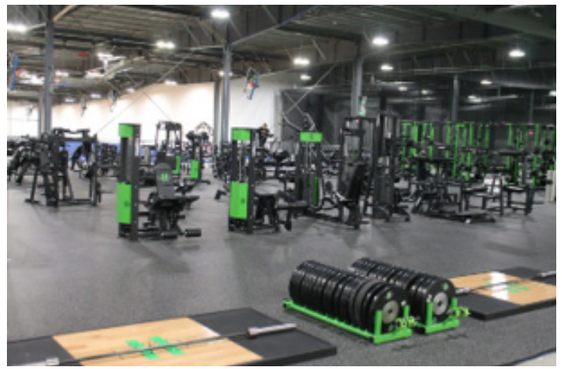
- 18-hole MultiGolf Park



Facilities with a Regional Draw

Case Studies

Two case studies, TBK Bank Sports Complex and Wichita Sports Forum, show how sports complexes have been developed as an anchor destination with supporting retail and commercial development adjacent to the site. Retail uses like restaurants, shopping, and hotels have developed alongside these facilities to support the anchor and create a destination for families and athletes. Grimes should consider opportunities to intentionally locate supportive retail, hospitality, and commercial developments around sports facilities.







Case Studies: Regional Recreation Destinations

TBK Bank Sports Complex
Bettendorf, IA

TBK Bank Sports Complex is an indoor-outdoor sports complex located in Bettendorf, Iowa. This facility includes sports fields and courts, a training area, fitness center, and physical therapy facility. It also offers opportunities for both recreational and competitive athletes, hosting many tournaments and camps. An entertainment center with games, bowling, and a restaurant expands services and amenities. The complex offers a gym membership with access to the fitness center and sports complex facilities.

Wichita Sports Forum
Wichita KS

The Wichita Sports Forum, located in Wichita, Kansas, is a dynamic facility located in the heart of a commercial development anchored by sports. The facility has sport courts, batting cages, and turf fields. It also features a trampoline park complete with air sports, a ninja course, and party rooms for events. This provides both a space for sports and recreation, as well as entertainment, making it a regional recreation destination.











Connect Parks to Neighborhoods

Goal 10.2: Promote and provide equitable access to parks and recreation facilities for all residents.

Strategy 10.2.1: Ensure parks are located near all types of residential areas.

The level of service analysis on pages 6-9 shows how current parks are serving the City, using service area standards from the NPRA. The NPRA recommends, per their Safe Routes to Parks Initiative, that people be able to reach a park in a 10-minute walk or a 1/2 mile or less. As shown in Figure 10.2, current park service mostly covers residential areas in Grimes there are a few areas that have limited access to parks such as those in the northern-most developments. Grimes should ensure parks are located near all types of residential areas using the level of service analysis and the Future Land Use Plan. Figure 10.4 displays the future land use map with recommended park nodes, which are general areas recommended for parks. These nodes are made to ensure parks are within reasonable distance from all types of residential, including low, medium, and high-density.

Strategy 10.2.2: Create an interconnected park, greenway, and trail network by ensuring new and existing parks are connected and supported by clear signage, wayfinding, and park naming standards.

Grimes has many high-quality parks and open spaces, but they are not all connected to each other. In the online engagement survey, conducted as part of the public input phase for the development of this plan, residents ranked park access a 6.3 out of 10. Grimes has many greenways which could benefit from trails along them, and connecting them to other greenways, parks, and other areas of interest, like the Governor's District. This will increase mobility in Grimes and make it safer and easier for people to walk and bike to places they want to go.

Trails are a key component of transportation networks for residents without cars, recreational users, and children independently moving throughout the community. There are many existing trails throughout Grimes today, but there are several missing linkages that would establish a healthy and connected trail network. These gaps create a disjointed network that limits the overall mobility of the community and access to parks and open space. The City should examine opportunities to better connect parks and open spaces via trails. ***Chapter 8: Transportation*** outlines strategies and a mobility plan to increase multimodal connections in Grimes. Additionally, developing wayfinding signage and naming standards for parks and trails could assist in creating a connected and unified park and trail system.

How would Grimes residents rate the parks in Grimes today based on ease of access?



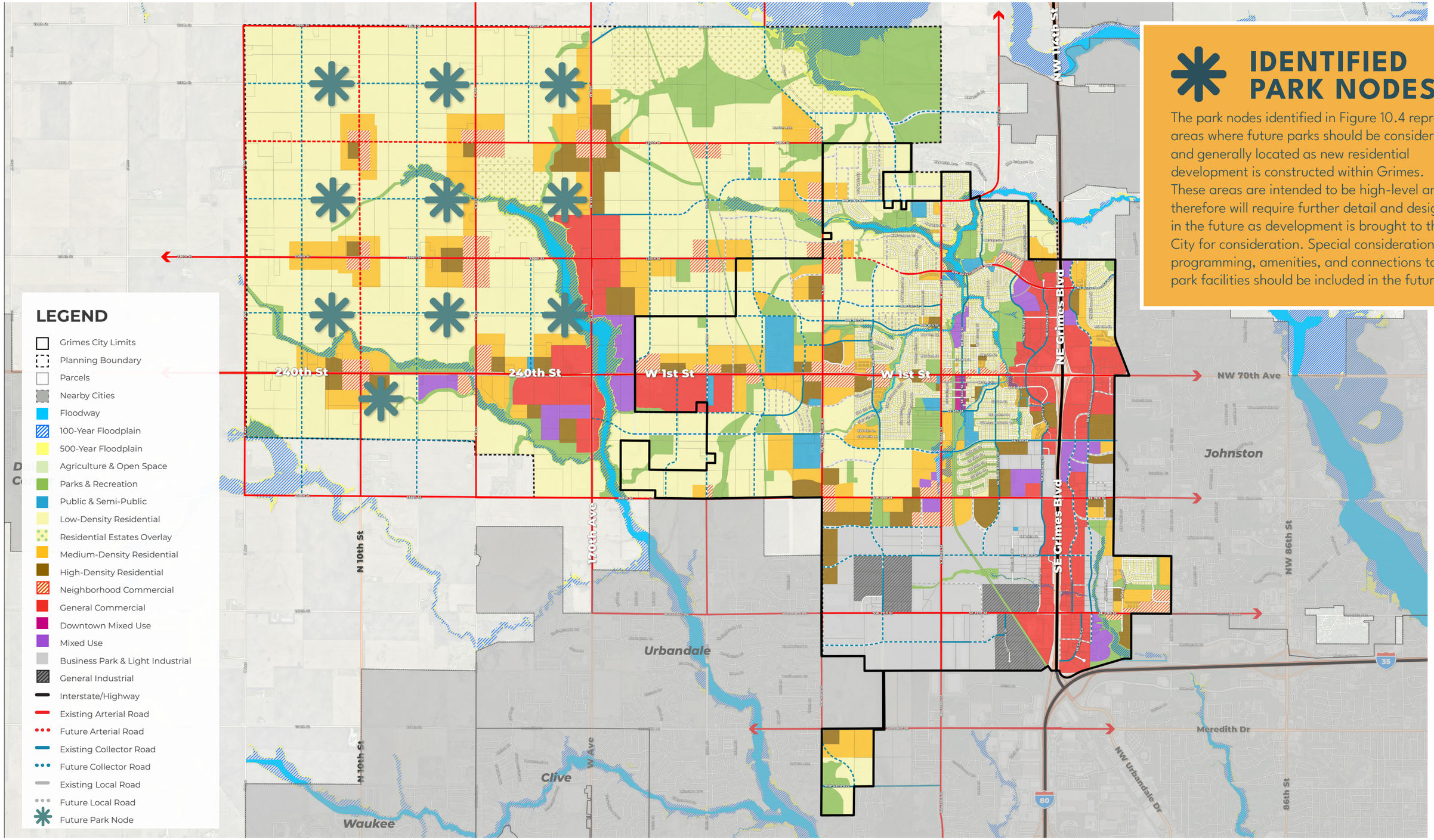




What is the ideal distance parks should parks be from residents?







IDENTIFIED PARK NODES

The park nodes identified in Figure 10.4 represent areas where future parks should be considered and generally located as new residential development is constructed within Grimes. These areas are intended to be high-level and therefore will require further detail and design in the future as development is brought to the City for consideration. Special consideration for programming, amenities, and connections to other park facilities should be included in the future.

FIGURE 10.4 POTENTIAL NEIGHBORHOOD PARK NODE SERVICE AREAS
SOURCE: CONFLUENCE, WITH INPUTS FROM CITY OF GRIMES



Connect Parks to Neighborhoods

Goal 10.3: Ensure existing parks are high-performing and continue to serve the needs of the community.

Strategy 10.3.1: Continue to invest in maintenance and redevelopment of existing parks to ensure they remain high-quality and well-utilized.

Grimes must balance park maintenance and expansion to continue to provide a high-quality park system. The public engagement sessions and online survey, conducted as part of the public input phase of this plan, revealed many Grimes residents are satisfied with the park system and new parks added in recent years. Maintaining this high-quality park system will help to enhance the quality of life for residents now and in the future.

Grimes should consider creating a parks reinvestment plan to establish rating systems for park amenities, determining when improvements are needed, and allocating funding. The City should also consider implementing park furniture standards to create a consistent look between parks and streamline ordering and maintenance.

Grimes should create a Parks and Trails Maintenance Plan to ensure that parks are high-quality and well-utilized. Additionally, a playground & equipment management plan and a vegetation management plan should both be established to streamline efficiency in park maintenance and ensure that parks remain well maintained.

Strategy 10.3.2: Consider developing best management practices for performing maintenance on private trail and sidewalk networks to support an interconnected pedestrian network.

Best management practices help to create a consistent standard for all current and future developments in a community. Grimes should create a private sidewalk and trail maintenance best management practice guidelines to share publicly and with stakeholders to help residents maintain a high-quality pedestrian network.

MAINTENANCE CONSIDERATIONS

Parks

Parks must be regularly maintained to keep a high-quality and usable park system.

Vegetation

Vegetation must be maintained to ensure that ground cover and plantings are well manicured and environmentally suitable.

Trails

Trails must be maintained to remain clean and usable and create a well-connected community.

Furniture + Equipment

Furniture and equipment must be regularly maintained to ensure that it is working and safe for the community.

Goal 10.4: Invest in new parks and expand the park system to support community growth and recreation

Strategy 10.4.1: Identify locations for the construction of neighborhood and community parks within new neighborhood developments as Grimes expands.

Based on the proposed residential areas identified on the Future Land Use Plan, there will be new parks added in the western part of Grimes, as the residential land use expands. Parkland nodes were identified as places where future parks could go. These nodes are not specific locations or parcels of land but general areas of where a park should be included to best service the community, representing a half-mile service radius. Figure 10.4 shows proposed parkland nodes for Grimes. The City should update the Grimes Parks and Trails Master Plan to plan future parks consistent with the parkland nodes identified. The City should also develop a planning process to determine the initial vision and general concept for new parks to ensure that all parks support the visions of the Parks and Trails Master Plan and the goals and strategies outline in this chapter of the Comprehensive Plan, to develop a unified and effective parks and recreation system.

What are Some Benefits of Park Spaces in Neighborhoods?

Activates Vacant Space

The transition of vacant space to an active, gathering space provides a benefit to the neighborhood of increased amenities and recreation.

Increases Access to Activity Spaces

Additional park space increases resident access to programmed spaces, providing playgrounds or unique amenities to a neighborhood.

Improves Property Values

Access to park space in neighborhoods is a desirable amenity for homeowners. As a result, homes closer to park space typically have higher property values.

Provides Environmental Benefits

Parks and open space can provide many environmental benefits, such as decreasing the urban heat island effect, increasing biodiversity, improving air quality, and providing residents with opportunities to connect to nature.



Expand and Maintain Parks

Strategy 10.4.2: Review the current parkland dedication ordinance to ensure it continues to meet the recreation needs of the City and its residents.

Title 13 of the City of Grimes Code of Ordinances includes parkland dedication requirements for all subdivision plats or planned unit developments based on the projected population of the development. The current parkland dedication requirement for the City of Grimes is 6.5 acres per 1,000 residents. The current minimum parkland dedication required is 4 acres per city code. There are some special cases for parkland dedication where credits to the total parkland dedication may be applied if determined to be eligible. The developer may include private recreation areas or greenways as up to 25 percent of the total parkland dedication for the development. The City should review the parkland dedication ordinance to ensure it continues to meet the recreation needs of the City and its residents as the City evolves. Grimes should consider amending the ordinance to allow for flexibility in required parkland acreage in exchange for the construction of park improvements prior to dedicating the land to the City.

Grimes should also develop a tree planting process to allow the City to plant trees in parks and corridors to establish tree canopy where funding has not yet been allocated for improvements. A funding strategy should also be created to determining how the City will allocate funds to purchase parkland when a developer is required to dedicate parkland to serve multiple developments ahead of receiving contributions from other developers. Subsequently, a dashboard should be created to track parkland dedication contributions.

Strategy 10.4.3: Expand variety and quantity of amenities offered within the park system.

In the online engagement survey conducted for this plan, residents were given eight improvements to rank from highest to lowest priority. “Parks and Recreation Amenity Expansion” was ranked as the highest priority overall. Respondents were also able to vote for images that they felt were high or low priorities for Grimes parks. The top chosen priorities were modern public restrooms, nature/wild parks, inclusive parks, and mini golf, shown in Figure 10.1. Other amenities identified by the community were larger park shelters, an event venue for city events, a splash pad, and more sand volleyball courts. Grimes should develop a plan to implement the priority park amenities identified in the Comprehensive Plan feedback.

The City of Grimes should continue to incorporate amenities into parks and expand the number and type of amenities offered at parks. Grimes should continue to evaluate citizen engagement surveys to understand the community’s priorities and preferred amenities. Grimes should also consider developing standard amenity packages required for each type of park. The City should also reference the Public Arts & Culture Master Plan when making decisions about parkland improvements to ensure that culture are incorporated into the parks system.

Additionally, Grimes should collaborate with Polk County Conservation in their work at the Brenton Slough to guarantee that amenities within parks and trails abutting the Brenton Slough are complementary to their vision for the Brenton Slough.



FIGURE 10.5 BRENTON SLOUGH
SOURCE: IOWA NATURAL HERITAGE FOUNDATION



Expand and Maintain Parks

Goal 10.5: Provide inclusive, diverse, and high-quality recreation programs to enhance quality of life for all community members.

Strategy 10.5.1: Increase programming activities for active adults, seniors, and people with disabilities.

The City should conduct a gap analysis of programs for adults, seniors, and people with disabilities to identify areas for improvement and stronger inclusivity. An ADA policy for park and facility improvements should also be developed.

Grimes should explore partnering with age-specific organization that can benefit from senior programming, such as Polk County and senior housing developments. This could help organizations avoid duplicating services and create overall stronger programming. Grimes should also partner with organizations that support people with disabilities.

Strategy 10.5.2: Continue to assess capacity, attendance, and budget for both indoor and outdoor programs and facilities to optimize program offerings.

The City of Grimes offers many recreational activities, events, classes, and other programming opportunities. The City should create a standard process for analyzing programs using survey engagement strategies and registration software analytics. A standard process for analyzing programs should be established and a study of current facility capacity should be conducted. Improvements and expansions based on the findings of the facilities study should be prioritized accordingly.

Strategy 10.5.3: Strengthen communication and outreach to align recreation program opportunities with community member interests and emerging trends.

Grimes should explore expanding program offerings that align with community interests. The City should conduct surveys to understand the community's interest and determine program satisfaction. Low ranking programs should be phased out over time. New programs should be added, and existing programs enhanced as needed based on community interest levels. Post-program satisfaction surveys should also be conducted to determine areas of improvement within existing programs.

Strategy 10.5.4: Continue to partner with cities, schools, athletic associations and the Grimes Public Library to maximize recreational opportunities and facility use.

Grimes should continue to pursue ways to partner with local groups and organizations to maximize recreational opportunities and facility use. Grimes Parks and Recreation currently collaborates with the Grimes Public Library on nature-based programs and events and should continue these collaborations, as well as pursuing other collaboration opportunities with other City departments, schools, and organizations. The City should continue to invest in school-to-work programs with local school districts to help bridge Parks & Recreation staffing gaps.

Grimes should also continue partnerships with other municipalities to deliver join programming opportunities to improve program quality and explore cost-sharing opportunities.

Strategy 10.5.5: Continue to provide and enhance opportunities for public rental space.

Grimes should continue to provide rental spaces while also creating standard facility rental procedures and policies. The City should also complete an investigative study for the construction and operation of a public event venue. Offering public rental spaces will help create flexible places for gatherings and activities, helping attract both visitors and residents to spend more time enjoying and engaging with public spaces in Grimes.





Expand and Maintain Parks

Goal 10.6: Promote best practices to protect natural resources, improve local ecology, and increase community connections to nature.

Strategy 10.6.1: Foster native landscaping practices such as pollinator gardens, native planting areas, and no-mow zones.

Grimes has a Storm Water Assistance Grant Program which can help citizens pay for soil quality restoration projects and rain barrels. This is a great example of encouraging sustainable landscaping. Grimes should continue to this program, and implement other sustainable landscaping practices alongside it.

Native and no-mow landscaping is beneficial to the parks system due to its low-maintenance nature that reduces the cost and time spent on maintenance. Native landscaping also serves as an educational opportunity for the community and provides native habitats that positively impact the local ecosystem.

Grimes should create a parks and trail maintenance plan and a vegetation management plan to ensure proper care of the ecosystem. Grimes should implement pollinator, no-mow, and native habitat programs to increase biodiversity and improve local ecology. Grimes should pursue opportunities to restore and protect prairie and wetland habitats wherever possible.

Strategy 10.6.2: Continue to use the parks and trail system to improve natural resources and habitats within the City by establishing best management practices along wetlands, creeks, urban canopies, water resources, and conservation areas.

The City should establish a waterbody and waterway management plan to ensure that the habitats and natural resources in Grimes are conserved and properly taken care of. The City should continue to protect environmental features from development. Many of these natural resources can be combined with recreation, adding trails alongside them, or using as passive parks to provide dual benefits of conservation while also meeting recreational needs.

Strategy 10.6.3: Continue to collaborate with state, county, and regional agencies to expand natural resource conservation efforts and partnerships.

Grimes should continue to partner with a variety of agencies to expand natural resource conservation efforts and partnerships. This could include the Iowa DNR, Polk and Dallas Counties, and Iowa Natural Heritage Foundation. These partnerships can support environmental conservation, restoration, and educational opportunities in Grimes.

Strategy 10.6.4: Encourage volunteer-based stewardship opportunities through trail adoptions and habitat restoration programs.

The City should implement volunteer-based stewardship by establishing programs such as an adopt a trail program and a pollinator garden creation program. Individuals or groups could sign up to participate in these programs. Grimes should create a standard volunteer program to organize and track volunteerism.



Strategy 10.6.5: Leverage regional stormwater facilities as passive recreation land.

Stormwater facilities are designed to manage and treat stormwater runoff, prevent flooding, and reduce pollution. Both detention basins (dry ponds) and retention basins (wet ponds) should be integrated into the City as passive recreational spaces. While detention basins may flood from time to time, they provide a usable green space, trails, community gardens, and limited use play fields. Retention basins can be incorporated as water features by using landscaping and adding elements like fountains, to make the facility more attractive. Retention basins can also be programmed to provide recreation opportunities, such as fishing. The pond can be stocked with fish or include a fishing pier. Both detention and retention basins can be landscaped to provide a community focal point and gathering space, while also treating stormwater.

The City should analyze results of the regional stormwater facility study, located in ***Chapter 9: Community Facilities and Utilities*** to identify where recreational amenities should be located. The City should also consider developing minimum design and amenity standards in order for regional basins to be dedicated to the City.

Chapter 4: Future Land Use

Utilize Best Practices

Goals		Implementation Details										
		Strategy		Priority	Responsible Dept.	Dept. Partners	Estimated Cost Impact	Actions	Actions	Actions	Actions	Actions	Actions
4.1	Plan for the future growth and development within the City of Grimes, utilizing best practices.	4.1.1	Utilize the Future Land Use Map as a tool for reviewing and considering development cases and zoning amendments.	High	Planning	Engineering/Economic Development	In-house	Action 4.1.1.1: Develop user-friendly design and style guides for each future land use category to communicate land use intent, development character, building form, and infrastructure requirements to help projects align with the Comprehensive Plan.	Action 4.1.1.2: Evaluate citywide inconsistencies between zoning districts and the Future Land Use Map, and produce a report with recommended corrective strategies.	Action 4.1.1.3: Establish a formal process for amending zoning classifications to maintain long-term consistency with the FLU Map, including proactive or voluntary rezoning options.?	Action 4.1.1.4: Update the zoning ordinance to align with the Comprehensive Plan and Future Land Use Map, including revised districts, development standards, and implementation procedures.	Action 4.1.1.5: Develop a fiscal impact tool to assess long-term municipal costs and revenue generation to guide responsible growth for large-scale development, rezoning requests, or new greenfield areas.	Action 4.1.1.6: Create a clear, multi-platform notification policy to communicate annexation, rezoning, infrastructure, and development actions to nearby residents, key stakeholders, and regional partners.
		4.1.2	Regularly review and update the Comprehensive Plan and Future Land Use Map to reflect the community.	High	Planning	Engineering/Economic Development/Park & Recreation/Public Works	In-house	Action 4.1.2.1: Establish a formal process for annual review of the Future Land Use Map with the Planning & Zoning Commission and City Council, reporting progress on land use goals, development activity, population projections, and approved deviations.	Action 4.1.2.2: Establish a clear process for updating the Future Land Use Map, both in advance of rezoning requests and concurrently, and revise the zoning ordinance to reflect the adopted process.				
		4.1.3	Require new development within the Planning Boundary to be fully serviced by adequate public infrastructure, streets, sidewalks, and trails.	High	Engineering	Planning	In-house	Action 4.1.3.1: Engage with neighboring communities, Xenia Rural Water District, and regional utility partners to guide growth near shared boundaries and establish boundary agreements, joint utility plans, and coordinated roadway networks to ensure efficient regional development.					

Preserve Sensitive Natural Features

4.2	The City of Grimes should preserve and protect sensitive environmental features that are unique to the region.	4.2.1	Preserve critical natural resources, such as wetlands, watercourses and waterbodies, steep slopes, significant trees, and remnant prairie land, including sensitive land found at Brenton Slough.	High	Planning	Engineering/Public Works	In-house	Action 4.3.1.1: Establish stream buffer requirements based on drainageway type, floodplains, and ecological function to protect water quality, reduce erosion, and preserve habitats.	Action 4.3.1.2: Establish a policy prioritizing on-site preservation of wetlands, when feasible, and provide standards for mitigation banking or off-site credits when preservation isn't feasible.				
		4.2.2	Leverage areas located within the floodplain as a source of natural recreation and greenway throughout the City of Grimes Planning Boundary.	Medium	Planning	Parks & Recreation	In-house	Action 4.3.2.1: Develop a targeted acquisition plan using the Iowa REAP Grant program to preserve natural areas, protect environmental corridors, and create public open spaces aligned with the Future Land Use Plan.					
		4.2.3	Discourage any major development or disturbance to the floodplain to ensure it is preserved long-term.	High	Planning	Engineering	In-house	Action 4.3.3.1: Routinely review and update the City's floodplain ordinance to remain current with FEMA updates, remapping efforts, and flood risk policy requirements.					

Plan for Future Growth

4.3	Leverage sub-area planning to create signature developments unique to the City of Grimes/	4.3.1	Guide the development and redevelopment of the Governors District, Walnut Creek Greenbelt, and Lake Cutty Waterfront.	Medium	Planning	Economic Development	$$	Action 4.3.1.1: Develop detailed sub-area plans for key growth and redevelopment areas, providing guidance on implementation, infrastructure phasing, design, and economic strategy.					
		4.3.2	Incentivize redevelopment of existing sites within the sub-areas to support revitalization and enhance community character.	Medium	Economic Development	Planning	$$$	Action 4.3.2.1. Identify priority redevelopment areas and the necessary incentives available to work with property owners and encourage improvements or redevelopment.	Action 4.3.2.2. Encourage and assist property owners in applying for Economic Development Authority (IEDA) grant programs, as well as other federal programs, to support redevelopment efforts.				
		4.3.3	Engage with local stakeholders to build capacity and buy-in on development and redevelopment projects.	High	Economic Development	Planning	In-house	Action item 4.3.3.1. Create enagagement strategies focused on engaging with stakeholders related to redevelopment or development projects.	Action item 4.3.3.2. Enagage with stakeholders and property owners to understand the goals they have related to property improvements, redevelopment, or other goals.	Action item 4.3.3.3. Engage with property owners and determine their willingness to sell or improve their property and create an inventory of opportunities.			

Chapter 5: Economic Development

Leverage Unique Advantages

Goals		Implementation Details												
			Strategy	Priority	Responsible Dept.	Dept. Partners	Estimated Cost Impact	Actions	Actions	Actions	Actions	Actions	Actions	Actions	Actions
5.1	Capitalize on the city's existing strengths, assets, and opportunities to attract investment and support local businesses.	5.1.1	Promote and market sport complexes to leverage tourism and local commerce as a key driver of economic vitality.	High	Economic Development	Communications	$$	Action 5.1.1.1 Utilize cell phone data to define visitor trends and demographics to inform marketing strategies and messaging.							
		5.1.2	Maximize sports tourism by ensuring sports complexes and facilities are programmed as a system, and identify any needed improvements to maintain competitiveness.	High	Parks and Recreation	Development Services	$$$	Action 5.1.2.1: Perform an optimization study.	Action 5.1.2.2: Identify and prioritize facility upgrades.	Action 5.1.2.3: Partner with CATCH Des Moines to maximize tournament opportunities and diversify offerings.	Action 5.1.2.4: Utilize sports complexes for other community events to program to provide year-round activities and opportunities to engage local residents and visitors.				
		5.1.3	Promote and market IA Highway 141 and close proximity to I 35/80 as critical transportation networks.	High	Economic Development	Communications	$$	Action 5.1.3.1: Support and advocate for investments in local transportation network that improve access along Highway 141 and adjacent industrial areas.	Action 5.1.3.2: Routinely update and promote traffic counts along Highway 141 at prominent intersections to identify market for continued commercial and retail development.						
		5.1.4	Strengthen partnership with neighboring communities to host regional events that attract visitors and residents	Low	Parks and Recreation	Economic Development	$$	Action 5.1.4.1: Establish a regional events working group within the Des Moines Metro, inclusive of members of economic development teams, chambers of commerce, parks & recreation departments, tourism bureaus, and school district, to collaborate and create regional events.	Action 5.1.4.2: Develop a Shared Regional Events calendar to share on participating municipalities or organization websites and social platforms.	Action 5.1.4.3: Identify events that may be jointly hosted and create joint branding, marketing and sponsorship opportunities.	Action 5.1.4.4: Streamline practical coordination and develop regional event permit process, share public safety, sanitation and parking resources when feasible, and create emergency response protocols across jurisdictions.	Action 5.1.4.5: Seek regional grants and funding.	Action 5.1.4.6: Rotate hosting responsibilities amongst the participating municipalities and organizations.		
		5.1.5	Strengthen collaboration with the local school districts to leverage their role as key community and economic development assets.	High	City Manager's Office/Dev Services	Economic Development	$	Action 5.1.5.1: Develop a shared growth and facility planning framework that coordinates growth trends, aligns future school sites with infrastructure improvements, and uses joint demographic modeling for long-term planning.	Action 5.1.5.2: Promote DC-G and Johnston school district strengths by integrating district achievements, branding, and success stories into the City's economic development and recruitment marketing.	Action 5.1.5.3: Expand work-based learning and talent pipelines by connecting students with local businesses, supporting programs aligned with regional economic strengths, and encouraging adaptive spaces such as maker labs or innovation hubs.	Action 5.1.5.4: Enhance community use of school facilities by expanding shared-use agreements, collaborating on District-focused events, and coordinating accessibility for shared spaces.	5.1.5.5. Support safe and connected school environments by investing in safe-routes infrastructure and improving mobility options that help students travel to and from school safely.	Action 5.1.5.6: Support family-friendly housing options close to school facilities and coordinate zoning and land-use policies to align residential growth with school capacity.	Action 5.1.5.7: Enhance teacher retention and quality of life by plannign for workforce housing near school facilities and developing community welcome programs for new educators.	Action 5.1.5.8: Communicate shared progress by producing an annual City–District outcomes report, highlighting economic impact and program participation, and publicly celebrating achievements to build community pride.

Foster a Predictable Development Environment

5.2	Design and implement high-quality standards and processes to support development applications.	5.2.1	Evaluate existing development review processes and identify opportunities to streamline the approval processes where possible, and provide added flexibility for minor improvements.	High	Development Services	Economic Development	$	Action 5.2.1.1: Develop a survey or hold meetings with developers to understand if there are any current process issues or areas for improvement. Incorporate feedback from business retention and expansion program visits.	Action 5.2.1.2: Compare Grimes development review processes to other metro city processes and define best practices and improvements to implement.	Action 5.2.1.3: Complete a LEAN process analysis for each type of development review process.	Action 5.2.1.4: Review incentive application process, development agreement legal review process and TIF certification processes to ensure the process is efficient and predictable				
		5.2.2	Clarify design standards to maintain high-quality visual appearance throughout the community and eliminate confusion.	Medium	Development Services	Economic Development/Development Services	$	Action 5.2.2.1: Update architecture zoning standards.	Action 5.2.2.2: Update overlay district standards and clarify boundaries.	Action 5.2.2.3: Communicate any new district standards and clarified boundaries at existing annual code update event.					
		5.2.3	Protect City's vision and intent for high-value commercial uses in key retail and commercial districts throughout the community.	Medium	Development Services	Economic Development	$$$	Action 5.2.3.1: Define key retail and commercial areas that require detailed master plans.	Action 5.2.3.2: Create master plan for key retail and commercial districts to define visions and clearly communicate expectations.	Action 5.2.3.3: Leverage Retail Market Demand Study results as appropriate.					
		5.2.4	Advocate and plan for public infrastructure projects to prepare new and developing areas for investment and growth.	Medium	Development Services	Economic Development	$$$	Action 5.2.4.1: Identify and prioritize critical transportation network expansion areas.	Action 5.2.4.2: Build business retention and expansion program feedback into CIP planning process.						
		5.2.5	Enhance communication around resources and tools that support the development process to inform stakeholders and build Grimes reputation as a development-friendly community.	Low	Economic Development	Development Services	$	Action 5.2.5.1: Leverage technology through the city website to provide and share resources, including the Grimes Economic Development Incentive Policy and Application, Zoning Compliance, and other development tools.	Action 5.2.5.2: Host annual event for the development community communicating any changes to development process, CIP projects, review development timelines, etc.	Action 5.2.5.3: Develop brand for pre-application process to promote benefits of streamlined review and clear steps.					

Promote Opportunity and Resources

5.3	Expand marketing and networking strategies to promote investment and recruit desired development to Grimes.	5.3.1	Elevate Grimes as a place to invest.	High	Economic Development	Communications	$$	Action 5.3.1.1: Define economic development audiences and messaging.	Action 5.3.1.2: Create economic development marketing plan including strategies for digital advertising and paid media placements						
		5.3.2	Improve digital media marketing and website presence.	High	Economic Development	Communications	$$	Action 5.3.2.1: Augment and utilize relationships with local media channels to promote upcoming projects and potential investment areas to provide regional awareness.	Action 5.3.2.2: Create marketing content for business attraction targets utilizing social media.	Action 5.3.2.3: Maintain and enhance an online webpage to market available sites and land for development and redevelopment and engage with property owners to routinely update the website with new opportunities.	Action 5.3.2.4: Engage with and attend professional events and conferences as an opportunity to network with professionals and market the City of Grimes to attract new development.				
5.4	Increase business investment in Grimes.	5.4.1	Connect potential investors to internal and external incentive programs and resources that support new business investment.	Medium	Economic Development	Development Services	$	Action 5.4.1.1: Provide information regarding available resources on the City website.	Action 5.4.1.2: Maintain and enhance business retention and expansion program to ensure Grimes businesses have access to resources they need to be successful.						
		5.4.2	Ensure city incentives are aligned with desired land use types and market conditions.	Medium	Economic Development	Development Services	$	Action 5.4.2.1: Compare Grimes' incentives to peer communities across the state.	Action 5.4.2.2: Seek stakeholder feedback about market dynamics and the value of various incentive offerings.	5.4.2.3: Review and update the City's incentive policy.					
		5.4.3	Enhance access to online information about city projects, public infrastructure, and current development applications.	Medium	IT /GIS	Economic Development/Development Services	$	Action 5.4.3.1: Create an online interactive map showing location/size of public infrastructure and zoning/future land use.	Action 5.4.3.2: Create an online interactive map showing the location and status of current development and City projects.	Action 5.4.3.3: Establish a process to update the map regularly or in real time.					

Support Strategic Revitalization

5.5	Support redevelopment and adaptive reuse to create vibrant, economically resilient areas.	5.5.1	Prioritize targeted redevelopment areas.	High	Economic Development	Development Services	$$$	Action 5.5.1.1: Develop a transparent scoring framework to evaluate and rank redevelopment priority areas based on underutilization, infrastructure, market feasibility, land use alignment, placemaking potential, accessibility, redevelopment opportunities, and environmental considerations.	Action 5.5.1.2: Conduct a redevelopment opportunity analysis by mapping underperforming sites, analyzing trends and constraints with GIS, and incorporating input from stakeholders.	Action 5.5.1.3: Designate priority redevelopment areas for City Council adoption, including primary focus zones, secondary opportunistic zones, and integration into the CIP.	Action 5.5.1.4: Develop redevelopment profiles and concept plans for each priority area, defining uses, character, zoning needs, infrastructure costs, and potential public investment tools.	Action 5.5.1.5: Engage stakeholders through workshops, pre-development support, and marketing materials to build market alignment and ownership	Action 5.5.1.6: Establish a redevelopment prioritization review cycle to reassess areas every 2–3 years, adjust priorities based on performance and market shifts, and track progress with investment, valuation, and occupancy metrics.		
		5.5.2	Utilize outside funding sources and partner with local property owners and business to spur investment in alignment with redevelopment plans in alignment with area redevelopment plans.	Medium	Economic Development	Development Services	$$	Action 5.6.2.1: Consider applying for Iowa Economic Development Authority (IEDA) grant programs As well as federal programs that support redevelopment efforts.							
		5.5.3	Increase engagement and communication with existing property owners and businesses.	High	Economic Development	Communications	$	Action item 5.6.3.1: Determine existing property owners' willingness to sell or improve their property and create an inventory of opportunities.							
		5.5.4	Define physical improvements needed to defined redevelopment areas to achieve a more consistent visual appeal.	Low	Development Services	Economic Development	$	Action 5.6.4.1: Develop a Facade Improvement Program, aligning the program with a set of design guidelines.							
5.6	Encourage new growth and redevelopment within the Governors District that meets community needs while creating vibrant destinations for tourists.	5.6.1	Attract and recruit additional businesses into the Governors District, focusing on entertainment, flooditining, and retail as sites become available for redevelopment.	High	Economic Development	Development Services	$$	Action 5.6.1.1: Use results of Retail Market Demand Study to define top retail, dining, and entertainment concepts that align with demographic and market demand.	Action 5.6.1.2: Create a Governors District brand and marketing campaign.	Action 5.6.1.3: Find ways to activate public alleyways through art, creative lighting, access improvements, etc.	Action 5.6.1.4: Develop a plan for trail connections and wayfinding signage to attract visitors from other Grimes destinations such as the Grimes South and North Sports Complexes, the Hy-Vee Multiplex, the library, splashpad, etc.				
		5.6.2	Consider establishing Wallace Park as an anchor for the Governors District, incorporating private investment and placemaking opportunities along the future trail corridor and supporting trail-oriented development.	Medium	Development Services	Economic Development	$$	Action 5.6.5.1: Engage with Norfolk Southern to determine the path toward acquisition of the abandoned rail line.	Action 5.6.5.2: Partner with Norfolk Southern to clean up the abandoned rail line.	Action 5.6.5.3: Develop a cohesive and actionable master plan for Wallace Park that establishes a clear vision, identifies phased improvements, and outlines a realistic funding and implementation strategy	Action 5.6.5.4: Evaluate options for how Wallace Park and the Grimes Community Complex redevelopment can be leveraged to maximize the impact				
		5.6.3	Ensure parking can adequately serve the Governors District as development and redevelopment occur.	Low	Development Services	Economic Development	$$	Action 5.6.6.1: Conduct a parking analysis of existing parking availability and usage.	Action 5.6.6.2: Establish parking requirements in the zoning ordinance.						

Chapter 6: Community Character

Sense of Place

Goals		Implementation Details											
		Strategy		Priority	Responsible Dept.	Dept. Partners	Estimated Cost Impact	Actions	Actions	Actions	Actions	Actions	Actions
6.1	Continue to invest in arts and culture throughout Grimes.	6.1.1	Invest in arts and cultural events.	Low	Parks and Recreation	Public Works	$	Action 6.1.1.1 Use census data to identify cultural group presence in the Grimes community to inform inclusive public art and cultural event strategies.	Action 6.1.1.2 Develop a festival event to celebrate the various cultural groups in the Grimes community.	Action 6.1.1.3 Expand current live music events.	Action 6.1.1.4 Expand the Grimes Annual Arbor Day Event to include Earth Day related activities and education.	Action 6.1.1.5 Develop a signature community event to be held in the spring.	
		6.1.2	Continue to invest in public art.	Low	All	All	$$$	Action 6.1.2.1 Develop a framework to determine how and when the City will invest in public art.	Action 6.1.2.2 Reserve places for public art when developing future parks and public facilities and streetscapes.	Action 6.1.2.3 Partner with local schools, universities, local artists and regional nonprofit organizations to commission art.	Action 6.1.2.4 Consider establishing an Arts and Culture Commission.	Action 6.1.2.5 Consider investing in public art that portrays Grimes' historical/cultural agricultural roots.	
		6.1.3	Encourage private investment in art.	Medium	Parks and Recreation/Economic Development	Planning/Communication	In-House	Action 6.1.3.1 Provide information on the city website about art grants and resources that are available to property owners.	Action 6.1.3.2 Consider amendments to the zoning code that provide incentive to include art installation as part of the site plan approval process.				
		6.1.4	Grimes should support community service organizations and facilitate activities that help get the community involved and bring people together.	High	Parks and Recreation/Clerk	Communications/Public Works	In-House	Action 6.1.4.1 Promote and encourage neighborhood block parties by providing information and resources on the city website.	Action 6.1.4.2 Consider streamlining the block party and neighborhood event approval process.	Action 6.1.4.3 Develop a process for community members to host events in public spaces.	Action 6.1.4.4 Provide available resources online for community-based volunteer opportunities.		

Strong Identity

6.2	Continue supporting Governors District to ensure it remains a thriving and inclusive area for residents, businesses, and visitors.	6.2.1	Provide opportunities for pop-up vendors and starter businesses to locate within the Governors District.	Medium	Building/Planning	Economic Development	In-House	Action 6.2.1.1 Identify building code barriers that may prevent small interior pop-up vendor spaces and consider updating the code.	Action 6.2.1.2 Identify existing pre-approved locations for pop-up vendors to set up.	Action 6.2.1.3 Consider amendments to the outdoor temporary use code to streamline the approval process or establish regulations specifically for the Governors District.	Action 6.2.1.4 Plan public spaces where outdoor events can be held.		
		6.2.2	Consider establishing a set of design standards and plan for the Governors District, addressing minimum site design requirements for new construction and development, outdoor seating, and signage.	High	Planning	Economic Development	$$	Action 6.2.2.1 Establish the boundary of the Governors District	Action 6.2.2.2 Complete analysis of existing properties and development conditions in the Governors District.	Action 6.2.2.3 Complete a parking study.	Action 6.2.2.4 Develop zoning regulations for the Governors District.		
		6.2.3	Support Governors District through beautification projects including public art, benches, street banners, landscaping, wayfinding, and community entrance signs.	Medium	Public Works	Engineering/Planning/Economic Development/Communications	$$ or $$$	Action 6.2.3.1 Develop a program to partner with external organizations to install street banners featuring public art.	Action 6.2.3.2 Establish Governors District streetscape standards (benches, trash cans, bike racks, plant beds, etc.).	Action 6.2.3.3 Establish guidelines for private beautification features (i.e maintain egress paths when putting in planters).	Action 6.2.3.4 Establish Governors District streetscape feature maintenance plan.	Action 6.2.3.5 Develop a wayfinding plan to promote District businesses and recreation features.	Action 6.2.3.6 Create an entrance feature plan on both ends of the corridor (north and south).	Action 6.2.3.7 Find unique ways to activate public alleyways.
6.3	Foster community connections through events, activities, and city projects to maintain community feel.	6.3.1	Continue to create City programs that connect community members.	High	Parks and Recreation	Communications	$$	Action 6.3.1.1 Conduct a study to see what other types of programs and engagement strategies that other cities or organizations are using to bring neighbors together.					
		6.3.2	Continue to improve City project public input process to ensure community members are informed and involved.	High	Communications	Planning/Engineering/Parks and Recreation	In-House	Action 6.3.2.1 Evaluate the effectiveness of the current public input processes for every type of City project (development, parks, roads, etc.).	Action 6.3.2.2 Evaluate and improve existing project notification processes.	Action 6.3.2.3 Consider establishing a neighborhood ambassador program.	Action 6.3.2.4 Consider developing a community engagement process to determine the desired community identity and character elements to inform the built environment and amenities.		
		6.3.3	Engage young residents and continue to involve them in the community.	Low	City Manager/Library/Parks and Recreation	Communications	$$$	Action 6.3.3.1 Partner with the local school districts to provide field trip and educational opportunities to learn about city government and community organizations.	Action 6.3.3.2. Continue to partner with the school districts for job shadow opportunities.	Action 6.3.3.3. Update the City project engagement process to include activities and sessions focused on youth.	Action 6.3.3.4 Consider working with the school district to engage students in their respective neighborhoods on city issues and opportunities. If a neighborhood ambassador program is pursed, consider implementing together.		

Connecting Community Members

6.4	Maintain community-feel by promoting cohesive development, enhancing character districts, and strengthening community identity.	6.4.1	Leverage character districts to cultivate unique community identity and foster a strong sense of place.	Low	Planning	Economic Development	$$	Action 6.4.1.1: Establish a definition for 'character district' to identify and create future character districts as the City expands.	Action 6.4.1.2: Define the boundaries of existing community character districts.	Action 6.4.1.3: Establish design guidelines for existing and future character districts.	Action 6.4.1.4: Identify financial resources for redevelopment and façade improvement in key community districts.	Action 6.4.1.5 Encourage district branding and design themes for character districts and key corridors.	
		6.4.2	Develop community identity through urban design.	High	Planning	Engineering/Public Works	In-House	Action 6.4.2.1: Use the Grimes Corridor Beautification Master Plan to create identifiable streetscapes and public spaces.	Action 6.4.2.2: Consider expanding the Grimes Corridor Beautification Master Plan to include greenways, trails, and other pedestrian focused spaces.	Action 6.4.2.3: Update the existing zoning overlays along the key corridors specified in the Grimes Corridor Beautification Master Plan.	Action 6.4.2.4: Establish a landscaping ordinance.	Action 6.4.2.5: Update the existing architecture ordinances.	

Chapter 7: Housing

Support Residential Growth in Grimes

Goals		Implementation Details								
		Strategy		Priority	Responsible Dept.	Dept. Partners	Estimated Cost Impact	Actions	Actions	Actions	Actions
7.1	The City of Grimes should continue to prioritize and support residential growth and housing choice throughout the community.	7.1.1	Utilize the Future Land Use Plan for decision-making when reviewing new areas for new residential development and types.	High	Planning	Engineering	In-house	Action 7.1.1.1 Develop a process to update the Future Land Use Plan when amendments are requested and when rezonings are processed.			
		7.1.2	Follow the recommendations outlined in the sub-area plans to attract unique development to Grimes.	Medium	Planning	Engineering	In-House	Action 7.1.2.1. Create a housing product style and architectural guide for each sub-area.			
		7.1.3	Reference the population and household demand projections to evaluate progress on residential development on a routine basis to ensure there is available housing for current and prospective residents.	Medium	Development Services Administration	GIS	In-house	Action 7.1.2.1 Incorporate residential entitlement and construction metrics into the annual report.	Action 7.1.2.2 Develop a dashboard with relevant housing related metrics that is available to the development community and general public.		

Housing Opportunities for All

7.2	Residential development in Grimes should reflect the needs of all community members.	7.2.1	Reduce barriers to accessory dwelling units (ADU's) to help address housing affordability while providing alternative income sources to property owners.	Medium	Planning	Building	In-house	Action 7.2.1.1 Update the zoning code to provide guidance and direction on Accessory Dwelling Units (ADUs) following the State of Iowa law change.			
		7.2.2	Review and update the zoning code to accommodate a broad mix of residential types and support life cycle housing options.	High	Planning	GIS	$$$	Action 7.2.2.1 Utilize GIS to complete analysis of the built environment to understand what housing types exist and their development conditions (current open space percentages, setbacks, heights, parking, etc.).	Action 7.2.2.2 Reclassify zoning districts to reduce non-conformities in existing development.	Action 7.2.2.3 Consider city-wide rezone process to address areas where the current or amended zoning does not match the future land use plan.	Action 7.2.2.4 Update the residential zoning districts to ensure a variety of housing types are permitted by right.
		7.2.3	Support and encourage creative residential developments that provide vibrant and diverse neighborhoods.	Medium	Planning	Economic Development	$	Action 7.2.3.1 Update the zoning ordinance to reduce any existing inefficiencies that prevent the development of certain housing types.	Action 7.2.3.2 Amend the PUD zoning district requirements.	Action 7.2.3.3 Amend the zoning ordinance to allow residential units above certain neighborhood-oriented commercial developments.	Action 7.2.3.4 Consider zoning ordinance amendments that focus on form and neighborhood cohesion, rather than strict Euclidian zoning standards.
		7.2.4	Promote and identify opportunities for senior-friendly housing in Grimes.	High	Planning	Economic Development	In-house	Action 7.2.4.1 Update the zoning code to identify which zoning districts should permit senior-care facilities by right and establish specific zoning standards.	Action 7.2.4.2 Update the zoning ordinance to provide more flexible standards or regulations for developments with management associations to include private amenities and services for residents.	Action 7.2.4.3 Encourage staff to obtain Certified Professional in Accessibility Core Competencies (CPACC).	Action 7.2.4.4 Recruit developers to bring senior housing projects to Grimes.
		7.2.5	Encourage the use of universal design practices in residential development.	Medium	Building	Planning	In-house	Action 7.2.5.1 Develop a Universal Design handout to share on the city website.	Action 7.2.5.2 Share Universal Design practices with builders and developers through events and annual updates.	Action 7.2.5.3 Consider integrating Universal Design principles into the building code.	Action 7.2.5.4 Consider expanding the Metro Home Improvement Grant Program to allow for aging in place home rehabilitation cost assistance.
		7.2.6	Encourage energy efficiency practices and upgrades in new residential development and existing housing.	Medium	Building	Economic Development	In-house	Action 7.2.6.1 Develop an energy efficiency upgrade handout to share on the city website.	Action 7.2.6.2 Share energy efficiency practices with builders and developers through events and annual updates.	Action 7.2.6.3 Consider expanding energy efficiency principles into the building code.	Action 7.2.6.4 Consider expanding the Metro Home Improvement Grant Program to allow for energy efficiency upgrade cost assistance.
		7.2.7	Encourage more family-oriented rental options in Grimes.	Medium	Planning	Economic Development	In-house	Action 7.2.7.1 Consider offering optional density bonuses or other development regulation incentives that in exchange require minimum three-bedroom unit ratios.			
		7.2.8	Ensure housing is available for all income levels.	High	Planning	GIS/Economic Development	$$	Action 7.2.8.1 Complete a housing affordability gap analysis.	Action 7.2.8.2 Work with developers to incorporate housing products that fill the needs identified in the gap analysis.		

Resilient and Quality Neighborhoods

7.3	The City should continue to maintain high standards for neighborhood development character.	7.3.1	Continue to utilize and improve the Rental Housing Inspection Program.	High	Code Enforcement	Building/GIS	In-house	Action 7.3.1.1 Update the rental code to clarify inconsistencies and adjust registration and inspection timelines.	Action 7.3.1.2 Consider updating the rental code to include inspection items in addition to the ICC Property Maintenance Code requirements.	Action 7.3.1.3 Enhance data processes to streamline the identification of rental units.	Action 7.3.1.4 Utilize software programs to organize rental program information and make reports and status updates readily available to rental property owners.
		7.3.2	Continue to have effective code enforcement practices to maintain neighborhood quality in Grimes.	High	Code Enforcement	City Attorney/Communications	In-house	Action 7.3.2.1 Maintain and consider expansion of the Neighbor Volunteers Program.	Action 7.3.2.2 Provide educational materials and outreach to residents and property owners regarding property maintenance and common code violations.	Action 7.3.2.3 Evaluate and consider amendments to the code of ordinances to establish clear regulations for common complaints or improve the enforcement process for violations.	Action 7.3.2.4 Establish standard operating processes for all types of violations, especially cases that involve multiple city departments and law enforcement, to improve consistency and efficiency in resolving concerns.
		7.3.3	Consider updating tree preservation, tree planting, and street tree requirements to ensure the tree canopy can flourish.	Low	Development Services/ Public Works	GIS	In-house	Action 7.3.3.1 Develop a tree inventory of all trees throughout the city.	Action 7.3.3.2 Update zoning ordinance regulations to require minimum tree plantings on all residential lots.	Action 7.3.3.3 Develop mitigation plans for dead, diseased or dying trees.	Action 7.3.3.4 Develop a code enforcement process to ensure that required trees and plantings remain in place over time.
		7.3.4	Identify opportunities to create distinctive character throughout neighborhoods in new developments.	Medium	Planning	Economic Development	In-house	Action 7.3.4.1 Consider optional density bonuses or other development regulation incentives that in exchange require architectural requirements.			

Chapter 8: Transportation

Build a Strong + Connected Multi-Modal Network

Goals		Implementation Details								
		Strategy		Priority	Responsible Dept.	Dept. Partners	Estimated Cost Impact	Actions	Actions	Actions
8.1	Build a strong and connected street network that supports future growth in a safe and efficient manner.	8.1.1	As redevelopment occurs, the City should support consolidating access points along congested arterial corridors.	Medium	Planning Division	Engineering	In-House	Action 8.1.1.1. Establish access management and control standards for each major corridor.	Action 8.1.2.1. Establish a process of when access mangement standards are reviewed for future roadways within the planning boundary.	
		8.1.2	Proactively preserve the necessary Right-of-Way for corridors identified in the Future Streets Plan in accordance with the Grimes Street Design Guide.	High	Planning Division	Engineering	In-House	Action 8.1.2.1 Utilize and reference the Grimes Street Design Guide when reviewing rezonings and preparing development agreements.	Action 8.1.2.2 Utilize and reference the Grimes Street Design Guide when preparing plans for Capital Improvement Projects	
		8.1.3	Evaluate and implement Traffic Calming Designs in accordance with the Grimes Street Design Guide when areas of concern are identified.	High	Engineering	Public Works	$$	Action 8.1.3.1. Adopt a Traffic Calming Guide in accordance with the Grimes Street Design Guide.	Action 8.1.3.2. Consider creating a policy to determine when traffic calming designs are implemented into the street network.	
		8.1.4	Coordinate with neighboring communities and regional partners to plan shared transportation corridors, support regional goals, and pursue funding opportunities for future improvements.	Low	Engineering	Planning	In-House	Action 8.1.4.1. Complete necessary corridor studies, such as the SE 19th Street study, to identify future improvements.	Action 8.1.4.2. Coordinate with the Iowa DOT on planned improvements for DOT-owned highways.	Action 8.1.4.3. Coordinate with the City of Urbandale on future improvements to County Line Road.
		8.1.5	Continue to invest in proactive corridor planning and early design work to guide future development and improve the City's ability to compete for grant funding opportunities.	High	Engineering	Planning	$	Action 8.1.5.1. Develop a policy on the development of functional design plans for future major corridors		
		8.1.6	Strengthen north-south transportation network connections.	High	Engineering	Planning	$$$	Action 8.1.6.1. Continue to advocate for strengthening regional transportation networks ensure regional transportation improvements are planned and implemented.	Action 8.1.6.2. Continue to collaborate with neighboring authorities and municipalities on projects that improve regional transportation on the west side of the Des Moines Metro.	
8.2	Promote and implement strategies to improve transportation safety across all modes and corridors in Grimes.	8.2.1	Ensure pedestrian network is ADA Compliant.	High	Engineering	Public Works	$$$	Action 8.2.1.1. Create and adopt an ADA Compliance Plan to ensure standard processes are in place for reviewing and improving sidewalks, crossings, and related infrastructure, and to ensure pedestrian infrastructure complies with ADA standards.	Action 8.2.1.2. Consider including ADA compliance improvement projects in the Capital Improvements Plan (CIP).	
		8.2.2	Continue awareness, planning, and pursuit of funding for Safe Routes to School as the city continues to grow and develop.	High	Engineering	Planning	In-House	Action 8.2.2.1. Develop and Adopt a Safe Routes to School Plan.		
		8.2.3	Complete and implement Safe Streets for All (SS4A) action items.	High	Engineering	GIS/Planning/Public Works	$$$	Action 8.2.3.1. Complete a City-specific SS4A study and plan improvements based on the results.	Action 8.2.3.2. Consider including SS4A improvements within the Capital Improvement Plan (CIP).	
		8.2.4	Utilize traffic data sources to review safety on streets.	Medium	Engineering	Public Works	In-House	Action 8.2.4.1. Consider establishing a process for reviewing traffic issues on local streets.	Action 8.2.4.2. Use annual traffic count data from signalized intersections to inform safety-related improvements.	
		8.2.5	Ensure trails are designed to improve safety.	High	Engineering	Public Works	In-House	Action 8.2.5.1. Create and adopt trail design guidelines.	Action 8.2.5.2. Evaluate current trails and their compliance to the design guidelines.	Action 8.2.5.3. Plan and complete trail reconstruction projects that do not conform to the standard guidelines and pose eminent safety risks.
8.3	The City of Grimes should pursue opportunities to increase mobility by improving and expanding the trail network.	8.3.1	Explore opportunities to connect activity nodes and parks with trails	Medium	Parks and Recreation	Planning	In-House	Action 8.3.1.1 Coordinate future land use plans with parks and trails planning documents to ensure connectivity between parks and areas of interest.		
		8.3.2	Explore opportunities for rails to trails conversion.	High	Economic Development	Parks and Recreation/Planning	In-House	Action 8.3.2.1 Maintain relations with railroad ownership groups.		
		8.3.3	Explore opportunities to connect existing trails to one another.	Medium	Parks and Recreation	Planning	$$	Action 8.3.3.1. Create a plan to address sidewalk and trail gaps.	Action 8.3.3.2. Consider incorporating sidewalk and trail gap infill projects in the Capital Improvements Plan (CIP).	Action 8.3.3.3. Update the existing Master Parks and Trail Plan as needed.
		8.3.4	Address winter trail maintenance to improve mobility throughout all seasons of the year.	Low	Public Works	Parks and Recreation	$$	Action 8.3.4.1. Develop and approve a policy for winter trail maintenance.		
8.4	Strengthen awareness and accessibility of the trail and side path network to promote active transportation and micro-mobility.	8.4.1	Create a cyclist and pedestrian wayfinding system plan.	Medium	Parks and Recreation	Planning	$$	Action 8.4.1.1 Identify key nodes and areas of interest within the City, and prepare a wayfinding plan that directs cyclistd and pedestrians from within and outside the City.	Action 8.4.1.2 Consider signage opportunites outside of Grimes in coordination with our neighboring communities.	
		8.4.2	Create a trail-naming process to increase visibility and community knowledge.	Low	Parks and Recreation	Planning	In-House	Action 8.4.2.1 Develop a standard and policy for naming trails.	Action 8.4.2.2 Consider ways to involve the community in the naming process of trails.	
		8.4.3	Partner with the Des Moines Area metropolitan planning organization (DMAMPO) to integrate trail improvements into regional transportation plans, secure funding, and promote active transportation.	Medium	Engineering	Planning	In-House	Action 8.4.3.1 When requested, include future Grimes trails into the DMAMPO regional trail mapping efforts.		

Maintain and Improve Existing Infrastructure

8.5	Maintain and expand the City's street infrastructure efficiently and responsibly to support future growth and meet rising and long-term needs.	8.5.1	Continue to improve existing and future streets through timely rehabilitation and upgrades.	High	Engineering	Public Works	$$	Action 8.5.1.1. Craft standard processes and methods to address road replacement and pavement preservation projects.		
		8.5.2	Continue to complete pavement management studies.	Medium	Engineering	Public Works	$$	Action 8.5.2.1. Continue updating pavement management studies on a regular basis to assess roadway conditions and identify areas in need to rehabilitation.	Action 8.5.2.2. Evaluate best practices and develop policies to reduce chemical and salt quantities to preserve pavement health and reduce costs.	
		8.5.3	Consider establishing an asset management system to efficiently manage transportation assets.	Medium	Public Works	GIS/Engineering	$$$	Action 8.5.3.1. Consider acquiring an asset management system.	Action 8.5.3.2. Consider creating a standard process related to traffic sign replacement and other transportation-related replacements.	

Leverage Data to Inform Decision-Making

8.6	Utilize data analyses and technologies to support informed decision-making.	8.6.1	Use traffic modeling to guide phased roadway improvements, support future development, and ensure infrastructure is built when it is truly needed.	Medium	Engineering	Planning	$$$	Action 8.6.1.1. Develop a city-wide traffic model to determine when street improvements are warranted, such as street widening, roundabouts, traffic signals, and turn lanes.		
		8.6.2	Continue to invest in and utilize GIS-related tools and data to make transportation decisions.	Medium	GIS	Planning	$$	Action 8.6.2.1. Develop a city-wide street centerline layer for use by staff to mange the City's pavement inventory. This data can also be used to inform asset management-related decisions.	Action 8.6.2.2. Consider developing dashboards or analytics for pavement data to inform data-driven transportation decisions.	Action 8.6.2.3 Consider updating and managing right-of-way (ROW) assets to understand the current uses in the ROW and have accurate ROW information.
		8.6.3	Continue to invest and utilize aerial imagery to maintain and understand pavement health and conditions.	Medium	GIS	Planning	$$	Action 8.6.3.1. Continue to invest resources in the City's aerial imagery contract and modify the agreement as needed based on industry trends.	Action 8.6.3.2. Enhance the imagery viewer to provide staff with quick access to oblique and street-level imagery to improve visualization and decision-making capabilities.	Action 8.6.3.3. Use the annual imagery program to establish a process to extract ROW features such as sidewalks, detect AWS, observe crack sealing, and track pavement patching.
		8.6.4	Continue collaborating with external partners and authorities on data and studies.	Low	Engineering	GIS/Public Works	In-House	Action 8.6.4.1. Continue to require GIS deliverables with all plans, projects, and studies to aid in maintaining and supporting data driven decisions.	Action 8.6.4.2. Consider supporting real time data connections for external partners to design, build, and help manage data connections.	
8.7	Strengthen transportation-related communication efforts with stakeholders within the community.	8.7.1	Develop and implement a public portal or dashboard that allows the community to access real-time traffic updates.	Medium	GIS/Communications	Engineering	In-House	Action 8.7.1.1. Develop and implement a public portal or dashboard that shares real-time updates related to traffic patterns, construction projects, and roadway closures.		
		8.7.2	Continue to invest in public awareness communications related to traffic safety and transportation improvements.	Medium	Communications	Engineering	In-House	Action 8.7.2.1. Develop media, such as infographics, videos, or activities, based on traffic safety.	Action 8.7.2.2. Develop standard road and trail closure processes that include improved public communication strategies.	
8.8	Update and maintain alternative mobility infrastructure data.	8.8.1	Create a plan to address trail gaps to improve micro-mobility.	Medium	Engineering	Parks and Recreation	In-House	Action 8.8.1.1 Prepare a map of all trail and sidewalk gaps within the community. Prioritize gaps based upon making connections between parks and areas of interest.		
		8.8.2	Continue to evaluate trail and sidewalk conditions.	High	Engineering	GIS/Public Works	$$	Action 8.8.3.1. Continue to ride bicycles and walk on the trails every four years to understand pavement roughness.	Action 8.8.3.2. Create a formal evaluation schedule for pavement conditions, safety hazards, and heavily used trail issues using the data provided from the DMAMPO's data bike, Strava data, and manual evaluation inspections by staff.	Action 8.8.2.3. Establish a sidewalk and trail audit program to ensure accessibility through continual maintenance and improvements.

Chapter 9: Community Facilities + Utilities

Proactive Expansion for Future Capacity

Goals		Implementation Details																			
		Strategy	Priority	Responsible Dept.	Dept. Partners	Estimated Cost Impact	Actions	Actions	Actions	Actions	Actions	Actions	Actions	Actions	Actions	Actions	Actions	Actions	Actions	Actions	Actions
9.1	Continue to provide high-quality city services and facilities through proactive expansion and planning.	9.1.1	Create a long-range strategic approach to future facilities and staff planning that adapts to changing community preferences and needs and identifies a timeline for capital improvement budgeting.	High	City Manager	Human Resources	In-House	Action 9.1.1.1 Explore constructing a new public administration building to combine offices in City Hall and the Grimes Community Complex, and include space for City Council Chambers.	Action 9.1.1.2 Begin planning efforts to coordinate a possible joint Public Works and Dallas Center-Grimes School District bus storage facility.	Action 9.1.1.3 Develop conceptual plans for repurposing the wastewater treatment plant property into a future park and coordinate transportation access between North James Street and NE Park Drive.	Action 9.1.1.4 Consider deploying a request for proposals for the redevelopment of the Grimes Community Complex following City staff vacation to a new public administration building.	Action 9.1.1.5 Consider beginning partnerships and discussions with Polk County to create a senior/community center space.	Action 9.1.1.6 Evaluate public use and access needs, and redevelopment opportunities for the former Fire Station 37.	Action 9.1.1.7 Evaluate public needs and redevelopment opportunities for the North Main Street Public Works Cold Storage site.	Action 9.1.1.8 Consider expanding burial options at Sunny Hill Cemetery and other aesthetic improvements to incorporate the cemetery into the parks system.	Action 9.1.1.9 Consider incorporating access improvements to the Hoff Cemetery in future development plans to the south of the site.	Action 9.1.1.10 Monitor parking and community room needs and capacity at the Grimes Public Library to determine when expansion is necessary.	Action 9.1.1.11 Monitor storage and EMS needs and capacity at the Public Safety Building to determine when expansion is necessary.	Action 9.1.1.12 Evaluate building upgrade needs or redevelopment of the 404 SE 2nd Street property.

Resilient + Flexible Utility Systems

9.2	Continue to maintain and upgrade the City's existing utilities to meet the needs of the current residents and businesses.	9.2.1	Maintain and improve existing utility systems through timely repairs and upgrades.	High	Public Works	GIS/Engineering	$$	Action 9.2.1.1. Invest in data tools, like GIS and asset management programs, to extend utility life and reduce long-term costs through data-driven decisions.	Action 9.2.1.2. Continue to schedule routine preventative maintenance and inspections for public utility components to identify issues and perform repairs prior to failures occurring.	Action 9.2.1.3. Prioritize updates and replacements for critical and aging utility assets based on condition assessments and risk analysis.											
		9.2.2	Establish a process for pursuing accreditation with American Public Works Association (APWA).	Low	Public Works	Engineering	In-House	Action 9.2.2.1. Create standards for inspections and maintenance for public utilities.													
		9.2.3	Use the Water and Sanitary Systems studies to inform capital budgets and update the studies as improvements are completed.	High	Engineering	Public Works	$$	Action 9.2.3.1. Utilize findings from the Water and Sanitary Systems studies to establish priority infrastructure investments and improvement projects.	Action 9.2.3.2. Update the Water and Sanitary Systems studies on a scheduled basis in coordination with the completion of major projects, of which new data and outcomes can be included in the studies.												
		9.2.4	Consider developing best management practices for performing maintenance on private utilities to support longevity of utilities and protect water quality.	Medium	Public Works	Engineering	In-House	Action 9.2.4.1. Create a best management practices handbook outlining maintenance protocols for private utilities, such as proper leak detection, timely repairs, and responsible chemical or waste handling.	Action 9.2.4.2. Consider requiring documentation and routine reporting for private inspection and maintenance activities from private utility owners. This could include a reporting program for fire safety private maintenance inspections for fire hydrants.	Action 9.2.4.3. Establish a communication process for annual updates on best management practices for private utilities. Include any updates in city-led waste tailored to the contractor and development community.											
		9.2.5	Continue to invest in repairs and upgrades that address inflow and infiltration (I & I) within the sanitary sewer system.	Medium	Engineering	Public Works	$$	Action 9.2.5.1. Consider incorporating the costs of inflow and infiltration repairs and improvements into the Capital Improvements Plan (CIP).												
		9.2.6	Consider the creation of a sanitary sewer lining program to proactively target maintenance on sewer lines to ensure safe and efficient conveyance of wastewater.	Medium	Engineering	Public Works	In-House	Action 9.2.6.1. Develop a sewer lining plan based on asset condition and maintenance needs to then prioritize sewer improvements where needed.	Establish a routine inspection and maintenance schedule to ensure long-term performance and to target future lining needs.												
		9.2.7	Conduct a lift station analysis study to understand where possible consolidation or service enhancements are needed as well as where new lift stations will need to be constructed based on development patterns.	Medium	Public Works	Engineering	$$	Action 9.2.7.1. Collect and understand current lift station operational and flow data to evaluate existing capacity, performance, and maintenance needs and identify new lift station locations and lift station consolidation locations.	Action 9.2.7.2. Use the results of the study to determine the improvements included in future public infrastructure and utility projects.												
		9.2.8	Consider establishing an asset management system to accurately document and track the condition of public infrastructure and utilities.	High	Public Works	GIS/Engineering	$$$	Action 9.2.8.1. Establish a citywide asset inventory analysis to collect asset data.	Action 9.2.8.2. Implement a standardized condition assessment process for each asset type (streets, sidewalks, water, sewer, stormwater, facilities, parks, etc.) with clear condition rating scales and inspection frequencies.	Action 9.2.8.3. Select and deploy an asset management software program to store asset data, conduct analyses, and track and generate information reports to inform budgeting decisions.	Action 9.2.8.4. Identify an asset management coordinator and a cross-departmental team that is responsible for maintaining, updating, and reporting asset data, conditions, and planned improvements.											
9.3	Build capacity and extend utilities to support future growth of the City.	9.3.1	Maintain active coordination with regional utility partners, including Xenia Rural Water Works (CWW) and the Des Moines Wastewater Reclamation Authority (WRA), to support long-term service capacity.	High	Public Works	Engineering	In-House	Action 9.3.1.1. Continue to invest time in regularly attending organization meetings and collaboration sessions.	Action 9.3.1.2. Continue to communicate data and planned project information to the CWW and WRA as development or redevelopment occurs within the City.												
		9.3.2	Coordinate with utility and infrastructure authorities that currently govern outside of the City's boundaries.	Medium	Public Works	Planning/Engineering	In-House	Action 9.3.2.1. Establish collaboration processes with Xenia Rural Water District to review upcoming projects and maintenance work that may affect both Xenia and the City.	Action 9.3.2.2. Continue to develop and share data and maps with other utility authorities and municipalities to coordinate alignments, construction schedules, and right-of-way needs along corridors entering the City and within future growth areas.												
		9.3.3	Establish clear and consistent policy that defines which infrastructure costs are covered by the City and which are the responsibility of developers.	High	Engineering/Planning	Public Works	In-House	Action 9.3.3.1. Develop an infrastructure optimization study to understand what infrastructure the City is able to incur the costs on without financially burdening the City's budget while also balancing the shared cost with developers.	Action 9.3.3.2. Reevaluate the City of Grimes utility and infrastructure standards and specifications to ensure that they are not requiring unnecessary cost burdens for developers related to utility and infrastructure construction.	Action 9.3.3.3. Reevaluate the current use of infrastructure and utility fee districts and establish a fee district process for future areas of the City.	Action 9.3.3.1. Develop an infrastructure optimization policy to communicate how infrastructure costs are shared between the City and developers.										
		9.3.4	Systemically plan infrastructure network expansions and improvements to align with future key growth areas.	High	Engineering	Planning	$$$	Action 9.3.4.1. Continue to plan infrastructure and utility expansions prior to development and during the rezoning process to support growth and avoid costly inefficiencies.	Action 9.3.4.2. Coordinate future sewer and water capacity improvements during the rezoning process with developers and other neighboring authorities as needed to ensure developments have realiable services.												
		9.3.5	Consider developing a plan to guide infrastructure improvements in areas planned for industrial growth.	Medium	Engineering	Planning	$$	Action 9.3.5.1. Continue to seek creative funding solutions to support infrastructure improvements that support the capacity needed for industrial business and development.	Action 9.3.5.2. Continue to use economic development funding tools, such as Tax Increment Financing (TIF), in areas planned for industrial growth.												

Maintain and Improve Existing Infrastructure

9.4	Maintain and develop a resilient and efficient stormwater management system that protects water quality, mitigates flood risks, is sensitive to the natural environment, and provides recreational opportunities.	9.4.1	Consider developing a stormwater study to identify current stormwater data such as flood zone mitigation locations, regional detention opportunities, locations of greenway and natural landscape preservation.	Medium	Public Works	Engineering	$$$	Action 9.4.1.1. Conduct a stormwater study to guide improvements and identify areas for flood mitigation, regional detention, and natural landscape preservation.	Action 9.4.1.2. Use the stormwater study to improve the flood buyout program and other future flood mitigation programs.	Action 9.4.1.3. Update the stormwater ordinance as needed based on the stormwater study and regional basin policy.	Action 9.4.1.4. Utilize current flood zone data and the stormwater study to determine flood zones, future buyout locations, and greenway corridor preservations in growth areas.										
		9.4.2	Evaluate and consider creating a regional basin policy to guide regional stormwater detention opportunities, coordination, cost-share opportunities, and recreational amenities.	High	Public Works	Planning/Engineering	In-House	Action 9.4.2.1. Develop a regional basin policy to guide regional stormwater detention opportunities in key growth areas. This could include evaluating feasibility, cost-sharing arrangements, and implementation of recreational amenities that help improve land use efficiency.	Action 9.4.2.1. Develop a regional basin policy to guide regional stormwater detention opportunities in key growth areas. This could include evaluating feasibility, cost-sharing arrangements, and implementation of recreational amenities that help improve land use efficiency.	Action 9.4.2.2. Update the stormwater ordinance as needed based on the results of stormwater and regional basin policy studies.											
		9.4.3	Maintain and improve stormwater and erosion control programs to protect water quality and the environment.	High	Public Works	Engineering	$$	Action 9.4.3.1. Continue investing resources in stormwater and erosion control programs to provide a proactive approach in inspections, administration, and training of personnel, as well as maintaining compliance with local, state, and federal environmental standards.	Action 9.4.3.2. Continue to invest in being an MS4 community. This includes compliance with MS4 permitting and inspection regulations, conducting quarterly outfall monitoring, administering the illicit discharge program and post-development projects are in compliance with all stormwater and erosion control regulations set by the City of Grimes and the Iowa DNR.											
		9.4.4	Evaluate the possibility for reclaimed irrigation systems.	Low	Public Works	Engineering	$$	Action 9.4.4.1. Conduct a reclaimed irrigation system study to understand the process, feasibility, and possible benefits of implementing such a system.	Action 9.4.4.2. Build relationships with other midwest or similarly-sized municipalities that have a reclaimed irrigation systems to understand feasibility, maintenance, and long-term implementation realities.												

Chapter 10: Parks and Recreation

Facilities with a Regional Draw

Goals		Strategy		Priority	Responsible Dept.	Dept. Partners	Estimated Cost Impact	Implementation Details				
								Actions	Actions	Actions	Actions	Actions
10.1	Position Grimes as a regional recreation tourism destination.	10.1.1	Continue to explore opportunities to bring in unique regional amenities and enhance destination recreational use.	High	Parks & Recreation	Economic Development	In-house	Action 10.1.1.1: Research, visit, and complete investigative studies on unique regional amenities and facilities to determine if they would be a good fit for Grimes.	Action 10.1.1.2: Conduct a benchmarking study of comparable cities with strong recreational tourism programs to identify innovative and unique amenities, successful event models, and efficient departmental processes.			
		10.1.2	Promote recreational tourism through tournaments, special events, sports-focused partnerships, and providing unique recreational experiences.	High	Parks & Recreation	Economic Development	$$$	Action 10.1.2.1: Conduct an optimization study for the City's athletic complexes to ensure each facility is utilized efficiently to expand tournaments and programs.				

Connect Parks to Neighborhoods

10.2	Promote and provide equitable access to parks and recreation facilities for all residents.	10.2.1	Ensure parks are located near all types of residential areas.	High	Planning	Parks & Recreation	In-house	Action10.2.1.1: Utilize the future land use plan to site parks next to differing residential land use areas.	Action 10.2.1.2: Follow the NRPA Safe Routes to Parks Initiative (10-minute walk or ½ mile or less).			
		10.2.2	Create an interconnected park, greenway, and trail network by ensuring new and existing parks are connected and supported by clear signage, wayfinding, and park naming standards.	High	Parks & Recreation	Development Services/Public Works/GIS	$$	Action 10.2.2.1: Complete a gap analysis to ensure all parks are connected via the trail network.	Action 10.2.2.2: Create a wayfinding and signage plan to update and install signage for parks and trails.	Action 10.2.2.3: Develop naming policies for parks and trails.		
10.3	Ensure existing parks are high-performing and continue to serve the needs of the community.	10.3.1	Continue to invest in maintenance and redevelopment of existing parks to ensure they remain high-quality and well-utilized.	High	Parks & Recreation	Public Works	$$	Action 10.3.1.1: Adopt a parks reinvestment plan to establish rating systems for existing park amenities, determine when improvements are needed, and allocate funding.	Action 10.3.1.2: Adopt standards for park furniture to provide consistency between parks and streamline ordering and maintenance.	Action 10.3.1.3: Create a playground and equipment maintenance plan to streamline maintenance efficiency.	Action 10.3.1.4: Create a vegetation management plan to ensure ground cover and plantings are well-manicured and care is seasonally appropriate.	Action 10.3.1.5: Create a Parks and Trails Maintenance Plan
		10.3.2	Consider developing best management practices for performing maintenance on private trail and sidewalk networks to support an interconnected pedestrian network.	Medium	Parks & Recreation	Public Works	In-house	Action 10.3.2.1: Create private sidewalk and trail maintenance best management practice guidelines and share publicly and directly with stakeholders through inspections and city-led events.				

Expand and Maintain Parks

10.4	Invest in new parks and expand the park system to support community growth and recreation.	10.4.1	Identify locations for the construction of neighborhood and community parks within new neighborhood developments as Grimes expands.	Medium	Planning	Parks & Recreation	In-house	Action 10.4.1.1: Update the Parks and Trails Master Plan to plan future parks consistent with the parkland nodes identified in the Future Land Use Plan.	Action 10.4.1.2: Develop a planning process to determine the initial vision and general concept for new parks.			
		10.4.2	Review the current parkland dedication ordinance to ensure it continues to meet the recreation needs of the City and its residents.	Medium	Planning	Parks & Recreation	In-house	Action 10.4.2.1: Consider amending the parkland dedication ordinance to provide flexibility in required parkland acreage in exchange for the construction of park improvements prior to dedicating the land to the City.	Action 10.4.2.2: Develop a tree planting process to allow the City to plant trees in parks and trail corridors to establish tree canopy when funding has not yet been allocated for park and trail improvements.	Action 10.4.2.3: Develop a funding strategy to determine how the City will allocate funds to purchase parkland when a developer is required to dedicate parkland to serve multiple developments ahead of receiving contributions from other developers.	Action 10.4.2.4: Create a dashboard to keep track of parkland dedication contributions received by developers and to which park the funds are allocated.	
		10.4.3	Expand variety and quantity of amenities offered within park system.	Medium	Parks & Recreation	Development Services/Public Works	In-house	Action 10.4.3.1: Continue to evaluate citizen engagement surveys to understand the community's priorities and preferred amenities.	Action 10.4.3.2: Develop standard amenity packages required for each type of park (neighborhood, community, special use parks).	Action 10.4.3.3: Create a plan to implement the priority park amenities identified in the comprehensive plan citizen feedback (nature/wild parks, inclusive park/miracle league park, and mini golf course).	Action 10.4.3.4: Collaborate with Polk County Conservation to ensure amenities within parks and trails abutting the Brenton Slough are complimentary to their vision for the Brenton Slough.	Action 10.4.3.5: Utilize the Public Arts & Culture Master Plan to inform parkland improvements that incorporate art and culture.
10.5	Provide inclusive, diverse and high-quality recreation programs to enhance quality of life for all community members.	10.5.1	Increase programming activities for active adults, seniors, and people with disabilities.	High	Parks & Recreation	Polk County/Public Works	$$	Action 10.5.1.1: Conduct a programming gap analysis for adults, seniors, and differently-abled individuals.	Action 10.5.1.2: Develop an ADA policy for park and facility improvements.	Action 10.5.1.3: Partner with age-specific organizations that can benefit from senior programming (Polk County, senior housing developments, other cities). This would help each organization avoid duplicating services.	Action 10.5.1.4: Partner with organizations that support differently-abled individuals that can benefit from programming or provide insights on best practices for program operations.	
		10.5.2	Continue to assess capacity, attendance, and budget for both indoor and outdoor programs and facilities to optimize program offerings.	Medium	Parks & Recreation	Engineering	$$$	Action 10.5.2.1: Create a standard process for analyzing programs using survey engagement strategies and registration software analytics.	Action 10.5.2.2: Conduct a space study to understand the current facility capacity and the space needed to increase the number of programs offered and the number of sessions for each program.			
		10.5.3	Strengthen communication and outreach to align recreation program opportunities with community member interests and emerging trends.	High	Parks & Recreation	Communications	In-house	Action 10.5.3.1: Conduct surveys to determine the types of programs that align with the community's interests.	Action 10.5.3.2: Conduct post-program satisfaction surveys to determine areas of improvement.			
		10.5.4	Continue to partner with cities, schools, athletic associations and the Grimes Public Library to maximize recreational opportunities and facility use.	High	Parks & Recreation	Library/DC-G School District	In-house	Action 10.5.4.1: Continue and strengthen relationships with the local school districts to share facilities for programming and events.	Action 10.5.4.2: Continue to collaborate with the Grimes Public Library on nature-based programs and events at the Library, Liberty Amphitheater, Arboretum, and other public facilities.	Action 10.5.4.3: Continue partnerships with other municipalities to deliver joint programming opportunities to improve program quality and explore cost-sharing opportunities.	Action 10.5.4.4: Continue to invest in school-to-work programs with the school districts to help bridge Parks & Recreation staffing gaps.	
		10.5.5	Continue to provide and enhance opportunities for public space rental.	Medium	Parks & Recreation	Economic Development	$$	Action 10.5.5.1: Establish standardized rental procedures and facility use policies for shelters and indoor spaces.	Action 10.5.5.2: Complete an investigative study for construction and operation of a public event venue.			
10.6	Promote best practices to protect natural resources, improve local ecology and increase community connections to nature.	10.6.1	Foster native landscaping practices such as pollinator gardens, native planting areas, and no-mow zones.	High	Parks & Recreation	Public Works	In-house	Action 10.6.1.1: Develop and adopt a parks & trails maintenance plan.	Action 10.6.1.2: Develop and adopt a vegetation management plan.	Action 10.6.1.3: Create and adopt a pollinator, no-mow, and native habitat preservation program.	Action 10.6.1.4: Restore and protect prairie and wetland habitats through conservation-focused maintenance.	
		10.6.2	Continue to use the parks and trail system to improve natural resources and habitats within the City by establishing best management practices along wetlands, creeks, urban canopies, water resources, and conservation areas.	Medium	Public Works	Parks & Recreation	$$$	Action 10.6.2.1: Create a waterbody and waterway management plan.	Action 10.6.2.2. Use the waterbody and waterway management plan to inform development and infrastructure decisions and to update maintenance plans related to waterbodies and waterways.			
		10.6.3	Continue to collaborate with state, county, and regional agencies to expand natural resource conservation efforts and partnerships.	Medium	Public Works	Parks & Recreation	In-house	Action 10.6.3.1. Continue to build relationships with Polk County Conservation and Dallas County Conservation to share goals, projects, and future resource needs.				
		10.6.4	Encourage volunteer-based stewardship opportunities through trail adoptions and habitat restoration programs.	Medium	Parks & Recreation	Public Works	In-house	Action 10.6.4.1: Create an adopt-a-trail program.	Action 10.6.4.2 Consider creating a pollinator garden program to encourage community members to install pollinator gardens on private property. This could include opportunities for local master gardeners to volunteer to help establish the gardens.	Action 10.6.4.3 Create a standard volunteer process and marketing strategy to connect people to projects.		
		10.6.5	Leverage regional stormwater facilities as passive recreation land.	Medium	Public Works	Development Services/Parks & Recreation	In-house	Action 10.6.5.1: Analyze results of regional stormwater facility study to inform where recreational amenities should be located (referenced in the utilities chapter).	Action 10.6.5.2: Consider developing minimum design and amenity standards in order for regional basins to be dedicated to the City.			

GRIMES FUTURE LAND USE MAP

DRAFT (2025-11-25)

LEGEND

- Grimes City Limits
- Planning Boundary
- Parcels
- Nearby Cities
- Floodway
- 100-Year Floodplain
- 500-Year Floodplain
- Agriculture & Open Space
- Parks & Recreation
- Public & Semi-Public
- Residential Estates Overlay
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- General Commercial
- Downtown Mixed Use
- Mixed Use
- Business Park & Light Industrial
- General Industrial
- Interstate/Highway
- Existing Arterial Road
- Future Arterial Road
- Existing Collector Road
- Future Collector Road
- Existing Local Road
- Future Local Road

Granger
Dallas Center
Urbandale
Clive
Waukee
Johnston
240th St
W 1st St
NW 141st St
SE Grimes Blvd
N 10th St
170th Ave
W Ave
NW 86th St
Meredith Dr
NW Urbandale Dr
141
35
80
0mi 0.5mi 1mi 1.5mi
N

GRIMES GROWING TOGETHER

CONFLUENCE

GRIMES FUTURE LAND USE MAP

DRAFT (2025-11-25)

LEGEND

- Grimes City Limits
- Planning Boundary
- Parcels
- Nearby Cities
- Floodway
- 100-Year Floodplain
- 500-Year Floodplain
- Agriculture & Open Space
- Parks & Recreation
- Public & Semi-Public
- Residential Estates Overlay
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- General Commercial
- Downtown Mixed Use
- Mixed Use
- Business Park & Light Industrial
- General Industrial
- Interstate/Highway
- Existing Arterial Road
- Future Arterial Road
- Existing Collector Road
- Future Collector Road
- Existing Local Road
- Future Local Road
- Future Park Node

Granger
141
NW 142nd St
240th St
W 1st St
SE Grimes Blvd
Johnston
Dallas Center
N 10th St
170th Ave
Urbandale
NW 86th St
Meredith Dr
NW Urbandale Dr
Clive
W Ave
Waukee
35
80
0mi 0.5mi 1mi 1.5mi
N

GRIMES GROWING TOGETHER

CONFLUENCE

GRIMES FUTURE + EXISTING ROAD CLASSIFICATION MAP

DRAFT (2025-11-25)

LEGEND

- Grimes City Limits
- Planning Boundary
- Parcels
- Nearby Cities
- Interstate/Highway
- Existing Arterial Road
- Future Arterial Road
- Existing Collector Road
- Future Collector Road
- Existing Local Road
- Future Local Road

Granger
Dallas Center
Urbandale
Clive
Waukee
Johnston
Meredith Dr
NW 70th Ave
240th St
W 1st St
NW 114th St
NE Grimes Blvd
SE Grimes Blvd
170th Ave
N 10th St
W Ave
NW 86th St
NW Urbandale Dr
State Highway 210 NW
141
35
80
0mi
0.5mi
1mi
1.5mi
N

GRIMES GROWING TOGETHER

CONFLUENCE

RESOLUTION APPROVING AND ADOPTING A NEW COMPREHENSIVE PLAN - GROWING TOGETHER - GRIMES 2050 COMPREHENSIVE PLAN

Grimes Resolution No. 12-3225

WHEREAS, the City of Grimes, Iowa, (the “City”) desires to create a new Comprehensive Plan under the authority granted by Chapter 414 of the Iowa Code; and,

WHEREAS, the City hired a professional consulting firm to review the City’s existing plans, analyze its existing conditions, interview and meet with members of the general public, and prepare a new Comprehensive Plan in accordance with the provisions of Chapter 414 of the Iowa Code and with consideration of the Iowa Smart Planning Principles found in Chapter 18B of the Iowa Code; and,

WHEREAS, public input for the new Comprehensive Plan was obtained through an online community survey, by interviews with various community stakeholders, at special events, and at public workshops; and,

WHEREAS, the process to create the new Comprehensive Plan was led by an advisory committee of community leaders and stakeholders; and,

WHEREAS, the Planning and Zoning Commission held a public hearing on December 2, 2025, to review the new Comprehensive Plan and receive public comment.

WHEREAS, the Planning and Zoning Commission at their December 2, 2025, provided a recommendation of approval to the City Council to approve and adopt the new Comprehensive Plan; and,

WHEREAS, the City Council held a duly noticed, public hearing on December 16, 2025, to review the new Comprehensive Plan, receive public comment, and consider the recommendation of the Planning and Zoning Commission.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa that the new Comprehensive Plan as presented is hereby approved and adopted as the official Comprehensive Plan of the City of Grimes, Iowa.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: SE 41st Street and SE Park Drive Extension – Public Hearing and Award of Construction Contract

BACKGROUND: The actions that are in front of the council are to hold a public hearing on the proposed Contract Documents (plans, specifications and form of contract) and estimated total cost and approve Resolutions to: 1) adopt plans, specifications, form of contract and estimate of cost; 2) making award of construction contract; and 3) approving construction contract and bonds. This project was bid on December 9, 2025 and the following are the results:

MPS Engineers - $1,663,741.20	Manatt's – $1,412,836.75
McAninch Co - $1,650,348.60	Allstar Concrete - $1,328,407.40
Reilly Construction Co. - $1,577,901.20	Elder Corporation - $1,289,900.00
Absolute Concrete - $1,525,438.75	Concrete Technologies - $1,282,293.70
Sternquist Construction – $1,440,419.80	Engineers Estimate - $1,925,877.00

The results from the bidding showed great interest in this project for this type of work and the current bidding environment. The grouping of bids was good, with all of the bids coming in under the engineer's estimate and the low bidder being about 33% or approximately $643,584 under the engineer's estimate. The low bidder is Concrete Technologies Inc. of Grimes, Iowa. City staff and McClure have worked with Concrete Technologies Inc. before and feel they can perform the work for this project.

BUDGETARY CONSIDERATIONS: This project came in at about $643,584 under the engineer's estimate and is in the current Capital Improvements Program for construction in the 2026 construction season.

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 holds the public hearing and approves the three resolutions, as stated above.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by:	Aaron Jarosh
Return to:	Aaron Jarosh

TABULATION OF BIDS
SE 41ST ST AND SE PARK DR EXTENSION PROJECT
GRIMES, IOWA
IDOT PROJECT NO: RM-3125(618)--9D-77

Grimes City Council Chambers
12/9/2025 @ 10:30 A.M.

ITEM CO.	ITEM CODE	ITEM DESCRIPTION	UNIT	QUANTITIES		TOTAL	ENGINEER'S ESTIMATE		1 Concrete Technologies, Inc.		2 Elder Corporation	
				DIV 1	DIV 2		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	2010-D-1	Topsoil, On-site	CY	2,970	814	3,784	$ 20.00	$ 75,680.00	$ 9.60	$ 36,326.40	$ 9.50	$ 35,948.00
2	2010-E	Excavation, Class 10	CY	2,820	660	3,480	$ 15.00	$ 52,200.00	$ 2.80	$ 9,744.00	$ 2.75	$ 9,570.00
3	2010-F	Below Grade Excavation (Core-Out)	CY	1,490	1,120	2,610	$ 50.00	$ 130,500.00	$ 3.05	$ 7,960.50	$ 3.00	$ 7,830.00
4	2010-G	Subgrade Preparation	SY	7,198	1,776	8,974	$ 4.00	$ 35,896.00	$ 2.20	$ 19,742.80	$ 2.15	$ 19,294.10
5	2010-I	Subgrade Treatment, Cement	SY	2,230	1,678	3,908	$ 4.00	$ 15,632.00	$ 7.55	$ 29,505.40	$ 7.50	$ 29,310.00
6	2010-J	Subbase, Modified, 6"	SY	7,198	1,776	8,974	$ 18.00	$ 161,532.00	$ 4.45	$ 39,934.30	$ 4.40	$ 39,485.60
7	2010-M	Compaction Testing	LS	0.8	0.2	1	$ 6,000.00	$ 6,000.00	$ 5,050.00	$ 5,050.00	$ 5,100.00	$ 5,100.00
8	4020-A-1	Storm Sewer, Trenched, RCP, 15"	LF	875	275	1,150	$ 100.00	$ 115,000.00	$ 78.25	$ 89,987.50	$ 77.50	$ 89,125.00
9	4020-A-1	Storm Sewer, Trenched, RCP, 30"	LF	204		204	$ 160.00	$ 32,640.00	$ 140.40	$ 28,641.60	$ 139.00	$ 28,356.00
10	4030-B	Pipe Apron, Concrete, 30"	EA	1		1	$ 2,200.00	$ 2,200.00	$ 1,920.00	$ 1,920.00	$ 1,900.00	$ 1,900.00
11	4030-C	Footing for Concrete Pipe Apron, PCC, 67" x 48"	EA	1		1	$ 2,000.00	$ 2,000.00	$ 405.00	$ 405.00	$ 400.00	$ 400.00
12	4030-D	Pipe Apron Guard, Concrete, 30"	EA	1		1	$ 1,500.00	$ 1,500.00	$ 1,465.00	$ 1,465.00	$ 1,450.00	$ 1,450.00
13	4040-A	Subdrain, Corrugated PVC, 6"	LF	2,549	520	3,069	$ 24.00	$ 73,656.00	$ 18.20	$ 55,855.80	$ 18.00	$ 55,242.00
14	4040-C	Subdrain Cleanout, Type A-1, 6"	EA	8	2	10	$ 700.00	$ 7,000.00	$ 757.50	$ 7,575.00	$ 1,150.00	$ 11,500.00
15	4040-D	Subdrain Outlets and Connections, Outlet Into Structure, CMP, 6"	EA	13	5	18	$ 500.00	$ 9,000.00	$ 303.00	$ 5,454.00	$ 285.00	$ 5,130.00
16	5010-A-1	Water Main, Trenched, C900, 12"	LF		661	661	$ 85.00	$ 56,185.00	$ 67.90	$ 44,881.90	$ 67.25	$ 44,452.25
17	5010-C-1	Fitting, 22.5 Deg. Bend, 12"	EA		2	2	$ 1,000.00	$ 2,000.00	$ 1,035.00	$ 2,070.00	$ 1,025.00	$ 2,050.00
18	5010-C-1	Fitting, Reducer, 12" x 8"	EA		1	1	$ 1,750.00	$ 1,750.00	$ 707.00	$ 707.00	$ 700.00	$ 700.00
19	5010-D	Water Service Stub, 8 in. dia.	EA		2	2	$ 3,000.00	$ 6,000.00	$ 8,435.00	$ 16,870.00	$ 8,350.00	$ 16,700.00
20	5010-D	Water Service Stub, 12 in. dia.	EA		2	2	$ 1,500.00	$ 3,000.00	$ 5,755.00	$ 11,510.00	$ 5,700.00	$ 11,400.00
21	5020-C	Fire Hydrant Assembly	EA		4	4	$ 7,000.00	$ 28,000.00	$ 7,350.00	$ 29,400.00	$ 7,275.00	$ 29,100.00
22	5020-D	Alternate Fire Hydrant Assembly	EA		2	2	$ 7,000.00	$ 14,000.00	$ 8,735.00	$ 17,470.00	$ 8,650.00	$ 17,300.00
23	5020-J	Fire Hydrant Remove, Salvage, Reinstall	EA	2	1	3	$ 4,500.00	$ 13,500.00	$ 4,595.00	$ 13,785.00	$ 4,550.00	$ 13,650.00
24	6010-A	Manhole, SW-401, 72"	EA	1		1	$ 9,000.00	$ 9,000.00	$ 7,777.00	$ 7,777.00	$ 7,700.00	$ 7,700.00
25	6010-B	Intake, SW-501	EA	3	1	4	$ 4,250.00	$ 17,000.00	$ 3,282.50	$ 13,130.00	$ 3,250.00	$ 13,000.00
26	6010-B	Intake, SW-503	EA	3	1	4	$ 5,500.00	$ 22,000.00	$ 5,200.00	$ 20,800.00	$ 5,150.00	$ 20,600.00
27	6010-B	Intake, SW-505	EA	1		1	$ 7,000.00	$ 7,000.00	$ 5,860.00	$ 5,860.00	$ 5,800.00	$ 5,800.00
28	6010-B	Intake, SW-513, 4' X 4'	EA	1		1	$ 7,000.00	$ 7,000.00	$ 5,910.00	$ 5,910.00	$ 5,850.00	$ 5,850.00
29	6010-B	Intake, SW-516	EA	1		1	$ 11,000.00	$ 11,000.00	$ 9,720.00	$ 9,720.00	$ 9,625.00	$ 9,625.00
30	6010-E-2	Intake Adjustment, Minor	EA	2		2	$ 2,000.00	$ 4,000.00	$ 1,010.00	$ 2,020.00	$ 1,000.00	$ 2,000.00
31	6010-G-2	Connection to Existing Intake	EA	1		1	$ 1,500.00	$ 1,500.00	$ 3,080.00	$ 3,080.00	$ 3,050.00	$ 3,050.00
32	7010-A	Pavement, PCC, 9"	SY	6,066	1,488	7,554	$ 75.00	$ 566,550.00	$ 63.45	$ 479,301.30	$ 64.75	$ 489,121.50
33	7010-I	PCC Pavement Samples and Testing	LS	0.8	0.2	1	$ 10,000.00	$ 10,000.00	$ 16,750.00	$ 16,750.00	$ 19,000.00	$ 19,000.00
34	7030-A-1	Removal of Sidewalk	SY	16		16	$ 70.00	$ 1,120.00	$ 9.60	$ 153.60	$ 9.50	$ 152.00
35	7030-A-3	Removal of Driveway	SY	26		26	$ 70.00	$ 1,820.00	$ 16.65	$ 432.90	$ 16.50	$ 429.00
36	7030-E	Sidewalk, PCC, 4"	SY	1,831	479	2,310	$ 65.00	$ 150,150.00	$ 43.25	$ 99,907.50	$ 44.25	$ 102,217.50
37	7030-E	Sidewalk, PCC, 6"	SY	46		46	$ 90.00	$ 4,140.00	$ 70.25	$ 3,231.50	$ 71.75	$ 3,300.50
38	7030-G	Detectable Warning	SF	40		40	$ 70.00	$ 2,800.00	$ 48.25	$ 1,930.00	$ 49.25	$ 1,970.00
39	7030-H-1	Driveway, Paved, PCC, 8"	SY	83		83	$ 80.00	$ 6,640.00	$ 100.50	$ 8,341.50	$ 102.50	$ 8,507.50
40	7040-H	Pavement Removal	SY	50		50	$ 25.00	$ 1,250.00	$ 14.65	$ 732.50	$ 14.50	$ 725.00
41	8030-A	Temporary Traffic Control	LS	0.8	0.2	1	$ 5,000.00	$ 5,000.00	$ 1,995.00	$ 1,995.00	$ 5,600.00	$ 5,600.00

TABULATION OF BIDS
SE 41ST ST AND SE PARK DR EXTENSION PROJECT
GRIMES, IOWA
IDOT PROJECT NO: RM-3125(618)--9D-77

Grimes City Council Chambers
12/9/2025 @ 10:30 A.M.

ITEM CO.	ITEM CODE	ITEM DESCRIPTION	UNIT	QUANTITIES		TOTAL	ENGINEER'S ESTIMATE		1 Concrete Technologies, Inc.		2 Elder Corporation	
				DIV 1	DIV 2		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
42	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching	AC	4.4	1.0	5.4	$ 5,000.00	$ 27,000.00	$ 2,830.00	$ 15,282.00	$ 2,855.00	$ 15,417.00
43	9040-A-1	SWPPP Preparation	LS	0.8	0.2	1	$ 4,000.00	$ 4,000.00	$ 2,020.00	$ 2,020.00	$ 2,050.00	$ 2,050.00
44	9040-A-2	SWPPP Management	LS	0.8	0.2	1	$ 3,500.00	$ 3,500.00	$ 3,525.00	$ 3,525.00	$ 3,575.00	$ 3,575.00
45	9040-D-1	Filter Sock, 12"	LF	4,115	1,769	5,884	$ 3.00	$ 17,652.00	$ 1.75	$ 10,297.00	$ 1.80	$ 10,591.20
46	9040-D-2	Filter Socks, Removal	LF	4,115	1,769	5,884	$ 1.00	$ 5,884.00	$ 0.05	$ 294.20	$ 0.05	$ 294.20
47	9040-J	Rip Rap, Class E	TON		26	26	$ 100.00	$ 2,600.00	$ 101.00	$ 2,626.00	$ 100.00	$ 2,600.00
48	9040-O-2	Track-Out Control	TON	98	49	147	$ 50.00	$ 7,350.00	$ 52.00	$ 7,644.00	$ 51.50	$ 7,570.50
49	9040-T-1	Inlet Protection Device, Drop-In	EA	12	6	18	$ 175.00	$ 3,150.00	$ 146.50	$ 2,637.00	$ 148.00	$ 2,664.00
50	9040-T-2	Inlet Protection Device, Maintenance	EA	12	6	18	$ 50.00	$ 900.00	$ 25.25	$ 454.50	$ 25.50	$ 459.00
51	11,010-A	Construction Survey	LS	0.8	0.2	1	$ 15,000.00	$ 15,000.00	$ 12,725.00	$ 12,725.00	$ 9,000.00	$ 9,000.00
52	11,010-B	Monument Preservation	LS	0.8	0.2	1	$ 3,000.00	$ 3,000.00	$ 605.00	$ 605.00	$ 500.00	$ 500.00
53	11,020-A	Mobilization	LS	0.8	0.2	1	$ 100,000.00	$ 100,000.00	$ 62,500.00	$ 62,500.00	$ 56,538.15	$ 56,538.15
54	11,050-A	Concrete Washout	LS	0.8	0.2	1	$ 3,000.00	$ 3,000.00	$ 4,350.00	$ 4,350.00	$ 5,000.00	$ 5,000.00
						TOTALS:		$1,865,877.00		$1,282,293.70		$1,289,900.00

TABULATION OF BIDS
SE 41ST ST AND SE PARK DR EXTENSION PROJECT
GRIMES, IOWA
IDOT PROJECT NO: RM-3125(618)--9D-77

Grimes City Council Chambers
12/9/2025 @ 10:30 A.M.

ITEM CO.	ITEM CODE	ITEM DESCRIPTION	UNIT	QUANTITIES		TOTAL	3		4		5	
				DIV 1	DIV 2		All Star Concrete, LLC		Manatt's, Inc.		Sternquist Construction, Inc.	
							UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	2010-D-1	Topsoil, On-site	CY	2,970	814	3,784	$ 9.50	$ 35,948.00	$ 9.50	$ 35,948.00	$ 5.60	$ 21,190.40
2	2010-E	Excavation, Class 10	CY	2,820	660	3,480	$ 2.75	$ 9,570.00	$ 2.75	$ 9,570.00	$ 3.45	$ 12,006.00
3	2010-F	Below Grade Excavation (Core-Out)	CY	1,490	1,120	2,610	$ 3.00	$ 7,830.00	$ 3.00	$ 7,830.00	$ 17.00	$ 44,370.00
4	2010-G	Subgrade Preparation	SY	7,198	1,776	8,974	$ 2.15	$ 19,294.10	$ 2.15	$ 19,294.10	$ 3.00	$ 26,922.00
5	2010-I	Subgrade Treatment, Cement	SY	2,230	1,678	3,908	$ 7.50	$ 29,310.00	$ 7.50	$ 29,310.00	$ 13.75	$ 53,735.00
6	2010-J	Subbase, Modified, 6"	SY	7,198	1,776	8,974	$ 4.40	$ 39,485.60	$ 4.40	$ 39,485.60	$ 13.25	$ 118,905.50
7	2010-M	Compaction Testing	LS	0.8	0.2	1	$ 7,000.00	$ 7,000.00	$ 12,000.00	$ 12,000.00	$ 5,355.00	$ 5,355.00
8	4020-A-1	Storm Sewer, Trenched, RCP, 15"	LF	875	275	1,150	$ 71.50	$ 82,225.00	$ 77.50	$ 89,125.00	$ 58.15	$ 66,872.50
9	4020-A-1	Storm Sewer, Trenched, RCP, 30"	LF	204		204	$ 115.20	$ 23,500.80	$ 139.00	$ 28,356.00	$ 122.40	$ 24,969.60
10	4030-B	Pipe Apron, Concrete, 30"	EA	1		1	$ 1,562.00	$ 1,562.00	$ 1,900.00	$ 1,900.00	$ 1,836.00	$ 1,836.00
11	4030-C	Footing for Concrete Pipe Apron, PCC, 67" x 48"	EA	1		1	$ 795.50	$ 795.50	$ 400.00	$ 400.00	$ 816.00	$ 816.00
12	4030-D	Pipe Apron Guard, Concrete, 30"	EA	1		1	$ 1,628.10	$ 1,628.10	$ 1,450.00	$ 1,450.00	$ 1,530.00	$ 1,530.00
13	4040-A	Subdrain, Corrugated PVC, 6"	LF	2,549	520	3,069	$ 16.20	$ 49,717.80	$ 18.00	$ 55,242.00	$ 18.35	$ 56,316.15
14	4040-C	Subdrain Cleanout, Type A-1, 6"	EA	8	2	10	$ 656.70	$ 6,567.00	$ 1,150.00	$ 11,500.00	$ 765.00	$ 7,650.00
15	4040-D	Subdrain Outlets and Connections, Outlet Into Structure, CMP, 6"	EA	13	5	18	$ 415.40	$ 7,477.20	$ 285.00	$ 5,130.00	$ 306.00	$ 5,508.00
16	5010-A-1	Water Main, Trenched, C900, 12"	LF		661	661	$ 52.10	$ 34,438.10	$ 67.25	$ 44,452.25	$ 57.15	$ 37,776.15
17	5010-C-1	Fitting, 22.5 Deg. Bend, 12"	EA		2	2	$ 1,310.00	$ 2,620.00	$ 1,025.00	$ 2,050.00	$ 1,428.00	$ 2,856.00
18	5010-C-1	Fitting, Reducer, 12" x 8"	EA		1	1	$ 2,951.10	$ 2,951.10	$ 700.00	$ 700.00	$ 1,020.00	$ 1,020.00
19	5010-D	Water Service Stub, 8 in. dia.	EA		2	2	$ 5,922.20	$ 11,844.40	$ 8,350.00	$ 16,700.00	$ 10,608.00	$ 21,216.00
20	5010-D	Water Service Stub, 12 in. dia.	EA		2	2	$ 8,195.50	$ 16,391.00	$ 5,700.00	$ 11,400.00	$ 7,038.00	$ 14,076.00
21	5020-C	Fire Hydrant Assembly	EA		4	4	$ 7,371.30	$ 29,485.20	$ 7,275.00	$ 29,100.00	$ 8,466.00	$ 33,864.00
22	5020-D	Alternate Fire Hydrant Assembly	EA		2	2	$ 8,164.10	$ 16,328.20	$ 8,650.00	$ 17,300.00	$ 9,486.00	$ 18,972.00
23	5020-J	Fire Hydrant Remove, Salvage, Reinstall	EA	2	1	3	$ 2,938.00	$ 8,814.00	$ 4,550.00	$ 13,650.00	$ 3,468.00	$ 10,404.00
24	6010-A	Manhole, SW-401, 72"	EA	1		1	$ 7,289.20	$ 7,289.20	$ 7,700.00	$ 7,700.00	$ 7,344.00	$ 7,344.00
25	6010-B	Intake, SW-501	EA	3	1	4	$ 3,317.60	$ 13,270.40	$ 3,250.00	$ 13,000.00	$ 3,162.00	$ 12,648.00
26	6010-B	Intake, SW-503	EA	3	1	4	$ 4,996.00	$ 19,984.00	$ 5,150.00	$ 20,600.00	$ 5,814.00	$ 23,256.00
27	6010-B	Intake, SW-505	EA	1		1	$ 5,475.60	$ 5,475.60	$ 5,800.00	$ 5,800.00	$ 5,406.00	$ 5,406.00
28	6010-B	Intake, SW-513, 4' X 4'	EA	1		1	$ 5,752.80	$ 5,752.80	$ 5,850.00	$ 5,850.00	$ 5,202.00	$ 5,202.00
29	6010-B	Intake, SW-516	EA	1		1	$ 10,941.00	$ 10,941.00	$ 9,625.00	$ 9,625.00	$ 12,648.00	$ 12,648.00
30	6010-E-2	Intake Adjustment, Minor	EA	2		2	$ 2,045.60	$ 4,091.20	$ 1,000.00	$ 2,000.00	$ 1,020.00	$ 2,040.00
31	6010-G-2	Connection to Existing Intake	EA	1		1	$ 4,540.40	$ 4,540.40	$ 3,050.00	$ 3,050.00	$ 2,346.00	$ 2,346.00
32	7010-A	Pavement, PCC, 9"	SY	6,066	1,488	7,554	$ 68.00	$ 513,672.00	$ 70.00	$ 528,780.00	$ 71.00	$ 536,334.00
33	7010-I	PCC Pavement Samples and Testing	LS	0.8	0.2	1	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ 5,800.00	$ 5,800.00
34	7030-A-1	Removal of Sidewalk	SY	16		16	$ 9.50	$ 152.00	$ 9.50	$ 152.00	$ 25.50	$ 408.00
35	7030-A-3	Removal of Driveway	SY	26		26	$ 16.50	$ 429.00	$ 16.50	$ 429.00	$ 41.80	$ 1,086.80
36	7030-E	Sidewalk, PCC, 4"	SY	1,831	479	2,310	$ 42.00	$ 97,020.00	$ 49.25	$ 113,767.50	$ 45.70	$ 105,567.00
37	7030-E	Sidewalk, PCC, 6"	SY	46		46	$ 70.00	$ 3,220.00	$ 141.00	$ 6,486.00	$ 71.50	$ 3,289.00
38	7030-G	Detectable Warning	SF	40		40	$ 48.00	$ 1,920.00	$ 50.00	$ 2,000.00	$ 50.00	$ 2,000.00
39	7030-H-1	Driveway, Paved, PCC, 8"	SY	83		83	$ 100.00	$ 8,300.00	$ 143.00	$ 11,869.00	$ 100.00	$ 8,300.00
40	7040-H	Pavement Removal	SY	50		50	$ 14.50	$ 725.00	$ 14.50	$ 725.00	$ 36.75	$ 1,837.50
41	8030-A	Temporary Traffic Control	LS	0.8	0.2	1	$ 3,200.00	$ 3,200.00	$ 1,975.00	$ 1,975.00	$ 5,610.00	$ 5,610.00

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				DIV 1	DIV 2		All Star Concrete, LLC		Manatt's, Inc.		Sternquist Construction, Inc.	
							UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
42	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching	AC	4.4	1.0	5.4	$ 2,800.00	$ 15,120.00	$ 3,800.00	$ 20,520.00	$ 2,856.00	$ 15,422.40
43	9040-A-1	SWPPP Preparation	LS	0.8	0.2	1	$ 2,000.00	$ 2,000.00	$ 1,000.00	$ 1,000.00	$ 2,040.00	$ 2,040.00
44	9040-A-2	SWPPP Management	LS	0.8	0.2	1	$ 3,500.00	$ 3,500.00	$ 800.00	$ 800.00	$ 3,570.00	$ 3,570.00
45	9040-D-1	Filter Sock, 12"	LF	4,115	1,769	5,884	$ 1.75	$ 10,297.00	$ 2.10	$ 12,356.40	$ 1.80	$ 10,591.20
46	9040-D-2	Filter Socks, Removal	LF	4,115	1,769	5,884	$ 0.05	$ 294.20	$ 0.10	$ 588.40	$ 0.05	$ 294.20
47	9040-J	Rip Rap, Class E	TON		26	26	$ 100.00	$ 2,600.00	$ 100.00	$ 2,600.00	$ 107.10	$ 2,784.60
48	9040-O-2	Track-Out Control	TON	98	49	147	$ 51.50	$ 7,570.50	$ 51.50	$ 7,570.50	$ 40.80	$ 5,997.60
49	9040-T-1	Inlet Protection Device, Drop-In	EA	12	6	18	$ 145.00	$ 2,610.00	$ 125.00	$ 2,250.00	$ 147.90	$ 2,662.20
50	9040-T-2	Inlet Protection Device, Maintenance	EA	12	6	18	$ 25.00	$ 450.00	$ 25.00	$ 450.00	$ 25.50	$ 459.00
51	11,010-A	Construction Survey	LS	0.8	0.2	1	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 13,260.00	$ 13,260.00
52	11,010-B	Monument Preservation	LS	0.8	0.2	1	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 2,550.00	$ 2,550.00
53	11,020-A	Mobilization	LS	0.8	0.2	1	$ 112,700.00	$ 112,700.00	$ 120,000.00	$ 120,000.00	$ 46,000.00	$ 46,000.00
54	11,050-A	Concrete Washout	LS	0.8	0.2	1	$ 5,500.00	$ 5,500.00	$ 8,000.00	$ 8,000.00	$ 5,500.00	$ 5,500.00
						TOTALS:		$1,328,407.40		$1,412,836.75		$1,440,419.80

(42) Used 5 AC instead of 5.4 AC

(42) Used 5 AC instead of 5.4 AC

TABULATION OF BIDS
SE 41ST ST AND SE PARK DR EXTENSION PROJECT
GRIMES, IOWA
IDOT PROJECT NO: RM-3125(618)--9D-77

Grimes City Council Chambers
12/9/2025 @ 10:30 A.M.

ITEM CO.	ITEM CODE	ITEM DESCRIPTION	UNIT	QUANTITIES		TOTAL	6 Absolute Concrete Construction, Inc. dba Absolute Group		7 Reilly Construction Co., Inc.		8 McAninch Corporation	
				DIV 1	DIV 2		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	2010-D-1	Topsoil, On-site	CY	2,970	814	3,784	$ 9.25	$ 35,002.00	$ 10.00	$ 37,840.00	$ 15.50	$ 58,652.00
2	2010-E	Excavation, Class 10	CY	2,820	660	3,480	$ 10.00	$ 34,800.00	$ 8.00	$ 27,840.00	$ 2.25	$ 7,830.00
3	2010-F	Below Grade Excavation (Core-Out)	CY	1,490	1,120	2,610	$ 13.00	$ 33,930.00	$ 35.00	$ 91,350.00	$ 22.00	$ 57,420.00
4	2010-G	Subgrade Preparation	SY	7,198	1,776	8,974	$ 2.35	$ 21,088.90	$ 3.25	$ 29,165.50	$ 3.50	$ 31,409.00
5	2010-I	Subgrade Treatment, Cement	SY	2,230	1,678	3,908	$ 12.25	$ 47,873.00	$ 10.25	$ 40,057.00	$ 9.75	$ 38,103.00
6	2010-J	Subbase, Modified, 6"	SY	7,198	1,776	8,974	$ 12.40	$ 111,277.60	$ 10.50	$ 94,227.00	$ 25.25	$ 226,593.50
7	2010-M	Compaction Testing	LS	0.8	0.2	1	$ 10,750.00	$ 10,750.00	$ 5,000.00	$ 5,000.00	$ 7,394.00	$ 7,394.00
8	4020-A-1	Storm Sewer, Trenched, RCP, 15"	LF	875	275	1,150	$ 82.25	$ 94,587.50	$ 90.00	$ 103,500.00	$ 104.75	$ 120,462.50
9	4020-A-1	Storm Sewer, Trenched, RCP, 30"	LF	204		204	$ 123.00	$ 25,092.00	$ 150.00	$ 30,600.00	$ 142.75	$ 29,121.00
10	4030-B	Pipe Apron, Concrete, 30"	EA	1		1	$ 2,175.00	$ 2,175.00	$ 1,800.00	$ 1,800.00	$ 1,608.25	$ 1,608.25
11	4030-C	Footing for Concrete Pipe Apron, PCC, 67" x 48"	EA	1		1	$ 975.00	$ 975.00	$ 625.00	$ 625.00	$ 273.00	$ 273.00
12	4030-D	Pipe Apron Guard, Concrete, 30"	EA	1		1	$ 1,315.00	$ 1,315.00	$ 1,500.00	$ 1,500.00	$ 1,165.00	$ 1,165.00
13	4040-A	Subdrain, Corrugated PVC, 6"	LF	2,549	520	3,069	$ 18.75	$ 57,543.75	$ 27.50	$ 84,397.50	$ 18.60	$ 57,083.40
14	4040-C	Subdrain Cleanout, Type A-1, 6"	EA	8	2	10	$ 740.00	$ 7,400.00	$ 550.00	$ 5,500.00	$ 772.50	$ 7,725.00
15	4040-D	Subdrain Outlets and Connections, Outlet Into Structure, CMP, 6"	EA	13	5	18	$ 510.00	$ 9,180.00	$ 700.00	$ 12,600.00	$ 309.00	$ 5,562.00
16	5010-A-1	Water Main, Trenched, C900, 12"	LF		661	661	$ 54.50	$ 36,024.50	$ 65.00	$ 42,965.00	$ 61.00	$ 40,321.00
17	5010-C-1	Fitting, 22.5 Deg. Bend, 12"	EA		2	2	$ 1,160.00	$ 2,320.00	$ 1,250.00	$ 2,500.00	$ 1,091.50	$ 2,183.00
18	5010-C-1	Fitting, Reducer, 12" x 8"	EA		1	1	$ 935.00	$ 935.00	$ 900.00	$ 900.00	$ 782.50	$ 782.50
19	5010-D	Water Service Stub, 8 in. dia.	EA		2	2	$ 4,275.00	$ 8,550.00	$ 12,250.00	$ 24,500.00	$ 9,440.25	$ 18,880.50
20	5010-D	Water Service Stub, 12 in. dia.	EA		2	2	$ 3,845.00	$ 7,690.00	$ 14,250.00	$ 28,500.00	$ 7,198.75	$ 14,397.50
21	5020-C	Fire Hydrant Assembly	EA		4	4	$ 7,525.00	$ 30,100.00	$ 8,250.00	$ 33,000.00	$ 6,754.75	$ 27,019.00
22	5020-D	Alternate Fire Hydrant Assembly	EA		2	2	$ 8,385.00	$ 16,770.00	$ 8,000.00	$ 16,000.00	$ 7,429.50	$ 14,859.00
23	5020-J	Fire Hydrant Remove, Salvage, Reinstall	EA	2	1	3	$ 6,515.00	$ 19,545.00	$ 2,000.00	$ 6,000.00	$ 3,238.75	$ 9,716.25
24	6010-A	Manhole, SW-401, 72"	EA	1		1	$ 6,895.00	$ 6,895.00	$ 7,500.00	$ 7,500.00	$ 8,481.75	$ 8,481.75
25	6010-B	Intake, SW-501	EA	3	1	4	$ 3,120.00	$ 12,480.00	$ 3,300.00	$ 13,200.00	$ 2,978.50	$ 11,914.00
26	6010-B	Intake, SW-503	EA	3	1	4	$ 5,550.00	$ 22,200.00	$ 5,300.00	$ 21,200.00	$ 5,366.25	$ 21,465.00
27	6010-B	Intake, SW-505	EA	1		1	$ 6,175.00	$ 6,175.00	$ 5,600.00	$ 5,600.00	$ 5,273.25	$ 5,273.25
28	6010-B	Intake, SW-513, 4' X 4'	EA	1		1	$ 6,215.00	$ 6,215.00	$ 6,200.00	$ 6,200.00	$ 14,138.75	$ 14,138.75
29	6010-B	Intake, SW-516	EA	1		1	$ 12,250.00	$ 12,250.00	$ 12,250.00	$ 12,250.00	$ 11,453.00	$ 11,453.00
30	6010-E-2	Intake Adjustment, Minor	EA	2		2	$ 2,300.00	$ 4,600.00	$ 1,250.00	$ 2,500.00	$ 3,865.75	$ 7,731.50
31	6010-G-2	Connection to Existing Intake	EA	1		1	$ 2,025.00	$ 2,025.00	$ 2,250.00	$ 2,250.00	$ 7,089.00	$ 7,089.00
32	7010-A	Pavement, PCC, 9"	SY	6,066	1,488	7,554	$ 76.75	$ 579,769.50	$ 65.00	$ 491,010.00	$ 65.35	$ 493,653.90
33	7010-I	PCC Pavement Samples and Testing	LS	0.8	0.2	1	$ 7,725.00	$ 7,725.00	$ 25,000.00	$ 25,000.00	$ 17,252.50	$ 17,252.50
34	7030-A-1	Removal of Sidewalk	SY	16		16	$ 14.00	$ 224.00	$ 50.00	$ 800.00	$ 14.75	$ 236.00
35	7030-A-3	Removal of Driveway	SY	26		26	$ 14.00	$ 364.00	$ 50.00	$ 1,300.00	$ 13.00	$ 338.00
36	7030-E	Sidewalk, PCC, 4"	SY	1,831	479	2,310	$ 48.00	$ 110,880.00	$ 45.00	$ 103,950.00	$ 52.15	$ 120,466.50
37	7030-E	Sidewalk, PCC, 6"	SY	46		46	$ 78.00	$ 3,588.00	$ 72.00	$ 3,312.00	$ 83.50	$ 3,841.00
38	7030-G	Detectable Warning	SF	40		40	$ 55.00	$ 2,200.00	$ 50.00	$ 2,000.00	$ 49.75	$ 1,990.00
39	7030-H-1	Driveway, Paved, PCC, 8"	SY	83		83	$ 78.00	$ 6,474.00	$ 102.00	$ 8,466.00	$ 103.50	$ 8,590.50
40	7040-H	Pavement Removal	SY	50		50	$ 10.00	$ 500.00	$ 50.00	$ 2,500.00	$ 19.50	$ 975.00
41	8030-A	Temporary Traffic Control	LS	0.8	0.2	1	$ 1,975.00	$ 1,975.00	$ 5,000.00	$ 5,000.00	$ 3,296.00	$ 3,296.00

TABULATION OF BIDS
SE 41ST ST AND SE PARK DR EXTENSION PROJECT
GRIMES, IOWA
IDOT PROJECT NO: RM-3125(618)--9D-77

Grimes City Council Chambers
12/9/2025 @ 10:30 A.M.

ITEM CO.	ITEM CODE	ITEM DESCRIPTION	UNIT	QUANTITIES		TOTAL	6 Absolute Concrete Construction, Inc. dba Absolute Group		7 Reilly Construction Co., Inc.		8 McAninch Corporation	
				DIV 1	DIV 2		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
42	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and Mulching	AC	4.4	1.0	5.4	$ 4,000.00	$ 21,600.00	$ 2,900.00	$ 15,660.00	$ 2,884.00	$ 15,573.60
43	9040-A-1	SWPPP Preparation	LS	0.8	0.2	1	$ 1,500.00	$ 1,500.00	$ 2,500.00	$ 2,500.00	$ 2,060.00	$ 2,060.00
44	9040-A-2	SWPPP Management	LS	0.8	0.2	1	$ 4,000.00	$ 4,000.00	$ 4,000.00	$ 4,000.00	$ 3,605.00	$ 3,605.00
45	9040-D-1	Filter Sock, 12"	LF	4,115	1,769	5,884	$ 2.25	$ 13,239.00	$ 1.75	$ 10,297.00	$ 1.80	$ 10,591.20
46	9040-D-2	Filter Socks, Removal	LF	4,115	1,769	5,884	$ 0.25	$ 1,471.00	$ 0.05	$ 294.20	$ 0.10	$ 588.40
47	9040-J	Rip Rap, Class E	TON		26	26	$ 82.00	$ 2,132.00	$ 100.00	$ 2,600.00	$ 76.00	$ 1,976.00
48	9040-O-2	Track-Out Control	TON	98	49	147	$ 49.00	$ 7,203.00	$ 55.00	$ 8,085.00	$ 52.00	$ 7,644.00
49	9040-T-1	Inlet Protection Device, Drop-In	EA	12	6	18	$ 150.00	$ 2,700.00	$ 145.00	$ 2,610.00	$ 149.50	$ 2,691.00
50	9040-T-2	Inlet Protection Device, Maintenance	EA	12	6	18	$ 10.00	$ 180.00	$ 25.00	$ 450.00	$ 25.75	$ 463.50
51	11,010-A	Construction Survey	LS	0.8	0.2	1	$ 7,500.00	$ 7,500.00	$ 10,000.00	$ 10,000.00	$ 15,450.00	$ 15,450.00
52	11,010-B	Monument Preservation	LS	0.8	0.2	1	$ 1,500.00	$ 1,500.00	$ 2,000.00	$ 2,000.00	$ 2,060.00	$ 2,060.00
53	11,020-A	Mobilization	LS	0.8	0.2	1	$ 55,000.00	$ 55,000.00	$ 80,000.00	$ 80,000.00	$ 63,299.85	$ 63,299.85
54	11,050-A	Concrete Washout	LS	0.8	0.2	1	$ 5,950.00	$ 5,950.00	$ 5,000.00	$ 5,000.00	$ 7,600.00	$ 7,600.00
						TOTALS:		$1,525,438.75		$1,577,901.20		$1,650,348.60

(42) Used 5 AC instead of 5.4 AC

(42) Used 5 AC instead of 5.4 AC

TABULATION OF BIDS
SE 41ST ST AND SE PARK DR EXTENSION PROJECT
GRIMES, IOWA
IDOT PROJECT NO: RM-3125(618)--9D-77

Grimes City Council Chambers
12/9/2025 @ 10:30 A.M.

							9	
ITEM CO.	ITEM CODE	ITEM DESCRIPTION	UNIT	QUANTITIES		TOTAL	MPS Engineers, P.C. dba Kingston Services, P.C.	
				DIV 1	DIV 2		UNIT PRICE	TOTAL PRICE
1	2010-D-1	Topsoil, On-site	CY	2,970	814	3,784	$ 9.50	$ 35,948.00
2	2010-E	Excavation, Class 10	CY	2,820	660	3,480	$ 12.50	$ 43,500.00
3	2010-F	Below Grade Excavation (Core-Out)	CY	1,490	1,120	2,610	$ 12.90	$ 33,669.00
4	2010-G	Subgrade Preparation	SY	7,198	1,776	8,974	$ 3.60	$ 32,306.40
5	2010-I	Subgrade Treatment, Cement	SY	2,230	1,678	3,908	$ 10.00	$ 39,080.00
6	2010-J	Subbase, Modified, 6"	SY	7,198	1,776	8,974	$ 12.90	$ 115,764.60
7	2010-M	Compaction Testing	LS	0.8	0.2	1	$ 4,500.00	$ 4,500.00
8	4020-A-1	Storm Sewer, Trenched, RCP, 15"	LF	875	275	1,150	$ 98.00	$ 112,700.00
9	4020-A-1	Storm Sewer, Trenched, RCP, 30"	LF	204		204	$ 175.00	$ 35,700.00
10	4030-B	Pipe Apron, Concrete, 30"	EA	1		1	$ 3,000.00	$ 3,000.00
11	4030-C	Footing for Concrete Pipe Apron, PCC, 67" x 48"	EA	1		1	$ 2,850.00	$ 2,850.00
12	4030-D	Pipe Apron Guard, Concrete, 30"	EA	1		1	$ 2,400.00	$ 2,400.00
13	4040-A	Subdrain, Corrugated PVC, 6"	LF	2,549	520	3,069	$ 18.50	$ 56,776.50
14	4040-C	Subdrain Cleanout, Type A-1, 6"	EA	8	2	10	$ 550.00	$ 5,500.00
15	4040-D	Subdrain Outlets and Connections, Outlet Into Structure, CMP, 6"	EA	13	5	18	$ 380.00	$ 6,840.00
16	5010-A-1	Water Main, Trenched, C900, 12"	LF		661	661	$ 112.00	$ 74,032.00
17	5010-C-1	Fitting, 22.5 Deg. Bend, 12"	EA		2	2	$ 2,240.00	$ 4,480.00
18	5010-C-1	Fitting, Reducer, 12" x 8"	EA		1	1	$ 1,596.00	$ 1,596.00
19	5010-D	Water Service Stub, 8 in. dia.	EA		2	2	$ 2,950.00	$ 5,900.00
20	5010-D	Water Service Stub, 12 in. dia.	EA		2	2	$ 3,250.00	$ 6,500.00
21	5020-C	Fire Hydrant Assembly	EA		4	4	$ 8,500.00	$ 34,000.00
22	5020-D	Alternate Fire Hydrant Assembly	EA		2	2	$ 8,500.00	$ 17,000.00
23	5020-J	Fire Hydrant Remove, Salvage, Reinstall	EA	2	1	3	$ 6,500.00	$ 19,500.00
24	6010-A	Manhole, SW-401, 72"	EA	1		1	$ 8,500.00	$ 8,500.00
25	6010-B	Intake, SW-501	EA	3	1	4	$ 4,500.00	$ 18,000.00
26	6010-B	Intake, SW-503	EA	3	1	4	$ 6,750.00	$ 27,000.00
27	6010-B	Intake, SW-505	EA	1		1	$ 5,150.00	$ 5,150.00
28	6010-B	Intake, SW-513, 4' X 4'	EA	1		1	$ 5,700.00	$ 5,700.00
29	6010-B	Intake, SW-516	EA	1		1	$ 7,500.00	$ 7,500.00
30	6010-E-2	Intake Adjustment, Minor	EA	2		2	$ 1,500.00	$ 3,000.00
31	6010-G-2	Connection to Existing Intake	EA	1		1	$ 2,500.00	$ 2,500.00
32	7010-A	Pavement, PCC, 9"	SY	6,066	1,488	7,554	$ 71.50	$ 540,111.00
33	7010-I	PCC Pavement Samples and Testing	LS	0.8	0.2	1	$ 5,800.00	$ 5,800.00
34	7030-A-1	Removal of Sidewalk	SY	16		16	$ 21.00	$ 336.00
35	7030-A-3	Removal of Driveway	SY	26		26	$ 21.00	$ 546.00
36	7030-E	Sidewalk, PCC, 4"	SY	1,831	479	2,310	$ 44.30	$ 102,333.00
37	7030-E	Sidewalk, PCC, 6"	SY	46		46	$ 72.10	$ 3,316.60
38	7030-G	Detectable Warning	SF	40		40	$ 49.45	$ 1,978.00
39	7030-H-1	Driveway, Paved, PCC, 8"	SY	83		83	$ 103.00	$ 8,549.00
40	7040-H	Pavement Removal	SY	50		50	$ 25.00	$ 1,250.00
41	8030-A	Temporary Traffic Control	LS	0.8	0.2	1	$ 12,500.00	$ 12,500.00

TABULATION OF BIDS
SE 41ST ST AND SE PARK DR EXTENSION PROJECT
GRIMES, IOWA
IDOT PROJECT NO: RM-3125(618)--9D-77

Grimes City Council Chambers
12/9/2025 @ 10:30 A.M.

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ITEM CO.	ITEM CODE	ITEM DESCRIPTION	UNIT	QUANTITIES		TOTAL	MPS Engineers, P.C. dba Kingston Services, P.C.	
				DIV 1	DIV 2		UNIT PRICE	TOTAL PRICE
42	9010-B	Hydraulic Seeding, Seeding, Fertilizing, and	AC	4.4	1.0	5.4	$ 3,914.00	$ 21,135.60
		Mulching						
43	9040-A-1	SWPPP Preparation	LS	0.8	0.2	1	$ 1,150.00	$ 1,150.00
44	9040-A-2	SWPPP Management	LS	0.8	0.2	1	$ 920.00	$ 920.00
45	9040-D-1	Filter Sock, 12"	LF	4,115	1,769	5,884	$ 2.15	$ 12,650.60
46	9040-D-2	Filter Socks, Removal	LF	4,115	1,769	5,884	$ 0.10	$ 588.40
47	9040-J	Rip Rap, Class E	TON		26	26	$ 128.75	$ 3,347.50
48	9040-O-2	Track-Out Control	TON	98	49	147	$ 48.00	$ 7,056.00
49	9040-T-1	Inlet Protection Device, Drop-In	EA	12	6	18	$ 128.75	$ 2,317.50
50	9040-T-2	Inlet Protection Device, Maintenance	EA	12	6	18	$ 25.75	$ 463.50
51	11,010-A	Construction Survey	LS	0.8	0.2	1	$ 20,000.00	$ 20,000.00
52	11,010-B	Monument Preservation	LS	0.8	0.2	1	$ 5,000.00	$ 5,000.00
53	11,020-A	Mobilization	LS	0.8	0.2	1	$ 138,000.00	$ 138,000.00
54	11,050-A	Concrete Washout	LS	0.8	0.2	1	$ 3,500.00	$ 3,500.00
						TOTALS:		$1,663,741.20

LICENSED PROFESSIONAL ENGINEER
MATTHEW L. ALLENDER 26399
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DATE: 12/09/2025
MATTHEW L. ALLENDER, PE NO. 26399

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL:

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LETTER OF RECOMMENDATION
SE 41ST STREET AND SE PARK DRIVE EXTENSION PROJECT

12/09/2025

Matt Ahrens
City Engineer
City of Grimes
410 SE Main Street
Grimes, Iowa 50111

RE: SE 41ST STREET AND SE PARK DRIVE EXTENSION PROJECT
RECOMMENDATION TO AWARD CONTRACT

Dear Mayor and City Council,

The City of Grimes received bids until 10:30 AM on December 9, 2025, for the **SE 41st Street and SE Park Drive Extension Project**. A total of nine (9) bids were received. A summary of those bids is as follows:

No.	Bidder	Bid Price
1	Concrete Technologies, Inc.	$ 1,282,293.70
2	Elder Corporation	$ 1,289,900.00
3	All Star Concrete, LLC	$ 1,328,407.40
4	Manatt's, Inc.	$ 1,412,836.75
5	Sternquist Construction, Inc.	$ 1,440,419.80
6	Absolute Concrete Construction, Inc. dba Absolute Group	$ 1,525,438.75
7	Reilly Construction Co., Inc.	$ 1,577,901.20
8	McAninch Corporation	$ 1,650,348.60
9	MPS Engineers, P.C. dba Kingston Services, P.C.	$ 1,663,741.20

The apparent low bid for the project was submitted by Concrete Technologies, Inc. with a bid in the amount of $1,282,293.70

The Engineer's Opinion of Probable Cost (EOPC) for the project was $1,865,877.00 using the unit prices included the RISE Application. Considering the bids received, we recommend that the City of Grimes award the project to Concrete Technologies, Inc. in the amount of:

One million, two hundred eighty-two thousand, two hundred ninety-three dollars and seventy cents ($1,282,293.70).

If you have any questions or comments regarding this project, please contact me via email at mallender@mcclurevision.com or by phone at 515.303.8258.

Matt Allender
Project Manager

1535 SW Market Street, Suite 200, Ankeny, Iowa 50023
P 515.512.1361 | mcclurevision.com

RESOLUTION 12-3325 ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE SE 41ST STREET AND SE PARK DRIVE EXTENSION

Grimes Resolution No. 12-3325

WHEREAS, on the **10th** day of **November**, **2025**, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the SE 41st Street and SE Park Drive Extension; and

WHEREAS, notice of hearing on plans, specifications, form of contract and estimate of cost for the public improvements was published as required by law.

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

Section 1. That the plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the public improvements, as described in the preamble of this Resolution.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

RESOLUTION 12-3425 MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE SE 41ST STREET AND SE PARK DRIVE EXTENSION

Grimes Resolution No. 12-3425

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

Section 1. That the following bid for the construction of certain public improvements described in general as the SE 41st Street and SE Park Drive Extension, described in the plans and specifications heretofore adopted by this Council on December 16, 2025, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: Concrete Technologies Inc. of Grimes, IA

Amount of bid: $1,282,293.70

Portion of project: All construction work

Section 2. That the Mayor and Clerk are hereby directed to execute the contract with the contractor for the construction of the public improvements, such contract not to be binding on the City until approved by this Council.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

RESOLUTION 12-3525 AUTHORIZING CONSTRUCTION CONTRACT AND BOND FOR THE SE 41ST STREET AND SE PARK DRIVE EXTENSION

Grimes Resolution No. 12-3525

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

That the construction contract and bond executed and insurance coverage for the construction of certain public improvements described in general as the SE 41st Street and SE Park Drive Extension, and as described in detail in the plans and specifications heretofore approved, and which have been authorized to be signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor: Concrete Technologies Inc. of Grimes, IA

Amount of bid: $1,282,293.70

Bond surety: _____

Date of bond: _____

Portion of project: All construction work

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: NE Destination Drive Extension – Public Hearing and Award of Construction Contract

BACKGROUND: The actions that are in front of the council are to hold a public hearing on the proposed Contract Documents (plans, specifications and form of contract) and estimated total cost and approve Resolutions to: 1) adopt plans, specifications, form of contract and estimate of cost; 2) making award of construction contract; and 3) approving construction contract and bonds. This project was bid on December 9, 2025 and the following are the results:

MPS Engineers - $1,799,281.45
Reilly Construction Co. - $1,777,565.50
Thorpe Contracting - $1,701,292.71
Absolute Group - $1,644,755.50
Manatt's - $1,629,246.25
Allstar Concrete - $1,589,104.45
Elder Corporation - $1,587,600.00
McAninch Co - $1,580,590.10
Sternquist Construction - $1,546,915.57
Engineers Estimate - $1,713,000.00

The results from the bidding showed great interest in this project for this type of work and the current bidding environment. The grouping of bids was good, with majority of the bids under the engineer's estimate and the low bidder being about 9% or approximately $166,084 under the engineer's estimate. The low bidder is Sternquist Construction of Indianola, Iowa. City staff and Snyder have worked with Sternquist before and feel they can perform the work for this project.

BUDGETARY CONSIDERATIONS: This project came in at about $166,084 under the engineer's estimate and is in the current Capital Improvements Program for construction in the 2026 construction season.

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 holds the public hearing and approves the three resolutions, as stated above.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by:	Aaron Jarosh
Return to:	Aaron Jarosh

TABULATION OF BIDS
NE DESTINATION DRIVE EXTENSION
City of Grimes, Iowa
Project No. 122.1329.01
Bid Date/Time: 12/09/2025, 10:30pm

				ENGINEER'S ESTIMATE		1 STERNQUIST CONSTRUCTION INDIANOLA, IA		2 MCANINCH CORPORATION DES MOINES, IA		3 ELDER CORP DES MOINES, IA		4 ALL STAR CONCRETE LLC JOHNSTON, IA		5 MANATT'S INC. ANKENY, IA	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
	SECTION 2010 - EARTHWORK, SUBGRADE, AND SUBBASE														
2.01	CLEARING AND GRUBBING	LS	1	$ 2,500.00	$ 2,500.00	$ 7,650.00	$ 7,650.00	$ 7,725.00	$ 7,725.00	$ 3,700.00	$ 3,700.00	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00
2.02	TOPSOIL, ON-SITE	CY	3990	$ 5.00	$ 19,950.00	$ 7.14	$ 28,488.60	$ 13.14	$ 52,428.60	$ 11.50	$ 45,885.00	$ 7.00	$ 27,930.00	$ 7.00	$ 27,930.00
2.03	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	5475	$ 5.00	$ 27,375.00	$ 6.12	$ 33,507.00	$ 3.47	$ 18,998.25	$ 5.90	$ 32,302.50	$ 6.00	$ 32,850.00	$ 6.00	$ 32,850.00
2.04	EXCAVATION, CLASS 10, CONTRACTOR FURNISH	CY	7068	$ 15.00	$ 106,020.00	$ 8.16	$ 57,674.88	$ 7.78	$ 54,989.04	$ 11.00	$ 77,748.00	$ 8.00	$ 56,544.00	$ 8.00	$ 56,544.00
2.05	SUBGRADE PREPARATION, 12 INCH	SY	9835	$ 3.00	$ 29,505.00	$ 3.06	$ 30,095.10	$ 3.55	$ 34,914.25	$ 2.50	$ 24,587.50	$ 3.00	$ 29,505.00	$ 3.00	$ 29,505.00
2.06	SUBGRADE TREATMENT, GEOGRID	SY	500	$ 5.00	$ 2,500.00	$ 4.08	$ 2,040.00	$ 2.23	$ 1,115.00	$ 1.75	$ 875.00	$ 4.00	$ 2,000.00	$ 4.00	$ 2,000.00
2.07	SUBBASE, MODIFIED, 6 INCH	SY	8384	$ 12.00	$ 100,608.00	$ 10.97	$ 91,972.48	$ 11.96	$ 100,272.64	$ 8.65	$ 72,521.60	$ 10.75	$ 90,128.00	$ 10.75	$ 90,128.00
2.08	COMPACTION TESTING	LS	1	$ 5,000.00	$ 5,000.00	$ 2,040.00	$ 2,040.00	$ 3,559.35	$ 3,559.35	$ 3,650.00	$ 3,650.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
	SECTION 3010 - TRENCH EXCAVATION AND BACKFILL														
3.01	TRENCH COMPACTION TESTING	LS	1	$ 5,000.00	$ 5,000.00	$ 4,998.00	$ 4,998.00	$ 5,039.21	$ 5,039.21	$ 5,100.00	$ 5,100.00	$ 4,000.00	$ 4,000.00	$ 6,000.00	$ 6,000.00
	SECTION 4010 - SANITARY SEWERS														
4.01	REMOVAL OF SANITARY SEWER	LF	40	$ 90.00	$ 3,600.00	$ 129.54	$ 5,181.60	$ 68.54	$ 2,741.60	$ 105.00	$ 4,200.00	$ 127.00	$ 5,080.00	$ 30.00	$ 1,200.00
	SECTION 4020 - STORM SEWERS														
4.02	STORM SEWER, TRENCHED, RCP, 15 INCH DIAMETER	LF	1219	$ 70.00	$ 85,330.00	$ 66.30	$ 80,819.70	$ 109.56	$ 133,553.64	$ 108.00	$ 131,652.00	$ 65.00	$ 79,235.00	$ 82.00	$ 99,958.00
4.03	STORM SEWER, TRENCHED, RCP, 18 INCH DIAMETER	LF	131	$ 75.00	$ 9,825.00	$ 80.58	$ 10,555.98	$ 77.65	$ 10,172.15	$ 120.50	$ 15,785.50	$ 79.00	$ 10,349.00	$ 82.00	$ 10,742.00
4.04	REMOVAL OF STORM SEWER, LESS THAN 24 IN DIAMETER	LF	134	$ 25.00	$ 3,350.00	$ 24.48	$ 3,280.32	$ 39.11	$ 5,240.74	$ 41.25	$ 5,527.50	$ 24.00	$ 3,216.00	$ 20.00	$ 2,680.00
	SECTION 4030 - PIPE CULVERTS														
4.05	PIPE CULVERT, TRENCHED, RCP, 24 INCH DIAMETER	LF	81	$ 90.00	$ 7,290.00	$ 93.84	$ 7,601.04	$ 95.24	$ 7,714.44	$ 86.50	$ 7,006.50	$ 92.00	$ 7,452.00	$ 93.00	$ 7,533.00
4.06	PIPE APRON (15"), FOOTING, AND GUARD	EA	1	$ 3,000.00	$ 3,000.00	$ 2,550.00	$ 2,550.00	$ 1,153.37	$ 1,153.37	$ 2,300.00	$ 2,300.00	$ 2,500.00	$ 2,500.00	$ 1,900.00	$ 1,900.00
4.07	PIPE APRON (18"), FOOTING, AND GUARD	EA	2	$ 3,500.00	$ 7,000.00	$ 2,917.20	$ 5,834.40	$ 1,210.12	$ 2,420.24	$ 2,850.00	$ 5,700.00	$ 2,860.00	$ 5,720.00	$ 2,000.00	$ 4,000.00
4.08	PIPE APRON (24"), FOOTING, AND GUARD	EA	4	$ 4,000.00	$ 16,000.00	$ 3,049.80	$ 12,199.20	$ 2,315.32	$ 9,261.28	$ 1,750.00	$ 7,000.00	$ 2,990.00	$ 11,960.00	$ 3,250.00	$ 13,000.00
	SECTION 4040 - SUBDRAINS AND FOOTING DRAIN COLLECTORS														
4.09	SUBDRAIN, PERFORATED, PVC, 6 INCH DIAMETER	LF	2195	$ 18.00	$ 39,510.00	$ 18.36	$ 40,300.20	$ 18.54	$ 40,695.30	$ 21.25	$ 46,643.75	$ 18.00	$ 39,510.00	$ 15.00	$ 32,925.00
4.10	SUBDRAIN CLEANOUT, TYPE A-1, 6 INCH DIAMETER	EA	8	$ 550.00	$ 4,400.00	$ 459.00	$ 3,672.00	$ 772.50	$ 6,180.00	$ 975.00	$ 7,800.00	$ 450.00	$ 3,600.00	$ 430.00	$ 3,440.00
4.11	SUBDRAIN, CONNECT TO STRUCTURE	EA	20	$ 300.00	$ 6,000.00	$ 210.12	$ 4,202.40	$ 257.50	$ 5,150.00	$ 425.00	$ 8,500.00	$ 206.00	$ 4,120.00	$ 230.00	$ 4,600.00
	SECTION 5010 - PIPE AND FITTINGS														
5.01	WATER MAIN, TRENCHED, PVC, 8 IN DIAMETER	LF	302	$ 60.00	$ 18,120.00	$ 42.33	$ 12,783.66	$ 41.93	$ 12,662.86	$ 29.25	$ 8,833.50	$ 41.50	$ 12,533.00	$ 53.00	$ 16,006.00
5.02	WATER MAIN, TRENCHED, PVC, 12 IN DIAMETER	LF	2187	$ 70.00	$ 153,090.00	$ 45.90	$ 100,383.30	$ 59.72	$ 130,607.64	$ 53.75	$ 117,551.25	$ 45.00	$ 98,415.00	$ 63.00	$ 137,781.00
5.03	FITTING, BY WEIGHT	LB	2428	$ 18.00	$ 43,704.00	$ 13.77	$ 33,433.56	$ 6.33	$ 15,369.24	$ 10.25	$ 24,887.00	$ 13.50	$ 32,778.00	$ 7.50	$ 18,210.00
5.04	GATE VALVE, DUCTILE IRON, 8 INCH	EA	6	$ 3,000.00	$ 18,000.00	$ 2,669.34	$ 16,016.04	$ 2,278.41	$ 13,670.46	$ 2,225.00	$ 13,350.00	$ 2,617.00	$ 15,702.00	$ 2,500.00	$ 15,000.00
5.05	GATE VALVE, DUCTILE IRON, 12 INCH	EA	4	$ 4,500.00	$ 18,000.00	$ 4,543.08	$ 18,172.32	$ 3,957.31	$ 15,829.24	$ 3,975.00	$ 15,900.00	$ 4,454.00	$ 17,816.00	$ 4,200.00	$ 16,800.00
5.06	FIRE HYDRANT ASSEMBLY	EA	3	$ 8,000.00	$ 24,000.00	$ 7,940.70	$ 23,822.10	$ 7,446.84	$ 22,340.52	$ 7,150.00	$ 21,450.00	$ 7,785.00	$ 23,355.00	$ 6,800.00	$ 20,400.00
5.07	ALTERNATE FIRE HYDRANT ASSEMBLY	EA	3	$ 8,500.00	$ 25,500.00	$ 8,705.70	$ 26,117.10	$ 7,446.84	$ 22,340.52	$ 7,400.00	$ 22,200.00	$ 8,535.00	$ 25,605.00	$ 7,560.00	$ 22,680.00
5.08	FLUSHING DEVICE (BLOWOFF HYDRANT)	EA	4	$ 5,000.00	$ 20,000.00	$ 4,263.60	$ 17,054.40	$ 5,793.76	$ 23,175.04	$ 2,975.00	$ 11,900.00	$ 4,180.00	$ 16,720.00	$ 4,050.00	$ 16,200.00
5.09	FIRE HYDRANT ASSEMBLY REMOVAL	EA	2	$ 1,000.00	$ 2,000.00	$ 319.26	$ 638.52	$ 1,017.53	$ 2,035.06	$ 925.00	$ 1,850.00	$ 313.00	$ 626.00	$ 250.00	$ 500.00
	SECTION 6010 - STRUCTURES FOR SANITARY AND STORM SEWERS														
6.01	MANHOLE, SW-401, 48 INCH DIAMETER	EA	2	$ 5,000.00	$ 10,000.00	$ 3,795.42	$ 7,590.84	$ 3,824.00	$ 7,648.00	$ 3,675.00	$ 7,350.00	$ 3,721.00	$ 7,442.00	$ 5,800.00	$ 11,600.00
6.02	INTAKE, SW-505	EA	7	$ 6,000.00	$ 42,000.00	$ 5,085.72	$ 35,600.04	$ 4,493.94	$ 31,457.58	$ 5,000.00	$ 35,000.00	$ 4,986.00	$ 34,902.00	$ 6,850.00	$ 47,950.00
6.03	INTAKE, SW-506	EA	9	$ 8,500.00	$ 76,500.00	$ 8,270.16	$ 74,431.44	$ 7,333.26	$ 65,999.34	$ 7,625.00	$ 68,625.00	$ 8,108.00	$ 72,972.00	$ 8,600.00	$ 77,400.00
	SECTION 7010 - PORTLAND CEMENT CONCRETE PAVEMENT														
7.01	PAVEMENT, PCC, 8 INCH DEPTH	SY	7351	$ 65.00	$ 477,815.00	$ 65.00	$ 477,815.00	$ 61.39	$ 451,277.89	$ 61.00	$ 448,411.00	$ 66.20	$ 486,636.20	$ 67.00	$ 492,517.00
7.02	PCC PAVEMENT SAMPLES AND TESTING	LS	1	$ 10,000.00	$ 10,000.00	$ 6,700.00	$ 6,700.00	$ 3,483.52	$ 3,483.52	$ 3,475.00	$ 3,475.00	$ 20,000.00	$ 20,000.00	$ 10,000.00	$ 10,000.00
	SECTION 7030 - SIDEWALKS, SHARED USE PATHS, AND DRIVEWAYS														
7.03	REMOVAL OF DRIVEWAY	SY	1547	$ 8.00	$ 12,376.00	$ 10.20	$ 15,779.40	$ 8.63	$ 13,350.61	$ 6.25	$ 9,668.75	$ 12.00	$ 18,564.00	$ 10.00	$ 15,470.00
7.04	SIDEWALK, PCC, 6 INCH THICKNESS	SY	232	$ 75.00	$ 17,400.00	$ 123.00	$ 28,536.00	$ 106.75	$ 24,766.00	$ 79.50	$ 18,444.00	$ 84.00	$ 19,488.00	$ 65.00	$ 15,080.00
7.05	DETEACTBLE WARNINGS	SF	322	$ 65.00	$ 20,930.00	$ 55.50	$ 17,871.00	$ 44.29	$ 14,261.38	$ 44.00	$ 14,168.00	$ 60.00	$ 19,320.00	$ 50.00	$ 16,100.00
7.06	DRIVEWAY, PAVED, PCC, 7 INCH THICKNESS	SY	1182	$ 65.00	$ 76,830.00	$ 52.50	$ 62,055.00	$ 58.56	$ 69,217.92	$ 58.00	$ 68,556.00	$ 61.00	$ 72,102.00	$ 48.00	$ 56,736.00
7.07	DRIVEWAY, GRANULAR, 7 INCH THICKNESS	TON	61	$ 50.00	$ 3,050.00	$ 51.00	$ 3,111.00	$ 43.22	$ 2,636.42	$ 42.00	$ 2,562.00	$ 50.00	$ 3,050.00	$ 50.00	$ 3,050.00
7.08	SHOULDER, GRANULAR, 6 INCH	TON	50	$ 50.00	$ 2,500.00	$ 51.00	$ 2,550.00	$ 58.38	$ 2,919.00	$ 49.00	$ 2,450.00	$ 50.00	$ 2,500.00	$ 50.00	$ 2,500.00
	SECTION 7040 - PAVEMENT REHABILITATION														
7.09	PAVEMENT REMOVAL	SY	57	$ 10.00	$ 570.00	$ 10.20	$ 581.40	$ 16.40	$ 934.80	$ 21.00	$ 1,197.00	$ 14.00	$ 798.00	$ 10.00	$ 570.00
	SECTION 8020 - PAVEMENT MARKINGS														
8.01	PAINTED PAVEMENT MARKINGS, DURABLE	STA	36	$ 150.00	$ 5,400.00	$ 76.50	$ 2,754.00	$ 190.55	$ 6,859.80	$ 190.00	$ 6,840.00	$ 75.00	$ 2,700.00	$ 75.00	$ 2,700.00
8.02	PAINTED SYBOLS AND LEGENDS, DURABLE	EA	16	$ 250.00	$ 4,000.00	$ 204.00	$ 3,264.00	$ 386.25	$ 6,180.00	$ 385.00	$ 6,160.00	$ 200.00	$ 3,200.00	$ 200.00	$ 3,200.00
8.03	GROOVES CUT FOR PAVEMENT MARKINGS	STA	36	$ 150.00	$ 5,400.00	$ 35.70	$ 1,285.20	$ 108.15	$ 3,893.40	$ 107.00	$ 3,852.00	$ 35.00	$ 1,260.00	$ 35.00	$ 1,260.00
8.04	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	16	$ 250.00	$ 4,000.00	$ 153.00	$ 2,448.00	$ 206.00	$ 3,296.00	$ 204.00	$ 3,264.00	$ 150.00	$ 2,400.00	$ 150.00	$ 2,400.00
	SECTION 8030 - TEMPORARY TRAFFIC CONTROL														

TABULATION OF BIDS
NE DESTINATION DRIVE EXTENSION
City of Grimes, Iowa
Project No. 122.1329.01
Bid Date/Time: 12/09/2025, 10:30pm

				ENGINEER'S ESTIMATE		1 STERNQUIST CONSTRUCTION INDIANOLA, IA		2 MCANINCH CORPORATION DES MOINES, IA		3 ELDER CORP DES MOINES, IA		4 ALL STAR CONCRETE LLC JOHNSTON, IA		5 MANATT'S INC. ANKENY, IA	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
8.05	TEMPORARY TRAFFIC CONTROL	LS	1	$ 5,000.00	$ 5,000.00	$ 2,397.00	$ 2,397.00	$ 8,523.25	$ 8,523.25	$ 8,415.00	$ 8,415.00	$ 3,650.00	$ 3,650.00	$ 2,350.00	$ 2,350.00
	SECTION 8040 - TRAFFIC SIGNS AND POSTS														
8.06	TRAFFIC SIGNS	EA	12	$ 250.00	$ 3,000.00	$ 204.00	$ 2,448.00	$ 77.25	$ 927.00	$ 76.50	$ 918.00	$ 200.00	$ 2,400.00	$ 200.00	$ 2,400.00
8.07	PERFORATED SQUARE STEEL TUBE POSTS	LF	138	$ 25.00	$ 3,450.00	$ 30.60	$ 4,222.80	$ 25.75	$ 3,553.50	$ 25.50	$ 3,519.00	$ 30.00	$ 4,140.00	$ 30.00	$ 4,140.00
8.08	PERFORATED SQUARE STEEL TUBE POST ANCHORS	EA	12	$ 150.00	$ 1,800.00	$ 30.60	$ 367.20	$ 77.25	$ 927.00	$ 76.50	$ 918.00	$ 30.00	$ 360.00	$ 30.00	$ 360.00
8.09	REMOVE AND SALVAGE TRAFFIC SIGN ASSEMBLY	EA	10	$ 250.00	$ 2,500.00	$ 255.00	$ 2,550.00	$ 51.50	$ 515.00	$ 50.00	$ 500.00	$ 250.00	$ 2,500.00	$ 250.00	$ 2,500.00
	SECTION 9010 - SEEDING														
9.01	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 2	AC	3	$ 4,000.00	$ 12,000.00	$ 2,856.00	$ 8,568.00	$ 2,884.00	$ 8,652.00	$ 3,100.00	$ 9,300.00	$ 2,800.00	$ 8,400.00	$ 2,800.00	$ 8,400.00
9.02	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 6	AC	3	$ 4,000.00	$ 12,000.00	$ 3,264.00	$ 9,792.00	$ 3,296.00	$ 9,888.00	$ 4,000.00	$ 12,000.00	$ 3,200.00	$ 9,600.00	$ 3,200.00	$ 9,600.00
	SECTION 9040 - EROSION AND SEDIMENT CONTROL														
9.03	SWPPP PREPARATION	LS	1	$ 1,000.00	$ 1,000.00	$ 2,040.00	$ 2,040.00	$ 2,060.00	$ 2,060.00	$ 1,225.00	$ 1,225.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
9.04	SWPPP MANAGEMENT	LS	1	$ 3,000.00	$ 3,000.00	$ 3,672.00	$ 3,672.00	$ 3,708.00	$ 3,708.00	$ 3,050.00	$ 3,050.00	$ 3,600.00	$ 3,600.00	$ 3,600.00	$ 3,600.00
9.05	FILTER SOCK, 9 INCH DIAMETER	LF	5000	$ 2.00	$ 10,000.00	$ 1.79	$ 8,950.00	$ 1.80	$ 9,000.00	$ 1.60	$ 8,000.00	$ 1.75	$ 8,750.00	$ 1.75	$ 8,750.00
9.06	FILTER SOCK, REMOVAL	LF	5000	$ 0.50	$ 2,500.00	$ 0.05	$ 250.00	$ 0.05	$ 250.00	$ 0.20	$ 1,000.00	$ 0.05	$ 250.00	$ 0.05	$ 250.00
9.07	TEMPORARY RECP, TYPE 1.A	SY	775	$ 4.00	$ 3,100.00	$ 1.79	$ 1,387.25	$ 1.80	$ 1,395.00	$ 2.55	$ 1,976.25	$ 1.75	$ 1,356.25	$ 1.75	$ 1,356.25
9.08	RIP RAP, CLASS E	TON	80	$ 75.00	$ 6,000.00	$ 121.38	$ 9,710.40	$ 74.05	$ 5,924.00	$ 84.00	$ 6,720.00	$ 119.00	$ 9,520.00	$ 100.00	$ 8,000.00
9.09	SILT FENCE OR SILT FENCE DITCH CHECK	LF	450	$ 2.00	$ 900.00	$ 1.79	$ 805.50	$ 1.80	$ 810.00	$ 1.60	$ 720.00	$ 1.75	$ 787.50	$ 1.75	$ 787.50
9.10	SILT FENCE, REMOVAL OF SEDIMENT	LF	450	$ 0.50	$ 225.00	$ 0.51	$ 229.50	$ 0.52	$ 234.00	$ 0.20	$ 90.00	$ 0.50	$ 225.00	$ 0.50	$ 225.00
9.11	SILT FENCE, REMOVAL OF DEVICE	LF	450	$ 0.50	$ 225.00	$ 0.05	$ 22.50	$ 0.05	$ 22.50	$ 0.20	$ 90.00	$ 0.05	$ 22.50	$ 0.05	$ 22.50
9.12	EROSION CONTROL MULCHING, CONVENTIONAL	AC	6	$ 2,000.00	$ 12,000.00	$ 612.00	$ 3,672.00	$ 618.00	$ 3,708.00	$ 505.00	$ 3,030.00	$ 600.00	$ 3,600.00	$ 600.00	$ 3,600.00
9.13	INLET PROTECTION DEVICE, DROP-IN INTAKE	EA	32	$ 100.00	$ 3,200.00	$ 158.10	$ 5,059.20	$ 159.65	$ 5,108.80	$ 155.00	$ 4,960.00	$ 155.00	$ 4,960.00	$ 155.00	$ 4,960.00
9.14	INLET PROTECTION DEVICE, MAINTENANCE	EA	32	$ 50.00	$ 1,600.00	$ 25.50	$ 816.00	$ 25.75	$ 824.00	$ 10.00	$ 320.00	$ 25.00	$ 800.00	$ 25.00	$ 800.00
	SECTION 11000 - MISCELLANEOUS														
11.01	MOBILIZATION	LS	1	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 41,264.21	$ 41,264.21	$ 69,669.40	$ 69,669.40	$ 81,400.00	$ 81,400.00	$ 100,000.00	$ 100,000.00
11.02	CONCRETE WASHOUT	LS	1	$ 5,000.00	$ 5,000.00	$ 4,500.00	$ 4,500.00	$ 3,759.50	$ 3,759.50	$ 4,750.00	$ 4,750.00	$ 4,700.00	$ 4,700.00	$ 6,600.00	$ 6,600.00
			TOTAL BID:		$ 1,713,000.00		$ 1,546,915.57		$ 1,580,590.10		$ 1,587,600.00		$ 1,589,104.45		$ 1,629,246.25
			BID SECURITY:				10%		10%		10%		10%		10%

TABULATION OF BIDS
NE DESTINATION DRIVE EXTENSION
City of Grimes, Iowa
Project No. 122.1329.01
Bid Date/Time: 12/09/2025, 10:30pm

						6		7		8		9	
				ENGINEER'S ESTIMATE		ABSOLUTE CONCRETE DBA ABSOLUTE GROUP GRANGER, IA		THORPE CONTRACTING, LLC CLIVE, IA		REILLY CONSTRUCTION CO., INC. OSSIAN, IA		MPS ENGINEERS, PC DBA KINGSTON SERVICES, PC DES MOINES, IA	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
	SECTION 2010 - EARTHWORK, SUBGRADE, AND SUBBASE												
2.01	CLEARING AND GRUBBING	LS	1	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 1,651.59	$ 1,651.59	$ 10,000.00	$ 10,000.00	$ 4,000.00	$ 4,000.00
2.02	TOPSOIL, ON-SITE	CY	3990	$ 5.00	$ 19,950.00	$ 8.20	$ 32,718.00	$ 6.61	$ 26,373.90	$ 12.00	$ 47,880.00	$ 6.30	$ 25,137.00
2.03	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	5475	$ 5.00	$ 27,375.00	$ 3.00	$ 16,425.00	$ 9.91	$ 54,257.25	$ 8.00	$ 43,800.00	$ 9.45	$ 51,738.75
2.04	EXCAVATION, CLASS 10, CONTRACTOR FURNISH	CY	7068	$ 15.00	$ 106,020.00	$ 17.25	$ 121,923.00	$ 16.52	$ 116,763.36	$ 20.00	$ 141,360.00	$ 15.75	$ 111,321.00
2.05	SUBGRADE PREPARATION, 12 INCH	SY	9835	$ 3.00	$ 29,505.00	$ 2.35	$ 23,112.25	$ 2.75	$ 27,046.25	$ 3.50	$ 34,422.50	$ 2.60	$ 25,571.00
2.06	SUBGRADE TREATMENT, GEOGRID	SY	500	$ 5.00	$ 2,500.00	$ 2.50	$ 1,250.00	$ 3.70	$ 1,850.00	$ 4.00	$ 2,000.00	$ 2.50	$ 1,250.00
2.07	SUBBASE, MODIFIED, 6 INCH	SY	8384	$ 12.00	$ 100,608.00	$ 12.00	$ 100,608.00	$ 14.09	$ 118,130.56	$ 10.50	$ 88,032.00	$ 13.00	$ 108,992.00
2.08	COMPACTION TESTING	LS	1	$ 5,000.00	$ 5,000.00	$ 3,865.50	$ 3,865.50	$ 6,281.53	$ 6,281.53	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
	SECTION 3010 - TRENCH EXCAVATION AND BACKFILL												
3.01	TRENCH COMPACTION TESTING	LS	1	$ 5,000.00	$ 5,000.00	$ 3,865.50	$ 3,865.50	$ 6,281.53	$ 6,281.53	$ 5,000.00	$ 5,000.00	$ 4,900.00	$ 4,900.00
	SECTION 4010 - SANITARY SEWERS												
4.01	REMOVAL OF SANITARY SEWER	LF	40	$ 90.00	$ 3,600.00	$ 58.00	$ 2,320.00	$ 75.51	$ 3,020.40	$ 90.00	$ 3,600.00	$ 56.00	$ 2,240.00
	SECTION 4020 - STORM SEWERS												
4.02	STORM SEWER, TRENCHED, RCP, 15 INCH DIAMETER	LF	1219	$ 70.00	$ 85,330.00	$ 55.00	$ 67,045.00	$ 77.51	$ 94,484.69	$ 105.00	$ 127,995.00	$ 68.00	$ 82,892.00
4.03	STORM SEWER, TRENCHED, RCP, 18 INCH DIAMETER	LF	131	$ 75.00	$ 9,825.00	$ 61.00	$ 7,991.00	$ 48.09	$ 6,299.79	$ 110.00	$ 14,410.00	$ 81.00	$ 10,611.00
4.04	REMOVAL OF STORM SEWER, LESS THAN 24 IN DIAMETER	LF	134	$ 25.00	$ 3,350.00	$ 17.00	$ 2,278.00	$ 20.19	$ 2,705.46	$ 17.50	$ 2,345.00	$ 18.00	$ 2,412.00
	SECTION 4030 - PIPE CULVERTS												
4.05	PIPE CULVERT, TRENCHED, RCP, 24 INCH DIAMETER	LF	81	$ 90.00	$ 7,290.00	$ 77.00	$ 6,237.00	$ 61.39	$ 4,972.59	$ 95.00	$ 7,695.00	$ 112.00	$ 9,072.00
4.06	PIPE APRON (15"), FOOTING, AND GUARD	EA	1	$ 3,000.00	$ 3,000.00	$ 1,850.00	$ 1,850.00	$ 1,585.19	$ 1,585.19	$ 1,800.00	$ 1,800.00	$ 1,000.00	$ 1,000.00
4.07	PIPE APRON (18"), FOOTING, AND GUARD	EA	2	$ 3,500.00	$ 7,000.00	$ 2,100.00	$ 4,200.00	$ 1,549.57	$ 3,099.14	$ 2,000.00	$ 4,000.00	$ 1,000.00	$ 2,000.00
4.08	PIPE APRON (24"), FOOTING, AND GUARD	EA	4	$ 4,000.00	$ 16,000.00	$ 3,540.00	$ 14,160.00	$ 2,527.70	$ 10,110.80	$ 3,400.00	$ 13,600.00	$ 2,750.00	$ 11,000.00
	SECTION 4040 - SUBDRAINS AND FOOTING DRAIN COLLECTORS												
4.09	SUBDRAIN, PERFORATED, PVC, 6 INCH DIAMETER	LF	2195	$ 18.00	$ 39,510.00	$ 19.15	$ 42,034.25	$ 20.92	$ 45,919.40	$ 28.00	$ 61,460.00	$ 19.50	$ 42,802.50
4.10	SUBDRAIN CLEANOUT, TYPE A-1, 6 INCH DIAMETER	EA	8	$ 550.00	$ 4,400.00	$ 740.00	$ 5,920.00	$ 605.58	$ 4,844.64	$ 575.00	$ 4,600.00	$ 575.00	$ 4,600.00
4.11	SUBDRAIN, CONNECT TO STRUCTURE	EA	20	$ 300.00	$ 6,000.00	$ 285.00	$ 5,700.00	$ 302.79	$ 6,055.80	$ 700.00	$ 14,000.00	$ 300.00	$ 6,000.00
	SECTION 5010 - PIPE AND FITTINGS												
5.01	WATER MAIN, TRENCHED, PVC, 8 IN DIAMETER	LF	302	$ 60.00	$ 18,120.00	$ 32.50	$ 9,815.00	$ 26.51	$ 8,006.02	$ 40.00	$ 12,080.00	$ 76.00	$ 22,952.00
5.02	WATER MAIN, TRENCHED, PVC, 12 IN DIAMETER	LF	2187	$ 70.00	$ 153,090.00	$ 46.00	$ 100,602.00	$ 43.50	$ 95,134.50	$ 56.00	$ 122,472.00	$ 98.00	$ 214,326.00
5.03	FITTING, BY WEIGHT	LB	2428	$ 18.00	$ 43,704.00	$ 12.50	$ 30,350.00	$ 10.02	$ 24,328.56	$ 10.25	$ 24,887.00	$ 21.00	$ 50,988.00
5.04	GATE VALVE, DUCTILE IRON, 8 INCH	EA	6	$ 3,000.00	$ 18,000.00	$ 2,675.00	$ 16,050.00	$ 2,615.78	$ 15,694.68	$ 2,850.00	$ 17,100.00	$ 2,975.00	$ 17,850.00
5.05	GATE VALVE, DUCTILE IRON, 12 INCH	EA	4	$ 4,500.00	$ 18,000.00	$ 4,650.00	$ 18,600.00	$ 4,439.79	$ 17,759.16	$ 4,850.00	$ 19,400.00	$ 5,105.00	$ 20,420.00
5.06	FIRE HYDRANT ASSEMBLY	EA	3	$ 8,000.00	$ 24,000.00	$ 7,885.00	$ 23,655.00	$ 8,344.25	$ 25,032.75	$ 8,250.00	$ 24,750.00	$ 7,300.00	$ 21,900.00
5.07	ALTERNATE FIRE HYDRANT ASSEMBLY	EA	3	$ 8,500.00	$ 25,500.00	$ 8,535.00	$ 25,605.00	$ 7,440.28	$ 22,320.84	$ 8,250.00	$ 24,750.00	$ 7,900.00	$ 23,700.00
5.08	FLUSHING DEVICE (BLOWOFF HYDRANT)	EA	4	$ 5,000.00	$ 20,000.00	$ 5,555.00	$ 22,220.00	$ 7,903.83	$ 31,615.32	$ 8,000.00	$ 32,000.00	$ 2,000.00	$ 8,000.00
5.09	FIRE HYDRANT ASSEMBLY REMOVAL	EA	2	$ 1,000.00	$ 2,000.00	$ 525.00	$ 1,050.00	$ 654.03	$ 1,308.06	$ 1,250.00	$ 2,500.00	$ 1,200.00	$ 2,400.00
	SECTION 6010 - STRUCTURES FOR SANITARY AND STORM SEWERS												
6.01	MANHOLE, SW-401, 48 INCH DIAMETER	EA	2	$ 5,000.00	$ 10,000.00	$ 4,235.00	$ 8,470.00	$ 3,251.31	$ 6,502.62	$ 4,000.00	$ 8,000.00	$ 4,500.00	$ 9,000.00
6.02	INTAKE, SW-505	EA	7	$ 6,000.00	$ 42,000.00	$ 5,175.00	$ 36,225.00	$ 4,900.21	$ 34,301.47	$ 5,250.00	$ 36,750.00	$ 5,150.00	$ 36,050.00
6.03	INTAKE, SW-506	EA	9	$ 8,500.00	$ 76,500.00	$ 8,275.00	$ 74,475.00	$ 7,812.80	$ 70,315.20	$ 8,000.00	$ 72,000.00	$ 7,450.00	$ 67,050.00
	SECTION 7010 - PORTLAND CEMENT CONCRETE PAVEMENT												
7.01	PAVEMENT, PCC, 8 INCH DEPTH	SY	7351	$ 65.00	$ 477,815.00	$ 75.00	$ 551,325.00	$ 71.57	$ 526,111.07	$ 62.00	$ 455,762.00	$ 65.00	$ 477,815.00
7.02	PCC PAVEMENT SAMPLES AND TESTING	LS	1	$ 10,000.00	$ 10,000.00	$ 9,384.00	$ 9,384.00	$ 7,377.08	$ 7,377.08	$ 10,000.00	$ 10,000.00	$ 4,500.00	$ 4,500.00
	SECTION 7030 - SIDEWALKS, SHARED USE PATHS, AND DRIVEWAYS												
7.03	REMOVAL OF DRIVEWAY	SY	1547	$ 8.00	$ 12,376.00	$ 6.00	$ 9,282.00	$ 11.01	$ 17,032.47	$ 12.50	$ 19,337.50	$ 10.00	$ 15,470.00
7.04	SIDEWALK, PCC, 6 INCH THICKNESS	SY	232	$ 75.00	$ 17,400.00	$ 78.00	$ 18,096.00	$ 135.43	$ 31,419.76	$ 80.00	$ 18,560.00	$ 65.00	$ 15,080.00
7.05	DETEACTBLE WARNINGS	SF	322	$ 65.00	$ 20,930.00	$ 49.00	$ 15,778.00	$ 61.11	$ 19,677.42	$ 45.00	$ 14,490.00	$ 54.00	$ 17,388.00
7.06	DRIVEWAY, PAVED, PCC, 7 INCH THICKNESS	SY	1182	$ 65.00	$ 76,830.00	$ 57.00	$ 67,374.00	$ 57.81	$ 68,331.42	$ 60.00	$ 70,920.00	$ 68.00	$ 80,376.00
7.07	DRIVEWAY, GRANULAR, 7 INCH THICKNESS	TON	61	$ 50.00	$ 3,050.00	$ 44.00	$ 2,684.00	$ 49.55	$ 3,022.55	$ 50.00	$ 3,050.00	$ 43.00	$ 2,623.00
7.08	SHOULDER, GRANULAR, 6 INCH	TON	50	$ 50.00	$ 2,500.00	$ 40.00	$ 2,000.00	$ 55.05	$ 2,752.50	$ 60.00	$ 3,000.00	$ 54.00	$ 2,700.00
	SECTION 7040 - PAVEMENT REHABILITATION												
7.09	PAVEMENT REMOVAL	SY	57	$ 10.00	$ 570.00	$ 15.00	$ 855.00	$ 22.02	$ 1,255.14	$ 50.00	$ 2,850.00	$ 20.00	$ 1,140.00
	SECTION 8020 - PAVEMENT MARKINGS												
8.01	PAINTED PAVEMENT MARKINGS, DURABLE	STA	36	$ 150.00	$ 5,400.00	$ 75.00	$ 2,700.00	$ 275.26	$ 9,909.36	$ 190.00	$ 6,840.00	$ 190.55	$ 6,859.80
8.02	PAINTED SYBOLS AND LEGENDS, DURABLE	EA	16	$ 250.00	$ 4,000.00	$ 200.00	$ 3,200.00	$ 192.69	$ 3,083.04	$ 400.00	$ 6,400.00	$ 386.25	$ 6,180.00
8.03	GROOVES CUT FOR PAVEMENT MARKINGS	STA	36	$ 150.00	$ 5,400.00	$ 35.00	$ 1,260.00	$ 275.26	$ 9,909.36	$ 110.00	$ 3,960.00	$ 108.15	$ 3,893.40
8.04	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	16	$ 250.00	$ 4,000.00	$ 150.00	$ 2,400.00	$ 192.69	$ 3,083.04	$ 220.00	$ 3,520.00	$ 206.00	$ 3,296.00
	SECTION 8030 - TEMPORARY TRAFFIC CONTROL												

TABULATION OF BIDS
NE DESTINATION DRIVE EXTENSION
City of Grimes, Iowa
Project No. 122.1329.01
Bid Date/Time: 12/09/2025, 10:30pm

				ENGINEER'S ESTIMATE		6 ABSOLUTE CONCRETE DBA ABSOLUTE GROUP GRANGER, IA		7 THORPE CONTRACTING, LLC CLIVE, IA		8 REILLY CONSTRUCTION CO., INC. OSSIAN, IA		9 MPS ENGINEERS, PC DBA KINGSTON SERVICES, PC DES MOINES, IA	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
8.05	TEMPORARY TRAFFIC CONTROL	LS	1	$ 5,000.00	$ 5,000.00	$ 2,350.00	$ 2,350.00	$ 16,515.86	$ 16,515.86	$ 12,500.00	$ 12,500.00	$ 17,537.50	$ 17,537.50
	SECTION 8040 - TRAFFIC SIGNS AND POSTS												
8.06	TRAFFIC SIGNS	EA	12	$ 250.00	$ 3,000.00	$ 200.00	$ 2,400.00	$ 110.11	$ 1,321.32	$ 100.00	$ 1,200.00	$ 77.25	$ 927.00
8.07	PERFORATED SQUARE STEEL TUBE POSTS	LF	138	$ 25.00	$ 3,450.00	$ 30.00	$ 4,140.00	$ 19.27	$ 2,659.26	$ 30.00	$ 4,140.00	$ 25.75	$ 3,553.50
8.08	PERFORATED SQUARE STEEL TUBE POST ANCHORS	EA	12	$ 150.00	$ 1,800.00	$ 30.00	$ 360.00	$ 137.63	$ 1,651.56	$ 100.00	$ 1,200.00	$ 77.25	$ 927.00
8.09	REMOVE AND SALVAGE TRAFFIC SIGN ASSEMBLY	EA	10	$ 250.00	$ 2,500.00	$ 250.00	$ 2,500.00	$ 110.11	$ 1,101.10	$ 55.00	$ 550.00	$ 51.50	$ 515.00
	SECTION 9010 - SEEDING												
9.01	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 2	AC	3	$ 4,000.00	$ 12,000.00	$ 3,050.00	$ 9,150.00	$ 3,853.70	$ 11,561.10	$ 3,100.00	$ 9,300.00	$ 3,050.00	$ 9,150.00
9.02	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 6	AC	3	$ 4,000.00	$ 12,000.00	$ 3,920.00	$ 11,760.00	$ 4,404.23	$ 13,212.69	$ 4,000.00	$ 12,000.00	$ 3,920.00	$ 11,760.00
	SECTION 9040 - EROSION AND SEDIMENT CONTROL												
9.03	SWPPP PREPARATION	LS	1	$ 1,000.00	$ 1,000.00	$ 1,200.00	$ 1,200.00	$ 1,101.06	$ 1,101.06	$ 2,500.00	$ 2,500.00	$ 1,200.00	$ 1,200.00
9.04	SWPPP MANAGEMENT	LS	1	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 2,312.22	$ 2,312.22	$ 4,000.00	$ 4,000.00	$ 3,000.00	$ 3,000.00
9.05	FILTER SOCK, 9 INCH DIAMETER	LF	5000	$ 2.00	$ 10,000.00	$ 1.55	$ 7,750.00	$ 1.87	$ 9,350.00	$ 1.55	$ 7,750.00	$ 1.55	$ 7,750.00
9.06	FILTER SOCK, REMOVAL	LF	5000	$ 0.50	$ 2,500.00	$ 0.20	$ 1,000.00	$ 0.11	$ 550.00	$ 0.20	$ 1,000.00	$ 0.20	$ 1,000.00
9.07	TEMPORARY RECP, TYPE 1.A	SY	775	$ 4.00	$ 3,100.00	$ 2.50	$ 1,937.50	$ 3.85	$ 2,983.75	$ 2.00	$ 1,550.00	$ 2.50	$ 1,937.50
9.08	RIP RAP, CLASS E	TON	80	$ 75.00	$ 6,000.00	$ 83.00	$ 6,640.00	$ 88.08	$ 7,046.40	$ 90.00	$ 7,200.00	$ 82.00	$ 6,560.00
9.09	SILT FENCE OR SILT FENCE DITCH CHECK	LF	450	$ 2.00	$ 900.00	$ 1.55	$ 697.50	$ 3.08	$ 1,386.00	$ 1.55	$ 697.50	$ 1.55	$ 697.50
9.10	SILT FENCE, REMOVAL OF SEDIMENT	LF	450	$ 0.50	$ 225.00	$ 0.20	$ 90.00	$ 0.11	$ 49.50	$ 0.20	$ 90.00	$ 0.20	$ 90.00
9.11	SILT FENCE, REMOVAL OF DEVICE	LF	450	$ 0.50	$ 225.00	$ 0.20	$ 90.00	$ 0.11	$ 49.50	$ 0.20	$ 90.00	$ 0.20	$ 90.00
9.12	EROSION CONTROL MULCHING, CONVENTIONAL	AC	6	$ 2,000.00	$ 12,000.00	$ 495.00	$ 2,970.00	$ 611.09	$ 3,666.54	$ 550.00	$ 3,300.00	$ 495.00	$ 2,970.00
9.13	INLET PROTECTION DEVICE, DROP-IN INTAKE	EA	32	$ 100.00	$ 3,200.00	$ 150.00	$ 4,800.00	$ 126.62	$ 4,051.84	$ 150.00	$ 4,800.00	$ 150.00	$ 4,800.00
9.14	INLET PROTECTION DEVICE, MAINTENANCE	EA	32	$ 50.00	$ 1,600.00	$ 10.00	$ 320.00	$ 11.01	$ 352.32	$ 10.00	$ 320.00	$ 10.00	$ 320.00
	SECTION 11000 - MISCELLANEOUS												
11.01	MOBILIZATION	LS	1	$ 50,000.00	$ 50,000.00	$ 57,500.00	$ 57,500.00	$ 18,398.67	$ 18,398.67	$ 50,000.00	$ 50,000.00	$ 78,000.00	$ 78,000.00
11.02	CONCRETE WASHOUT	LS	1	$ 5,000.00	$ 5,000.00	$ 4,660.00	$ 4,660.00	$ 4,954.76	$ 4,954.76	$ 5,000.00	$ 5,000.00	$ 2,000.00	$ 2,000.00
			TOTAL BID:		$ 1,713,000.00		$ 1,644,772.50		$ 1,701,292.71		$ 1,777,565.50		$ 1,799,281.45
						Submitted	$ 1,644,775.50						
			BID SECURITY:				10%		10%		10%		10%

Note Bid #6:
Minor discrepancy with the 6th lowest bidder Absolute Group. The sum total is $1,644,772.50 and the submitted total by Absolute Group was $1,644,775.50, this is a discrepancy of $3.00

December 9, 2025

Mr. Matt Ahrens
City of Grimes
101 NE Harvey Street
Grimes, Iowa 50111

RE: NE DESTINATION DRIVE EXTENSION
REPORT OF BIDS

Dear Mr. Ahrens:

On December 9, 2025, the City of Grimes held the bid letting for the above referenced project. Nine (9) bids were received with the low bid of $1,546,915.57 received from Sternquist Construction, of Indianola, Iowa. The Engineer's Final Opinion of Probable Cost (EOPC) was $1,713,000.00, excluding contingency, which is approximately 11% above the lowest bid received. The highest bid came in at $1,799,281.45, and the remaining seven (7) bids were closely clustered and highly competitive, coming in at (1.580M, 1.587M, 1.589M, 1.62M, 1.64M, 1.70M, 1.77M). There was one discrepancy found that did not affect the overall low bidder.

Since we received nine (9) total bids and a very favorable low bid, we recommend the City of Grimes to accept the bids as received and award the Contract to Sternquist Construction. We have worked with the Contractor on many successful projects in the past of similar project size and type. We believe they are well suited for this project.

We look forward to continuing working for the City of Grimes and you on this important project. Should you have any questions on this update, please feel free to contact me. We will attend the December 16, 2025, council meeting to answer any questions on this project.

Sincerely,

SNYDER & ASSOCIATES, INC.

Jordan Stoermer

Jordan Stoermer, P.E.
Project Engineer

RESOLUTION 12-3625 ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE NE DESTINATION DRIVE EXTENSION

Grimes Resolution No. 12-3625

WHEREAS, on the **10th** day of **November**, **2025**, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the NE Destination Drive Extension; and

WHEREAS, notice of hearing on plans, specifications, form of contract and estimate of cost for the public improvements was published as required by law.

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

Section 1. That the plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the public improvements, as described in the preamble of this Resolution.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

RESOLUTION 12-3725 MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE NE DESTINATION DRIVE EXTENSION

Grimes Resolution No. 12-3725

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

Section 1. That the following bid for the construction of certain public improvements described in general as the NE Destination Drive Extension, described in the plans and specifications heretofore adopted by this Council on December 16, 2025, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: Sternquist Construction Inc. of Indianola, IA

Amount of bid: $1,546,915.57

Portion of project: All construction work

Section 2. That the Mayor and Clerk are hereby directed to execute the contract with the contractor for the construction of the public improvements, such contract not to be binding on the City until approved by this Council.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

RESOLUTION 12-3825 AUTHORIZING CONSTRUCTION CONTRACT AND BOND FOR THE NE DESTINATION DRIVE EXTENSION

Grimes Resolution No. 12-3825

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

That the construction contract and bond executed and insurance coverage for the construction of certain public improvements described in general as the NE Destination Drive Extension, and as described in detail in the plans and specifications heretofore approved, and which have been authorized to be signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor: Sternquist Construction, Inc. of Indianola, IA

Amount of bid: $1,546,915.57

Bond surety: _____

Date of bond: _____

Portion of project: All construction work

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Grimes Public Administration Building – Public Hearing and Award of Construction Contracts.

BACKGROUND: The actions that are in front of the council are to hold a public hearing on the proposed Contract Documents (plans, specifications and form of contract) and estimated total cost and approve Resolutions to: 1) adopt plans, specifications, form of contract and estimate of cost; 2) making award of construction contracts; and 3) approving construction contracts and bonds. This project was bid on December 9, 2025 and the following are the results:

Bid Package #1 – Demo, Site Utilities & Grading
Sandstone Management - $748,567.00

Bid Package #2 – General Construction
DDVI – $1,605,000.00

Bid Package #3 – Steel & Precast Material & Erection
US Erectors - $1,305,400.00

Bid Package #4 – Roofing & Sheet Metal
Bailey Roofing - $241,000.00

Bid Package #5 – Aluminum & Glazing
Ford Metro - $564,000.00

Bid Package #6 – Drywall, Framing, Acoustic & Paint
Graphite Construction - $674,000.00

Bid Package #7 – Fire Protection
Midwest Automatic Fire Sprinkler - $66,400.00

Bid Package #8 – Mechanical
Kruck Plumbing & Heating - $1,240,700.00

Bid Package #9 – Electrical
Brad Moeller Electric - $1,248,000.00

Bid Package #10 – Audio/Video
Tri City Electric - $244,326.31

Bid Package #11 – Site Paving
Nelson Construction - $480,000.00

Bid Package #12 – Landscaping
Whitefield Lawn & Garden - $106,555.00

Total Construction - $8,523,948.31

The bid results showed great interest in this type of project in the current bidding environment.

This project is being constructed under a format with the City of Grimes contracting with Weitz as the construction manager and Sidekick as the owner's representative. We then directly contract with each portion of the construction, as seen above with the 12 bid packages. This method of construction is the same used on the Public Safety Center and is supposed to keep construction costs down and the construction schedule on track.

BUDGETARY CONSIDERATIONS: This project came in $1,294,759.69 under the cost estimate of $9,818,708.00 at a total bid price of $8,523,948.31. This project is being funded through various mechanisms including local option sales tax and general obligation bonds.

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 holds the public hearing and approves the three resolutions, as stated above.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Matt Ahrens
Return to: Matt Ahrens

GRIMES PUBLIC ADMIN BLDG

BID DATE: DECEMBER 9, 2025

CONTRACTOR	BID SECURITY	BIDDER STATUS	ADDENDA 1	ADDENDA 2	BASE BID
BP 01 Demo, Site Utilities & Grading					$ 1,090,499.00
Elder Corp	x	x	x	x	$ 862,859.00
Veit	x	x	x	x	$ 877,777.77
McAninch	x	x	x	x	$ 897,300.00
Sandstone Management	x	x	x	x	$ 748,567.00
Con-Struct	x	x	x	x	$ 1,016,169.00
Hilsabeck Dirtwork	Not Signed	x	x	x	Inadmissible
Vanderpool Construction	x	x	x	x	$ 932,900.00
On Track Construction	x	x	x	x	$ 1,023,000.00
Nelson Construction	x	x	x	x	$ 1,000,000.00
Corell	x	x	x	x	$ 1,005,000.00
BP 02 General Construction					$ 1,237,110.00
Core Construction	x	x	x	x	$ 1,786,000.00
Graphite Construction	x	x	x	x	$ 1,639,000.00
Greiner Construction	x	x	x	x	$ 1,700,000.00
Breiholz Construction	x	x	x	x	$ 2,206,000.00
Trinity Construction Group	x	x	x	x	$ 2,299,000.00
DDVI	x	x	x	x	$ 1,605,000.00
Hildreth Construction Services	x	x	x	x	$ 1,882,000.00
Nelson Construction	x	x	x	x	Bid Withdrawn
Keystyone Construction Services	x	x	x	x	$ 1,650,000.00
BP 03 Steel & Precast Material & Erection					$ 1,553,813.00
US Erectors	x	x	x	x	$ 1,305,400.00
Larson Construction	x	x	x	x	$ 1,645,000.00
Nelson Construction	x	x	x	x	Bid Withdrawn
Northwest Steel Erection	x	x	x	x	$ 1,494,388.00
Henkel Construction	x	x	x	x	$ 1,598,000.00

GRIMES PUBLIC ADMIN BLDG

BID DATE: DECEMBER 9, 2025

CONTRACTOR	BID SECURITY	BIDDER STATUS	ADDENDA 1	ADDENDA 2	BASE BID
BP 04 Roofing & Sheet Metal					$ 425,896.00
Brockway Mechanical & Roofing	x	x	x	x	$ 286,500.00
Northern Cedar Service Co.	x	x	x	x	$ 276,500.00
Academy Roofing	x	x	x	x	$ 279,900.00
Black Hawk Roof Company	x	x	x	x	$ 273,660.00
Bailey Roofing	x	x	x	x	$ 241,000.00
For Sure Roofing	x	x	x	x	$ 339,290.00
White Roofing	x	x	x	x	$ 254,642.00
Nelson Construction	x	x	x	x	$ 790,000.00
Koopman Roofing	x	x	x	x	$ 269,000.00
T&K Roofing	x	x	x	x	$ 304,000.00
BP 05 Aluminum & Glazing					$ 494,291.00
Reflections Glass & Mirror	x	x	x	x	$ 1,126,850.00
East Moline (Elite Glass)	x	x	x	x	$ 620,000.00
Cable Glass (Forman Ford)	x	x	x	x	$ 798,888.00
Comiskey Glass	x	x	x	x	$ 792,374.00
Ford Metro	x	x	x	x	$ 564,000.00
Nelson Construction	x	x	x	x	$ 625,000.00
BP 06 Drywall, Framing, Acoustic & Paint					$ 761,243.00
Allied	Not Signed	x	x	x	Inadmissible
Nine Park Lane (Menefee Drywall)	x	x	x	x	$ 745,584.00
Core Construction	x	x	x	x	$ 715,000.00
Performance Contracting Inc.	x	x	x	x	$ 865,247.00
Hilsabeck Schacht	x	x	x	x	$ 789,370.00
Graphite Construction	x	x	x	x	$ 674,000.00
1st Interiors	x	x	x	x	$ 724,900.00

GRIMES PUBLIC ADMIN BLDG

BID DATE: DECEMBER 9, 2025

CONTRACTOR	BID SECURITY	BIDDER STATUS	ADDENDA 1	ADDENDA 2	BASE BID
BP 07 Fire Protection					$ 87,944.00
Midwest Automatic Fire Sprinkler	x	x	x	x	$ 66,400.00
Summit Fire Protection	x	x	x	x	$ 79,000.00
Continental Fire Sprinkler Co.	x	x	x	x	$ 94,580.00
Tri City Fire Protection	x	x	x	x	$ 103,182.00
Elite Fire Sprinkler	x	x	x	x	$ 78,390.00
BP 08 Mechanical					$ 1,533,844.00
Cunningham Inc.	x	x	x	x	$ 1,361,372.00
Plumb Tech Mechanical	x	x	x	x	$ 1,341,050.00
Proctor Corp.	x	x	x	x	$ 1,330,000.00
Kruck Plumbing & Heating	x	x	x	x	$ 1,240,700.00
Modern Piping (Modern)	x	x	x	x	$ 1,593,500.00
AMC Mechanical (Anderson Mechanical)	x	x	x	x	$ 1,249,000.00
Manning Sievert	x	x	x	x	$ 1,439,790.00
Air-Con Mechanical Corp.	x	x	x	x	$ 1,445,376.00
Dickerson Mechanical	x	x	x	x	$ 1,324,000.00
All Iowa Mechanical	x	x	x	x	$ 1,637,700.00
Pleva Mechanical	x	x	x	x	$ 1,312,646.00
BP 09 Electrical					$ 1,479,963.00
Central Iowa Mechanical	x	x	x	x	$ 1,580,000.00
Tjaden Electric	x	x	x	x	$ 1,388,540.00
Renda Electric	x	x	x	x	$ 1,483,965.00
Brad Moeller Electric	x	x	x	x	$ 1,248,000.00
Jaspering Electric	x	x	x	x	$ 1,431,493.00
NAI Electrical Contractors	x	x	x	x	$ 1,442,380.00
Nelson Construction	x	x	x	x	$ 1,700,000.00
Van Maanen Electric	x	x	x	x	$ 1,297,000.00
Team Kline	x	x	x	x	$ 1,390,855.00

GRIMES PUBLIC ADMIN BLDG

BID DATE: DECEMBER 9, 2025

CONTRACTOR	BID SECURITY	BIDDER STATUS	ADDENDA 1	ADDENDA 2	BASE BID
BP 10 Audio/Visual					$ 423,936.00
Conference Technologies	x	x	x	x	$ 381,737.00
Communication Innovators	x	x	x	x	$ 302,364.19
Tri City Electric	x	x	x	x	$ 244,326.31
Van Maanen Electric	x	x	x	x	$ 343,140.00
BP 11 Site Paving					$ 524,283.00
Jensen Builders	x	x	x	x	$ 497,038.00
JAS Construction	x	x	x	x	$ 524,264.00
Concrete Technologies	x	x	x	x	$ 519,690.00
Core Construction	x	x	x	x	$ 488,373.00
Absolute Concrete (Absolute Group)	x	x	x	x	$ 514,899.50
RAMMS Construction	x	x	x	x	$ 498,873.00
All Star Concrete	x	x	x	x	$ 584,400.00
Graphite Construction	x	x	x	x	$ 484,000.00
Nelson Construction	x	x	x	x	$ 480,000.00
BP 12 Landscaping					$ 205,886.00
Sustainable Sites	x	x	x	x	$ 221,323.00
Alpha Landscapes	x	x	x	x	$ 157,785.00
CLK Lawn Care	x	x	x	x	$ 165,629.40
Absolute Concrete (Absolute Group)	x	x	x	x	$ 194,635.00
Perficut Companies	x	x	x	x	$ 120,259.00
DeVries Outdoors	Not Signed	x	x	x	Inadmissible
Country Landscapes	x	x	x	x	$ 185,500.00
Whitfield Lawn & Garden	x	x	x	x	$ 106,555.00

RESOLUTION 12-3925 ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE GRIMES PUBLIC ADMINISTRATION BUILDING

Grimes Resolution No. 12-3925

WHEREAS, on the **10th** day of **November**, **2025**, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the Grimes Public Administration Building; and

WHEREAS, notice of hearing on plans, specifications, form of contract and estimate of cost for the public improvements was published as required by law.

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

Section 1. That the plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the public improvements, as described in the preamble of this Resolution.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

RESOLUTION 12-4025 MAKING AWARD OF CONSTRUCTION CONTRACTS FOR THE GRIMES PUBLIC ADMINISTRATION BUILDING

Grimes Resolution No. 12-4025

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

Section 1. That the following bids for the construction of certain public improvements described in general as the Grimes Public Administration Building, described in the plans and specifications heretofore adopted by this Council on **December 16, 2025**, be and is hereby accepted, the same being the lowest responsive, responsible bids received for such work, as follows:

Contractor: Sandstone Management
Amount of bid: $748,567.00
Portion of project: BP 01 Demo, Site Utilities & Grading

Contractor: DDVI
Amount of base bid: $1,605,000.00
Portion of project: BP 02 General Construction

Contractor: US Erectors
Amount of bid: $1,305,400.00
Portion of project: BP 03 Steel & Precast Material & Erection

Contractor: Bailey Roofing
Amount of bid: $241,000.00
Portion of project: BP 04 Roofing & Sheet Metal

Contractor: Ford Metro
Amount of bid: $564,000.00
Portion of project: BP 05 Aluminum & Glazing

Contractor: Graphite Construction
Amount of bid: $674,000.00
Portion of project: BP 06 Drywall, Framing, Acoustic & Paint

Contractor: Midwest Automatic Fire Sprinkler
Amount of bid: $66,400.00
Portion of project: BP 07 Fire Protection

Contractor: Kruck Plumbing & Heating
Amount of bid: $1,240,700.00
Portion of project: BP 08 Mechanical

Contractor: Brad Moeller Electric
Amount of bid: $1,248,000.00
Portion of project: BP 09 Electrical

Contractor: Tri City Electric
Amount of bid: $244,326.31
Portion of project: BP 10 Audio/Visual

Contractor: Nelson Construction
Amount of bid: $480,000.00
Portion of project: BP 11 Site Paving

Contractor: Whitefield Lawn & Garden
Amount of bid: $106,555.00
Portion of project: BP 12 Landscaping

Section 2. That the Mayor and Clerk are hereby directed to execute the contracts with the contractors for the construction of the public improvements, such contracts not to be binding on the City until approved by this Council.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

RESOLUTION 12-4125 AUTHORIZING CONSTRUCTION CONTRACTS AND BONDS FOR THE GRIMES PUBLIC ADMINISTRATION BUILDING

Grimes Resolution No. 12-4125

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

That the construction contracts and bonds executed and insurance coverages for the construction of certain public improvements described in general as the Grimes Public Administration Building, and as described in detail in the plans and specifications heretofore approved, and which have been authorized to be signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor: Sandstone Management
Amount of bid: $748,567.00
Portion of project: BP 01 Demo, Site Utilities & Grading

Contractor: DDVI
Amount of base bid: $1,605,000.00
Portion of project: BP 02 General Construction

Contractor: US Erectors
Amount of bid: $1,305,400.00
Portion of project: BP 03 Steel & Precast Material & Erection

Contractor: Bailey Roofing
Amount of bid: $241,000.00
Portion of project: BP 04 Roofing & Sheet Metal

Contractor: Ford Metro
Amount of bid: $564,000.00
Portion of project: BP 05 Aluminum & Glazing

Contractor: Graphite Construction
Amount of bid: $674,000.00
Portion of project: BP 06 Drywall, Framing, Acoustic & Paint

Contractor: Midwest Automatic Fire Sprinkler
Amount of bid: $66,400.00
Portion of project: BP 07 Fire Protection

Contractor: Kruck Plumbing & Heating
Amount of bid: $1,240,700.00
Portion of project: BP 08 Mechanical

Contractor: Brad Moeller Electric
Amount of bid: $1,248,000.00
Portion of project: BP 09 Electrical

Contractor: Tri City Electric
Amount of bid: $244,326.31
Portion of project: BP 10 Audio/Visual

Contractor: Nelson Construction
Amount of bid: $480,000.00
Portion of project: BP 11 Site Paving

Contractor: Whitefield Lawn & Garden
Amount of bid: $106,555.00
Portion of project: BP 12 Landscaping

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM:

BACKGROUND: The applicant, City of Grimes, is requesting approval of a site plan located at 100 N James Street to construct a 18,289 sf building, trash enclosure, 121 stall parking lot, landscaping, and bioswale detention area and to remove the existing 6,344 sf building, playground structures, and equipment on the 6.64-acre property. Access to the site will be provided by shared full access driveway off of North James Street that is shared with the Waterworks Splashpad facility.

The building will be a single story structure with deep overhands and a central wall feature and will be constructed with precast concrete walls, laminate veneer accent paneling, and glazing. The trash enclosure is proposed to match the primary building.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS:
Planning and Zoning Commission recommendation of approval - 12/02/2025

STAFF RECOMMENDATION: Staff recommend approval subject to remaining staff comments.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by:	Alivia Hoodjer, Assistant Planner
Return to:	Alivia Hoodjer, Assistant Planner

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

December 16, 2025

PROJECT NAME

Public Administration Building Site Plan

APPLICANT

City of Grimes

REQUESTED ACTION

Approval of site plan to construct a 18,289 sf building, trash enclosure, parking lot, and detention basin; and to remove the 6,344 sf building, playground structures/ equipment, and baseball diamond equipment on the 6.64-acre lot.

LOCATION

100 N James Street

ZONING

R-2 (Single and Two-Family Dwelling)

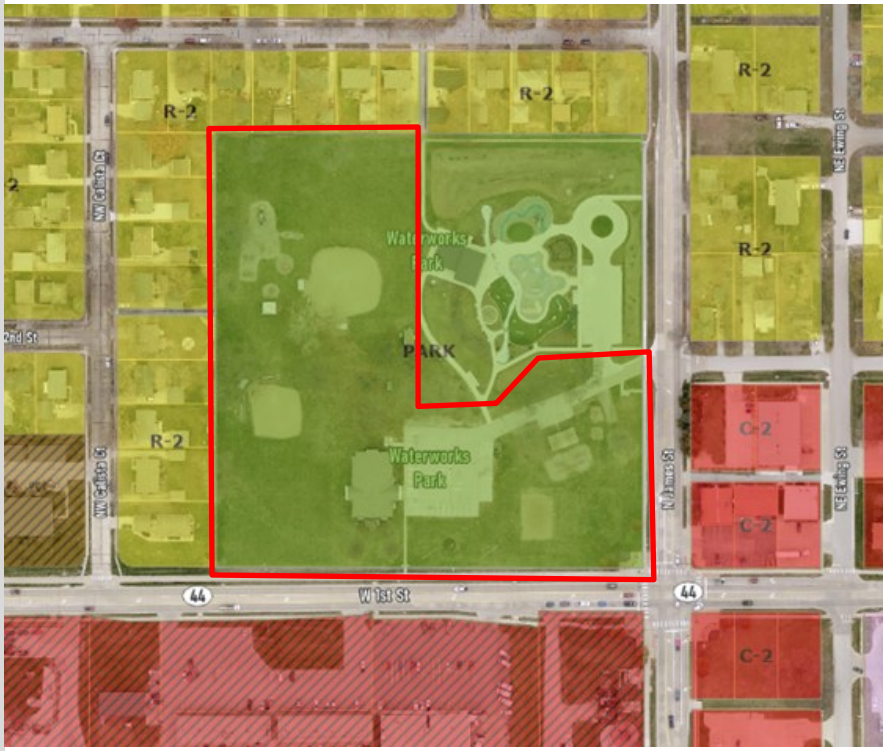
PLANNER

Alivia Hoodjer
ahoodjer@grimesiowa.gov
515-986-4050

Location Map



Zoning Map



Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Civic and Park	Civic and Existing Park	R-2 (Single and Two-Family Dwelling)
North	Single Family Residential	Low Density Residential	R-2
South	General Commercial	Light Industrial / Public Facility	C-2 (General and Highway Service Commercial) and Transportation Corridor Mixed Use Development Overlay
East	Single Family Residential / General Commercial	Downtown/Governors District / Low Density Residential	C-2 and R-2
West	Single Family Residential	Low Density Residential	R-2

PARKS

This site is currently within the property known as Water Works Park.

The expansion of City facilities within Waterworks Park is referenced as a unique opportunity in the Parks and Trails Master Plan.

The proposed site plan includes improvements that works towards accomplishing the following goals of the Parks and Trails Master Plan:

- Improve pedestrian circulation
- Expand parking
- Increased landscaping

No parkland dedication is required for the project.



Future Land Use Map

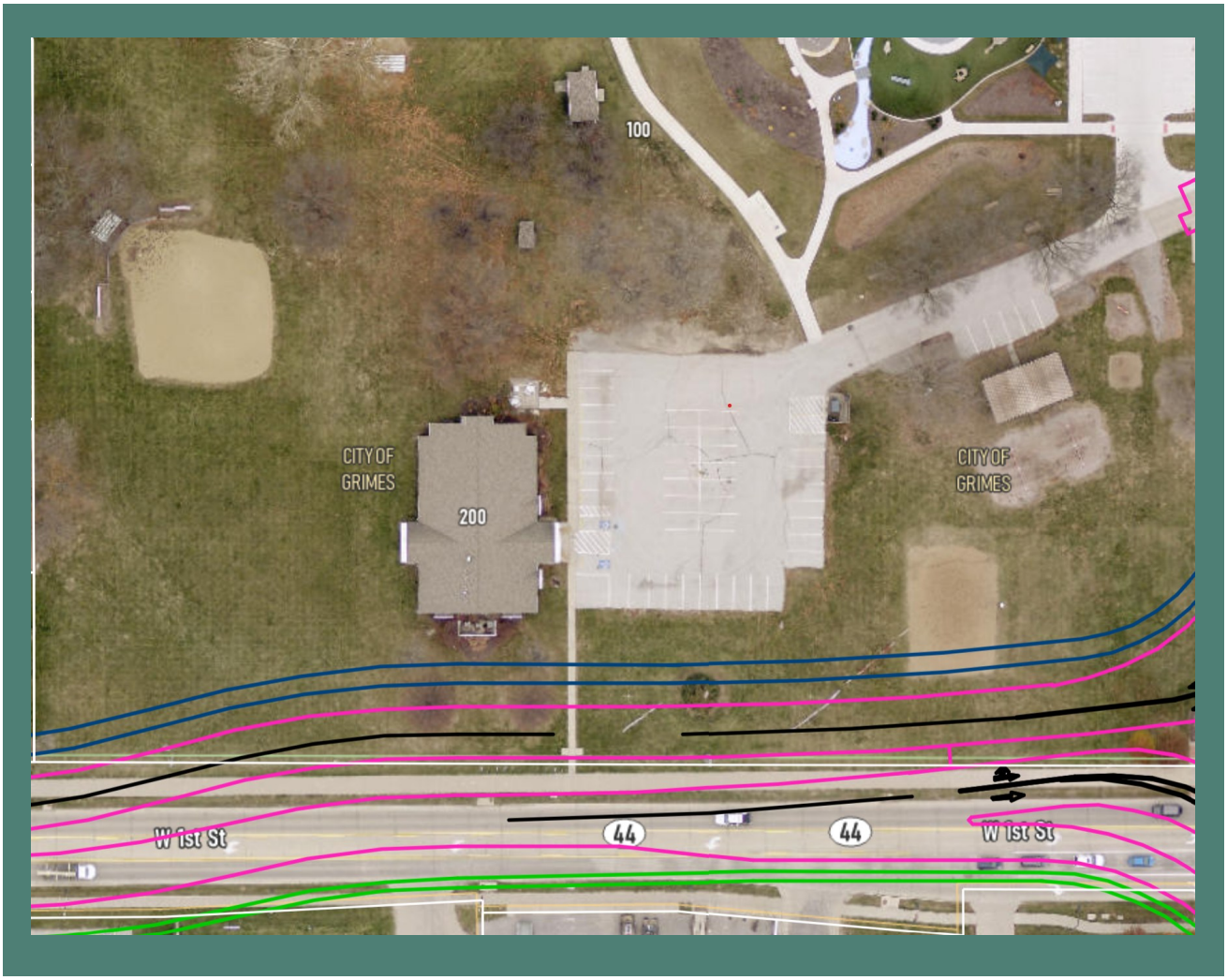
FUTURE LAND USE

The proposed project will function as a civic use. The civic designation on the future land use map corresponds to the former library facility, which has since been decommissioned from its original purpose. The project will relocate the civic use within the property while providing a comparable public-serving facility intended to complement the existing park use.

Relation to Studies & Legal

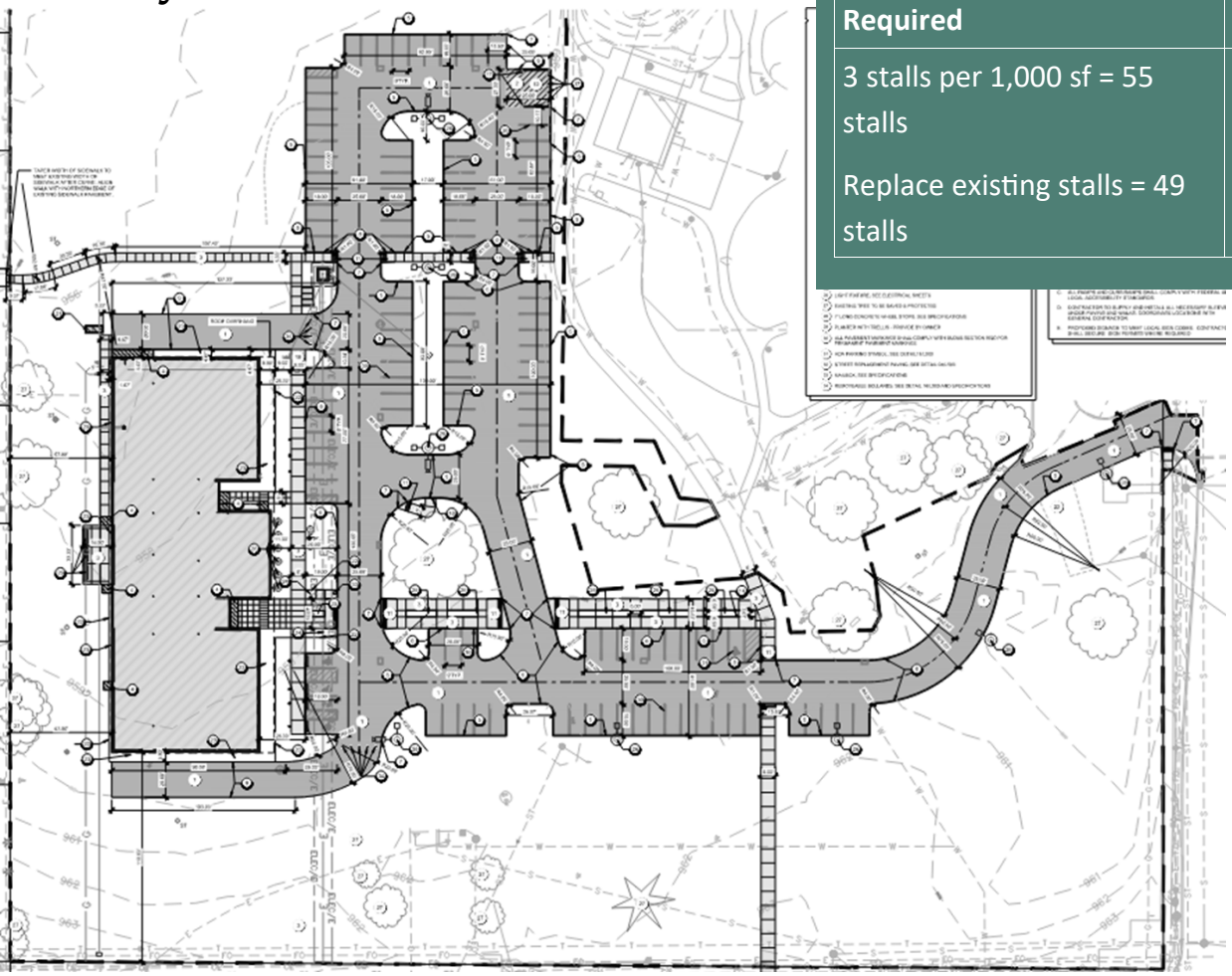
RELATION TO STUDIES

The design and siting of the Grimes Public Administration Building were intentionally coordinated with long-term transportation planning for the Highway 44 corridor. The building footprint, parking layout, and site circulation were positioned to accommodate the planned future widening of Highway 44, ensuring adequate right-of-way and preserving space for future multimodal improvements. This forward-thinking design not only prevents costly retrofits later but also aligns civic investment with regional mobility priorities, reinforcing the City's commitment to strategic growth and infrastructure coordination.



Site Layout

Site Layout



Parking Calculation Table

Required	Proposed
3 stalls per 1,000 sf = 55 stalls Replace existing stalls = 49 stalls	121 total stalls 5 ADA stalls

PARKING:

16.3 % more parking is proposed than required. The proposed parking is intended to be utilized by City staff, building visitors, and Splashpad visitors.

ACCESS:

Access to the site will be from an existing full access drive off of North James Street. This access drive will be repaved and is shared with the Waterworks Splashpad.

PEDESTRIAN CONNECTIVITY

Public sidewalks and trails will connect the site with the existing Splashpad park area and the surrounding neighborhoods. Specifically, there will be a repaved connection to the west, a new connection to the south, and new connections from the building to existing trail on the west side of the Splashpad.

LIGHTING

Light poles within the parking lot and along the driveway are proposed. Building-mounted wall pack lighting is proposed on the west, north, and east sides of the building. Ground-mounted accent lighting is proposed on the east side of the building near the front entry area of the building.

BUILDING SETBACKS

Front: 30 feet

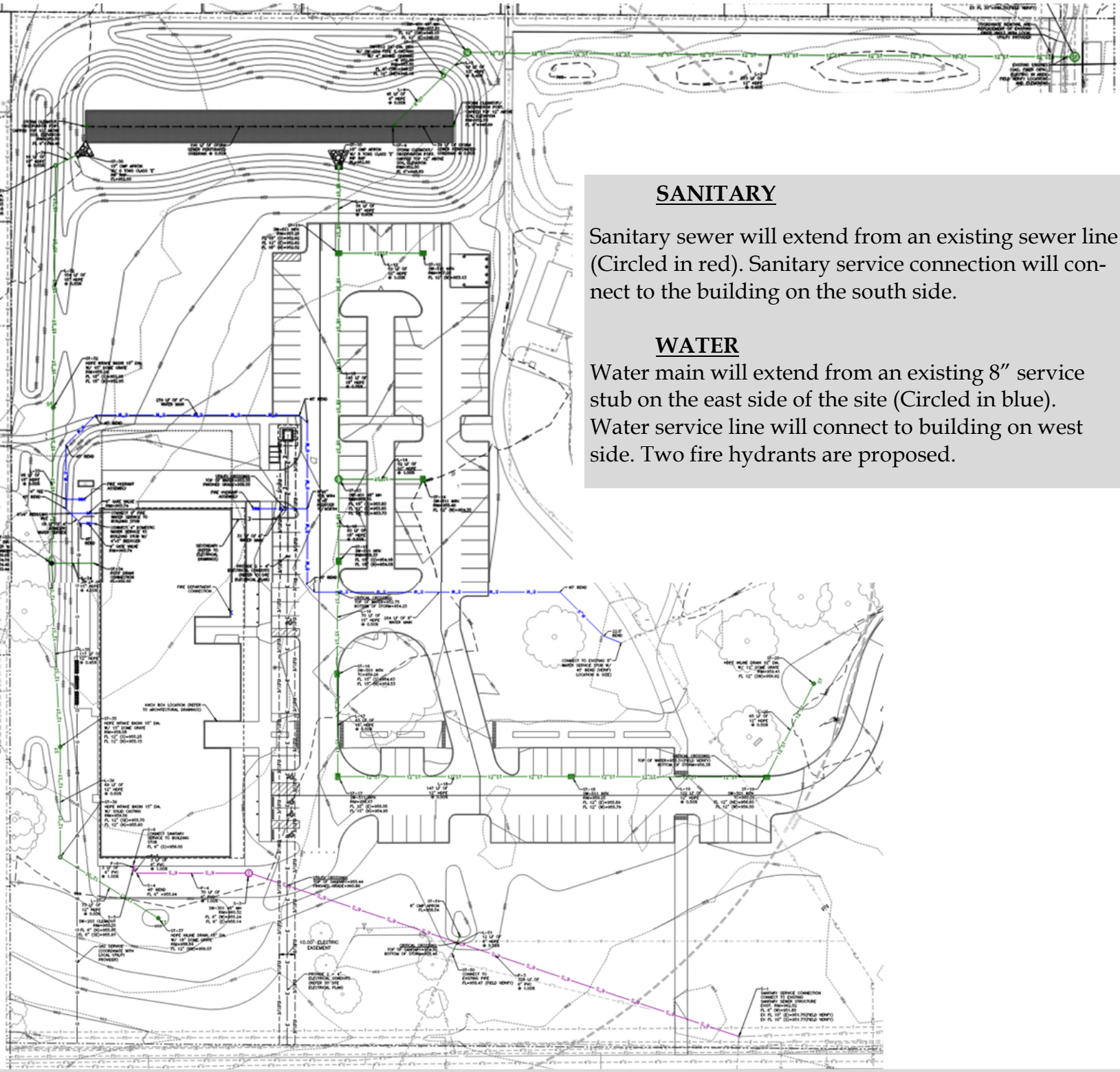
Side: 7 feet

Rear: 25 feet

Max Building Height: 35 feet

Utilities Plan

Utilities Map



SANITARY

Sanitary sewer will extend from an existing sewer line (Circled in red). Sanitary service connection will connect to the building on the south side.

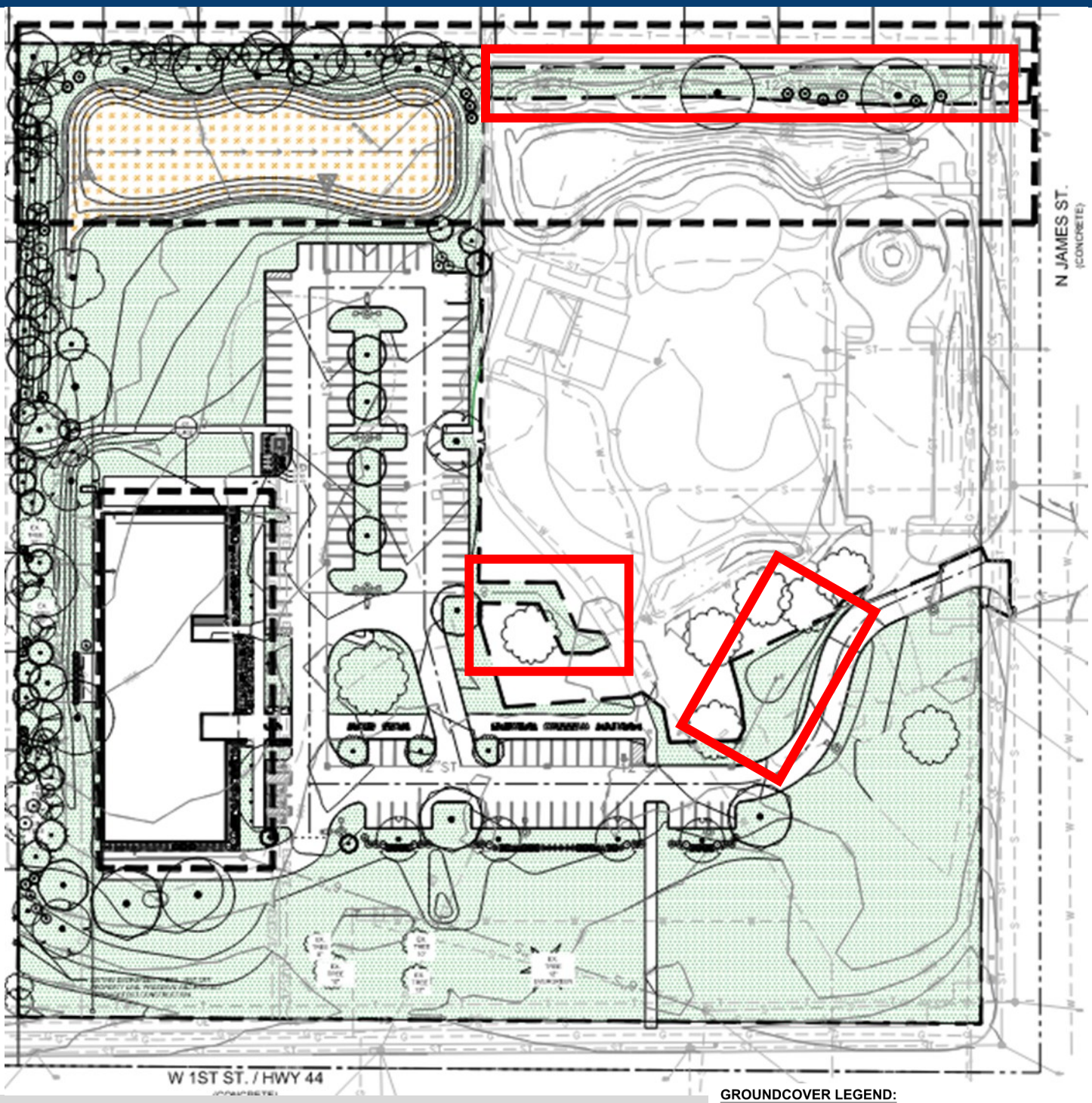
WATER

Water main will extend from an existing 8" service stub on the east side of the site (Circled in blue). Water service line will connect to building on west side. Two fire hydrants are proposed.

STORM WATER

Storm sewer infrastructure is proposed throughout the site, including intakes on the south side of the building, in the parking lot, and on the northwest side of the site. Storm sewer will discharge into the dry-bottom detention basin on the north end of the site. A storm sewer pipe will extend from the basin to an existing storm sewer in the North James Street ROW. The detention basin will be similar to the existing detention area to the east.

Landscaping Plan



Landscaping Groundcover Plan

GROUNDCOVER LEGEND:

- LAWN SEEDING AREA, SUDAS TYPE 1 LAWN MIXTURE
- NATIVE SEEDING AREA, SUDAS WETLAND GRASS SEED MIXTURE
- TRAP ROCK, SEE DETAIL 11/L501 AND SPECIFICATIONS

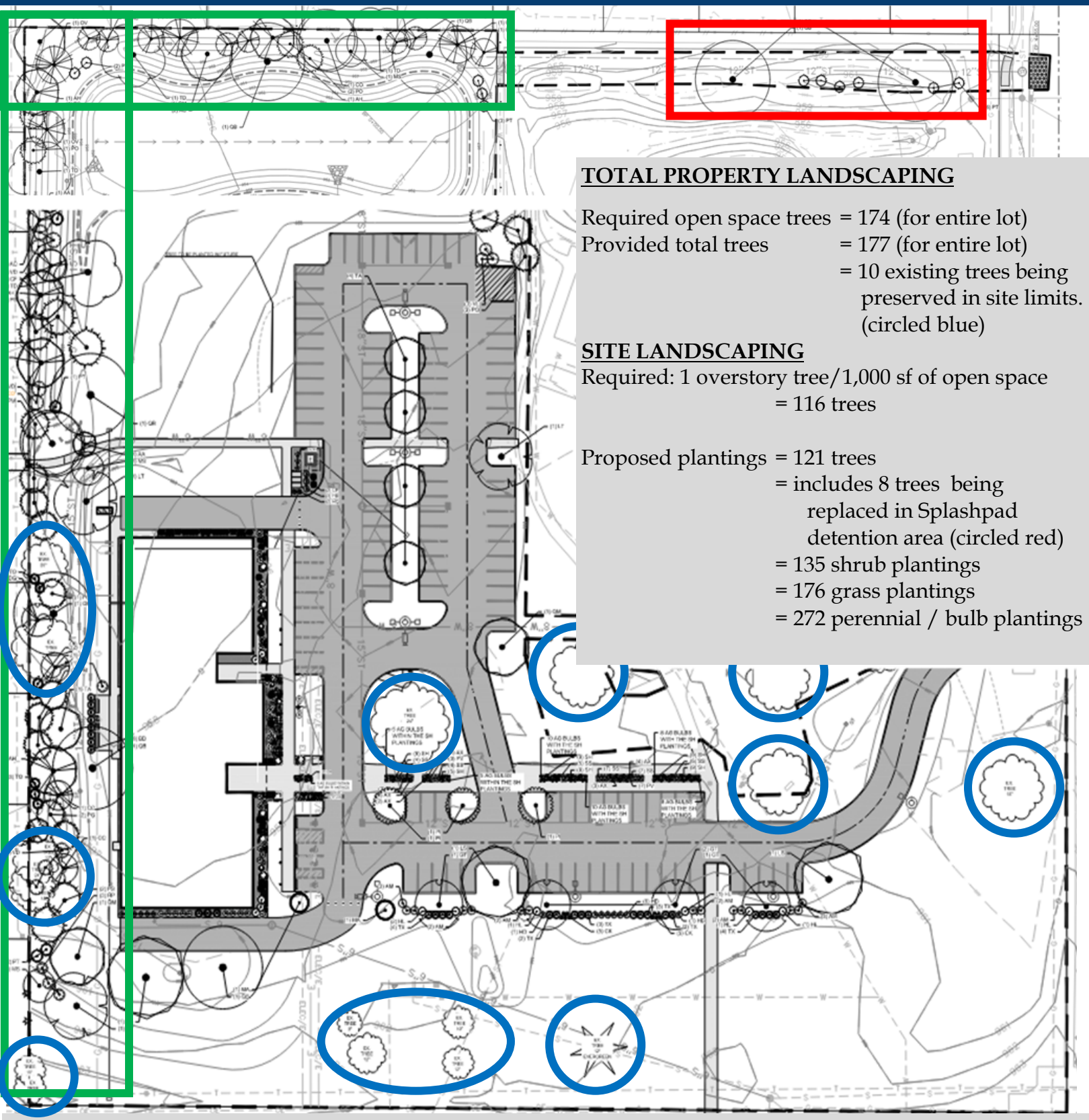
LANDSCAPING GROUNDCOVER

Most areas within the site boundary will be seeded, as shown in green. Portions of the Splashpad site will be reseeded due to utility improvements that occur in those specific areas (highlighted in red).

The detention basin will have a native seeding mix that will be similar to the Splashpad detention area to the east.

Planting beds will have a rock bedding surrounding the plantings.

Landscaping Plan



TOTAL PROPERTY LANDSCAPING

Required open space trees = 174 (for entire lot)
Provided total trees = 177 (for entire lot)
= 10 existing trees being preserved in site limits. (circled blue)

SITE LANDSCAPING

Required: 1 overstory tree/1,000 sf of open space
= 116 trees

Proposed plantings = 121 trees
= includes 8 trees being replaced in Splashpad detention area (circled red)
= 135 shrub plantings
= 176 grass plantings
= 272 perennial / bulb plantings

LANDSCAPING BUFFERS

Proposed landscaping buffers, matching the standard buffer requirements, are included in the site plan (circled in green).
Standard landscape buffer requirements = 1 overstory tree, 2 understory trees, and 1 evergreen tree per 50 lineal feet

Demolition Plan

DEMOLITION OF FORMER LIBRARY FACILITY

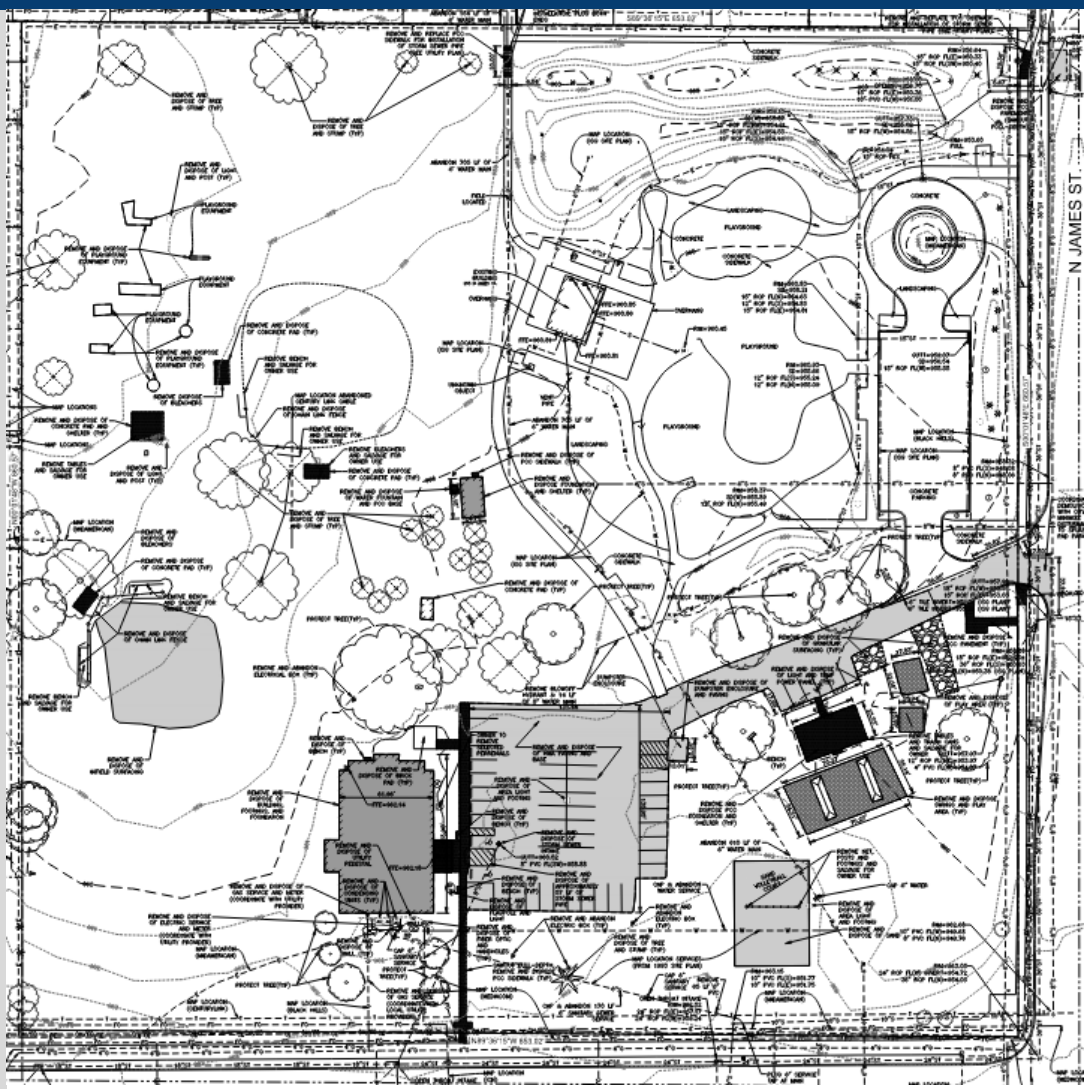
The vacated library building will be removed with the project. The building was analyzed and it was determined that due to the age and condition of the building, as well as future Highway 44 improvements, that investing in the existing structure would not be practical. The parking lot is also being removed and new spaces for the splash pad will be incorporated into the proposed parking lot.

REMOVAL AND SALVAGE OF EQUIPEMENT AND STRUCTURES

Baseball diamonds, volleyball court, 2 shelter houses, and various equipment will be removed from the site and either disposed of or salvaged for repurposing by the Parks and Recreation Department. The city previously invested in new playground and play structures with the splash pad improvements, so no neighborhood park impact is expected.

REMOVAL AND PRESERVATION OF EXISTING TREES

There are 44 total existing trees within the project site area. A total of 23 trees will be removed from the site and a total of 21 trees will be protected throughout construction and preserved on site. Please refer to the landscaping plan to understand the preserved trees that are circled in blue.



Reconstruction of Existing Infrastructure

SPLASHPAD TRAIL CONNECTION

The southern Splashpad trail connection will be reconstructed to include a sidewalk connection to extend west towards the proposed building.

TRAIL CONNECTION TO W 1ST STREET/ HWY 44 TRAIL

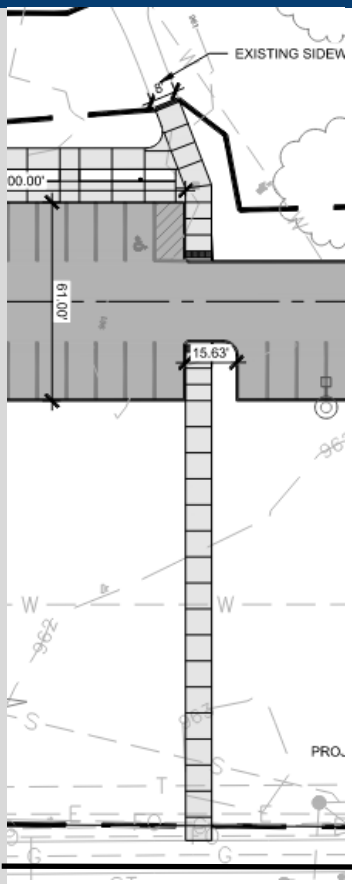
The existing trail connection near the former library will be removed. A new trail connection will replace the connection in an altered location.

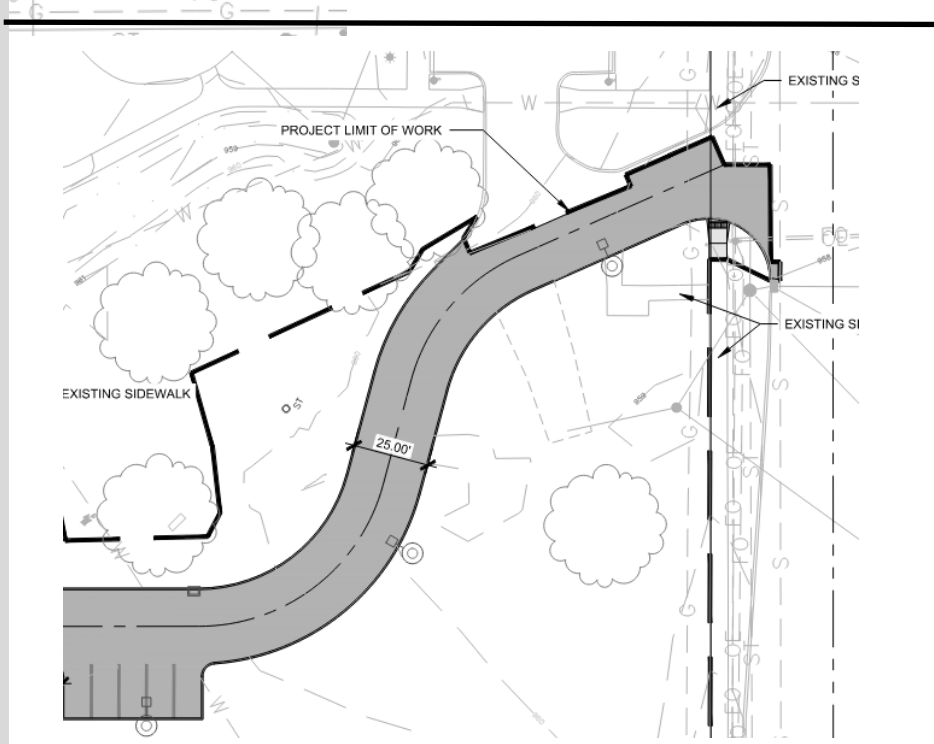
WATERWORKS PARK ACCESS DRIVEWAY

The existing Waterworks Park access drive will be replaced with a realigned PCC driveway. The proposed access drive does not alter the access to the splash pad. The reconstruction of the driveway is anticipated to occur during off-seasons of the Splashpad to minimize impacts to Splashpad visitors.

TRAIL CONNECTION FROM NORTH SIDE OF PROPERTY

Two sections of trail, one on the west side of the Splashpad and one between the Splashpad and North James Street, will be replaced after the installing a storm sewer pipe that will connect from the proposed basin to existing storm sewer pipe in the North James Street Right-of-Way.







Architecture

BUILDING & ELEVATIONS

The building will be primarily constructed out of precast, with a feature wall on the eastern (front) elevation constructed with a high pressure laminate system. Significant glazing is provided along all building elevations.

DUMPSTER ENCLOSURE

The dumpster enclosure will match the principal building.

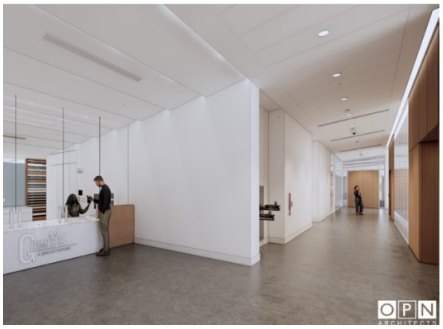
LIGHTING

The building provides accent lighting along the eastern elevation. Additional building mounted lighting is provided for pedestrian pathway. Park ing lot lights are provided, and will match the existing parking lot lights in the splash pad park ing lot.

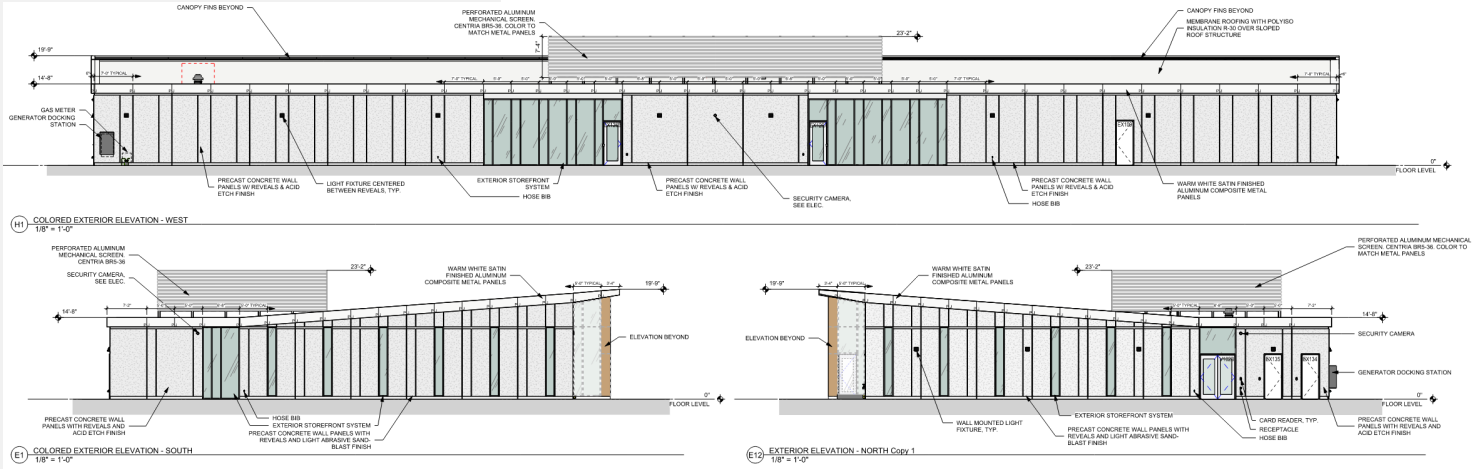












Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the site plan for the Grimes Public Administration Building.

On December 2, 2025, Grimes Planning and Zoning Commission recommended approval of the site plan for the Grimes Public Administration Building.

Conclusion

The applicant is requesting approval of a site plan for a 18,289 square foot office building, with associated parking lots, landscaping, and outdoor seating. The building will be a single story structure, with deep overhangs and a central feature wall.

The building was positioned in a manner that does not impact future plans to widen Highway 44. Due to those improvements, and the age/condition of the vacant library building, the recommendation is to demolish the structure and parking areas.







GRIMES PUBLIC ADMINISTRATION FACILITY

CITY OF GRIMES

100 N JAMES STREET
GRIMES, IOWA

ANTICIPATED PROJECT SCHEDULE

- 3/16/26 - START CONSTRUCTION
- 4/27/26 - START SUBSTRUCTURE
- 5/18/26 - START STRUCTURE
- 8/05/26 - START ENCLOSURE
- 9/02/26 - START INTERIOR
- 3/31/27 - SUBSTANTIAL COMPLETION
- 6/31/27 - FINAL COMPLETION

PROJECT SUMMARY

ALL AREAS LISTED BELOW ARE WITHIN PROJECT LIMITS AND ARE ESTIMATES OF PROPOSED SITE FEATURES. CONTRACTOR SHOULD VERIFY ALL AREAS AND QUANTITIES BASED ON DIMENSIONS.

TOTAL SITE AREA:	6.64 ACRES (289,220 SF)
TOTAL HARD SURFACE:	1.98 ACRES (89,697 SF)
Type 1 Paving (6" PCC)	55,651 sf
Type 2 Paving (8" PCC)	773 sf
Type 3 Paving (5" PCC)	10,570 sf
Building	18,289 sf
TOTAL OPEN SPACE:	4.82 ACRES (209,808 SF)
TOTAL GREEN SPACE:	4.58 ACRES (199,523 SF)

PARKING REQUIREMENTS:

EXISTING PARKING STALLS: **49 STALLS (47+2 ADA SPACES)**

REQUIRED PARKING STALLS: **104 STALLS**

CIVIC BUILDING (FLEXIBLE OFFICE) USE:
6 STALL PER 1000 SF
18,289 SF BUILDING/3 STALLS PER 1,000 SF= **55 STALLS**
REPLACE EXISTING STALLS: **49 STALLS**

TOTAL PARKING STALLS PROVIDED: **121 (116+5 ADA SPACES)***
ACCESSIBLE STALLS REQUIRED: **5**
ACCESSIBLE STALLS PROVIDED: **5 (2 ARE VAN ACCESSIBLE)**

*16.3% MORE PARKING THAN REQUIRED. REQUESTS TO EXCEED THE MINIMUM SURFACE PARKING REQUIREMENT BY MORE THAN 25% MUST DEMONSTRATE NEED. IF PARKING EXCEEDS MINIMUM REQUIREMENTS BY OVER 25% ADDITIONAL OPEN SPACE MUST BE PROVIDED IN ADDITION TO THE MINIMUM OPEN SPACE REQUIRED FOR THE SITE.

OPEN GREEN SPACE REQUIREMENTS:

AREA REQUIREMENT:
TOTAL SITE AREA: 289,220 SF (6.64 ACRES)

40% REQUIRED OPEN SPACE (115,688 SF)
72% PROVIDED OPEN SPACE (209,808 SF)

OPEN GREEN SPACE PLANTING REQUIREMENTS:

174 TREES REQUIRED ACROSS ALL 10 ACRES OF THE SITE(INCLUDING SPLASH PAD PARK)

TOTAL TREES PLANNED ACROSS ALL 10 ACRES OF SITE: 177**

**** AN ADDITIONAL 10 EXISTING TREES BEING PRESERVED WITHIN PROJECT LIMITS TOTALING A TOTAL OF 256 CALIPER INCHES.**

1 OVERSTORY TREE PER 1,000 SF OF REQUIRED OPEN SPACE
115,688 SF / 1,000 SF = **116 TREES REQUIRED**

TREES PLANNED: 121**

*** INCLUDES 6 TREES BEING REPLACED IN WATERWORKS PARK BIOWSAWLE AS NECESSARY FOR UTILITY CONNECTIONS AND AN ADDITIONAL 10 EXISTING TREES BEING PRESERVED WITHIN PROJECT LIMITS TOTALING A TOTAL OF 256 CALIPER INCHES.**

SITE SUMMARY
SITE AREA: 289,220 SF (6.64 ACRES)

LEGAL DESCRIPTION
W 653F E 693F N 660F S 693F E 1/2 SE 1/4 SEC 31-80-25

ZONING AND LAND USE
ZONING: R-2
EXISTING LAND USE: CIVIC & PARK
FUTURE LAND USE: CIVIC & PARK
PROPOSED USE: CIVIC & PARK
OPEN SPACE REQUIREMENTS: 40%

BUILDING SUMMARY
BUILDING FOOTPRINT: 18,289 SF
BUILDING TYPE: PUBLIC ADMINISTRATION
BUILDING HEIGHT: 19'-9"
BUILDING STORIES: 1 STORY

BULK REQUIREMENTS
PRINCIPLE BUILDING PERIMETER SETBACK FROM FRONT YARD: 30 FEET
PRINCIPLE BUILDING PERIMETER SETBACK FROM REAR YARD: 25 FEET
PRINCIPLE BUILDING PERIMETER SETBACK FROM SIDE YARD: 7 FEET
MAX BUILDING HEIGHT: 35 FEET

APPLICANT/PREPARER OF SUBMITTAL
CONFLUENCE
ROGER SILVER
525 17TH STREET
DES MOINES, IA 50309
515-288-4875
E-MAIL: RSILVER@THINKCONFLUENCE.COM
CONTACT: ROGER SILVER

OWNER/APPLICANT
CITY OF GRIMES
101 NE HARVEY ST.
GRIMES, IA 50111
515-514-1047



City of Grimes Administration Building

Aerial March 2024

GRIMES
A BRIGHT FUTURE

CONFLUENCE

SHEET INDEX

SHEET NO.	SHEET TITLE
G100	COVER SHEET
	CIVIL SHEETS
C1.1	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C2.1	GRADING PLAN
C2.2	GRADING PLAN
C2.3	EROSION & SEDIMENT CONTROL PLAN
C3.1	UTILITY PLAN
C3.2	UTILITY PLAN
	LANDSCAPE SHEETS
L200	SITE OVERVIEW
L201	SITE LAYOUT PLAN
L202	SITE LAYOUT PLAN ENLARGEMENTS
L202	PAVING & JOINTING PLAN
L400	LANDSCAPE OVERVIEW
L401	PLANTING PLAN
L402	PLANTING PLAN ENLARGEMENTS
L500	DETAIL
L501	SITE PLANTING DETAILS
	ELECTRICAL SHEETS
EL001	SIGHT LIGHTING PLAN
EL002	SIGHT LIGHTING CUTSHEETS

VICINITY MAP



ISSUED FOR
SITE PLAN SUBMITTAL
12-12-2025

811 Know what's below. Call before you dig.

COVER SHEET

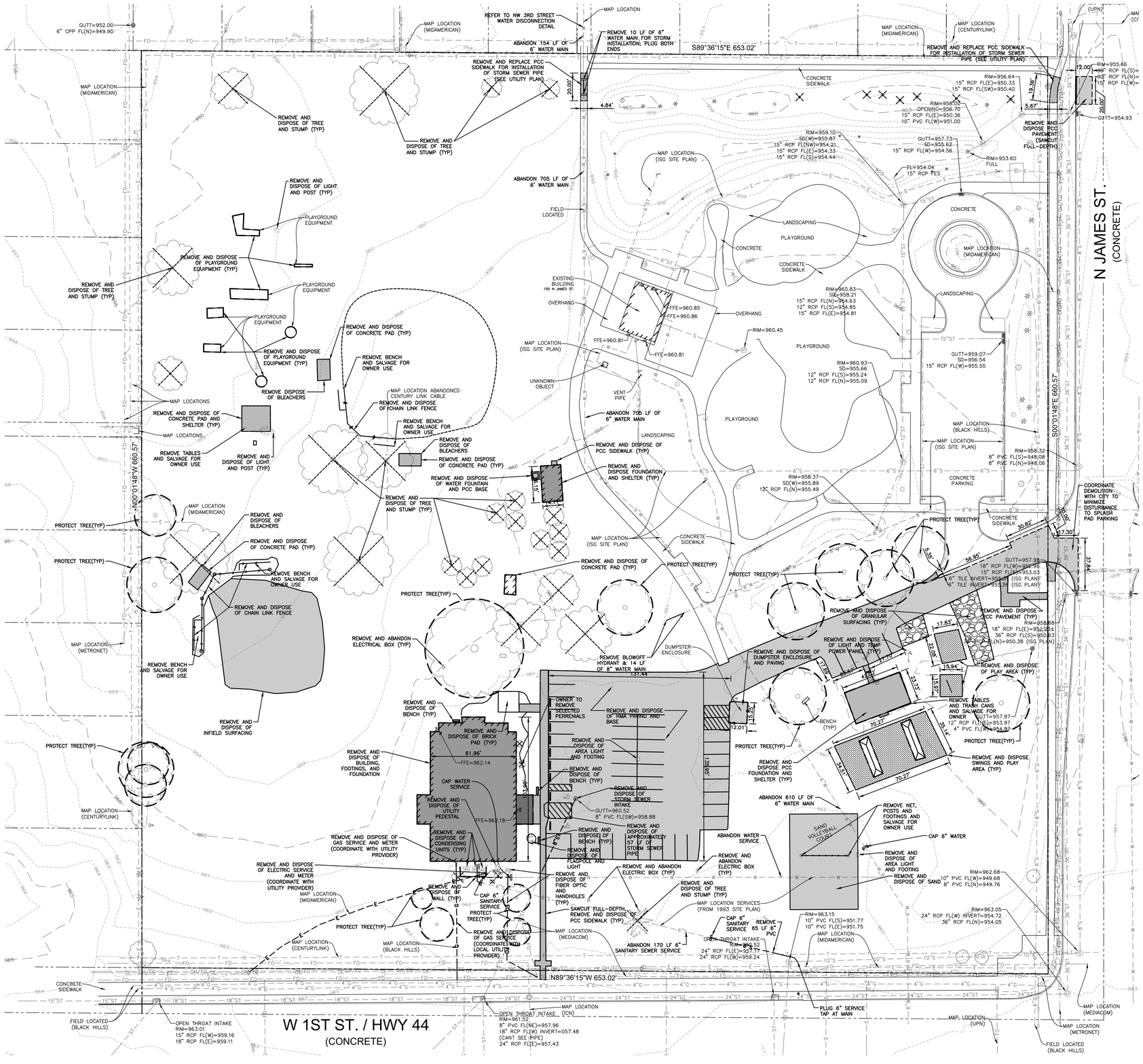
CONFLUENCE PROJECT # 20XXX

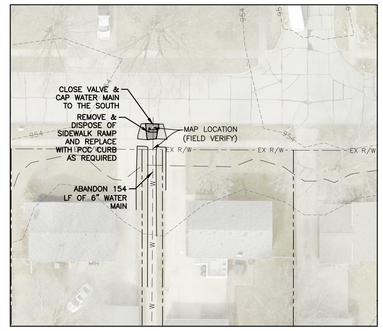
G100

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File Location: N:\2026\26269 Grimes Public Admin\26269_WORKING\AUTOCAD\SHEETS\26269_G100 COVER SHEET / Drawn by: XX / Checked by: XX

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1 NW 3RD STREET WATER DISCONNECTION DETAIL

DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
   A. CITY
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE
   E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
11. OWNER TO REMOVE ALL PICNIC TABLES AND TRASH RECEPTACLES.

N

SCALE
0' 15' 30' 60'

OPN ARCHITECTS

100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Owner
CITY OF GRIMES
10 NE Harvey Street
Grimes, Iowa 50111

Project
PUBLIC ADMINISTRATION BUILDING
STREET NAME
CITY, IA ZIP CODE

Construction Manager
The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer
Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
P. 515-369-4400

Structural Engineer
Raker Rhodes Engineering
4717 Grand Avenue
DES MOINES, IA 50312
P. 515-277-0275

Mechanical & Electrical Engineer
Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

Landscape Architect
Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

Key Plan

Revision Description Date

OPN Project No.
24826000

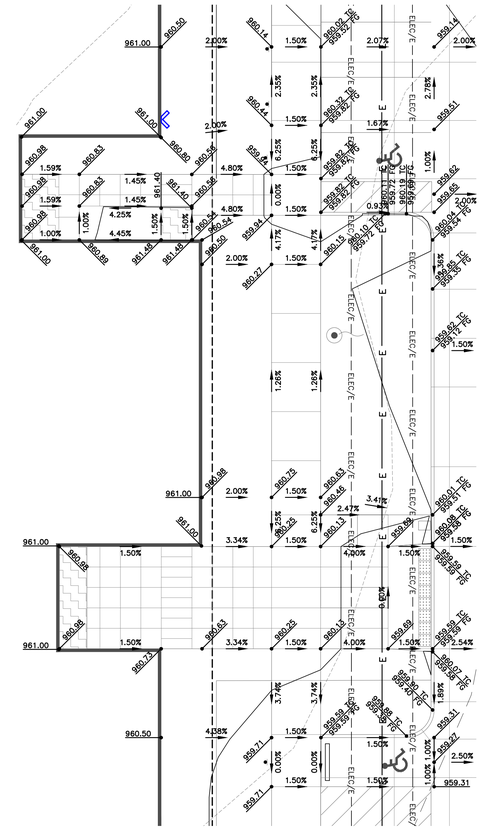
Sheet Issue Date
REVISED SITE PLAN SUBMITTAL **12/12/2025**

Sheet Name
TOPOGRAPHIC SURVEY & DEMOLITION PLAN

Sheet Number
C1.1

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1 GRADING ENLARGEMENT #1
1" = 10'

GENERAL NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.
14. AMENDED SOILS AND BIORETENTION CELL MUST BE BUILT POST CONSTRUCTION, ONCE ALL AREAS ARE BUILT OUT AND VEGETATED OR SODDED.

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
3. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
4. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
5. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
6. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
3. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
5. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
6. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
7. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
8. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
9. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
10. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.

N

SCALE
0' 10' 20' 40'

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100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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STREET NAME
CITY, IA ZIP CODE

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The Weitz Company
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DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer
Civil Design Advantage
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Urbandale, IA 50322
P. 515-369-4400

Structural Engineer
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P. 515-288-4875

Key Plan

Revision	Description	Date

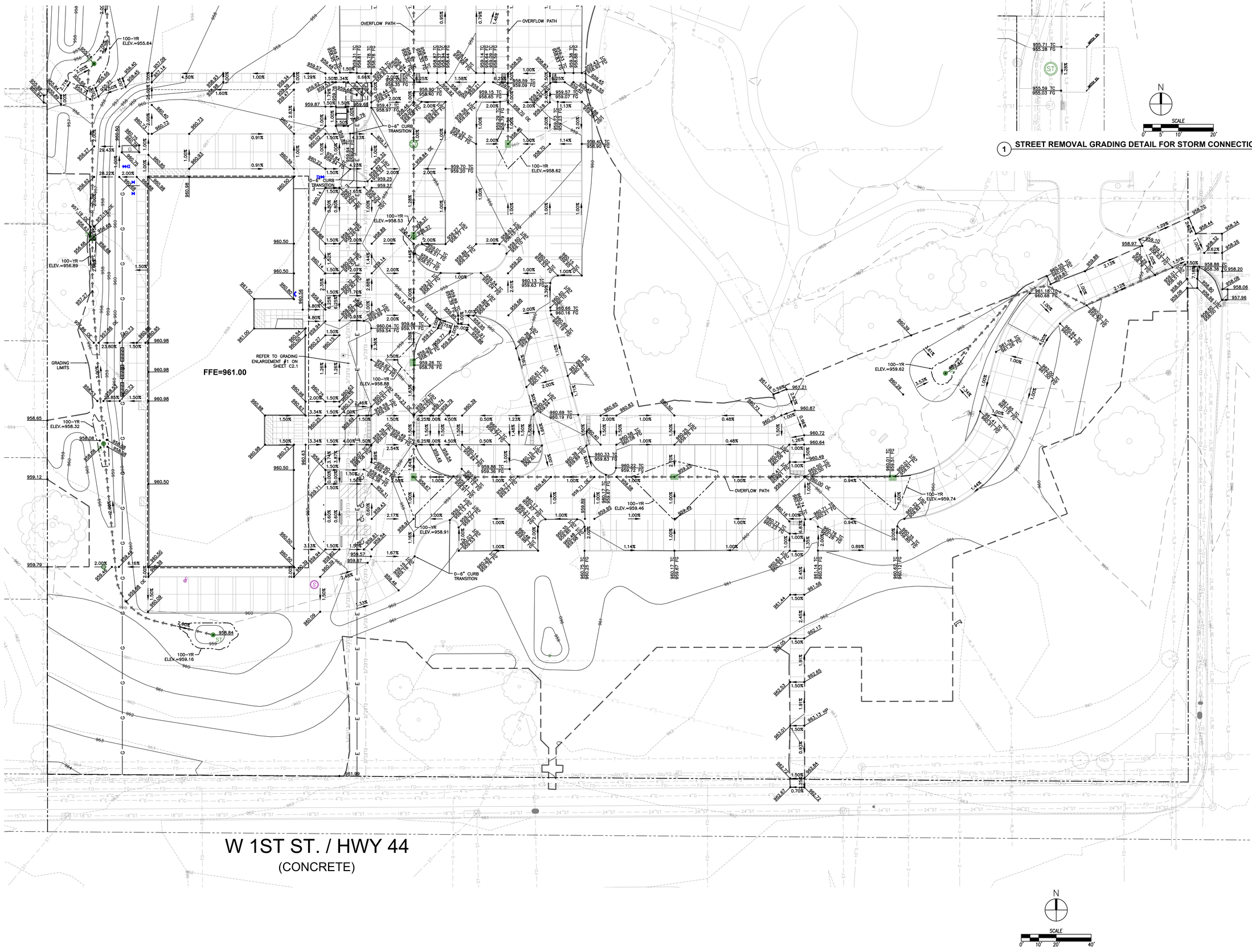
OPN Project No.
24826000

Sheet Issue Date
REVISED SITE PLAN SUBMITTAL **12/12/2025**

Sheet Name
GRADING PLAN

Sheet Number
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1 STREET REMOVAL GRADING DETAIL FOR STORM CONNECTION

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Project

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Key Plan

Revision Description Date

OPN Project No.
24826000

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REVISED SITE PLAN SUBMITTAL **12/12/2025**

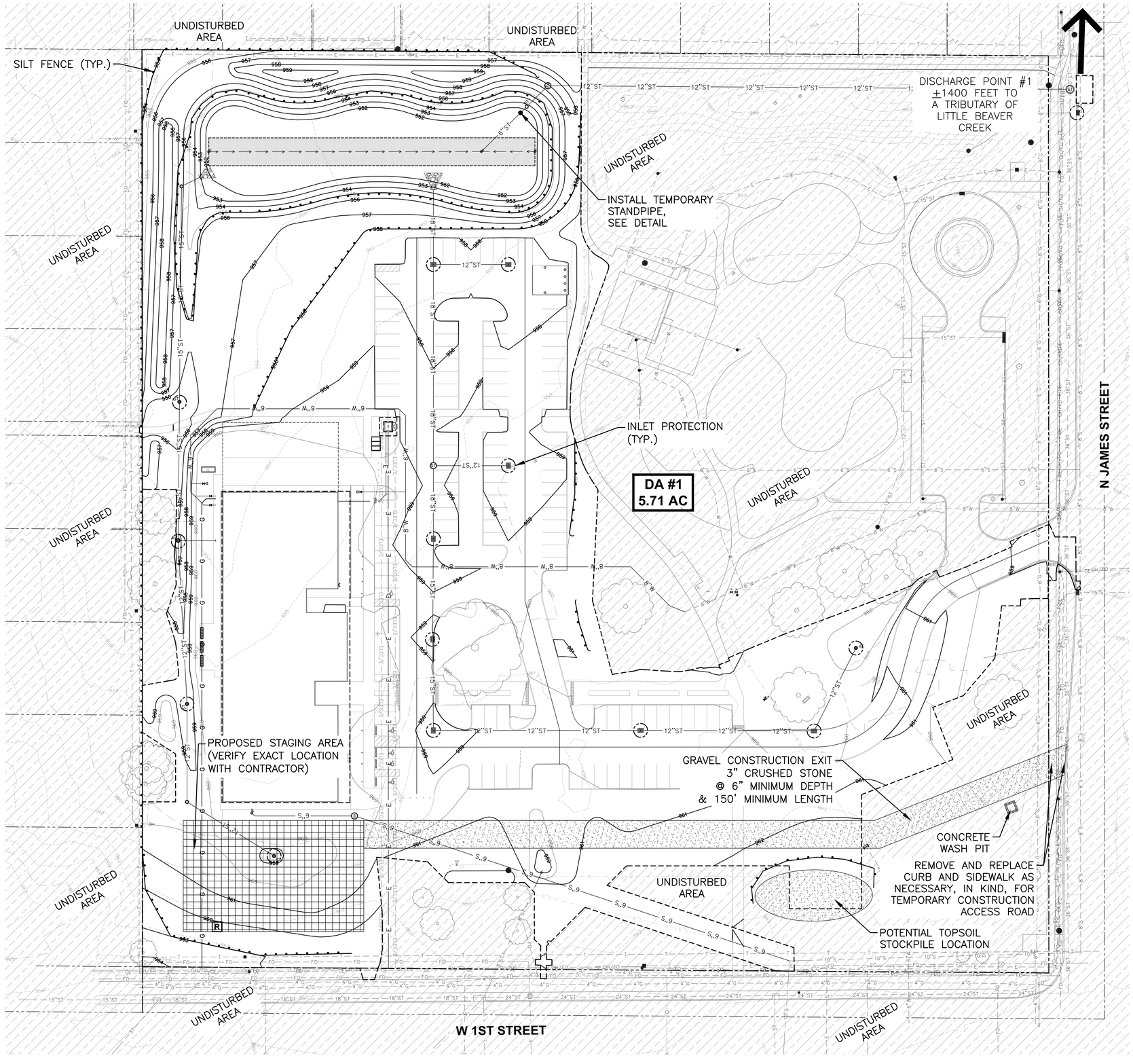
Sheet Name

GRADING PLAN

Sheet Number

C2.2

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SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP-RAP	
DITCH CHECK		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM	R	TEMPORARY SEDIMENT TRAP	TST #
TEMPORARY STANDPIPE		TEMPORARY SEDIMENT BASIN	TSB #
CONCRETE WASHOUT PIT			

STABILIZATION QUANTITIES

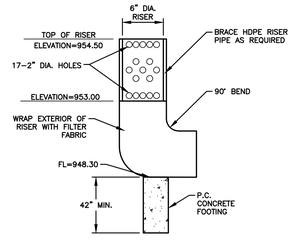
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1	SILT FENCE	LF	2,529
3	SEEDING, FERTILIZING, AND MULCHING	AC	5.2
4	INLET PROTECTION DEVICES	EA	13
5	CONCRETE WASHOUT PIT	EA	1
6	TEMPORARY STANDPIPE	EA	1

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

TEMPORARY STAND PIPE DETAIL

NOT TO SCALE



N

SCALE
0' 15' 30' 60'

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100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
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DES MOINES, IA 50309
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Omaha, NE 68164
P. 402-491-4144

Landscape Architect

Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

Key Plan

Revision Description Date

OPN Project No.
24826000

Sheet Issue Date

REVISED SITE PLAN SUBMITTAL **12/12/2025**

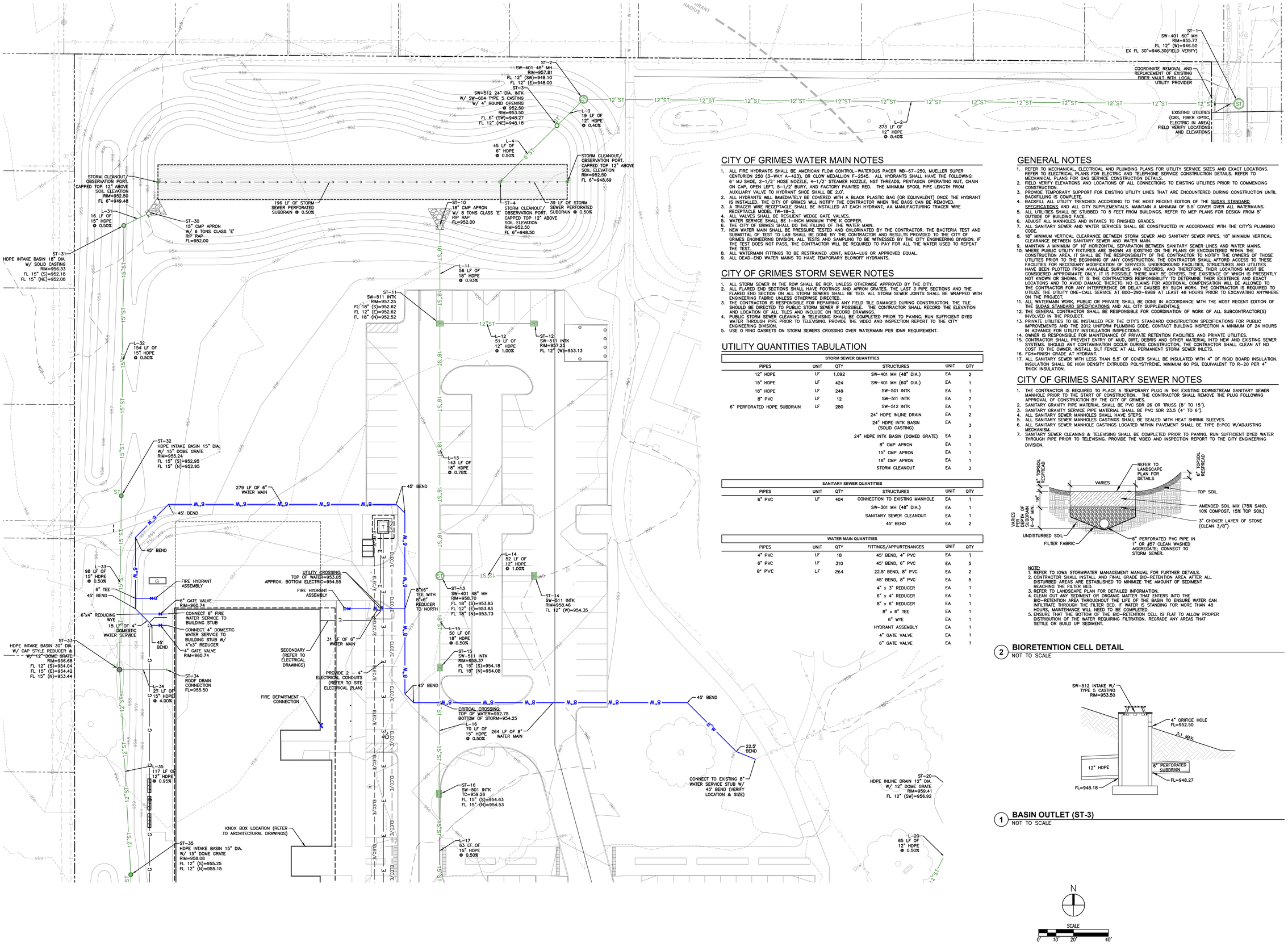
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EROSION & SEDIMENT CONTROL PLAN

Sheet Number

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CITY OF GRIMES WATER MAIN NOTES

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

CITY OF GRIMES STORM SEWER NOTES

1. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
2. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE CONNECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
4. PUBLIC STORM SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
5. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

UTILITY QUANTITIES TABULATION

STORM SEWER QUANTITIES

PIPES	UNIT	QTY	STRUCTURES	UNIT	QTY
12" HDPE	LF	1,092	SW–401 MH (48" DIA.)	EA	2
15" HDPE	LF	424	SW–401 MH (60" DIA.)	EA	1
18" HDPE	LF	249	SW–501 INTK	EA	1
8" PVC	LF	12	SW–511 INTK	EA	7
6" PERFORATED HDPE SUBDRAIN	LF	280	SW–512 INTK	EA	1
			24" HDPE INLINE DRAIN	EA	2
			24" HDPE INTK BASIN (SOLID CASTING)	EA	3
			24" HDPE INTK BASIN (DOMED GRATE)	EA	3
			8" CMP APRON	EA	1
			15" CMP APRON	EA	1
			18" CMP APRON	EA	1
			STORM CLEANOUT	EA	3

SANITARY SEWER QUANTITIES

PIPES	UNIT	QTY	STRUCTURES	UNIT	QTY
6" PVC	LF	404	CONNECTION TO EXISTING MANHOLE	EA	1
			SW–301 MH (48" DIA.)	EA	1
			SANITARY SEWER CLEANOUT	EA	1
			45° BEND	EA	2

WATER MAIN QUANTITIES

PIPES	UNIT	QTY	FITTINGS/APPURTENANCES	UNIT	QTY
4" PVC	LF	18	45° BEND, 4" PVC	EA	1
6" PVC	LF	310	45° BEND, 6" PVC	EA	5
8" PVC	LF	264	22.5° BEND, 8" PVC	EA	2
			45° BEND, 8" PVC	EA	5
			4" x 3" REDUCER	EA	1
			6" x 4" REDUCER	EA	1
			8" x 6" REDUCER	EA	1
			8" x 6" TEE	EA	1
			6" WYE	EA	1
			HYDRANT ASSEMBLY	EA	1
			4" GATE VALVE	EA	1
			6" GATE VALVE	EA	1

GENERAL NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS.
2. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
3. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
4. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
5. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
6. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
7. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
8. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE–CALL SERVICE AT 800–292–8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
16. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
17. FGH=FINISH GRADE AT HYDRANT.
18. ALL SANITARY SEWER WITH LESS THAN 5.5' OF COVER SHALL BE INSULATED WITH 4" OF RIGID BOARD INSULATION. INSULATION SHALL BE HIGH DENSITY EXTRUDED POLYSTYRENE, MINIMUM 60 PSI, EQUIVALENT TO R–20 PER 4" THICK INSULATION.

CITY OF GRIMES SANITARY SEWER NOTES

1. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
2. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
3. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
4. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
5. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
6. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
7. SANITARY SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

NOTE:
1. REFER TO IOWA STORMWATER MANAGEMENT MANUAL FOR FURTHER DETAILS.
2. CONTRACTOR SHALL INSTALL AND FINAL GRADE BIO–RETENTION AREA AFTER ALL DISTURBED AREAS ARE ESTABLISHED TO MINIMIZE THE AMOUNT OF SEDIMENT REACHING THE FILTER BED.
3. REFER TO LANDSCAPE PLAN FOR DETAILED INFORMATION.
4. CLEAN OUT ANY SEDIMENT OR ORGANIC MATTER THAT ENTERS INTO THE BIO–RETENTION AREA THROUGHOUT THE LIFE OF THE BASIN TO ENSURE WATER CAN INFILTRATE THROUGH THE FILTER BED. IF WATER IS STANDING FOR MORE THAN 48 HOURS, MAINTENANCE WILL NEED TO BE COMPLETED.
5. ENSURE THAT THE BOTTOM OF THE BIO–RETENTION CELL IS FLAT TO ALLOW PROPER DISTRIBUTION OF THE WATER REQUIRING FILTRATION. REGRADE ANY AREAS THAT SETTLE OR BUILD UP SEDIMENT.

2 BIORETENTION CELL DETAIL
NOT TO SCALE

1 BASIN OUTLET (ST-3)
NOT TO SCALE

N

SCALE
0' 10' 20' 40'

OPN ARCHITECTS
100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Owner
CITY OF GRIMES
10 NE Harvey Street
Grimes, Iowa 50111

Project
PUBLIC ADMINISTRATION BUILDING
STREET NAME
CITY, IA ZIP CODE

Construction Manager
The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
P. 515-698-4260

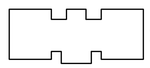
Civil Engineer
Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
P. 515-369-4400

Structural Engineer
Raker Rhodes Engineering
4717 Grand Avenue
DES MOINES, IA 50312
P. 515-277-0275

Mechanical & Electrical Engineer
Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

Landscape Architect
Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

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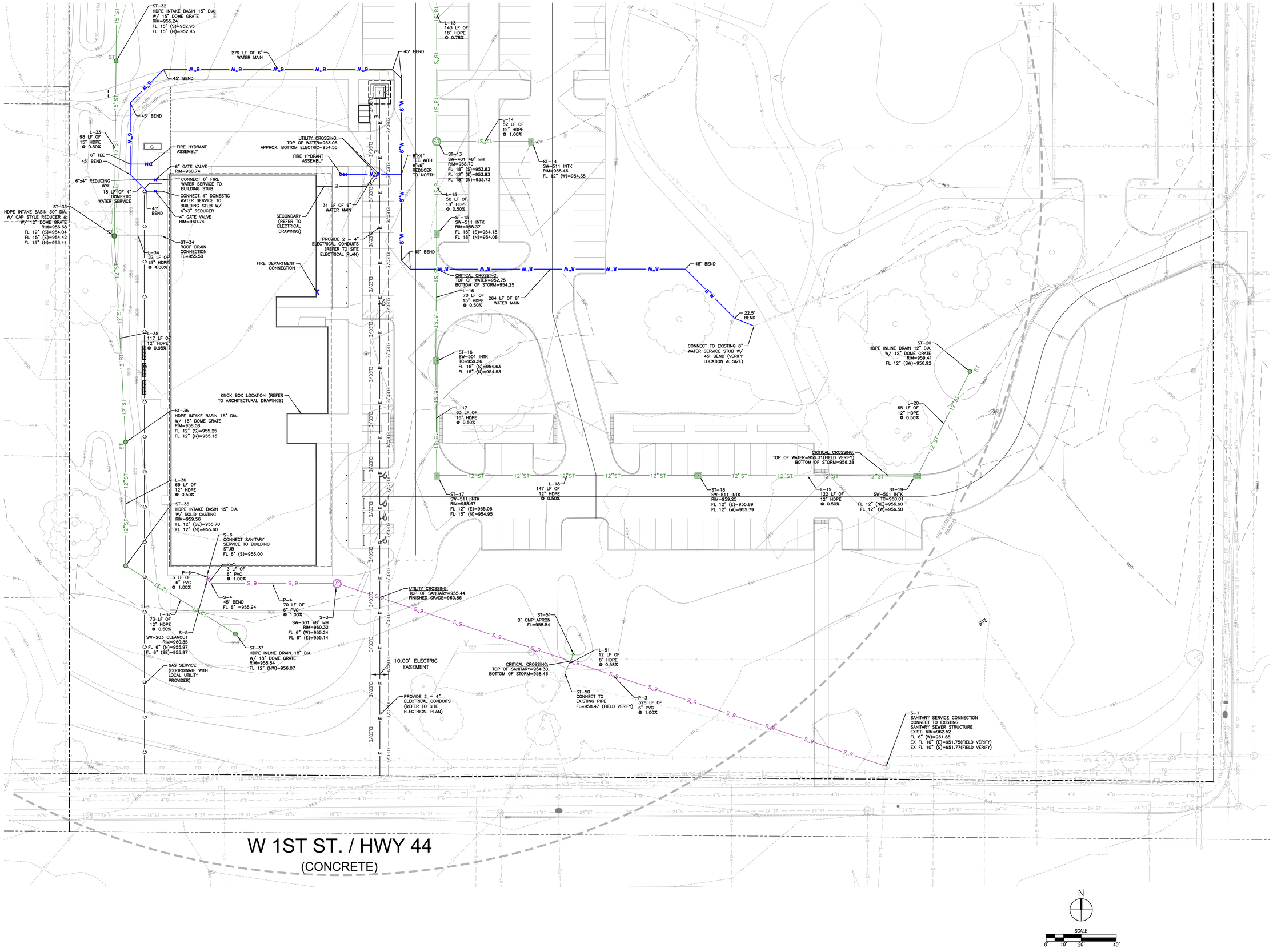
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UTILITY PLAN

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Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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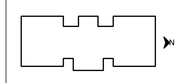
Mechanical & Electrical Engineer

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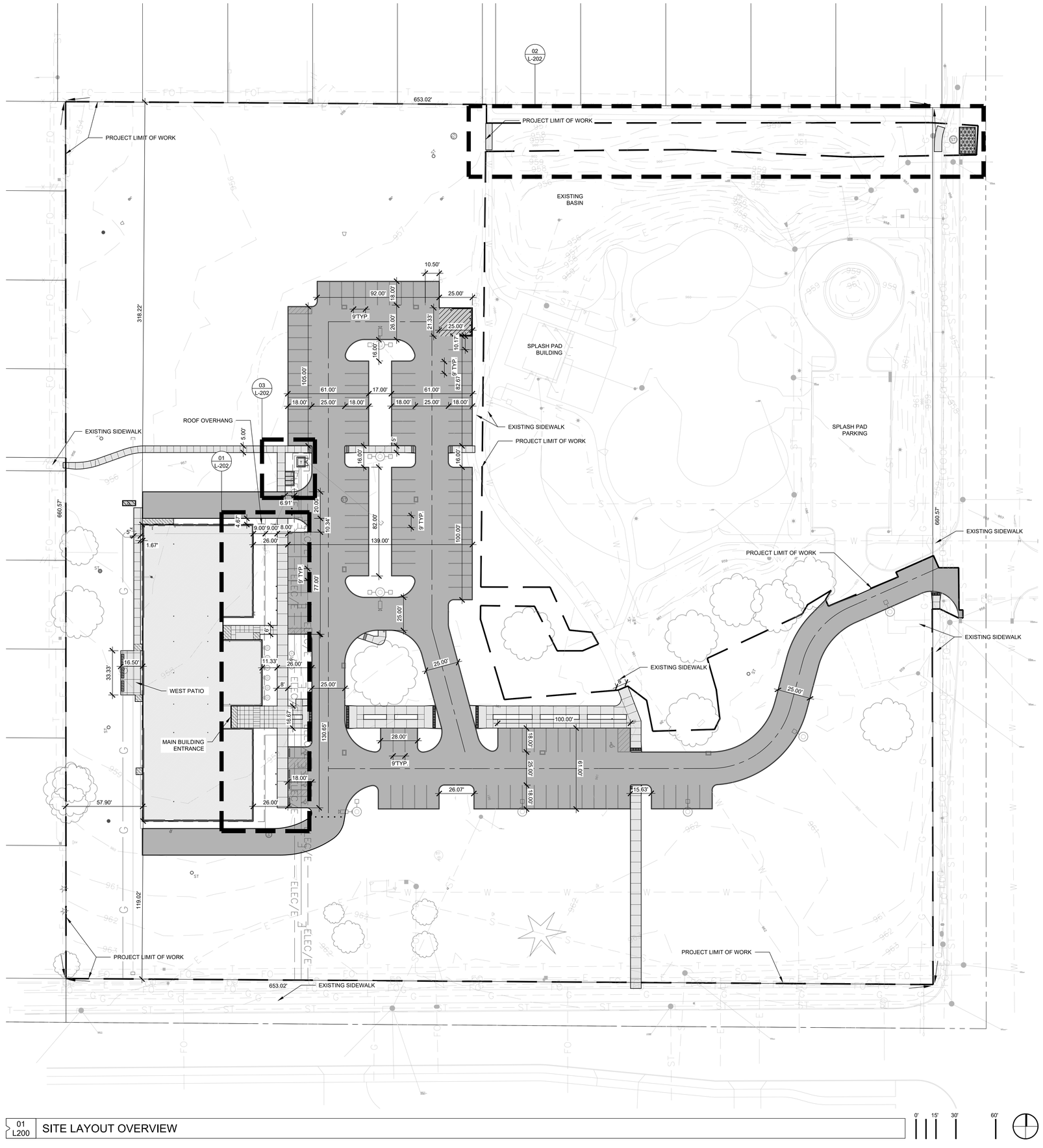
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UTILITY PLAN

Sheet Number

C3.2



01 L200 SITE LAYOUT OVERVIEW

0' 15' 30' 60'

GENERAL NOTES

A. CIVIL DESIGN ADVANTAGE, 4121 NW URBANDALE DR, URBANDALE, IOWA 50322 (515) 369-4400 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

F. ALL SITE WORK, MATERIALS, AND CONSTRUCTION SHALL FOLLOW THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS(SUDAS) UNLESS OTHERWISE NOTED OR SPECIFIED WITHIN THE CONTRACT DOCUMENTS.

G. STOOP FOUNDATION REQUIRED AT ALL EXTERIOR DOOR LOCATIONS. REFER TO STRUCTURAL PLANS FOR DETAILS. PROVIDE ISOLATION JOINT (SEE DETAIL 06 / L5010) WHERE SITE PAVING ABUTS STOOP FOUNDATION.

COORDINATION NOTE

A. COORDINATE ALL WORK TO ENSURE PUBLIC SPLASH PAD FACILITY, PARKING, AND ACCESS REMAIN OPEN THROUGHOUT CONSTRUCTION.

HATCH LEGEND:

- TYPE 1 PAVING - 6" P.C.C. PARKING AND DRIVES RE: 01/L500
- TYPE 2 PAVING - 8" P.C.C. TRASH ENCLOSURE RE: 02/L500
- TYPE 3 PAVING - 5" P.C.C. SIDEWALK RE: 03/L500
- STOOP: REFER TO STRUCTURAL DRAWINGS
- STREET REPLACEMENT PAVING RE: 04/L500

OPN ARCHITECTS

100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Grimes, Iowa 50111

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PUBLIC ADMINISTRATION BUILDING
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Construction Manager
The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer
Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
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Structural Engineer
Raker Rhodes Engineering
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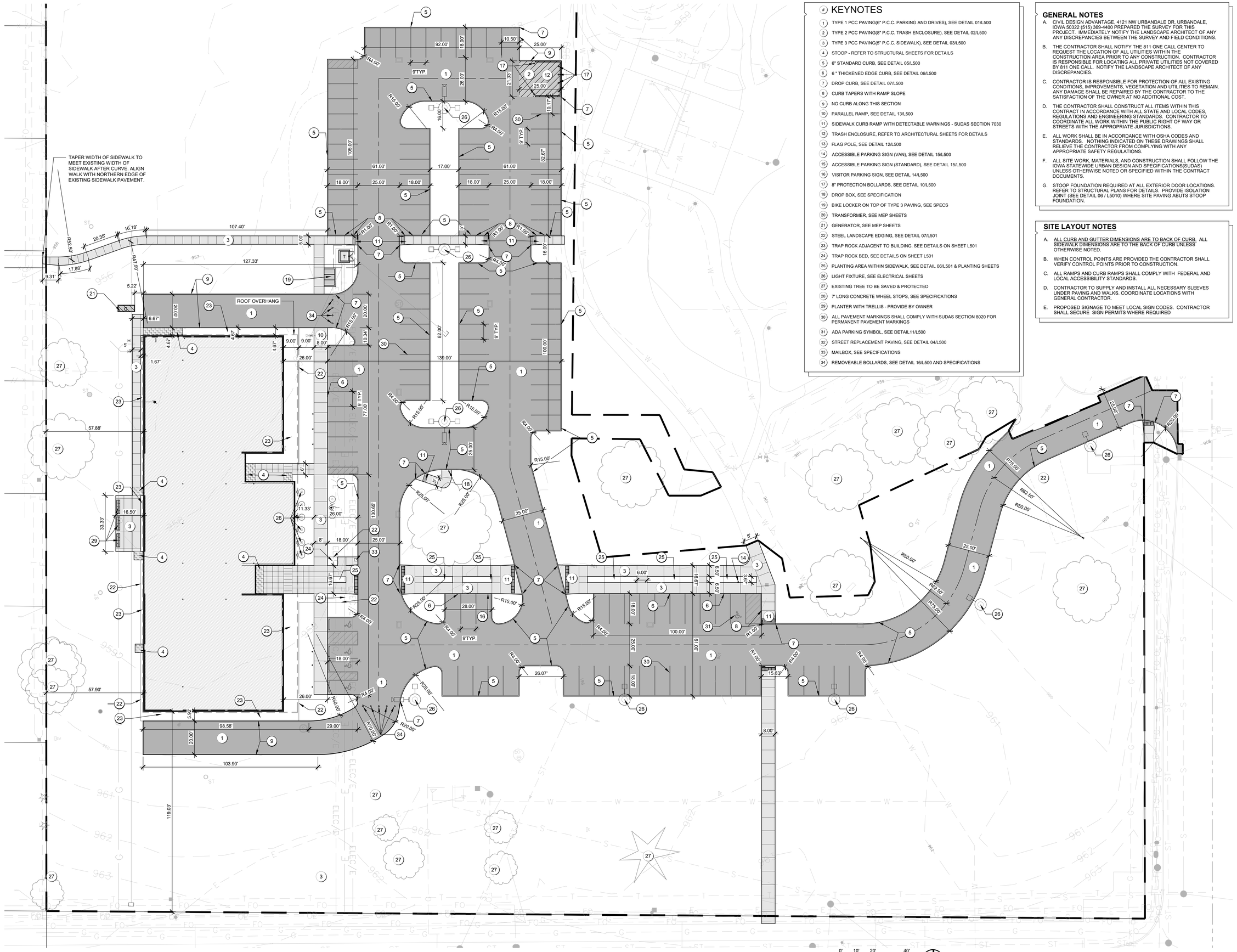
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SITE LAYOUT OVERVIEW

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L200



KEYNOTES

1. TYPE 1 PCC PAVING(6" P.C.C. PARKING AND DRIVES), SEE DETAIL 01/L500
2. TYPE 2 PCC PAVING(8" P.C.C. TRASH ENCLOSURE), SEE DETAIL 02/L500
3. TYPE 3 PCC PAVING(5" P.C.C. SIDEWALK), SEE DETAIL 03/L500
4. STOOP - REFER TO STRUCTURAL SHEETS FOR DETAILS
5. 6" STANDARD CURB, SEE DETAIL 05/L500
6. 6 " THICKENED EDGE CURB, SEE DETAIL 06/L500
7. DROP CURB, SEE DETAIL 07/L500
8. CURB TAPERS WITH RAMP SLOPE
9. NO CURB ALONG THIS SECTION
10. PARALLEL RAMP, SEE DETAIL 13/L500
11. SIDEWALK CURB RAMP WITH DETECTABLE WARNINGS - SUDAS SECTION 7030
12. TRASH ENCLOSURE, REFER TO ARCHITECTURAL SHEETS FOR DETAILS
13. FLAG POLE, SEE DETAIL 12/L500
14. ACCESSIBLE PARKING SIGN (VAN), SEE DETAIL 15/L500
15. ACCESSIBLE PARKING SIGN (STANDARD), SEE DETAIL 15/L500
16. VISITOR PARKING SIGN, SEE DETAIL 14/L500
17. 8" PROTECTION BOLLARDS, SEE DETAIL 10/L500
18. DROP BOX, SEE SPECIFICATION
19. BIKE LOCKER ON TOP OF TYPE 3 PAVING, SEE SPECS
20. TRANSFORMER, SEE MEP SHEETS
21. GENERATOR, SEE MEP SHEETS
22. STEEL LANDSCAPE EDGING, SEE DETAIL 07/L501
23. TRAP ROCK ADJACENT TO BUILDING. SEE DETAILS ON SHEET L501
24. TRAP ROCK BED, SEE DETAILS ON SHEET L501
25. PLANTING AREA WITHIN SIDEWALK, SEE DETAIL 06/L501 & PLANTING SHEETS
26. LIGHT FIXTURE, SEE ELECTRICAL SHEETS
27. EXISTING TREE TO BE SAVED & PROTECTED
28. 7' LONG CONCRETE WHEEL STOPS, SEE SPECIFICATIONS
29. PLANTER WITH TRELLIS - PROVIDE BY OWNER
30. ALL PAVEMENT MARKINGS SHALL COMPLY WITH SUDAS SECTION 8020 FOR PERMANENT PAVEMENT MARKINGS
31. ADA PARKING SYMBOL, SEE DETAIL11/L500
32. STREET REPLACEMENT PAVING, SEE DETAIL 04/L500
33. MAILBOX, SEE SPECIFICATIONS
34. REMOVEABLE BOLLARDS, SEE DETAIL 16/L500 AND SPECIFICATIONS

GENERAL NOTES

A. CIVIL DESIGN ADVANTAGE, 4121 NW URBANDALE DR, URBANDALE, IOWA 50322 (515) 369-4400 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

F. ALL SITE WORK, MATERIALS, AND CONSTRUCTION SHALL FOLLOW THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS(SUDAS) UNLESS OTHERWISE NOTED OR SPECIFIED WITHIN THE CONTRACT DOCUMENTS.

G. STOOP FOUNDATION REQUIRED AT ALL EXTERIOR DOOR LOCATIONS. REFER TO STRUCTURAL PLANS FOR DETAILS. PROVIDE ISOLATION JOINT (SEE DETAIL 06 / L5010) WHERE SITE PAVING ABUTS STOOP FOUNDATION.

SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

01 L201 SITE LAYOUT - SOUTH

0' 10' 20' 40'

OPN ARCHITECTS
100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
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The Weitz Company
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DES MOINES, IA 50309
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Civil Engineer
Civil Design Advantage
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Urbandale, IA 50322
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Raker Rhodes Engineering
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Mechanical & Electrical Engineer
Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

Landscape Architect
Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

Key Plan

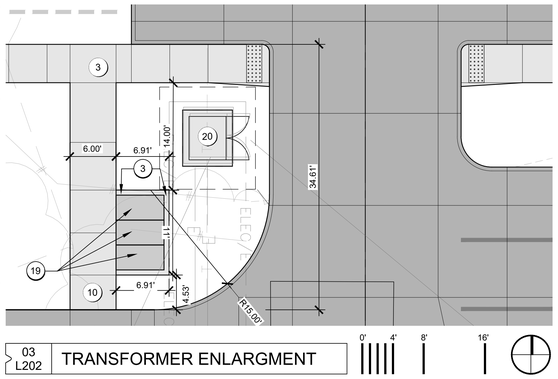
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OPN Project No.
24826000

Sheet Issue Date
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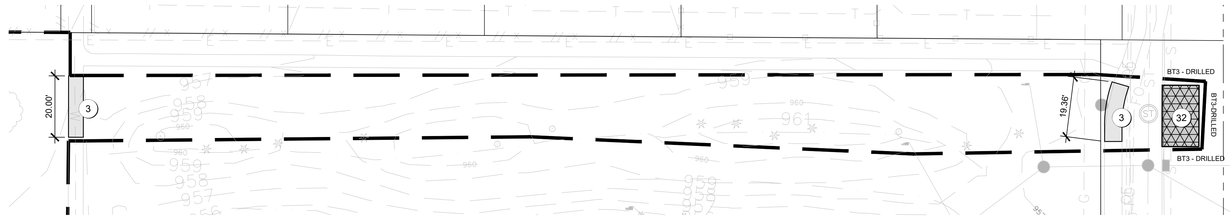
Sheet Name
SITE LAYOUT PLAN

Sheet Number
L201



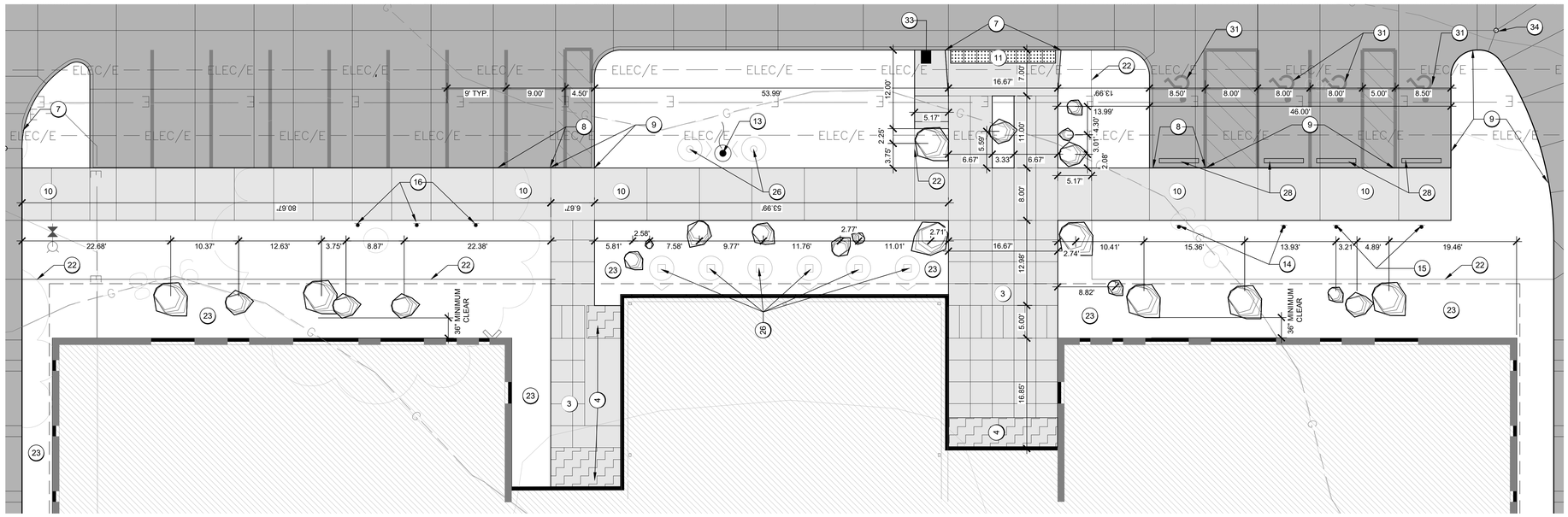
03 L202 TRANSFORMER ENLARGMENT

0' 4' 8' 16'



02 L202 NORTHEAST PARK ENLARGMENT

0' 10' 20' 40'



01 L202 FOUNDATION PLANTING ENLARGMENT

0' 4' 8' 16'

HATCH LEGEND:

- TYPE 1 PAVING - 6" P.C.C. PARKING AND DRIVES RE: 01/L500
- TYPE 2 PAVING - 8" P.C.C. TRASH ENCLOSURE RE: 02/L500
- TYPE 3 PAVING - 5" P.C.C. SIDEWALK RE: 03/L500
- STOOP: REFER TO STRUCTURAL DRAWINGS
- STREET REPLACEMENT PAVING RE: 04/L500

GENERAL NOTES

A. CIVIL DESIGN ADVANTAGE, 4121 NW URBANDALE DR, URBANDALE, IOWA 50322 (515) 369-4400 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

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COORDINATION NOTE

A. COORDINATE ALL WORK TO ENSURE PUBLIC SPLASH PAD FACILITY, PARKING, AND ACCESS REMAIN OPEN THROUGHOUT CONSTRUCTION.

KEYNOTES

1. TYPE 1 PCC PAVING(6" P.C.C. PARKING AND DRIVES), SEE DETAIL 01/L500
2. TYPE 2 PCC PAVING(8" P.C.C. TRASH ENCLOSURE), SEE DETAIL 02/L500
3. TYPE 3 PCC PAVING(5" P.C.C. SIDEWALK), SEE DETAIL 03/L500
4. STOOP - REFER TO STRUCTURAL SHEETS FOR DETAILS
5. 6" STANDARD CURB, SEE DETAIL 05/L500
6. 6 " THICKENED EDGE CURB, SEE DETAIL 06/L500
7. DROP CURB, SEE DETAIL 07/L500
8. CURB TAPERS WITH RAMP SLOPE
9. NO CURB ALONG THIS SECTION
10. PARALLEL RAMP, SEE DETAIL 13/L500
11. SIDEWALK CURB RAMP WITH DETECTABLE WARNINGS - SUDAS SECTION 7030
12. TRASH ENCLOSURE, REFER TO ARCHITECTURAL SHEETS FOR DETAILS
13. FLAG POLE, SEE DETAIL 12/L500
14. ACCESSIBLE PARKING SIGN (VAN), SEE DETAIL 15/L500
15. ACCESSIBLE PARKING SIGN (STANDARD), SEE DETAIL 15/L500
16. VISITOR PARKING SIGN, SEE DETAIL 14/L500
17. 8" PROTECTION BOLLARDS, SEE DETAIL 10/L500
18. DROP BOX, SEE SPECIFICATION
19. BIKE LOCKER ON TOP OF TYPE 3 PAVING, SEE SPECS
20. TRANSFORMER, SEE MEP SHEETS
21. GENERATOR, SEE MEP SHEETS
22. STEEL LANDSCAPE EDGING, SEE DETAIL 07/L501
23. TRAP ROCK ADJACENT TO BUILDING. SEE DETAILS ON SHEET L501
24. TRAP ROCK BED, SEE DETAILS ON SHEET L501
25. PLANTING AREA WITHIN SIDEWALK, SEE DETAIL 06/L501 & PLANTING SHEETS
26. LIGHT FIXTURE, SEE ELECTRICAL SHEETS
27. EXISTING TREE TO BE SAVED & PROTECTED
28. 7' LONG CONCRETE WHEEL STOPS, SEE SPECIFICATIONS
29. PLANTER WITH TRELLIS - PROVIDE BY OWNER
30. ALL PAVEMENT MARKINGS SHALL COMPLY WITH SUDAS SECTION 8020 FOR PERMANENT PAVEMENT MARKINGS
31. ADA PARKING SYMBOL, SEE DETAIL11/L500
32. STREET REPLACEMENT PAVING, SEE DETAIL 04/L500
33. MAILBOX, SEE SPECIFICATIONS
34. REMOVEABLE BOLLARDS, SEE DETAIL 16/L500 AND SPECIFICATIONS

OPN ARCHITECTS
100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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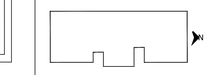
Civil Engineer
Civil Design Advantage
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Raker Rhodes Engineering
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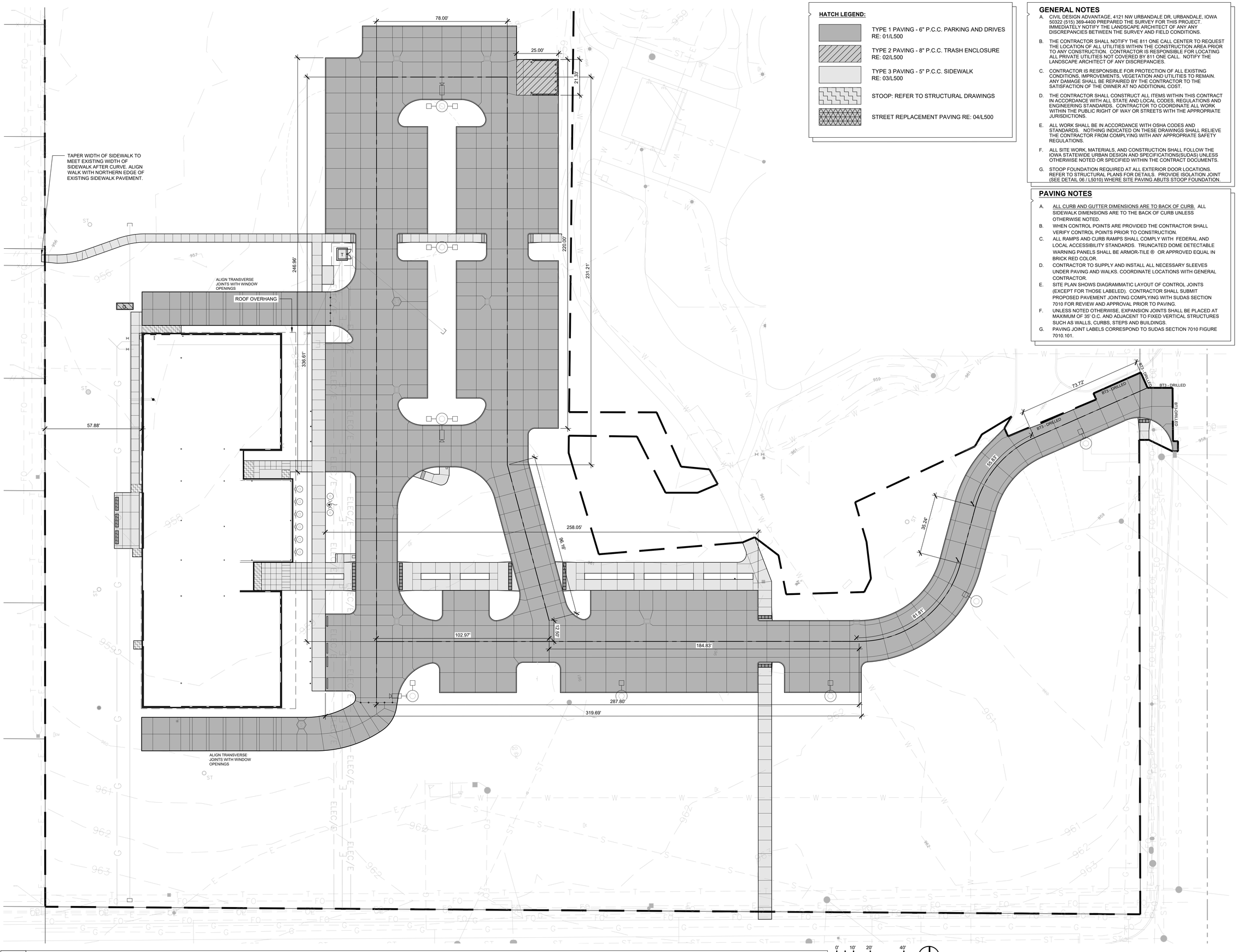
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REVISED SITE PLAN SUBMITTAL **12/12/2025**

Sheet Name
SITE LAYOUT PLAN ENLARGMENTS

Sheet Number
L202



01 L203 PAVING AND JOINTING PLAN

0' 10' 20' 40'

HATCH LEGEND:

- TYPE 1 PAVING - 6" P.C.C. PARKING AND DRIVES RE: 01/L500
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PAVING NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS. TRUNCATED DOME DETECTABLE WARNING PANELS SHALL BE ARMOR-TILE ® OR APPROVED EQUAL IN BRICK RED COLOR.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS (EXCEPT FOR THOSE LABELED). CONTRACTOR SHALL SUBMIT PROPOSED PAVEMENT JOINTING COMPLYING WITH SUDAS SECTION 7010 FOR REVIEW AND APPROVAL PRIOR TO PAVING.

F. UNLESS NOTED OTHERWISE, EXPANSION JOINTS SHALL BE PLACED AT MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

G. PAVING JOINT LABELS CORRESPOND TO SUDAS SECTION 7010 FIGURE 7010.101.

OPN ARCHITECTS

100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
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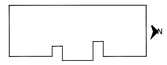
Mechanical & Electrical Engineer

Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

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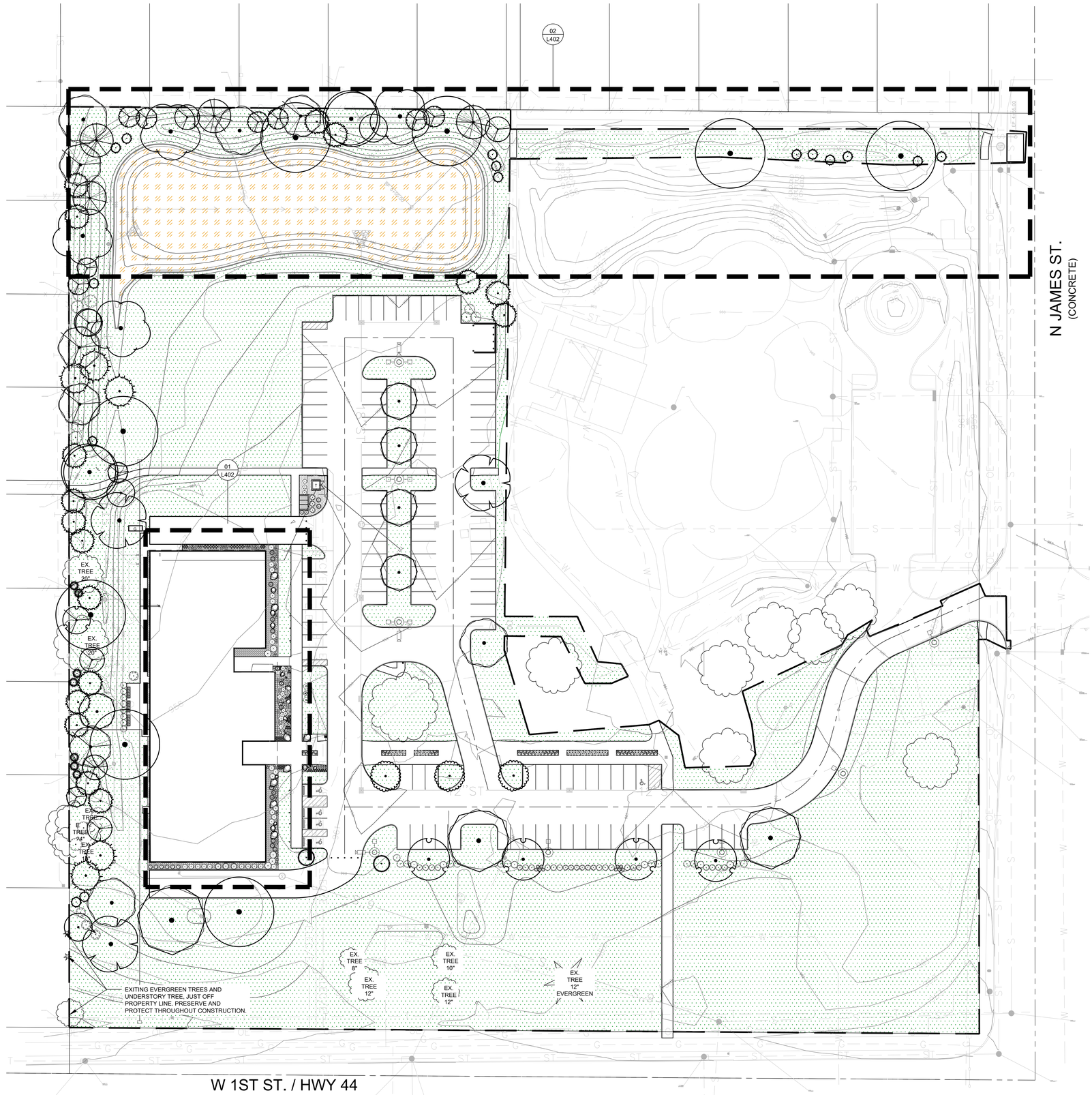
REVISED SITE PLAN SUBMITTAL	**12/12/2025**

Sheet Name

PAVING & JOINTING PLAN

Sheet Number

L203



01 L400 LANDSCAPE OVERVIEW

0' 15' 30' 60'

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LANDSCAPE OVERVIEW NOTES

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B. ALL PLANTING SOIL SHALL COMPLY WITH SUDAS SECTION 2010 PART 2.01A FOR ON SITE TOPSOIL.

GROUNDCOVER LEGEND:

- LAWN SEEDING AREA, SUDAS TYPE 1 LAWN MIXTURE
- NATIVE SEEDING AREA, SUDAS WETLAND GRASS SEED MIXTURE
- MEDIUM TRAP ROCK, SEE DETAIL 11/L501 AND SPECIFICATIONS
- LARGE TRAP ROCK, SEE DETAIL 11/L501 AND SPECIFICATIONS

OVERALL PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
AS	1	Acer saccharum	SUGAR MAPLE	2.0" CAL.	B&B	
CO	2	Celtis occidentalis	COMMON HACKBERRY	2.0" CAL.	B&B	
GT	4	Gleditsia triacanthos inermis 'Skycole'	SKYLINE HONEYLOCUST	2.0" CAL.	B&B	
LS	2	Liquidambar styraciflua	SWEETGUM	1.5" CAL.	B&B	
LT	3	Liriodendron tulipifera	TULIP TREE	2.0" CAL.	B&B	
QB	8	Quercus bicolor	SWAMP WHITE OAK	2.0" CAL	B&B	
QM	4	Quercus macrocarpa	BUR OAK	2.0" CAL.	B&B	
TD	4	Taxodium distichum	BALD CYPRESS	2.0" CAL.	B&B	
TA	5	Tilia americana 'McKSentry'	AMERICAN SENTRY LINDEN	2.0" CAL.	B&B	
UNDERSTORY TREES						
AA	3	Amelanchier arborea	DOWNY SERVICEBERRY	1.5" CAL.	B&B	
AC	7	Amelanchier canadensis	CANADIAN SERVICEBERRY	1.5" CAL.	B&B	MULTI-TRUNK
AH	5	Carpinus caroliniana	AMERICAN HORNBEAM	1.5" CAL.	B&B	
CC	5	Cercis canadensis	EASTERN REDBUD	1.5" CAL.	B&B	
DG	1	Cornus alternifolia	PAGODA DOGWOOD	1.5" CAL.	B&B	
CF	1	Cornus florida	FLOWERING DOGWOOD	1.5" CAL.	B&B	
MS	3	Magnolia x soulangeana	SAUCER MAGNOLIA	1.5" CAL.	B&B	
MA	2	Malus x 'Adirondack'	ADIRONDACK CRABAPPLE	1.5" CAL.	B&B	
OV	4	Ostrya virginiana	AMERICAN HOPHORNBEAM	1.5" CAL.	B&B	
PI	3	Pistacia chinensis	CHINESE PISTACHE	1.5" CAL.	B&B	
EVERGREEN TREES						
PG	3	Picea glauca	WHITE SPRUCE	8' HT	B&B	
PO	7	Picea omorika	SERBIAN SPRUCE	8' HT	B&B	
PT	15	Pinus parviflora 'Tempelhof'	JAPANESE WHITE PINE	4' HT	B&B	
PS	5	Pinus strobus	WHITE PINE	8' HT.	B&B	
PM	7	Pseudotsuga menziesii	DOUGLAS FIR	8' HT	B&B	
TO	7	Thuja occidentalis 'Bailjohn'	TECHNITO ARBORVITE	#5	CONT.	
DECIDUOUS SHRUBS						
AM	14	Aronia melanocarpa 'Morton'	IROQUOIS BEAUTY BLACK CHOKEBERRY			
BD	8	Buddleja Davidii 'Black Knight'	BLACK KNIGHT BUTTERFLY BUSH	#3	CONT.	
FG	15	Fothergilla Gardenii	DWARF FHERGILLA	#3	CONT.	
HL	11	Hamamelis virginiana 'Little Suzie'	LITTLE SUZIE WITCHHAZEL	#3	CONT.	
HP	4	Hydrangea paniculata 'Limelight'	LIMELIGHT HYDRANGEA	#5	CONT.	
HD	11	Hydrangea paniculata 'SMNHPH'	LITTLE LIME PUNCH HYDRANGEA			
HQ	9	Hydrangea quercifolia 'Pee Wee'	PEE WEE OAKLEAF HYDRANGEA	#3	CONT.	
SX	6	Syringa x 'SMNSDTP'	BABY KIM LILAC	#3	CONT.	
VD	8	Viburnum dentatum 'Ralph Senior'	ARROWWOOD VIBURNUM	#5	CONT.	
VL	3	Viburnum lantana 'Mohican'	MOHICAN VIBURNUM	#5	CONT.	
WM	9	Weigela 'Minuet'	MINUET WEIGELA	#2	CONT.	
EVERGREEN SHRUBS						
CP	16	Chamaecyparis pisifera 'Golden Mop'	GOLDEN MOP CHAMAECYPARIS	#3	CONT.	
PP	3	Picea pungens 'Glauca Globosa'	GLOBE BLUE SPRUCE	#3	CONT.	
TX	18	Taxus x media 'Tauntoni'	TAUNTON YEW	#3	CONT.	
GRASSES						
CK	10	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#1	CONT.	
FE	45	Festuca flauca 'Elijah Blue'	ELIJAH BLUE FESCUE	#1	CONT.	
PV	13	Panicum virgatum 'Northwind'	NORTHWIND SWITCH GRASS	#1	CONT.	
LB	24	Schizachyrium scoparium 'Chameleon'	CHAMELON LITTLE BLUESTEM	#1	CONT.	
SS	32	Schizachryium scoparium 'Twilight Zone'	TWILIGHT ZONE LITTLE BLUESTEM	#1	CONT.	
SH	52	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	
PERENNIALS						
AX	13	Allium x 'Serendipity'	SERENDIPITY ORNAMENTAL ONION/ALLIUM	#1	CONT.	
AV	46	Astilbe Chinensis 'Visions'	VISIONS CHINESE ASTILBE			
CM	11	Calamintha nepeta 'Montrose White'	MONTROSE WHITE LESSER CALAMINT	#1	CONT.	
PC	20	Echinacea pallia	PALE PURPLE CONEFLOWER	#1	CONT.	
EP	7	Echinacea purpurea	PURPLE CONEFLOWER	#1	CONT.	
HC	14	Heuchera x 'Citronelle'	CITRONELLE YELLOW CORAL BELLS			
HO	13	Heuchera x 'Obsidian'	OBSIDIAN CORAL BELLS			
LI	7	Liatris spicata	BLAZING STAR	#1	CONT.	
MB	7	Monarda fistulosa	BERGAMOT (BEE BALM)	#1	CONT.	
NB	6	Nepta racemosa 'Blue Wonder'	BLUE WONDER CATMINT	#1	CONT.	
PA	7	Perovskia abrotanoides	RUSSIAN SAGE	#1	CONT.	
SM	6	SALVIA X SYLVESTRIS 'MAINACHT'	MAIN NACHT SAGE	#1	CONT.	
SE	51	SEDUM X 'SAPHIRE TUFFET'	SAPHIRE TUFFET SEDUM SUN SPARKER	#1	CONT.	
VH	4	VERBENA HASTATA	BLUE VERVAIN	#1	CONT.	
VW	8	VERBENA HASTATA 'ALBA'	WHITE VERVAIN	#1	CONT.	
BULBS						
AG	52	ALLIUM X 'GLOBEMASTER'	GLOBEMASTER ORNAMENTAL ONION/ALLIUM	SINGULAR	BULB	

EXISTING TREE SCHEDULE

QTY.	TYPE OF TREE	SPACING AND REMARKS
1	8" DECIDUOUS TREE	LABELED ON PLAN
1	10" DECIDUOUS TREE	LABELED ON PLAN
3	12" DECIDUOUS TREE	LABELED ON PLAN
2	18" DECIDUOUS TREE	LABELED ON PLAN
2	20" DECIDUOUS TREE	LABELED ON PLAN
2	24" DECIDUOUS TREE	LABELED ON PLAN
1	12" EVERGREEN TREE	LABELED ON PLAN

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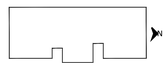
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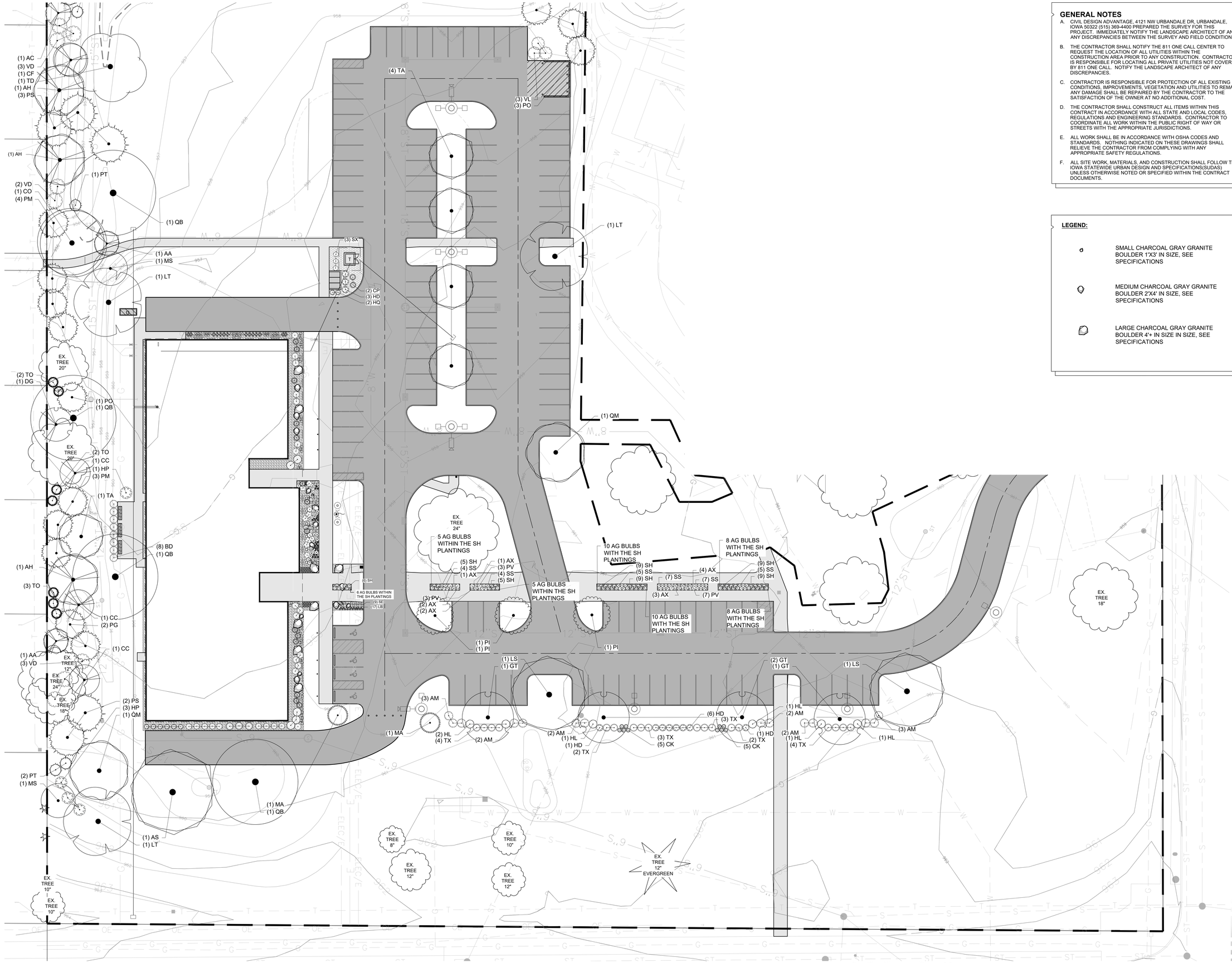
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24826000

Sheet Issue Date
REVISED SITE PLAN SUBMITTAL **12/12/2025**

Sheet Name
LANDSCAPE OVERVIEW

Sheet Number
L400



01 L301 PLANTING PLAN

0' 10' 20' 40'

GENERAL NOTES

A. CIVIL DESIGN ADVANTAGE, 4121 NW URBANDALE DR. URBANDALE, IOWA 50322 (515) 369-4400 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

F. ALL SITE WORK, MATERIALS, AND CONSTRUCTION SHALL FOLLOW THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS(SUDAS) UNLESS OTHERWISE NOTED OR SPECIFIED WITHIN THE CONTRACT DOCUMENTS.

LEGEND:

SMALL CHARCOAL GRAY GRANITE BOULDER 1'X3' IN SIZE, SEE SPECIFICATIONS

MEDIUM CHARCOAL GRAY GRANITE BOULDER 2'X4' IN SIZE, SEE SPECIFICATIONS

LARGE CHARCOAL GRAY GRANITE BOULDER 4'+ IN SIZE IN SIZE, SEE SPECIFICATIONS

OPN ARCHITECTS
100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Owner
CITY OF GRIMES
10 NE Harvey Street
Grimes, Iowa 50111

Project
PUBLIC ADMINISTRATION BUILDING
STREET NAME
GRIMES, IA 50111

Construction Manager
The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer
Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
P. 515-369-4400

Structural Engineer
Raker Rhodes Engineering
4717 Grand Avenue
DES MOINES, IA 50312
P. 515-277-0275

Mechanical & Electrical Engineer
Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

Landscape Architect
Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

Key Plan

Revision	Description	Date

OPN Project No.
24826000

Sheet Issue Date
REVISED SITE PLAN SUBMITTAL **12/12/2025**

Sheet Name
PLANTING PLAN

Sheet Number
L401

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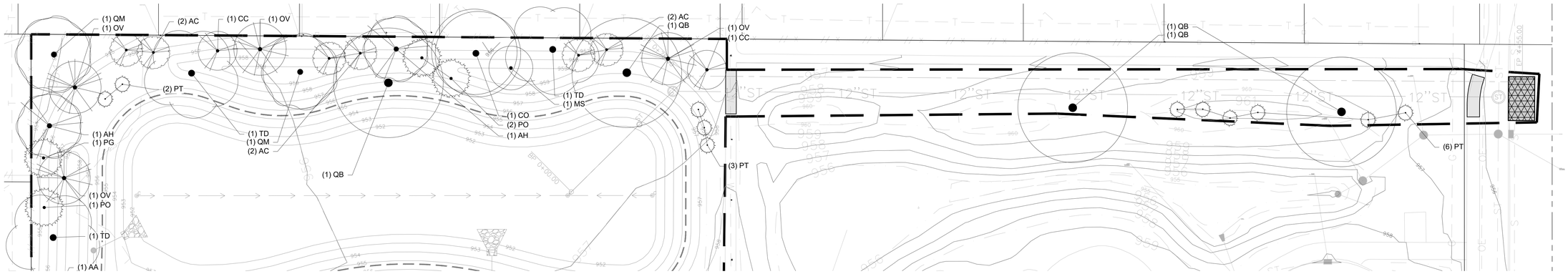
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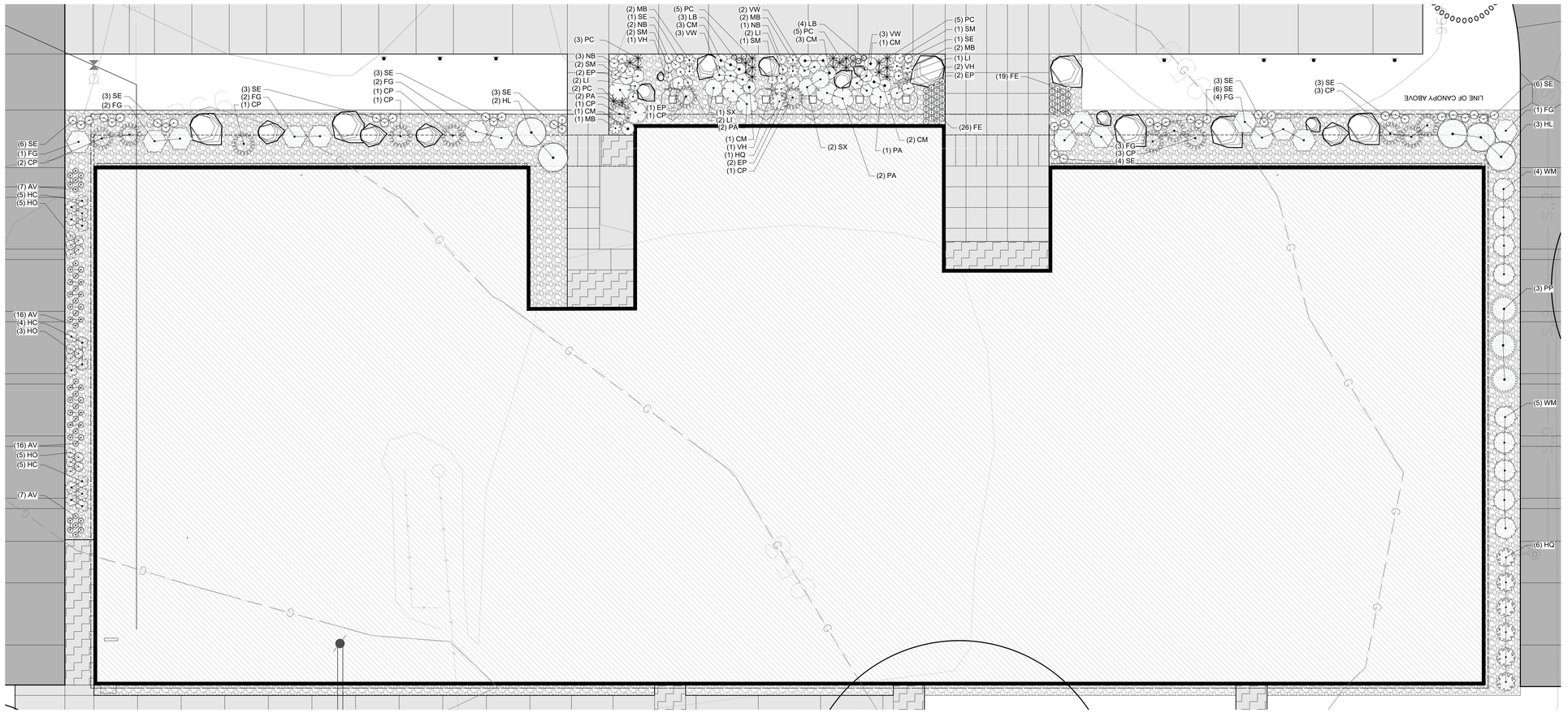
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02 L402 PLANTING PLAN ENLARGEMENTS

0' 10' 20' 40'



01 L402 FOUNATION PLANTING ENLARGMENT

0' 4' 8' 16'

OPN ARCHITECTS

100 Court Ave., Suite 100
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P: 515-309-0722
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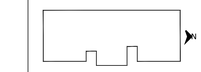
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Key Plan



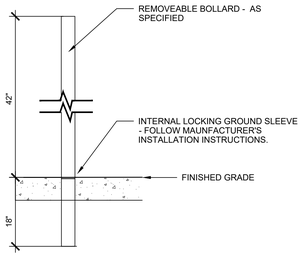
Revision	Description	Date

OPN Project No.
24826000

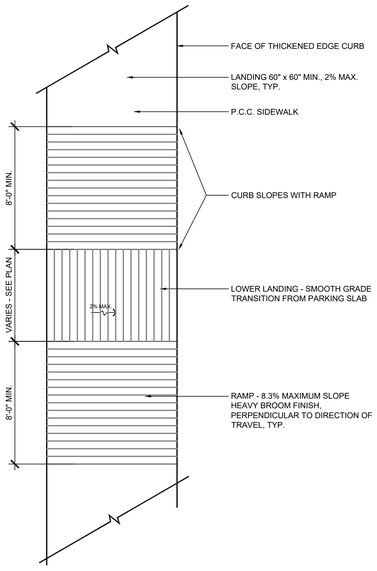
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PLANTING PLAN ENLARGEMENTS

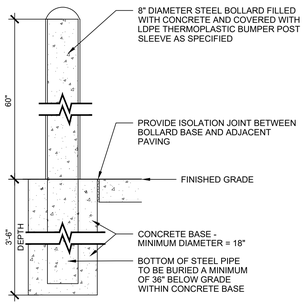
Sheet Number
L402



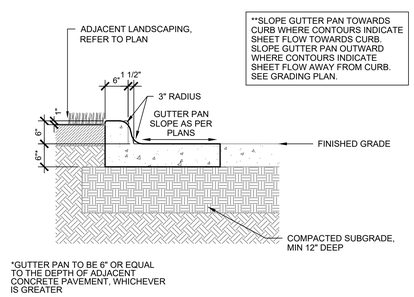
16 L500 SECTION: REMOVABLE BOLLARD SCALE: 3/4" = 1'-0"



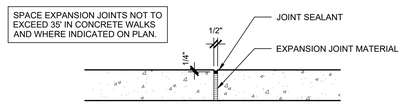
13 L500 PLAN: ADA RAMP, PARALLEL TYP. NOT TO SCALE



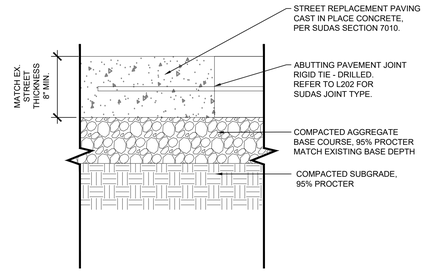
10 L500 SECTION: 8" PROTECTION BOLLLARD SCALE: 3/4" = 1'-0"



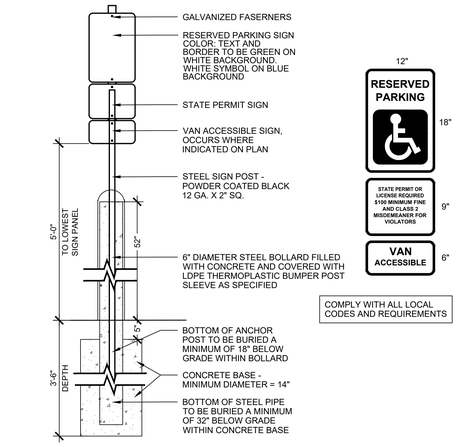
05 L500 SECTION: 6" STANDARD CURB SCALE" 3/4" = 1'-0"



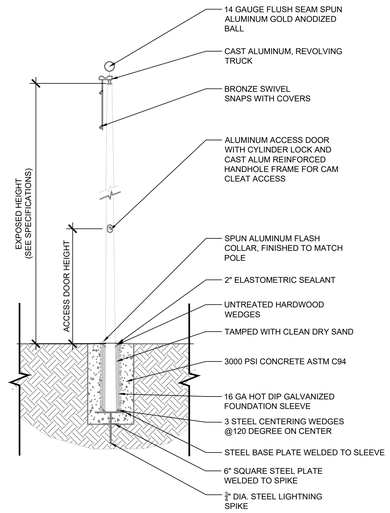
09 L500 SECTION: SIDEWALK EXPANSION JOINT SCALE" 1 1/2" = 1'-0"



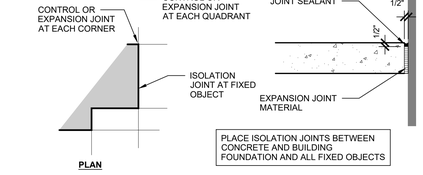
04 L500 STREET REPLACEMENT PAVING



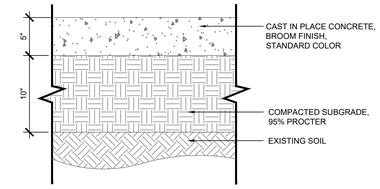
15 L500 SECTION: ACCESSIBLE PARKING SIGN SCALE: 3/4" = 1'-0"



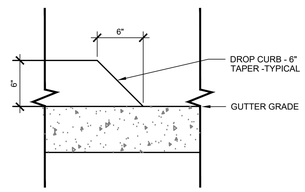
12 L500 SECTION: FLAG POLE N.T.S.



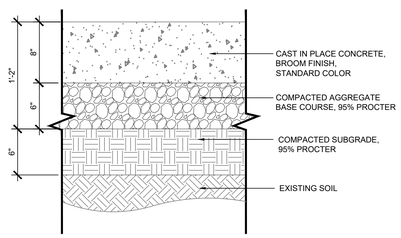
08 L500 SECTION: EXPANSION JOINT SCALE" 1 1/2" = 1'-0"



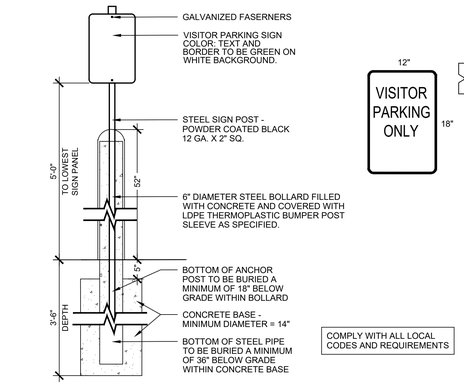
03 L500 SECTION: TYPE 3 PAVING (SIDEWALK) SCALE" 1 1/2" = 1'-0"



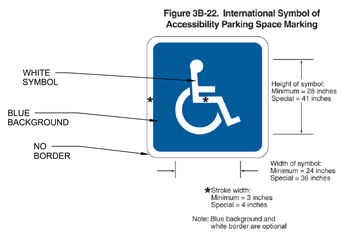
07 L500 ELEVATION: DROP CURB SCALE" 1 1/2" = 1'-0"



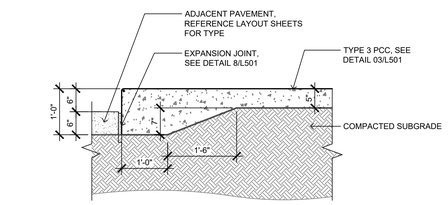
02 L500 SECTION: TYPE 2 PAVING (TRASH ENCLOSURE) SCALE" 1 1/2" = 1'-0"



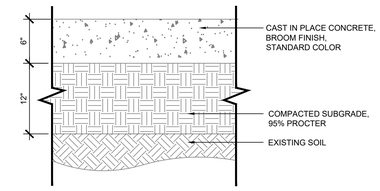
14 L500 SECTION: VISITOR PARKING SIGN SCALE: 3/4" = 1'-0"



11 L500 PLAN: ADA PARKING SYMBOL SCALE: 3/8" = 1'-0"



06 L500 SECTION: THICKENED EDGE CURB SCALE: 3/4" = 1'-0"



01 L500 SECTION: TYPE 1 PAVING (PARKING & DRIVES) SCALE: 1 1/2" = 1'-0"

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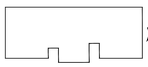
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Key Plan



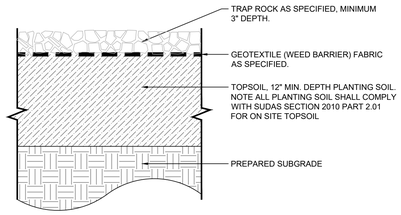
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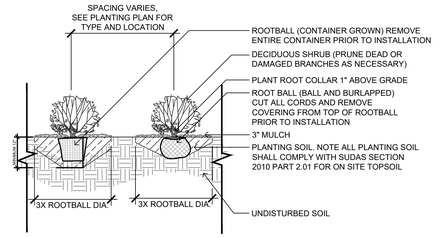
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REVISED SITE PLAN SUBMITTAL **12/12/2025**

Sheet Name
DETAILS

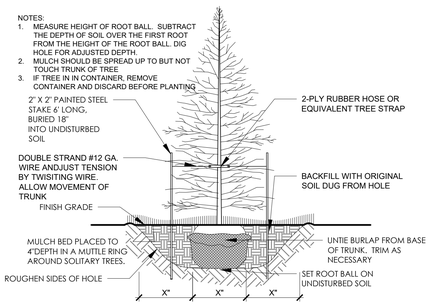
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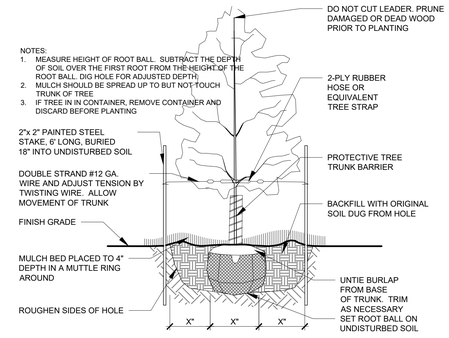
11 L501 SECTION: TRAP ROCK, TYP. N.T.S



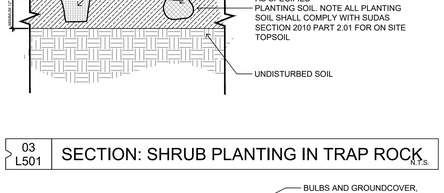
04 L501 SECTION: SHRUB PLANTING IN LANDSCAPE N.T.S.



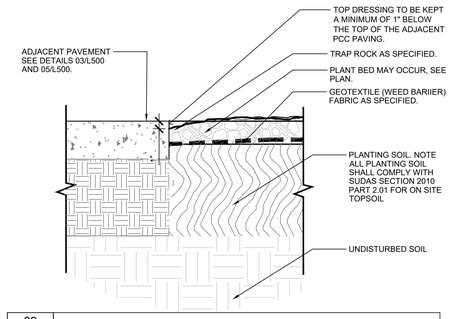
10 L501 SECTION: EVERGREEN TREE PLANTING N.T.S.



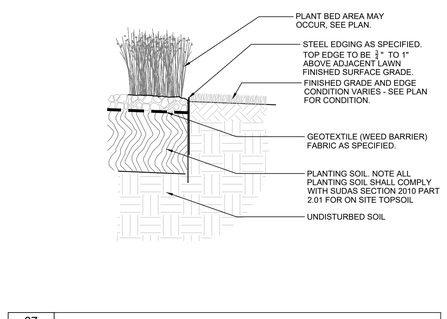
08 L501 SECTION: DECIDUOUS TREE PLANTING N.T.S



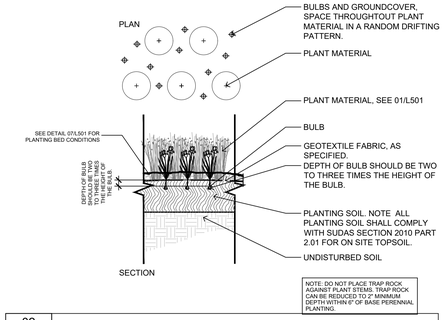
03 L501 SECTION: SHRUB PLANTING IN TRAP ROCK N.T.S.



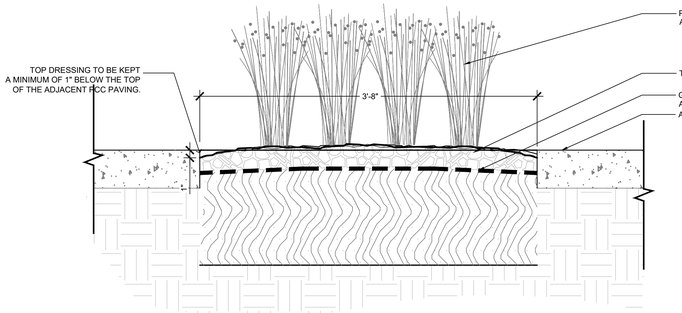
09 L501 SECTION: TRAP ROCK @ PCC EDGE SCALE: 1 1/2" = 1'-0"



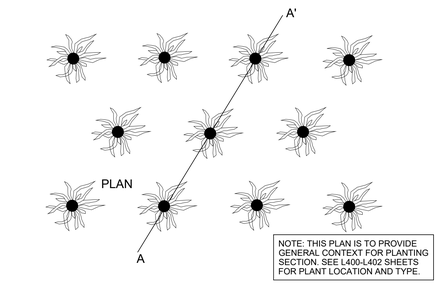
07 L501 SECTION: STEEL EDGING SCALE: 1" = 1'-0"

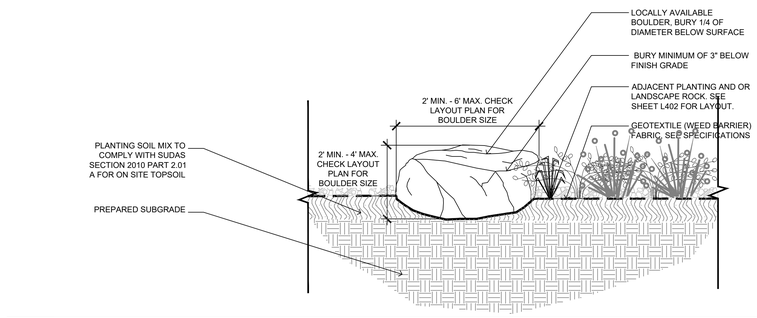


02 L501 BULB PLANTING N.T.S.

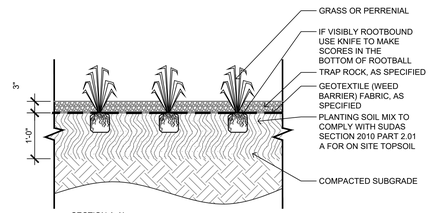


06 L501 SECTION: PLANTING AREA WITHING SIDEWALK SCALE: 1 1/2" = 1'-0"





05 L501 SECTION: BOULDER SCALE: 3/4" = 1'-0"



01 L501 SECTION: PERENNIAL & GRASS PLANTING SCALE: 3/4" = 1'-0"

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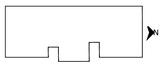
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P. 402-491-4144

Landscape Architect
Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

Key Plan



Revision Description Date

OPN Project No.
24826000

Sheet Issue Date
REVISED SITE PLAN SUBMITTAL **12/12/2025**

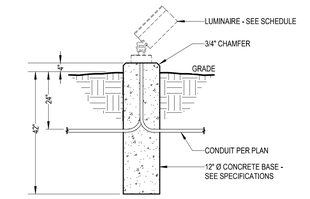
Sheet Name
SITE PLANTING DETAILS

Sheet Number
L501

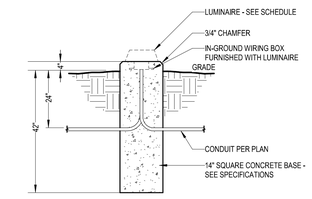
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EXTERIOR LUMINAIRE SCHEDULE

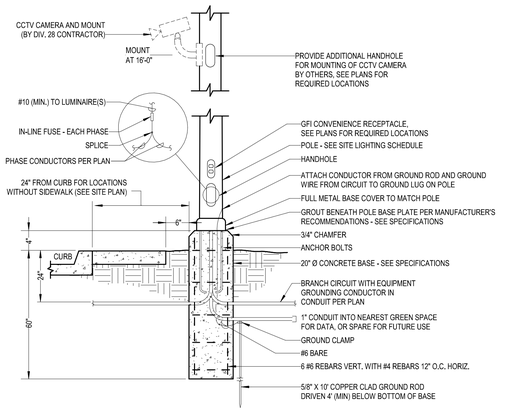
MARK	DESCRIPTION	LENGTH	MANUFACTURER	CATALOG NUMBER	LIGHT SOURCE			ELECTRICAL			FINISH	MOUNTING	ACCEPTABLE MANUFACTURERS	REMARKS
					SPEC.	CCT	TYPE	LOAD	VOLTS	DIMMING				
EX1	EXTERIOR 4" DIA. ADJ. DOWNLIGHT (DRYWALL)		USAI	B4RAL 25 24C3 35KS T50 S AC NC UNV D6E	1,750 LM	3500K	LED	24 W	120 V	0-10V	WHITE	RECESSED	NOTE 2	MUD-IN TRIMLESS
EX2	EXTERIOR WALLPACK		LITHONIA	WDGE1 LED P2 35K 80CRI VW MVOLT AWS DMG DNAXD	2,000 LM	3500K	LED	15 W	120 V	0-10V	ALUMINUM	WALL	LIGMAN, BEGA	-
EX3	EXTERIOR FLEXIBLE TAPELIGHT	VARIES	LUMINII	KBX W HB ## 44HO 30 SF NA WH IMB	437 LM/FT	3000K	LED	VARIES	120 V	0-10V	ALUMINUM	RECESSED	QTL	NOTE 8
EX4	EXTERIOR 10'x30' LINEAR GRAZE	60'-0"	LUMENPULSE	LFP CR UL 120-277 ## 3.75W 35K 80 10x30 HFR RF DIM NVR WM6 XD BKTX SH(MOD)	400 LM/FT	3500K	LED	259 W	120 V	0-10V	BLACK	WALL	INSIGHT, GVA	NOTE 7



3 FLOODLIGHT BASE DETAIL 'A'
NOT TO SCALE



4 FLOODLIGHT BASE DETAIL 'B'
NOT TO SCALE



2 4" POLE BASE DETAIL
NOT TO SCALE

SITE LIGHTING CALCULATION STATISTICS

DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	AVG:MIN	MAX:MIN
PROPERTY LINE	0.19	1.4	0.0	N/A	N/A
PARKING	1.2	3.5	0.4	3.0	8.75

NOTES:

1. CALCULATIONS ARE BASED ON FIXTURE TYPE SCHEDULED, IF FIXTURE OTHER THAN THOSE SPECIFIED IS PROVIDED, THE MANUFACTURER SHALL PROVIDE A DETAILED POINT-BY-POINT CALCULATION TO VERIFY COMPLIANCE WITH LOCAL STREET AND PARKING LOT LIGHTING GUIDELINES.
2. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM STREET OR EXISTING LIGHT FIXTURES. ACTUAL FOOTCANDLE LEVELS MAY VARY DEPENDING ON LOCATIONS AND QUANTITIES OF FIXTURES OUTSIDE OF PROPERTY LINE.

RED HATCHING / FILL INDICATES LUMINAIRE CONNECTED TO EMERGENCY CIRCUIT

KEYNOTES

E324 PROVIDE 1" CONDUIT WITH PULL STRING TO DATA CENTER FOR CAMERA CABLING.

SITE LUMINAIRE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BEAM DIST.	LIGHT SOURCE			ELECTRICAL		FINISH	QTY. PER POLE	POLE SPEC.		ACCEPTABLE MANUFACTURERS	REMARKS
					SPEC.	CCT	TYPE	LOAD	VOLTS			TYPE	HEIGHT		
S1	AREA LIGHT - TYPE 4 - TWIN HEAD	LITHONIA	DSX0 LED P6 35K 80CRI T4M MVOLT SPA NLTAIR2 PIRHN DBLBXD	IV	16,000 LM	3500K	LED	274 W	208 V	TEXTURED BLACK	2	SSS	25' -0"	NOTE 1	NLIGHT AIR
S2	AREA LIGHT - TYPE 2 - SINGLE HEAD	LITHONIA	DSX0 LED P5 35K 80CRI T2M MVOLT SPA NLTAIR2 PIRHN DBLBXD	II	12,000 LM	3500K	LED	90 W	208 V	TEXTURED BLACK	1	SSS	25' -0"	NOTE 1	NLIGHT AIR
S3	AREA LIGHT - TYPE 3 - SINGLE HEAD	LITHONIA	DSX0 LED P5 35K 80CRI T3M MVOLT SPA NLTAIR2 PIRHN DBLBXD	III	12,000 LM	3500K	LED	90 W	208 V	TEXTURED BLACK	1	SSS	25' -0"	NOTE 1	NLIGHT AIR
S4	FLOODLIGHT - FLAG	BEGA	84 527 K35 BLK + B19593	22°	3,700 LM	3500K	LED	38 W	120 V	BLACK	-	-		WE-EF, ERCO	-
S5	FLOODLIGHT - BUILDING	BEGA	84 174 K3 BLK	WW	4,100 LM	3000K	LED	34 W	120 V	BLACK	-	-		ELLIPTIPAR, ERCO	-

GENERAL REQUIREMENTS:

A. CONTRACTOR SHALL VERIFY CATALOG NUMBERS AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING. NOTIFY ENGINEER OF ANY CONFLICTS WITH PROPOSED INSTALLATION.

B. POLE TYPE DESCRIPTION: SSS = SQUARE STRAIGHT STEEL; STS = SQUARE TAPERED STEEL; RSS = ROUND STRAIGHT STEEL; RTS = ROUND TAPERED STEEL; SSA = SQUARE STRAIGHT ALUMINUM; STS = SQUARE TAPERED STEEL; RSA = ROUND STRAIGHT ALUMINUM; RTA = ROUND TAPERED ALUMINUM

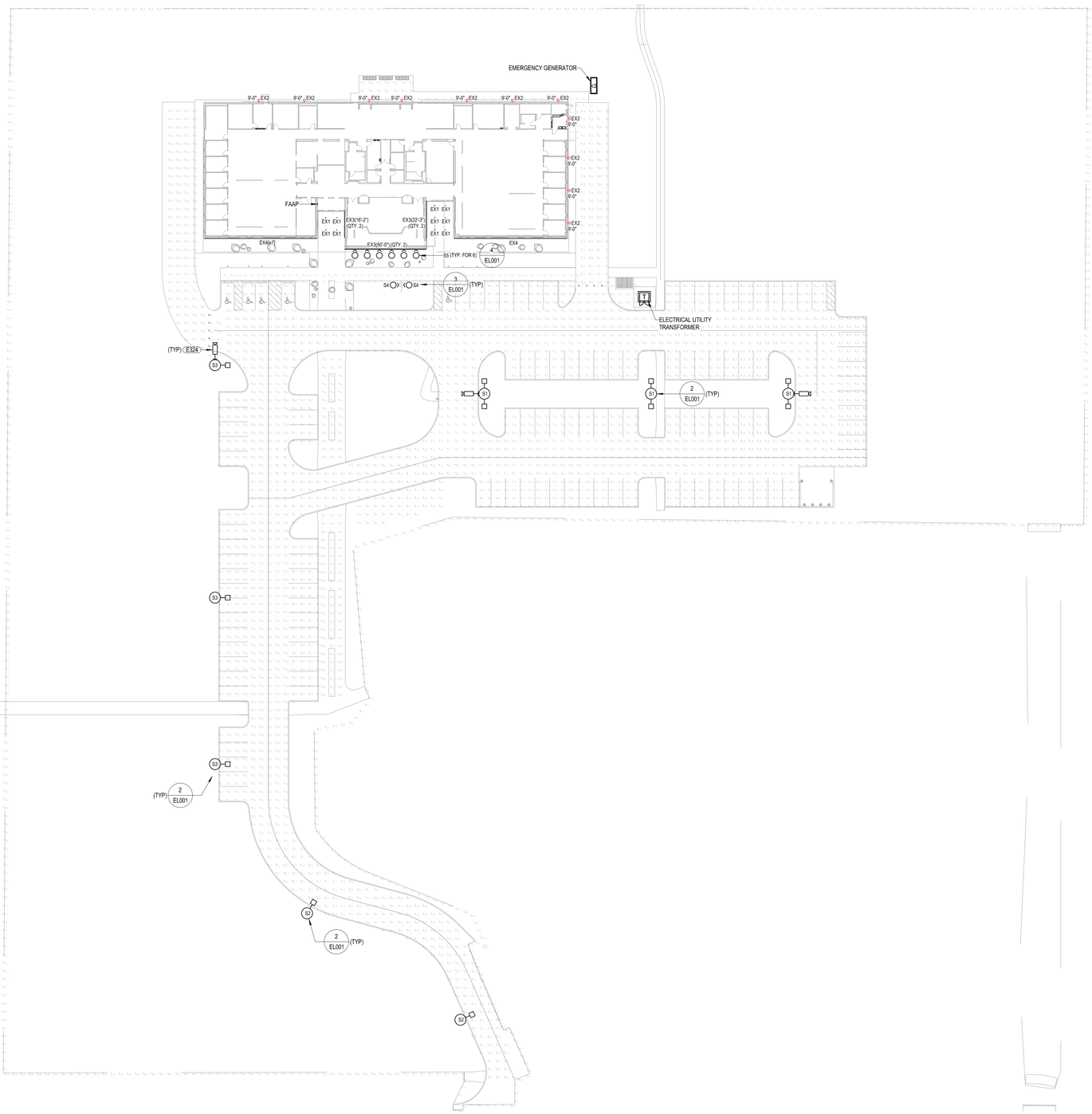
C. PROVIDE EACH POLE WITH FULL METAL BASE COVER WITH MATCHING FINISH AND FACTORY-INSTALLED INTERNAL VIBRATION DAMPENERS FOR ALL POLES 25 FEET AND HIGHER.

D. PROVIDE POLES AND BASE COVER WITH 3MM POWDER COATED FINISH TO MATCH LUMINAIRE.

E. PROVIDE POLES WITH INTEGRAL RECEPTACLES AND ADDITIONAL HANDHOLES FOR CAMERAS OR OTHER DEVICES. REFER TO PLANS AND POLE DETAILS FOR MORE INFORMATION.

SITE LUMINAIRE SCHEDULE NOTES:

1. LUMINAIRE SHALL BE CONSIDERED EQUAL AS MANUFACTURED BY: ACUITY BRANDS, COOPER, CURRENT, SIGNIFY, CREE LIGHTING.



1 SITE LIGHTING PLAN
1" = 30'-0"

OPN ARCHITECTS
100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Owner
CITY OF GRIMES
10 NE Harvey Street
Grimes, Iowa 50111

Project
PUBLIC ADMINISTRATION BUILDING
ADDRESS TBD (NW CORNER OF 1ST ST/HWY 44 AND JAMES ST)
GRIMES, IA 50111

Construction Manager
The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer
Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
P. 515-369-4400

Landscape Architect
Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

Structural Engineer
Raker Rhodes Engineering
4717 Grand Avenue
DES MOINES, IA 50312
P. 515-277-0275

Mechanical & Electrical Engineer
Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

MEI PROJECT #:25017

morrissey engineering inc
mechanical | electrical | lighting | technology | commissioning
4940 North 118th Street
Omaha, NE 68164 P: 402.491.4144
www.morrisseyengineering.com
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Key Plan



Revision Description Date

OPN Project No.
24826000

Sheet Issue Date
REVISED SITE PLAN SUBMITTAL **12/12/2025**

Sheet Name
SITE LIGHTING PLAN

Sheet Number
EL001

PRINTED: 12/11/2025 7:57:19 AM

Ground mounted luminaires · Wall washer

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
The design of this on-ground floodlight makes it possible to fully illuminate a vertical surface from the ground level to the lower edge of the roof. These luminaires should be installed in landscaped areas where foot traffic is not common. Minimal installation effort and cost is required in comparison to in-grade luminaires.

Materials
Clear safety glass with matte finish
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Fully potted waterstopper cable
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel mounting plate
Pure anodized aluminum reflector
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 67
Weight: 11.5 lbs.

Electrical

Operating voltage	120V or 277V AC
Minimum start temperature	-10° C
LED module wattage	29.1W
System wattage	34.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	4160lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

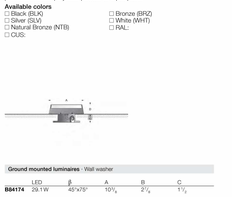
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ Natural Bronze (NTB)
☐ CUS:
☐ Bronze (BRZ)
☐ White (WHT)
☐ RAL:

Available options
☐ 70896 Direct burial anchorage (replaces included anchorage kit, pre-shippable)
☐ CUS Custom finish
☐ MGU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL finish

Included (available for pre-shipment)
☐ BB70936LED Installation housings





Ground mounted luminaires · Wall washer

	LED	lm	A	B	C
B84174	29.1 W	45°x75°	10⅝	2¼	1½

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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Performance floodlight · Narrow beam

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
Compact performance floodlight with 1/2" I.P.S. nipple for use with a variety of mounting accessories. Designed to illuminate architectural features, landscaping, signage, and for general illumination of a space. Pair with a variety of optical accessories.

Materials
Clear safety glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
316 stainless steel 1/2" IPS threaded nipple
Pure anodized aluminum reflector surface
BEGA Hybrid Optics®
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 12.1 lbs.
EPA (Effective projection area): 0.5 sq. ft.

Electrical

Operating voltage	120-277 VAC
Minimum start temperature	-30° C
LED module wattage	37.5 W
System wattage	43.0 W
Controllability	0-10V dimming down to 1%
Color rendering index	Ra > 90
Luminaire lumens	3742 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ Natural Bronze (NTB)
☐ CUS:
☐ Bronze (BRZ)
☐ White (WHT)
☐ RAL:

Available options
☐ B71112 Concentric ring louver
☐ B71113 Elliptical spread lens (Not compatible with internal louver)
☐ CUS Custom finish
☐ FSC Fusing
☐ MGU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL finish

Available accessories
☐ B19583 Surface mount conduit wiring box
☐ B19594 Direct burial wiring box
☐ B70204 Earth spike
☐ B70249 Pole cap - 3" O.D. pole tenon
☐ B70250 Wood screw
☐ B70251 Tube clamp
☐ B70265 Screw clamp
☐ B70379 Pole mount arm - 1/2" I.P.S. nipple floodlights
☐ B71042 Pole coupler
☐ B71111 Glare shield - 180°
☐ B79511 Mounting block
☐ B79830 Glare shield - 360°

See individual accessory spec sheet for details.





Performance floodlight · Narrow beam

	LED	lm	A	B	C
B84527	37.5 W	22°	6¼	10	3¼

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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D-Series Size 0
LED Area Luminaire

d-series



Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (665.0 mm)
Width:	14.06" (357.1 mm)
Height H1:	2.26" (57.4 mm)
Height H2:	7.46" (189.5 mm)
Weight:	23 lbs (10.5 kg)

ds Design Select options indicated by this color background.

Catalog Number
Notes
Type
Hit return for additional lines. Use page to print all interior elements.

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.
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ds design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details.

Ordering Information

EXAMPLE: DSX0 LED P5 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX0 LED	P1 P5 P2 P6 P3 P7 P4	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3S Type III low glare[2] T3M Type III medium T4LG Type IV low glare[2] T4VM Forward throw medium	MVOLT (120V-277V)[3] HVOLT (347V-480V)[3,4] XVOLT (277V-480V)[3,4]	Shipped included SPA Square pole mounting (Ø drilling 3.5" min. 5G pole) RPA Round pole mounting (Ø drilling 3" min. RND pole) SPA5 Square pole mounting (Ø drilling 3" min. 5G pole)[5] RPA5 Round pole mounting (Ø drilling 3" min. RND pole)[5] SPA5IN Square narrow pole mounting (Ø drilling 3" min. 5G pole)[5] WBA Wall bracket[6] MA Mast arm adapter (mounts on 2 3/8" (2" horizontal tenon))

Control options

Shipped installed	
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[7,8,9]
PIR	High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[7,8,9]
PER	NEMA twist-lock receptacle only (controls ordered separate)[10]
PERS	Five-pin receptacle only (controls ordered separate)[10,11]
PER7	Seven-pin receptacle only (controls ordered separate)[10,11]
FAO	Field adjustable output[12,13]
BL30	Bi-level switched dimming, 30%[14,15]
BL50	Bi-level switched dimming, 50%[14,15]
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[15]

Other options

Shipped installed	
HS	Houseside shield (black finish standard)[16]
L90	Left rotated optics[17]
R90	Right rotated optics[17]
CCE	Coastal Construction[18]
HA	50°C ambient operation[19]
BAA	Buy American Act and/or Build America Buy America Qualified
SF	Single fuse (120, 277, 347V)[20]
DF	Double fuse (208, 240, 480V)[20]
Shipped separately	
EGSR	External Glare Shield (reversible, field install required, matches housing finish)
RSDB	Bird Spikes (field install required)

Finish options

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

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DSX0 LED Rev. 04/29/25 Page 1 of 9

OPN ARCHITECTS
100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Owner
CITY OF GRIMES
10 NE Harvey Street
Grimes, Iowa 50111

Project
PUBLIC ADMINISTRATION BUILDING
ADDRESS TBD (NW CORNER OF 1ST ST/HWY 44 AND JAMES ST)
GRIMES, IA 50111

Construction Manager
The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer
Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
P. 515-369-4400

Landscape Architect
Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

Structural Engineer
Raker Rhodes Engineering
4717 Grand Avenue
DES MOINES, IA 50312
P. 515-277-0275

Mechanical & Electrical Engineer
Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

MEI PROJECT #:25017

morrissey engineering inc
mechanical | electrical | lighting | technology | commissioning
4940 North 118th Street
Omaha, NE 68164 P:
402.491.4144
www.morrissyengineering.com

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Key Plan



Revision	Description	Date

OPN Project No.
24826000

Sheet Issue Date
REVISED SITE PLAN SUBMITTAL 12/12/2025

Sheet Name
SITE LIGHTING CUTSHEETS

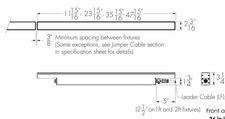
Sheet Number
EL002
Page 676 of 786

Specification Sheet

Lumenfacade
Pure
Continuous Run
LFI-C3
wwlz

Project Name _____ Qty. _____
Type _____ Catalog / Part Number _____





Photometric Summary (17 W/ft)

Symmetric	Delivered Output (lm)	Intensity (Peak cd)
8"x8"	6,692	271,840
10"x10"	6,643	155,860
10"x30"	6,504	46,823
10"x60"	7,249	30,034
10"x90"	6,709	14,617
30"x30"	6,379	18,213
30"x60"	6,345	9,593
30"x90"	5,868	6,689
60"x60"	6,295	5,715
90"x90"	6,147	3,812
30"x10"	6,184	40,706
60"x10"	6,422	23,559
60"x30"	6,309	10,824
90"x10"	6,116	14,815
W (120°)	4,950	1,702
Asymmetric		
NAS	6,183	82,064
WW	5,906	10,126
CAS	4,935	9,542

[1] Based on 4000K, 4ft (121.8mm)
[2] Photometric performance is measured in compliance with IESNA LM-79-08.
[3] 8x8, 10x10, 10x30, 10x60, 10x90, 30x30, 30x60, 30x90, 60x60, 90x90, 30x10, 60x10, 60x30, 90x10, W and CAS optics tested with CL lens. NAS and WW optics tested with HPR lens.

Description

The Lumenfacade Pure Continuous Run is the purest expression of Lumenpulse form, design, quality, and performance. Designed from the inside out to be a cutting-edge expression of Lumenpulse quality, the Lumenfacade Pure possesses simplified control options, integrated accessories, and cohesive mounting options. Rethink everything you've thought about white light: think Lumenpulse.

Features

Length — **12:** 12 in. **24:** 24 in. **36:** 36 in. **48:** 48 in

Color and Color Temperature — **22K:** 2200K, **27K:** 2700K, **30K:** 3000K, **35K:** 3500K, **40K:** 4000K

Vibration Rating — **NVR:** Buildings and Fixed Structures; **VRM:** Pole-Mounts; **VRBO:** Bridges and Overpasses

Fixed Mounting Options — **FX:** Fixed Mounting (0° Pivot Limit)

Continuously Adjustable Mounting Options
SM: Slim Adjustable Mounting Continuously Adjustable (110° Pivot Limit)
WMC3: Wall Mounting Continuously Adjustable, 3.5 in to Optical Center (140° Pivot Limit)
WMC12: Wall Mounting Continuously Adjustable, 12 in to Optical Center (180° Pivot Limit)
WMC24: Wall Mounting Continuously Adjustable, 24 in to Optical Center (180° Pivot Limit)
WMC1: Wall Mounting Continuously Adjustable, 1.5 in to Optical Center (180° Pivot Limit)
WMC6: Wall Mounting Continuously Adjustable, 6 in to Optical Center (180° Pivot Limit)
WMC18: Wall Mounting Continuously Adjustable, 18 in to Optical Center (180° Pivot Limit)

lumenpulse
1220 Hodge Victoria Blvd. Longueuil, QC, J4G 2M9, CAN | 855.647.8600 | 1.877.707.8600 | info@lumenpulse.com
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MEI #25017

Kurba Max Horizontal and Vertical Dynamic Color | Field Bendable 24V System

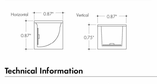
optic arts by lumini



Features
Kurba Large is a dot free direct view, highly versatile, energy efficient and flexible LED strip suitable for outdoor wet locations capable of horizontal/side bends and vertical/top bends with a 0" bending radius. The silicone material offers excellent heat, weather, UV, and solvent resistance and has a special coating to repel dust and dirt accumulation.

- **Output Options**
- 24 Vine 96lm/m gradually warms the color temperature as you dim down the brightness
- Tunable White allows individual control of CCT and output

Average Life (L70)
50,000 hours
Approvals
24VDC Class 2 wet listed, IP68
Warranty
3 years



Finish Options (see page 2 for additional information)
Base ☐ White

RoHS Declared
Warm Dimming Tunable White IP65

Technical Information

Bending Direction	Horizontal		Vertical	
Output	WD35950	TW315O	WD35950	TW315O
Light Output (all channels full on) 80 CRI	160 lm/ft	167 lm/ft	204 lm/ft	208 lm/ft
Average Power Consumption at 4'	3.66 W/ft	3.66 W/ft	3.66 W/ft	3.66 W/ft
Efficacy	44 lm/W	46 lm/W	56 lm/W	57 lm/W
Ordering Increment	2.46'	3.28'	2.46'	3.28'
Maximum Run Length (In Series)	26'	26'	26'	26'
Operating Temperature Range	-40°F to 131°F	-40°F to 131°F	-40°F to 131°F	-40°F to 131°F
Control/Dimming Protocol	Phase & 0-10V	0–10V, DMX	Phase & 0-10V	0–10V, DMX

TUNABLE WHITE CCT INFO / LUMEN MULTIPLIER

CRI	80 CRI	90 CRI
2200K - 5700K	1.00	0.80

Ordering Code

MODEL	BEND DIRECTION	LENGTH	OUTPUT	CCT	CRI	LENS	MOUNTING	FINISH	FEED POSITION (LFT)	FEED POSITION (RGHT)
KBX-W Kurba Max Vine	HB Horizontal Bending[1] VB Vertical Bending	SEE PCC CHART FOR LENGTHS 7 & 8	WD9950 Warm Dim, Standard Output TW315O Tunable White, Standard Output	22K57K 2200K-5700K	90 80 CRI 90 CRI	SF Silicone Frosted	NA See Page 6 for compatible mounting accessories	WH White	INJECTION MOLD 1MF End Feed 1' 2MF End Feed 2' 1MSA Side-X Feed 1MSB Side-Y Feed 1MFT Flip Power Feed[2]	INJECTION MOLD 1MF End Feed 1' 2MF End Feed 2' 1MSA Side-X Feed 1MSB Side-Y Feed 1MFT Flip Power Feed[2]

Feeds come with 118" wire leads

1 - **HHSB** - Side-B Feed not available with **HB** - Horizontal Bending
2 - **NFP-MFT** for Feed Position 1SZ is not a valid configuration option

 *LUMINII RESERVES THE RIGHTS TO CHANGE SPECIFICATION & INSTRUCTION WITHOUT NOTICE

morrissey engineering inc
mechanical | electrical | lighting | technology | commissioning
Type EX3 - Luminii Kurba Max
Grimes Public Administration
MEI #25017



WDGE1 LED
Architectural Wall Sconce



Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 lbs

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.
WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

ds design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W			750	1,200	2,000				--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0 P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[1] Shipped separately AWS 4 Brick Architectural wall spacer[2] PBBW Surface-mounted back box (top, left, right conduit entry) (Use when there is no junction box available.)[3]

Options		Finish	
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[1]	DDBXD	Dark bronze
PE	Photocell, Button Type[2]	DBLXD	Black
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[3]	DNAXD	Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD	Sandstone
DSLE	Dual Switching (1 Driver, 2 Light Engines)		
CCE	Coastal Construction[4]		

LITHONIA LIGHTING. COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE1 LED Rev. 04/02/25

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mechanical | electrical | lighting | technology | commissioning
Type EX2 - Lithonia WDGE1
Grimes Public Administration
MEI #25017

TIER 3

BeveLED® 2.2 Complete
4.5" Round Adjustable - B4RA

USAI Lighting

Universal and Field Convertible - Trim | Trimless | Millwork

Trimmed - B4RAF



Trimless - B4RAL



Millwork - B4RAM



usailighting.com/beveled

FEATURES
- Field Flexibility between trimmed, trimless and millwork
- Dry/damp/wet location rated for bathrooms and showers, including trimless and millwork
- 1% dimming standard = more dimming options
- Clear overspray protector for installation convenience
- Full family platform
- Iconic beveled look
- Doubler kit for repeatable two head fixture configuration installations
- Collar extender accessory options available for thick ceiling installations, up to 2" thick

COMPANION FAMILY PRODUCTS


Deep Regress - B4RC
usailighting.com/B4RC


Adjustable - B4RD
usailighting.com/B4RD


Wall Wash - B4RW
usailighting.com/B4RW

ADJUSTABLE PERFORMANCE DATA
See Page 6-7 for details

LED COLOR CHOICES	Classic White					Warm Glow Dimming		Color Select	
DELIVERED* PERFORMANCE:	9W	12W	16W	24W	32W	16W	32W	16W	32W
Source Lumens:	1150	1300	1725	2400	3025	4150	1275	2150	1250	2075
Delivered Lumens:	625 - 1050	725 - 1175	650 - 1575	1325 - 2200	1675 - 2750	2475 - 2875	875 - 1000	1475 - 1675	825	1350

*Based on 3000K, 80+ CRI.

THE COMPLETE BEVELED FAMILY PLATFORM

More Ceiling Applications			More Sizes and Shapes			Armstrong® Ceiling Solutions Compatible		
Sloped Ceiling	BeveLED Block	Cylinders	BeveLED Micro	BeveLED Mini	BeveLED 5.0	Trimless Acoustical	Connect TechZone	BeveLED Connect



USAI LIGHTING COLLABORATORY
13 Crosby Street
New York, NY 10013
845-234-4090
showroom@usailighting.com

USAI LIGHTING HEADQUARTERS
1126 River Road
New Windsor, NY 12553
T: 845-565-8500
info@usailighting.com

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Revised 02/14/2025
Page 1

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mechanical | electrical | lighting | technology | commissioning
Type EX1 - USAI B4RA
Grimes Public Administration
MEI #25017

Development Services
410 SE Main St, Unit 102
Grimes, IA 50111
(515)986-4050
www.grimesiowa.gov

~~August 29, 2025~~
~~November 4, 2025~~
~~November 25, 2025~~
December 12, 2025

Confluence
Attn: Roger Silver
525 17th Street
Des Moines, IA 50309

RE: Grimes Public Administration Facility Site Plan

Dear Mr. Silver:

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

General Comments:

1. Note that a preconstruction packet and contact list is required and will be sent after receiving the final signed plan set.

2. Note that as-builts are required to be provided after construction is complete.

3. Note that CAD files will be required with the final plans.
    a. All new utilities to be installed and any removed.
    b. Pavement within the project site
    c. Finished grade surface of grading area (XML file)
    d. All trees that are to be added or removed.
    e. Survey file of existing conditions with any private utilities located.
    f. Sign locations and pavement markings
    g. Any recorded easements

~~4. Provide overall site plan/dimension sheet. Include labels and dimensions. It would also be helpful to have a sheet showing overlap of new site construction with the existing infrastructure (pavement, baseball diamonds, playground, etc) and structures (buildings, other built structure locations, etc.) shown.~~

~~5. Provide a SWPPP for review.~~

~~6. Provide a photometric plan and lighting cut sheets for review.~~

~~7. Provide updated elevations~~

SWPPP

8. Please provide SWPPP and filled out ~~SWPPP review checklist~~ in submittal.
    a. Keep maps in SWPPP up to date with each plan submittal.
    ~~b. Total area disturbed cannot be greater than total area of the site.~~
    c. Include a signed affidavit of publication.
    d. All contractors/ subcontractors must sign certification statement prior to working on site. All certification statements must be kept in SWPPP.
    e. Include a signed copy of the owner's certification statement. Matt Ahrens will need to sign it.
    f. Include a site supervisor contact once known.
    g. Include a swppp monitoring contact once known.
    h. Include notification to City of Grimes Public Works in spill reporting .
    i. Include signature on NOI. Matt Ahrens will need to sign it.
    j. Include affidavit of publication for public notice.
    k. Include IDNR letter of authorization once available.
    l. Include signature on City of Grimes SWPPP certification.
    m. Provide construction schedule once known.
    n. Include filled out copy of inspector qualifications sheet once known.
    o. Include filled out stormwater pollution prevention training log once known .
    p. Include blank inspection report from company responsible for SWPPP monitoring.

9. On the operator's log, corrective action log, 72-hour deficiency log, grading & stabilizatiohn log, transferred property log, SWPPP amendment log, and wherever else present please update the SWPPP Contact. Matt Ahrens will be owner contact for the project.

10. Change address/project location for site to 100 N James Street on page 5, page 39 (GP2 app), page 88 (SWPP training log), page 91 construction inspection report and wherever else present.

11. Change City inspector to Lucas Saltmarsh on page 5 and wherever else present.

SWMP

~~12. Report refers to possible expansion of the building. Please provide general information on size and location of the expansion on the site plan and watershed map.~~

~~13. Drainage Basin Summary: 100-yr allowable release rate should be held to the existing 5-yr release rate, not 100-yr release rate.~~

~~14. Run the proposed hydrograph with an exfiltration rate. Using the rate that was used for the design of the bioretention basin. Detention times seem abnormally high, most likely due to no modeled outlet at the bottom of the basin.~~

~~15. Provide storm sewer design spreadsheet for the 100-yr event.~~

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: December 12, 2025

PLANNING & ZONING: December 2, 2025, at 5:30 PM; Grimes Council Chambers

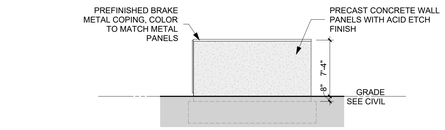
COUNCIL MEETING: December 16, 2025, at 5:30 PM; Grimes Council Chambers

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

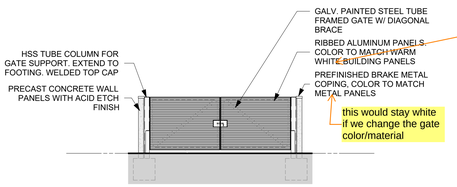
Sincerely,

Alivia Hoodjer
Assistant Planner

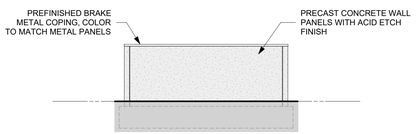
Planner Comments Complete



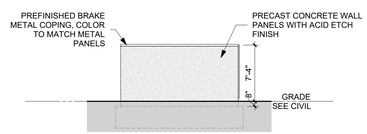
S1 COLORED TRASH ENCLOSURE - SOUTH
1/8" = 1'-0"



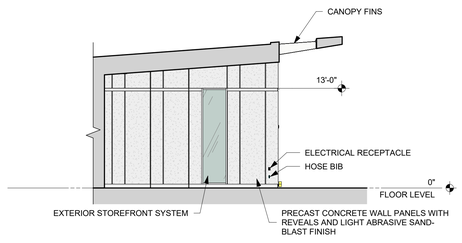
S7 COLORED TRASH ENCLOSURE - WEST
1/8" = 1'-0"



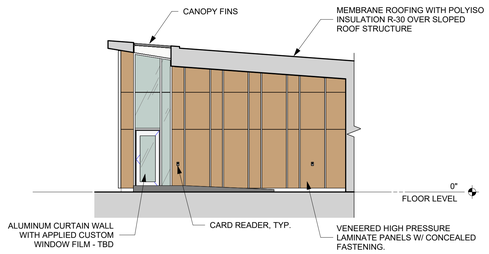
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1/8" = 1'-0"



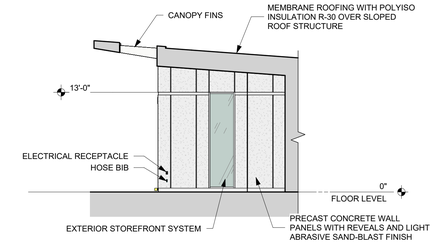
Q7 COLORED TRASH ENCLOSURE - NORTH
1/8" = 1'-0"



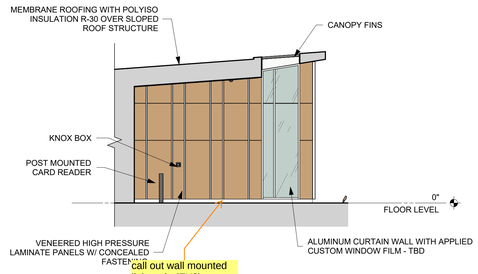
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1/8" = 1'-0"



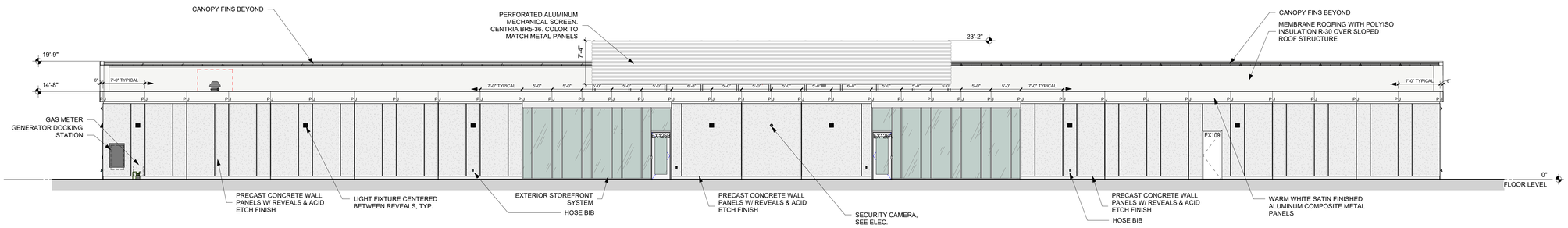
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1/8" = 1'-0"



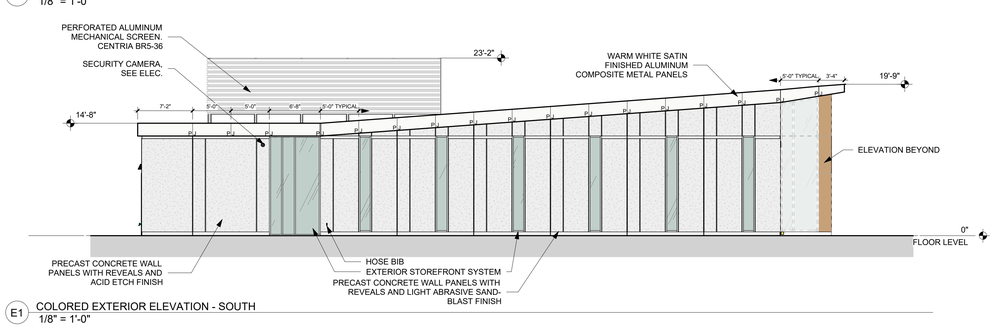
M13 COLORED EXTERIOR ELEVATION - SOUTH INSET - SOUTH
1/8" = 1'-0"



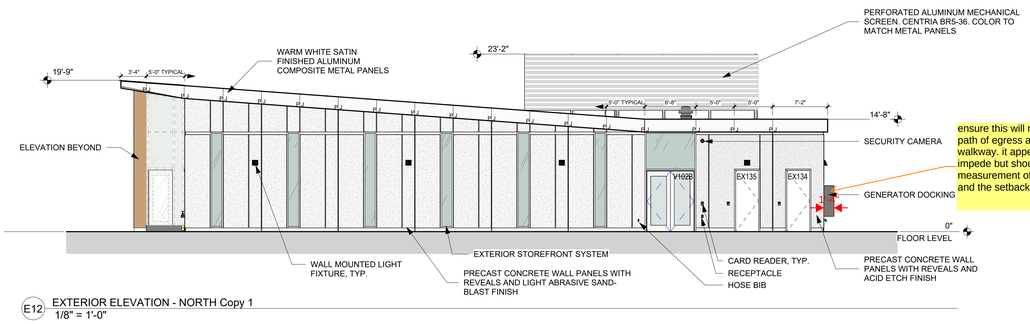
M18 COLORED EXTERIOR ELEVATION - SOUTH INSET - NORTH
1/8" = 1'-0"



H1 COLORED EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

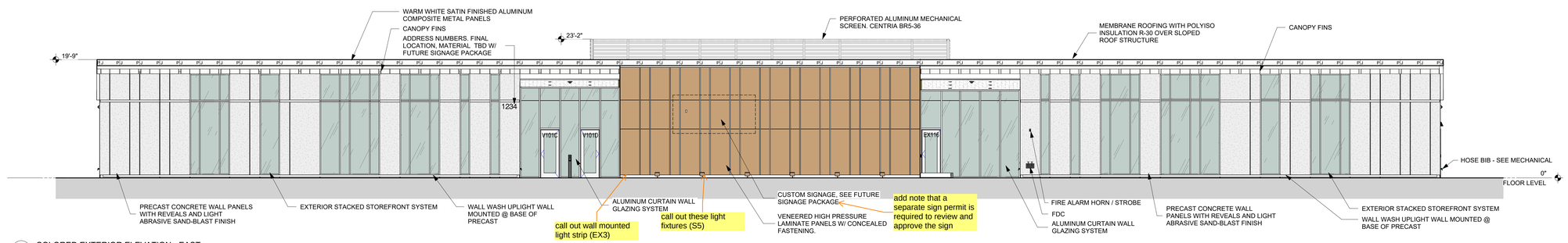


E1 COLORED EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



ensure this will not impede the path of egress along the walkway. it appears that it will not impede but should verify the measurement of the protrusion and the setback of the walkway

E12 EXTERIOR ELEVATION - NORTH Copy 1
1/8" = 1'-0"



A1 COLORED EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

OPN ARCHITECTS

100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Owner
CITY OF GRIMES
101 NE Harvey Street
Grimes, Iowa 50111

Project
PUBLIC ADMINISTRATION BUILDING
ADDRESS TBD (NW CORNER OF 1ST ST/HWY 44 AND JAMES ST)
GRIMES, IA 50111

Construction Manager
The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer
Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
P. 515-369-4400

Landscape Architect
Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

Structural Engineer
Raker Rhodes Engineering
4717 Grand Avenue
DES MOINES, IA 50312
P. 515-277-0275

Mechanical & Electrical Engineer
Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

Key Plan



Revision Description Date

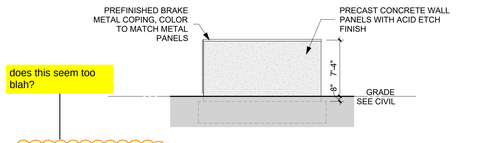
OPN Project No.
24826000

Sheet Issue Date
REVISED SITE PLAN SUBMITTAL **11/12/2025**

Sheet Name
EXTERIOR ELEVATIONS

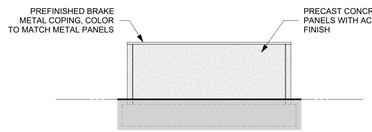
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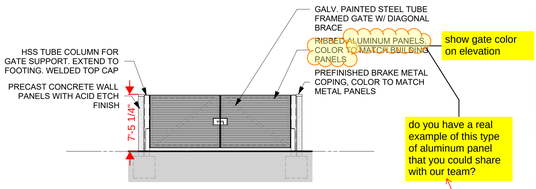


does this seem too blah?

S1 COLORED TRASH ENCLOSURE - SOUTH
1/8" = 1'-0"



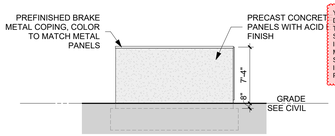
Q1 COLORED TRASH ENCLOSURE - EAST
1/8" = 1'-0"



show gate color on elevation

do you have a real example of this type of aluminum panel that you could share with our team?

S7 COLORED TRASH ENCLOSURE - WEST
1/8" = 1'-0"



YES. IMAGES TO THE RIGHT ARE OF SIMILAR DESIGN. THE SCALE OF THE ENCLOSURE OF THIS PROJECT IS LARGER IN LENGTH BUT SIMILAR HEIGHT, AND THE COLOR IS INTENDED TO BE WARM WHITE TO MATCH THE METAL PANELS ON THE BUILDING AND NOT STAND OUT STARKLY AGAINST THE INTEGRALLY COLORED PRECAST CONCRETE PANELS

Q7 COLORED TRASH ENCLOSURE - NORTH
1/8" = 1'-0"



VIEW DISTANCE: 25 FEET



VIEW DISTANCE: VARIES

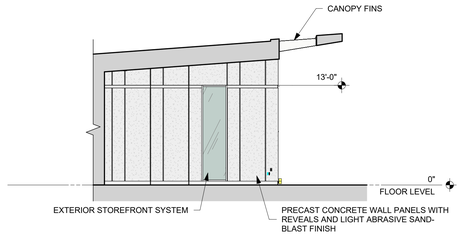


VIEW DISTANCE: 5 FEET

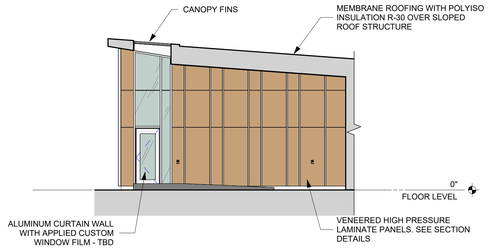
Q13 PARKLEX-PRODEMA EXPOSED FASTENER SAMPLE PHOTOS
3" = 1'-0"

is there a concealed fastener option? Concealed is the more preferred route. If concealed is not an option, I am assuming the exposed fasteners have a cap on them? Are there maintenance responsibilities and/or issues if the caps fall off or need to be replaced?

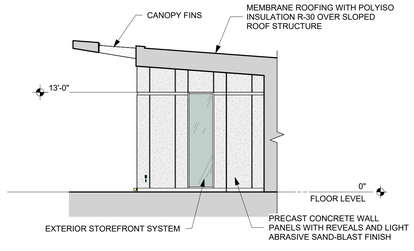
PER DIRECTION FROM CITY, THE VENEERED PANELS WILL BE INSTALLED WITH CONCEALED FASTENERS



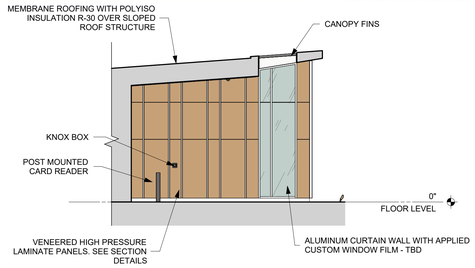
M1 COLORED EXTERIOR ELEVATION - NORTH INSET - NORTH
1/8" = 1'-0"



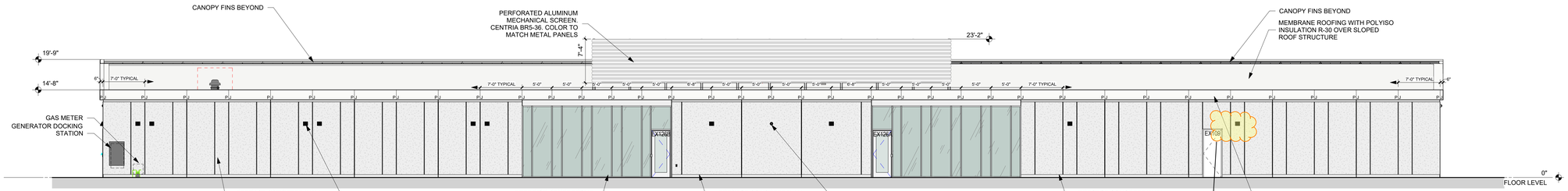
M7 COLORED EXTERIOR ELEVATION - NORTH INSET - SOUTH
1/8" = 1'-0"



M13 COLORED EXTERIOR ELEVATION - SOUTH INSET - SOUTH
1/8" = 1'-0"



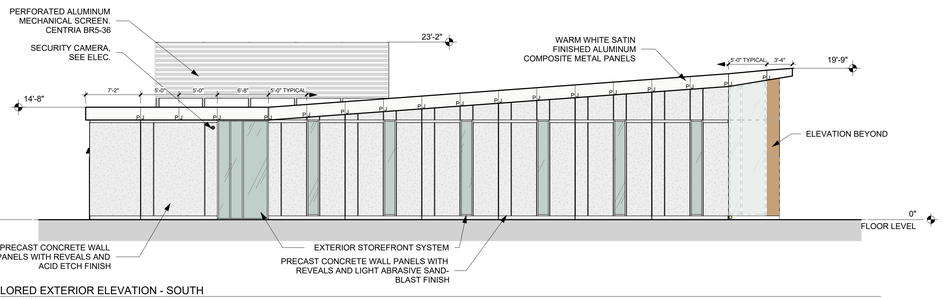
M18 COLORED EXTERIOR ELEVATION - SOUTH INSET - NORTH
1/8" = 1'-0"



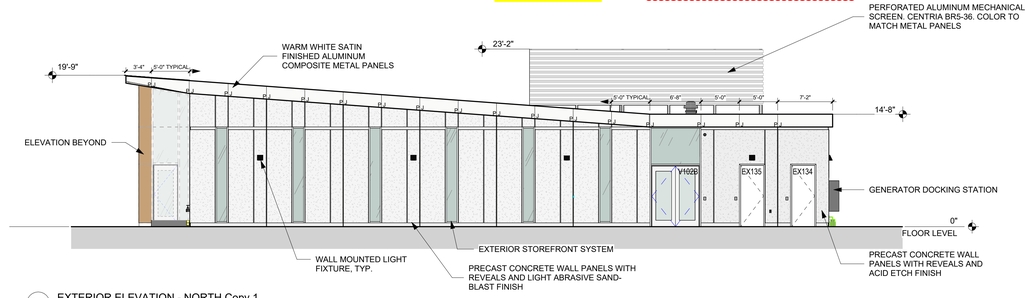
ensure that this light can efficiently light the egress path. Light may need to move closer to the door.

THIS IS NOT A REQUIRED EXIT AND DOES NOT REQUIRE AN ILLUMINATED EGRESS PATH

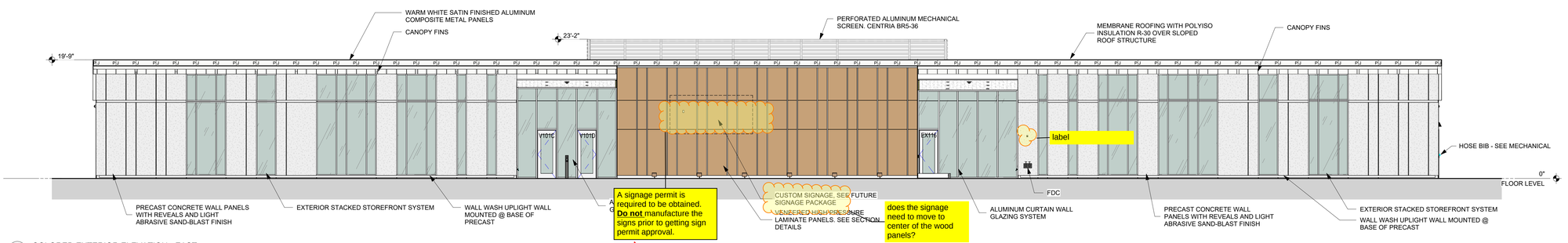
H1 COLORED EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



E1 COLORED EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



E12 EXTERIOR ELEVATION - NORTH Copy 1
1/8" = 1'-0"



A signage permit is required to be obtained. **Do not** manufacture the signs prior to getting sign permit approval.

FUTURE SIGNAGE PACKAGE WILL BE SUBMITTED FOR PERMITTING APPROVAL

does the signage need to move to center of the wood panels?

INDICATED LOCATION OF THE SIGNAGE WAS DISCUSSED PREVIOUSLY WITH STEERING COMMITTEE. THE SIGN SITTING TO THE SOUTH OF THE CENTER OF THE WOOD PANELS HELPS DIRECT PATRONS TO THE BUILDING ENTRY.

A1 COLORED EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

Planner Comments Complete

PRELIMINARY. NOT FOR CONSTRUCTION.

OPN ARCHITECTS

100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Owner
CITY OF GRIMES
101 NE Harvey Street
Grimes, Iowa 50111

Project
PUBLIC ADMINISTRATION BUILDING
ADDRESS TBD (NW CORNER OF 1ST ST/HWY 44 AND JAMES ST)
GRIMES, IA 50111

Construction Manager
The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer
Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
P. 515-369-4400

Landscape Architect
Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

Structural Engineer
Raker Rhodes Engineering
4717 Grand Avenue
DES MOINES, IA 50312
P. 515-277-0275

Mechanical & Electrical Engineer
Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

Key Plan

Revision Description Date

OPN Project No.
24826000

Sheet Issue Date
BID SET **10/07/2025**

Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A201 (1)

GRIMES PUBLIC ADMINISTRATION FACILITY

CITY OF GRIMES

100 N JAMES STREET
GRIMES, IOWA

Confirmed with AP

ANTICIPATED PROJECT SCHEDULE

- 3/16/26 - START CONSTRUCTION
- 4/27/26 - START SUBSTRUCTURE
- 5/18/26 - START STRUCTURE
- 8/05/26 - START ENCLOSURE
- 9/02/26 - START INTERIOR
- 3/31/27 - SUBSTANTIAL COMPLETION
- 6/31/27 - FINAL COMPLETION

PROJECT SUMMARY

ALL AREAS LISTED BELOW ARE WITHIN PROJECT LIMITS AND ARE ESTIMATES OF PROPOSED SITE FEATURES. CONTRACTOR SHOULD VERIFY ALL AREAS AND QUANTITIES BASED ON DIMENSIONS.

TOTAL SITE AREA:	6.64 ACRES (289,220 SF)
TOTAL HARD SURFACE:	1.98 ACRES (89,697 SF)
Type 1 Paving (6" PCC)	55,651 sf
Type 2 Paving (8" PCC)	773 sf
Type 3 Paving (5" PCC)	10,570 sf
Building	18,289 sf
TOTAL OPEN SPACE:	4.82 ACRES (209,808 SF)
TOTAL GREEN SPACE:	4.58 ACRES (199,523 SF)

PARKING REQUIREMENTS:

EXISTING PARKING STALLS: **49 STALLS (47+2 ADA SPACES)**

REQUIRED PARKING STALLS: **104 STALLS**

CIVIC BUILDING (FLEXIBLE OFFICE) USE:
6 STALL PER 1000 SF
18,289 SF BUILDING/3 STALLS PER 1,000 SF= **55 STALLS**
REPLACE EXISTING STALLS: **49 STALLS**

TOTAL PARKING STALLS PROVIDED: **121 (116+5 ADA SPACES)***
ACCESSIBLE STALLS REQUIRED: **5**
ACCESSIBLE STALLS PROVIDED: **5 (2 ARE VAN ACCESSIBLE)**

*16.3% MORE PARKING THAN REQUIRED. REQUESTS TO EXCEED THE MINIMUM SURFACE PARKING REQUIREMENT BY MORE THAN 25% MUST DEMONSTRATE NEED. IF PARKING EXCEEDS MINIMUM REQUIREMENTS BY OVER 25% ADDITIONAL OPEN SPACE MUST BE PROVIDED IN ADDITION TO THE MINIMUM OPEN SPACE REQUIRED FOR THE SITE.

OPEN GREEN SPACE REQUIREMENTS:

AREA REQUIREMENT:
TOTAL SITE AREA: 289,220 SF (6.64 ACRES)

40% REQUIRED OPEN SPACE (115,688 SF)
72% PROVIDED OPEN SPACE (209,808 SF)

OPEN GREEN SPACE PLANTING REQUIREMENTS:

174 TREES REQUIRED ACROSS ALL 10 ACRES OF THE SITE(INCLUDING SPLASH PAD PARK)

TOTAL TREES PLANNED ACROSS ALL 10 ACRES OF SITE: 177**

**** AN ADDITIONAL 10 EXISTING TREES BEING PRESERVED WITHIN PROJECT LIMITS TOTALING A TOTAL OF 256 CALIPER INCHES.**

1 OVERSTORY TREE PER 1,000 SF OF REQUIRED OPEN SPACE
115,688 SF / 1,000 SF = **116 TREES REQUIRED**

TREES PLANNED: 121**

*** INCLUDES 6 TREES BEING REPLACED IN WATERWORKS PARK BIOWSAWLE AS NECESSARY FOR UTILITY CONNECTIONS AND AN ADDITIONAL 10 EXISTING TREES BEING PRESERVED WITHIN PROJECT LIMITS TOTALING A TOTAL OF 256 CALIPER INCHES.**

SITE SUMMARY
SITE AREA: 289,220 SF (6.64 ACRES)

LEGAL DESCRIPTION
W 653F E 693F N 660F S 693F E 1/2 SE 1/4 SEC 31-80-25

ZONING AND LAND USE
ZONING: R-2
EXISTING LAND USE: CIVIC & PARK
FUTURE LAND USE: CIVIC & PARK
PROPOSED USE: CIVIC & PARK
OPEN SPACE REQUIREMENTS: 40%

BUILDING SUMMARY
BUILDING FOOTPRINT: 18,289 SF
BUILDING TYPE: PUBLIC ADMINISTRATION
BUILDING HEIGHT: 19'-9"
BUILDING STORIES: 1 STORY

BULK REQUIREMENTS
PRINCIPLE BUILDING PERIMETER SETBACK FROM FRONT YARD: 30 FEET
PRINCIPLE BUILDING PERIMETER SETBACK FROM REAR YARD: 25 FEET
PRINCIPLE BUILDING PERIMETER SETBACK FROM SIDE YARD: 7 FEET
MAX BUILDING HEIGHT: 35 FEET

APPLICANT/PREPARER OF SUBMITTAL
CONFLUENCE
ROGER SILVER
525 17TH STREET
DES MOINES, IA 50309
515-288-4875
E-MAIL: RSILVER@THINKCONFLUENCE.COM
CONTACT: ROGER SILVER

OWNER/APPLICANT
CITY OF GRIMES
101 NE HARVEY ST.
GRIMES, IA 50111
515-514-1047



City of Grimes Administration Building

Aerial March 2024

Alivia to provide new logo

CONFLUENCE

SHEET INDEX

SHEET NO.	SHEET TITLE
G100	COVER SHEET
	CIVIL SHEETS
C1.1	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C2.1	GRADING PLAN
C2.2	GRADING PLAN
C2.3	EROSION & SEDIMENT CONTROL PLAN
C3.1	UTILITY PLAN
C3.2	UTILITY PLAN
	LANDSCAPE SHEETS
L200	SITE OVERVIEW
L201	SITE LAYOUT PLAN
L202	SITE LAYOUT PLAN ENLARGEMENTS
L202	PAVING & JOINTING PLAN
L400	LANDSCAPE OVERVIEW
L401	PLANTING PLAN
L402	PLANTING PLAN ENLARGEMENTS
L500	DETAIL
L501	SITE PLANTING DETAILS
	ELECTRICAL SHEETS
EL001	SIGHT LIGHTING PLAN
EL002	SIGHT LIGHTING CUTSHEETS

Building Comments Complete

Addressing Comments Complete

Planner Comments Complete

VICINITY MAP



ISSUED FOR

---

811 Know what's below. Call before you dig.

COVER SHEET

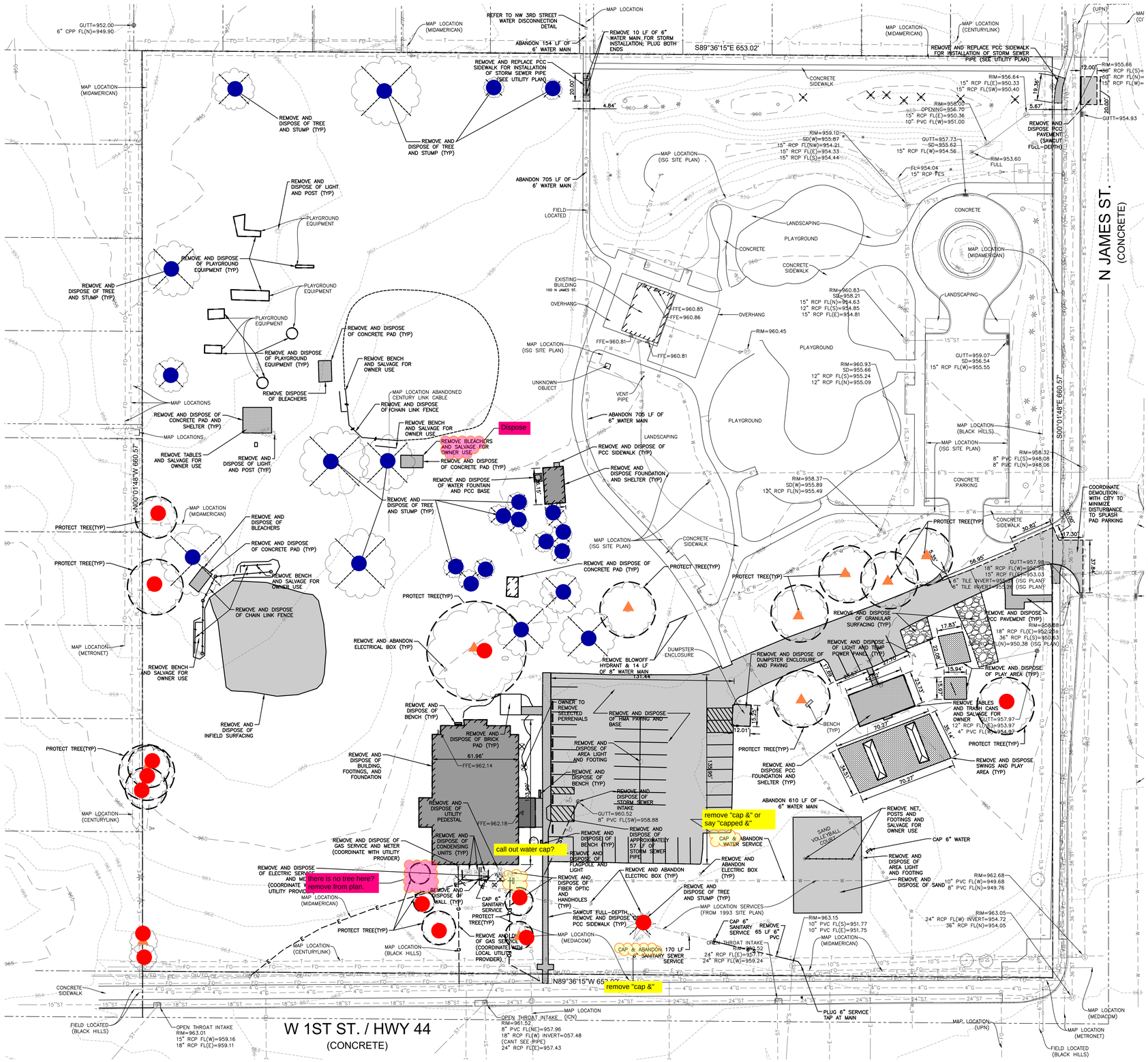
CONFLUENCE PROJECT # 20XXX

G100

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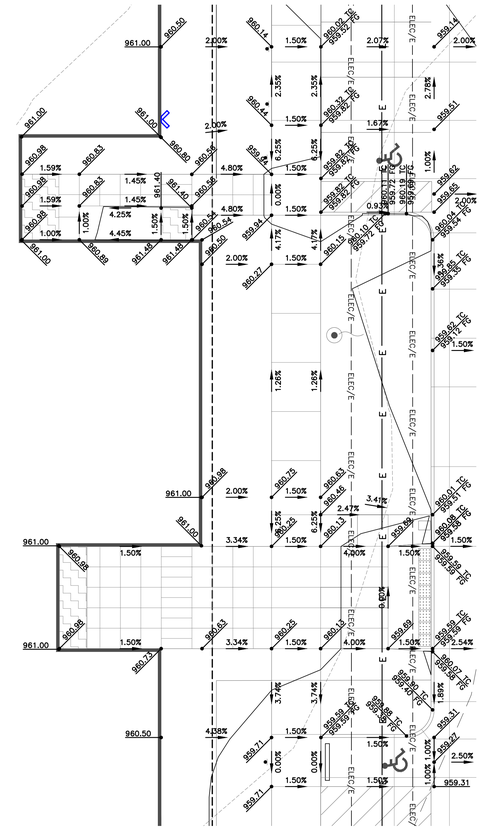
File Location: N:\2026\26269.Grimes Public Admin\26269_WORKING\AUTOCAD\SHEETS\26269_G100 COVER SHEET / Drawn by: XX / Checked by: XX

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W 1ST ST. / HWY 44
(CONCRETE)
N JAMES ST.
(CONCRETE)
S89°36'15"E 653.02'
N89°36'15"W 652.98'
S00°01'48"E 660.57'
N00°01'48"W 660.57'
REMOVE AND REPLACE PCC SIDEWALK FOR INSTALLATION OF STORM SEWER PIPE (SEE UTILITY PLAN)
REMOVE 10 LF OF 6" WATER MAIN FOR STORM INSTALLATION; PLUG BOTH ENDS
ABANDON 154 LF OF 6" WATER MAIN
REFER TO NW 3RD STREET WATER DISCONNECTION DETAIL
REMOVE AND REPLACE PCC SIDEWALK FOR INSTALLATION OF STORM SEWER PIPE (SEE UTILITY PLAN)
REMOVE AND DISPOSE OF TREE AND STUMP (TYP)
REMOVE AND DISPOSE OF LIGHT AND POST (TYP)
REMOVE AND DISPOSE OF PLAYGROUND EQUIPMENT (TYP)
PLAYGROUND EQUIPMENT
REMOVE AND DISPOSE OF CONCRETE PAD (TYP)
REMOVE BENCH AND SALVAGE FOR OWNER USE
REMOVE DISPOSE OF BLEACHERS
MAP LOCATIONS
REMOVE AND DISPOSE OF CONCRETE PAD AND SHELTER (TYP)
REMOVE TABLES AND SALVAGE FOR OWNER USE
REMOVE AND DISPOSE OF LIGHT AND POST (TYP)
MAP LOCATION ABANDONED CENTURY LINK CABLE
REMOVE AND DISPOSE OF CHAIN LINK FENCE
REMOVE BENCH AND SALVAGE FOR OWNER USE
REMOVE BLEACHERS AND SALVAGE FOR OWNER USE
Dispose
REMOVE AND DISPOSE OF CONCRETE PAD (TYP)
REMOVE AND DISPOSE OF WATER FOUNTAIN AND PCC BASE
REMOVE AND DISPOSE OF TREE AND STUMP (TYP)
REMOVE AND DISPOSE OF PCC SIDEWALK (TYP)
REMOVE AND DISPOSE FOUNDATION AND SHELTER (TYP)
ABANDON 705 LF OF 6" WATER MAIN
ABANDON 705 LF OF 6" WATER MAIN
FIELD LOCATED
EXISTING BUILDING 100 N JAMES ST.
OVERHANG
FFE=960.85
FFE=960.86
FFE=960.81
FFE=960.81
MAP LOCATION (ISG SITE PLAN)
UNKNOWN OBJECT
VENT PIPE
LANDSCAPING
PLAYGROUND
CONCRETE
CONCRETE SIDEWALK
LANDSCAPING
PLAYGROUND
RIM=960.45
RIM=960.93
SD=955.66
12" RCP FL(S)=955.24
12" RCP FL(N)=955.09
RIM=958.37
SD(W)=955.89
12" RCP FL(N)=955.49
RIM=960.83
SD=958.21
15" RCP FL(N)=954.63
12" RCP FL(S)=954.85
15" RCP FL(E)=954.81
GUTT=959.07
SD=956.54
15" RCP FL(W)=955.55
MAP LOCATION (BLACK HILLS)
MAP LOCATION (ISG SITE PLAN)
RIM=958.32
8" PVC FL(S)=948.08
8" PVC FL(N)=948.06
CONCRETE PARKING
MAP LOCATION (MIDAMERICAN)
MAP LOCATION (CENTURYLINK)
MAP LOCATION (UPN)
MAP LOCATION (MEDIACOM)
MAP LOCATION (METRONET)
FIELD LOCATED (BLACK HILLS)
RIM=955.66
36" RCP FL(S)=
30" RCP FL(N)=
15" RCP FL(W)=
GUTT=954.93
RIM=955.64
15" RCP FL(E)=950.33
15" RCP FL(SW)=950.40
RIM=956.00
OPENING=956.70
15" RCP FL(E)=950.36
10" PVC FL(W)=951.00
REMOVE AND DISPOSE PCC PAVEMENT (SAWCUT FULL-DEPTH)
RIM=959.10
SD(W)=955.87
15" RCP FL(NW)=954.21
15" RCP FL(E)=954.33
15" RCP FL(S)=954.44
GUTT=957.73
SD=955.62
15" RCP FL(W)=954.56
RIM=953.60
FULL
FL=954.04
15" RCP FES
REMOVE AND DISPOSE OF UTILITY PEDESTAL
REMOVE AND DISPOSE OF BRICK PAD (TYP)
61.96'
FFE=962.14
FFE=962.18
REMOVE AND DISPOSE OF BUILDING, FOOTINGS, AND FOUNDATION
REMOVE AND DISPOSE OF BENCH (TYP)
REMOVE AND DISPOSE OF AREA LIGHT AND FOOTING
REMOVE AND DISPOSE OF TMA PAVING AND BASE
OWNER TO REMOVE SELECTED PERRENIALS
REMOVE AND DISPOSE OF BENCH (TYP)
REMOVE AND DISPOSE OF STORM SEWER INTAKE
GUTT=960.52
8" PVC FL(SW)=958.88
REMOVE AND DISPOSE OF APPROXIMATELY 57 LF OF STORM SEWER PIPE
REMOVE AND DISPOSE OF FLAGPOLE AND LIGHT
REMOVE AND DISPOSE OF FIBER OPTIC AND HANDHOLES (TYP)
REMOVE AND ABANDON ELECTRIC BOX (TYP)
REMOVE AND DISPOSE OF TREE AND STUMP (TYP)
SAWCUT FULL-DEPTH, REMOVE AND DISPOSE OF PCC SIDEWALK (TYP)
MAP LOCATION (MEDIACOM)
MAP LOCATION SERVICES (FROM 1993 SITE PLAN)
CAP 6" SANITARY SERVICE
PROTECT TREE(TYP)
REMOVE AND DISPOSE OF GAS SERVICE (COORDINATE WITH LOCAL UTILITY PROVIDER)
CAP & ABANDON 170 LF 6" SANITARY SEWER SERVICE
OPEN THROAT INTAKE (ICN)
8" PVC FL(NE)=957.96
18" RCP FL(W) INVERT=057.48
(CANT SEE -PIPE)
24" RCP FL(E)=957.43
OPEN THROAT INTAKE
RIM=963.01
15" RCP FL(W)=959.16
18" RCP FL(E)=959.11
REMOVE AND DISPOSE OF ELECTRIC SERVICE AND METER (COORDINATE WITH UTILITY PROVIDER)
REMOVE AND DISPOSE OF GAS SERVICE AND METER (COORDINATE WITH UTILITY PROVIDER)
REMOVE AND DISPOSE OF CONDENSING UNITS (TYP)
REMOVE AND DISPOSE OF WALL (TYP)
REMOVE AND DISPOSE OF INFIELD SURFACING
REMOVE AND ABANDON ELECTRICAL BOX (TYP)
REMOVE BLOWOFF HYDRANT & 14 LF OF 8" WATER MAIN
131.44
DUMPSTER ENCLOSURE
REMOVE AND DISPOSE OF DUMPSTER ENCLOSURE AND PAVING
REMOVE AND DISPOSE OF GRANULAR SURFACING (TYP)
REMOVE AND DISPOSE OF LIGHT AND TEMP POWER PANEL (TYP)
REMOVE AND DISPOSE PCC PAVEMENT (TYP)
RIM=958.88
18" RCP FL(E)=952.25
36" RCP FL(S)=950.63
36" RCP FL(N)=950.38 (ISG PLAN)
REMOVE AND DISPOSE OF PLAY AREA (TYP)
REMOVE TABLES AND TRASH CANS AND SALVAGE FOR OWNER
GUTT=957.97
12" RCP FL(E)=953.97
4" PVC FL(W)=954.97
REMOVE AND DISPOSE SWINGS AND PLAY AREA (TYP)
BENCH (TYP)
PROTECT TREE(TYP)
REMOVE AND DISPOSE PCC FOUNDATION AND SHELTER (TYP)
ABANDON 610 LF OF 6" WATER MAIN
SAND VOLLEYBALL COURT
REMOVE NET, POSTS AND FOOTINGS AND SALVAGE FOR OWNER USE
CAP 6" WATER
REMOVE AND ABANDON ELECTRIC BOX (TYP)
REMOVE AND DISPOSE OF AREA LIGHT AND FOOTING
REMOVE AND DISPOSE OF SAND
RIM=962.68
10" PVC FL(W)=949.68
8" PVC FL(N)=949.76
RIM=963.15
10" PVC FL(S)=951.77
10" PVC FL(E)=951.75
RIM=963.05
24" RCP FL(W) INVERT=954.72
36" RCP FL(N)=954.05
CAP & ABANDON WATER SERVICE
CAP 6" SANITARY SERVICE
REMOVE 65 LF 6" PVC
OPEN THROAT INTAKE
RIM=956.52
24" RCP FL(E)=957.17
24" RCP FL(W)=959.24
PLUG 6" SERVICE TAP AT MAIN
CONCRETE SIDEWALK
PROTECT TREE(TYP)
REMOVE AND DISPOSE OF CONCRETE PAD (TYP)
REMOVE AND DISPOSE OF BENCH (TYP)
REMOVE AND DISPOSE OF BRICK PAD (TYP)
REMOVE AND DISPOSE OF BUILDING, FOOTINGS, AND FOUNDATION
REMOVE AND DISPOSE OF UTILITY PEDESTAL
REMOVE AND DISPOSE OF CONDENSING UNITS (TYP)
REMOVE AND DISPOSE OF GAS SERVICE AND METER (COORDINATE WITH UTILITY PROVIDER)
REMOVE AND DISPOSE OF WALL (TYP)
REMOVE AND DISPOSE OF ELECTRIC SERVICE AND METER (COORDINATE WITH UTILITY PROVIDER)
there is no tree here? remove from plan.
call out water cap?
remove "cap &"
remove "cap &" or say "capped &"
20 trees being protected.
14/20 in limits of disturbance.
23 trees being removed.
COORDINATE DEMOLITION WITH CITY TO MINIMIZE DISTURBANCE TO SPLASH PAD PARKING
REMOVE AND DISPOSE OF CHAIN LINK FENCE
REMOVE AND ABANDON ELECTRICAL BOX (TYP)
REMOVE BENCH AND SALVAGE FOR OWNER USE
REMOVE AND DISPOSE OF INFIELD SURFACING
REMOVE AND DISPOSE OF BLEACHERS
REMOVE AND DISPOSE OF CONCRETE PAD (TYP)
REMOVE AND DISPOSE OF TREE AND STUMP (TYP)
REMOVE AND DISPOSE OF TREE AND STUMP (TYP)
REMOVE AND DISPOSE OF BENCH (TYP)
REMOVE AND DISPOSE OF BRICK PAD (TYP)
REMOVE AND DISPOSE OF BUILDING, FOOTINGS, AND FOUNDATION
REMOVE AND DISPOSE OF UTILITY PEDESTAL
REMOVE AND DISPOSE OF CONDENSING UNITS (TYP)
REMOVE AND DISPOSE OF GAS SERVICE AND METER (COORDINATE WITH UTILITY PROVIDER)
REMOVE AND DISPOSE OF WALL (TYP)
REMOVE AND DISPOSE OF ELECTRIC SERVICE AND METER (COORDINATE WITH UTILITY PROVIDER)
REMOVE AND DISPOSE OF CONCRETE PAD (TYP)
REMOVE AND DISPOSE OF TREE AND STUMP (TYP)
REMOVE AND DISPOSE OF TREE AND STUMP (TYP)
REMOVE AND DISPOSE OF BLEACHERS
REMOVE AND DISPOSE OF CONCRETE PAD (TYP)
REMOVE BENCH AND SALVAGE FOR OWNER USE
REMOVE AND DISPOSE OF CHAIN LINK FENCE
REMOVE BENCH AND SALVAGE FOR OWNER USE
REMOVE AND DISPOSE OF INFIELD SURFACING
REMOVE AND DISPOSE OF TREE AND STUMP (TYP)
REMOVE AND DISPOSE OF LIGHT AND POST (TYP)
REMOVE AND DISPOSE OF PLAYGROUND EQUIPMENT (TYP)
REMOVE AND DISPOSE OF TREE AND STUMP (TYP)
REMOVE AND DISPOSE OF CONCRETE PAD (TYP)
REMOVE AND DISPOSE OF PLAYGROUND EQUIPMENT (TYP)
REMOVE DISPOSE OF BLEACHERS
REMOVE AND DISPOSE OF CONCRETE PAD AND SHELTER (TYP)
REMOVE TABLES AND SALVAGE FOR OWNER USE
REMOVE AND DISPOSE OF LIGHT AND POST (TYP)
REMOVE AND DISPOSE OF TREE AND STUMP

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1 **GRADING ENLARGEMENT #1** ← provide scale for detail

GENERAL NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.
14. AMENDED SOILS AND BIORETENTION CELL MUST BE BUILT POST CONSTRUCTION, ONCE ALL AREAS ARE BUILT OUT AND VEGETATED OR SODDED.

TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
3. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
4. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
5. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
6. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
3. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
4. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
5. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
6. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
7. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
8. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
9. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
10. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.

N

SCALE
0' 10' 20' 40'

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Owner
CITY OF GRIMES
10 NE Harvey Street
Grimes, Iowa 50111

Project
PUBLIC ADMINISTRATION BUILDING
STREET NAME
CITY, IA ZIP CODE

Construction Manager
The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer
Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
P. 515-369-4400

Structural Engineer
Raker Rhodes Engineering
4717 Grand Avenue
DES MOINES, IA 50312
P. 515-277-0275

Mechanical & Electrical Engineer
Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

Landscape Architect
Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

Key Plan

Revision	Description	Date

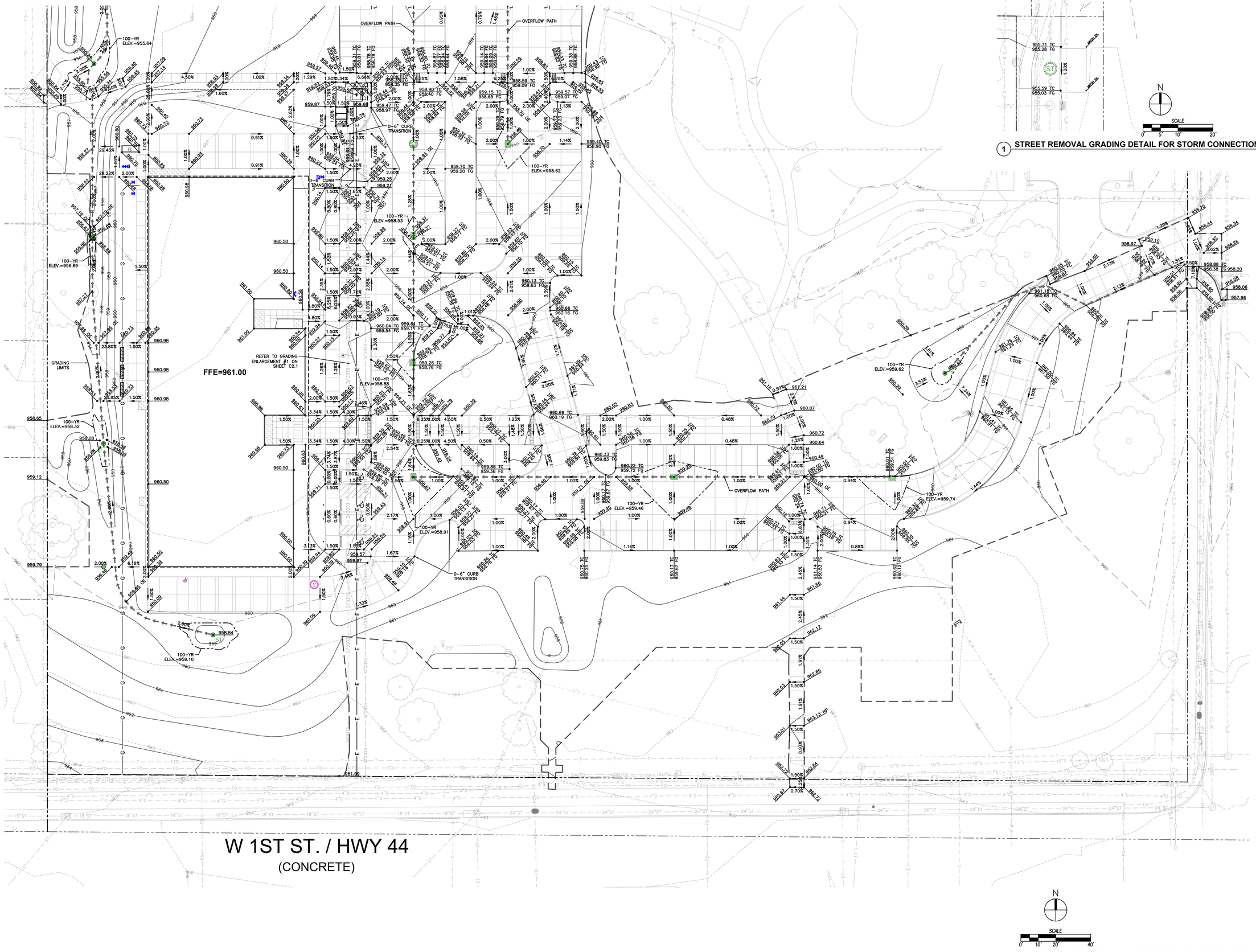
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24826000

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Sheet Number
C2.1

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1 **STREET REMOVAL GRADING DETAIL FOR STORM CONNECTION**

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The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
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Civil Engineer

Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
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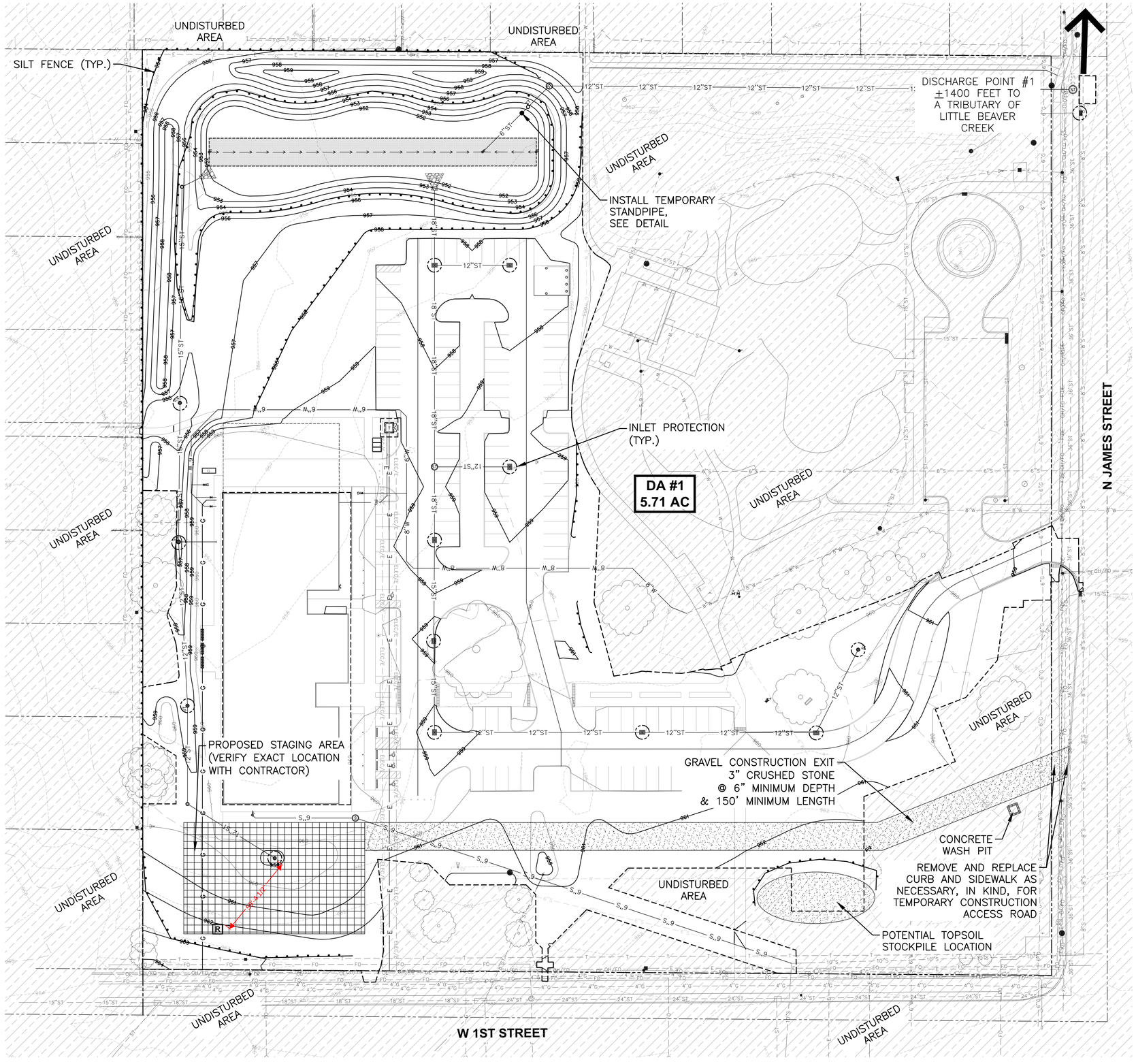
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SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP–RAP	
DITCH CHECK		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM	R	TEMPORARY SEDIMENT TRAP	TST #
TEMPORARY STANDPIPE		TEMPORARY SEDIMENT BASIN	TSB #
CONCRETE WASHOUT PIT			

STABILIZATION QUANTITIES

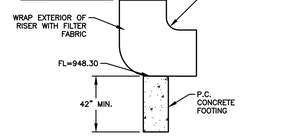
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,529
3	SEEDING, FERTILIZING, AND MULCHING	AC	5.2
4	INLET PROTECTION DEVICES	EA	13
5	CONCRETE WASHOUT PIT	EA	1
6	TEMPORARY STANDPIPE	EA	1

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

TEMPORARY STAND PIPE DETAIL

NOT TO SCALE



N

SCALE
0' 15' 30' 60'

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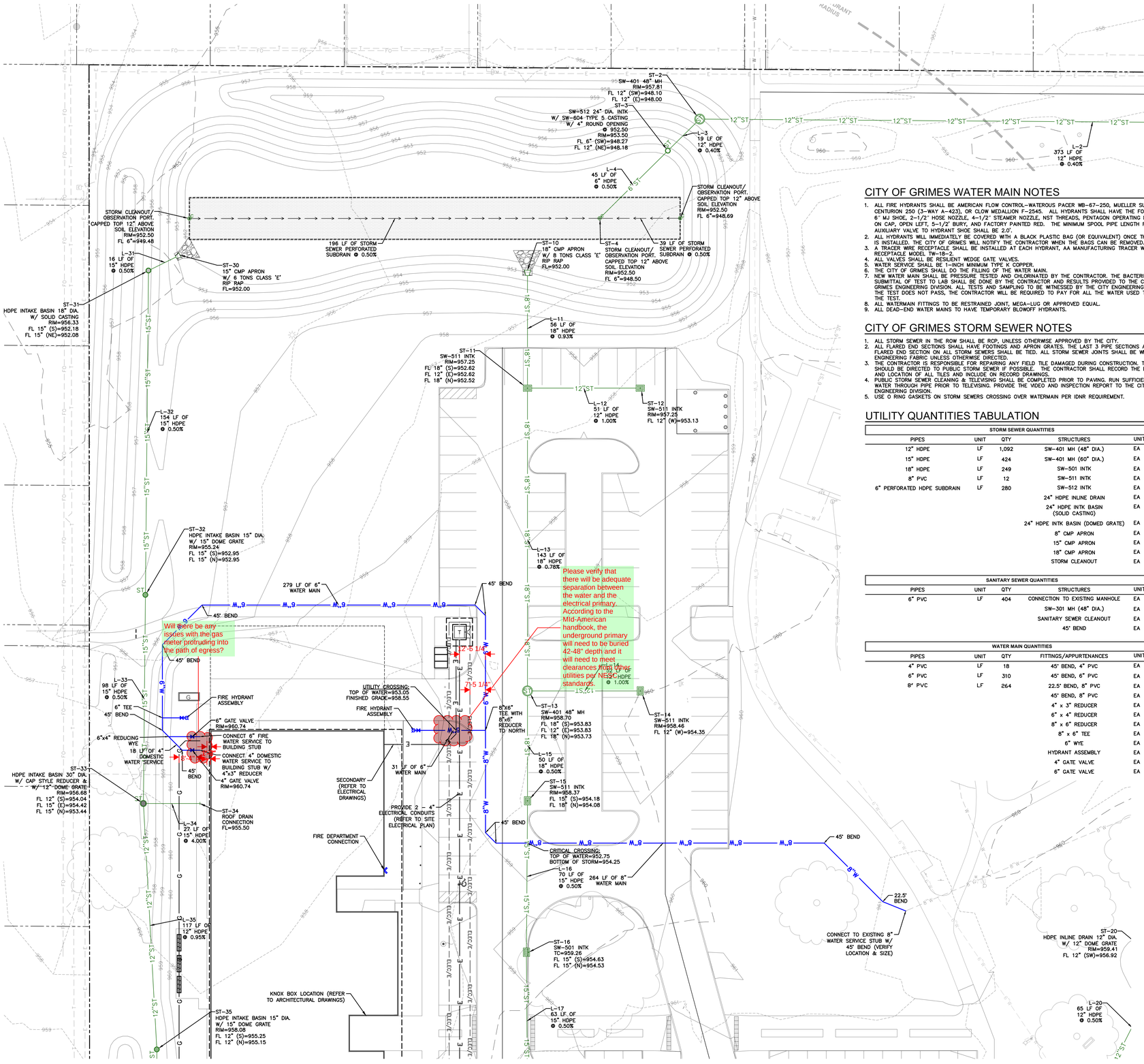
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EROSION & SEDIMENT CONTROL PLAN

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CITY OF GRIMES WATER MAIN NOTES

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

CITY OF GRIMES STORM SEWER NOTES

1. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
2. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
4. PUBLIC STORM SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
5. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

UTILITY QUANTITIES TABULATION

STORM SEWER QUANTITIES

PIPES	UNIT	QTY	STRUCTURES	UNIT	QTY
12" HDPE	LF	1,092	SW–401 MH (48" DIA.)	EA	2
15" HDPE	LF	424	SW–401 MH (60" DIA.)	EA	1
18" HDPE	LF	249	SW–501 INTK	EA	1
8" PVC	LF	12	SW–511 INTK	EA	7
6" PERFORATED HDPE SUBDRAIN	LF	280	SW–512 INTK	EA	1
			24" HDPE INLINE DRAIN	EA	2
			24" HDPE INTK BASIN (SOLID CASTING)	EA	3
			24" HDPE INTK BASIN (DOMED GRATE)	EA	3
			8" CMP APRON	EA	1
			15" CMP APRON	EA	1
			18" CMP APRON	EA	1
			STORM CLEANOUT	EA	3

SANITARY SEWER QUANTITIES

PIPES	UNIT	QTY	STRUCTURES	UNIT	QTY
6" PVC	LF	404	CONNECTION TO EXISTING MANHOLE	EA	1
			SW–301 MH (48" DIA.)	EA	1
			SANITARY SEWER CLEANOUT	EA	1
			45° BEND	EA	2

WATER MAIN QUANTITIES

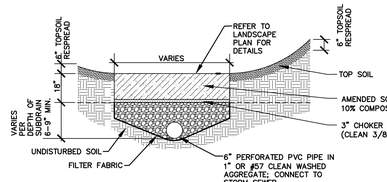
PIPES	UNIT	QTY	FITTINGS/APPURTENANCES	UNIT	QTY
4" PVC	LF	18	45° BEND, 4" PVC	EA	1
6" PVC	LF	310	45° BEND, 6" PVC	EA	5
8" PVC	LF	264	22.5° BEND, 8" PVC	EA	2
			45° BEND, 8" PVC	EA	5
			4" x 3" REDUCER	EA	1
			6" x 4" REDUCER	EA	1
			8" x 6" REDUCER	EA	1
			8" x 6" TEE	EA	1
			6" WYE	EA	1
			HYDRANT ASSEMBLY	EA	1
			4" GATE VALVE	EA	1
			6" GATE VALVE	EA	1

GENERAL NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS.
2. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
3. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
4. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
5. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
6. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
7. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
8. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE–CALL SERVICE AT 800–292–8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
16. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
17. FGH=FINISH GRADE AT HYDRANT.
18. ALL SANITARY SEWER WITH LESS THAN 5.5' OF COVER SHALL BE INSULATED WITH 4" OF RIGID BOARD INSULATION. INSULATION SHALL BE HIGH DENSITY EXTRUDED POLYSTYRENE, MINIMUM 60 PSI, EQUIVALENT TO R–20 PER 4" THICK INSULATION.

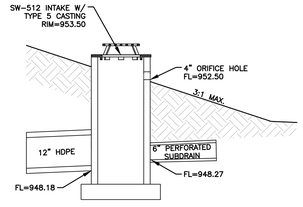
CITY OF GRIMES SANITARY SEWER NOTES

1. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
2. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
3. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
4. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
5. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
6. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
7. SANITARY SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.



NOTE:
1. REFER TO IOWA STORMWATER MANAGEMENT MANUAL FOR FURTHER DETAILS.
2. CONTRACTOR SHALL INSTALL AND FINAL GRADE BIO–RETENTION AREA AFTER ALL DISTURBED AREAS ARE ESTABLISHED TO MINIMIZE THE AMOUNT OF SEDIMENT REACHING THE FILTER BED.
3. REFER TO LANDSCAPE PLAN FOR DETAILED INFORMATION.
4. CLEAN OUT ANY SEDIMENT OR ORGANIC MATTER THAT ENTERS INTO THE BIO–RETENTION AREA THROUGHOUT THE LIFE OF THE BASIN TO ENSURE WATER CAN INFILTRATE THROUGH THE FILTER BED. IF WATER IS STANDING FOR MORE THAN 48 HOURS, MAINTENANCE WILL NEED TO BE COMPLETED.
5. ENSURE THAT THE BOTTOM OF THE BIO–RETENTION CELL IS FLAT TO ALLOW PROPER DISTRIBUTION OF THE WATER REQUIRING FILTRATION. REGRADE ANY AREAS THAT SETTLE OR BUILD UP SEDIMENT.

2 BIORETENTION CELL DETAIL
NOT TO SCALE



1 BASIN OUTLET (ST-3)
NOT TO SCALE

N

SCALE
0' 10' 20' 40'

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P. 515-698-4260

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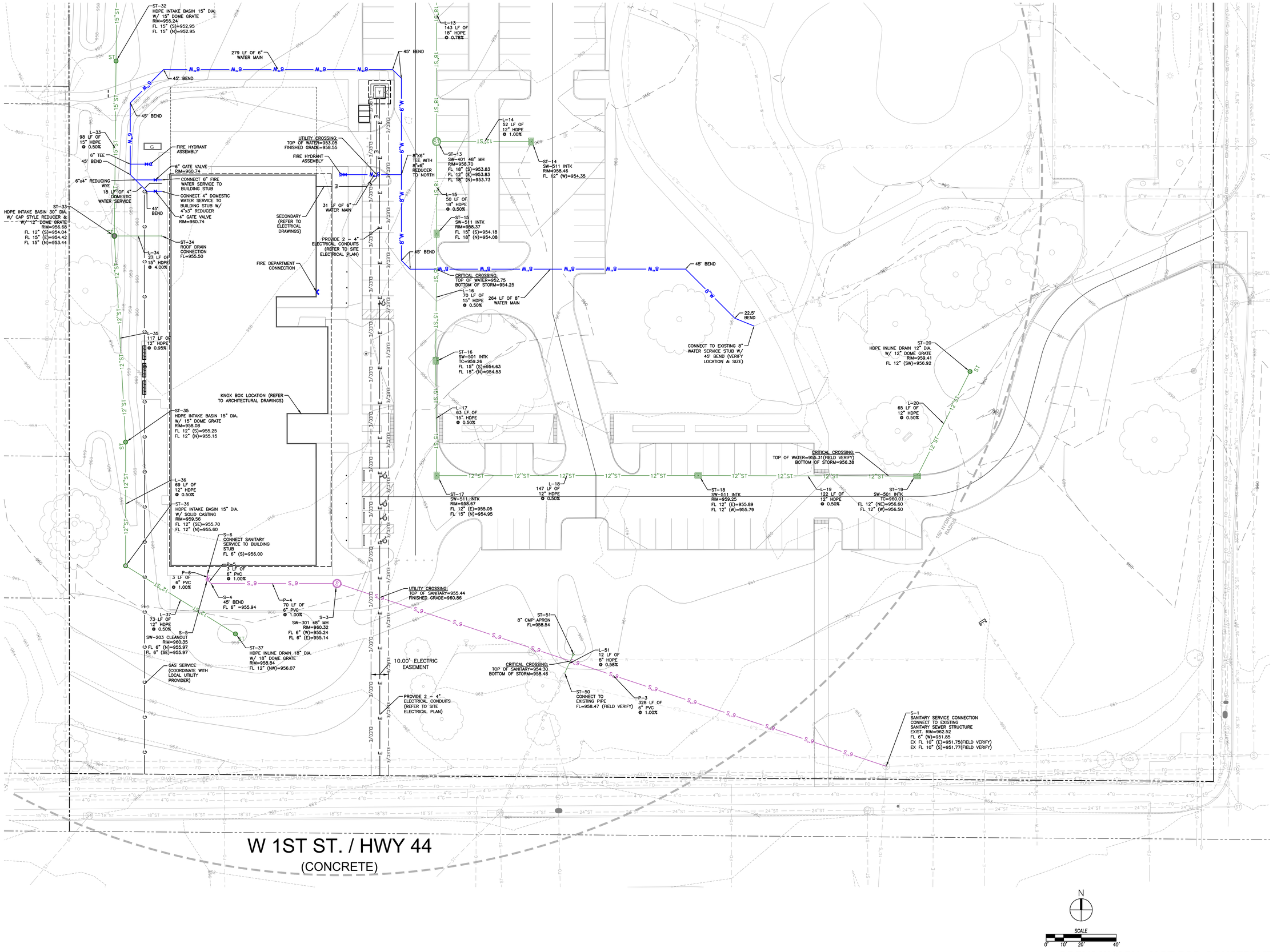
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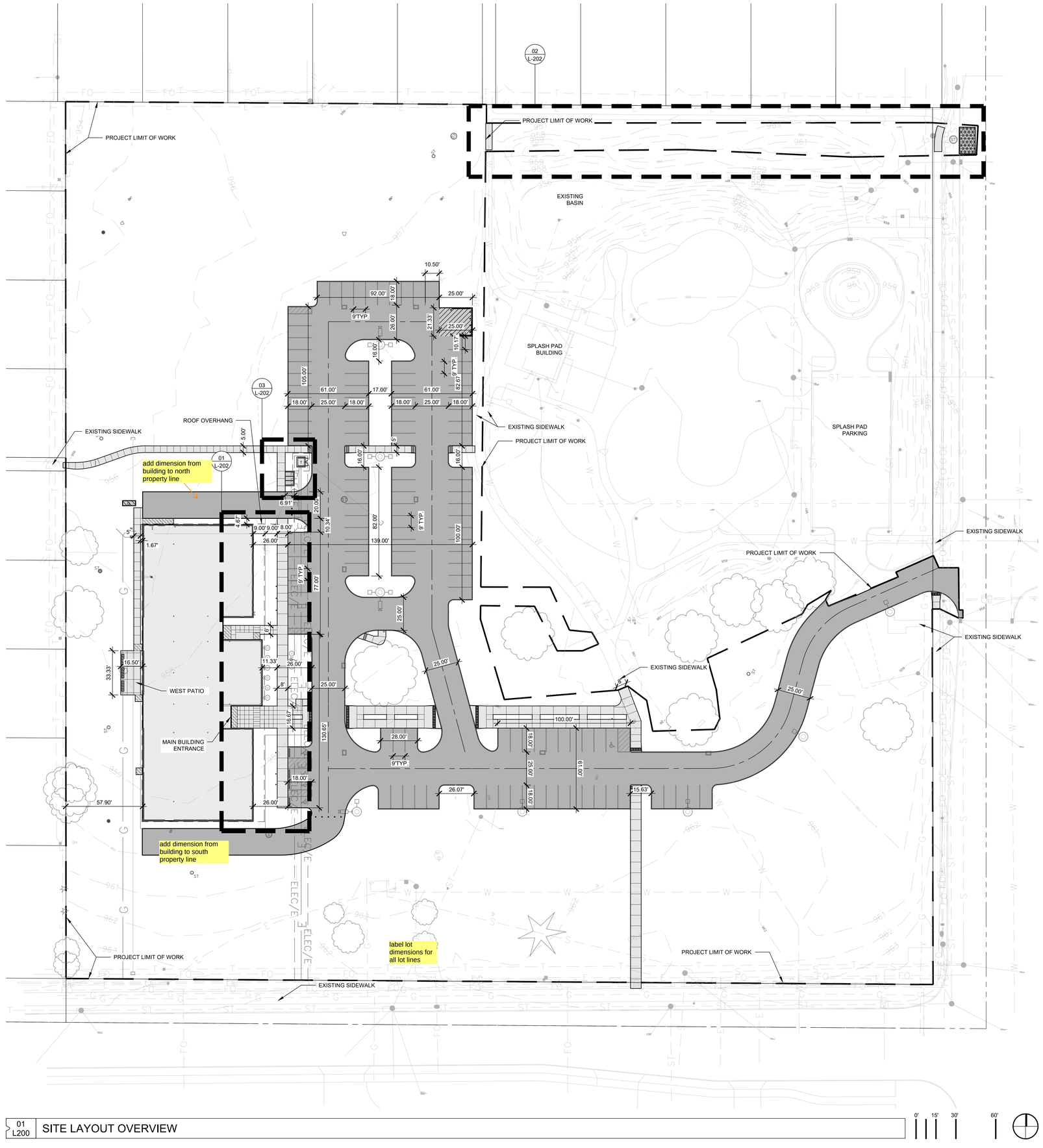
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UTILITY PLAN

Sheet Number
C3.2



GENERAL NOTES

A. CIVIL DESIGN ADVANTAGE, 4121 NW URBANDALE DR, URBANDALE, IOWA 50322 (515) 369-4400 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

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COORDINATION NOTE

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HATCH LEGEND:

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- TYPE 3 PAVING - 5" P.C.C. SIDEWALK RE: 03/L500
- STOOP: REFER TO STRUCTURAL DRAWINGS
- STREET REPLACEMENT PAVING RE: 04/L500

01 L200 SITE LAYOUT OVERVIEW

0' 15' 30' 60'

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100 Court Ave., Suite 100
Des Moines, IA 50309
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Key Plan

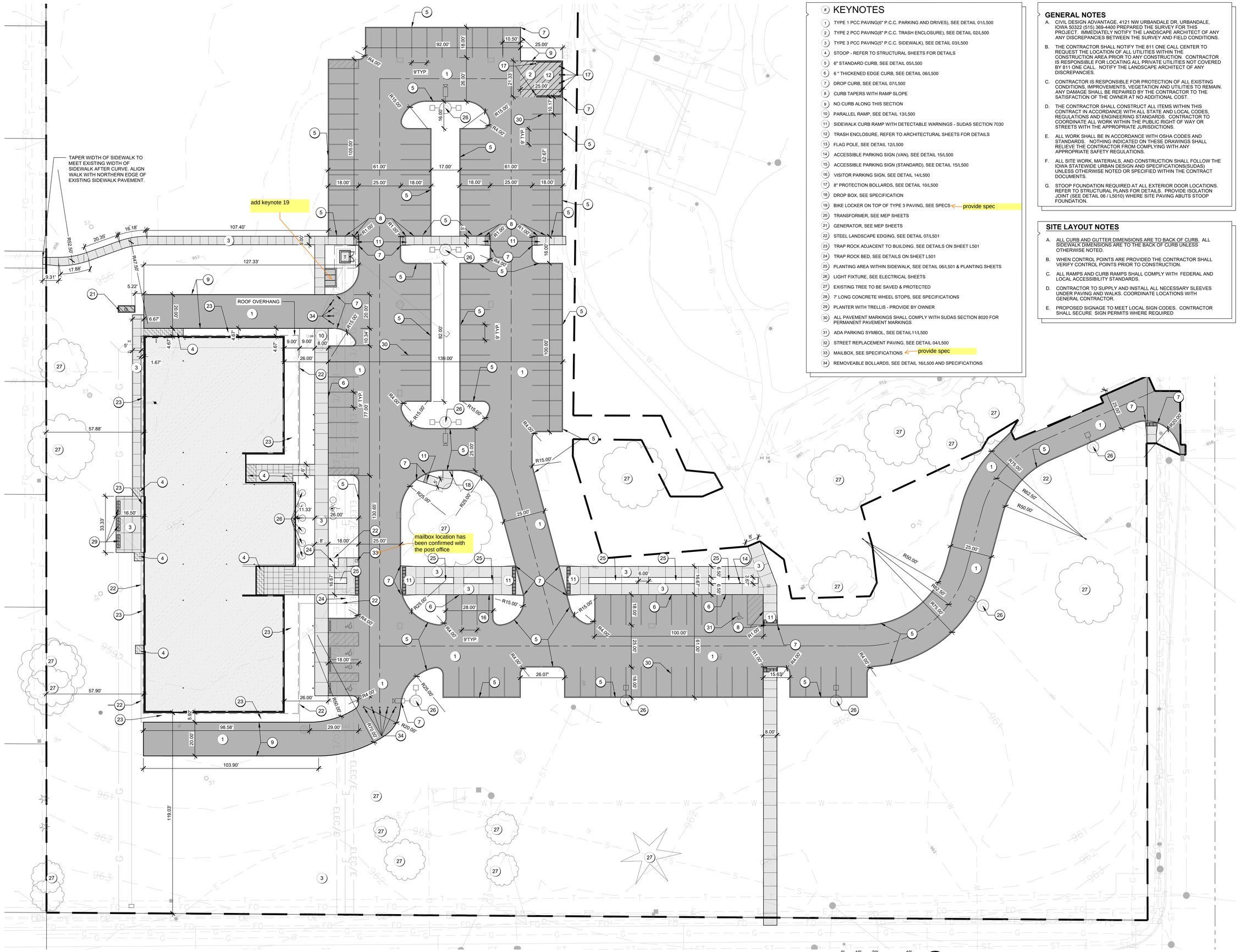
Revision Description Date

OPN Project No.
24826000

Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
SITE LAYOUT OVERVIEW

Sheet Number
L200



KEYNOTES

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18. DROP BOX, SEE SPECIFICATION
19. BIKE LOCKER ON TOP OF TYPE 3 PAVING, SEE SPECS ← provide spec
20. TRANSFORMER, SEE MEP SHEETS
21. GENERATOR, SEE MEP SHEETS
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23. TRAP ROCK ADJACENT TO BUILDING. SEE DETAILS ON SHEET L501
24. TRAP ROCK BED, SEE DETAILS ON SHEET L501
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34. REMOVEABLE BOLLARDS, SEE DETAIL 16/L500 AND SPECIFICATIONS

GENERAL NOTES

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D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

01 L201 SITE LAYOUT - SOUTH

0' 10' 20' 40'

OPN ARCHITECTS
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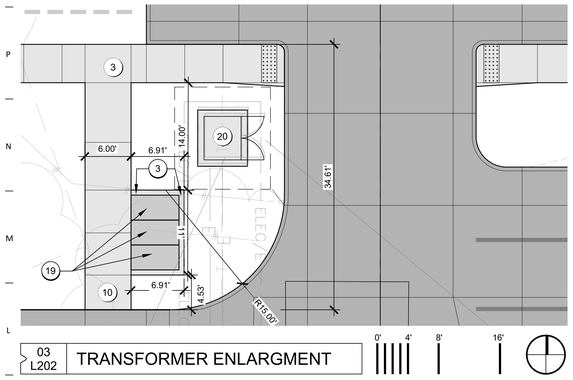
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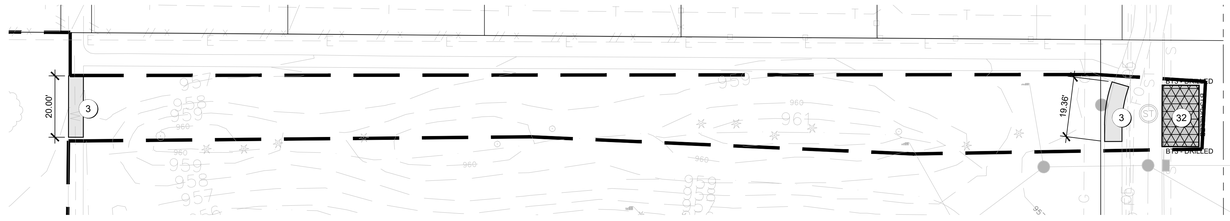
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SITE LAYOUT PLAN

Sheet Number
L201



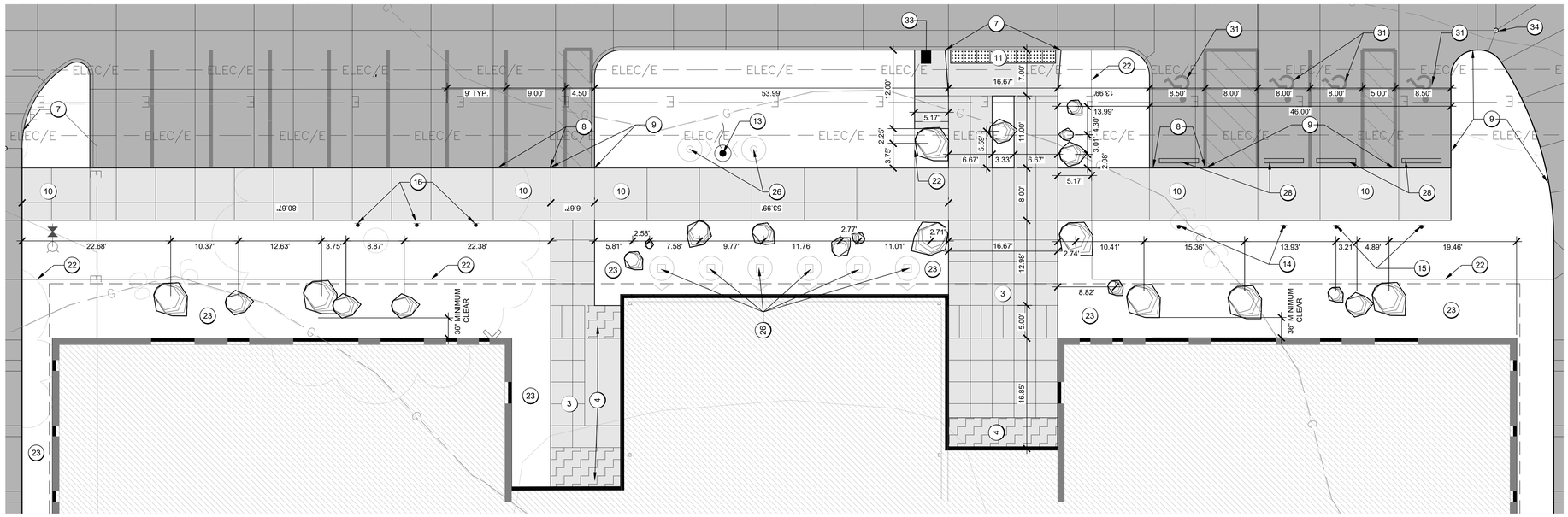
03 L202 TRANSFORMER ENLARGMENT

0' 4' 8' 16'



02 L202 NORTHEAST PARK ENLARGMENT

0' 10' 20' 40'



01 L202 FOUNDATION PLANTING ENLARGMENT

0' 4' 8' 16'

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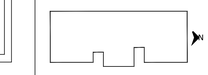
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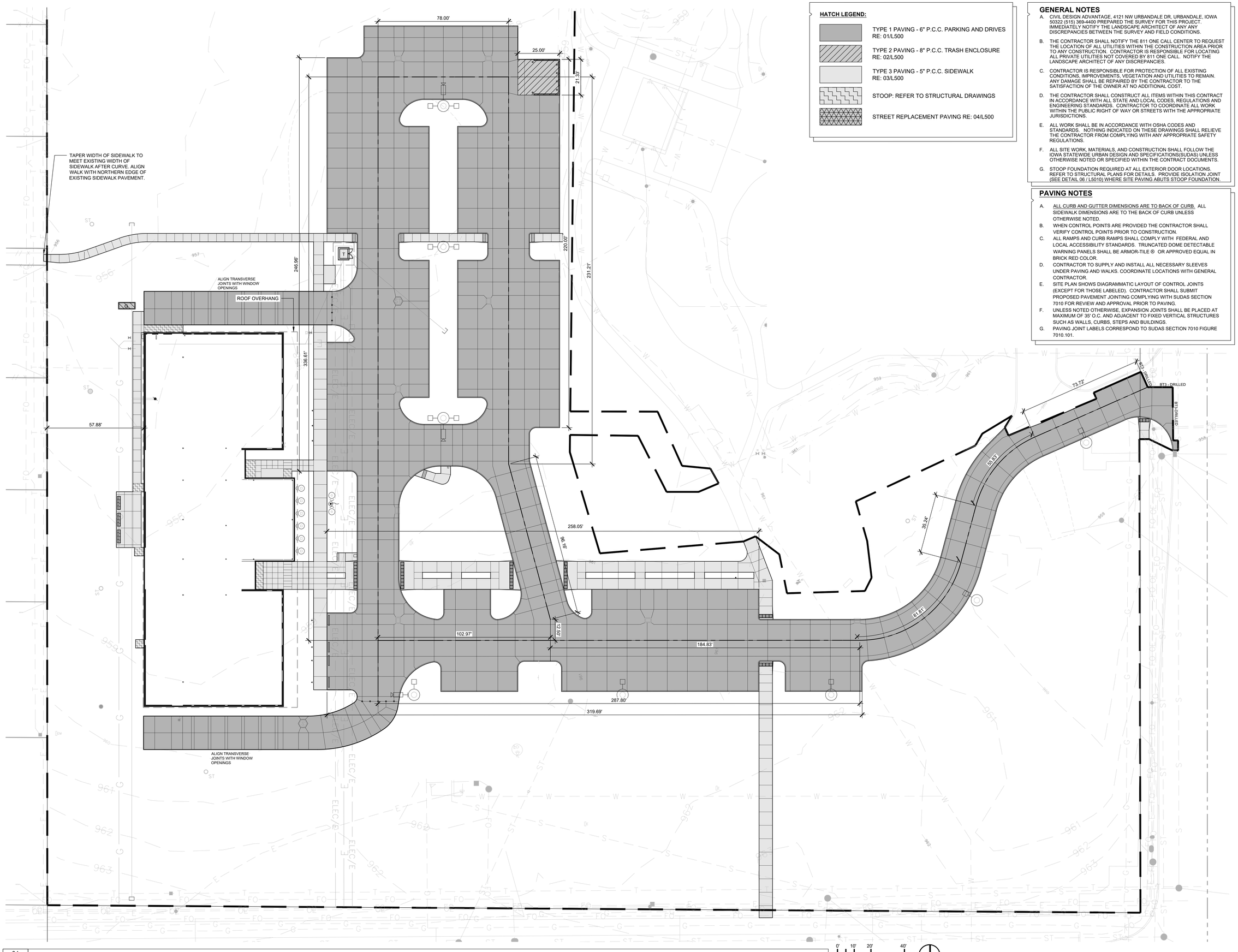
Revision	Description	Date

OPN Project No.
24826000

Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
SITE LAYOUT PLAN ENLARGMENTS

Sheet Number
L202



01 L203 PAVING AND JOINTING PLAN

0' 10' 20' 40'

HATCH LEGEND:

- TYPE 1 PAVING - 6" P.C.C. PARKING AND DRIVES RE: 01/L500
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C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS. TRUNCATED DOME DETECTABLE WARNING PANELS SHALL BE ARMOR-TILE ® OR APPROVED EQUAL IN BRICK RED COLOR.

D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS (EXCEPT FOR THOSE LABELED). CONTRACTOR SHALL SUBMIT PROPOSED PAVEMENT JOINTING COMPLYING WITH SUDAS SECTION 7010 FOR REVIEW AND APPROVAL PRIOR TO PAVING.

F. UNLESS NOTED OTHERWISE, EXPANSION JOINTS SHALL BE PLACED AT MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

G. PAVING JOINT LABELS CORRESPOND TO SUDAS SECTION 7010 FIGURE 7010.101.

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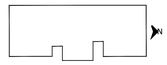
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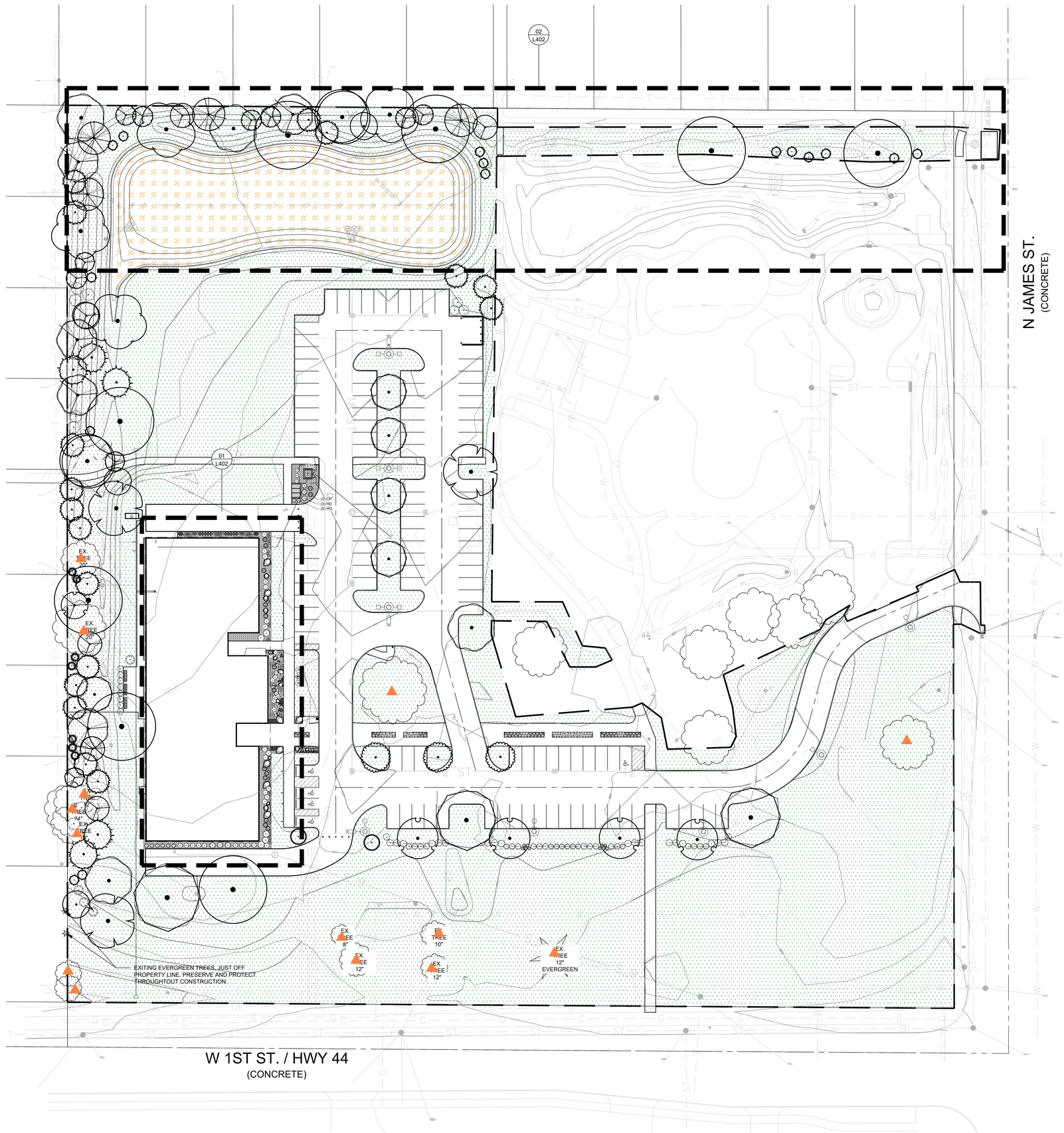
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Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
PAVING & JOINTING PLAN

Sheet Number
L203



01 L400 LANDSCAPE OVERVIEW

0' 15' 30' 60'

GENERAL NOTES

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LANDSCAPE OVERVIEW NOTES

A. COORDINATE ALL WORK TO ENSURE PUBLIC SPLASH PAD FACILITY, PARKING, AND ACCESS REMAIN OPEN THROUGHOUT CONSTRUCTION.

B. ALL PLANTING SOIL SHALL COMPLY WITH SUDAS SECTION 2010 PART 2.01A FOR ON SITE TOPSOIL.

GROUNDCOVER LEGEND:

LAWN SEEDING AREA, SUDAS TYPE 1 LAWN MIXTURE

NATIVE SEEDING AREA, SUDAS WETLAND GRASS SEED MIXTURE

TRAP ROCK, SEE DETAIL 11/L501 AND SPECIFICATIONS

OVERALL PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING & REMARKS
OVERSTORY TREES						
AS	1	Acer saccharum	SUGAR MAPLE	2.0" CAL.	B&B	
CO	2	Celtis occidentalis	COMMON HACKBERRY	2.0" CAL.	B&B	
GT	4	Gleditsia triacanthos inermis 'Skycole'	SKYLINE HONEYLOCUST	2.0" CAL.	B&B	
LS	2	Liquidambar styraciflua	SWEETGUM	1.5" CAL.	B&B	
LT	3	Liriodendron tulipifera	TULIP TREE	2.0" CAL.	B&B	
QB	8	Quercus bicolor	SWAMP WHITE OAK	2.0" CAL	B&B	
QM	4	Quercus macrocarpa	BUR OAK	2.0" CAL.	B&B	
TD	4	Taxodium distichum	BALD CYPRESS	2.0" CAL.	B&B	
TA	5	Tilia americana 'McKSentry'	AMERICAN SENTRY LINDEN	2.0" CAL.	B&B	
UNDERSTORY TREES						
AA	3	Amelanchier arborea	DOWNY SERVICEBERRY	1.5" CAL.	B&B	
AC	7	Amelanchier canadensis	CANADIAN SERVICEBERRY	1.5" CAL.	B&B	MULTI-TRUNK
AH	5	Carpinus caroliniana	AMERICAN HORNBEAM	1.5" CAL.	B&B	
CC	5	Cercis canadensis	EASTERN REDBUD	1.5" CAL.	B&B	
DG	1	Cornus alternifolia	PAGODA DOGWOOD	1.5" CAL.	B&B	
CF	1	Cornus florida	FLOWERING DOGWOOD	1.5" CAL.	B&B	
MS	3	Magnolia x soulangeana	SAUCER MAGNOLIA	1.5" CAL.	B&B	
MA	2	Malus x 'Adirondack'	ADIRONDACK CRABAPPLE	1.5" CAL.	B&B	
OV	4	Ostrya virginiana	AMERICAN HOPHORNBEAM	1.5" CAL.	B&B	
PI	3	Pistacia chinensis	CHINESE PISTACHE	1.5" CAL.	B&B	
EVERGREEN TREES						
PG	3	Picea glauca	WHITE SPRUCE	8' HT	B&B	
PO	7	Picea omorika	SERBIAN SPRUCE	8' HT	B&B	
PT	15	Pinus parviflora 'Tempelhof'	JAPANESE WHITE PINE	4' HT	B&B	
PS	5	Pinus strobus	WHITE PINE	8' HT.	B&B	
PM	7	Pseudotsuga menziesii	DOUGLAS FIR	8' HT	B&B	
TO	7	Thuja occidentalis 'Baljohn'	TECHNITO ARBORVITE	#5	CONT.	
DECIDUOUS SHRUBS						
AM	14	Aronia melanocarpa 'Morton'	IROQUOIS BEAUTY BLACK CHOKEBERRY			
BD	6	Buddleja Davidii 'Black Knight'	BLACK KNIGHT BUTTERFLY BUSH	#3	CONT.	
FG	15	Fothergilla Gardenii	DWARF FOTHERGILLA	#3	CONT.	
HL	11	Hamamelis virginiana 'Little Suzie'	LITTLE SUZIE WITCHHAZEL	#3	CONT.	
HP	4	Hydrangea paniculata 'Limelight'	LIMELIGHT HYDRANGEA	#5	CONT.	
HD	11	Hydrangea paniculata 'SMNHPH'	LITTLE LIME PUNCH HYDRANGEA			
HQ	9	Hydrangea quercifolia 'Pee Wee'	PEE WEE OAKLEAF HYDRANGEA	#3	CONT.	
SX	6	Syringa x 'SMNSDTP'	BABY KIM LILAC	#3	CONT.	
VD	5	Viburnum dentatum 'Ralph Senior'	ARROWWOOD VIBURNUM	#5	CONT.	
VL	3	Viburnum lantana 'Mohican'	MOHICAN VIBURNUM	#5	CONT.	
WM	9	Weigela 'Minuet'	MINUET WEIGELA	#2	CONT.	
EVERGREEN SHRUBS						
CP	16	Chamaecyparis pisifera 'Golden Mop'	GOLDEN MOP CHAMAECYPARIS	#3	CONT.	
PP	3	Picea pungens 'Glauca Globosa'	GLOBE BLUE SPRUCE	#3	CONT.	
TX	18	Taxus x media 'Taunton'	TAUNTON YEW	#3	CONT.	
GRASSES						
CK	10	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	#1	CONT.	
FE	45	Festuca flauca 'Elijah Blue'	ELIJAH BLUE FESCUE	#1	CONT.	
PV	13	Panicum virgatum 'Northwind'	NORTHWIND SWITCH GRASS	#1	CONT.	
LB	24	Schizachyrium scoparium 'Chameleon'	CHAMELON LITTLE BLUESTEM	#1	CONT.	
SS	32	Schizachrylum scoparium 'Twilight Zone'	TWILIGHT ZONE LITTLE BLUESTEM	#1	CONT.	
SH	42	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	CONT.	
PERENNIALS						
AX	13	Allium x 'Serendipity'	SERENDIPITY ORNAMENTAL ONION/ALLIUM	#1	CONT.	
AV	46	Astilbe Chinensis 'Visions'	VISIONS CHINESE ASTILBE			
CM	11	Calamintha nepeta 'Montrose White'	MONTROSE WHITE LESSER CALAMINT	#1	CONT.	
PC	20	Echinacea pallia	PALE PURPLE CONEFLOWER	#1	CONT.	
EP	7	Echinacea purpurea	PURPLE CONEFLOWER	#1	CONT.	
HC	14	Heuchera x 'Citronelle'	CITRONELLE YELLOW CORAL BELLS			
HO	13	Heuchera x 'Obsidian'	OBSIDIAN CORAL BELLS			
LI	7	Liatris spicata	BLAZING STAR	#1	CONT.	
MB	7	Monarda fistulosa	BERGAMOT (BEE BALM)	#1	CONT.	
NB	6	Nepta racemosa 'Blue Wonder'	BLUE WONDER CATMINT	#1	CONT.	
PA	7	Perovskia abrotanoides	RUSSIAN SAGE	#1	CONT.	
SM	6	SALVIA X SYLVESTRIS 'MAINACHT'	MAIN NACHT SAGE	#1	CONT.	
SE	51	SEDUM X 'SAPHIRE TUFFET'	SAPHIRE TUFFET SEDUM SUN SPARKER	#1	CONT.	
VH	4	VERBENA HASTATA	BLUE VERVAIN	#1	CONT.	
VW	8	VERBENA HASTATA 'ALBA'	WHITE VERVAIN	#1	CONT.	
BULBS						
AG	52	ALLIUM X 'GLOBEMASTER'	GLOBEMASTER ORNAMENTAL ONION/ALLIUM	SINGULAR	BULB	

label the 5 in plan.

EXISTING TREE SCHEDULE

QTY.	TYPE OF TREE	SPACING AND REMARKS
1	8" DECIDUOUS TREE	LABELED ON PLAN
1	10" DECIDUOUS TREE	LABELED ON PLAN
3	12" DECIDUOUS TREE	LABELED ON PLAN
1	18" DECIDUOUS TREE	LABELED ON PLAN
2	20" DECIDUOUS TREE	LABELED ON PLAN
1	24" DECIDUOUS TREE	LABELED ON PLAN
1	12" EVERGREEN TREE	LABELED ON PLAN

there are more than 10 trees labeled as existing within disturbance boundary. Account for all in schedule.

OPN ARCHITECTS
100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Owner
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10 NE Harvey Street
Grimes, Iowa 50111

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PUBLIC ADMINISTRATION BUILDING
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Construction Manager
The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer
Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
P. 515-369-4400

Structural Engineer
Raker Rhodes Engineering
4717 Grand Avenue
DES MOINES, IA 50312
P. 515-277-0275

Mechanical & Electrical Engineer
Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

Landscape Architect
Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

Key Plan

Revision Description Date

OPN Project No.
24826000

Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
LANDSCAPE OVERVIEW

Sheet Number
L400

label

remove

TREE TO BE PLANTED IN FUTURE

(1) AC
(3) VD
(1) CF
(1) TO
(1) AH
(3) PS

(1) AH

(1) PT

(2) VD
(1) CO
(4) PM

(1) QB

(1) AA
(1) MS

(1) LT

(3) SX

(2) CP
(3) HD
(2) HQ

(2) TO
(1) DG

(1) PO
(1) QB

EX

(2) TO
(1) CC
(1) HP
(3) PM

(1) TA

(8) BD
(1) QB

(1) AH

(3) TO

(1) CC
(2) PG

(1) CC

(1) AA
(3) VD

EX

EX

(2) PS
(3) HP
(1) QM

(2) PT
(1) MS

(1) MA
(1) QB

(1) AS
(1) LT

10
10"

(4) TA

(3) VL
(3) PO

(1) LT

(1) QM

EX

5 AG BULBS
WITHIN THE SH
PLANTINGS

(5) SH
(4) SS
(1) AX

(1) AX
(3) PV
(4) SS
(5) SH

(6) SH

6 AG BULBS WITHIN
THE SH PLANTINGS

(6) SE
(17) LB

(3) PV
(2) AX
(2) AX

Label AG Bulbs.
Counted in schedule.

5 AG BULBS
WITHIN THE SH
PLANTINGS

10 AG BULBS
WITH THE SH
PLANTINGS

(9) SH
(5) SS
(9) SH

(7) SS

(4) AX

(3) AX

8 AG BULBS
WITH THE SH
PLANTINGS

(9) SH
(5) SS
(9) SH

(7) SS

(7) PV

10 AG BULBS
WITH THE SH
PLANTINGS

8 AG BULBS
WITH THE SH
PLANTINGS

(1) PI
(1) PI

(1) PI

(1) LS
(1) GT

(2) GT
(1) GT

(1) LS

(3) AM

(1) MA

(2) HL
(4) TX

(2) AM

(2) AM
(1) HL
(1) HD
(2) TX

(3) TX
(5) CK

(6) HD
(3) TX

(1) HD
(2) TX
(5) CK

(1) HL
(2) AM

(2) AM
(1) HL
(4) TX

(1) HL

(3) AM

EX
TREE
8"

EX
TREE
12"

EX
TREE
10"

EX
TREE
10"

EX
TREE
EVERGREEN

10

01
L301 PLANTING PLAN

0' 10' 20' 40'

GENERAL NOTES

A. CIVIL DESIGN ADVANTAGE, 4121 NW URBANDALE DR. URBANDALE, IOWA 50322 (515) 369-4400 PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

F. ALL SITE WORK, MATERIALS, AND CONSTRUCTION SHALL FOLLOW THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS(SUDAS) UNLESS OTHERWISE NOTED OR SPECIFIED WITHIN THE CONTRACT DOCUMENTS.

LEGEND:

SMALL CHARCOAL GRAY GRANITE BOULDER 1'X3' IN SIZE, SEE SPECIFICATIONS

MEDIUM CHARCOAL GRAY GRANITE BOULDER 2'X4' IN SIZE, SEE SPECIFICATIONS

LARGE CHARCOAL GRAY GRANITE BOULDER 4'+ IN SIZE IN SIZE, SEE SPECIFICATIONS

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P: 515-309-0722
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Key Plan

Revision Description Date

OPN Project No.
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Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
PLANTING PLAN

Sheet Number
L401

LEGEND:

- SMALL CHARCOAL GRAY GRANITE BOULDER 1'X3' IN SIZE, SEE SPECIFICATIONS
- MEDIUM CHARCOAL GRAY GRANITE BOULDER 2'X4' IN SIZE, SEE SPECIFICATIONS
- LARGE CHARCOAL GRAY GRANITE BOULDER 4'+ IN SIZE IN SIZE, SEE SPECIFICATIONS

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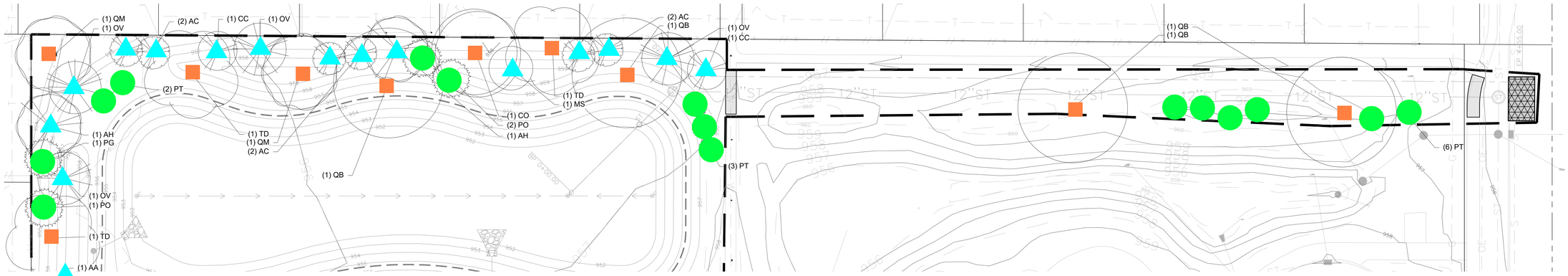
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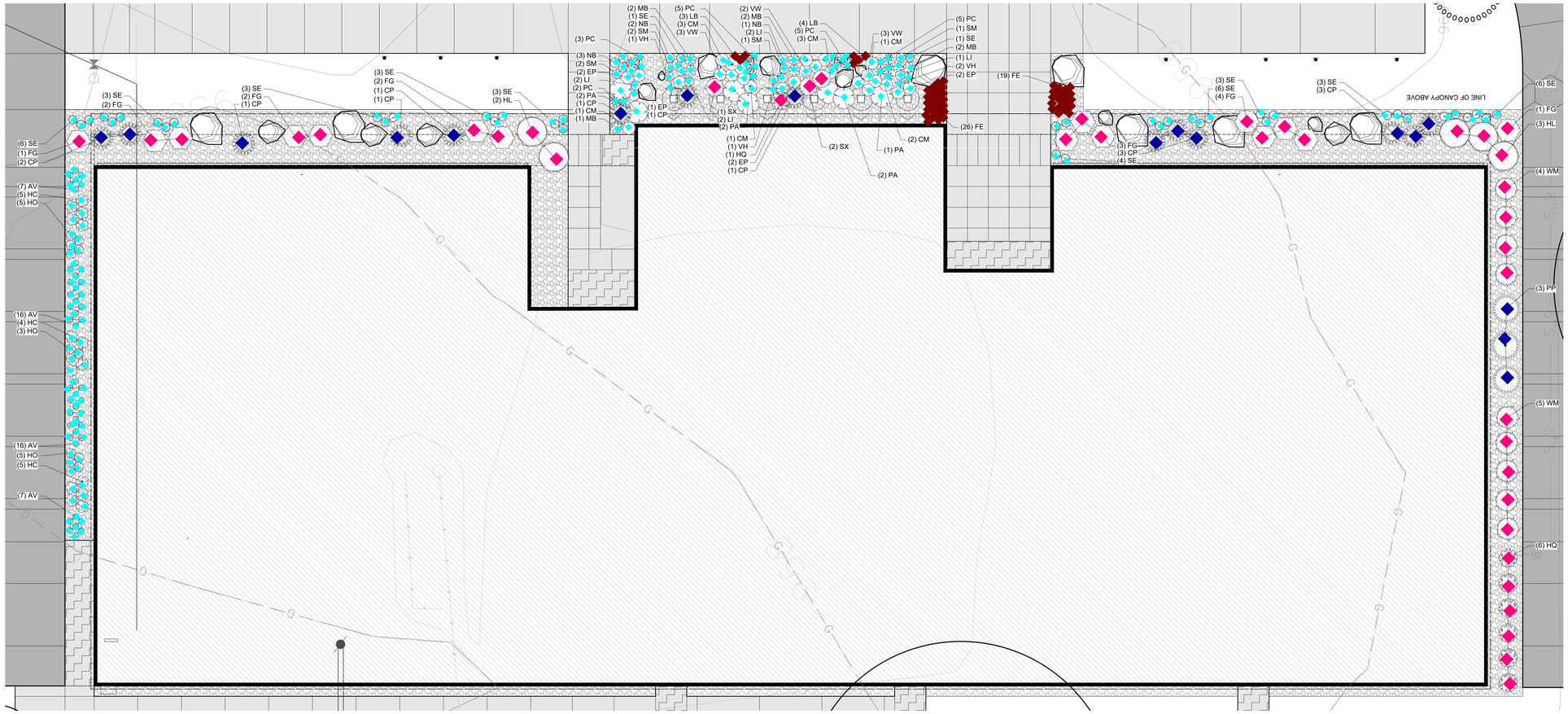
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02 L402 PLANTING PLAN ENLARGEMENTS



01 L402 FOUNATION PLANTING ENLARGMENT

OPN ARCHITECTS

100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Landscape Architect

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DES MOINES, IA 50309
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Key Plan

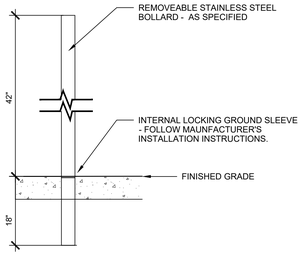
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OPN Project No.
24826000

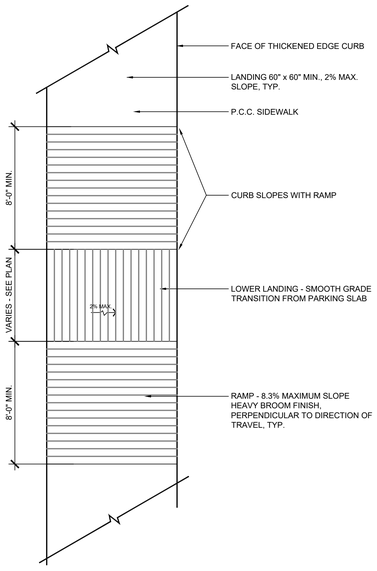
Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
PLANTING PLAN ENLARGEMENTS

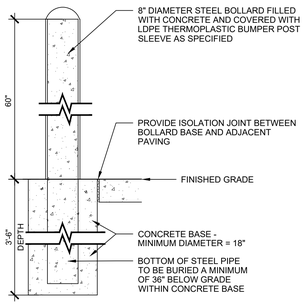
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L402



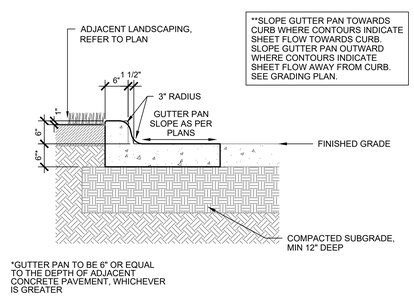
16 L500 SECTION: REMOVABLE BOLLARD SCALE: 3/4" = 1'-0"



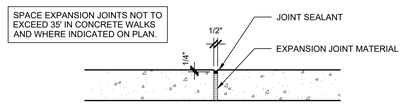
13 L500 PLAN: ADA RAMP, PARALLEL TYP. NOT TO SCALE



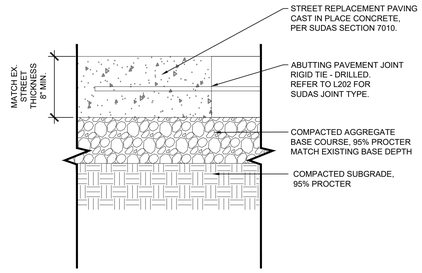
10 L500 SECTION: 8" PROTECTION BOLLLARD SCALE: 3/4" = 1'-0"



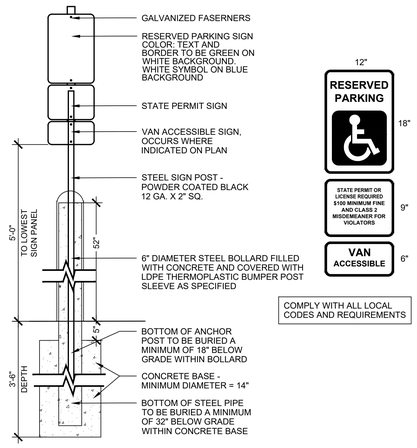
05 L500 SECTION: 6" STANDARD CURB SCALE" 3/4" = 1'-0"



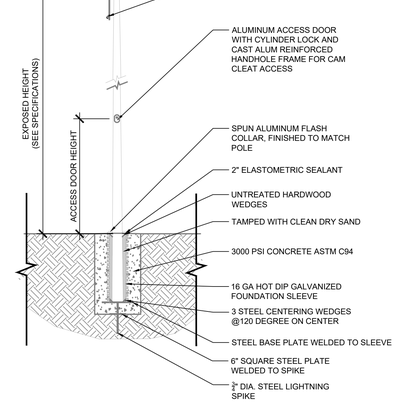
09 L500 SECTION: SIDEWALK EXPANSION JOINT SCALE" 1 1/2" = 1'-0"



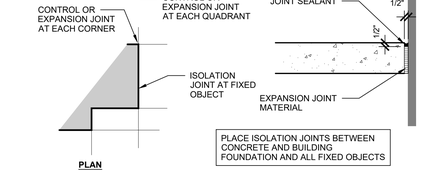
04 L500 STREET REPLACEMENT PAVING



15 L500 SECTION: ACCESSIBLE PARKING SIGN SCALE: 3/4" = 1'-0"



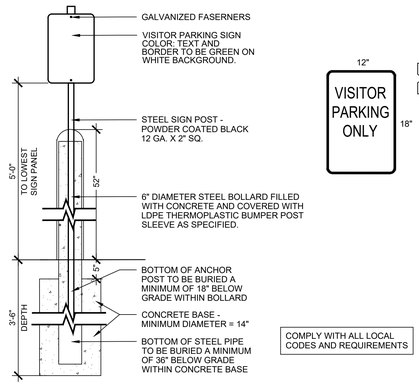
12 L500 SECTION: FLAG POLE N.T.S.



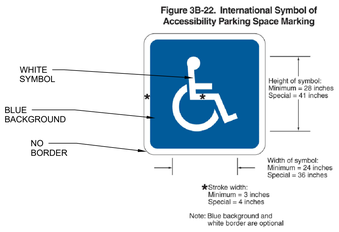
08 L500 SECTION: EXPANSION JOINT SCALE" 1 1/2" = 1'-0"



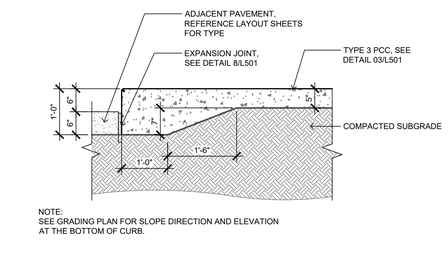
03 L500 SECTION: TYPE 3 PAVING (SIDEWALK) SCALE" 1 1/2" = 1'-0"



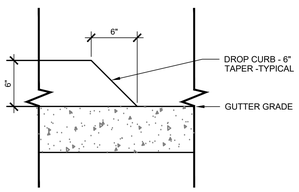
14 L500 SECTION: VISITOR PARKING SIGN SCALE: 3/4" = 1'-0"

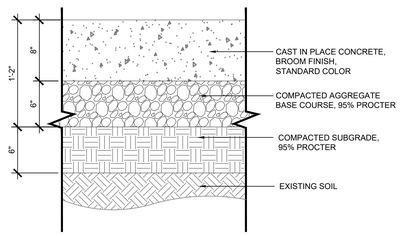


11 L500 PLAN: ADA PARKING SYMBOL SCALE: 3/8" = 1'-0"



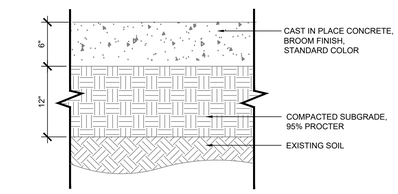
06 L500 SECTION: THICKENED EDGE CURB SCALE: 3/4" = 1'-0"





07 L500 ELEVATION: DROP CURB SCALE" 1 1/2" = 1'-0"

02 L500 SECTION: TYPE 2 PAVING (TRASH ENCLOSURE) SCALE" 1 1/2" = 1'-0"



01 L500 SECTION: TYPE 1 PAVING (PARKING & DRIVES) SCALE: 1 1/2" = 1'-0"

OPN ARCHITECTS
100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Grimes, Iowa 50111

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PUBLIC ADMINISTRATION BUILDING
STREET NAME
GRIMES, IA 50111

Construction Manager
The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer
Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
P. 515-369-4400

Structural Engineer
Raker Rhodes Engineering
4717 Grand Avenue
DES MOINES, IA 50312
P. 515-277-0275

Mechanical & Electrical Engineer
Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

Landscape Architect
Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

Key Plan

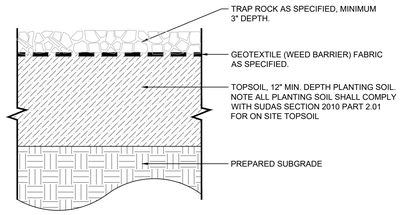
Revision Description Date

OPN Project No.
24826000

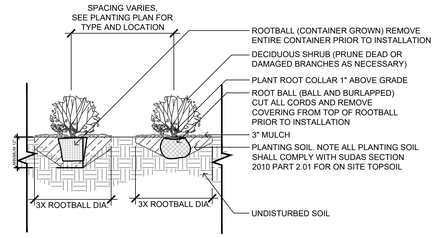
Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
DETAILS

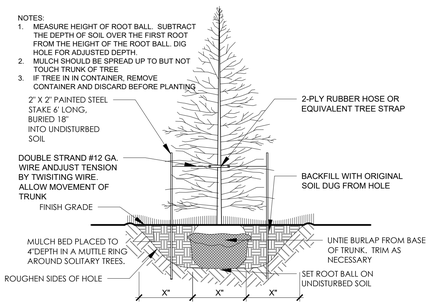
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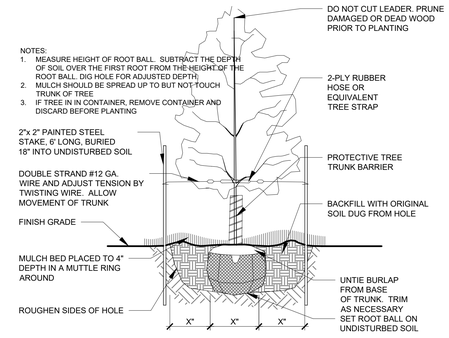
11 L501 SECTION: TRAP ROCK, TYP. N.T.S



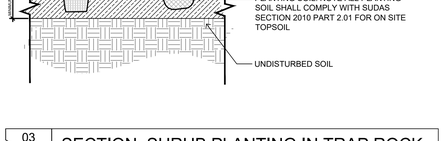
04 L501 SECTION: SHRUB PLANTING IN LANDSCAPE N.T.S.



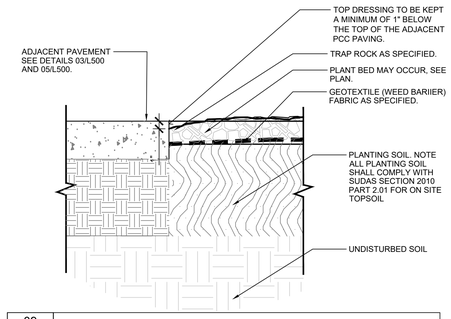
10 L501 SECTION: EVERGREEN TREE PLANTING N.T.S.



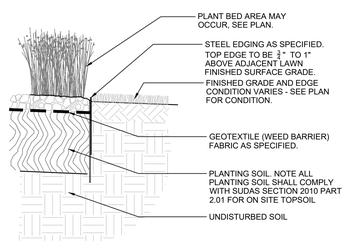
08 L501 SECTION: DECIDUOUS TREE PLANTING N.T.S



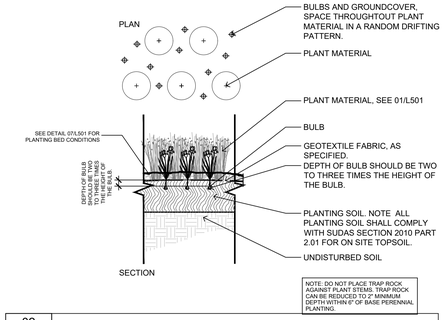
03 L501 SECTION: SHRUB PLANTING IN TRAP ROCK N.T.S.



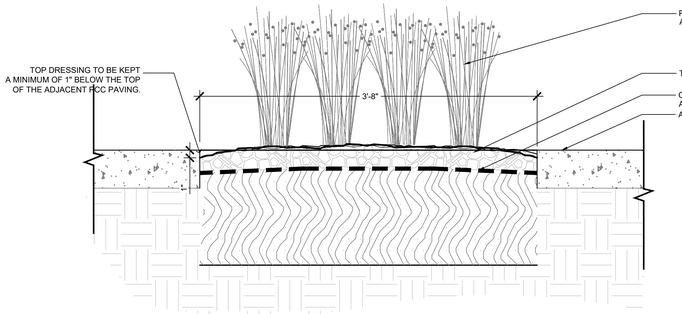
09 L501 SECTION: TRAP ROCK @ PCC EDGE SCALE: 1 1/2" = 1'-0"



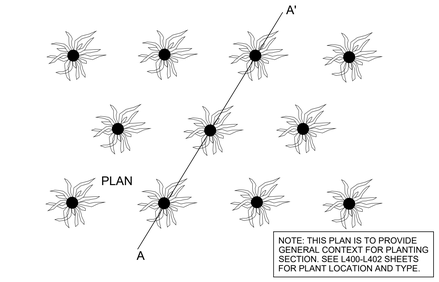
07 L501 SECTION: STEEL EDGING SCALE: 1" = 1'-0"

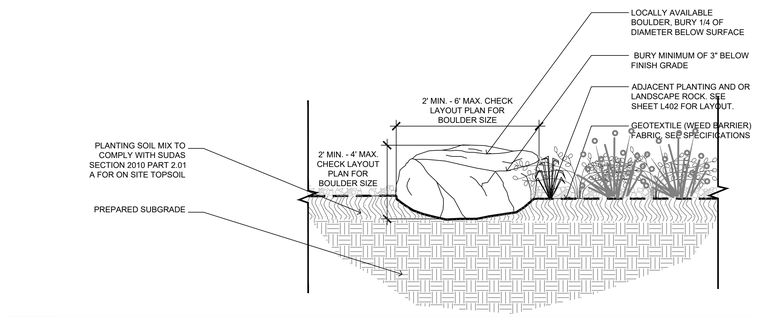


02 L501 BULB PLANTING N.T.S.

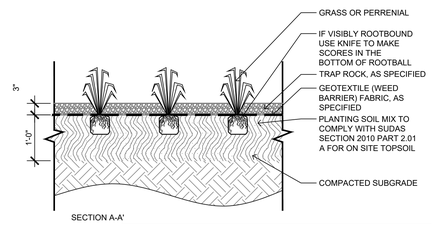


06 L501 SECTION: PLANTING AREA WITHING SIDEWALK SCALE: 1 1/2" = 1'-0"





05 L501 SECTION: BOULDER SCALE: 3/4" = 1'-0"



01 L501 SECTION: PERENNIAL & GRASS PLANTING SCALE: 3/4" = 1'-0"

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100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
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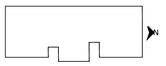
Civil Engineer
Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
P. 515-369-4400

Structural Engineer
Raker Rhodes Engineering
4717 Grand Avenue
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Mechanical & Electrical Engineer
Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

Landscape Architect
Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

Key Plan



Revision Description Date

OPN Project No.
24826000

Sheet Issue Date
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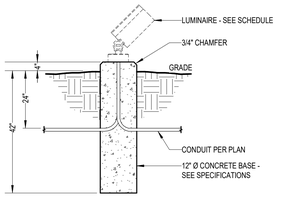
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SITE PLANTING DETAILS

Sheet Number
L501

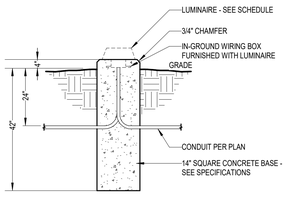
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EXTERIOR LUMINAIRE SCHEDULE

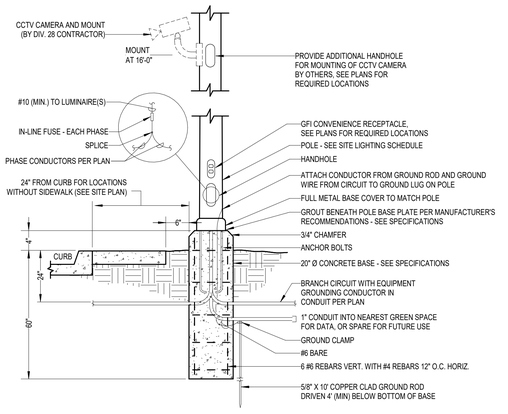
MARK	DESCRIPTION	LENGTH	MANUFACTURER	CATALOG NUMBER	LIGHT SOURCE			ELECTRICAL			FINISH	MOUNTING	ACCEPTABLE MANUFACTURERS	REMARKS
					SPEC.	CCT	TYPE	LOAD	VOLTS	DIMMING				
EX1	EXTERIOR 4" DIA. ADJ. DOWNLIGHT (DRYWALL)		USAI	B4RAL 25 24C3 35KS T50 S AC NC UNV D6E	1,750 LM	3500K	LED	24 W	120 V	0-10V	WHITE	RECESSED	NOTE 2	MUD-IN TRIMLESS
EX2	EXTERIOR WALLPACK		LITHONIA	WDGE1 LED P2 35K 80CRI VW MVOLT AWS DMG DNAXD	2,000 LM	3500K	LED	15 W	120 V	0-10V	ALUMINUM	WALL	LIGMAN, BEGA	-
EX3	EXTERIOR FLEXIBLE TAPELIGHT	VARIES	LUMINII	KBX W HB ## 44HO 30 SF NA WH IMB	437 LM/FT	3000K	LED	VARIES	120 V	0-10V	ALUMINUM	RECESSED	QTL	NOTE 8
EX4	EXTERIOR 10'x30' LINEAR GRAZE	60'-0"	LUMENPULSE	LFP CR UL 120-277 ## 3.75W 35K 80 10x30 HFR RF DIM NVR WM6 XD BKTX SH(MOD)	400 LM/FT	3500K	LED	259 W	120 V	0-10V	BLACK	WALL	INSIGHT, GVA	NOTE 7



3 FLOODLIGHT BASE DETAIL 'A'
NOT TO SCALE



4 FLOODLIGHT BASE DETAIL 'B'
NOT TO SCALE



2 4" POLE BASE DETAIL
NOT TO SCALE

SITE LIGHTING CALCULATION STATISTICS

DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM	AVG:MIN	MAX:MIN
PROPERTY LINE	0.19	1.4	0.0	N/A	N/A
PARKING	1.2	3.5	0.4	3.0	8.75

NOTES:

1. CALCULATIONS ARE BASED ON FIXTURE TYPE SCHEDULED, IF FIXTURE OTHER THAN THOSE SPECIFIED IS PROVIDED, THE MANUFACTURER SHALL PROVIDE A DETAILED POINT-BY-POINT CALCULATION TO VERIFY COMPLIANCE WITH LOCAL STREET AND PARKING LOT LIGHTING GUIDELINES.
2. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM STREET OR EXISTING LIGHT FIXTURES. ACTUAL FOOTCANDLE LEVELS MAY VARY DEPENDING ON LOCATIONS AND QUANTITIES OF FIXTURES OUTSIDE OF PROPERTY LINE.

RED HATCHING / FILL INDICATES LUMINAIRE CONNECTED TO EMERGENCY CIRCUIT

KEYNOTES

E324 PROVIDE 1" CONDUIT WITH PULL STRING TO DATA CENTER FOR CAMERA CABLING.

SITE LUMINAIRE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BEAM DIST.	LIGHT SOURCE			ELECTRICAL		FINISH	QTY. PER POLE	POLE SPEC.		ACCEPTABLE MANUFACTURERS	REMARKS
					SPEC.	CCT	TYPE	LOAD	VOLTS			TYPE	HEIGHT		
S1	AREA LIGHT - TYPE 4 - TWIN HEAD	LITHONIA	DSX0 LED P6 35K 80CRI T4M MVOLT SPA NLTAIR2 PIRHN DBLBXD	IV	16,000 LM	3500K	LED	274 W	208 V	TEXTURED BLACK	2	SSS	25' - 0"	NOTE 1	NLIGHT AIR
S2	AREA LIGHT - TYPE 2 - SINGLE HEAD	LITHONIA	DSX0 LED P5 35K 80CRI T2M MVOLT SPA NLTAIR2 PIRHN DBLBXD	II	12,000 LM	3500K	LED	90 W	208 V	TEXTURED BLACK	1	SSS	25' - 0"	NOTE 1	NLIGHT AIR
S3	AREA LIGHT - TYPE 3 - SINGLE HEAD	LITHONIA	DSX0 LED P5 35K 80CRI T3M MVOLT SPA NLTAIR2 PIRHN DBLBXD	III	12,000 LM	3500K	LED	90 W	208 V	TEXTURED BLACK	1	SSS	25' - 0"	NOTE 1	NLIGHT AIR
S4	FLOODLIGHT - FLAG	BEGA	84 527 K35 BLK + B19593	22°	3,700 LM	3500K	LED	38 W	120 V	BLACK	-	-		WE-EF, ERCO	-
S5	FLOODLIGHT - BUILDING	BEGA	84 174 K3 BLK	WW	4,100 LM	3000K	LED	34 W	120 V	BLACK	-	-		ELUPTPAR	-

GENERAL REQUIREMENTS:

A. CONTRACTOR SHALL VERIFY CATALOG NUMBERS AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING. NOTIFY ENGINEER OF ANY CONFLICTS WITH PROPOSED INSTALLATION.

B. POLE TYPE DESCRIPTION: SSS = SQUARE STRAIGHT STEEL; STS = SQUARE TAPERED STEEL; RSS = ROUND STRAIGHT STEEL; RTS = ROUND TAPERED STEEL; SSA = SQUARE STRAIGHT ALUMINUM; STS = SQUARE TAPERED STEEL; RSA = ROUND STRAIGHT ALUMINUM; RTA = ROUND TAPERED ALUMINUM

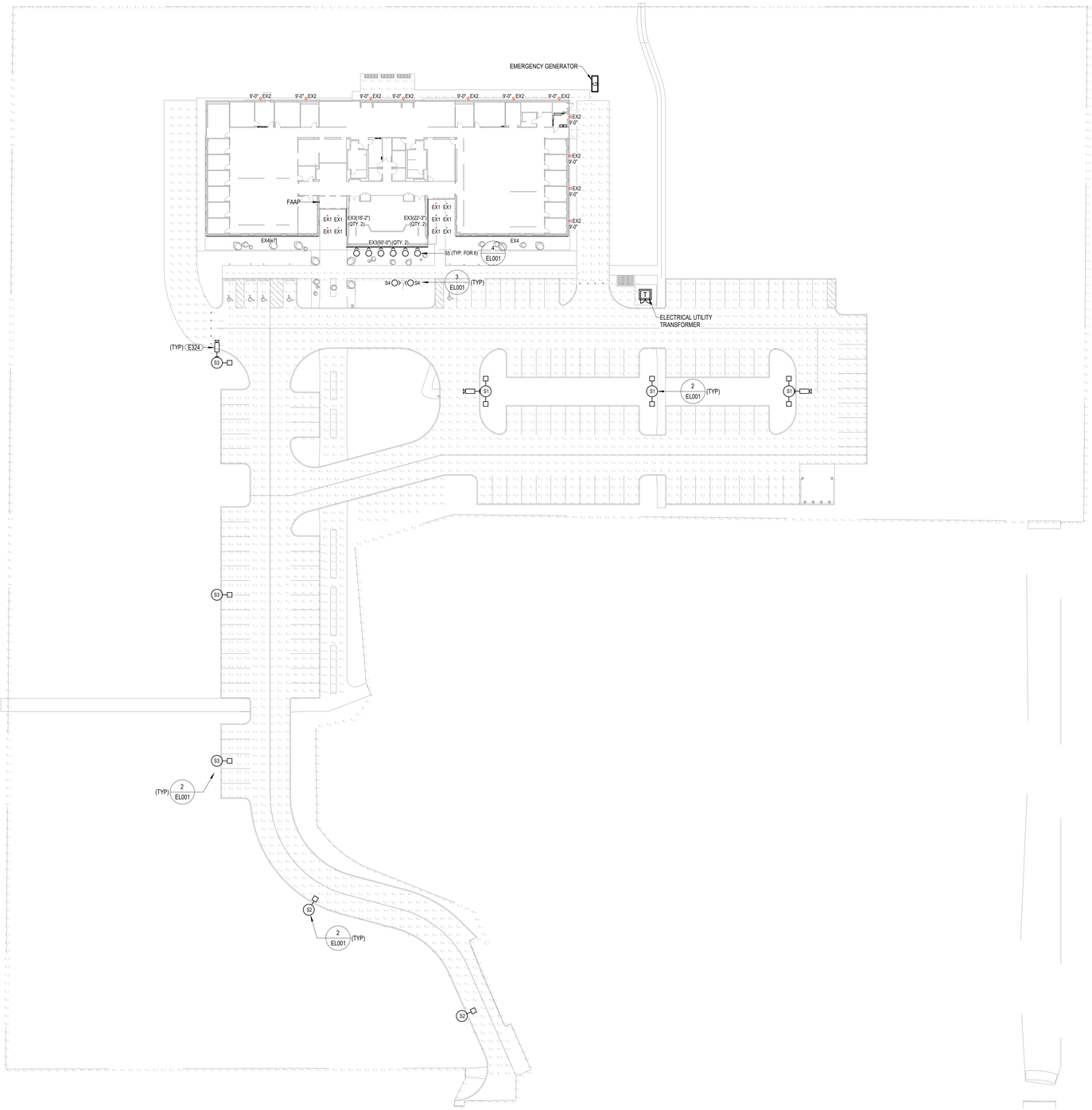
C. PROVIDE EACH POLE WITH FULL METAL BASE COVER WITH MATCHING FINISH AND FACTORY-INSTALLED INTERNAL VIBRATION DAMPENERS FOR ALL POLES 25 FEET AND HIGHER.

D. PROVIDE POLES AND BASE COVER WITH 3MM POWDER COATED FINISH TO MATCH LUMINAIRE.

E. PROVIDE POLES WITH INTEGRAL RECEPTACLES AND ADDITIONAL HANDHOLES FOR CAMERAS OR OTHER DEVICES. REFER TO PLANS AND POLE DETAILS FOR MORE INFORMATION.

SITE LUMINAIRE SCHEDULE NOTES:

1. LUMINAIRE SHALL BE CONSIDERED EQUAL AS MANUFACTURED BY: ACUITY BRANDS, COOPER, CURRENT, SIGNIFY, CREE LIGHTING.



1 SITE LIGHTING PLAN
1" = 30'-0"

OPN ARCHITECTS
100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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P. 515-277-0275

Mechanical & Electrical Engineer
Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

MEI PROJECT #:25017

morrissey engineering inc
mechanical | electrical | lighting | technology | commissioning
4940 North 118th Street
Omaha, NE 68164 P:
402.491.4144
www.morrisseyengineering.com
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note:
do not scale drawings. verify all dimensions and clearances from architectural, structural, shop and other appropriate drawings or at site. lay out and coordinate all work prior to installation to provide clearances required for operation, maintenance, and codes and verify non-interference with other work. do not fabricate prior to verification of clearance for all trades.

Key Plan



Revision	Description	Date

OPN Project No.
24826000

Sheet Issue Date
BID SET **11/10/2025**

Sheet Name
SITE LIGHTING PLAN

Sheet Number
EL001

PRINTED: 11/6/2025 3:23:19 PM

Ground mounted luminaires · Wall washer

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
The design of this on-ground floodlight makes it possible to fully illuminate a vertical surface from the ground level to the lower edge of the roof. These luminaires should be installed in landscaped areas where foot traffic is not common. Minimal installation effort and cost is required in comparison to in-grade luminaires.

Materials
Clear safety glass with matte finish
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Fully potted watertopper cable
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel mounting plate
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 67

Weight: 11.5 lbs.

Electrical

Operating voltage	120V or 277V AC
Minimum start temperature	-10° C
LED module wattage	29.1W
System wattage	34.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	4160lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

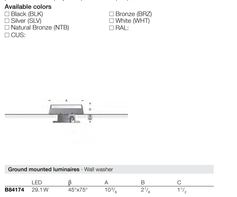
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL and custom color finishes provided in either polyester powder or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ Natural Bronze (NTB)
☐ CUS:
☐ Bronze (BRZ)
☐ White (WHT)
☐ RAL:

Available options
☐ 70896 Direct burial anchorage (replaces included anchorage kit, pre-shippable)
☐ CUS Custom finish
☐ MGU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL finish

Included (available for pre-shipment)
☐ 88709SLED Installation housings





Ground mounted luminaires · Wall washer

	LED	β	A	B	C
B84174	29.1 W	45°x75°	10 5/16	2 1/16	1 1/16

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2025 Updated 04/04/25

Performance floodlight · Narrow beam

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
Compact performance floodlight with 1/2" I.P.S. nipple for use with a variety of mounting accessories. Designed to illuminate architectural features, landscaping, signage, and for general illumination of a space. Pair with a variety of optical accessories.

Materials
Clear safety glass
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
316 stainless steel 1/2" IPS threaded nipple
Pure anodized aluminum reflector surface
BEGA Hybrid Optics®

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65

Weight: 12.1 lbs.

EPA (Effective projection area): 0.5 sq. ft.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	37.5W
System wattage	43.0W
Controllability	0-10V dimming down to 1%
Color rendering index	Ra > 90
Luminaire lumens	3742lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

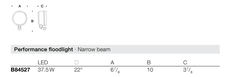
Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ Natural Bronze (NTB)
☐ CUS:
☐ Bronze (BRZ)
☐ White (WHT)
☐ RAL:

Available options
☐ B71112 Concentric ring louver
☐ B71113 Elliptical spread lens (Not compatible with internal louver)
☐ CUS Custom finish
☐ FSC Fusing
☐ MGU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL finish

Available accessories
☐ B19583 Surface mount conduit wiring box
☐ B19584 Direct burial wiring box
☐ B70204 Earth spike
☐ B70249 Pole cap - 3" O.D. pole tenon
☐ B70252 Wood screw
☐ B70280 Tube clamp
☐ B70283 Screw clamp
☐ B70379 Pole mount arm - 1/2" I.P.S. nipple floodlights
☐ B71042 Pole coupler
☐ B71111 Glare shield - 180°
☐ B79511 Mounting block
☐ B79830 Glare shield - 360°

See individual accessory spec sheet for details.



Performance floodlight · Narrow beam

	LED	β	A	B	C
B84527	37.5 W	22°	6 1/4	10	3 1/4

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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D-Series Size 0
LED Area Luminaire

d-series





Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (19.9 cm)
Weight:	23 lbs (10.4 kg)

Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering time for details.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature[1] (Blin section 70CRI only)	Color Rendering Index[1]	Distribution			Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4	30K 3000K 40K 4000K 50K 5000K	70CRI 70CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[2] T4M Type IV medium T4LG Type IV low glare[2] T5FTM Forward throw medium	T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[2] BLC4 Type IV backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT (120V-277V)[3] HVOLT (347V-480V)[3] XVOLT (277V-480V)[3]	120 [3,4] 208 [3,4] 240 [3,4] 277 [3,4] 347 [3,4] 480 [3,4]	**Shipped included** SPA Square pole mounting (4) drilling, 3.5" min. SQ pole) RPA Round pole mounting (4) drilling, 3" min. RND pole) SPA5 Square pole mounting (4) drilling, 5" min. SQ pole) RPA5 Round pole mounting (4) drilling, 5" min. RND pole)[5] SPA5IN Square narrow pole mounting (4) drilling, 5" min. SQ pole) WBA Wall bracket [6] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [7,8,9] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [7,8,9] PER NEMA twist-lock receptacle only (controls ordered separately) [10] PERS Five-pin receptacle only (controls ordered separately) [8,10]	PE[12] Seven-pin receptacle only (controls ordered separately) [8,10] FAO Field adjustable output [11] BL30 Bi-level switched dimming, 30% [8,9] BL50 Bi-level switched dimming, 50% [8,9] DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) [8] **Shipped separately** EGR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

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DSX0 LED
Rev. 04/29/25

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Type S5 - Bega 84174
Grimes Public Administration
MEI #25017

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Type S4 - Bega 84527
Grimes Public Administration
MEI #25017

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Type S1 - Lithonia DSX0
Grimes Public Administration
MEI #25017

Specification Sheet

Lumenfacade
Pure
Continuous Run
LFP-CR
WHITE

Project Name _____ Qty. _____

Type _____ Catalog / Part Number _____

Photometric Summary (17 W/ft)

Symmetric

	Delivered Output (lm)[1]	Intensity (Peak cd)
8"x8"	6,692	231,840
10"x10"	6,643	155,860
10"x30"	6,504	46,823
10"x60"	7,249	30,034
10"x90"	6,709	14,617
30"x30"	6,379	18,213
30"x60"	6,345	9,593
30"x90"	5,858	6,689
60"x60"	6,295	5,715
90"x90"	6,147	3,812
30"x10"	6,184	40,706
60"x10"	6,422	25,552
60"x30"	6,309	10,824
90"x10"	6,116	14,815
W (120°)	4,950	1,702

Asymmetric

NAS	6,183	82,064
WW	5,906	10,126
CAS	4,935	9,542

[1] Based on 4000K, 4ft (121.8mm)
[2] Photometric performance is measured in compliance with IESNA Lm-79-08.
[3] 8x8, 10x10, 10x30, 10x60, 10x90, 30x30, 30x60, 30x90, 60x60, 90x90, 30x10, 60x10, 60x30, 90x10, W and CAS optics tested with CL lens. NAS and WW optics tested with HPB lens.

Description

The Lumenfacade Pure Continuous Run is the purest expression of Lumenpulse form, design, quality, and performance. Designed from the inside out to be a cutting-edge expression of Lumenpulse quality, the Lumenfacade Pure possesses simplified control options, integrated accessories, and cohesive mounting options. Rethink everything you've thought about white light: think Lumenpulse.

Features

Length	**12:** 12 in. **24:** 24 in. **36:** 36 in. **48:** 48 in
Color and Color Temperature	**22K:** 2200K **27K:** 2700K. **30K:** 3000K. **35K:** 3500K. **40K:** 4000K
Vibration Rating	**NVR:** Buildings and Fixed Structures **VRN:** Pole-Mounts **VRBG:** Bridges and Overpasses
Fixed Mounting Options	**FX:** Fixed Mounting (0° Pivot Limit)
Continuously Adjustable Mounting Options	**SM:** Slim Adjustable Mounting Continuously Adjustable (110° Pivot Limit) **WMC3:** Wall Mounting Continuously Adjustable, 3.5 in to Optical Center (140° Pivot Limit) **WMC12:** Wall Mounting Continuously Adjustable, 12 in to Optical Center (180° Pivot Limit) **WMC24:** Wall Mounting Continuously Adjustable, 24 in to Optical Center (180° Pivot Limit) **WMC1:** Wall Mounting Continuously Adjustable, 1.5 in to Optical Center (180° Pivot Limit) **WMC6:** Wall Mounting Continuously Adjustable, 6 in to Optical Center (180° Pivot Limit) **WMC18:** Wall Mounting Continuously Adjustable, 18 in to Optical Center (180° Pivot Limit)

lumenpulse
1220 Hodge Victoria Blvd., Longueuil, QC, J4G 0H9, CAN | 855-657-8800 | 1-877-657-8800 | info@lumenpulse.com
www.lumenpulse.com www.lumenpulse.com/products/61185

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Type EX4 - Lumenpulse Lumenfacade Pure
Grimes Public Administration
MEI #25017

Kurba Max Horizontal and Vertical Dynamic Color | Field Bendable 24V System

optic arts by lumini

Features

Kurba Large is a dot free direct view, highly versatile, energy efficient and flexible LED strip suitable for outdoor wet locations capable of horizontal/side bends and vertical/top bends with a 0" bending radius. The silicone material offers excellent heat, weather, UV, and solvent resistance and has a special coating to repel dust and dirt accumulation.

- **Output Options**
  - 24 V Fine Warm Dim gradually warms the color temperature as you dim down the brightness
  - Tunable White allows individual control of CCT and output

Average Life (L70)
50,000 hours

Approvals
24VDC, Class 2 wet listed, IP68

Warranty
3 years

Finish Options (see page 2 for additional information)
Base ☐ White

RoHS Declared
Warm Dimming Tunable White IP65

Technical Information

Bending Direction	Horizontal		Vertical	
Output	**WD35950**	**TW3150**	**WD59950**	**TW3150**
Light Output (all channels full on) 80 CRI	160 lm/ft	167 lm/ft	204 lm/ft	208 lm/ft
Average Power Consumption at 4'	3.66 W/ft	3.66 W/ft	3.66 W/ft	3.66 W/ft
Efficacy	44 lm/W	46 lm/W	56 lm/W	57 lm/W
Ordering Increment	2.46'	3.28'	2.46'	3.28'
Maximum Run Length (In Series)	26'	26'	26'	26'
Operating Temperature Range	-40°F to 131°F	-40°F to 131°F	-40°F to 131°F	-40°F to 131°F
Control/Dimming Protocol	Phase & 0-10V	0-10V, DMX	Phase & 0-10V	0-10V, DMX

TUNABLE WHITE CCT INFO / LUMEN MULTIPLIER

CRI	80 CRI	90 CRI
2200K - 5700K	1.00	0.80

Ordering Code

MODEL	BEND DIRECTION	LENGTH	OUTPUT	CCT	CRI	LENS	MOUNTING	FINISH	FEED POSITION (LFT)	FEED POSITION (RGHT)
KBX-W Kurba Max Wet	HB Horizontal bending VB Vertical Bending	SEE PCC CHART ON PAGES 7 & 8	WD59PRO Warm Dim, Standard Output TW5150 Tunable White, Standard Output	1BK30K - 1800K-3000K 2ZK57K - 2200K-5700K	80 80 CRI 90 90 CRI	SF Silicone Frosted	NA See Page 6 for orderable mounting accessories	WH White	INJECTION MOLD IME End Feed 1 IMEA Side-A Feed IMEB Side-B Feed IMFP Flip Power Feed*	INJECTION MOLD IME End Feed 1 IMEA Side-A Feed IMEB Side-B Feed IMFP Flip Power Feed*

Feeds come with 118" wire leads

1 - **IMSB** - Side B Feed not available with **HB** - Horizontal Bending 2 - **NPFMP** for Feed Position 1&2 is not a valid configuration option

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Type EX3 - Luminii Kurba Max
Grimes Public Administration
MEI #25017

WDGE1 LED
Architectural Wall Sconce

DLC DLC PREMIUM ETL CSA US ENERGY STAR QUALIFIED 20

DSX0 LED BAA BABA

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs

Catalog Number
Notes
Type

Hit the tab key or mouse over the page to see all interactive elements

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering time for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W			750	1,200	2,000				--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0 P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)* **Shipped separately** AWS 4 Block Architectural wall spacer * PBBW Surface-mounted back box (top, left, right conduit entry) (Use when there is no junction box available.*

Options		Finish	
E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)*		DDBXD Dark bronze	DDBTXD Textured dark bronze
PE Photocell, Button Type*		DBLXD Black	DBLBXD Textured black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)*		DNAXD Natural aluminum	DNATXD Textured natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)		DWHXD White	DWHGXD Textured white
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.		DSSXD Sandstone	DSSTXD Textured sandstone
DSLE Dual Switching (1 Driver, 2 Light Engines)			
CCE Coastal Construction*			

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

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WDGE1 LED
Rev. 04/02/25

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Type EX2 - Lithonia WDGE1
Grimes Public Administration
MEI #25017

TIER 3

BeveLED® 2.2 Complete
4.5" Round Adjustable - B4RA

USAI Lighting

Universal and Field Convertible - Trim | Trimless | Millwork

Trimmed - B4RAF

Trimless - B4RAL

Millwork - B4RAM

usailighting.com/beveled

FEATURES

- Field Flexibility between trimmed, trimless and millwork
- Dry/damp/wet location rated for bathrooms and showers, including trimless and millwork
- 1% dimming standard = more dimming options
- Clear overspray protector for installation convenience
- Full family platform
- Iconic beveled look
- Doubler kit for repeatable two head fixture configuration installations
- Collar extender accessory options available for thick ceiling installations, up to 2" thick

COMPANION FAMILY PRODUCTS



Deep Regress - B4RC
usailighting.com/B4RC



Adjustable - B4RD
usailighting.com/B4RD



Wall Wash - B4RW
usailighting.com/B4RW

ADJUSTABLE PERFORMANCE DATA

See Page 6-7 for details

LED COLOR CHOICES	Classic White					Warm Glow Dimming		Color Select	
DELIVERED* PERFORMANCE:	**9W**	**12W**	**16W**	**24W**	**33W**	**36W**	**16W**	**32W**	**16W**	**32W**
Source Lumens:	1150	1300	1725	2400	3025	4150	1275	2150	1250	2075
Delivered Lumens:	625 - 1050	725 - 1175	650 - 1575	1325 - 2200	1675 - 2750	2475 - 2875	875 - 1000	1475 - 1675	825	1350

*Based on 3000K, 80+ CRI.

THE COMPLETE BEVELED FAMILY PLATFORM

More Ceiling Applications			More Sizes and Shapes			Armstrong® Ceiling Solutions Compatible		
Sloped Ceiling	BeveLED Block	Cylinders	BeveLED Micro	BeveLED Mini	BeveLED 5.0	Trimless Acoustical	Connect TechZone	BeveLED Connect

USAI LIGHTING COLLABORATORY
13 Crosby Street
New York, NY 10013
845-234-4090
showroom@usailighting.com

USAI LIGHTING HEADQUARTERS
1126 River Road
New Windsor, NY 12553
T: 845-565-8500
info@usailighting.com

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Revised 02/14/2025

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Type EX1 - USAI B4RA
Grimes Public Administration
MEI #25017

OPN ARCHITECTS
100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Owner
CITY OF GRIMES
10 NE Harvey Street
Grimes, Iowa 50111

Project
PUBLIC ADMINISTRATION BUILDING
ADDRESS TBD (NW CORNER OF 1ST ST/HWY 44 AND JAMES ST)
GRIMES, IA 50111

Construction Manager
The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer
Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
P. 515-369-4400

Landscape Architect
Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

Structural Engineer
Raker Rhodes Engineering
4717 Grand Avenue
DES MOINES, IA 50312
P. 515-277-0275

Mechanical & Electrical Engineer
Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

MEI PROJECT #:25017

morrissey engineering inc
mechanical | electrical | lighting | technology | commissioning
4940 North 118th Street
Omaha, NE 68164 P:
402.491.4144
www.morrisseyengineering.com

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Key Plan



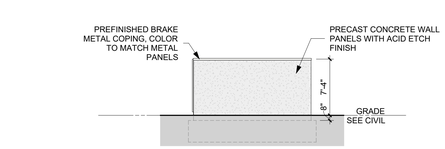
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OPN Project No.
24826000

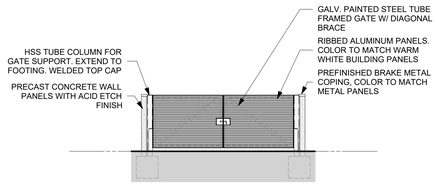
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BID SET **11/10/2025**

Sheet Name
SITE LIGHTING CUTSHEETS

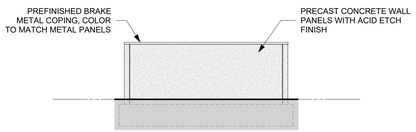
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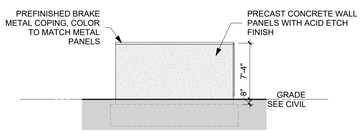
S1 COLORED TRASH ENCLOSURE - SOUTH
1/8" = 1'-0"



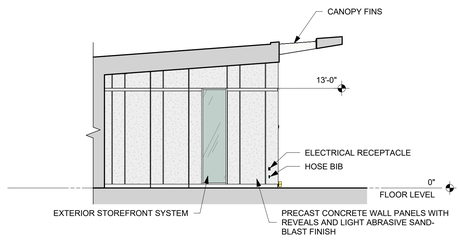
S7 COLORED TRASH ENCLOSURE - WEST
1/8" = 1'-0"



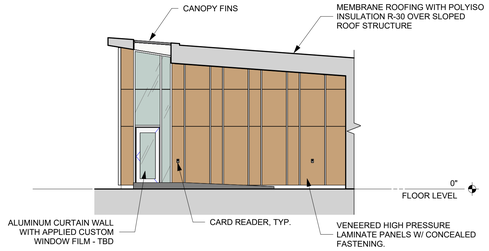
Q1 COLORED TRASH ENCLOSURE - EAST
1/8" = 1'-0"



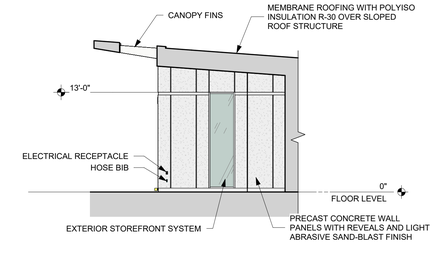
Q7 COLORED TRASH ENCLOSURE - NORTH
1/8" = 1'-0"



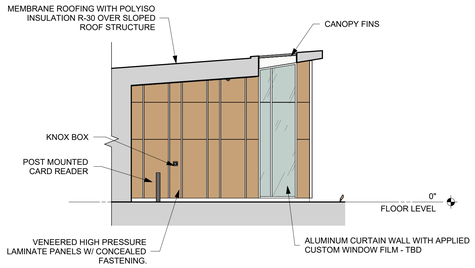
M1 COLORED EXTERIOR ELEVATION - NORTH INSET - NORTH
1/8" = 1'-0"



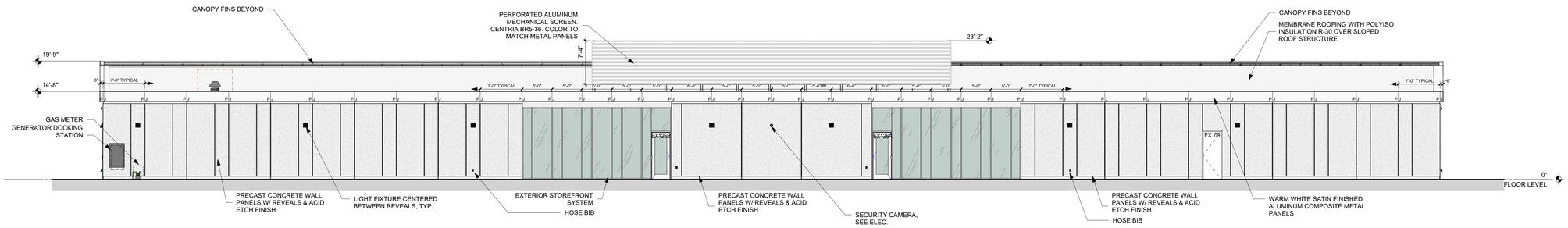
M7 COLORED EXTERIOR ELEVATION - NORTH INSET - SOUTH
1/8" = 1'-0"



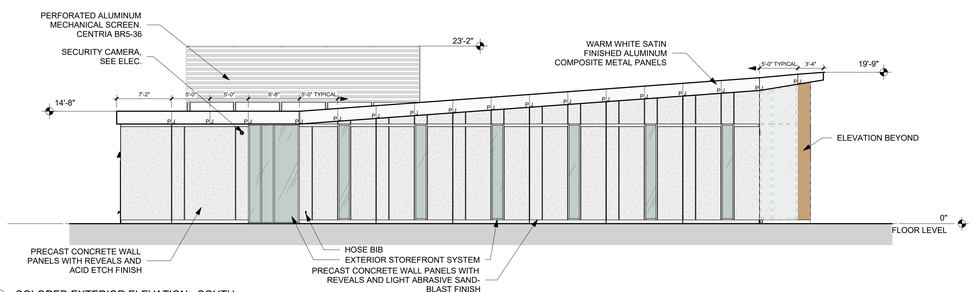
M13 COLORED EXTERIOR ELEVATION - SOUTH INSET - SOUTH
1/8" = 1'-0"



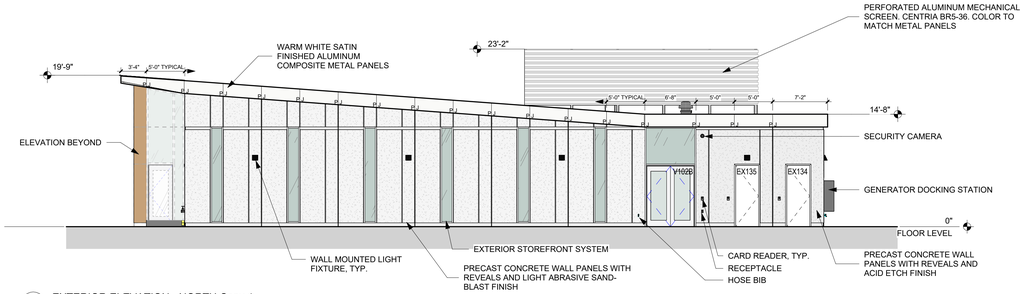
M18 COLORED EXTERIOR ELEVATION - SOUTH INSET - NORTH
1/8" = 1'-0"



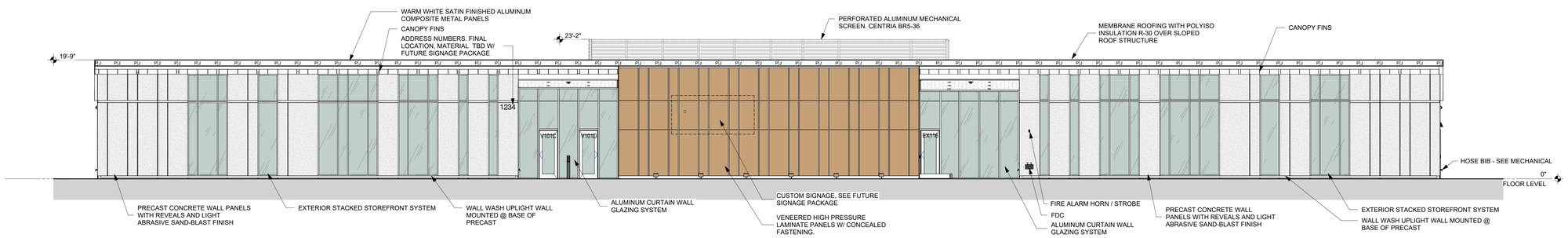
H1 COLORED EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



E1 COLORED EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



E12 EXTERIOR ELEVATION - NORTH Copy 1
1/8" = 1'-0"



A1 COLORED EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

OPN ARCHITECTS
100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Grimes, Iowa 50111

Project
PUBLIC ADMINISTRATION BUILDING
ADDRESS TBD (NW CORNER OF 1ST ST/HWY 44 AND JAMES ST)
GRIMES, IA 50111

Construction Manager
The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer
Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
P. 515-369-4400

Landscape Architect
Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

Structural Engineer
Raker Rhodes Engineering
4717 Grand Avenue
DES MOINES, IA 50312
P. 515-277-0275

Mechanical & Electrical Engineer
Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

Key Plan

Revision Description Date

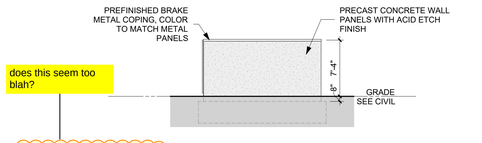
OPN Project No.
24826000

Sheet Issue Date
REVISED SITE PLAN SUBMITTAL **11/12/2025**

Sheet Name
EXTERIOR ELEVATIONS

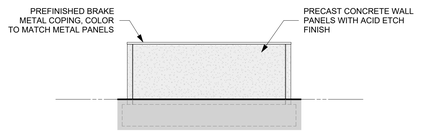
Sheet Number
A201

PRINTED: 10/27/2025 10:32:09 AM

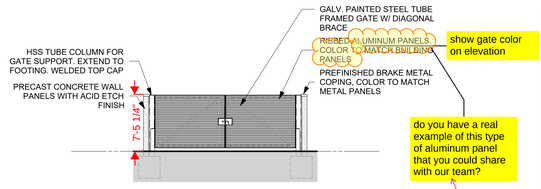


does this seem too blah?

S1 COLORED TRASH ENCLOSURE - SOUTH
1/8" = 1'-0"



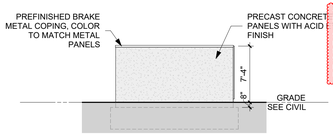
Q1 COLORED TRASH ENCLOSURE - EAST
1/8" = 1'-0"



show gate color on elevation

do you have a real example of this type of aluminum panel that you could share with our team?

S7 COLORED TRASH ENCLOSURE - WEST
1/8" = 1'-0"



YES. IMAGES TO THE RIGHT ARE OF SIMILAR DESIGN. THE SCALE OF THE ENCLOSURE OF THIS PROJECT IS LARGER IN LENGTH BUT SIMILAR HEIGHT, AND THE COLOR IS INTENDED TO BE WARM WHITE TO MATCH THE METAL PANELS ON THE BUILDING AND NOT STAND OUT STARKLY AGAINST THE INTEGRALLY COLORED PRECAST CONCRETE PANELS

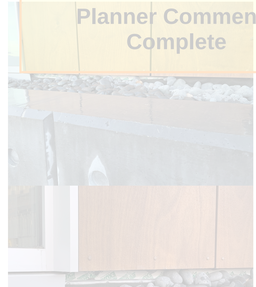
Q7 COLORED TRASH ENCLOSURE - NORTH
1/8" = 1'-0"



VIEW DISTANCE: 25 FEET



VIEW DISTANCE: VARIES

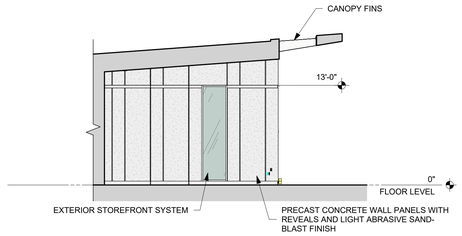


VIEW DISTANCE: 5 FEET

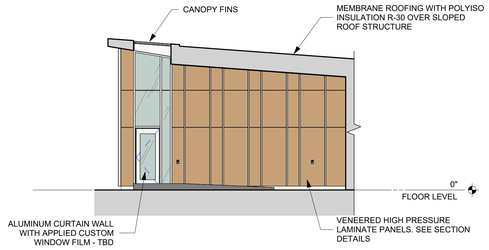
Q13 PARKLEX-PRODEMA EXPOSED FASTENER SAMPLE PHOTOS
3" = 1'-0"

is there a concealed fastener option? Concealed is the more preferred route. If concealed is not an option, I am assuming the exposed fasteners have a cap on them? Are there maintenance responsibilities and/or issues if the caps fall off or need to be replaced?

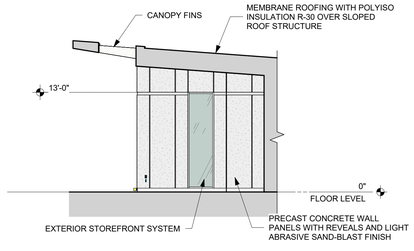
PER DIRECTION FROM CITY, THE VENEERED PANELS WILL BE INSTALLED WITH CONCEALED FASTENERS



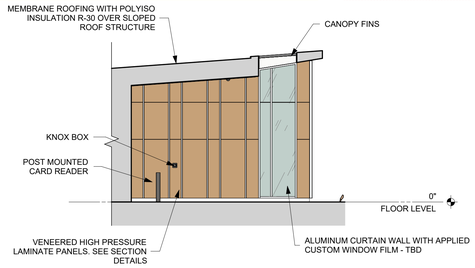
M1 COLORED EXTERIOR ELEVATION - NORTH INSET - NORTH
1/8" = 1'-0"



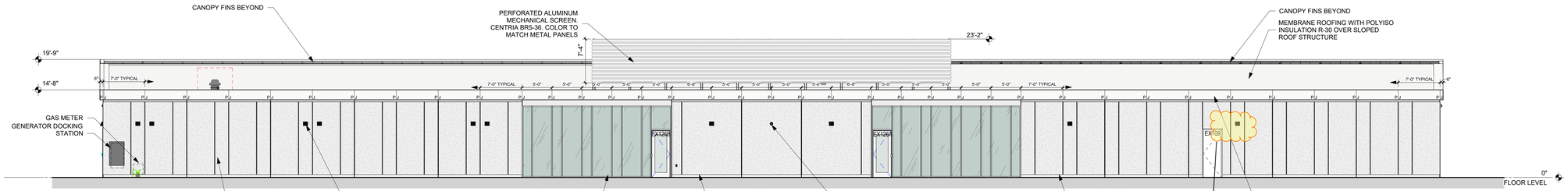
M7 COLORED EXTERIOR ELEVATION - NORTH INSET - SOUTH
1/8" = 1'-0"



M13 COLORED EXTERIOR ELEVATION - SOUTH INSET - SOUTH
1/8" = 1'-0"



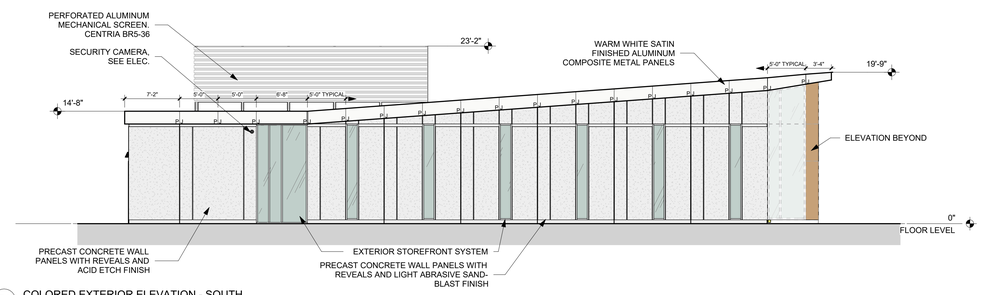
M18 COLORED EXTERIOR ELEVATION - SOUTH INSET - NORTH
1/8" = 1'-0"



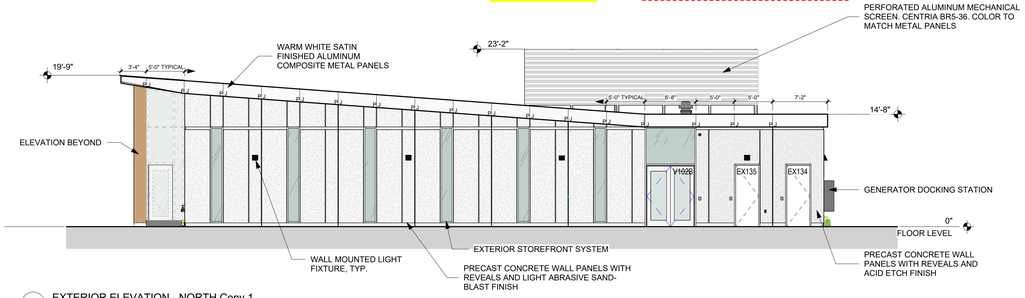
ensure that this light can efficiently light the egress path. Light may need to move closer to the door.

THIS IS NOT A REQUIRED EXIT AND DOES NOT REQUIRE AN ILLUMINATED EGRESS PATH

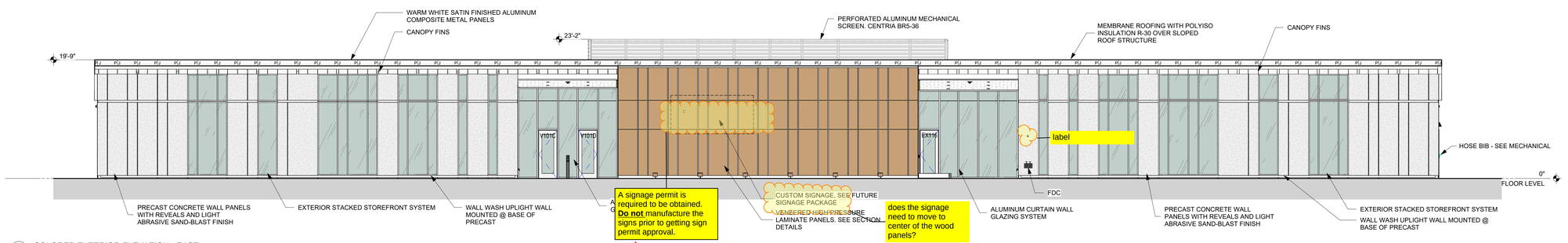
H1 COLORED EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



E1 COLORED EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



E12 EXTERIOR ELEVATION - NORTH Copy 1
1/8" = 1'-0"



A signage permit is required to be obtained. **Do not** manufacture the signs prior to getting sign permit approval.

FUTURE SIGNAGE PACKAGE WILL BE SUBMITTED FOR PERMITTING APPROVAL

does the signage need to move to center of the wood panels?

INDICATED LOCATION OF THE SIGNAGE WAS DISCUSSED PREVIOUSLY WITH STEERING COMMITTEE. THE SIGN SITTING TO THE SOUTH OF THE CENTER OF THE WOOD PANELS HELPS DIRECT PATRONS TO THE BUILDING ENTRY.

A1 COLORED EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

Planner Comments Complete

PRELIMINARY. NOT FOR CONSTRUCTION.

OPN ARCHITECTS

100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Owner
CITY OF GRIMES
101 NE Harvey Street
Grimes, Iowa 50111

Project
PUBLIC ADMINISTRATION BUILDING
ADDRESS TBD (NW CORNER OF 1ST ST/HWY 44 AND JAMES ST)
GRIMES, IA 50111

Construction Manager
The Weitz Company
611 5th Ave, Suite 300
DES MOINES, IA 50309
P. 515-698-4260

Civil Engineer
Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322
P. 515-369-4400

Landscape Architect
Confluence Landscape Architecture, Planning + Urban Design
525 17th Street
DES MOINES, IA 50309
P. 515-288-4875

Structural Engineer
Raker Rhodes Engineering
4717 Grand Avenue
DES MOINES, IA 50312
P. 515-277-0275

Mechanical & Electrical Engineer
Morrissey Engineering
4940 North 118th Street
Omaha, NE 68164
P. 402-491-4144

Key Plan

Revision Description Date

OPN Project No.
24826000

Sheet Issue Date
BID SET **10/07/2025**

Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A201 (1)

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM:

BACKGROUND: The applicant, United Masonry, is requesting approval of a site plan located at 1305 SE 25th Street to construct a 12,000 sf building, trash enclosure, parking lot, outdoor storage area, fence, and detention basin on the 2.05-acre property. Access to the site will be provided by a full access point on SE 25th Street.

The buildings will be constructed with metal paneling and 2 different colors of brick. The trash enclosure is proposed to match the primary building.

Private easements are to be obtained by the owner to allow private storm sewer infrastructure to convey stormwater from the proposed site plan property to the regional detention basin to the east of the site.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS:
Planning and Zoning Commission recommendation of approval - 12/02/2025

STAFF RECOMMENDATION: Staff recommend approval subject to remaining staff comments.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by:	Alivia Hoodjer, Assistant Planner
Return to:	Alivia Hoodjer, Assistant Planner

Development Services
410 SE Main St, Unit 102
Grimes, IA 50111
(515)986-4050
www.grimesiowa.gov

~~November 13, 2025~~
December 5, 2025

Civil Design Advantage, LLC
Attn: Doug Mandernach
4121 NW Urbandale Drive
Urbandale, Iowa 50322

RE: United Masonry Site Plan

Dear Mr. Mandernach:

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

General Comments:

1. Ensure all plan review fees prior to the project being on the Council agenda. Fees include $2,000 (site plan review), $250 (SWPPP), and $1,200 (SWMP).

2. Note that observation fees will be sent after receving the final signed plan set.

3. Note that a preconstruction packet and contact list is required and will be sent after receiving the final signed plan set.

4. Note that CAD files will be required with the final plans.
    a. All new utilities to be installed and any removed.
    b. Pavement within the project site.
    c. Finished grade surface of grading area (XML file).
    d. All trees that are to be added or removed.
    e. Survey file of existing conditions with any private utilities located.
    f. Sign locations and pavement markings.
    g. Any recorded easements.

5. Note that as-builts are required to be provided after construction is completed.

~~6. Please submit a photometric plan and lighting cut sheets. Footcandling will need to be an average of 0 on all property lines.~~

Legal

1. Easement document drafts for the detention easement will need to be provided to be included in Council agenda packet for December 16th meeting.

2. Easement document, signed by adjacent lot owner, for private storm sewer easement through adjacent lot will need to be provided for Council agenda packet for December 16th meeting.

3. HOA covenant amendments, signed by HOA owner, for the outlet structures into the regional basin will need to be provided for Council agenda packet for December 16th meeting.

SWPPP

1. Please sign the SWPPP review checklist
2. Keep maps in SWPPP up to date with each plan submittal
3. The total area disturbed cannot be greater than total area of the site
4. Include a signed affidavit of publication
5. All contractors/subcontractors must sign certification statement prior to working on site. All certification statements must be kept in SWPPP.
6. Include a signed copy of the owner's certification statement.
7. Include a site supervisor contact once known.
8. Include a swppp monitoring contact once known
9. Include a notification to City of Grimes Public Works in spill reporting
10. Include signature on NOI
11. Include affidavit of publication for public notice
12. Include IDNR letter of authorization once available
13. Include signature on City of Grimes SWPPP certification
14. Provide construction schedule once known
15. Include filled out copy of inspector qualifications sheet once known
16. Include filled out stormwater pollution prevention training log once known
17. Include blank inspection report from company responsible for SWPPP monitoring

Stormwater Management Plan (SWMP)

18. ~~Intake capacity spreadsheet: ST-6 states there is a 0.98' of flow depth during the 100 yr event. Additional intakes should be added to reduce this depth.~~

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: December 12, 2025
(1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: December 4, 2025, at 5:30 in the Grimes Council Chambers

COUNCIL MEETING: December 16, 2025, at 5:30 in the Grimes Council Chambers

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

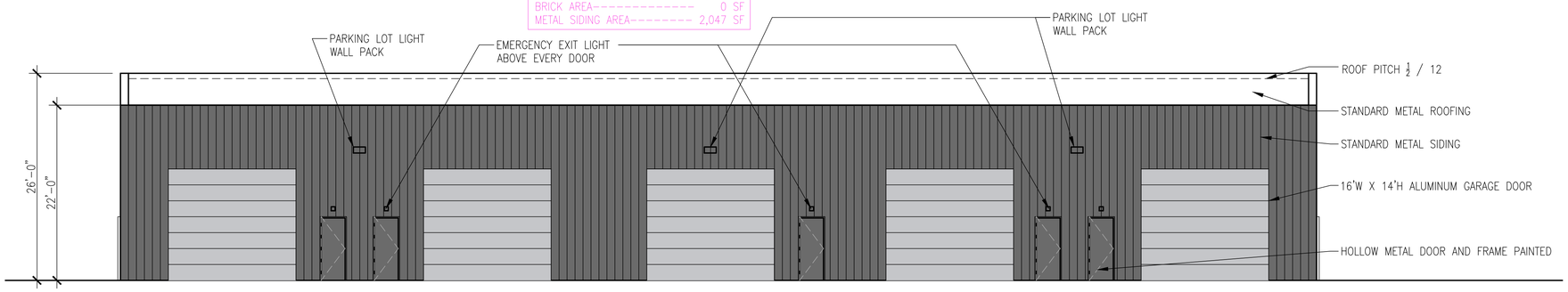
Sincerely,

Alivia Hoodjer
Assistant Planner

Planner Comments Complete

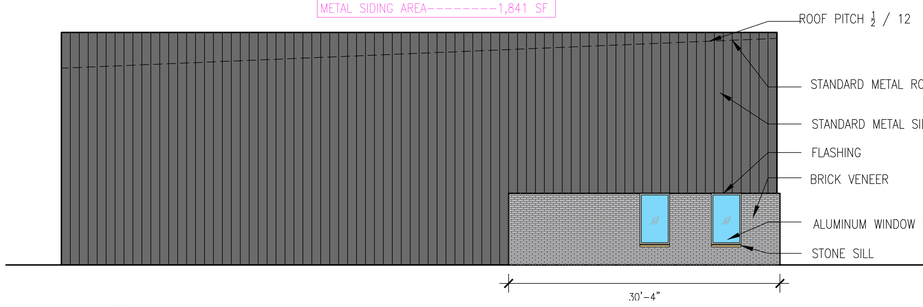
provide materials key

GROSS SURFACE AREA------ 3,300 SF
DOORS AND WINDOWS-------1,253 SF
REMAINING AREA---------- 2,047 SF
BRICK AREA------------- 0 SF
METAL SIDING AREA-------- 2,047 SF



1 A2.1B CONCEPTUAL NORTH ELEVATION
SCALE: 1/8" = 1'-0" @ 36X24

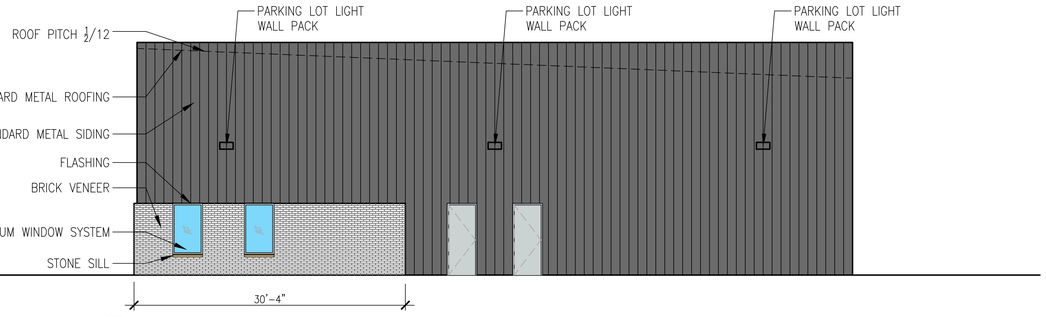
GROSS SURFACE AREA------2,083 SF
DOORS AND WINDOWS------- 53 SF
REMAINING AREA----------2,030 SF
BRICK AREA------------- 189 SF
METAL SIDING AREA--------1,841 SF



2 A2.1B CONCEPTUAL WEST ELEVATION
SCALE: 1/8" = 1'-0" @ 36X24

GROSS SURFACE AREA------2,083 SF
DOORS AND WINDOWS------- 91 SF
REMAINING AREA----------1,992 SF
BRICK AREA------------- 189 SF
METAL SIDING AREA--------1,803 SF

THERE WILL BE NO ROOF TOP MECHANICAL UNITS ON THE ROOF
ALL HVAC EQUIPMENT WILL BE INSIDE THE BUILDING



3 A2.1B CONCEPTUAL EAST ELEVATION
SCALE: 1/8" = 1'-0" @ 36X24

EVEN THOUGH THIS PROPERTY IS NOT 300' IN WIDTH WE ARE STILL INSTALLING 42% MASONRY ON THE STREET FACING FACADE OF THE BUILDING, AND 30' OF MASONRY ON THE TWO ADJACENT SIDES. THERE WILL BE TWO COLORS OF BRICK APPLIED TO THE BUILDING.

GROSS SURFACE AREA------3,905 SF
DOORS AND WINDOWS------- 436 SF
REMAINING AREA----------3,469 SF
METAL SIDING AREA--------2,012 SF 58%
BRICK AREA-------------1,457 SF 42%



SIGNAGE FOR EACH TENANT WILL BE ABOVE THE ENTRY DOOR AND WILL BE PERMITTED SEPARATELY FROM THE BUILDING PERMIT.

4 A2.1B CONCEPTUAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0" @ 36X24

REVISED TO 150' 11-20-2025

The Design Partnership, LLP
Architects + Planners

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ISSUED / REVISION	DATE
PRELIMINARY PLAN AND ELEVATIONS	9-23-2025
ISSUED TO CITY PLANNING STAFF	10-16-2025
REVISED WIDTH TO 150'	11-18-2025

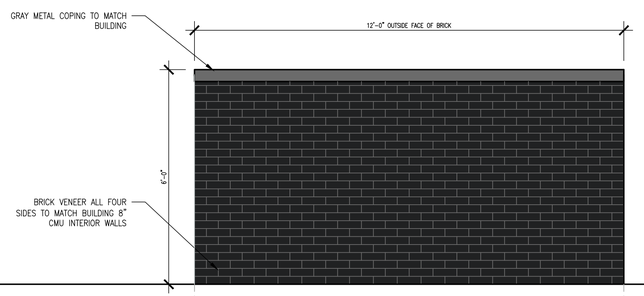
United Masonry
Flex Warehouse Building
1305 SE 25th Street
Grimes, Iowa 50111

JOB NO. 250046-5

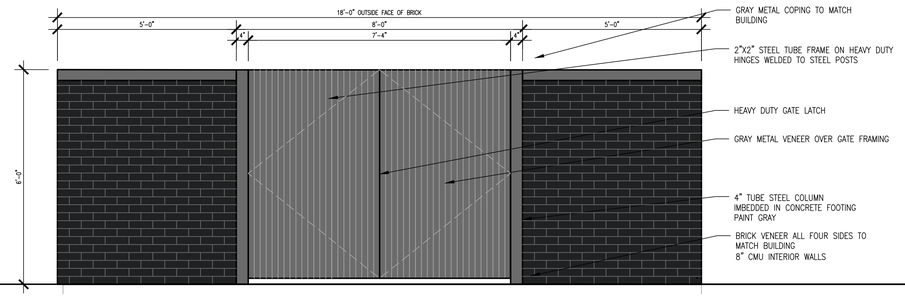
TITLE
EXTERIOR ELEVATIONS

SHEET
A2.1B

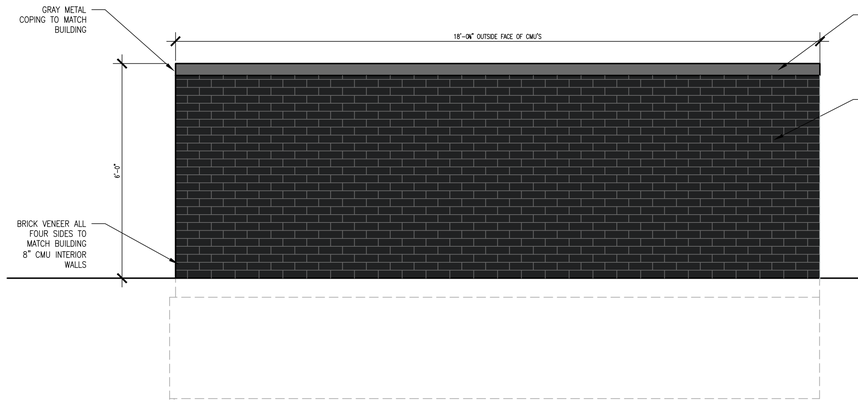
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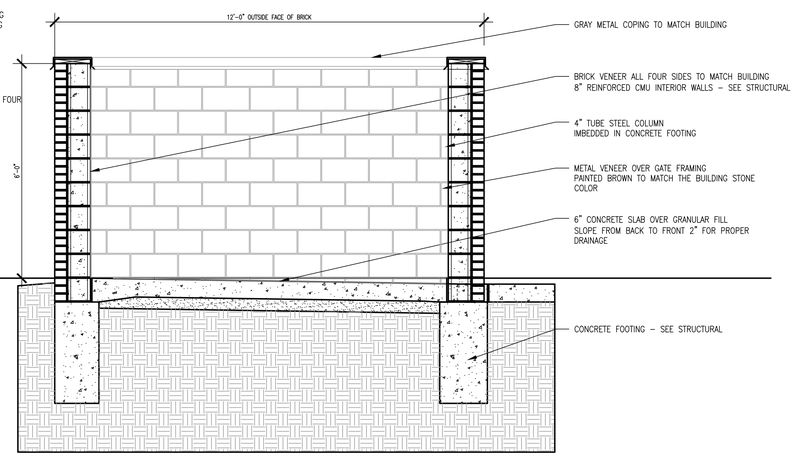
1 A2.2 TRASH ENCLOSURE SIDE ELEVATIONS
SCALE: 1/8" = 1'-0" @ 36X24



2 A2.2 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/8" = 1'-0" @ 36X24



3 A2.2 TRASH ENCLOSURE REAR ELEVATION
SCALE: 1/2" = 1'-0" @ 36X24



4 A2.2 TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0" @ 36X24

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ISSUED / REVISION	DATE
PRELIMINARY PLAN AND ELEVATIONS	9-23-2025
ISSUED TO CITY PLANNING STAFF	10-16-2025
REVISED WIDTH TO 150'	11-18-2025

REVISED TO 150' 11-20-2025

United Masonry
Flex Warehouse Building
1305 SE 25th Street
Grimes, Iowa 50111

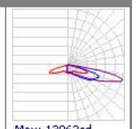
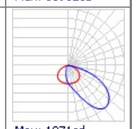
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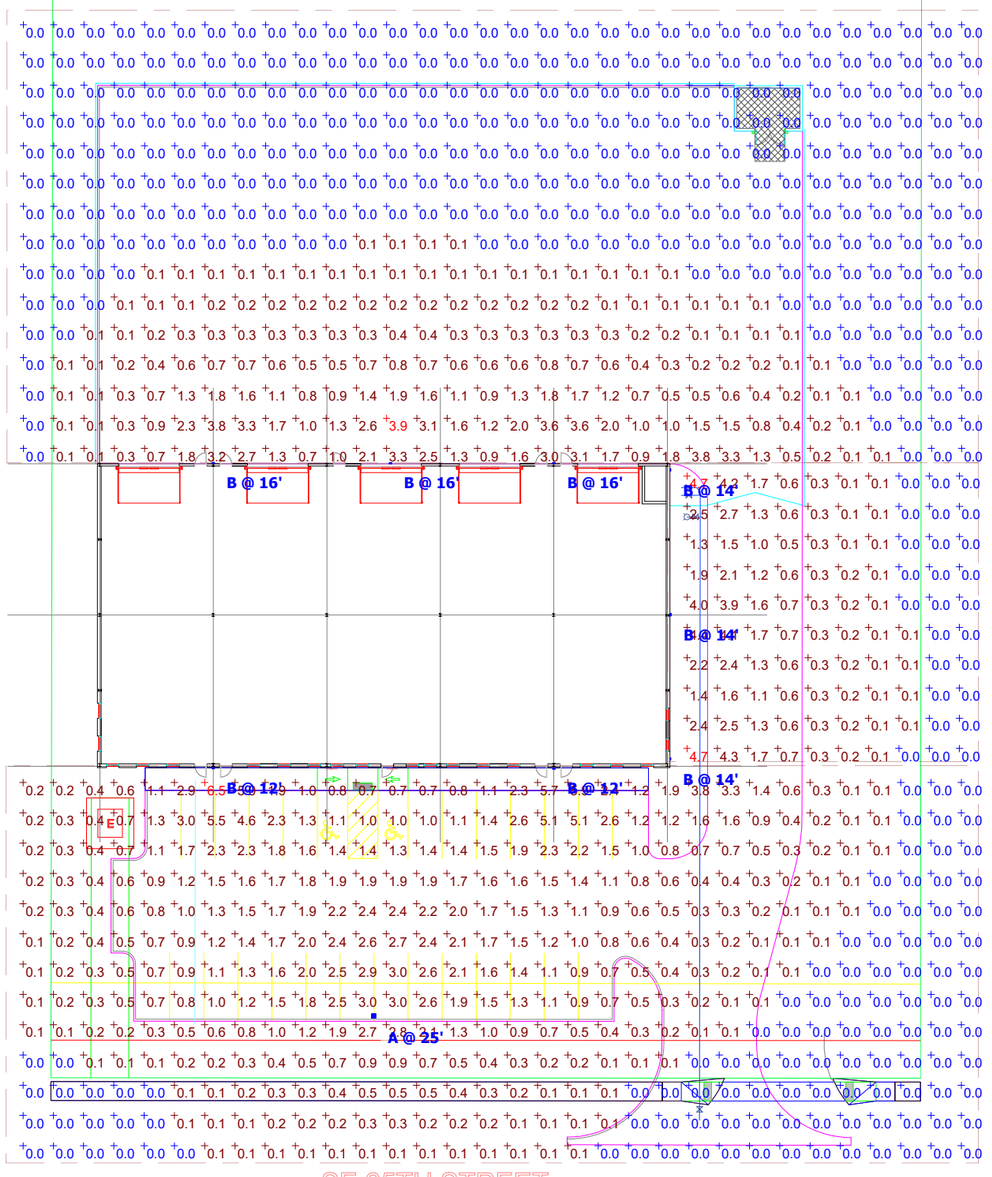
TITLE TRASH ENCLOSURE ELEVATIONS

SHEET A2.2

Planner Comments
Complete

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		1	DSX1 LED P6 40K 80CRI T4M HS	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield		1	16453	1	165.2497	 Max: 13962cd
	B		8	ARC1 LED P3 40K	ARC1 LED WITH P3 - PERFORMANCE PACKAGE, 4000K		1	3021	1	24.5247	 Max: 1971cd



Plan View
Scale - 1" = 40ft

United Masonry
Grimes, IA

Designer

Date
11/20/2025
Scale
Not to Scale
Drawing No.

Summary

1 of 1

SITE PLAN FOR:

UNITED MASONRY

GRIMES, IOWA

Engineering Comments Completed

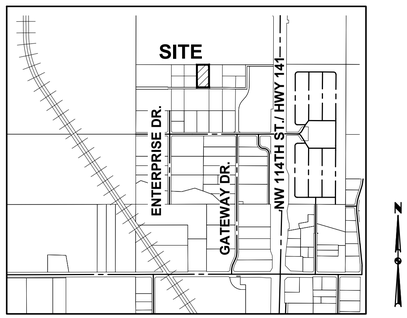
Addressing Comments Complete

Planner Comments Complete

Building Comments Complete

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER

HOLD ON HOLDINGS, LLC
2726 INDEPENDENCE ROAD
IOWA CITY, IOWA 52240
CONTACT: ERIC JONES
PHONE: (319) 925-2370
EMAIL: ERIC.JONES@SPINEMOVING.COM

APPLICANT

UNITED MASONRY
10004 NE 22ND STREET
GRIMES, IOWA 50111
CONTACT: GABRIEL GUZMAN
PHONE: (515) 864-8910
EMAIL: UNITEDMASONRY22@GMAIL.COM

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: DOUG MANDERNACH
EMAIL: DOUGM@CDA-ENG.COM
PH: (515) 369-4400

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400

ARCHITECT

Accurate Commercial
9500 University Avenue, Suite 2112
CONTACT: Marty Barkley
EMAIL: MBarkley@Accurate-Commercial.com
PH: (515) 333-5160

SUBMITTAL DATES

FIRST SUBMITTAL: 2025-10-23
SECOND SUBMITTAL: 2025-11-20

LEGAL DESCRIPTION

LOT 15 M-KEDS HOME PLACE PLAT 3

ZONING

M1-A: COMMERCIAL AND LIMITED LIGHT INDUSTRIAL

PROJECT SITE ADDRESS

1305 SE 25TH STREET
GRIMES, IOWA 50111

EXISTING/ PROPOSED USE

EXISTING: VACANT

PROPOSED: WAREHOUSE/OFFICE SPACE

DEVELOPMENT SUMMARY

AREA: 2.05 ACRES (89,476 SF)

ZONING: M1-A

SETBACKS:
FRONT: 25 FEET
SIDE: NONE
REAR: 25 FEET, FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET HE REAR YARD MAY BE REDUCED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS TAN 10 FEET.
MAX HEIGHT: 50 FEET
MAX NUMBER OF STORIES: NO LIMITATION

OPEN SPACE CALCULATION:

TOTAL SITE:	=	89,476 (2.05 AC.)
BUILDING	–	12,000 SF
DRIVES-PARKING AREAS	–	31,305 SF
SIDEWALK	–	942 SF
OPEN SPACE PROVIDED	=	45,299 SF (50.5%)
OPEN SPACE REQUIRED	=	8,948 SF (10% MIN.)

PARKING:

TOTAL REQUIRED (WAREHOUSE):
1 SPACE PER EVERY 2 EMPLOYEES, NO LESS THAN 1 SPACE FOR EVERY 2,000 SF

= 15 EMPLOYEES/2	=	7 SPACES
= 12,000 SF/2,000	=	6 SPACES

TOTAL REQUIRED (OFFICE):
6 SPACES FOR EVERY 1,000 SF GROSS AREA

= 6 x 2,000/1,000	=	12 SPACES
TOTAL REQUIRED SPACES	=	19 SPACES
TOTAL PROVIDED	=	28 SPACES
ADA SPACES PROVIDED	=	2 SPACES

DATE OF SURVEY

09/29/2025

BENCHMARKS

1. USGS BM #881; NEAR THE CENTER OF SECTION 20, TOWNSHIP 80 NORTH, RANGE 25 WESTON NW 121 STREET, AN IRON POST STAMPED "881". ELEV.=879.356
2. USGS BM #885; NEAR THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 80 NORTH, RANGE 25 WEST; ON NW 100 STREET, IN THE FIELD EAST OF THE INTERSECTION AT NW 78 AVENUE, AN IRON POST STAMPED "885". ELEV.=883.42
3. CITY OF DES MOINES ELEVATION BM #2298; 4300 NE 46TH STREET – WEST SIDE, NW HEADBOLT 1991 CLOW HYDRANT. ELEV.=162.05

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 12-1-2025
ANTICIPATED FINISH DATE = 7-1-2026

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	DETAILS
C2.1	TOPOGRAPHIC AND DEMOLITION PLAN
C3.1	DIMENSION PLAN
C4.1	GRADING PLAN
C5.1	EROSION AND SEDIMENT CONTROL PLAN
C6.1	UTILITY PLAN
L1.1	LANDSCAPE PLAN

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	STORM SEWER, TRENCHED, HDPE, 8 IN. DIA.	LF	17
2	STORM SEWER, TRENCHED, HDPE, 10 IN. DIA.	LF	166
3	STORM SEWER, TRENCHED, HDPE, 12 IN. DIA.	LF	181
4	STORM SEWER, TRENCHED, HDPE, 15 IN. DIA.	LF	93
5	STORM SEWER, TRENCHED, HDPE, 18 IN. DIA.	LF	86
6	STORM SEWER, TRENCHED, RCP, 12 IN. DIA.	LF	339
7	WATER MAIN, TRENCHED, PVC, 2 IN. DIA.	LF	5
8	WATER MAIN, TRENCHED, PVC, 6 IN. DIA.	LF	12
9	WATER MAIN, TRENCHED, PVC, 8 IN. DIA.	LF	160
10	SANITARY SEWER, TRENCHED, PVC, 6 IN. DIA.	LF	64
11	PAVEMENT, PCC, 6 IN.	SY	928
12	PAVEMENT, PCC, 7 IN.	SY	2,640
13	SIDEWALK, PCC, 4 IN.	SY	198
14	SIDEWALK, PCC, 6 IN.	SY	19
14	EROSION AND SEDIMENT CONTROL	LS	1
15	DISTURBED AREA	AC	2.30

Per response comments, Suites start at 100 counting up by 4 to the West. See sheet 4 for detail.

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY
BUILDING SETBACK
PERMANENT EASEMENT
TEMPORARY EASEMENT
TYPE SW-501 STORM INTAKE
TYPE SW-502 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-512 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
FLARED END SECTION
TYPE SW-301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
WATER CURB STOP
SANITARY SEWER
SANITARY SERVICE
STORM SEWER
STORM SERVICE
WATERMAIN WITH SIZE
WATER SERVICE
SAWCUT (FULL DEPTH)
SILT FENCE
USE AS CONSTRUCTED
FINISHED FLOOR ELEVATION

(UAC)
FFE

EXISTING

SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN
TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE
GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
UNDERGROUND TV CABLE
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
FIELD TILE
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2509.732

UTILITY WARNING

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

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

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

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

THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

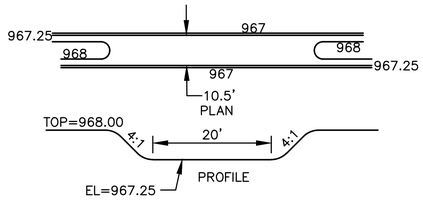
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY J. DESVIK, P.E. — DATE

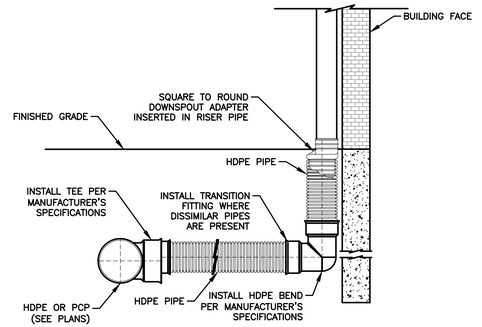
LICENSE NUMBER 23810
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
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PRELIMINARY NOT FOR CONSTRUCTION

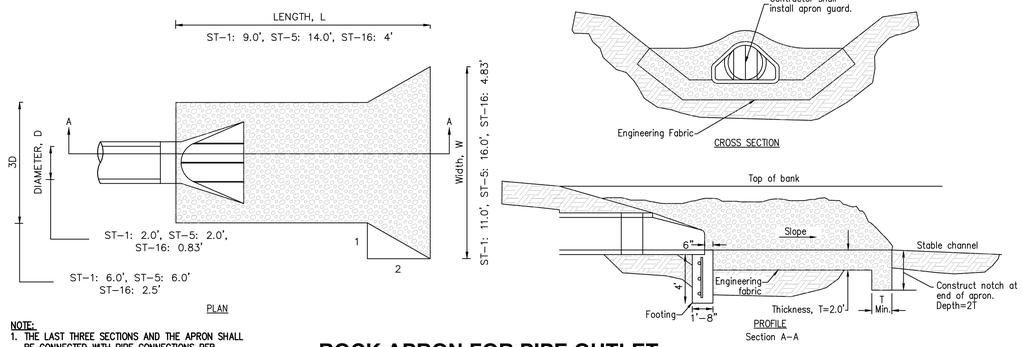
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COMMENT:
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POND 1 OVERFLOW
NOT TO SCALE

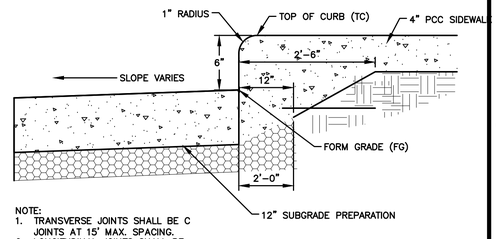


ROOF DRAIN CONNECTION WITH TEE



NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
2. INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

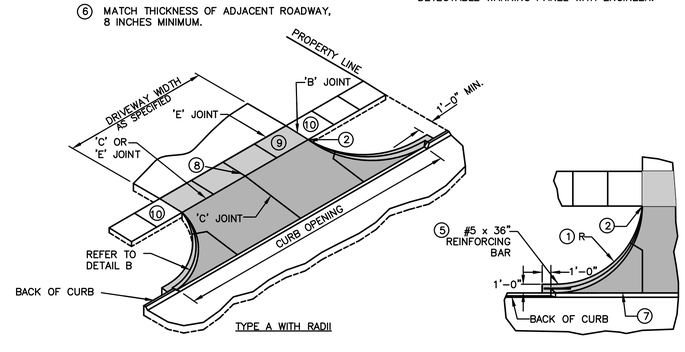
ROCK APRON FOR PIPE OUTLET
NOT TO SCALE



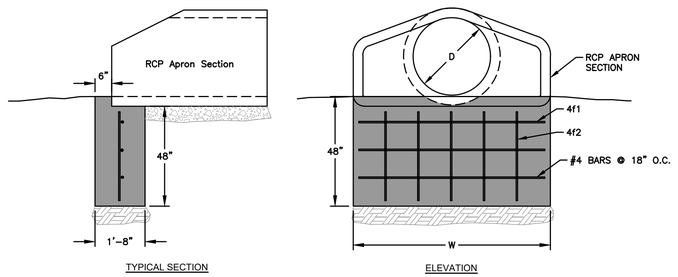
NOTE:
1. TRANSVERSE JOINTS SHALL BE C JOINTS AT 15' MAX. SPACING.
2. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-1 OR KT-1.

6" CLASS 'A' SIDEWALK

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



CONCRETE DRIVEWAY TYPE A



REINFORCING BAR LIST

D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3
		4f2	4	3'-8"	2
15"	2'-10 ½"	4f1	4	2'-6 ½"	3
		4f2	4	3'-8"	2
18"	3'-5"	4f1	4	3'-1"	3
		4f2	4	3'-8"	3
24"	4'-6"	4f1	4	4'-2"	3
		4f2	4	3'-8"	3
30"	5'-7"	4f1	4	5'-3"	3
		4f2	4	3'-8"	4
36"	6'-8"	4f1	4	6'-4"	3
		4f2	4	3'-8"	5
42"	7'-3"	4f1	4	6'-11"	3
		4f2	4	3'-8"	5
48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	6
54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	6
60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	7
78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	7
84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	8

RCP APRON SECTION FOOTING
NOT TO SCALE

DATE	REVISIONS
11/20/2025	SECOND SUBMITTAL
10/23/2025	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JUN | PM: DAM

CIVIL DESIGN ADVANTAGE

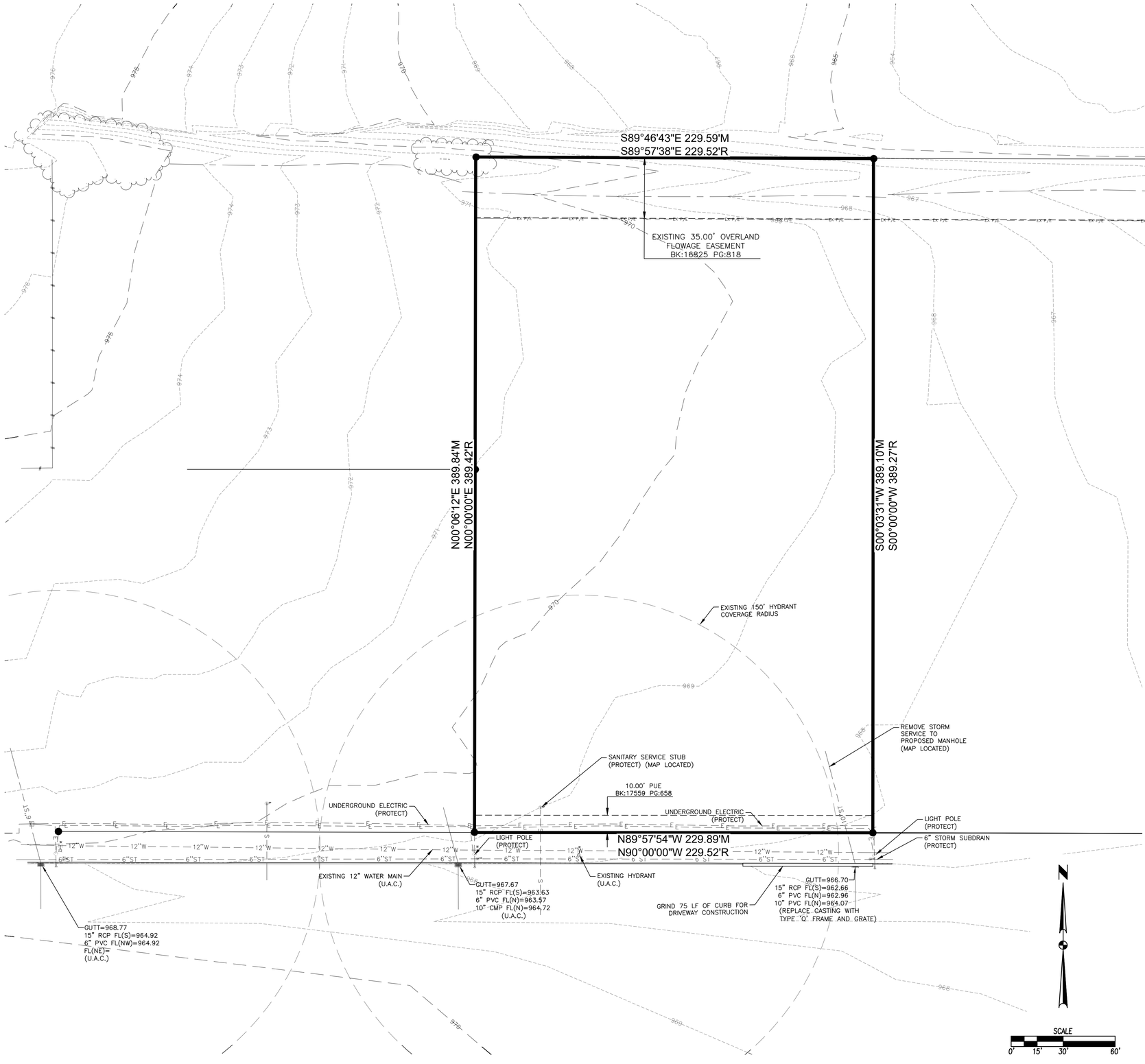
GRIMES, IOWA

UNITED MASONRY
DETAILS

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DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
   A. CITY
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE
   E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

REVISIONS	DATE
SECOND SUBMITTAL	11/20/2025
FIRST SUBMITTAL	10/23/2025

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

ENGINEER: JJN | PM: DAM

CIVIL DESIGN ADVANTAGE

UNITED MASONRY

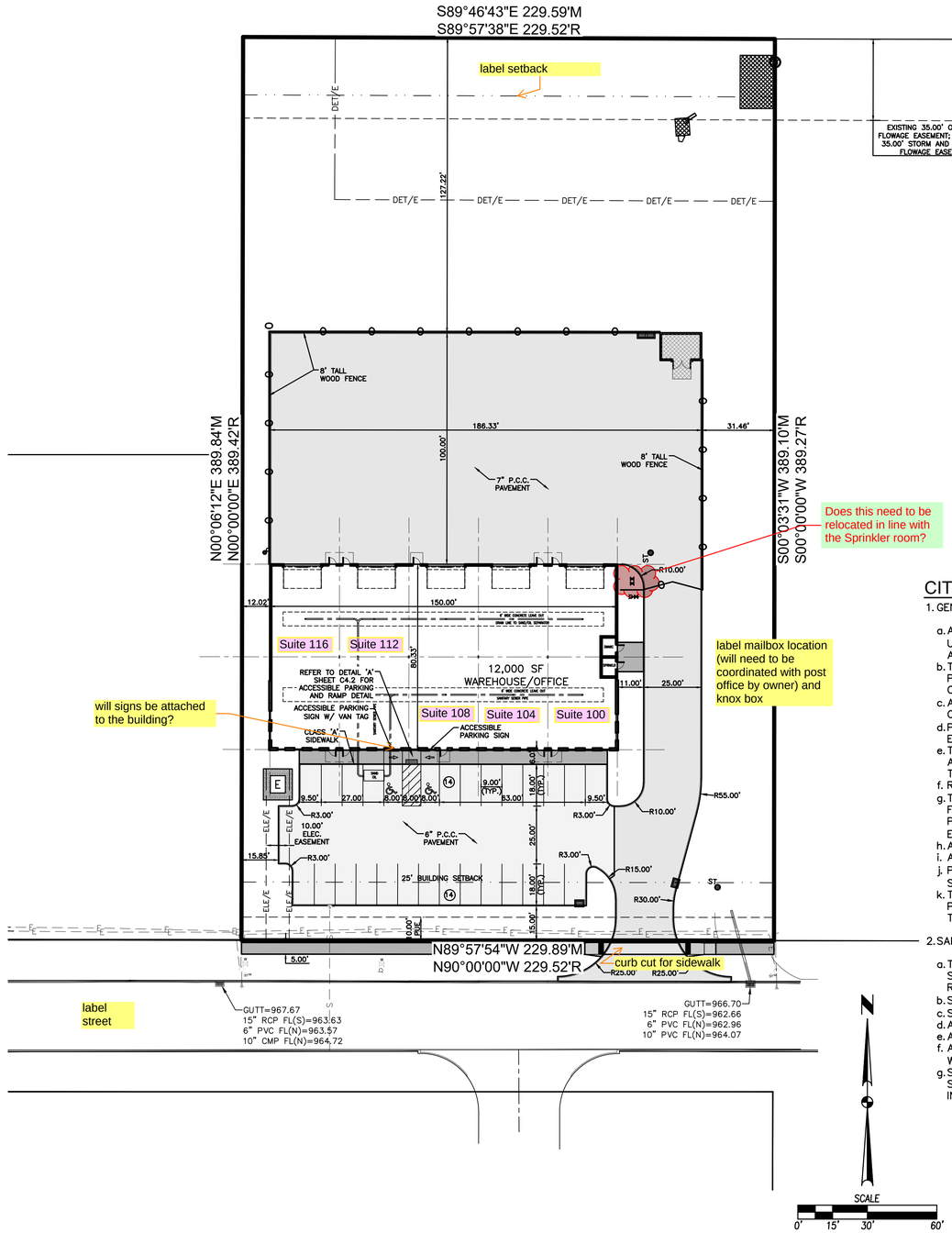
TOPOGRAPHIC AND DEMOLITION PLAN

GRIMES, IOWA

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GENERAL NOTES

1. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.
2. PEDESTRIAN RAMPS	6" P.C.C.
3. HEAVY DUTY DRIVEWAYS	7" P.C.C.
4. LIGHT DUTY DRIVEWAYS	6" P.C.C.

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

1. GENERAL NOTES:
   a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
   b. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
   c. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
   d. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
   e. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
   f. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
   g. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
   h. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
   i. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
   j. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
   k. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.
2. SANITARY SEWER NOTES:
   a. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
   b. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
   c. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
   d. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
   e. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
   f. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
   g. SANITARY SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
3. WATER MAIN NOTES:
   a. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
   b. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
   c. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
   d. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
   e. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
   f. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
   g. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
   h. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
   i. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.
4. STORM SEWER NOTES:
   a. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
   b. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
   c. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
   d. PUBLIC STORM SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
   e. USE O RING GASKETS ON STORM SEWERS CROSSING UNDER WATERMAIN PER IDNR REQUIREMENT.

REVISIONS	DATE
SECOND SUBMITTAL	11/20/2025
FIRST SUBMITTAL	10/23/2025

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
PM: DAM
ENGINEER: JJN

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

UNITED MASONRY
DIMENSION PLAN

C3.1
2509.732

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TECH:

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE,
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

S89°46'43"E 229.59'M
S89°57'38"E 229.52'R

20'-WIDE EMERGENCY SPILLWAY
ELEV.=967.25

DETENTION BASIN
TOP OF BERM ELEV.=968.00
100-YEAR ELEV.=965.67

INSTALL 19'x15' NA GREEN S200 TURF REINFORCEMENT MAT

INSTALL 6'x7.5' NA GREEN SHOREMAX & SC250 UNDERLAYMENT

GRADING LIMITS (TYP.)

INSTALL 8 TONS RIP-RAP

N00°06'12"E 389.84'M
N00°00'00"E 389.42'R

S00°03'31"W 389.10'M
S00°00'00"W 389.27'R

REFER TO DETAIL 'C' FOR TRASH ENCLOSURE GRADING DETAILS

100-YEAR PONDING
ELEV=969.79

F.F.E.=971.50

REFER TO DETAIL 'B' FOR RAMP DETAILS

GRADING LIMITS (TYP.)

100-YEAR PONDING
ELEV=969.02

100-YEAR PONDING
ELEV=967.87

N89°57'54"W 229.89'M
N90°00'00"W 229.52'R

REFER TO DETAIL 'A' FOR SIDEWALK RAMP

SE 25TH STREET

SCALE
0' 15' 30' 60'

100-YEAR PONDING
ELEV=966.68

DETAIL 'A'

SCALE
0' 5' 10' 20'

DETAIL 'B'

SCALE
0' 5' 10' 20'

DETAIL 'C'

SCALE
0' 5' 10' 20'

REVISIONS	DATE
FIRST SUBMITTAL	
SECOND SUBMITTAL	10/23/2025
	11/20/2025

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

ENGINEER: JJN | PM: DAM

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

UNITED MASONRY
GRADING PLAN

C4.1
2509.732

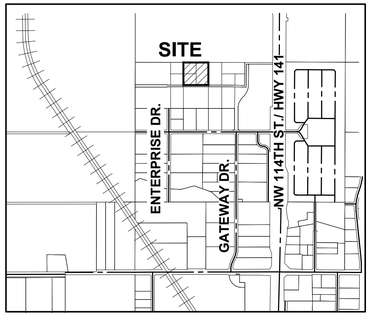
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COMMENT:
TECH: ENG

SPINE MOVING

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

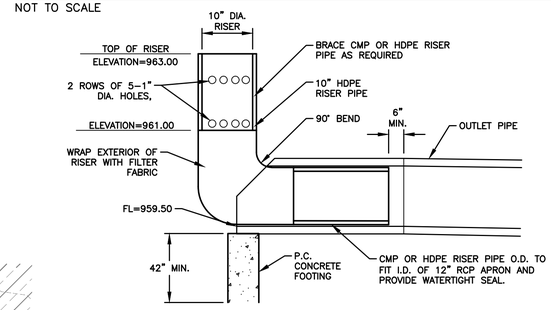
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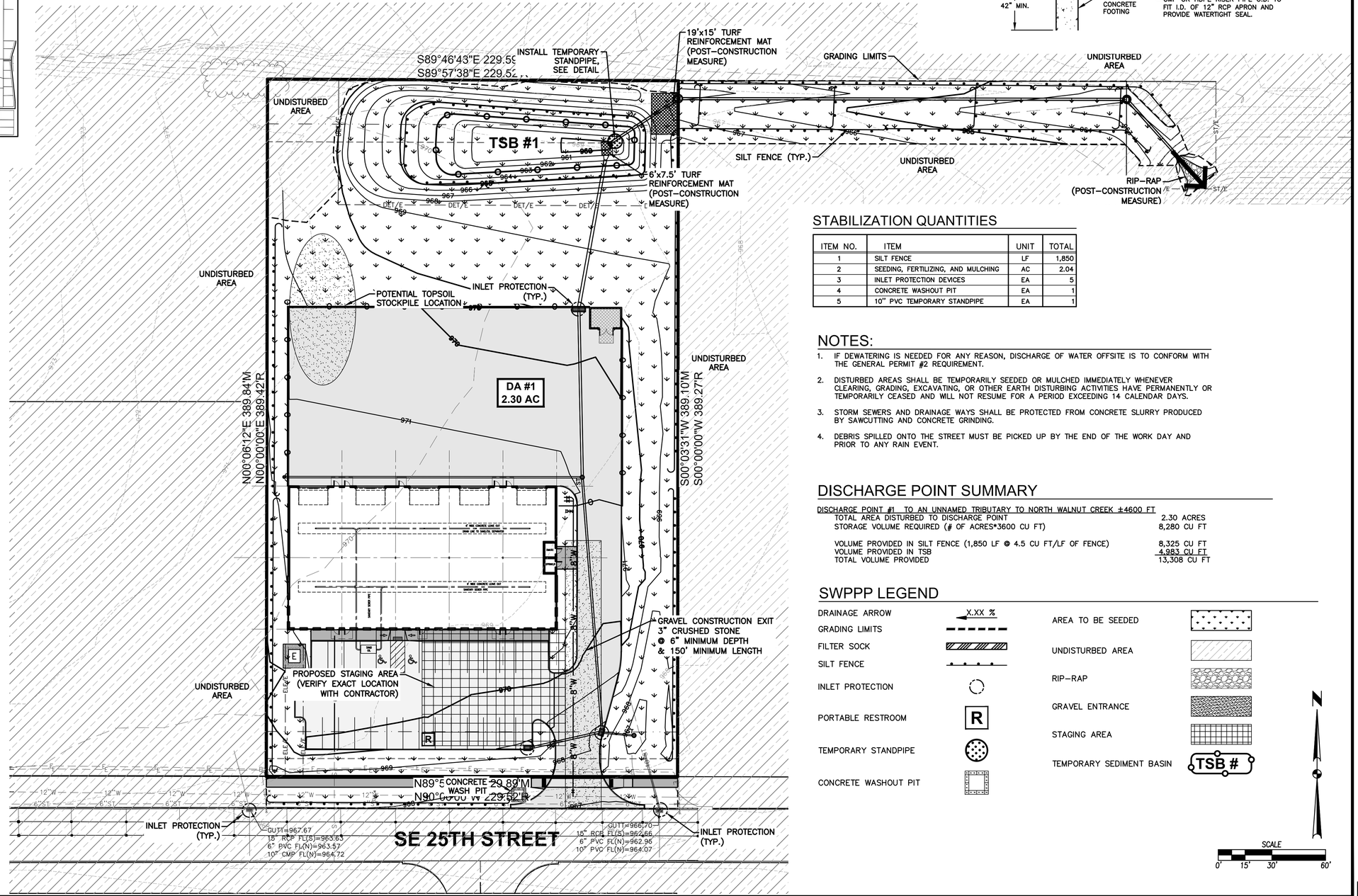


GRIMES, IOWA

TEMPORARY STAND PIPE DETAIL

NOT TO SCALE





STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,850
2	SEEDING, FERTILIZING, AND MULCHING	AC	2.04
3	INLET PROTECTION DEVICES	EA	5
4	CONCRETE WASHOUT PIT	EA	1
5	10" PVC TEMPORARY STANDPIPE	EA	1

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
4. DEBRIS SPILLED ONTO THE STREET MUST BE PICKED UP BY THE END OF THE WORK DAY AND PRIOR TO ANY RAIN EVENT.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY TO NORTH WALNUT CREEK ±4600 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	2.30 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	8,280 CU FT
VOLUME PROVIDED IN SILT FENCE (1,850 LF @ 4.5 CU FT/LF OF FENCE)	8,325 CU FT
VOLUME PROVIDED IN TSB	4,983 CU FT
TOTAL VOLUME PROVIDED	13,308 CU FT

SWPPP LEGEND

DRAINAGE ARROW — X.XX %
GRADING LIMITS
FILTER SOCK
SILT FENCE
INLET PROTECTION
PORTABLE RESTROOM — R
TEMPORARY STANDPIPE
CONCRETE WASHOUT PIT

AREA TO BE SEEDED
UNDISTURBED AREA
RIP-RAP
GRAVEL ENTRANCE
STAGING AREA
TEMPORARY SEDIMENT BASIN — TSB #

N

SCALE 0' 15' 30' 60'

DATE	REVISIONS
11/20/2025	SECOND SUBMITTAL
10/23/2025	FIRST SUBMITTAL

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

UNITED MASONRY

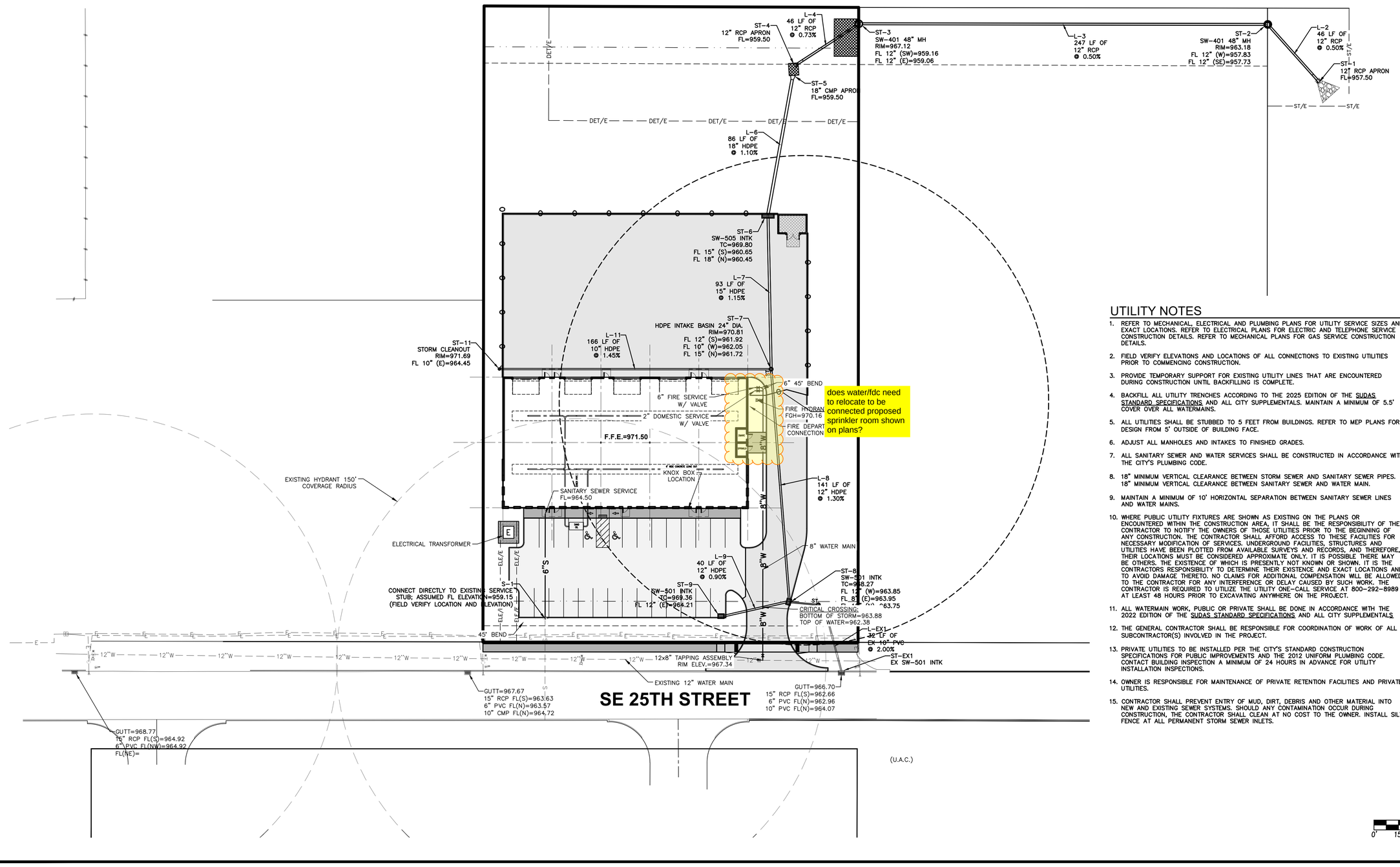
EROSION AND SEDIMENT CONTROL PLAN

GRIMES, IOWA

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COMMENT:
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UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

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SCALE
0' 15' 30' 60'

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PLOTTED BY: DOUG MANDERNACH
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REVISIONS	DATE
SECOND SUBMITTAL	11/20/2025
FIRST SUBMITTAL	10/23/2025

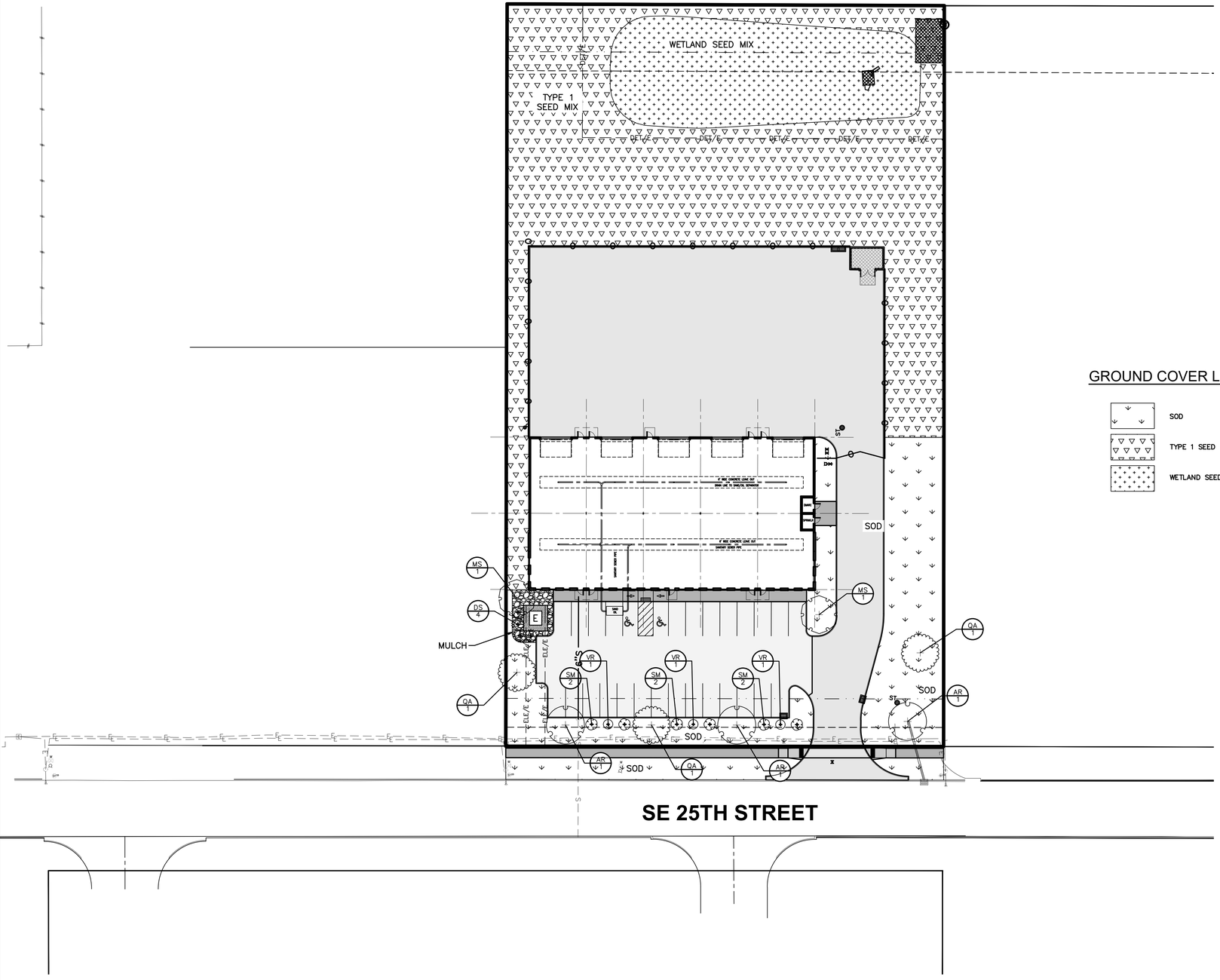
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: JJN | PM: DAM

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

UNITED MASONRY
UTILITY PLAN

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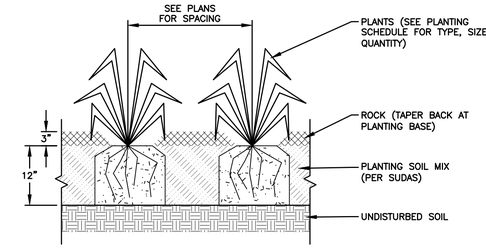
GROUND COVER LEGEND

- SOD
- TYPE 1 SEED
- WETLAND SEED MIX

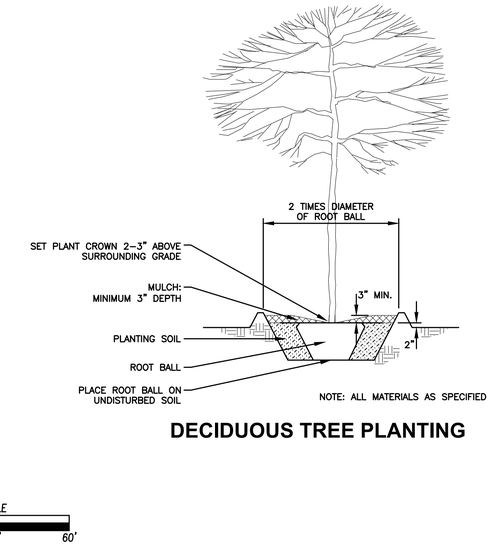
LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AR	3	Royal Red Norway Maple	Acer platanoides 'Royal Red'	B&B, 2" CALIPER
QA	3	White Oak	Quercus alba	B&B, 2" CALIPER
UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MS	2	Spring Snow Crabapple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
DS	4	Dwarf White Spruce	Picea glauca 'Conica'	24" HEIGHT
SM	6	Miss Kim Korean Lilac	Syringa patula 'Miss Kim'	24" HEIGHT
VR	3	Dwarf Cranberrybush Viburnum	Viburnum trilobum 'Nanum'	24" HEIGHT



SHRUB PLANTING



DECIDUOUS TREE PLANTING

N

SCALE
0' 15' 30' 60'

REVISIONS	DATE
SECOND SUBMITTAL	11/20/2025
FIRST SUBMITTAL	10/23/2025

4121 NW URBANDALE DRIVE
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CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

UNITED MASONRY
LANDSCAPE PLAN

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2509.732

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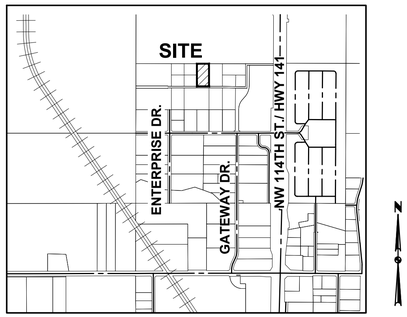
SITE PLAN FOR:

UNITED MASONRY

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER

HOLD ON HOLDINGS, LLC
2726 INDEPENDENCE ROAD
IOWA CITY, IOWA 52240
CONTACT: ERIC JONES
PHONE: (319) 925-2370
EMAIL: ERIC.JONES@SPINEMOVING.COM

APPLICANT

UNITED MASONRY
10004 NE 22ND STREET
GRIMES, IOWA 50111
CONTACT: GABRIEL GUZMAN
PHONE: (515) 864-8910
EMAIL: UNITEDMASONRY22@GMAIL.COM

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: DOUG MANDERNACH
EMAIL: DOUGM@CDA-ENG.COM
PH: (515) 369-4400

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400

ARCHITECT

Accurate Commercial
9500 University Avenue, Suite 2112
CONTACT: Marty Barkley
EMAIL: MBarkley@Accurate-Commercial.com
PH: (515) 333-5160

SUBMITTAL DATES

FIRST SUBMITTAL: 2025-10-23
SECOND SUBMITTAL: 2025-11-20

LEGAL DESCRIPTION

LOT 15 M-KEDS HOME PLACE PLAT 3

ZONING

M1-A: COMMERCIAL AND LIMITED LIGHT INDUSTRIAL

PROJECT SITE ADDRESS

1305 SE 25TH STREET
GRIMES, IOWA 50111

EXISTING/ PROPOSED USE

EXISTING: VACANT

PROPOSED: WAREHOUSE/OFFICE SPACE

DEVELOPMENT SUMMARY

AREA: 2.05 ACRES (89,476 SF)

ZONING: M1-A

SETBACKS:
FRONT: 25 FEET
SIDE: NONE
REAR: 25 FEET, FOR EVERY FOOT THE FRONT YARD IS INCREASED OVER 25 FEET HE REAR YARD MAY BE REDUCED IN DIRECT PROPORTION THERETO, BUT IN NO CASE SHALL THE REAR YARD BE LESS TAN 10 FEET.
MAX HEIGHT: 50 FEET
MAX NUMBER OF STORIES: NO LIMITATION

OPEN SPACE CALCULATION:

TOTAL SITE:	=	89,476 (2.05 AC.)
BUILDING	–	12,000 SF
DRIVES-PARKING AREAS	–	31,305 SF
SIDEWALK	–	942 SF
OPEN SPACE PROVIDED	=	45,299 SF (50.5%)
OPEN SPACE REQUIRED	=	8,948 SF (10% MIN.)

PARKING:
TOTAL REQUIRED (WAREHOUSE):
1 SPACE PER EVERY 2 EMPLOYEES, NO LESS THAN 1 SPACE FOR EVERY 2,000 SF

= 15 EMPLOYEES/2	=	7 SPACES
= 12,000 SF/2,000	=	6 SPACES

TOTAL REQUIRED (OFFICE):
6 SPACES FOR EVERY 1,000 SF GROSS AREA

= 6 x 2,000/1,000	=	12 SPACES
TOTAL REQUIRED SPACES	=	19 SPACES
TOTAL PROVIDED	=	28 SPACES
ADA SPACES PROVIDED	=	2 SPACES

DATE OF SURVEY

09/29/2025

BENCHMARKS

1. USGS BM #881; NEAR THE CENTER OF SECTION 20, TOWNSHIP 80 NORTH, RANGE 25 WESTON NW 121 STREET, AN IRON POST STAMPED "881". ELEV.=879.356
2. USGS BM #885; NEAR THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 80 NORTH, RANGE 25 WEST; ON NW 100 STREET, IN THE FIELD EAST OF THE INTERSECTION AT NW 78 AVENUE, AN IRON POST STAMPED "885". ELEV.=883.42
3. CITY OF DES MOINES ELEVATION BM #2298; 4300 NE 46TH STREET – WEST SIDE, NW HEADBOLT 1991 CLOW HYDRANT. ELEV.=162.05

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = 12-1-2025
ANTICIPATED FINISH DATE = 7-1-2026

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	DETAILS
C2.1	TOPOGRAPHIC AND DEMOLITION PLAN
C3.1	DIMENSION PLAN
C4.1	GRADING PLAN
C5.1	EROSION AND SEDIMENT CONTROL PLAN
C6.1	UTILITY PLAN
L1.1	LANDSCAPE PLAN

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	STORM SEWER, TRENCHED, HDPE, 8 IN. DIA.	LF	17
2	STORM SEWER, TRENCHED, HDPE, 10 IN. DIA.	LF	166
3	STORM SEWER, TRENCHED, HDPE, 12 IN. DIA.	LF	181
4	STORM SEWER, TRENCHED, HDPE, 15 IN. DIA.	LF	93
5	STORM SEWER, TRENCHED, HDPE, 18 IN. DIA.	LF	86
6	STORM SEWER, TRENCHED, RCP, 12 IN. DIA.	LF	339
7	WATER MAIN, TRENCHED, PVC, 2 IN. DIA.	LF	5
8	WATER MAIN, TRENCHED, PVC, 6 IN. DIA.	LF	12
9	WATER MAIN, TRENCHED, PVC, 8 IN. DIA.	LF	160
10	SANITARY SEWER, TRENCHED, PVC, 6 IN. DIA.	LF	64
11	PAVEMENT, PCC, 6 IN.	SY	928
12	PAVEMENT, PCC, 7 IN.	SY	2,640
13	SIDEWALK, PCC, 4 IN.	SY	198
14	SIDEWALK, PCC, 6 IN.	SY	19
14	EROSION AND SEDIMENT CONTROL	LS	1
15	DISTURBED AREA	AC	2.30

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY
BUILDING SETBACK
PERMANENT EASEMENT
TEMPORARY EASEMENT
TYPE SW-501 STORM INTAKE
TYPE SW-502 STORM INTAKE
TYPE SW-503 STORM INTAKE
TYPE SW-505 STORM INTAKE
TYPE SW-506 STORM INTAKE
TYPE SW-512 STORM INTAKE
TYPE SW-513 STORM INTAKE
TYPE SW-401 STORM MANHOLE
TYPE SW-402 STORM MANHOLE
FLARED END SECTION
TYPE SW-301 SANITARY MANHOLE
STORM/SANITARY CLEANOUT
WATER VALVE
FIRE HYDRANT ASSEMBLY
SIGN
DETECTABLE WARNING PANEL
WATER CURB STOP
SANITARY SEWER
SANITARY SERVICE
STORM SEWER
STORM SERVICE
WATERMAIN WITH SIZE
WATER SERVICE
SAWCUT (FULL DEPTH)
SILT FENCE
USE AS CONSTRUCTED (UAC)
FINISHED FLOOR ELEVATION FFE

EXISTING

SANITARY MANHOLE
WATER VALVE BOX
FIRE HYDRANT
WATER CURB STOP
WELL
STORM SEWER MANHOLE
STORM SEWER SINGLE INTAKE
STORM SEWER DOUBLE INTAKE
FLARED END SECTION
DECIDUOUS TREE
CONIFEROUS TREE
DECIDUOUS SHRUB
CONIFEROUS SHRUB
ELECTRIC POWER POLE
GUY ANCHOR
STREET LIGHT
POWER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT
ELECTRIC BOX
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE OR VAULT
TRAFFIC SIGN
TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE/VAULT
TELEPHONE POLE
GAS VALVE BOX
CABLE TV JUNCTION BOX
CABLE TV MANHOLE/VAULT
MAIL BOX
BENCHMARK
SOIL BORING
UNDERGROUND TV CABLE
GAS MAIN
FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
FIELD TILE
SANITARY SEWER W/ SIZE
STORM SEWER W/ SIZE
WATER MAIN W/ SIZE

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2509.732

UTILITY WARNING

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

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

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

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

THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

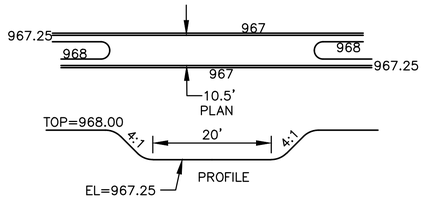
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY J. DESVIK, P.E. — DATE

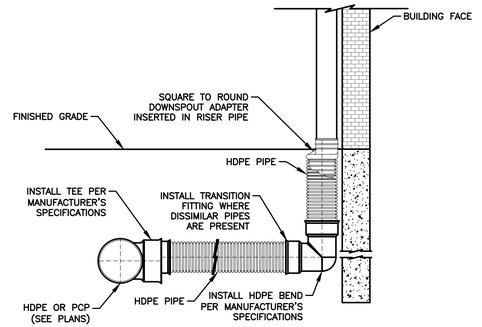
LICENSE NUMBER 23810
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:
C0.1–C6.1

PRELIMINARY NOT FOR CONSTRUCTION

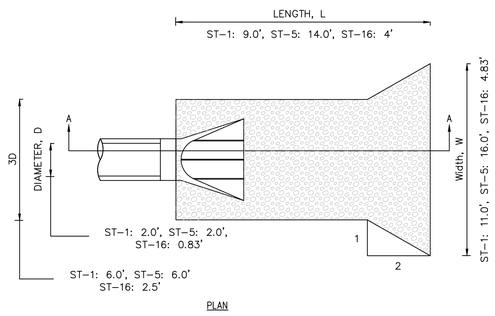
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PLOTTED BY: DOUG MANDERNACH
COMMENT:
TEXT: ENG.



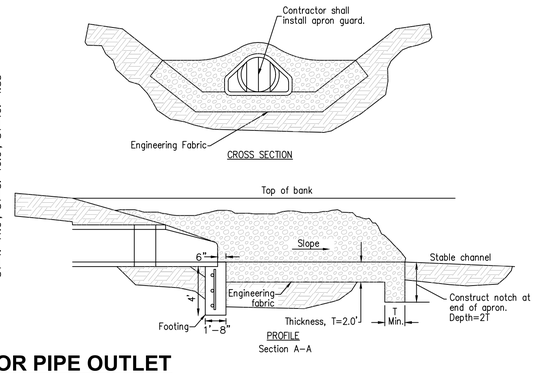
POND 1 OVERFLOW
NOT TO SCALE



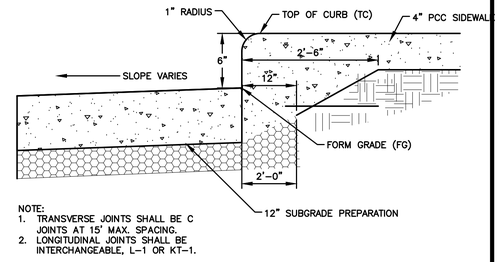
ROOF DRAIN CONNECTION WITH TEE



NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
2. INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.



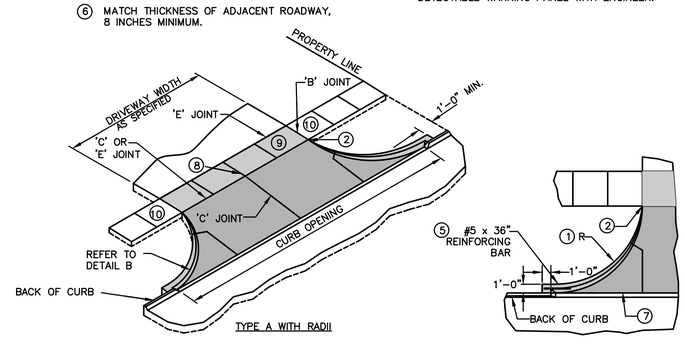
ROCK APRON FOR PIPE OUTLET
NOT TO SCALE



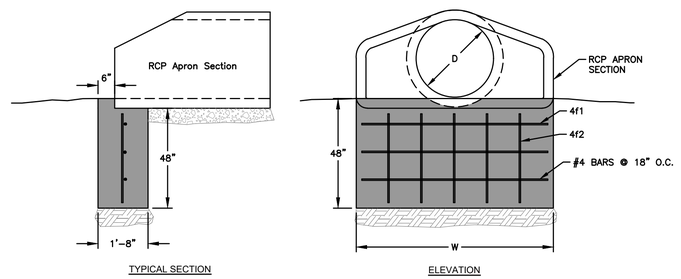
NOTE:
1. TRANSVERSE JOINTS SHALL BE C JOINTS AT 15' MAX. SPACING.
2. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-1 OR KT-1.

6" CLASS 'A' SIDEWALK

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



CONCRETE DRIVEWAY TYPE A



REINFORCING BAR LIST

D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3
		4f2	4	3'-8"	2
15"	2'-10 ½"	4f1	4	2'-6 ½"	3
		4f2	4	3'-8"	2
18"	3'-5"	4f1	4	3'-1"	3
		4f2	4	3'-8"	3
24"	4'-6"	4f1	4	4'-2"	3
		4f2	4	3'-8"	3
30"	5'-7"	4f1	4	5'-3"	3
		4f2	4	3'-8"	4
36"	6'-8"	4f1	4	6'-4"	3
		4f2	4	3'-8"	5
42"	7'-3"	4f1	4	6'-11"	3
		4f2	4	3'-8"	5
48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	6
54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	6
60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	7
78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	7
84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	8

RCP APRON SECTION FOOTING
NOT TO SCALE

DATE	REVISIONS
11/20/2025	SECOND SUBMITTAL
10/23/2025	FIRST SUBMITTAL

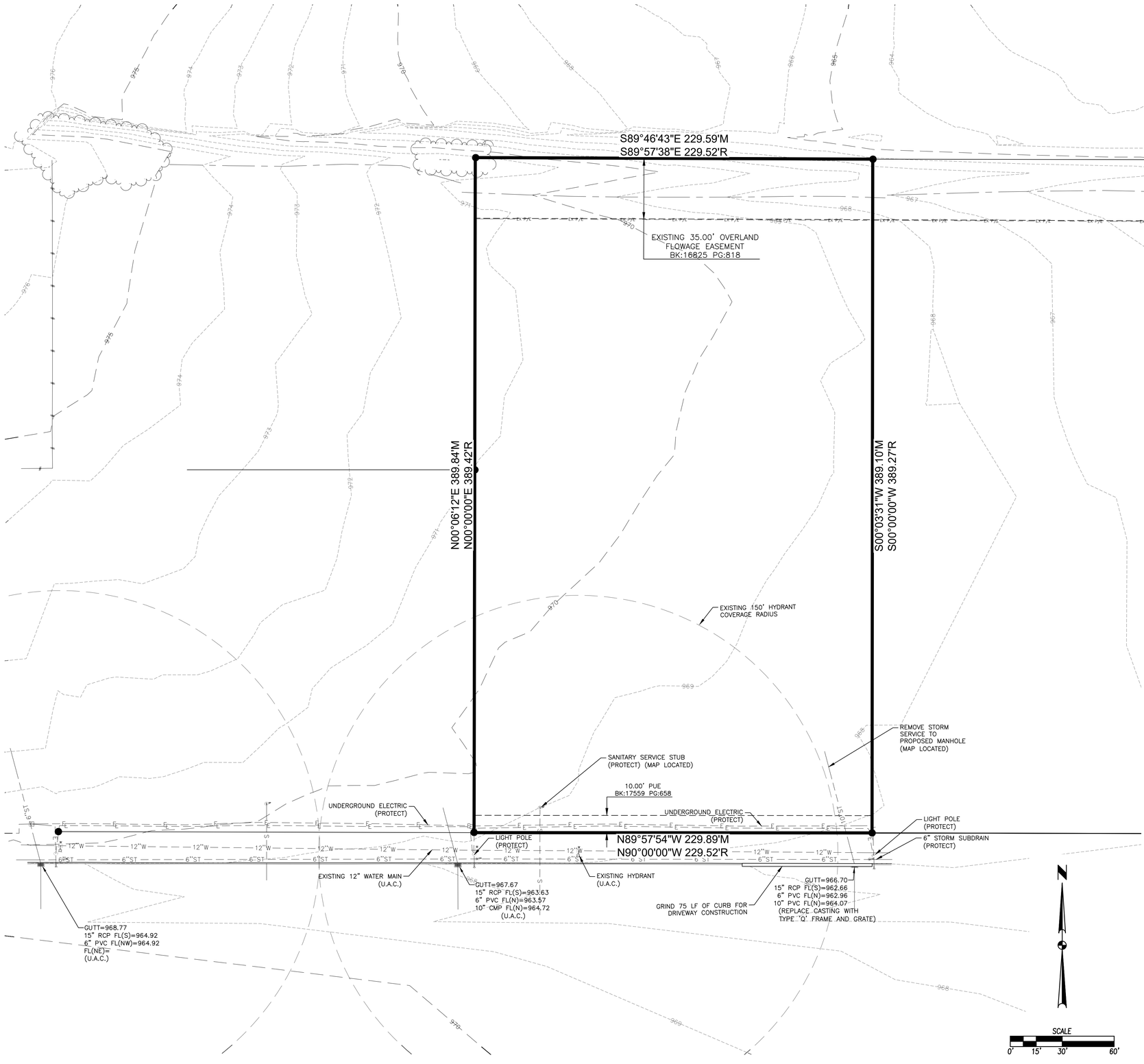
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JUN | PM: DAM

CIVIL DESIGN ADVANTAGE

UNITED MASONRY
DETAILS
GRIMES, IOWA

C1.1
2509.732

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COMMENT:
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DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
   A. CITY
   B. APPROPRIATE UTILITY COMPANIES
   C. OWNER
   D. CIVIL DESIGN ADVANTAGE
   E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

REVISIONS	DATE
SECOND SUBMITTAL	11/20/2025
FIRST SUBMITTAL	10/23/2025

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

ENGINEER: JJN | PM: DAM

CIVIL DESIGN ADVANTAGE

UNITED MASONRY

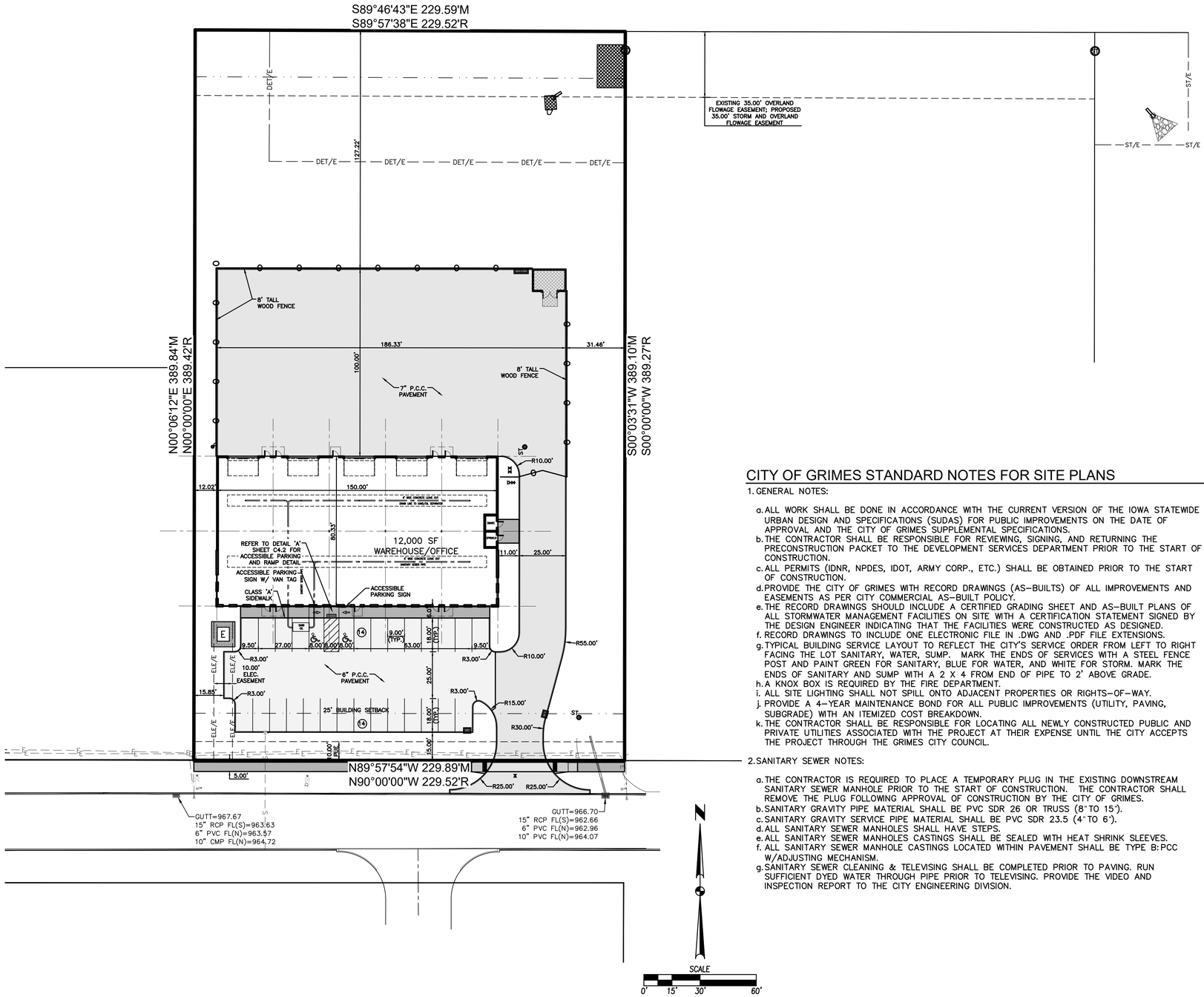
TOPOGRAPHIC AND DEMOLITION PLAN

GRIMES, IOWA

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GENERAL NOTES

1. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.
2. PEDESTRIAN RAMPS	6" P.C.C.
3. HEAVY DUTY DRIVEWAYS	7" P.C.C.
4. LIGHT DUTY DRIVEWAYS	6" P.C.C.

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

1. GENERAL NOTES:
   a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
   b. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
   c. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
   d. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
   e. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
   f. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
   g. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
   h. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
   i. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
   j. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
   k. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.
2. SANITARY SEWER NOTES:
   a. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
   b. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8"TO 15").
   c. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4"TO 6").
   d. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
   e. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
   f. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B: PCC W/ADJUSTING MECHANISM.
   g. SANITARY SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
3. WATER MAIN NOTES:
   a. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6"MJ SHOE, 2-1/2"HOSE NOZZLE, 4-1/2"STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
   b. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
   c. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
   d. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
   e. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
   f. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
   g. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
   h. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
   i. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.
4. STORM SEWER NOTES:
   a. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
   b. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
   c. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
   d. PUBLIC STORM SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
   e. USE O RING GASKETS ON STORM SEWERS CROSSING UNDER WATERMAIN PER IDNR REQUIREMENT.

REVISIONS	DATE
FIRST SUBMITTAL	10/23/2025
SECOND SUBMITTAL	11/20/2025

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JJN | PM: DAM

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

UNITED MASONRY
DIMENSION PLAN

C3.1
2509.732

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PLOTTED BY: DOUG MANDERNACH
COMMENT:
TECH:
ENG:

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE,
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

S89°46'43"E 229.59'M
S89°57'38"E 229.52'R

20'-WIDE EMERGENCY SPILLWAY
ELEV.=967.25

DETENTION BASIN
TOP OF BERM ELEV.=968.00
100-YEAR ELEV.=965.67

INSTALL 19'x15' NA GREEN S200 TURF REINFORCEMENT MAT

INSTALL 6'x7.5' NA GREEN SHOREMAX & SC250 UNDERLAYMENT

GRADING LIMITS (TYP.)

INSTALL 8 TONS RIP-RAP

N00°06'12"E 389.84'M
N00°00'00"E 389.42'R

S00°03'31"W 389.10'M
S00°00'00"W 389.27'R

REFER TO DETAIL 'C' FOR TRASH ENCLOSURE GRADING DETAILS

100-YEAR PONDING
ELEV=969.79

F.F.E.=971.50

REFER TO DETAIL 'B' FOR RAMP DETAILS

GRADING LIMITS (TYP.)

100-YEAR PONDING
ELEV=969.02

100-YEAR PONDING
ELEV=967.87

N89°57'54"W 229.89'M
N90°00'00"W 229.52'R

REFER TO DETAIL 'A' FOR SIDEWALK RAMP

SE 25TH STREET

SCALE
0' 15' 30' 60'

100-YEAR PONDING
ELEV=966.68

DETAIL 'A'

SCALE
0' 5' 10' 20'

DETAIL 'B'

SCALE
0' 5' 10' 20'

DETAIL 'C'

SCALE
0' 5' 10' 20'

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PLOT DATE: 11/20/2025 2:21 PM
PLOTTED BY: DOUG MANDERNACH
COMMENT:
TECH: ENG

REVISIONS	DATE
SECOND SUBMITTAL	11/20/2025
FIRST SUBMITTAL	10/23/2025

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

ENGINEER: JJN | PM: DAM

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

UNITED MASONRY
GRADING PLAN

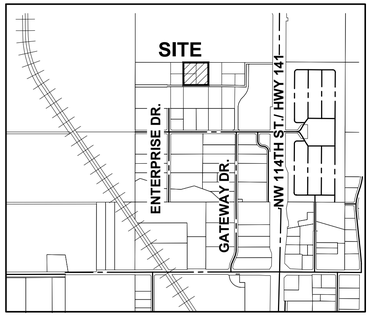
C4.1
2509.732

SPINE MOVING

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

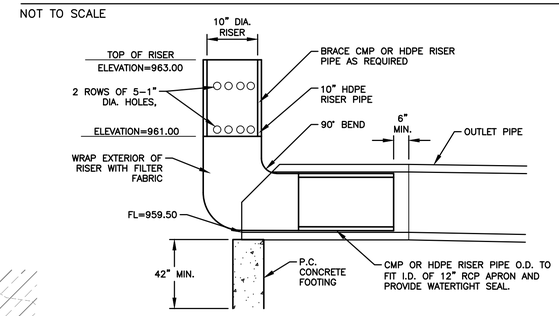
NOT TO SCALE

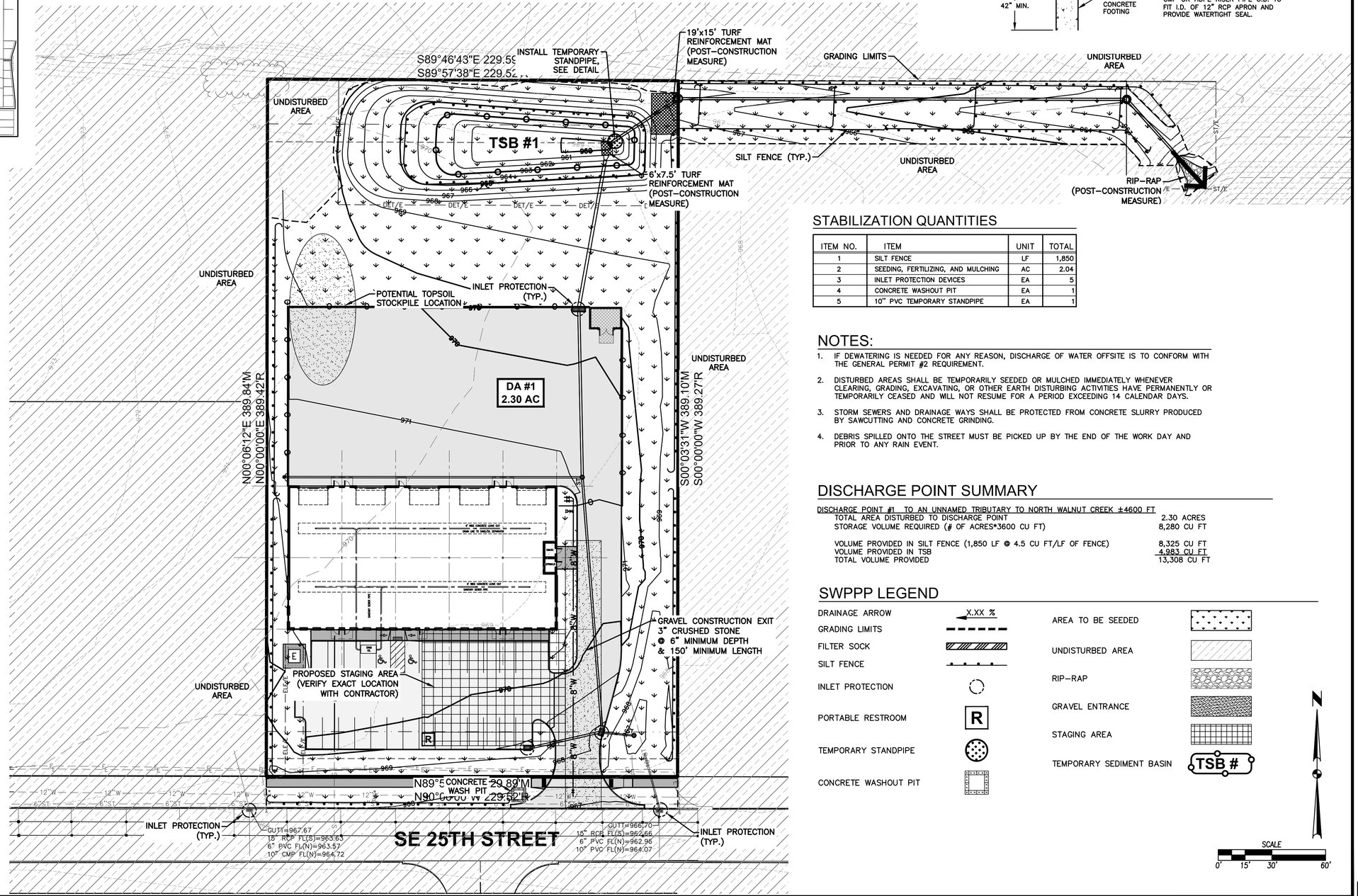


GRIMES, IOWA

TEMPORARY STAND PIPE DETAIL

NOT TO SCALE





STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,850
2	SEEDING, FERTILIZING, AND MULCHING	AC	2.04
3	INLET PROTECTION DEVICES	EA	5
4	CONCRETE WASHOUT PIT	EA	1
5	10" PVC TEMPORARY STANDPIPE	EA	1

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.
4. DEBRIS SPILLED ONTO THE STREET MUST BE PICKED UP BY THE END OF THE WORK DAY AND PRIOR TO ANY RAIN EVENT.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY TO NORTH WALNUT CREEK ±4600 FT

TOTAL AREA DISTURBED TO DISCHARGE POINT	2.30 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	8,280 CU FT
VOLUME PROVIDED IN SILT FENCE (1,850 LF @ 4.5 CU FT/LF OF FENCE)	8,325 CU FT
VOLUME PROVIDED IN TSB	4,983 CU FT
TOTAL VOLUME PROVIDED	13,308 CU FT

SWPPP LEGEND

DRAINAGE ARROW — X.XX %
GRADING LIMITS
FILTER SOCK
SILT FENCE
INLET PROTECTION
PORTABLE RESTROOM — R
TEMPORARY STANDPIPE
CONCRETE WASHOUT PIT

AREA TO BE SEEDED
UNDISTURBED AREA
RIP-RAP
GRAVEL ENTRANCE
STAGING AREA
TEMPORARY SEDIMENT BASIN — TSB #

N

SCALE 0' 15' 30' 60'

REVISIONS	DATE
FIRST SUBMITTAL	10/23/2025
SECOND SUBMITTAL	11/20/2025

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
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CIVIL DESIGN ADVANTAGE

UNITED MASONRY

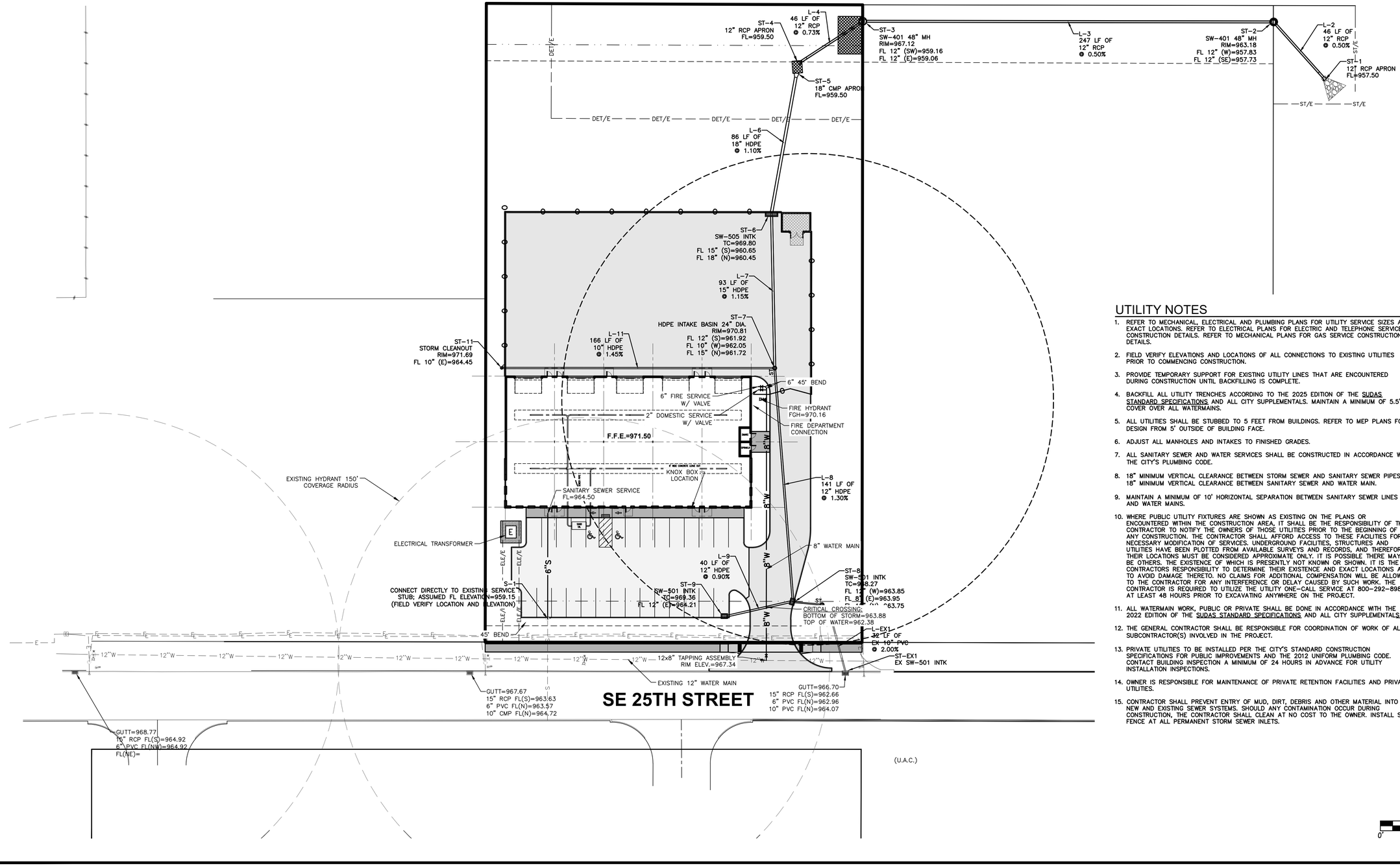
EROSION AND SEDIMENT CONTROL PLAN

GRIMES, IOWA

C5.1

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COMMENT:
TECH: ENG:



UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

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SCALE
0' 15' 30' 60'

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PLOT DATE: 11/20/2025 2:21 PM
PLOTTED BY: DOUG MANDERNACH
COMMENT:
TECH: ENG:

REVISIONS	DATE
SECOND SUBMITTAL	11/20/2025
FIRST SUBMITTAL	10/23/2025

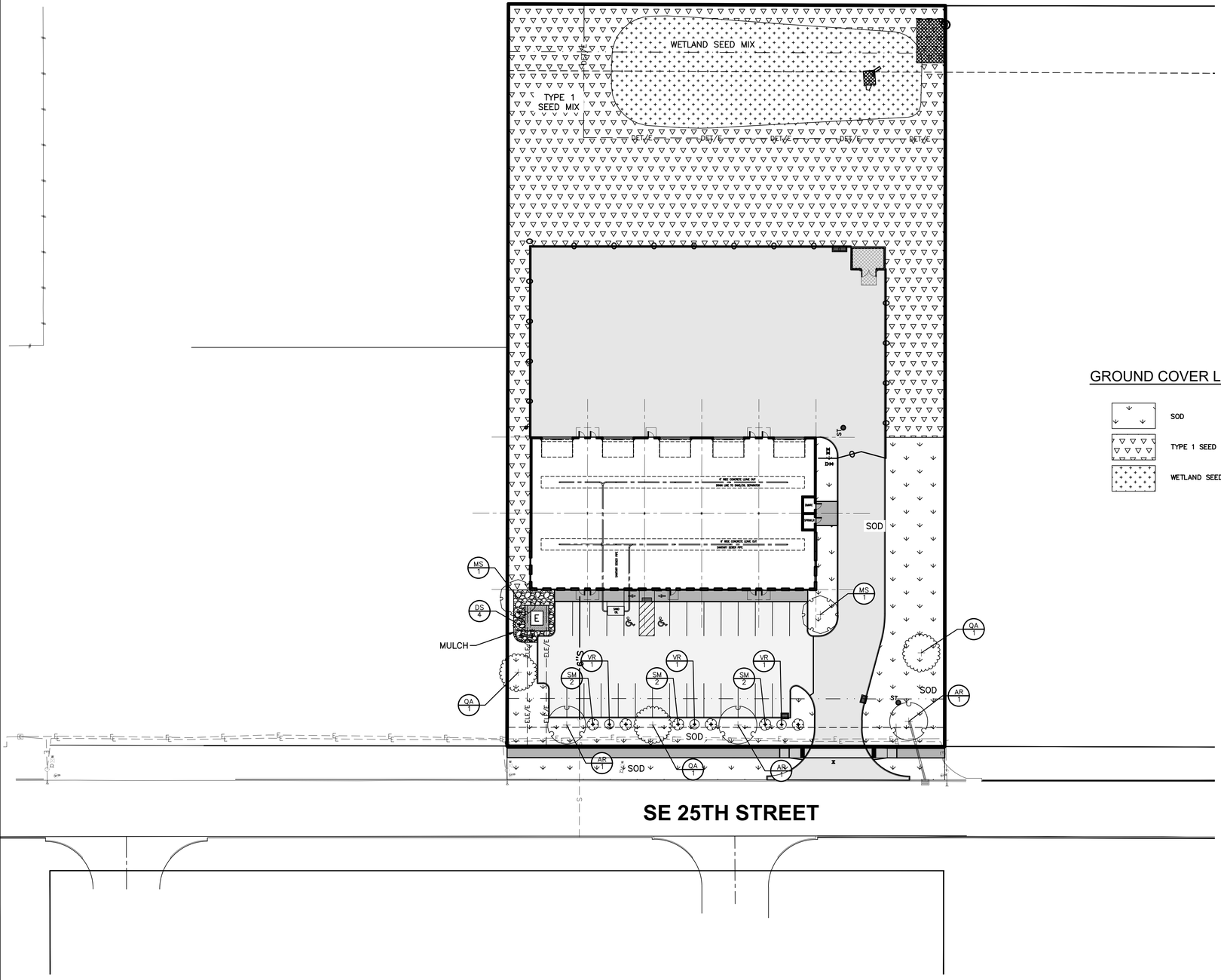
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: JJN | PM: DAM

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

UNITED MASONRY
UTILITY PLAN

C6.1
2509.732



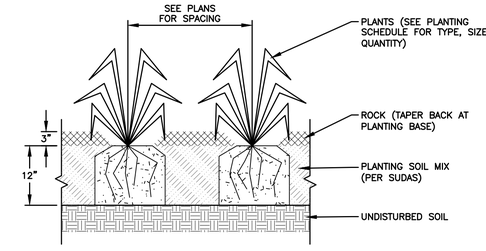
GROUND COVER LEGEND

- SOD
- TYPE 1 SEED
- WETLAND SEED MIX

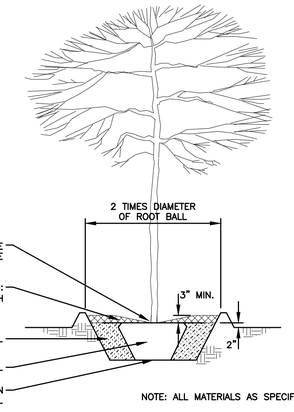
LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2025 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AR	3	Royal Red Norway Maple	Acer platanoides 'Royal Red'	B&B, 2" CALIPER
QA	3	White Oak	Quercus alba	B&B, 2" CALIPER
UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MS	2	Spring Snow Crabapple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
DS	4	Dwarf White Spruce	Picea glauca 'Conica'	24" HEIGHT
SM	6	Miss Kim Korean Lilac	Syringa patula 'Miss Kim'	24" HEIGHT
VR	3	Dwarf Cranberrybush Viburnum	Viburnum trilobum 'Nanum'	24" HEIGHT



SHRUB PLANTING



DECIDUOUS TREE PLANTING

N

SCALE
0' 15' 30' 60'

DATE	REVISIONS
11/20/2025	SECOND SUBMITTAL
10/23/2025	FIRST SUBMITTAL

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

ENGINEER: JJN | PM: DAM

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

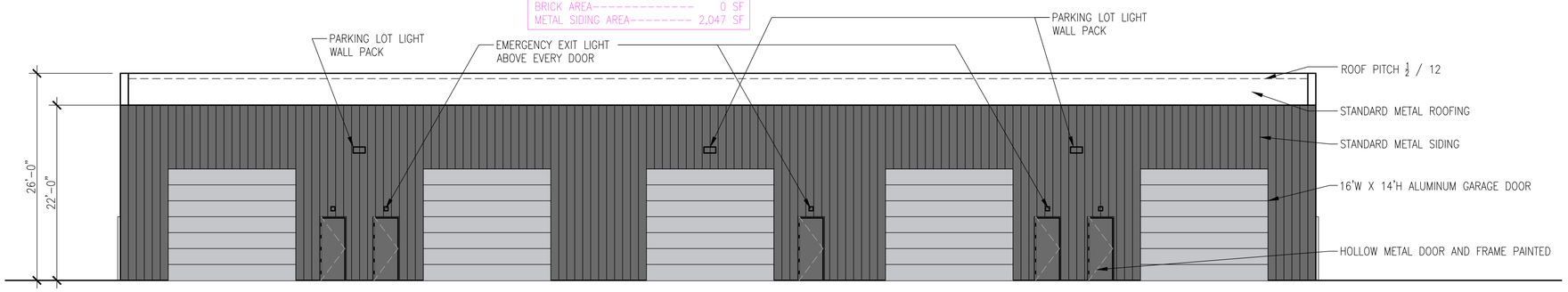
UNITED MASONRY
LANDSCAPE PLAN

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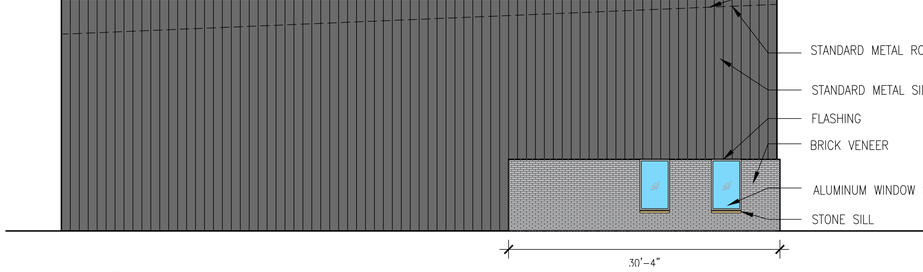
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PLOTTED: 11/20/2025 2:21 PM
PLOTTED BY: DOUG MANDERNACH
COMMENT:
TECH:
ENG:

GROSS SURFACE AREA------ 3,300 SF
DOORS AND WINDOWS-------1,253 SF
REMAINING AREA---------- 2,047 SF
BRICK AREA------------- 0 SF
METAL SIDING AREA-------- 2,047 SF



1 A2.1B CONCEPTUAL NORTH ELEVATION
SCALE: 1/8" = 1'-0" @ 36X24

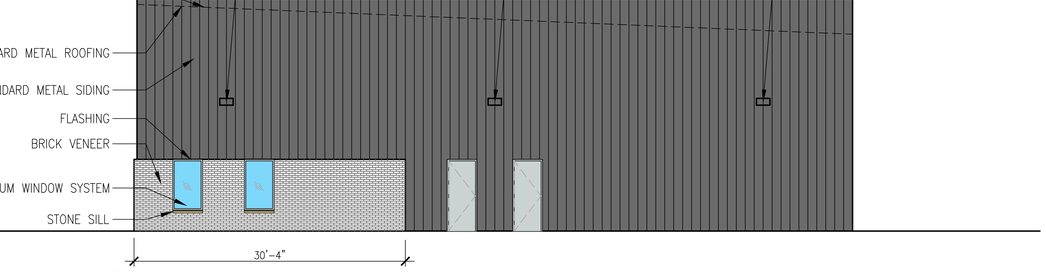
GROSS SURFACE AREA------2,083 SF
DOORS AND WINDOWS------- 53 SF
REMAINING AREA----------2,030 SF
BRICK AREA------------- 189 SF
METAL SIDING AREA--------1,841 SF



2 A2.1B CONCEPTUAL WEST ELEVATION
SCALE: 1/8" = 1'-0" @ 36X24

GROSS SURFACE AREA------2,083 SF
DOORS AND WINDOWS------- 91 SF
REMAINING AREA----------1,992 SF
BRICK AREA------------- 189 SF
METAL SIDING AREA--------1,803 SF

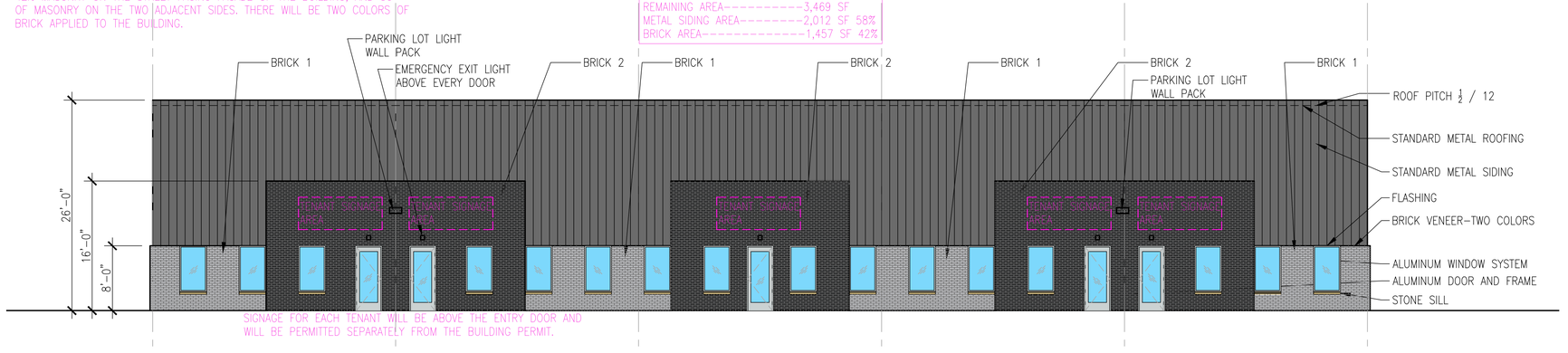
THERE WILL BE NO ROOF TOP MECHANICAL UNITS ON THE ROOF
ALL HVAC EQUIPMENT WILL BE INSIDE THE BUILDING



3 A2.1B CONCEPTUAL EAST ELEVATION
SCALE: 1/8" = 1'-0" @ 36X24

EVEN THOUGH THIS PROPERTY IS NOT 300' IN WIDTH WE ARE STILL INSTALLING 42% MASONRY ON THE STREET FACING FACADE OF THE BUILDING, AND 30' OF MASONRY ON THE TWO ADJACENT SIDES. THERE WILL BE TWO COLORS OF BRICK APPLIED TO THE BUILDING.

GROSS SURFACE AREA------3,905 SF
DOORS AND WINDOWS------- 436 SF
REMAINING AREA----------3,469 SF
METAL SIDING AREA--------2,012 SF 58%
BRICK AREA-------------1,457 SF 42%



SIGNAGE FOR EACH TENANT WILL BE ABOVE THE ENTRY DOOR AND WILL BE PERMITTED SEPARATELY FROM THE BUILDING PERMIT.

4 A2.1B CONCEPTUAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0" @ 36X24

The Design Partnership, LLP
Architects + Planners

ACCURATE COMMERCIAL

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ISSUED / REVISION	DATE
PRELIMINARY PLAN AND ELEVATIONS	9-23-2025
ISSUED TO CITY PLANNING STAFF	10-16-2025
REVISED WIDTH TO 150'	11-18-2025

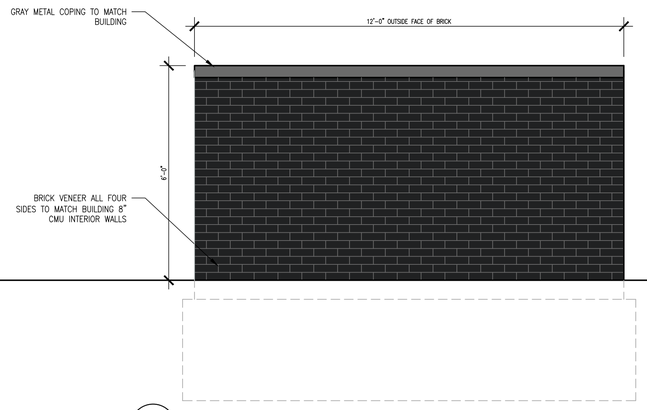
REVISED TO 150' 11-20-2025

United Masonry
Flex Warehouse Building
1305 SE 25th Street
Grimes, Iowa 50111

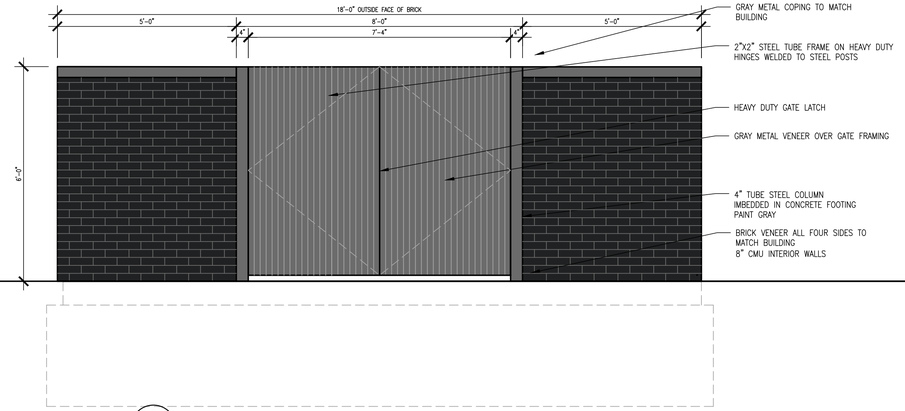
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TITLE
EXTERIOR ELEVATIONS

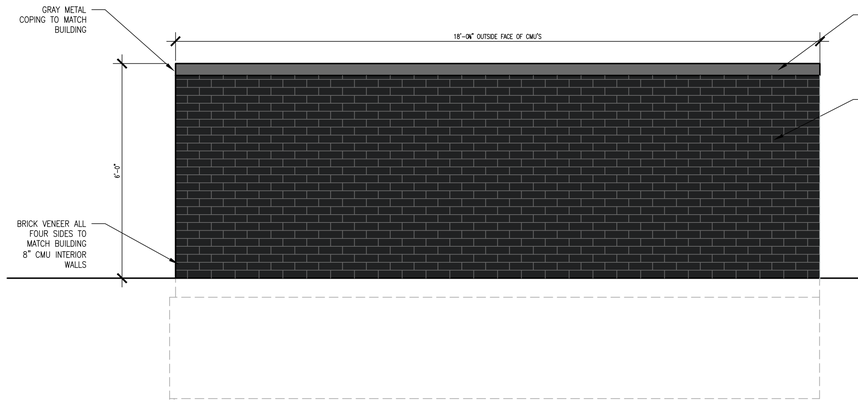
SHEET
A2.1B



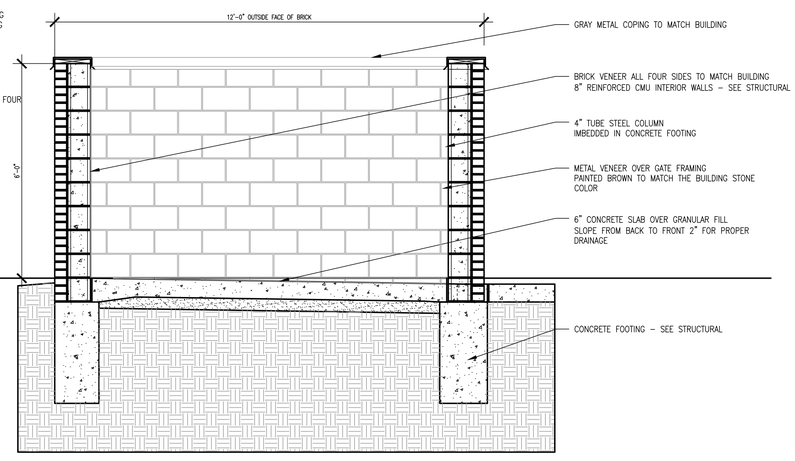
1 A2.2 TRASH ENCLOSURE SIDE ELEVATIONS
SCALE: 1/8" = 1'-0" @ 36X24



2 A2.2 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/8" = 1'-0" @ 36X24



3 A2.2 TRASH ENCLOSURE REAR ELEVATION
SCALE: 1/2" = 1'-0" @ 36X24



4 A2.2 TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0" @ 36X24

The Design Partnership, LLP
Architects + Planners

ACCURATE COMMERCIAL

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ISSUED / REVISION	DATE
PRELIMINARY PLAN AND ELEVATIONS	9-23-2025
ISSUED TO CITY PLANNING STAFF	10-16-2025
REVISED WIDTH TO 150'	11-18-2025

REVISED TO 150' 11-20-2025

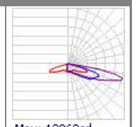
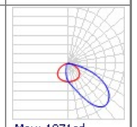
United Masonry
Flex Warehouse Building
1305 SE 25th Street
Grimes, Iowa 50111

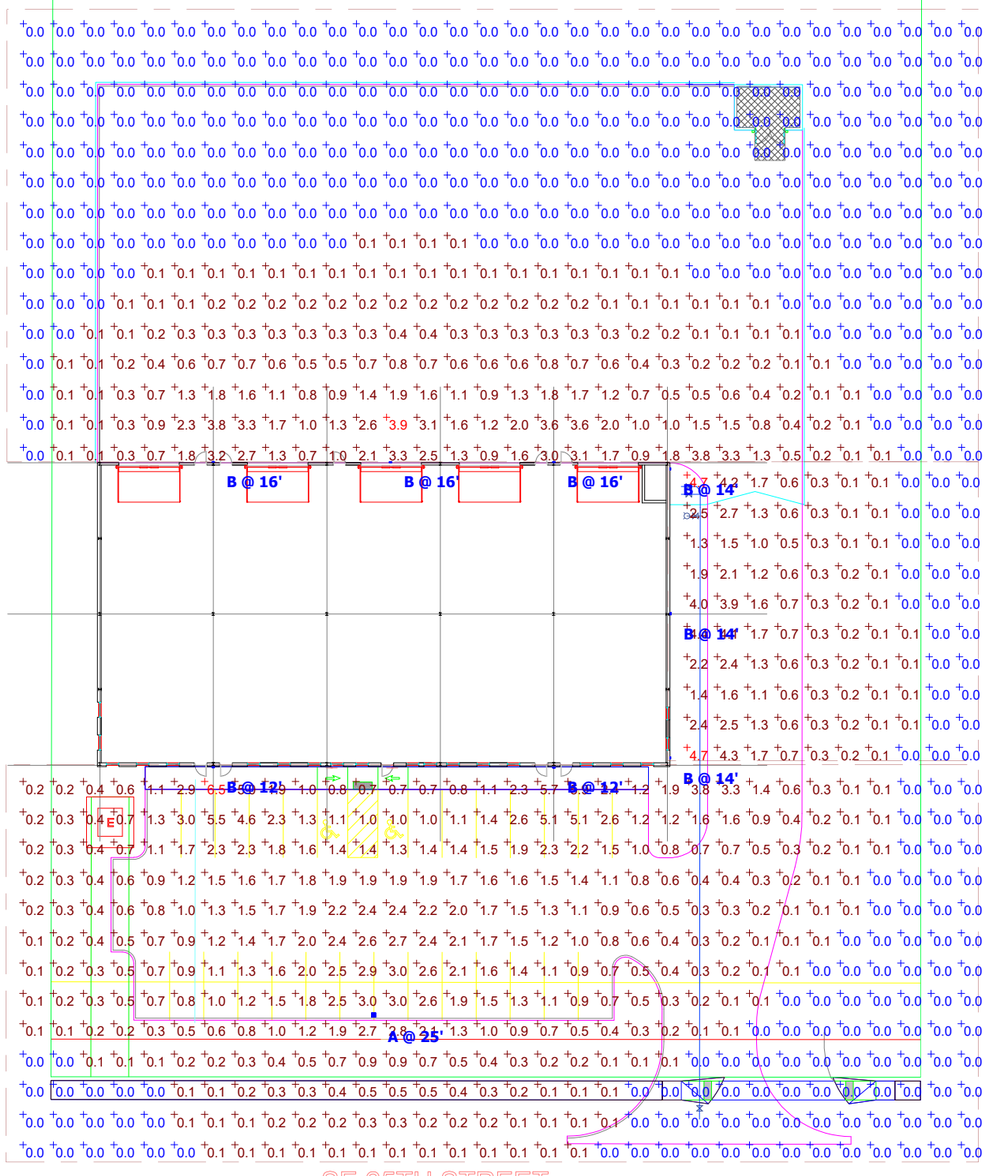
JOB NO. 250046-5

TITLE
TRASH ENCLOSURE ELEVATIONS

SHEET
A2.2

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		1	DSX1 LED P6 40K 80CRI T4M HS	D-Series Size 1 Area Luminaire P6 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield		1	16453	1	165.2497	 Max: 13962cd
	B		8	ARC1 LED P3 40K	ARC1 LED WITH P3 - PERFORMANCE PACKAGE, 4000K		1	3021	1	24.5247	 Max: 1971cd



Plan View
Scale - 1" = 40ft

United Masonry
Grimes, IA

Designer

Date
11/20/2025
Scale
Not to Scale
Drawing No.

Summary

1 of 1

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

December 2, 2025

PROJECT NAME

United Masonry Site Plan

APPLICANT

United Masonry

REQUESTED ACTION

Approval of site plan to construct a 12,000 sf building, trash enclosure, parking lot, outdoor storage area, screening fence, and detention basin.

LOCATION

1305 SE 25th Street

ZONING

M1-A (Commercial and Limited Light Industrial)

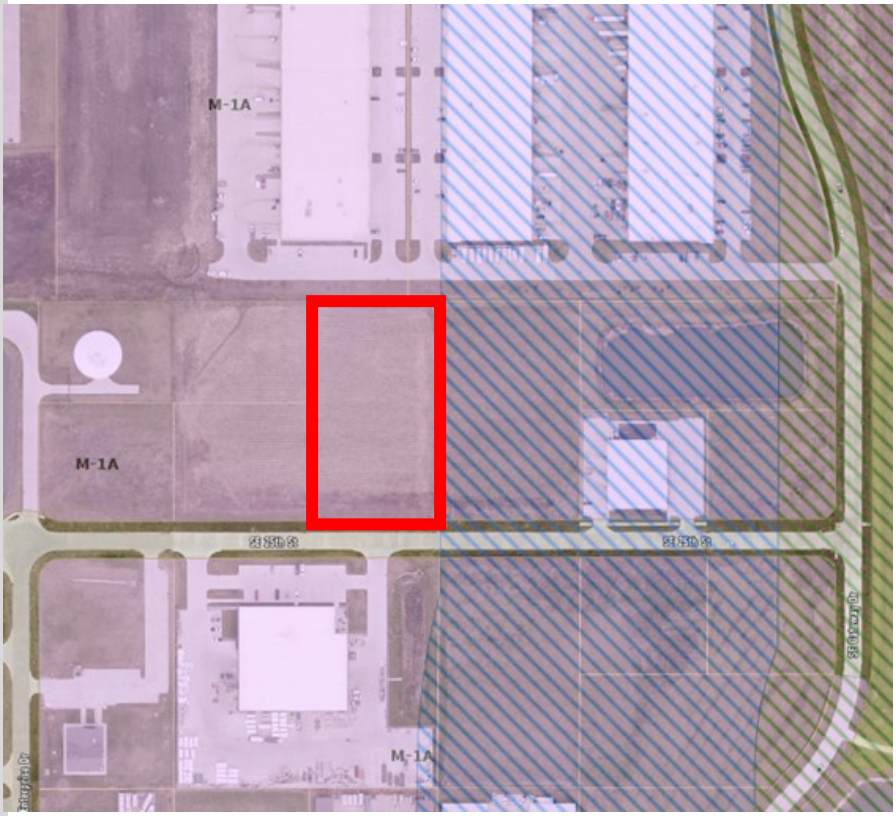
PLANNER

Alivia Hoodjer
ahoodjer@grimesiowa.gov
515-986-4050

Location Map



Zoning Map

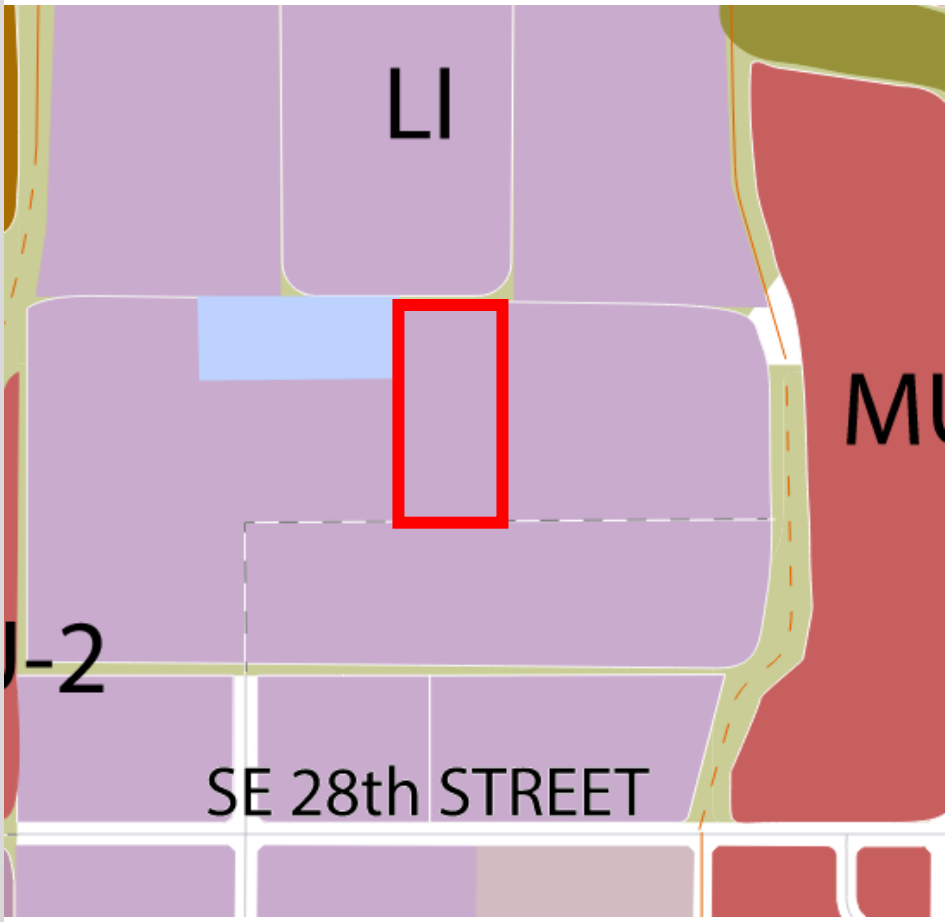


Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Undeveloped Land	Light Industrial	M1-A
North	Light Industrial	Light Industrial	M1-A and Highway 141 Zone 2 Overlay
South	Light Industrial	Light Industrial	M1-A
East	Undeveloped Land	Light Industrial	M1-A and Highway 141 Zone 2 Overlay
West	Undeveloped Land	Light Industrial	M1-A

PARKS

No dedication is required as the site is an industrial use and zoning.



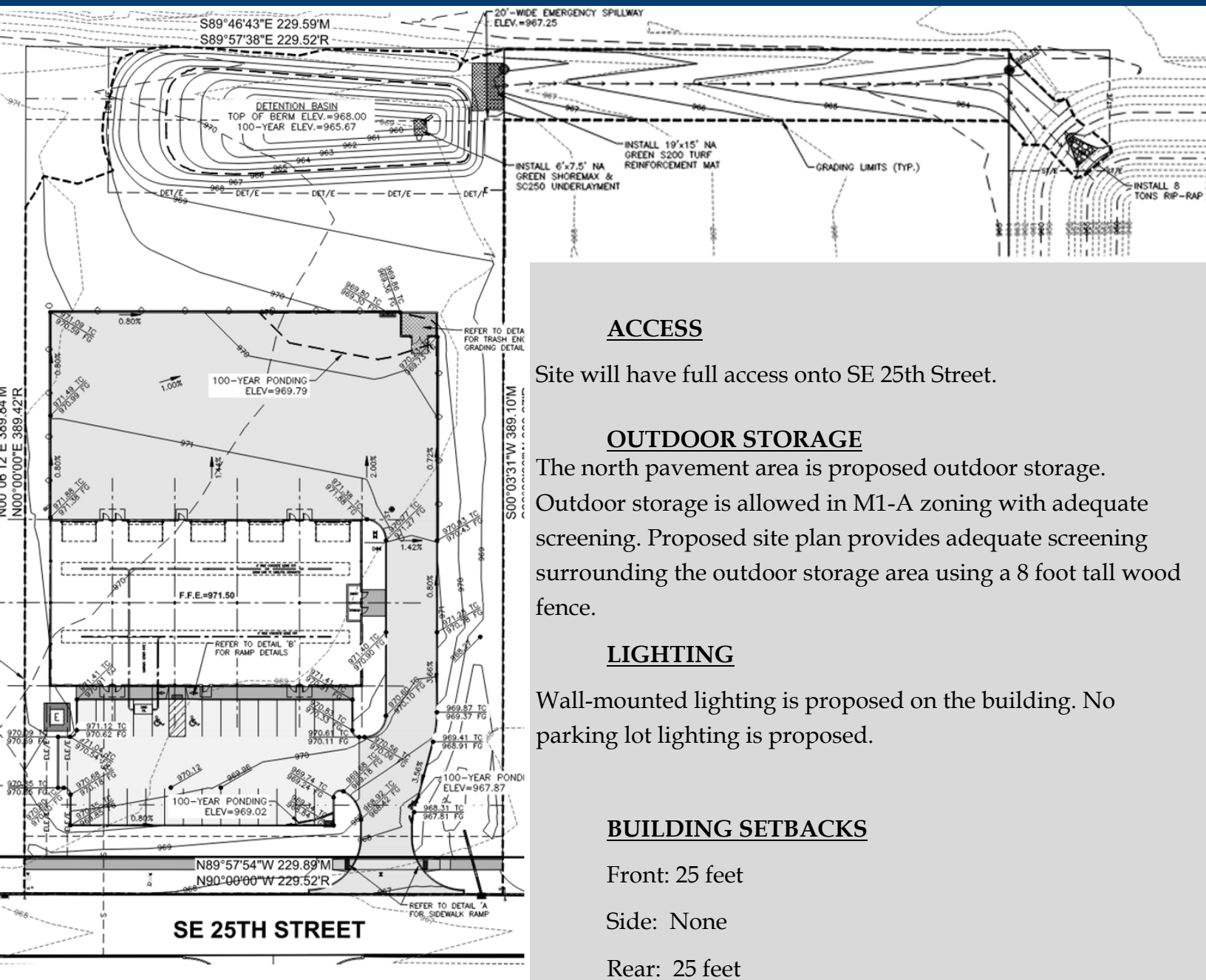
Future Land Use Map

Relation to Studies & Legal

Legal

The proposed site plan depicts stormwater sewer infrastructure on an adjacent lot and within a regional detention outlot. In order for the proposed infrastructure to be constructed and implemented, the applicant will provide a private storm sewer easement on the adjacent private lot and outlot.

Site Layout



ACCESS

Site will have full access onto SE 25th Street.

OUTDOOR STORAGE

The north pavement area is proposed outdoor storage. Outdoor storage is allowed in M1-A zoning with adequate screening. Proposed site plan provides adequate screening surrounding the outdoor storage area using a 8 foot tall wood fence.

LIGHTING

Wall-mounted lighting is proposed on the building. No parking lot lighting is proposed.

BUILDING SETBACKS

Front: 25 feet

Side: None

Rear: 25 feet

Parking Calculation Table

Required	Proposed
19 spaces required inclusive of warehouse and office uses	28 spaces including 2 ADA spaces

Utilities & Landscaping

SANITARY

Sanitary service will connect from an existing sanitary service stub on the south side of the property.

WATER

Water service will connect from an existing public water main to the south.

STORM WATER

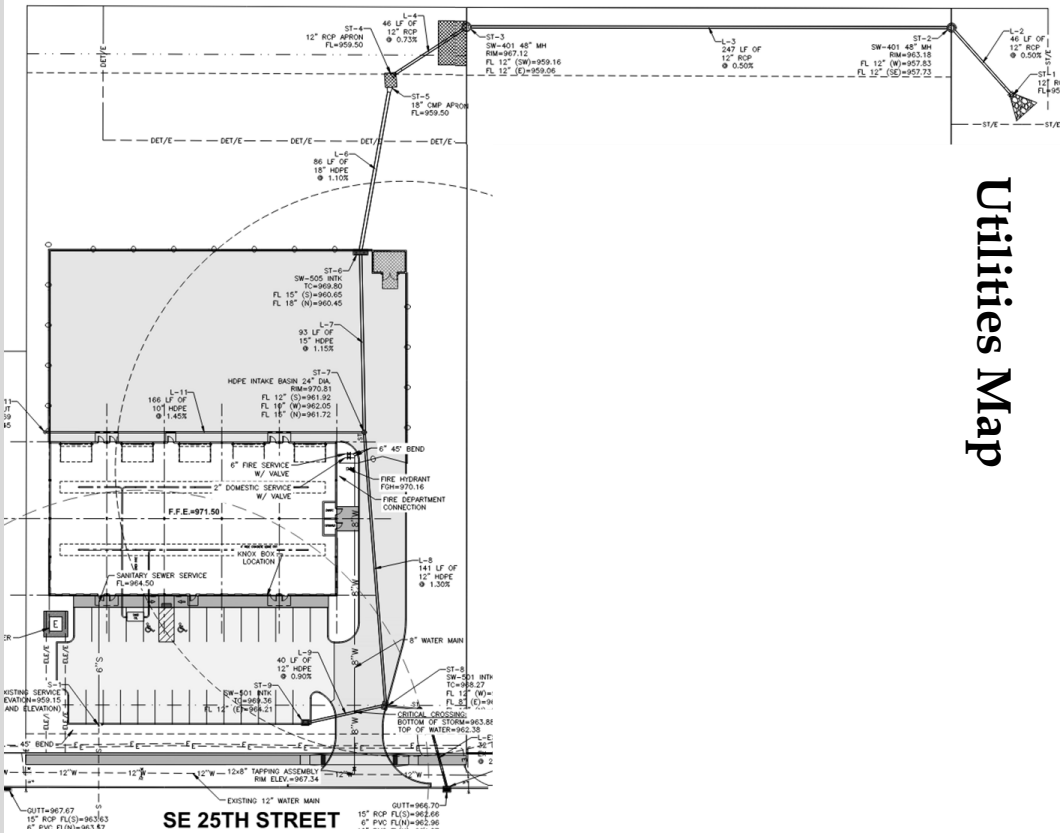
Stormwater is routed through storm sewer pipes that discharge into the detention basin on site. The stormwater then flows through a proposed storm-sewer pipe to ultimately discharge into the regional basin to the east of the site. The proposed storm sewer extension not on the property will need a private storm sewer easement in order to install the storm sewer pipe on the adjacent lot and regional detention basin outlot.

LANDSCAPING

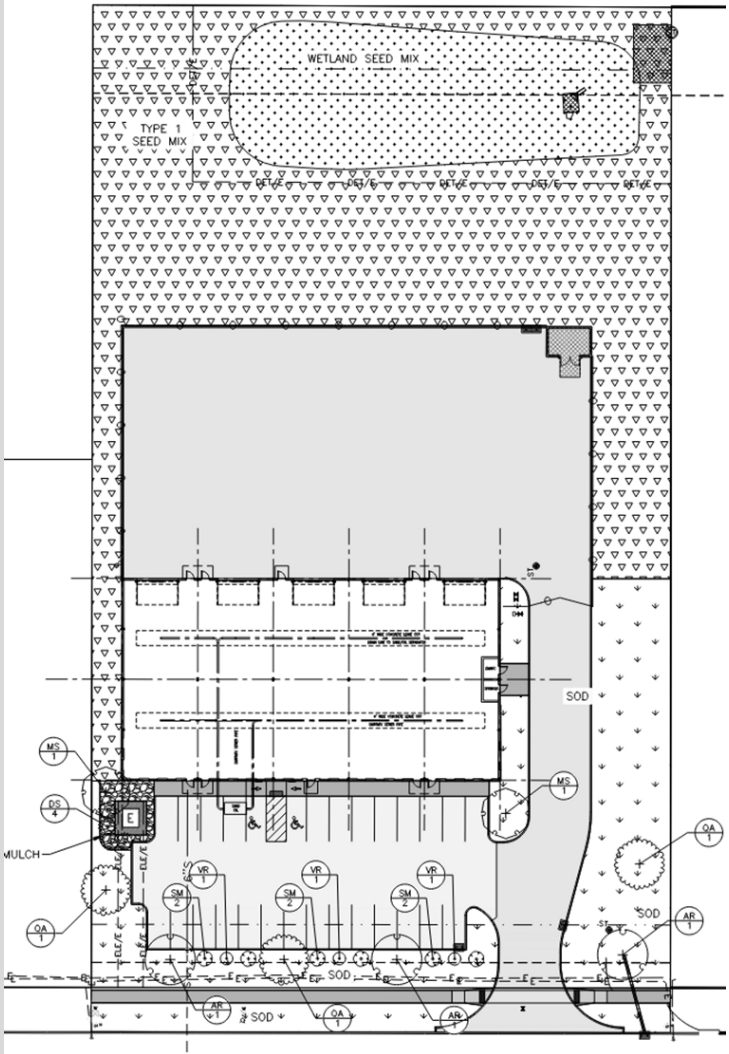
No landscaping requirements are present for this property. Proposed site plan includes street trees and parking lot plantings on the south end of the site.

The proposed detention basin area will have a wetland seed mix as the groundcover while the rest of the site is proposed to be either seeded or sodded.

Utilities Map



Landscaping Plan



Architecture

BUILDING & ELEVATIONS

The proposed 12,000 sf building has met the required architectural requirements of 25% masonry or brick along the public-facing façade and 30 feet of the side walls for M1-A zoning.

The proposed building will have 5 suites with 1 bay garage door and 2 pedestrian man door for each suite.

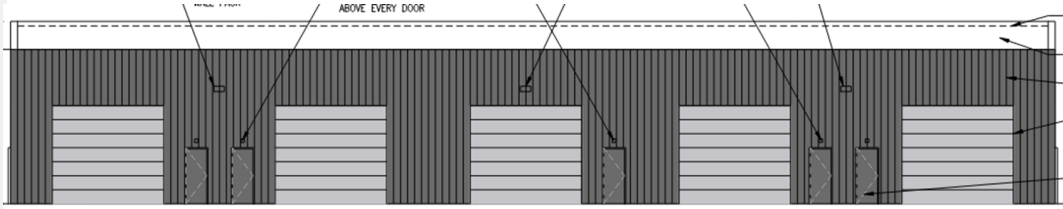
DUMPSTER ENCLOSURE

The trash enclosure is provided in the outdoor storage area of the site and the elevations match similarly to the building materials provided on the primary building.

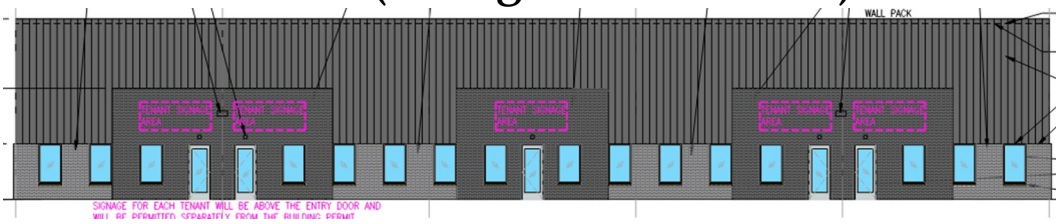
LIGHTING

Wall-mounted lighting is proposed on the buildings on both the north, south, and east sides of the building.

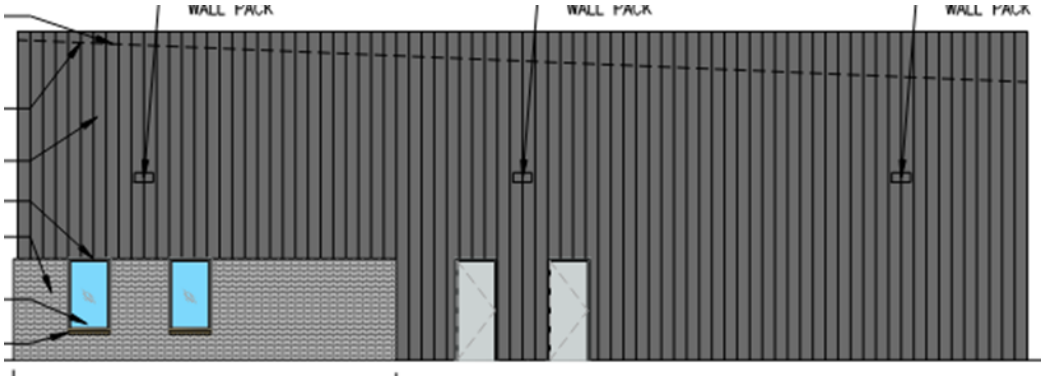
North Elevation



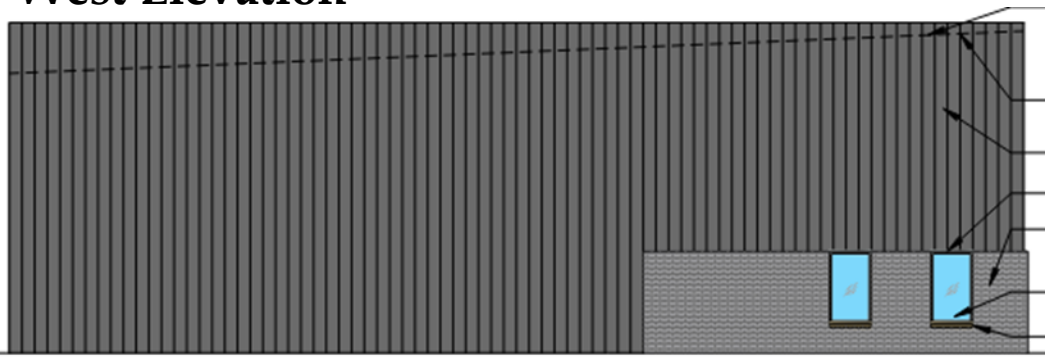
South Elevation (facing SE 25th Street)



East Elevation



West Elevation

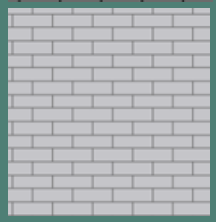


Material Board

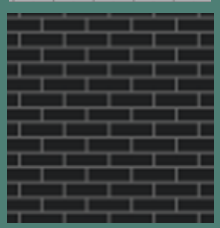
Gray metal siding/paneling



Light Gray Brick



Dark Colored Gray Brick



Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the proposed site plan subject to remaining staff comments.

On December 2, 2025, Grimes Planning and Zoning Commission recommended approval of the United Masonry site plan.

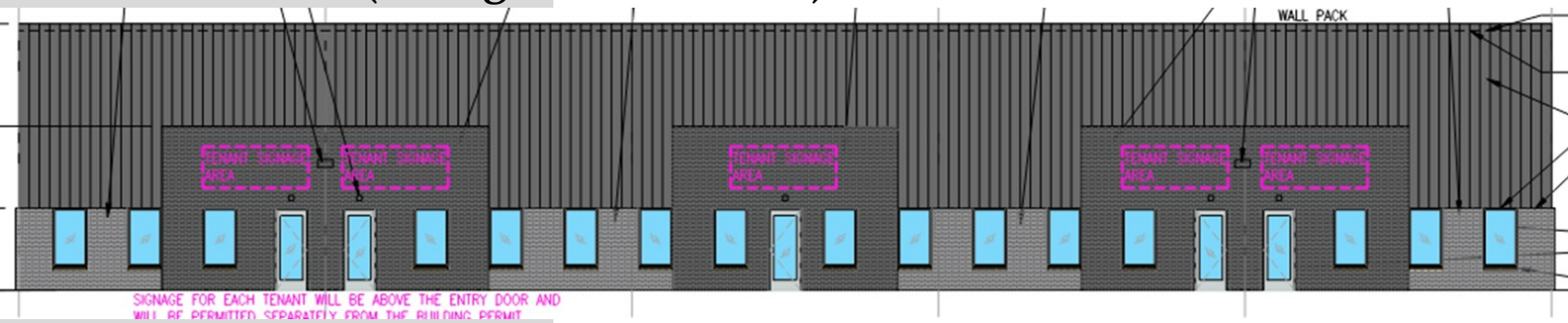
Conclusion

Approval of site plan to construct a 12,000 sf building, trash enclosure, parking lot, outdoor storage area, screening fence, and detention basin.

Private storm sewer and detention easements are required for the proposed stormwater sewer infrastructure.

The proposed building elevations meet the M1-A architectural requirements.

South Elevation (facing SE 25th Street)



CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Resolution 12-4225 Approving Final Plat of Hope Meadows Plat 4 and Certain Related Easements and Agreements

BACKGROUND: The applicant, Hope K Farms, LLC, is requesting approval of a final plat for Hope Meadows Plat 4 located west of SW County Line Road and between SW 4th Street and SW 11th Street. The final plat consists of 68.42 acres with 195 single-family lots, one lot for public park, one outlot for private detention, one outlot for future development and public street lots.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS: Planning and Zoning Commission Recommendation of Approval - 11/04/2025

STAFF RECOMMENDATION: Staff recommend approval of the Resolution.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Evann Coffey, Senior Planner, 515-986-4050, ecoffey@grimesiowa.gov

Prepared by:	Evann Coffey, Senior Planner
Return to:	Evann Coffey, Senior Planner

RESOLUTION 12-4225 APPROVING FINAL PLAT OF HOPE MEADOWS PLAT 4 AND CERTAIN RELATED EASEMENTS AND AGREEMENTS

Grimes Resolution No. 12-4225

WHEREAS, the final plat and accompanying materials for Hope Meadows Plat 4, an Official Plat, now included in and forming a part of the City of Grimes, Dallas County, Iowa (the "Plat"), have been filed with the City Clerk of the City of Grimes, Iowa, by Hope K Farms, LLC, (the "Developer"); and

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

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

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

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

WHEREAS, the Developer has submitted to the City of Grimes a Warranty Deed for Street Lots A through H and Lot 196 located within the Plat; and

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

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

WHEREAS, the plat of Hope Meadows Plat 4 and the documents relating thereto comply in all other respects with the City of Grimes's Subdivision Ordinance.

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

1. That the plat of Hope Meadows Plat 4 be and the same is hereby accepted and approved by the City Council of the City of Grimes.

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

1. Public Utility Easement

2. Landscape Buffer Easement
3. City Improvement Easement
4. Storm Sewer Easement
5. Overland Flowage Easement
6. Sidewalk Easement
7. Sanitary Sewer Easement
8. Water Main Easement
9. Temporary Turnaround Easement
10. Temporary Construction Easement
11. Hope Meadows Plat 4 Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement (Outlot X)
12. Hope Meadows Plat 4 Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement (Lot 196)

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

1. Storm Sewer Easement
2. Storm Sewer Easement
3. City Improvement Easement

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

1. Private Storm Sewer Easement

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

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

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

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

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized and directed to execute all other associated agreements, and file the final plat of Hope Meadows Plat 4, as well as any other documents related thereto, with the Dallas County Recorder.

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

November 4, 2025

PROJECT NAME

Hope Meadows Plat 4

Final Plat

APPLICANT

Hope K Farms, LLC

REQUESTED ACTION

Approval of the final plat to subdivide 68.42-acres into 195 single-family lots, public street lots, one outlot for future development, one outlot for private detention and one lot for public parkland

LOCATION

Generally located north of SW 11th Street, south of SW 4th Street and west of SW County Line Road

ZONING

R-4 (Meadows PUD)

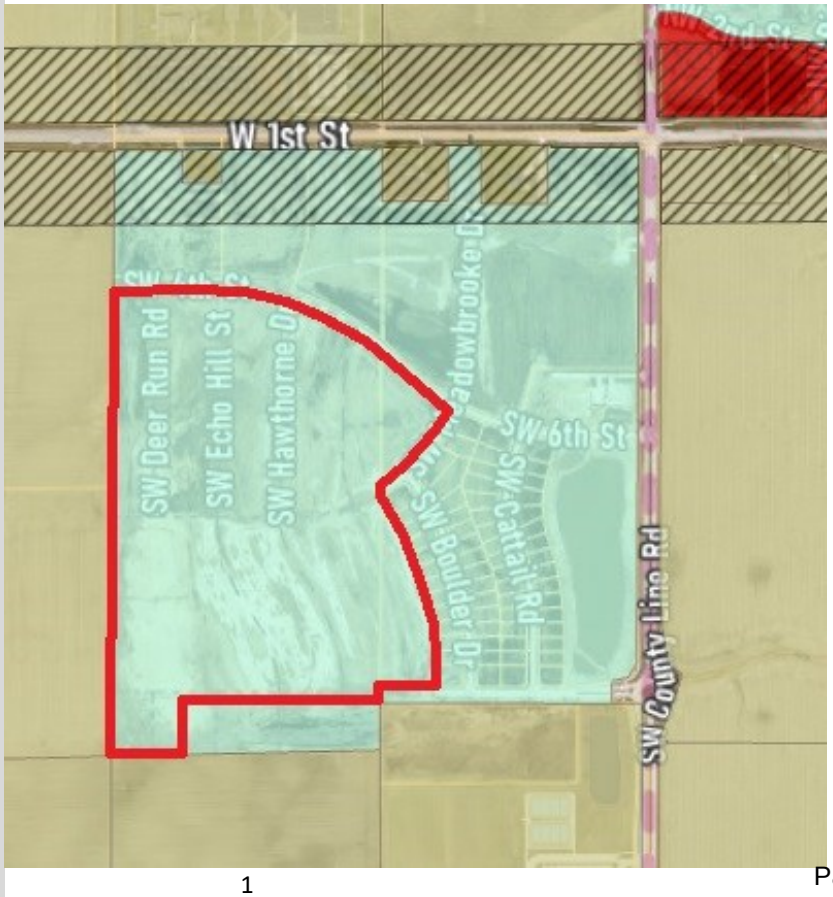
PLANNER

Evann Coffey
ecoffey@grimesiowa.gov
(515) 986-4050

Location Map



Zoning Map



Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant	LDR, Park	R-4
North	Vacant	MDR	R-4
South	Vacant	LDR/MDR	R-2 60 & R-3 Med
East	Single-Family	LDR	R-4
West	Vacant	LDR	A-1

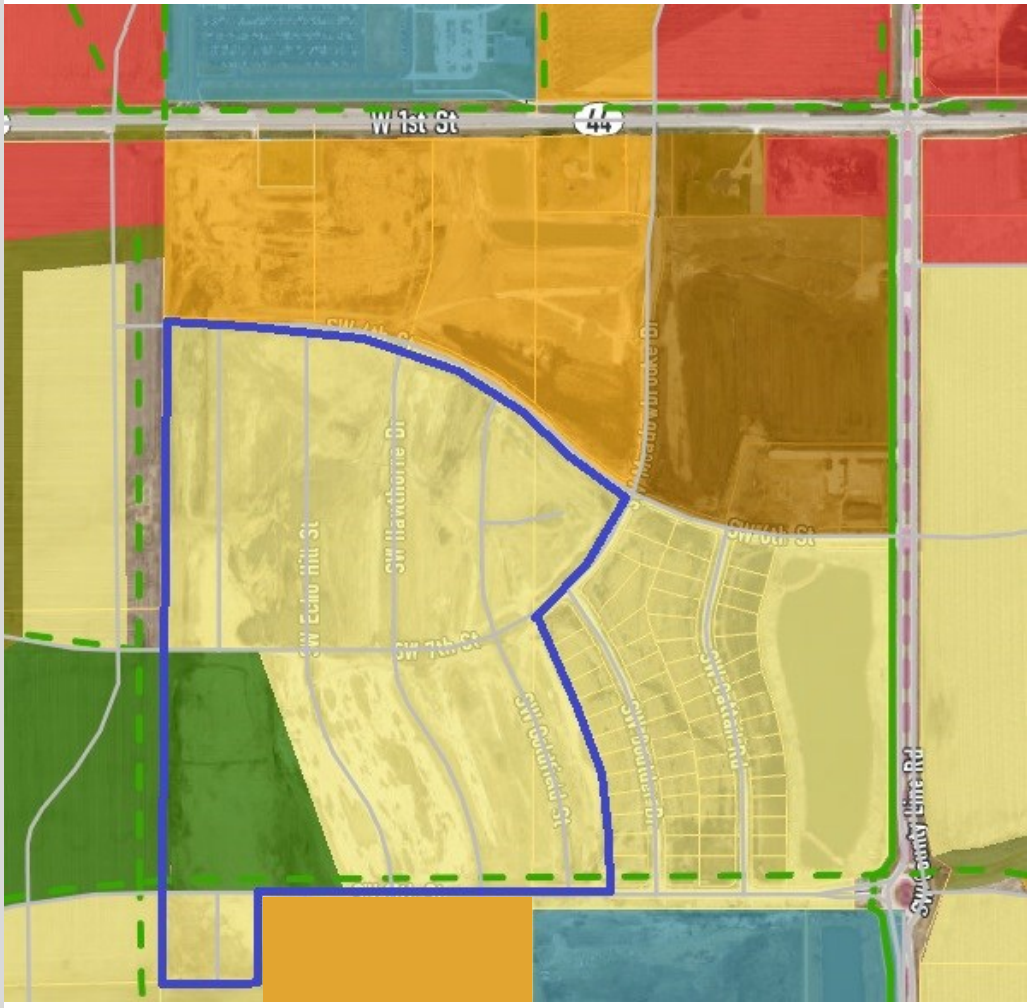
PARKS

The Parks and Trails Master Plan identified a future park on the Meadows property and a trail along SW 11th Street, both of which will be provided within the Meadows development. The park location has changed slightly from the Master Plan to the west side of the property to allow for expansion to the west with future development.

The development agreement for the Meadows PUD identified the required parkland dedication. Approximately 9.18 acres of parkland will dedicated to the City with this plat consistent with the rezone concept and development agreement.

An 8' trail will be installed along SW 11th Street and SW 4th Street.

Area Plan Future Land Use Map



The plat is consistent with the area plan future land use plan, the rezone concept, and the zoning district requirements.

Plat Layout, Utilities, & Landscaping

ACCESS
Access will be provided via SW 4th/6th Street which connects to SW County Line Road and via the extension of SW 11th Street.

PLAT LAYOUT
The plat consists of 195 single-family lots and two outlots.

Right-of-way for a portion of SW 11th Street will be reserved on the south side of the property and dedicated to the City along with the other internal public streets.

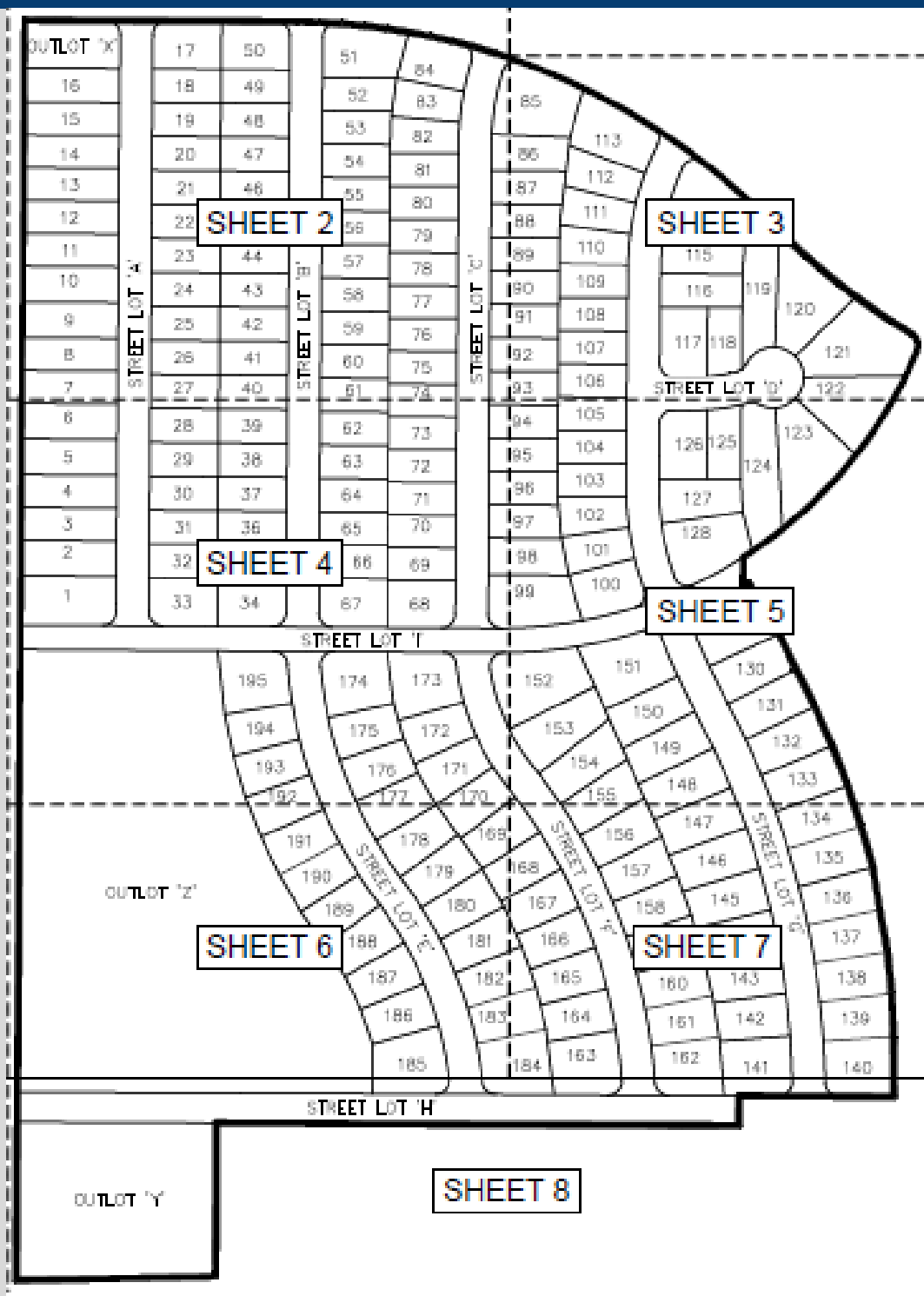
Outlot Y will be incorporated into future phases of the development for additional single-family lots.

Outlot X will be used for detention.

Outlot Z will be dedicated to the City for public park with detention water feature.

LANDSCAPING
Landscape buffering will be provided along SW 4th St and SW Meadowbrooke Drive where the rear yards of lots abut the public streets. Street trees will be provided along SW Meadowbrooke Drive, SW 4th Street, SW 7th Street, and SW 11th Street, and installed with the development of each applicable single-family home and public park.

SANITARY & WATER
Sanitary sewer and water main is extended throughout the development from existing connections in Hope Meadows Plat 2 and 3. Service stubs will be provided to each lot, including the park and future development to the south.



Right-of-Way & Legal

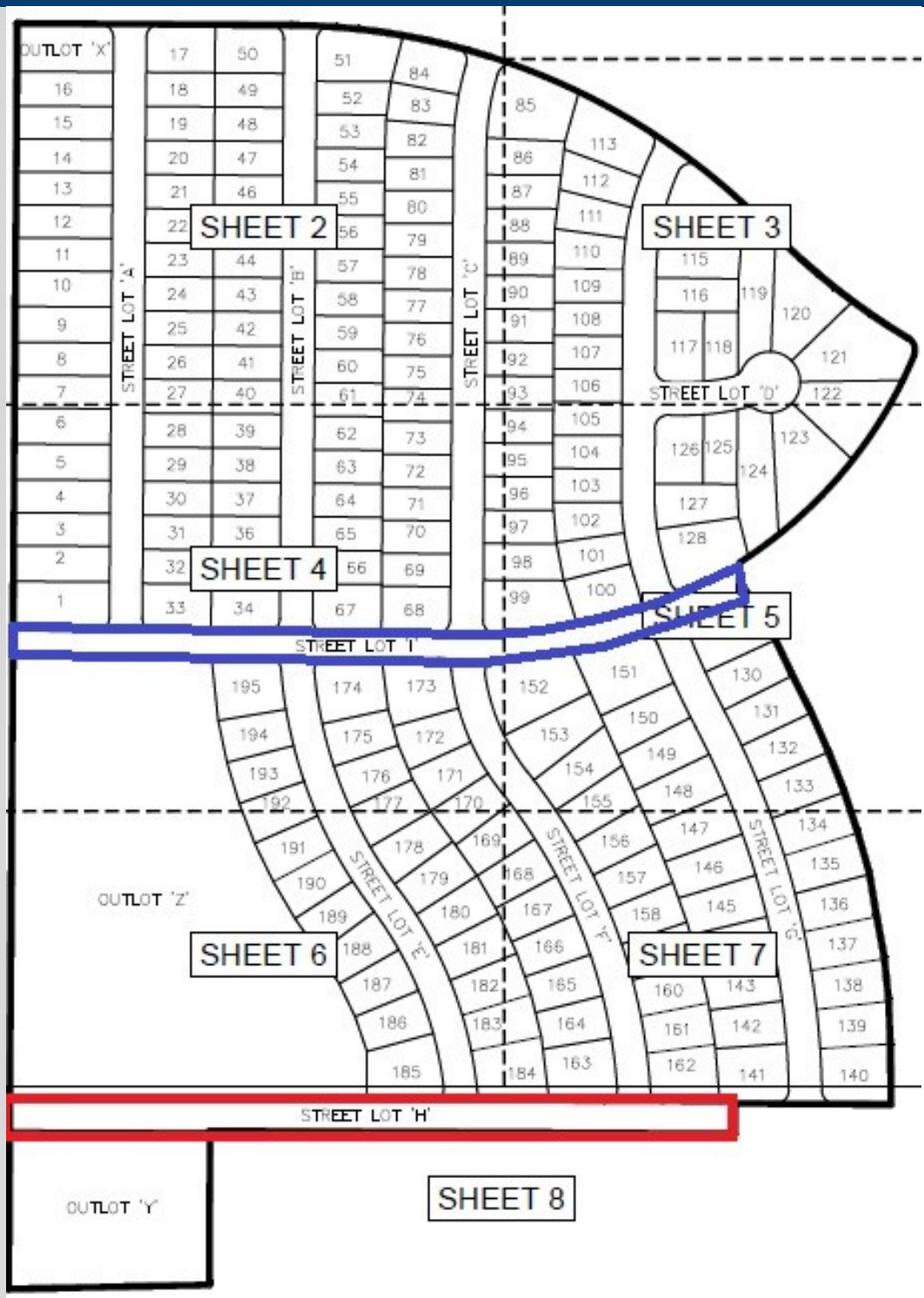
LEGAL

The site is subject to the Meadows PUD Zoning Change and Development Agreement.

Easements will be reserved for all utilities, landscape buffer and city improvement easements.

RIGHT-OF-WAY

- 55’ of ROW dedication and 15’ city improvement easements on both sides for SW 11th Street (shown in red)
- 45’ of ROW dedication and 15’ city improvement easements on both sides for SW 11th Street (shown in blue)
- 60’ of ROW dedication for local streets



Conclusion

STAFF RECOMMENDATION

Staff recommend approval of the final plat for Hope Meadows Plat 4 subject to remaining staff comments and legal document review.

Conclusion

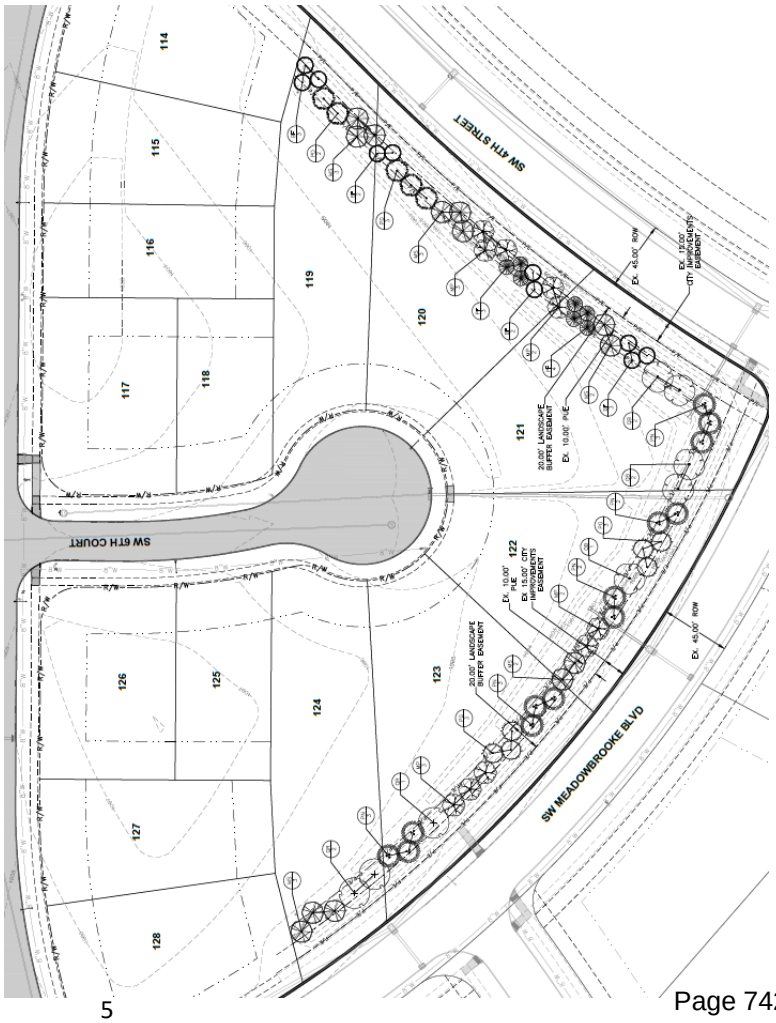
The plat consists of 195 single-family lots, public street rights-of-way, including a portion of SW 11th Street, one outlot for future development, one outlot for private detention, and one lot for public park.

The parkland will be dedicated to the City and will be expanded to the west with future development.

Right-of-way for extension of SW 11th Street will be dedicated to the City.

All legal documents will need to be reviewed prior to approval by

Landscape Buffer



Development Services
410 SE Main St, Unit 102
Grimes, IA 50111
(515)986-4050
www.grimesiowa.gov

~~October 7, 2025~~
~~October 30, 2025~~
~~November 14, 2025~~
~~December 5, 2025~~
~~December 8, 2025~~
~~December 9, 2025~~
December 11, 2025

Civil Design Advantage
Attn: Jared Murray
4121 NW Urbandale Drive
Urbandale, IA 50323

RE: Hope Meadows Plat 4 Final Plat

Dear Jared:

The Development Services Department is in receipt of a proposed Final Plat for Hope Meadows Plat 4. Based on the review of the submittal materials, staff have the following comments:

General Comments:

1. ~~Provide $2000 final plat review fee.~~

2. ~~Update the street name to SW Deer Run Road on the plat.~~

3. Update plat to remove private water and private sanitary easements on future Stark property.

4. Provide signed PDF of the plat.

5. Provide hard copies for city stamp and recording.

Legal Comments: All legal documents must be submitted at least 2 weeks prior to the desired Council meeting date. If all legal documents are not submitted for review, the plat will be placed on a later Council meeting date.

1. A title opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Need signed title opinion added to the recording package.

2. ~~A certificate by the owner(s) that the subdivision is with their free consent and is in accordance with the desire of the owner(s). This certificate must be signed and acknowledged by the owner(s) before a notary.~~

3. ~~A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before a notary. N/A~~

4. ~~A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Iowa Code Chapter 354.~~

5. ~~Approval of the subdivision name from the County, if required.~~

6. ~~A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk. To be provided by the City.~~

7. Any easement documents and their legal descriptions, and mortgage holder consent, if applicable.

   a. ~~Public Utility Easement – comments provided~~
   b. ~~Landscape Buffer Easement~~
   c. ~~City Improvement Easement – comments provided~~
   d. ~~Private Storm Sewer Easement – change title on page 2. Should be private storm sewer easement only~~
   e. ~~Storm Sewer Easement~~
   f. ~~Overland Flowage Easement – comments provided. Ignore the first comment about the combined easement.~~
   g. ~~Sidewalk Easement~~
   h. Sanitary Sewer Easement need signed document for city signature
   i. Water Main Easement need signed document for city signature
   j. ~~Temporary Turn Around – please use city template. Template provided. Add SW 11th Street to the blank~~
   k. ~~Temporary Construction Easement – please use the city template for construction easement instead of grading easement. Template is provided.~~
   l. Stormwater Facility Maintenance Agreement (Outlot X) – update the three blanks on page 1. Could potentially use the SWMP to provide the exhibit to describe the benefitted area for the basin. Add grantor Hope K Farms, LLC. Update Outlot Z to Outlot X. Provide executed copy. Add grantor Hope K Farms, LLC. I can add this and print a new first page for the executed document
   m. Stormwater Facility Maintenance Agreement (Lot 196) –update the three blanks on page 1. Could potentially use the SWMP to provide the exhibit to describe the benefitted area for the basin. This agreement will be terminated once the basin is turned over to the City. Add grantor Hope K Farms, LLC.

Provide executed copy. I can add this and print a new first page for the executed document.

8. Offsite Easements to be recorded at the same time as the plat Provide all offsite easements for review. These need to be recorded at the same time as the plat.
   a. Storm Sewer Easement (MidAmerican property) Obtain MidAmerican signature
   ~~b. Storm Sewer Easement (SW of the plat) the legal description for this area could be added to the easement for storm sewer on the future Stark property or a separate easement could be provided.~~
   ~~c. Storm Sewer Easement (Stark)~~
   ~~d. Private Sanitary Sewer Easement (Stark) – after further thought, this easement could be removed from the plat or the easement document would be granted to Hope K Farms and transfer to the future property owner once the property is sold. Will be removed from the plat.~~
   ~~e. Private Water Main Easement (Stark) – after further thought, this easement could be removed from the plat or the easement document would be granted to Hope K Farms and transfer to the future property owner once the property is sold. Will be removed from the plat.~~
   ~~f. City Improvement Easement (Stark)~~

9. Declaration and Covenants, Restrictions, and Easements.
   a. Needs to include private storm sewer maintenance responsibilities. I did not see where this is included in the document.
   ~~b. Include private detention basin maintenance responsibilities~~
   ~~c. Need to include detention maintenance responsibility for the basin in Lot 196 similar to the language in the declaration for Plat 1.~~

~~10. Any deeds for property intended to be dedicated for public use, and mortgage release, if applicable. Add legal description~~

11. A list of the minimum protection elevations (MPEs) for each lot within the plat. This document shall be certified by a licensed engineer. MPE's shall not be referenced on the final plat. Provide a signed PDF. Hard copy to be included in the recording package.

~~12. Agreement to Complete Public Improvements with performance bond or letter of credit for incomplete public improvements, if applicable. Add bond amount to agreement and provide signed copy.~~

~~13. Four (4) year maintenance bonds for public improvements. Can be provided once construction is complete.~~

~~14. Executed electric and gas distribution agreements.~~

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

FINAL PLAT SUBMITTAL SCHEDULE:

SUBMITTAL DATE: December 8, 2025
(1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: November 4, 2025 at 5:30

COUNCIL MEETING: December 16, 2025 or January 13, 2026 at 5:30

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

Sincerely,

Evann Coffey
Senior Planner

HOPE MEADOWS PLAT 4

FINAL PLAT

INDEX LEGEND

LOCATION: OUTLOT 'Z', OUTLOT 'X', HOPE MEADOWS PLAT 2
P.T. OUTLOT 'X', HOPE MEADOWS PLAT 1
GRIMES, DALLAS COUNTY, IOWA

REQUESTOR: HOPE K FARMS LLC

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

SURVEYOR: JONATHAN A. ERDAHL

COMPANY: CIVIL DESIGN ADVANTAGE

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

OWNER / DEVELOPER

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R-4: MEADOWS PUD - SINGLE FAMILY RESIDENTIAL (LOTS 1-195, OUTLOT 'Y', & OUTLOT 'W')
ORDINANCE 751 - SINGLE FAMILY RESIDENTIAL
ORDINANCE 787 - SINGLE FAMILY RESIDENTIAL
R-4: MEADOWS PUD - TOWNHOME RESIDENTIAL (OUTLOT 'Z')

DEVELOPMENT AGREEMENT RECORDED IN DOC #2025-02356

BULK REGULATIONS

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

DATE OF SURVEY

JULY 29, 2025

AREA ABOVE RESERVED FOR RECORDING STAMP

PLAT DESCRIPTION

OUTLOT 'X' AND OUTLOT 'Z', HOPE MEADOWS PLAT 2 AND THAT PART OF OUTLOT 'X', HOPE MEADOWS PLAT 1, LYING SOUTH OF HOPE MEADOWS PLAT 3, ALL OFFICIAL PLATS, EXCEPT PARCEL '25-86' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2025-16330, ALL BEING IN THE CITY OF GRIMES, DALLAS COUNTY, IOWA.

THE PROPERTY CONTAINS 68.42 ACRES (2,980,532 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

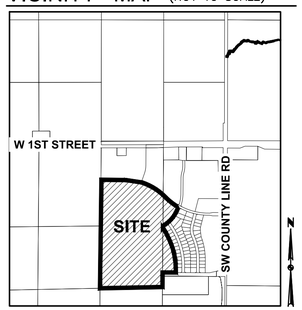
NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOTS AND PARKLAND SHALL BE DEDICATED TO THE CITY OF GRIMES.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1°53'07"	800.00'	26.32'	N00°32'39"W	26.32'
C2	35°35'20"	800.00'	496.92'	N19°16'52"W	488.97'
C3	35°03'42"	700.00'	428.36'	N19°32'41"W	421.71'
C4	37°52'10"	1000.00'	660.95'	N19°43'10"W	648.98'
C5	38°19'21"	400.00'	267.54'	N19°29'35"W	262.58'
C6	0°43'48"	400.00'	5.10'	N00°02'00"E	5.10'
C7	16°10'32"	500.00'	141.16'	N08°29'10"E	140.69'
C8	27°59'56"	500.00'	244.34'	N14°23'52"E	241.91'
C9	20°36'28"	400.00'	143.87'	N80°05'40"E	143.09'
C10	17°06'12"	500.00'	149.26'	N08°09'12"W	148.70'
C11	3°10'32"	1500.00'	83.13'	N18°17'34"W	83.12'
C12	7°56'58"	1500.00'	208.11'	N23°51'18"W	207.95'
C13	27°48'32"	1500.00'	728.03'	N13°55'31"W	720.91'
C14	10°16'34"	850.00'	152.45'	N63°38'23"E	152.24'
C15	21°37'15"	850.00'	320.75'	N79°35'17"E	318.85'
C16	90°00'00"	25.00'	39.27'	S44°36'06"E	35.36'
C17	90°00'00"	25.00'	39.27'	S45°23'54"W	35.36'
C18	90°00'00"	25.00'	39.27'	N44°36'06"W	35.36'
C19	90°00'00"	25.00'	39.27'	N45°23'54"E	35.36'
C20	90°00'00"	25.00'	39.27'	S44°36'06"E	35.36'
C21	90°00'00"	25.00'	39.27'	S45°23'54"W	35.36'
C22	90°00'00"	25.00'	39.27'	N44°36'06"W	35.36'
C23	93°24'32"	25.00'	40.76'	N47°06'10"E	36.39'
C24	2°38'21"	1227.50'	56.54'	N87°29'28"W	56.53'
C25	0°47'27"	1227.50'	16.94'	N89°12'22"W	16.94'
C26	6°08'11"	1227.50'	131.47'	S83°06'14"E	131.40'
C27	4°38'34"	1227.50'	99.47'	S77°42'52"E	99.44'
C28	91°55'30"	25.00'	40.11'	S29°23'19"E	35.94'
C29	5°42'37"	530.00'	52.82'	S13°43'08"W	52.80'
C30	6°08'30"	530.00'	56.81'	S07°47'34"W	56.79'
C31	4°19'25"	530.00'	39.99'	S02°33'37"W	39.98'
C32	90°00'00"	25.00'	39.27'	S45°23'54"W	35.36'
C33	90°40'27"	25.00'	39.56'	N44°56'19"W	35.56'
C34	2°13'04"	470.00'	18.19'	N01°30'26"E	18.19'
C35	13°57'28"	470.00'	114.50'	N09°35'42"E	114.21'
C36	93°16'32"	25.00'	40.70'	N63°12'42"E	36.35'
C37	2°38'08"	1227.50'	56.47'	N71°28'06"W	56.46'
C38	2°36'25"	1227.50'	55.85'	N74°05'23"W	55.84'
C39	5°49'56"	1227.50'	124.95'	S67°14'04"E	124.89'
C40	83°53'43"	25.00'	36.61'	S15°37'17"E	33.42'
C41	6°14'22"	530.00'	57.72'	S23°12'23"W	57.69'
C42	6°11'35"	530.00'	57.29'	S16°59'25"W	57.26'
C43	6°11'35"	530.00'	57.29'	S10°47'50"W	57.26'
C44	6°11'35"	530.00'	57.29'	S04°36'15"W	57.26'
C45	1°06'34"	530.00'	10.26'	S00°57'11"W	10.26'
C46	2°18'08"	530.00'	21.30'	S00°45'10"E	21.29'
C47	6°05'28"	530.00'	56.34'	S04°56'57"E	56.32'
C48	6°11'35"	530.00'	57.29'	S11°05'29"E	57.26'
C49	2°31'02"	530.00'	23.28'	S15°26'47"E	23.28'
C50	1°24'23"	1530.00'	37.56'	S17°24'30"E	37.56'
C51	90°41'04"	25.00'	39.57'	S27°13'51"W	35.57'
C52	6°55'08"	827.50'	99.93'	S76°01'57"W	99.87'
C53	10°13'56"	827.50'	147.78'	S84°36'29"W	147.58'
C54	7°52'24"	827.50'	113.71'	N68°38'11"E	113.62'
C55	97°26'13"	25.00'	42.51'	N66°34'55"W	37.57'
C56	1°09'31"	1470.00'	29.73'	N17°17'03"W	29.72'
C57	8°33'06"	470.00'	70.15'	N12°25'45"W	70.08'
C58	8°33'06"	470.00'	70.15'	N03°52'39"W	70.08'
C59	90°00'00"	25.00'	39.27'	N45°23'54"E	35.36'
C60	4°36'54"	430.00'	34.63'	N88°05'27"E	34.63'
C61	8°22'01"	430.00'	62.79'	N81°36'00"E	62.74'
C62	1°52'48"	430.00'	14.11'	N76°28'35"E	14.11'
C63	43°20'50"	25.00'	18.91'	S82°47'24"E	18.47'
C64	32°09'07"	55.50'	31.14'	S77°11'32"E	30.74'
C65	43°33'40"	55.50'	42.20'	N64°57'04"E	41.19'
C66	44°02'54"	55.50'	42.67'	N21°08'47"E	41.62'
C67	43°27'06"	55.50'	42.09'	N22°36'13"W	41.09'
C68	43°27'06"	55.50'	42.09'	N66°03'19"W	41.09'
C69	66°53'17"	55.50'	64.79'	S58°46'29"W	61.17'
C70	29°37'24"	25.00'	12.93'	S40°08'33"W	12.78'
C71	21°40'39"	25.00'	9.46'	N65°47'35"E	9.40'
C72	8°28'45"	370.00'	54.76'	N80°52'16"E	54.71'
C73	5°17'16"	370.00'	34.15'	N87°45'16"E	34.13'
C74	90°00'00"	25.00'	39.27'	S44°36'06"E	35.36'
C75	9°58'41"	470.00'	81.85'	N05°23'15"E	81.75'
C76	13°45'33"	470.00'	112.87'	N17°15'22"E	112.60'
C77	103°36'58"	25.00'	45.21'	N75°56'37"E	39.30'
C78	2°50'31"	1227.50'	60.88'	N53°40'10"W	60.88'
C79	2°28'44"	1227.50'	53.11'	N56°19'47"W	53.10'
C80	4°39'58"	1227.50'	99.97'	S49°54'55"E	99.94'
C81	1°08'38"	1227.50'	24.51'	S47°00'37"E	24.51'
C82	2°04'01"	1227.50'	44.28'	S45°24'18"E	44.28'
C83	0°47'39"	1272.50'	17.64'	S44°46'07"E	17.64'
C84	8°20'27"	1272.50'	185.24'	S49°20'10"E	185.08'
C85	5°29'33"	1272.50'	121.98'	S56°15'10"E	121.94'
C86	4°39'36"	1272.50'	103.49'	S55°50'11"E	103.46'
C87	3°24'12"	827.50'	49.15'	S24°31'28"W	49.14'
C88	11°53'14"	827.50'	171.68'	S32°10'11"W	171.37'
C89	3°46'05"	827.50'	54.42'	N36°13'45"E	54.41'
C90	13°17'24"	827.50'	191.94'	S44°45'30"W	191.51'
C91	4°40'37"	827.50'	67.55'	S53°44'30"W	67.53'
C92	1°26'48"	827.49'	20.89'	S56°48'12"W	20.89'
C93	7°10'22"	827.50'	103.59'	S61°06'48"W	103.53'
C94	5°52'16"	872.50'	89.41'	N62°21'10"E	89.37'
C95	86°56'07"	25.00'	37.93'	N21°49'14"E	34.40'
C96	3°03'29"	1470.00'	78.46'	N23°10'34"W	78.45'
C97	3°00'04"	1470.00'	77.00'	N26°12'20"W	76.99'
C98	0°07'25"	1470.00'	3.17'	N27°46'05"W	3.17'
C99	2°35'12"	1530.00'	69.08'	N26°32'11"W	69.07'
C100	2°40'53"	1530.00'	71.60'	S23°54'08"E	71.60'
C101	2°40'53"	1530.00'	71.60'	S21°13'15"E	71.60'
C102	2°40'53"	1530.00'	71.60'	S18°32'22"E	71.60'
C103	2°40'53"	1530.00'	71.60'	N15°51'29"W	71.60'
C104	2°40'53"	1530.00'	71.60'	S13°10'36"E	71.60'
C105	2°40'53"	1530.00'	71.60'	N10°29'43"W	71.60'
C106	2°40'53"	1530.00'	71.60'	N07°48'50"W	71.60'
C107	2°40'53"	1530.00'	71.60'	N05°07'57"W	71.60'
C108	2°51'40"	1530.00'	76.40'	N02°21'41"W	76.39'
C109	88°45'58"	25.00'	38.73'	N45°18'50"W	34.97'
C110	91°19'40"	25.00'	39.85'	S44°38'21"W	35.76'
C111	3°17'59"	1470.00'	84.66'	S02°40'28"E	84.65'
C112	3°01'20"	1470.00'	77.54'	S05°50'08"E	77.53'
C113	3°01'46"	1470.00'	77.72'	S08°51'40"E	77.71'
C114	3°02'16"	1470.00'	77.94'	S11°53'41"E	77.93'
C115	3°02'52"	1470.00'	78.19'	S14°56'15"E	78.18'
C116	3°03'45"	1470.00'	78.57'	S17°59'33"E	78.56'
C117	3°03'54"	1470.00'	78.64'	S21°03'23"E	78.63'
C118	3°04'23"	1470.00'	78.85'	S24°07'32"E	78.84'
C119	2°10'04"	1470.00'	55.62'	S26°44'45"E	55.61'
C120	0°43'46"	1530.00'	19.48'	S27°27'54"E	19.48'
C121	2°38'41"	1530.00'	70.62'	S25°46'41"E	70.62'
C122	2°50'25"	1530.00'	75.85'	S23°02'07"E	75.84'
C123	86°04'11"	25.00'	37.56'	S64°39'00"E	34.12'
C124	7°01'37"	872.50'	107.01'	S68°48'05"W	106.94'
C125	8°22'35"	872.50'	127.56'	N76°30'11"E	127.44'
C126	8°50'52"	872.50'	134.73'	N85°06'55"E	134.60'
C127	97°53'35"	25.00'	42.71'	N40°35'33"E	37.70'
C128	18°03'09"	370.00'	116.58'	N17°22'49"W	116.10'
C129	12°14'52"	370.00'	79.09'	N32°31'49"W	78.94'
C130	1°01'50"	1030.00'	18.53'	N38°08'20"W	18.53'
C131	3°47'04"	1030.00'	68.03'	N35°43'53"W	68.02'
C132	3°47'04"	1030.00'	68.03'	N31°56'50"W	68.02'
C133	3°47'04"	1030.00'	68.03'	N28°09'46"W	68.02'
C134	3°47'04"	1030.00'	68.03'	N24°22'42"W	68.02'
C135	3°47'04"	1030.00'	68.03'	N20°35'39"W	68.02'
C136	3°47'04"	1030.00'	68.03'	N16°48'35"W	68.02'
C137	3°47'04"	1030.00'	68.03'	N13°01'31"W	68.02'
C138	3°47'04"	1030.00'	68.03'	N09°14'27"W	68.02'
C139	3°46'00"	1030.00'	67.71'	N05°27'56"W	67.70'
C140	86°06'53"	25.00'	37.57'	N46°38'22"W	34.14'
C141	94°20'19"	25.00'	41.16'	S43°08'02"W	36.67'
C142	5°27'32"	970.00'	92.42'	S06°45'53"E	92.38'
C143	4°36'57"	970.00'	78.15'	S11°48'07"E	78.12'
C144	4°36'33"	970.00'	78.03'	S16°24'53"E	78.01'
C145	4°36'40"	970.00'	78.07'	S21°01'29"E	78.05'
C146	4°36'40"	970.00'	78.07'	S25°38'10"E	78.05'
C147	4°35'58"	970.00'	77.87'	S30°14'29"E	77.85'
C148	4°37'23"	970.00'	78.27'	S34°51'10"E	78.24'
C149	1°29'24"	970.00'	25.23'	S37°54'33"E	25.23'
C150	5°40'40"	430.00'	42.61'	S35°48'56"E	42.59'
C151	8°43'38"	430.00'	65.50'	S28°36'46"E	65.43'
C152	8°43'38"	430.00'	65.50'	S19°53'08"E	65.43'
C153	9°16'56"	430.00'	69.66'	S10°52'51"E	69.59'
C154	83°21'43"	25.00'	36.37'	S47°55'14"E	33.25'
C155	95°41'11"	25.00'	41.75'	N42°33'19"E	37.07'
C156	7°01'16"	770.00'	94.36'	N08°47'55"W	94.30'
C157	5°58'08"	770.00'	80.22'	N15°17'37"W	80.18'
C158	5°58'36"	770.00'	80.32'	N21°15'59"W	80.29'
C159	5°59'36"	770.00'	80.54'	N27°15'05"W	80.51'
C160	6°01'08"	770.00'	80.89'	N33°15'27"W	80.85'
C161	0°48'32"	770.00'	10.87'	N36°40'17"W	10.87'
C162	4°29'28"	730.00'	57.22'	N34°49'48"W	57.21'
C163	5°16'45"	730.00'	67.26'	N29°56'42"W	67.24'
C164	5°16'45"	730.00'	67.26'	N24°39'57"W	67.24'
C165	5°16'45"	730.00'	67.26'	N19°23'12"W	67.24'
C166	5°16'45"	730.00'	67.26'	N14°06'27"W	67.24'
C167	5°37'39"	730.00'	71.70'	N08°39'15"W	71.67'
C168	83°51'23"	25.00'	36.59'	N47°46'07"W	33.41'
C169	97°11'47"	25.00'	42.41'	S41°42'18"W	37.50'
C170	8°27'02"	670.00'	98.82'	S11°07'07"E	98.73'
C171	7°02'27"	670.00'	82.33'	S18°51'52"E	82.28'
C172	7°02'27"	670.00'	82.33'	S25°54'18"E	82.28'
C173	7°02'27"	670.00'	82.33'	S32°56'45"E	82.28'
C174	0°36'34"	670.00'	7.13'	S36°46'15"E	7.13'
C175	4°12'40"	830.00'	61.00'	S34°58'12"E	60.99'
C176	4°39'54"	830.00'	67.58'	S30°31'55"E	67.56'
C177	4°39'54"	830.00'	67.58'	S25°52'02"E	67.56'
C178	4°39'54"	830.00'	67.58'	S21°12'08"E	67.56'
C179	4°39'54"	830.00'	67.58'	S16°32'15"E	67.56'
C180	4°39'54"	830.00'	67.58'	S11°52'21"E	67.56'
C181	4°59'08"	830.00'	72.22'	S07°02'50"E	72.20'
C182	85°02'50"	25.00'	37.11'	S47°04'41"E	33.79'
C183	0°51'33"	872.50'	13.09'	S89°58'08"W	13.09'
C184	0°40'27"	827.50'	9.74'	S89°56'19"E	9.74'
C185	6°44'57"	1227.50'	144.59'	S60°56'37"E	144.51'
C186	40°25'36"	34.50'	24.34'	S58°16'02"W	23.84'
C187	66°24'57"	60.50'	70.13'	S59°00'39"W	66.27'
C188	12°15'04"	34.50'	7.38'	S31°55'42"W	7.36'
C189	42°59'40"	34.50'	25.89'	S81°35'14"E	25.29'
C190	33°10'42"	60.50'	35.03'	S76°40'45"E	34.55'

VICINITY MAP (NOT TO SCALE)

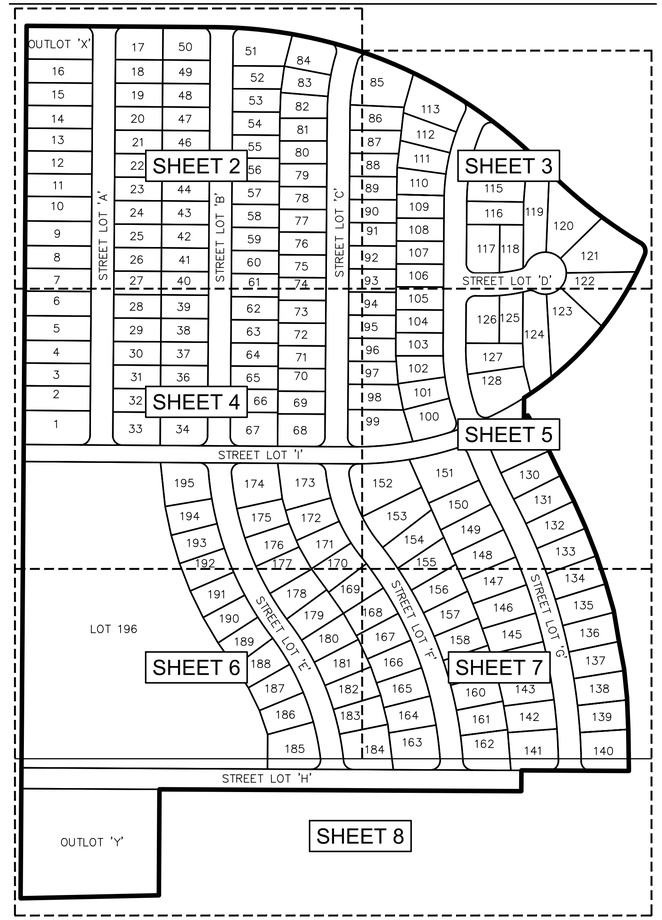


GRIMES, IOWA

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
5/8" REBAR, BLUE PLASTIC CAP#18381 (UNLESS OTHERWISE NOTED)	■	
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

SHEET INDEX



PRELIMINARY
NOT FOR CONSTRUCTION

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 ENGINEER AND/OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JONATHAN A. ERDAHL, P.L.S. — DATE

LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 8

REVISIONS	DATE
1ST SUBMITTAL	09/10/25
2ND SUBMITTAL	10/23/25
3RD SUBMITTAL	11/05/25
4TH SUBMITTAL	12/08/25

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

ENGINEER: TECH: REVIEW:

GRIMES, IOWA

HOPE MEADOWS PLAT 4
FINAL PLAT

1/8

2311.726

FILE: N:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
LAST SAVED: 10/2/2025 1:14 PM
PLOTTED: 10/2/2025 1:14 PM
PLOTTED BY: JON ERDAHL
COMMENT: ENG

HOPE MEADOWS PLAT 4

FINAL PLAT

SW COR STREET LOT 'A' HOPE MEADOWS PLAT 3

PARCEL 23-123 DOC #2023-18556 PT. OUTLOT 'X' HOPE MEADOWS PLAT 1

LOT 1 HOPE MEADOWS PLAT 3

SE COR STREET LOT 'A' HOPE MEADOWS PLAT 3

STREET LOT 'A' HOPE MEADOWS PLAT 3

SW 4TH STREET

S89°36'06"E 498.06'(M&R)

Δ=17°10'29" L=367.95' R=1227.50' CH=366.57' CHB=S81°00'51"E (M&R)

20.00' STORM SEWER EASEMENT

ELECTRICAL EASEMENT

15.00' CITY IMPROVEMENT EASEMENT

5.00' ELECTRICAL EASEMENT

10.00' OVERLAND FLOWAGE EASEMENT

30.00' OVERLAND FLOWAGE EASEMENT

45.00' ROW

29.55' 43.02' 102.12' 150.00' 55.00' 55.00' 100.00' 100.00' 38.06'

C15 C16 C19 C20 C23 C24 C25 C26 C27 C28 C29 C30 C31 C35 C36 C37 C38

S30°22'44"W 25.98'

S71°18'01"E 76.74'

S00°23'54"W 24.96'

OUTLOT 'Z'
15178 SF
(DETENTION)

10.00' P.U.E.

30' SETBACK

15.00' CITY IMPROVEMENT EASEMENT

10.00' P.U.E.

5.00' ELECTRICAL EASEMENT

4.40'

87.18' S14°26'15"W

74.49'

60.44'

60.94'

51.80'

44.98'

87.50'

62.50'

60.00'

61.00'

48.75'

LOT 16 10937 SF	LOT 17 10803 SF	LOT 50 10803 SF	LOT 51 13774 SF
LOT 15 10500 SF	LOT 18 7750 SF	LOT 49 7750 SF	LOT 84 10548 SF
LOT 14 10500 SF	LOT 19 7750 SF	LOT 48 7750 SF	LOT 52 7976 SF
LOT 13 10500 SF	LOT 20 7750 SF	LOT 47 7750 SF	LOT 83 7895 SF
LOT 12 10500 SF	LOT 21 7750 SF	LOT 46 7750 SF	LOT 53 7700 SF
LOT 11 10500 SF	LOT 22 7750 SF	LOT 45 7750 SF	LOT 82 7805 SF
LOT 10 11375 SF	LOT 23 7750 SF	LOT 44 7750 SF	LOT 54 7629 SF
LOT 9 11375 SF	LOT 24 7750 SF	LOT 43 7750 SF	LOT 81 7500 SF
LOT 8 10500 SF	LOT 25 7750 SF	LOT 42 7750 SF	LOT 55 7625 SF
LOT 7 10500 SF	LOT 26 7750 SF	LOT 41 7750 SF	LOT 80 7500 SF
	LOT 27 7750 SF	LOT 40 7750 SF	LOT 56 7625 SF
			LOT 79 7597 SF
			LOT 57 7625 SF
			LOT 78 7500 SF
			LOT 58 7625 SF
			LOT 77 7500 SF
			LOT 59 7625 SF
			LOT 76 7500 SF
			LOT 60 7625 SF
			LOT 75 7500 SF
			LOT 61 7625 SF
			LOT 74 7500 SF

60.00' ROW

30.00' 30.00'

30' SETBACK

25' SETBACK

10.00' P.U.E.

10.00' PRIVATE STORM SEWER EASEMENT

10.00' OVERLAND FLOWAGE EASEMENT

20.00' STORM SEWER EASEMENT

10.00' STORM SEWER EASEMENT

15.00' STORM SEWER EASEMENT

15.00' OVERLAND FLOWAGE EASEMENT

25.00' OVERLAND FLOWAGE EASEMENT

25.00' PRIVATE STORM SEWER EASEMENT

5.00' PRIVATE STORM SEWER EASEMENT

EXISTING 150.00' TRANSMISSION LINE EASEMENT BK 519 PG 53 (EAST LINE OF EASEMENT NOT PARALLEL WITH THIS PLAT BOUNDARY)

DISTANCE VARIES

NE1/4 NW1/4 SEC 1-79-28 OWNER: DENNIS J. BOHROFEN

SW DEER RUN ROAD

SW ECHO HILL STREET

SW HAWTHORNE DRIVE

STREET LOT 'A' 66837 SF

STREET LOT 'B' 66840 SF

STREET LOT 'C' 63890 SF

N00°23'54"E 1127.50'

N00°23'54"E 1101.07'

N00°23'54"E 1105.00'

N00°23'54"E 865.96'

N00°23'54"E 901.78'

SEE SHEET 3

SEE SHEET 4

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

REVISIONS	DATE
4TH SUBMITTAL	12/08/25
3RD SUBMITTAL	11/05/25
2ND SUBMITTAL	10/23/25
1ST SUBMITTAL	09/10/25

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

HOPE MEADOWS PLAT 4

FINAL PLAT

2 / 8

2311.726

FILE: H:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
REF. FILE: XREF-TITLE BLOCK.DWG
PLOTTED BY: JON EBOHAM
PLOT DATE: 12/9/2025 1:14 PM
COMMENT:
ENG:
TECH:

HOPE MEADOWS PLAT 4

FINAL PLAT

SEE SHEET 2

SEE SHEET 5

SW HAWTHORNE DRIVE

SW 4TH STREET

SW GOLDFIELD STREET

SW 6TH COURT

STREET LOT 'C' 63990 SF

STREET LOT 'D' 70911 SF

LOT 85 17692 SF

LOT 86 8953 SF

LOT 87 8103 SF

LOT 88 7720 SF

LOT 89 7636 SF

LOT 90 7627 SF

LOT 91 7625 SF

LOT 92 7625 SF

LOT 93 7625 SF

LOT 94 7625 SF

LOT 95 7626 SF

LOT 96 7649 SF

LOT 103 7583 SF

LOT 104 7563 SF

LOT 105 7562 SF

LOT 106 7562 SF

LOT 107 7562 SF

LOT 108 7562 SF

LOT 109 7638 SF

LOT 110 8137 SF

LOT 111 8493 SF

LOT 112 9159 SF

LOT 113 14866 SF

LOT 114 16319 SF

LOT 115 10597 SF

LOT 116 9130 SF

LOT 117 11071 SF

LOT 118 7619 SF

LOT 119 15215 SF

LOT 120 17847 SF

LOT 121 21135 SF

LOT 122 16703 SF

LOT 123 19316 SF

LOT 124 16646 SF

LOT 125 8077 SF

LOT 126 10877 SF

N16°34'26"E 30.03'

EXISTING 10.00' P.U.E. BK 2023 PG 182218

EXISTING 15.00' CITY IMPROVEMENT EASEMENT BK 2023 PG 182223

30.00' OVERLAND FLOWAGE EASEMENT

LOT 5 HOPE MEADOWS PLAT 1

Δ=24°50'40"
L=532.27'
R=1227.50'
CH=528.11'
CHB=S60°00'16"E

Δ=3°12'39"
L=68.79'
R=1227.50'
CH=68.78'
CHB=S45°58'37"E
(M&R)

Δ=14°37'39"
L=324.86'
R=1272.50'
CH=323.98'
CHB=S51°41'07"E
(M&R)

Δ=81°49'19"
L=35.70'
R=25.00'
CH=32.74'
CHB=S18°05'17"E
(M&R)

Δ=34°42'13"
L=501.21'
R=827.50'
CH=493.59'
CHB=S40°10'29"W
(M&R)

10.00' 10.00' OVERLAND P.U.E. FLOWAGE EASEMENT

25.00' STORM SEWER EASEMENT

20.00' STORM SEWER EASEMENT

20.00' LANDSCAPE BUFFER EASEMENT

15.00' OVERLAND FLOWAGE EASEMENT

15.00' PRIVATE STORM SEWER EASEMENT

20.00' PRIVATE STORM SEWER EASEMENT

20.00' OVERLAND FLOWAGE EASEMENT

20.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT

5.00' SIDEWALK EASEMENT

NORTH END PRIVATE STORM SEWER EASEMENT

EXISTING 15.00' CITY IMPROVEMENT EASEMENT BK 2023 PG 182223

EXISTING 10.00' P.U.E. BK 2023 PG 182218

LOT 4 HOPE MEADOWS PLAT 1

LOT 2 HOPE MEADOWS PLAT 1

LOT 50 HOPE MEADOWS PLAT 2

EXISTING 15.00' CITY IMPROVEMENT EASEMENT DOC#. 2024-13642

LOT 49 HOPE MEADOWS PLAT 2

EXISTING 10.00' P.U.E. DOC.# 2024-13641

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

REVISIONS	DATE
4TH SUBMITTAL	12/08/25
3RD SUBMITTAL	11/05/25
2ND SUBMITTAL	10/23/25
1ST SUBMITTAL	09/10/25

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

HOPE MEADOWS PLAT 4

FINAL PLAT

3/8

2311.726

FILE: R:\2023\2312726\DWG\2312726-FINAL PLAT 4.DWG
PLOT DATE: 12/4/2025 1:14 PM
PLOTTED BY: JON EBOHAL
COMMENT:
ENG:
TECH:

HOPE MEADOWS PLAT 4

FINAL PLAT

SEE SHEET 2

SEE SHEET 5

SEE SHEET 6

SW 7TH STREET

SW DEER RUN ROAD

SW ECHO HILL STREET

SW HAWTHORNE DRIVE

STREET LOT 'I' 60470 SF

STREET LOT 'E' 53067 SF

STREET LOT 'F' 53262 SF

LOT 1 15616 SF

LOT 2 11375 SF

LOT 3 10500 SF

LOT 4 10500 SF

LOT 5 11375 SF

LOT 6 11375 SF

LOT 7 10500 SF

LOT 27 7750 SF

LOT 28 7750 SF

LOT 29 7750 SF

LOT 30 7750 SF

LOT 31 7750 SF

LOT 32 7750 SF

LOT 33 10803 SF

LOT 34 10803 SF

LOT 35 7750 SF

LOT 36 7750 SF

LOT 37 7750 SF

LOT 38 7750 SF

LOT 39 7750 SF

LOT 40 7750 SF

LOT 61 7625 SF

LOT 62 7625 SF

LOT 63 7625 SF

LOT 64 7625 SF

LOT 65 7625 SF

LOT 66 7625 SF

LOT 67 10988 SF

LOT 68 10568 SF

LOT 69 7500 SF

LOT 70 7500 SF

LOT 71 7500 SF

LOT 72 7500 SF

LOT 73 7500 SF

LOT 74 7500 SF

LOT 171 9323 SF

LOT 172 9315 SF

LOT 173 13400 SF

LOT 174 13281 SF

LOT 175 9103 SF

LOT 176 9186 SF

LOT 193 9042 SF

LOT 194 9042 SF

LOT 195 12996 SF

LOT 196 399949 SF (PARKLAND) (2601 SW 11TH ST.)

EXISTING 150.00' TRANSMISSION LINE EASEMENT BK 519 PG 53 BK 531 PG 180

SCALE 0' 20' 40' 80' 1" = 40' (FULL SIZE)

REVISIONS	DATE
4TH SUBMITTAL	12/08/25
3RD SUBMITTAL	11/05/25
2ND SUBMITTAL	10/23/25
1ST SUBMITTAL	09/10/25

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PLAT 4

FINAL PLAT

4 / 8

2311.726

FILE: N:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
LAYOUT: FINAL PLAT
PLOTTED: 12/4/2025 1:14 PM
PLOTTED BY: JON ERDAHL
COMMENT:
ENG:
TECH:

HOPE MEADOWS PLAT 4

FINAL PLAT

SEE SHEET 3

SEE SHEET 4

SEE SHEET 7

SW HAWTHORNE DRIVE

SW 7TH STREET

SW GOLDFIELD STREET

STREET LOT 'F'
5326 SF

LOT 95
7626 SF

LOT 96
7649 SF

LOT 97
7864 SF

LOT 98
9305 SF

LOT 99
14897 SF

LOT 100
10824 SF

LOT 101
7960 SF

LOT 102
8082 SF

LOT 103
7583 SF

LOT 104
7563 SF

LOT 124
16646 SF

LOT 125
8077 SF

LOT 126
10877 SF

LOT 127
10787 SF

LOT 128
15399 SF

LOT 129
13738 SF

LOT 130
10470 SF

LOT 131
10339 SF

LOT 132
10459 SF

LOT 133
10459 SF

LOT 134
10459 SF

LOT 123
19316 SF

LOT 147
11296 SF

LOT 148
11422 SF

LOT 149
11035 SF

LOT 150
10895 SF

LOT 151
16149 SF

LOT 152
18601 SF

LOT 153
13772 SF

LOT 154
11287 SF

LOT 155
10236 SF

LOT 156
9604 SF

LOT 169
9194 SF

LOT 170
9014 SF

LOT 171
9323 SF

NORTH END PRIVATE STORM SEWER EASEMENT

15.00' PRIVATE STORM SEWER EASEMENT

10.00' PRIVATE STORM SEWER EASEMENT

15.00' OVERLAND FLOWAGE EASEMENT
20.00' LANDSCAPE BUFFER EASEMENT

10.00' OVERLAND FLOWAGE EASEMENT (LOTS 141–151)

10.00' OVERLAND FLOWAGE EASEMENT

15.00' CITY IMPROVEMENT EASEMENT

EXISTING 10.00' P.U.E. DOC.# 2024–13641

EXISTING 15.00' CITY IMPROVEMENT EASEMENT DOC#. 2024–13642

EXISTING 10.00' P.U.E. DOC.# 2024 –13641

EXISTING 50.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT DOC.# 2024–13643

20.00' STORM SEWER EASEMENT

30.00' STORM SEWER EASEMENT

5.00' ELECTRICAL EASEMENT

ELECTRICAL EASEMENT

Δ=34°42'13"
L=501.21'
R=827.50'
CH=493.59'
CHB=S40°10'29"W
(M&R)

Δ=0°47'29"
L=12.05'
R=872.58'
CH=12.05'
CHB=N59°01'16"E
(M&R)

S00°24'04"W 53.01'(M&R)

S31°22'29"E 102.98'(M&R)

S25°49'17"E 72.05'(M&R)

S26°41'17"E 77.98'(M&R)

S24°01'41"E 77.98'(M&R)

S21°21'09"E 77.98'(M&R)

S18°40'37"E 77.98'(M&R)

HOPE MEADOWS PLAT 2

LOT 'A'

LOT 48

LOT 51

LOT 52

LOT 53

LOT 54

LOT 55

LOT 56

LOT 57

HOPE MEADOWS PLAT 2

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

REVISIONS	DATE
4TH SUBMITTAL	12/08/25
3RD SUBMITTAL	11/05/25
2ND SUBMITTAL	10/23/25
1ST SUBMITTAL	09/10/25

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PLAT 4
FINAL PLAT

5 / 8
2311.726

FILE: H:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
PLOTTED: 12/9/2025 1:14 PM COMMENT:
PLOTTED BY: JON EBDAHL ENG:

HOPE MEADOWS PLAT 4

FINAL PLAT

SEE SHEET 4

LOT 196
399949 SF
(PARKLAND)
(2601 SW 11TH ST.)

808.19'

SE1/4 NW1/4
SEC 1-79-26

LOT 193
9042 SF
10.00' P.U.E.
77.73'
N16°32'15"W
125.00'
N71°07'49"E
(832)
C178
C2
60.00' ROW
30.00'
30.00'
C158
(831)
30' SETBACK

LOT 192
9042 SF
77.73'
N21°12'08"W
125.00'
N66°27'55"E
30' SETBACK
(870)
C177

LOT 191
9042 SF
77.73'
N25°52'02"W
125.00'
N61°48'01"E
(908)
C176

LOT 190
9042 SF
77.73'
N30°31'55"W
125.00'
N57°08'08"E
(946)
C175

LOT 189
8971 SF
C174
75.97'
N35°06'27"W
125.00'
N53°32'02"E
(984)
C173

LOT 188
9377 SF
66.93'
N32°56'45"W
125.00'
N60°34'28"E
(1022)
C172

LOT 187
9377 SF
66.93'
N25°54'18"W
125.00'
N67°36'55"E
(1060)
C171

LOT 186
9377 SF
25' SETBACK
30' SETBACK
66.93'
N18°51'52"W
125.00'
N74°39'22"E
(1098)
C170

LOT 185
14493 SF
30' SETBACK
91.19'
N00°18'11"E

SW ECHO HILL STREET

10.00' P.U.E.
LOT 176
9186 SF
25' SETBACK
30' SETBACK
C159
(873)
S65°44'43"W
124.65'
10.00'
S29°37'13"E 67.39'

LOT 177
9361 SF
S59°45'07"W
127.44'

LOT 178
9618 SF
(911)
C160
S53°43'59"W
131.08'

LOT 179
9442 SF
C161
(949)
C162
S57°24'56"W
131.20'

LOT 180
9564 SF
(985)
C163
S62°41'41"W
131.07'

LOT 181
9548 SF
C164
(1021)
S67°58'25"W
130.80'

LOT 182
9522 SF
C165
(1043)
130.40'
S73°15'10"W

LOT 183
9484 SF
30' SETBACK
25' SETBACK
C166
(1071)
129.86'
S78°31'55"W
20.00' STORM
SEWER EASEMENT

LOT 184
13615 SF
30' SETBACK
C167
(1097)

C3

60.00' ROW
30.00'
30.00'

LOT 171
9323 SF
30' SETBACK
C150
(828)
N57°01'24"E
124.93'
30.00' STORM
SEWER EASEMENT
1.20'

LOT 170
9014 SF
20.00'
8.37'
C149
N52°50'09"E
125.34'

LOT 169
9194 SF
(866)
C145
20.00' STORM
SEWER EASEMENT
125.00'
S57°28'05"W

LOT 168
9154 SF
68.13'
S35°08'13"E
76.50'
10.00' OVERLAND
FLOWAGE EASEMENT
S29°31'09"E 79.31'
67.82'
S62°03'30"W
125.46'
1.50'
56.49'
S24°28'23"E 79.30'
22.87'
45.18'
S19°05'44"E 79.27'

SEE SHEET 7

EXISTING 150.00'
TRANSMISSION LINE
EASEMENT
BK 519 PG 53
BK 531 PG 180

N00°18'11"E 47.50'
10.00' P.U.E.
15.00' CITY
IMPROVEMENT
EASEMENT
79.95'
649.27'
115.12'
C169
110.74'
C168
106.32'
32.44'
27.50'
40.00' TEMPORARY
TURNAROUND EASEMENT
S89°41'49"E 823.94'
STREET LOT 'H'
72581 SF
55.00' ROW
27.50'
27.50'
27.50'
18.50'
204.53'
N89°41'49"W 364.53'
291.53'
248.09'
SW 11TH STREET
N89°41'49"W 955.12'(M&R)
S00°18'11"W 84.59'
S00°18'11"W 67.09'
15.00' WATER
MAIN EASEMENT
20.00' SANITARY
SEWER EASEMENT
15.00' OFF-SITE
CITY IMPROVEMENT
EASEMENT
NW COR PARCEL '25-86'
FND 1/2" REBAR W/
YELLOW CAP #29363
S00°18'11"W 84.58'
S00°18'11"W 67.08'
15.00' OFF-SITE PRIVATE
WATER MAIN EASEMENT
20.00' OFF-SITE PRIVATE
SANITARY SEWER EASEMENT
S00°18'11"W 51.00'
20.00' OFF-SITE
STORM
SEWER EASEMENT
15.00' CITY
IMPROVEMENT
EASEMENT

SEE SHEET 8

N

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

REVISIONS	DATE
4TH SUBMITTAL	12/08/25
3RD SUBMITTAL	11/05/25
2ND SUBMITTAL	10/23/25
1ST SUBMITTAL	09/10/25

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PLAT 4
FINAL PLAT

6/8
2311.726

FILE: N:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
PLOT DATE: 12/8/2025 1:14 PM
PLOTTED BY: JON ERDAHL
COMMENT: ENG
TECH:

HOPE MEADOWS PLAT 4

FINAL PLAT

SEE SHEET 5

SEE SHEET 6

SEE SHEET 8

LOT 170 9014 SF
LOT 169 9194 SF
LOT 168 9154 SF
LOT 179 9442 SF
LOT 180 9564 SF
LOT 181 9548 SF
LOT 182 9522 SF
LOT 183 9484 SF
LOT 184 13615 SF
LOT 155 10236 SF
LOT 156 9604 SF
LOT 157 9251 SF
LOT 158 9050 SF
LOT 159 8988 SF
LOT 160 8988 SF
LOT 161 8988 SF
LOT 162 12219 SF
LOT 163 13584 SF
LOT 164 9185 SF
LOT 165 9164 SF
LOT 166 9169 SF
LOT 167 9172 SF
LOT 148 11422 SF
LOT 147 11296 SF
LOT 146 11093 SF
LOT 145 10769 SF
LOT 144 10404 SF
LOT 143 10063 SF
LOT 142 9768 SF
LOT 141 13362 SF
STREET LOT 'G' 55335 SF
LOT 133 10459 SF
LOT 134 10459 SF
LOT 135 10459 SF
LOT 136 10243 SF
LOT 137 10069 SF
LOT 138 9938 SF
LOT 139 9656 SF
LOT 140 13163 SF

SW HAWTHORNE DRIVE
SW GOLDFIELD STREET
SW 11TH STREET
HOPE MEADOWS PLAT 2

60.00' ROW
30.00' STORM SEWER EASEMENT
20.00' STORM SEWER EASEMENT
10.00' OVERLAND FLOWAGE EASEMENT
10.00' P.U.E.
30' SETBACK
25' SETBACK
15.00' CITY IMPROVEMENT EASEMENT
ELECTRICAL EASEMENT
30.00' OVERLAND FLOWAGE EASEMENT
EXISTING 50.00' STORM SEWER AND OVERLAND FLOWAGE EASEMENT DOC.#2024-13643
EXISTING 10.00' P.U.E. DOC.#2024-13641
EXISTING 15.00' CITY IMPROVEMENT EASEMENT DOC.#2024-13642
20.00' OFF-SITE STORM SEWER EASEMENT
15.00' OFF-SITE CITY IMPROVEMENT EASEMENT
20.00' OFF-SITE PRIVATE SANITARY SEWER EASEMENT
15.00' OFF-SITE PRIVATE WATER MAIN EASEMENT
PARCEL '25-86' BK 2025 PG 16330
OUTLOT 'X' DALLAS CENTER - GRIMES MIDDLE SCHOOL PLAT 1
LOT 'B' HOPE MEADOWS PLAT 2

N89°41'49"W 283.59'(M&R)
S89°41'49"E 313.66'
S89°41'49"E 182.05'
N89°41'49"W 955.12'(M&R)
S18°40'37"E 77.98'(M&R)
S16°00'04"E 77.98'(M&R)
S09°39'08"E 78.02'(M&R)
S10°38'59"E 77.75'(M&R)
S05°45'47"E 77.73'(M&R)
S02°15'08"E 84.90'(M&R)
S00°48'11"E 107.52'(M&R)
NW COR LOT 'B' HOPE MEADOWS PLAT 2
SW COR LOT 63 HOPE MEADOWS PLAT 2
S00°18'11"W 51.00'
S00°18'11"W 84.58'
S00°24'04"W 77.50'(M&R)
S00°24'04"W 55.00'
S00°18'11"W 67.08'

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

REVISIONS	DATE
4TH SUBMITTAL	12/08/25
3RD SUBMITTAL	11/05/25
2ND SUBMITTAL	10/23/25
1ST SUBMITTAL	09/10/25

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

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PLAT 4
FINAL PLAT

7 / 8

2311.726

FILE: N:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
PLOT DATE: 12/8/2025 1:14 PM
PLOTTED BY: JON ERDAHL
COMMENT: ENG
TECH:

HOPE MEADOWS PLAT 4

FINAL PLAT

SEE SHEET 7

SEE SHEET 6

SEE ABOVE

LOT 186
9377 SF

LOT 185
14493 SF

LOT 183
9484 SF

LOT 184
13615 SF

LOT 164
9185 SF

LOT 163
13584 SF

STREET LOT 'H'
72581 SF

SW 11TH STREET

OUTLOT 'Y'
103833 SF
(FUTURE DEVELOPMENT)

PARCEL '25-86'
BK 2025 PG 16330

PT. NW1/4 SE1/4
SEC 1-79-26

SE1/4 NW1/4 SEC 1-79-26

N89°41'49"W 955.12'(M&R)

S00°18'11"W 269.81'(M&R)

N00°03'24"W 9.99'

S88°46'52"W 365.20'

N00°03'24"W 61.68'(M&R)

N89°41'49"W 364.53'

S89°41'49"E 823.94'

S89°41'49"E 313.66'

649.27'

204.53'

291.53'

248.09'

356.68'

289.51'

N00°18'11"E 47.50'

10.00' P.U.E.

15.00' CITY IMPROVEMENT EASEMENT

40.00' TEMPORARY TURNAROUND EASEMENT

79.95'

32.44'

27.50'

55.00' ROW

18.50'

S00°18'11"W 84.59'

S00°18'11"W 67.09'

15.00' WATER MAIN EASEMENT

20.00' SANITARY SEWER EASEMENT

15.00' OFF-SITE CITY IMPROVEMENT EASEMENT

NW COR PARCEL '25-86' FND 1/2" REBAR W/ YELLOW CAP #29363

S00°18'11"W 67.08'

15.00' OFF-SITE PRIVATE WATER MAIN EASEMENT

S00°18'11"W 84.58'

20.00' OFF-SITE PRIVATE SANITARY SEWER EASEMENT

S00°18'11"W 51.00'

20.00' OFF-SITE STORM SEWER EASEMENT

20.00' OFF-SITE PRIVATE SANITARY SEWER EASEMENT

15.00' OFF-SITE PRIVATE WATER MAIN EASEMENT

S00°18'11"W 67.08'

EXISTING 150.00' TRANSMISSION LINE EASEMENT
BK 519 PG 53
BK 531 PG 180

20.00' STORM SEWER EASEMENT

SW COR OUTLOT 'X'
HOPE MEADOWS PLAT 1
ALSO BEING CENTER OF SECTION 1-79-26
FND 1/2" REBAR W/YELLOW CAP #7056
BK 2007 PG 5219

FND 1/2" REBAR W/ YELLOW CAP #29363

FND 1/2" REBAR W/ YELLOW CAP #29363

N25°54'18"W 66.93'

N18°51'52"W 66.93'

N67°36'55"E 125.00'

N74°39'22"E 125.00'

N00°18'11"E 91.19'

S13°43'13"E 79.22'

S06°56'31"E 129.56'

S73°15'10"W 130.40'

N75°53'24"E 125.91'

S78°31'55"W 129.86'

N80°30'21"E 126.32'

60.00' ROW

30.00' 30.00'

22.72'

33.87'

45.35'

97.86'

115.12'

110.74'

106.32'

98.57'

110.28'

C169

C168

C141

C140

C142

C143

C170

C171

C165

C166

C167

C137

C138

C139

(1060)

(1043)

(1071)

(1067)

(1056)

(1094)

(1029)

(1061)

30' SETBACK

25' SETBACK

15.00' CITY IMPROVEMENT EASEMENT

20.00' STORM SEWER EASEMENT

10.00' P.U.E.

SCALE
0' 20' 40' 80'
1" = 40' (FULL SIZE)

FILE: N:\2023\2311726\DWG\2311726-FINAL PLAT 4.DWG
PLT SAVED: 10/23/2025 1:14 PM
PLOTTED: 10/23/2025 1:14 PM
BY: JON ERDAHL
TECH:
COMMENT:
ENG:

REVISIONS	DATE
4TH SUBMITTAL	12/08/25
3RD SUBMITTAL	11/05/25
2ND SUBMITTAL	10/23/25
1ST SUBMITTAL	09/10/25

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

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

HOPE MEADOWS PLAT 4
FINAL PLAT

8/8

2311.726

Preparer Information: Evann Coffey, 410 SE Main Street, Suite 102 Grimes, Iowa 50111 Phone (515) 986-4050
Return to: City Clerk, City of Grimes, 101 NE Harvey Street., Grimes, Iowa 50111

AGREEMENT TO COMPLETE PUBLIC IMPROVEMENTS
HOPE MEADOWS PLAT 4

THIS AGREEMENT TO COMPLETE PUBLIC IMPROVEMENTS FOR HOPE MEADOWS PLAT 4 ("Agreement") made and entered into as of the _____ day of December, 2025 by and between Hope K Farms, LLC ("Developer"), and the City of Grimes, Iowa, an Iowa municipal corporation ("Grimes").

WHEREAS, Developer has submitted to Grimes a final plat entitled Hope Meadows Plat 4 ("Plat") for its consideration and approval; and

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

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

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

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

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

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

2. Developer agrees to pay to Grimes upon receipt of a bill therefor, an amount equal to all actual costs incurred by the City of Grimes for legal services, engineering services and services of other persons or entities employed by the City, or any way involved in, the review and inspection of said Plat and public utility extensions contemplated thereby including but not limited to streets, sidewalks, water lines, sanitary sewer lines, storm sewer lines, street lights, electrical lines, gas lines, cablevision lines, telephone lines, water retention areas and all other improvements intended for public use or benefit or to be constructed or caused to be constructed by Developer.

3. Developer, in order to secure the full and timely completion of the Improvements as defined in paragraph 1 and to secure the payments referred to in paragraph 2 above, hereby delivers unto Grimes a bond or certified check in the amount of $237,240.71 for all Improvements, which bond or check may be cashed or drawn upon by Grimes, in order to complete the Improvements, in the event of a breach of this Agreement by Developer.

4. Developer hereby agrees that Grimes shall not issue any permanent certificates of occupancy within the Plat until the Improvements as defined in paragraph 1 have been completed as set forth in this Agreement.

6. Developer further agrees that at the time the public improvements are accepted, Developer shall cause 4-year maintenance bonds to be issued to the City in connection with the Improvements defined in paragraph 1.

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

Hope K Farms, LLC

By: _____
Name: Reza Kargarzadeh
Title: Manager

CITY OF GRIMES, IOWA

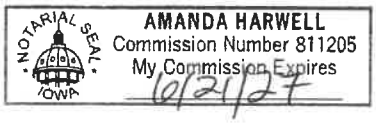
By _____
Scott Mikkelsen, Mayor

ATTEST:

_____
Rachel Greving, City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 10 day of December, 2025 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Reza Kargarzadeh to me personally known, who, being by me duly sworn, did say that he is the Manager of Hope K Farms, LLC, and that said instrument was signed on behalf of the said company by authority of its managers and the said person acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.



Amanda Harwell
Notary Public in and for the State of Iowa
My commission expires: 6/24/27

STATE OF IOWA)
) SS
COUNTY OF POLK)

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

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

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Second Reading of Ordinance 806 Fox Glen & Prairie Heights PUD Rezone

BACKGROUND: The applicant, F18 Holdings, LLC, is requesting approval of a rezone for approximately 52 acres generally located at the northwest corner of SW 19th Street and SW Jazzwood Drive and east of SW Jazzwood Drive from A-1 (Agricultural District) to R-4 (PUD). The PUD proposes three land use categories: single-family residential, medium-density residential, and commercial. The medium-density area is proposed at the northwest corner of the intersection of SW 19th Street and SW Jazzwood Drive with high-density residential and the commercial area is proposed at the northeast corner of the intersection. The remainder of the property is proposed as single-family lots.

Parkland dedication for Fox Glen, located on the east side of SW Jazzwood Drive, is not required. When the City purchased the greenway to the east from the previous property owner, it was negotiated that the greenway would satisfy the parkland dedication requirements for the property. The Prairie Heights property on the west side of SW Jazzwood Drive is subject to the parkland dedication requirements. The future land use plan anticipates a park to be located just northwest of the Prairie Heights development. Therefore, the developer plans to provide fee in lieu of land dedication. The funds would be used for future improvements to the nearby park.

All streets within the development will be local streets. The master streets plan did not call for any collector roads through the development. Right-of-way dedication is required along SW 19th Street and SW Jazzwood Drive to accommodate future 5-lane road construction and at the intersection to accommodate potential future roundabout. A 10' trail will be required along SW Jazzwood Drive as well as a trail connection from Fox Glen to the future greenway trail to the east.

Landscape buffering will be required along SW 19th Street and SW Jazzwood Drive and between land use transitions internal to the development.

No changes are proposed from first reading.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS: Planning & Zoning Commission recommendation of approval - 11/04/2025

Parks & Recreation Advisory Board recommendation of approval - 11/18/2025
Coity Council approval of 1st Reading - 11/25/2025

STAFF RECOMMENDATION: Staff recommend approval of the Ordinance.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Evann Coffey, Senior Planner, 515-986-4050, ecoffey@grimesiowa.gov

Prepared by:	Evann Coffey, Senior Planner
Return to:	Evann Coffey, Senior Planner

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

November 4, 2025

PROJECT NAME

Fox Glen & Prairie Heights Rezone

APPLICANT

F18 Holdings, LLC

REQUESTED ACTION

Approval to rezone 52 acres to allow single-family, townhome, and commercial uses

LOCATION

Generally located at the northwest corner of SW 19th Street and SW Jazzwood Drive and the east side of SW Jazzwood Drive

ZONING

Current—A-1

Proposed—R-4 (PUD)

PLANNER

Evann Coffey

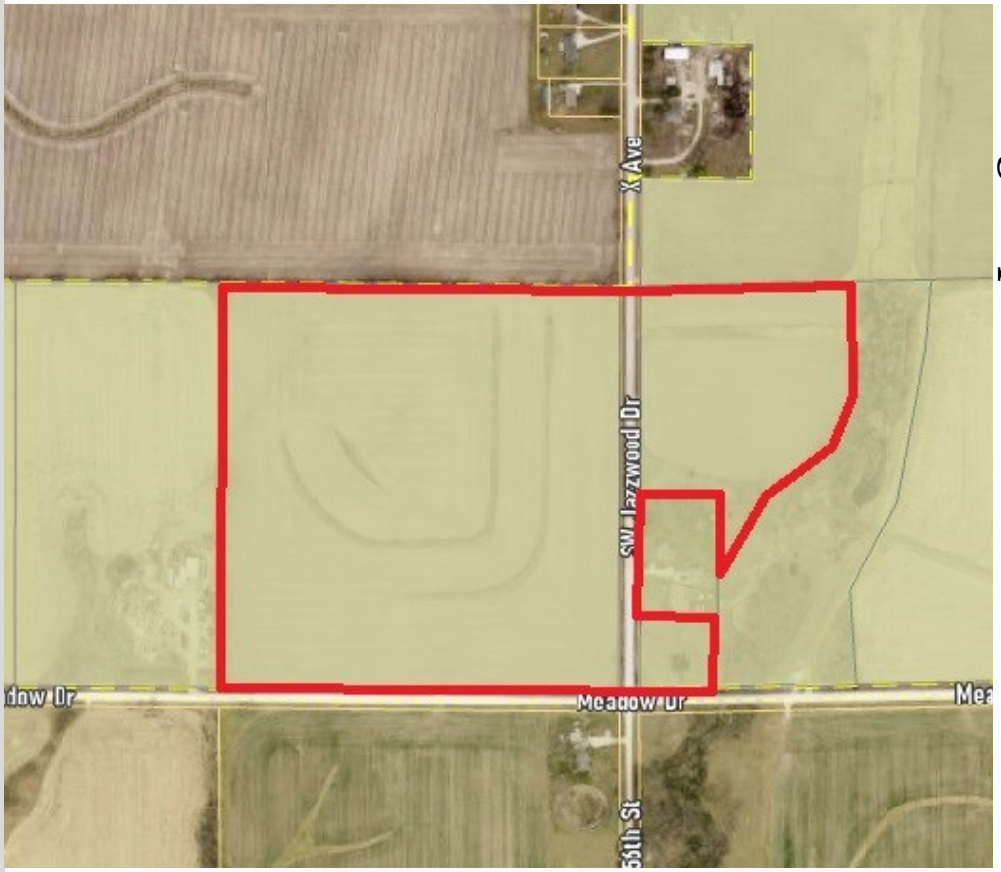
ecoffey@grimesiowa.gov

515-986-4050

Location Map



Zoning Map



Relation to Comprehensive & Area Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant	LDR	A-1
North	Vacant	LDR	A-1 (Dallas County)/ R-260
South	Vacant	Single-Family & Mixed Residential (Urbandale)	Urbandale
East	Estate Residential/Vacant	LDR/Greenway	A-1
West	Vacant	LDR	A-1

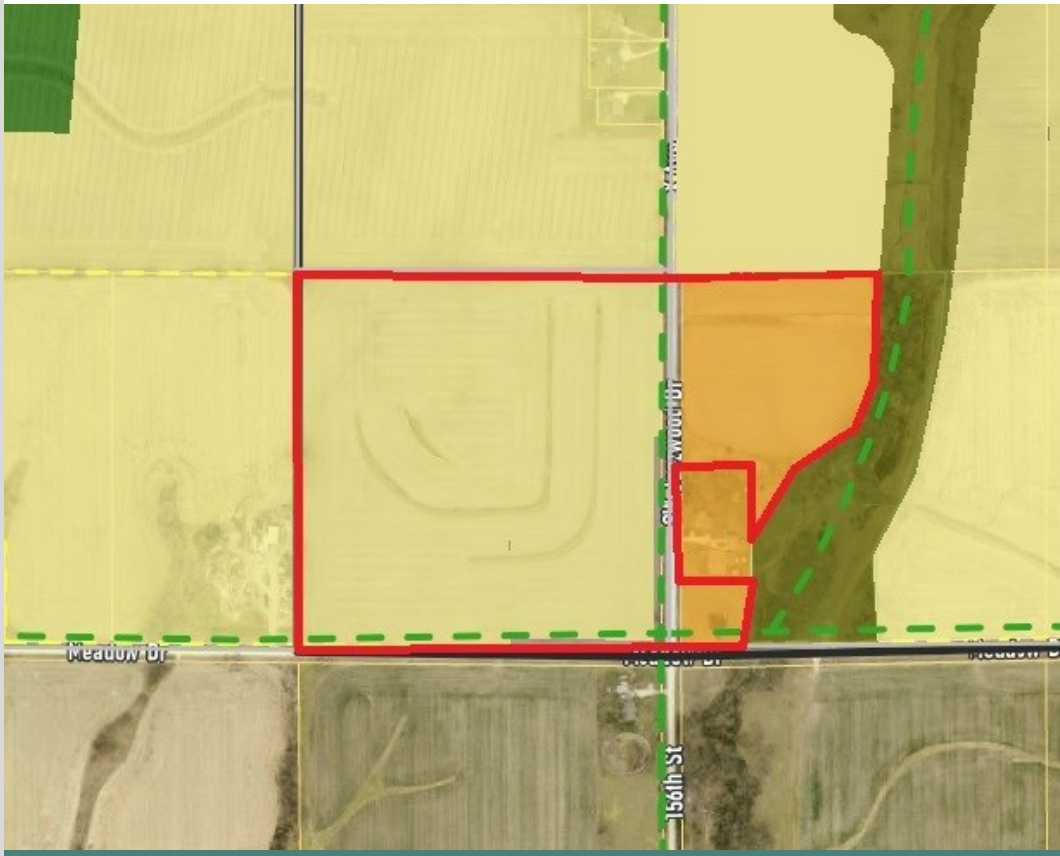
PARKS

The Parks and Trails Master Plan identifies a trail along the greenway to the east. Through the area planning efforts, the trail network was expanded to identify trails along SW 19th Street and SW Jazzwood Drive. The trail along SW 19th Street will be provided on the south side in Urbandale and the trail along SW Jazzwood Drive will be on the west side of the street. A trail connection will be provided from the development to the future trail along the greenway to the east.

Because the future park is planned northwest of the development, the developer is proposing to provide fee in lieu of land dedication. The funds will be used toward improvements to the park.

Park and Recreation will provide their recommendation at their next meeting and will be forwarded to the Council.

Area Plan Future Land Use



The future land use plan and area plan land use identified the property as LDR and MDR. The rezone is generally consistent with the area plan future land use plan. However, the MDR area will be shifted to the northwest corner of the intersection and the MDR area shown on the land use map will change to LDR consistent with the Hope Meadows Phase 2 rezone to the north. The applicant has also requested an area of commercial at the northeast corner of the intersection. Due to the small scale and location at the intersection, neighborhood commercial is supported by staff.

Relation to Studies, City Projects & Legal

RELATION TO STUDIES

Access points on SW 19th Street and SW Jazzwood Drive are consistent with the Grimes Street Design Guide, except the commercial lot. Due to the small property area and greenway to the east, access to the site is very limited. Exception to access requirements may be required to permit access to the property.

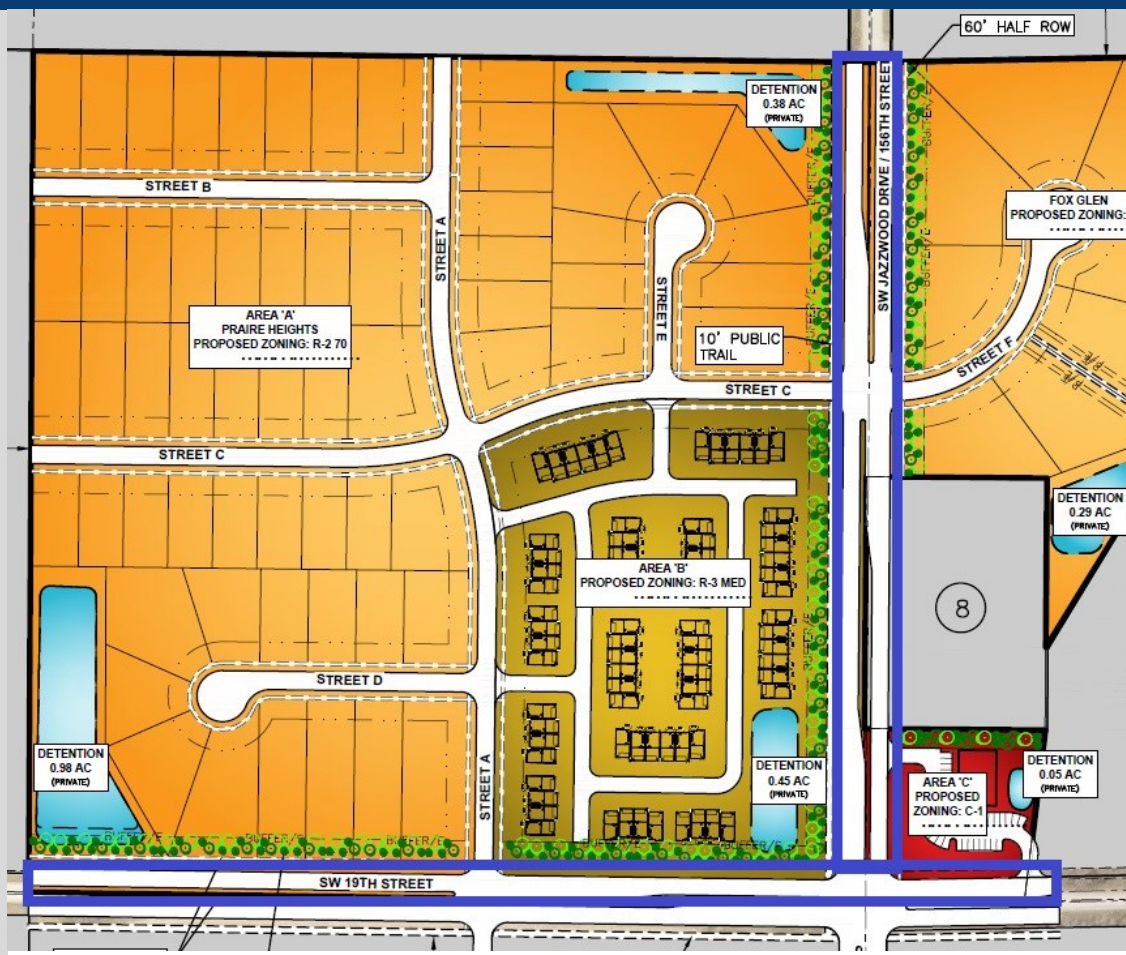
All public street right-of-way is consistent with the Grimes Street Design Guide.

CITY PROJECTS

An asphalt overlay will be provided along SW 19th Street and SW Jazzwood Drive to pave the existing gravel roads.

UTILITIES

Water and sewer to the development will be provided upon the extension of utilities through the neighboring development to the east.



Minor Arterial

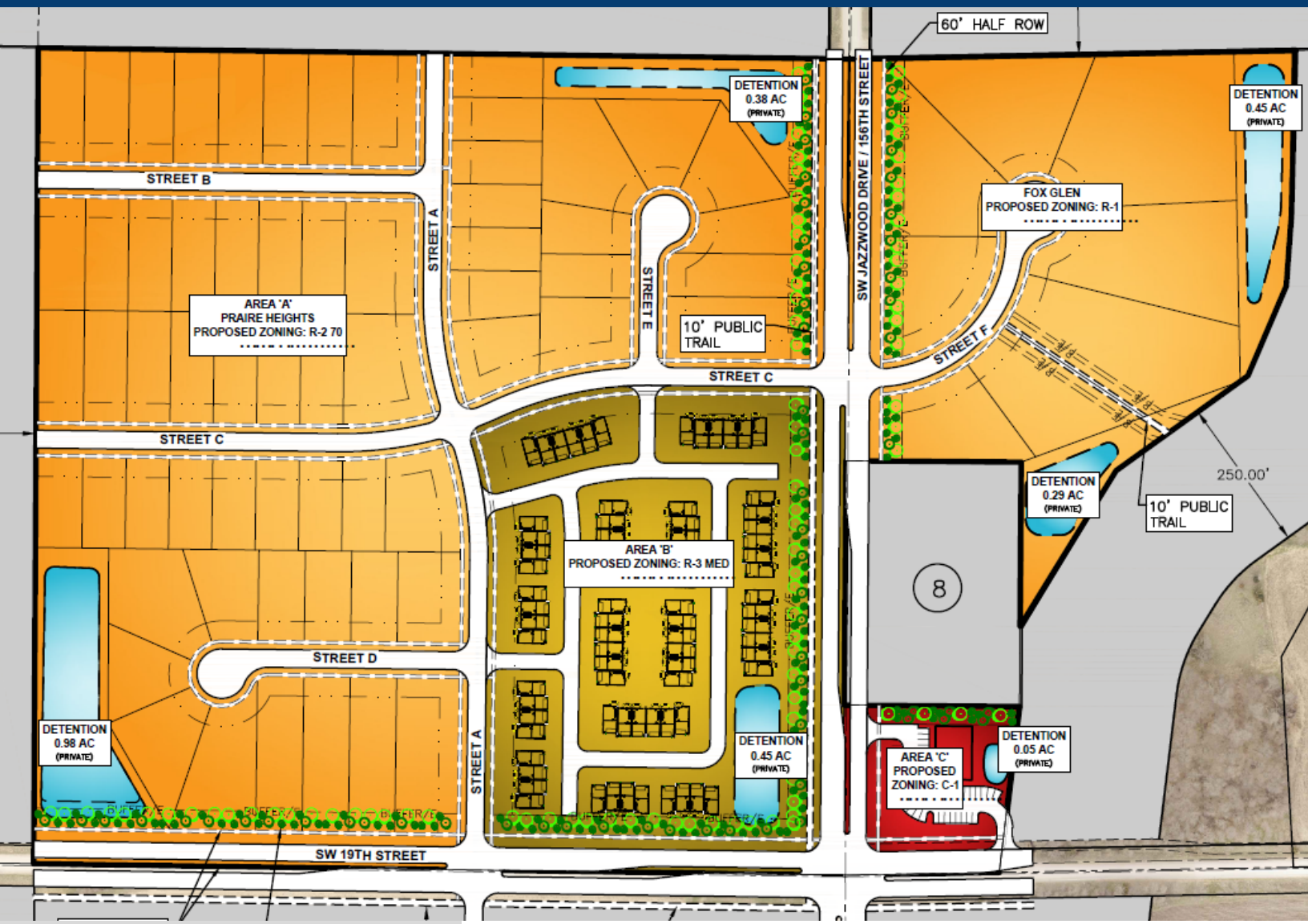
Legal

A Zoning Change and Development Agreement will be established as part of the rezone approval to outline the zoning standards and public improvement requirements.

The development will be required to provide roadway fee for SW 19th Street and SW Jazzwood Drive for the City to complete an asphalt overlay along the development.

Right-of-way dedication to provide 60′ to centerline is required along SW 19th Street and SW Jazzwood Drive will be dedicated to the City with the final plat. The right-of-way will allow the City to construct a 5-lane road in the future consistent with the Grimes Street Design Guide.

Rezone Concept



STREET ACCESS

Access will be provided via SW 19th Street and SW Jazzwood Drive. Internal streets will connect to future development to the north and west.

PEDESTRIAN ACCESS

Sidewalks will be provided on both sides of all public streets. A trail will be provided along the west side of SW Jazzwood Drive and a trail connection provided to the greenway to the east.

LAND USE AREAS

- Single– Family—39.48 acres
- Medium-Density Residential—10.85 acres
- Commercial—1.67 acres

COMMERCIAL

Permitted Uses—C-1 uses with the following exceptions: Automobile, trailer, motorcycle, boat and farm implement establishments for display, hire, rental and sales (including sales lots), Billiard parlors and pool halls, Bowling alleys, Dance halls, Funeral homes and mortuaries, Garages for general motor vehicle repair, Hotels and motels, Lawn mower repair shops, Public auction rooms, Sheet metal shops, Taverns and night clubs, Theaters, Used Car Lots

Setbacks

- Front—0′
- Rear—5′, 25′ when next to residential
- Side—5′, 25′ when next to residential

Height—3 stories/45′

Architecture—60% masonry

Open Space—20%

Landscaping—1 tree per 1,000 sf required open space

MEDIUM-DENSITY

Permitted Uses—attached and detached townhomes

Lot Size—No minimum

Density—10 units per acre

Setbacks

- External Property Lines—30′
- Private Drives/Sidewalks—20′
- Sides along Private Drives/Sidewalks—10′
- Postage Stamp Lots—0′

Dwelling Size—900 sf

Height—3 stories/40′

Garage—1-car attached up to 40% of the units, 2-car for the rest

Architecture—25% masonry on front façade and along public streets

Open Space—40%

Landscaping— 1 tree per 1,000 sf required open space

SINGLE-FAMILY—R-2 70
Minimum Lot Dimensions—70′ wide, 8,500 sf
Setbacks
Front—30′
Secondary Frontage—30′
Side—7′
Rear—25′
Minimum Dwelling Size—1,200sf, 1,400sf for 2 or more stories*
Garage—Minimum 2-car*
Maximum Height—35′, 3 stories
Open Space—40%
Landscaping—2 trees per lot
Architecture—20% masonry on front, alternative designs without masonry accepted in exchange for other architectural features

*May increase based on developer preference. Final determination will be established prior to Council

Conclusion

DEVELOPMENT STANDARDS CONTINUED

LANDSCAPE BUFFERS

- SW 19th Street & sw Jazzwood Drive—30′ buffer with 4′ berm
- Townhome Building Rear to Public Streets—30′ buffer with 3′ berm when the backs of units face the public streets
- Townhome Units Front Public Streets—Berm and buffer is not required but will provide required frontage plantings
- 4′ Buffer Quantities— 1 overstory, 3 understory, 1 evergreen per 50 linear feet
- 3′ Buffer Quantities— 1 overstory, 2 understory, 1 evergreen per 50 linear feet

Conclusion

The request is to rezone 52 acres from A-1 to R-4 (PUD).

The rezone is generally consistent with the area plan land use plan. The MDR area has shifted to the northwest corner of the intersection and a small area of commercial is proposed at the northeast corner of the intersection.

Fee in lieu of parkland dedication will be provided by the developer to be used by the City for improvements to the future park to the northwest.

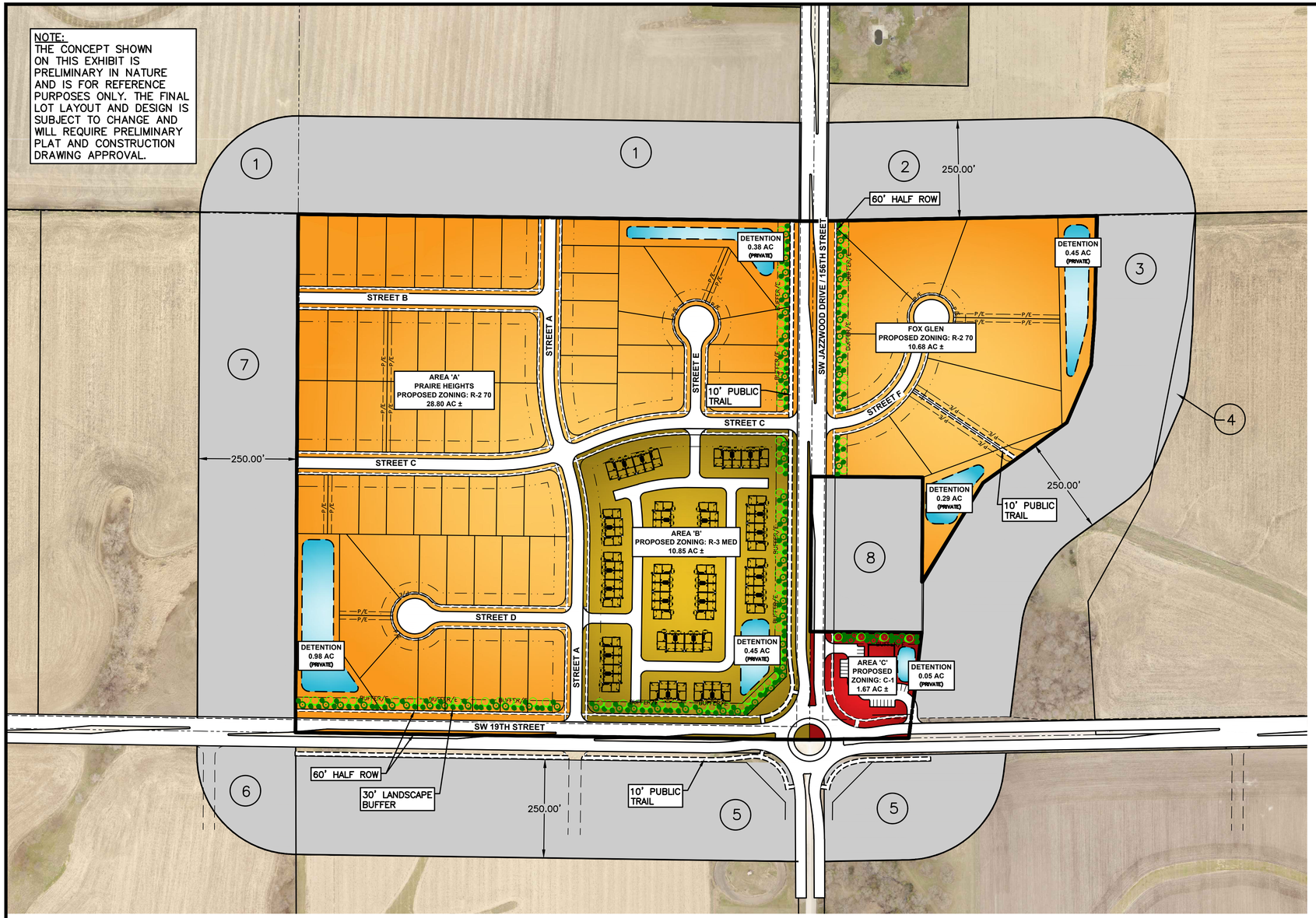
Trail will be provided along the west side of SW Jazzwood Drive and a trail connection will be provided from the development to the future trail along the greenway to the east.

Right-of-way will be reserved along SW 19th Street and SW Jazzwood Drive for future widening. All public streets will be designed in accordance to the Grimes Street Design Guide.

Minimum dwelling and garage sizes may increase and will be finalized prior to Council consideration.

Staff recommend approval of the Fox Glen & Prairie Heights rezone subject to remaining staff comments.

NOTE:
THE CONCEPT SHOWN ON THIS EXHIBIT IS PRELIMINARY IN NATURE AND IS FOR REFERENCE PURPOSES ONLY. THE FINAL LOT LAYOUT AND DESIGN IS SUBJECT TO CHANGE AND WILL REQUIRE PRELIMINARY PLAT AND CONSTRUCTION DRAWING APPROVAL.



ADJACENT OWNERSHIP:

Parcel No.	Owner / Mailing Address	Area (ac.)	Area (%)	CONSENTING
1	SANDRA TAMKIN PO BOX 500 NEVADA, IA 50201	0.00	0.00%	*
2	HOPE K FARMS LLC 4500 WESTOWN PKWY STE 277 WEST DES MOINES, IA 50266	5.06	32.97%	
3	CITY OF GRIMES 101 NE HARVEY ST GRIMES, IA 50111	0.00	0.00%	*
4	SOLID GROUND LLC 1040 SE FRONTIER AVE STE 160 WAUKEE, IA 50263	0.34	2.21%	2.21%
5	JERRY WITMER 5940 156TH ST GRIMES, IA 50111	0.00	0.00%	*
6	MARCO PROPERTIES 6000 DOUGLAS AVE STE 210 DES MOINES, IA 50322	0.00	0.00%	*
7	PARK VILLAGE, LLC 9500 UNIVERSITY AVE, STE 2112 WEST DES MOINES, IA 50266	7.38	48.07%	48.07%
8	LAWRENCE AND BARBARA EVANS 101 NE HARVEY ST GRIMES, IA 50111	2.57	16.74%	
	TOTAL =	**15.35**	**100.00%**	**50.28%**

* CITY PROPERTY AND AREAS OUTSIDE OF THE CORPORATE LIMITS ARE EXCLUDED FROM THE CONSENTING PERCENTAGES.

BULK REGULATIONS:

PUD (R–2 70) – FOX GLEN AND PRAIRIE VILLAGE AREA 'A'
MINIMUM LOT AREA = 8,500 SF
MINIMUM LOT WIDTH = 70'

SETBACKS:
FRONT YARD = 30'
SECONDARY FRONT YARD = 30'
REAR YARD = 25'
SIDE YARD = 7'

MAX BUILDING HEIGHT = 3 STORIES ABOVE GRADE (35')

MAXIMUM DENSITY = 5.0 UNITS/ACRE

PUD (R–3 MED) – AREA 'B'
MINIMUM LOT AREA = NONE
MINIMUM LOT WIDTH = NONE
POSTAGE STAMP LOT DEVELOPMENT IS PERMITTED

MAXIMUM DENSITY = 10.0 UNITS / ACRE

SETBACKS:
ALL EXTERNAL PROPERTY LINES = 30'

POSTAGE STAMPS LOTS = 0'

BUILDINGS FACES WITH DRIVEWAYS = 20' FROM PRIVATE STREET OR PRIVATE SIDEWALK

BUILDING FACES WITH NO DRIVEWAYS ALONG THE PRIVATE STREET = 10' FROM PRIVATE STREET OR PRIVATE SIDEWALK

BUILDING SEPARATION = 16' BETWEEN BUILDING GROUPS

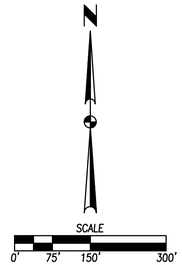
A 2' PROJECTION FOR NON–HABITABLE SPACE IS PERMITTED, HOWEVER THE PROJECTION SHALL MEET ALL APPLICABLE BUILDING/FIRE CODE STANDARDS.

MAX BUILDING HEIGHT = 3 STORIES ABOVE GRADE (40')

PUD (COMMERCIAL) – AREA 'C'
MINIMUM LOT AREA = NONE (SAME AS R–3 FOR R USES)
MINIMUM LOT WIDTH = NONE (SAME AS R–3 FOR R USES)
SETBACKS:
FRONT YARD = 10'
REAR YARD = 5' (25' ADJOINING R DISTRICT)
SIDE YARD (EXTERNAL) = 5' (25' ADJOINING R DISTRICT)
SIDE YARD (INTERNAL) = 0' (5' IF BUILDING IS NOT CONSTRUCTED ON PROPERY LINE)
BUILDING SEPARATION = 16'

PARKING SETBACK = 10' ALONG PUBLIC STREETS. FOR INTERNAL PROPERTY LINES, A MINIMUM 5' SETBACK SHALL BE PROVIDED, UNLESS A SHARED DRIVE IS PROVIDED.

MAX BUILDING HEIGHT = 3 STORIES ABOVE GRADE (45')



ZONING

EXISTING: A–1: AGRICULTURE DISTRICT (52.00 AC)

PROPOSED: FOX GLEN: PUD (R–2): SINGLE–FAMILY DWELLING DISTRICT (10.68 AC)
AREA 'A': PUD (R–2): SINGLE–FAMILY DWELLING DISTRICT (28.80 AC)
AREA 'B': PUD (R–3 MED): MEDIUM DENSITY TWO OR MORE FAMILY DWELLING DISTRICT(10.85 AC)
AREA 'C': PUD (COMMERCIAL): GENERAL COMMERCIAL DISTRICT (1.67 AC)

PARKLAND DEDICATION (PRAIRIE HEIGHTS ONLY)

PARKLAND REQUIRED
SINGLE–FAMILY :
62 LOTS X 3 PEOPLE/LOT X 6.5 ACRES/1000 PEOPLE = 0.70 ACRES

MULTI–FAMILY:
108 UNITS (MAX 10 UNITS/AC)
X 2 PEOPLE/UNIT X 6.5 ACRES/1000 PEOPLE = 1.40 ACRES
*TOTAL REQUIRED: = 2.10 ACRES

*NOTE:
TOTAL AMOUNT OF PARKLAND REQUIRED IS BASED ON MAXIMUM DENSITY BEING PROVIDED IN THE MULTI–FAMILY RESIDENTIAL AREA AND THE PRELIMINARY LOT CONFIGURATION OF THE SINGLE FAMILY AREA. ACTUAL AMOUNT REQUIRED FOR THE MULTI–FAMILY RESIDENTIAL AREA WILL BE BASED ON ACTUAL UNITS SHOWN IN THE SITE PLAN. ACTUAL AMOUNT REQUIRED FOR THE SINGLE FAMILY RESIDENTIAL AREA WILL BE BASED ON THE FINAL PLAT.

OWNER/APPLICANT

FI8 HOLDINGS, LLC
CONTACT: JUSTIN FRAMPTON
1220 NE STATION CROSSING DR STE 112
GRIMES, IA 50111
PH: (515) 559–4443

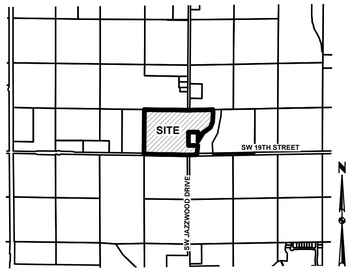
ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369–4400
EMAIL. JOSHT@CDA–ENG.COM

LEGAL DESCRIPTION:

PARCEL "22–171" OF PLAT OF SURVEY RECORDED IN BOOK 2023 PAGE 1056, BEING A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA;
AND THE SE1/4 OF THE SE1/4 OF SECTION 2, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA

VICINITY MAP:



GRIMES, IOWA

LEGEND:

FOX GLEN AND AREA 'A'
PUD (R–2 70):
SINGLE–FAMILY DWELLING DISTRICT

AREA 'B'
PUD (R–3: MED):
MEDIUM DENSITY, TWO OR MORE FAMILY RESIDENTIAL DISTRICT

AREA 'C'
PUD (COMMERCIAL):
GENERAL COMMERCIAL DISTRICT

REVISIONS

DATE	REVISIONS
11/14/2025	REVISED
09/10/2025	SUBMITTAL #2
08/08/2025	PREPARED

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JAT | TECH:

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

FOX GLEN & PRAIRIE HEIGHTS

REZONING MAP

1 / 1
2502.080

FILE: N:\2025\2502080\DWG\2502080 - REZONING MAP.DWG
LAST SAVED: 11/14/2025 10:58 AM
PLOTTED BY: LOUIE KEELHAN PLOT DATE: 11/14/2025 10:58 AM
COMMENT:
ENG:

ORDINANCE #806

AN ORDINANCE AMENDING THE GRIMES OFFICIAL ZONING MAP, PURSUANT TO THE CODE OF ORDINANCES SECTION 12-3-5 TO PROVIDE FOR THE FOLLOWING REZONING REQUEST FOR FOX GLEN & PRAIRIE HEIGHTS PUD AND ASSOCIATED ZONING CHANGE AND DEVELOPMENT AGREEMENT

SECTION 1. PURPOSE. This Ordinance is to amend the Official Zoning Map and the Comprehensive Land Use Map by rezoning approximately 52 acres legally described on Exhibit A (the "Property") from A-1 (Agricultural District) to R-4 (Planned Unit Development District).

SECTION 2. ADDITIONAL ZONING RESTRICTIONS. As part of this Ordinance and the rezoning established herein, certain permanent conditions and restrictions are hereby imposed upon the Property, which conditions and restrictions are in addition to existing regulations for the R-4 Classification. Said restrictions are set forth in the Zoning Change and Development Agreement (the "Agreement") by and between the City of Grimes, Iowa, and F18 Holdings, LLC. The Mayor is hereby authorized and directed to execute said Agreement on behalf of the City of Grimes, Iowa; and the City Clerk is hereby authorized and directed to attest to the signature of the Mayor. All such conditions and restrictions are established, and such Agreement executed and entered into, pursuant to and in accordance with the provisions of Section 414.5 of the 2025 Code of Iowa, as amended.

SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved by the City Council on this ____ day of _____, 2026.

ATTEST:

_____
Scott Mikkelsen, Mayor

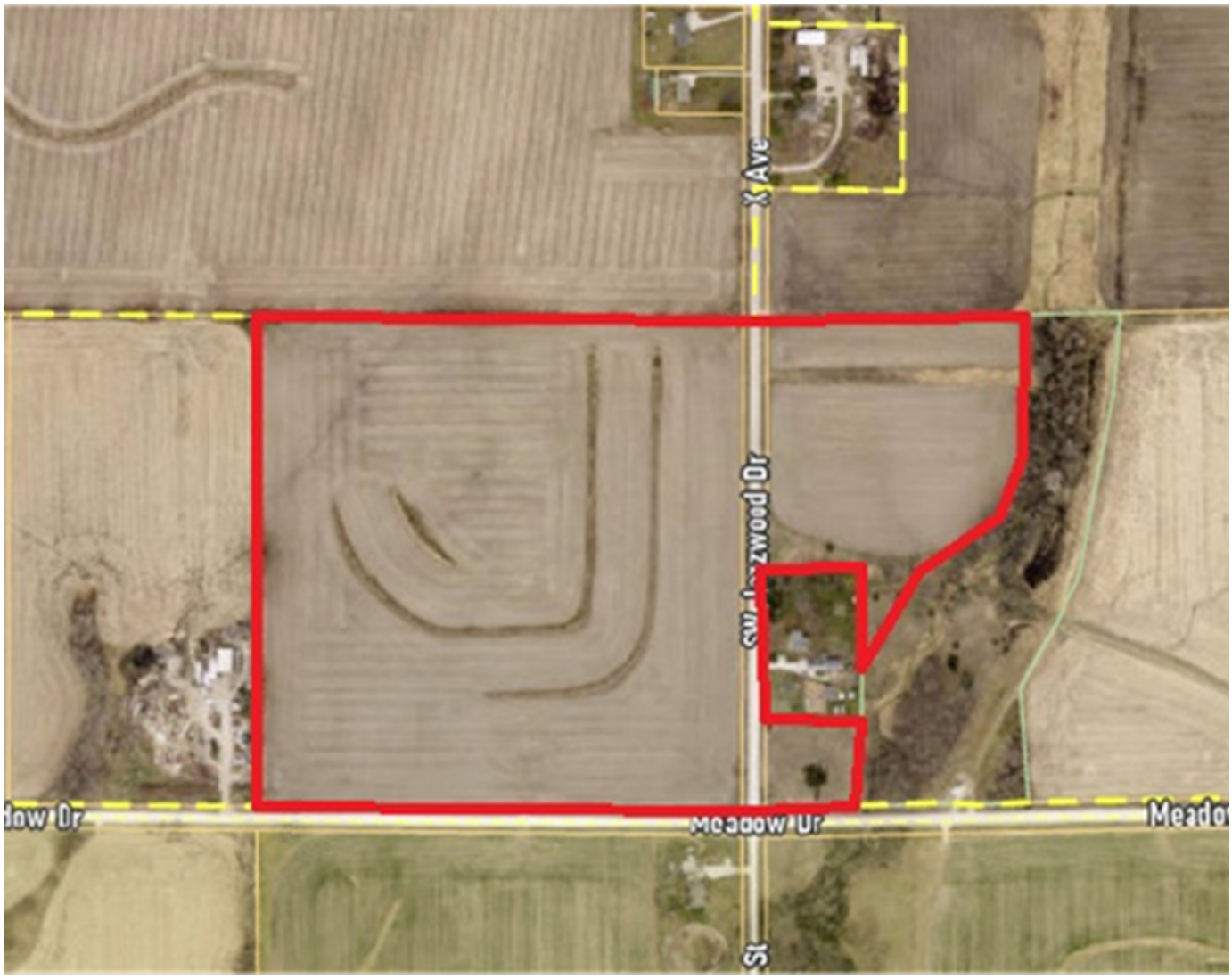
_____
Rachel Greving, City Clerk

Exhibit A - Legal Description of Property

PARCEL “22-171” OF PLAT OF SURVEY RECORDED IN BOOK 2023 PAGE 1056, BEING A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA;

AND

THE SE1/4 OF THE SE1/4 OF SECTION 2, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA



FOX GLEN & PRAIRIE HEIGHTS
ZONING CHANGE AND DEVELOPMENT AGREEMENT
Recorder's Cover Sheet

Preparer Information: Evann Coffey, City of Grimes, 410 SE Main St Ste 102 Grimes, IA 50111 515-986-4050

Taxpayer Information: F18 Holdings, LLC 3405 SE Crossroads Dr, Ste C Grimes, IA 50111 515-559-4443

Return To: City of Grimes
101 NE Harvey St.
Grimes, Iowa 50111
Phone (515) 986-3036

Type of Document: Development Agreement

Legal Description: See Page ____

Document or instrument number of previously recorded documents: N/A

FOX GLEN & PRAIRIE HEIGHTS
ZONING CHANGE AND DEVELOPMENT AGREEMENT

THIS ZONING CHANGE AND DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this____ day of _____, 2025, by and between the City of Grimes, IOWA, a municipal corporation (the "City") and F18 Holdings, LLC (the "Developer"), collectively referred to herein as ("the Parties");

WHEREAS, Property Owner owns certain real property located within the corporate limits of the City which is legally described on Exhibit "A", attached hereto (the "Property"), which Property is presently zoned A-1; and

WHEREAS, the Property Owner has submitted a master plan prepared by Civil Design Advantage, identifying the Property to be developed as a mixed-use neighborhood as set forth in Exhibit "B", attached hereto (the "Master Plan"); and

WHEREAS, the City and Property Owner now desire that the Property be rezoned from A-1 to R-4 (PUD), prior to development in accordance with, and in consideration of, the provisions of this Agreement and Section 414.5 of the Iowa Code; and

WHEREAS, Property Owner and the City wish to set forth their agreements with respect to the conditions and restrictions which will arise with respect to the Property as a result of such rezoning and development.

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

1) Rezoning. The property shall be rezoned from A-1 to R-4 (PUD).

2) Master Plan. As required by the PUD regulations, the Property Owner has submitted a Master Plan, as shown on Exhibit "B", in conjunction with the Property Owners request for rezoning to PUD to allow for the development of the property for a commercial and mixed residential neighborhood, referred to herein as the Fox Glen & Prairie Heights Development. The overall intent of the neighborhood is to provide reasonable accommodation for development and integrating pedestrian facilities with the edges of the development. The Property Owner agrees that the development of the property shall be consistent with the Master Plan and shall satisfy the following requirements. Any area not addressed within this development agreement shall follow the City of Grimes Zoning Ordinance.

   a) Phasing of Subdivision. It is understood that the Property Owner intends to phase the development of the property, and that the Property Owner agrees to obtain

approval from the City of a Final Plat, which subdivides all the Property into lots and outlots (referred to herein individually as a "Lot" or collectively as the "Lots").

b) Site Plans Required. Property Owner agrees that preliminary plats and site plans will be required for the proposed improvements within each subdivision or lot. Preliminary Plats shall include sufficient details to ensure that the minimum development standards for the Property can be achieved.

3) Development Intent. Located at the northwest corner of SW 19th Street and SW Jazzwood Drive and the east side of SW Jazzwood Drive, the Fox Glen & Prairie Heights Development will consist of a mix of residential dwellings, and neighborhood oriented commercial uses. Each use area is further described as follows.

a) Single-Family Residential. Areas designated as Single-Family Residential are intended for traditional stand-alone single-family lots. No townhomes, multi-family units or commercial uses of any kind will be allowed in these areas. Driveways are to be street loaded and built with attached garages. All construction shall conform to the Architectural Standards as set forth in this document and be reviewed by the City of Grimes.

b) Medium-Density Residential. Areas designated as Medium-Density Residential are intended for traditional attached dwelling units. No traditional single-family, multi-family, or commercial uses of any kind will be allowed in these areas. Detached dwellings are considered acceptable, provided they are constructed with the benefit of an owner's association. Driveways are to be connected to the private streets and constructed with attached garages. All construction shall conform to the Architectural Standards as set forth in this document and be reviewed by the City of Grimes.

c) Commercial. Areas designated as Commercial are intended to be located along SW 19th Street and SW Jazzwood Drive and provide support services for the adjoining residential developments. This area is intended to be developed in a traditional suburban commercial format. Buildings within the Commercial area shall conform to standards within this document and be reviewed by the City of Grimes.

4) Single-Family Residential Regulations. This area is intended to accommodate the construction of traditional single-family dwelling units. The following regulations shall be applicable to any area identified as Single-Family, as generally shown on the Master Plan.

a) Lot Dimensions. A minimum lot width of seventy (70) feet, and a minimum lot area of eight thousand five hundred (8,500) square feet shall be provided.

b) Minimum Dwelling Size. Single-story dwellings shall have a main floor finished area of not less than one thousand four hundred (1,400) square feet. All multi-level dwellings, including but not limited to split-levels, one and one-half story dwellings, two-story dwellings, and dwellings having more than two stories shall have an above grade finished

floor area of not less than one thousand six hundred (1,600) square feet. Basement or partial subgrade level square footage may not be counted towards minimum finished area.

c) Garage. A minimum two (2) car attached garage shall be provided for every lot.

d) Setbacks. The following setbacks shall apply to all units:

(i.) Front Yard – Thirty (30) Feet

(ii.) Secondary Front Yard – Thirty (30) Feet

(ii.) Rear Yard – Twenty-five (25) Feet

(iii.) Side Yard – Seven (7) Feet

A two (2) foot projection for non-habitable space is permitted, however the projection shall meet all applicable building/fire code standards.

e) Height. The maximum height of any building shall be three (3) stories above grade (35-Feet maximum).

f) Building Materials. All homes within the single-family areas shall be constructed with vinyl siding or a cementitious siding material with a fifty (50) year warranty (i.e.: similar to James Hardi Plank or LP Smart Side siding) and architectural grade asphalt shingles. A minimum of twenty percent (20%) of the front façade shall be clad in brick/stone or masonry. Stucco shall not be considered a similar masonry material. The single-family dwellings should be designed in a way that compliments the architecture of the dwellings within the neighborhood. More specifically, attempts to include front porches, dormers and other decorative treatments shall be made. Repetition of front facades shall be discouraged. Buildings are encouraged to be designed in a manner that does not cause the garage to protrude from the living space and become the main focus from the street, but rather to design the buildings with living space in line with the garage or of comparable width to the garage to reduce the overall presence of the garage. Alternative designs that do not incorporate masonry can be considered. These alternative designs are required to maintain a visually appealing and cohesive appearance and shall incorporate elements such as front porches, dormers, shake siding, board and batten siding, and other decorative features to break up blank façades and provide dimension and character.

g) Corner Lots. The lot shall be wide enough to support a thirty (30) foot secondary front yard that provides adequate space for the homeowner to enjoy. Typically, this minimum width to support this should not be less than eighty-five (85) feet.

h) Accessory Structures and Buildings. Any accessory structure or accessory building constructed upon the property shall be designed to match the architectural character of the principal structure and shall be in conformance with the Grimes Zoning Ordinance.

i) Landscaping. All dwellings shall provide a minimum of two (2) trees per lot, with at least one (1) tree being planted in the front yard. These plantings are in addition to the required

buffer plantings.

5) Medium-Density Residential Regulations. This area is intended to accommodate the construction of attached or detached dwelling units. The following regulations shall be applicable to any area identified as Medium-Density Residential, as generally shown on the Master Plan.

a) Lot Dimensions. No minimum lot dimensions shall apply. Postage Stamp lot development is permitted.

b) Density. The maximum density within the Medium-Density Residential area shall be ten (10) units per acre.

c) Setbacks. The following setbacks shall apply to all units:

(i.) All External Property Lines – Thirty (30) Feet, except when units have front doors fronting streets, in which case Twenty-Five (25) Feet

(ii.) Postage Stamps Lots – Zero (0) Feet

(iii.) Building Faces with Driveways – Twenty (20) Feet from Private Street or Private Sidewalk

(iv.) Building Faces with No Driveways along the Private Street – Ten (10) Feet from Private Street or Private Sidewalk

(v.) Building Separation – Sixteen (16) Feet Between Attached Unit Building Groups

(vi.) Building Separation – _____ Feet Between Detached Units

A two (2) foot projection for non-habitable space is permitted, however the projection shall meet all applicable building/fire code standards.

d) Minimum Dwelling Size. All dwellings shall have a total finished area of not less than nine hundred (900) square feet, exclusive of garage area. Basement or partial subgrade level square footage may not be counted towards minimum finished area.

e) Height. The maximum height of any building shall be three (3) stories above grade (40-Feet maximum).

f) Garage. A minimum one (1) car attached garage shall be provided for no more than forty percent (40%) of the units. The remainder of the units shall have a minimum two (2) car attached garage.

g) Parking. Visitor Parking shall be provided in accordance with the Grimes Zoning Ordinance.

h) Building Materials. All units shall be constructed with combinations and varying sizes of

horizontal and lap siding and architectural grade asphalt shingles. A minimum of twenty-five percent (25%) of the front façade of the buildings shall be clad in brick/stone or masonry. For those buildings that orient front doors towards a public street, a minimum of twenty-five percent (25%) of the façade facing the public street and the façade facing the private street shall be clad in brick/stone or masonry. Comparable alternatives, such as Nichiha fiber cement panels (or similar product) shall be considered a viable substitute for brick/stone or masonry. The units should be designed in a way that compliments the architecture of the dwellings within the area. More specifically, attempts to include front porches, dormers and other decorative treatments shall be made. Buildings should avoid flat plane construction and incorporate offsets of three (3) inches. Repetition of front facades shall be discouraged, and a minimum of two (2) elevation variations shall be provided that include varying colors and/or materials.

i) Accessory Structures and Buildings. Any accessory structure or accessory building constructed upon the property shall be designed to match the architectural character of the principal structure and shall be in conformance with the Grimes Zoning Ordinance.

j) Open Space. A minimum of forty percent (40%) open space shall be provided.

k) Landscaping. A minimum of one (1) tree per one thousand (1,000) square feet of required open space shall be provided.

One (1) overstory tree is required for every fifty (50) feet of lot frontage. Trees shall be a combination of diverse species with no more than five (5) trees of a similar species in a single group. When landscaping buffers are provided along street frontages, the lot frontage streets are not required.

The perimeter of all parking lots located along interior side and rear lot lines shall be planted with evergreen shrubs to screen headlights from neighboring properties.

Required frontage trees and buffer trees may count towards the required open space trees, however all terminal parking lot islands shall be landscaped with trees, except when utility conflicts exist.

Foundation plantings shall be provided along facades facing the public street when berm and buffer is not provided.

l) Pedestrian. Connections from the units to a common pedestrian network shall be provided. Future accommodation for connections to public sidewalk and trails shall be planned for and constructed by the property owner or association. A five (5) foot PCC sidewalk shall be provided on at least one (1) side of any internal private street.

6) Commercial Regulations. This area is intended to accommodate a range of neighborhood-oriented commercial uses (retail and service). Auto-oriented uses including multi-tenant retail, banks, convenience/gas and fast food are appropriate. The primary design consideration is that the uses are developed in a cohesive pattern with careful consideration of the orientation of the buildings along SW 19th Street and SW Jazzwood Drive.

a) Permitted Uses. Any permitted use within the C-1 Zoning District shall be permitted, except for the following:

(i.) Automobile, trailer, motorcycle, boat and farm implement establishments for display, hire, rental and sales (including sales lots).
(ii.) Billiard parlors and pool halls

(iii.) Bowling alleys

(iv.) Dance halls

(v.) Funeral homes and mortuaries

(vi.) Garages for general motor vehicle repair

(vii.) Hotels and motels

(viii.) Lawn mower repair shops

(ix.) Public auction rooms

(x.) Sheet metal shops

(xi.) Taverns and night clubs

(xii.) Theaters

(xiii.) Used Car Lots

Building Setbacks. The following setbacks shall apply to all buildings:

(i.) Front Yard – Ten (10) feet

(ii.) Rear Yard – Five (5) feet, except when adjoining any "R" District, in which case Twenty-Five (25) feet

(iii.) Side Yard (External) – Five (5) feet, except when adjoining any "R" District, in which case Twenty-Five (25) feet

(iv.) Side Yard (Internal) – Zero (0) Feet, If the building is not constructed on the property line then five (5) Feet minimum shall be provided

(v.) Building Separation –Sixteen (16) Feet

b) Parking Setbacks. All parking lots shall have a minimum setback of ten (10) feet along

public streets. For internal property lines, a minimum five (5) foot setback shall be provided, unless a shared drive is provided.

c) Parking Requirements. Off-street parking shall be provided based on the individual uses defined at the time of site plan approval in accordance with the Grimes Zoning Ordinance. A terminal landscaping island shall be provided at the beginning and end of every parking row. No more than twenty (20) parking spaces shall be provided without a landscaped island.

d) Accessory Structures and Buildings. Any accessory structure or accessory building constructed upon the property shall be designed to match the architectural character of the principal structures and shall be in conformance with the Grimes Zoning Ordinance.

e) Open Space. A minimum of twenty percent (20%) open space shall be provided. Planned plazas, courtyards or other similar public spaces may be counted for not more than thirty percent (30%) of the required open space.

f) Landscaping. A minimum of one (1) tree per one thousand (1,000) square feet of required open space shall be provided.

One (1) overstory tree is required for every fifty (50) feet of lot frontage. Trees shall be a combination of diverse species with no more than five (5) trees of a similar species in a single group.

The perimeter of all parking lots located along interior side and rear lot lines shall be planted with evergreen shrubs to screen headlights from neighboring properties.

Required frontage trees and buffer trees may count towards the required open space trees. Foundation plantings shall be provided along facades facing the public street.

g) Pedestrian Access. Pedestrian access within the development and accessibility to the development shall be a primary site design consideration. Pedestrian access shall include strong connections from the public right of way to buildings and site features to support neighborhood connectivity. Access between buildings should also be a strong consideration during site design. A five (5) foot PCC sidewalk shall be provided on at least one (1) side of any internal private street.

h) Height. The maximum height of any building shall be three (3) stories above grade or forty-five (45) feet maximum.

i) Building Materials. Building design shall include a variety of architectural elements and materials in order to break down the massing of the large building so that its scale is compatible to the adjoining residential neighborhood. A minimum of sixty percent (60%) of the sum of the total of wall areas (exclusive of doors/windows) shall contain brick/stone, or similar concrete or masonry materials. A minimum of twenty-five percent (25%) of the primary material shall be on each wall that does not face public right-of-way. A minimum of twenty percent (20%) of the public street facing facades shall consist of glazing.

j) Facade Design. Building design shall include a variety of architectural elements, including articulation of the building face in order to break down the massing of the large building so that its scale is compatible to the adjoining residential neighborhood. The use of articulation within the roof line and building face is encouraged in order to bring the scale of the large roof structure down to that of the adjoining residential neighborhood.

k) Signage. All signs constructed upon the site shall be in conformance with the Grimes Zoning Ordinance.

l) Outdoor Storage. No outdoor storage is permitted.

7) Buffering.

a) Provision of Buffers. The provision of adequate buffering and landscaping shall be thoroughly evaluated and approved by the City of Grimes as part of the site plan approval. Additional buffer and landscaping may be required at that time in response to additional details of the use, buildings, parking, loading areas, mechanical equipment, etc. to be implemented.

b) Commercial Buffer. A thirty (30) foot buffer with three (3) foot berm shall be provided along the Commercial areas adjacent to residential development. No fences shall be permitted within the buffer easements. However, if a fence is desired between Commercial areas and residential, the buffer shall consist of a thirty (30) foot buffer with six (6) foot privacy fence and half of the required buffer plantings.

c) Medium-Density Buffers. A thirty (30) foot buffer with three (3) foot tall berm shall be provided along public streets when the backs of units face the public streets. If units are oriented so that the front doors are facing the public streets, a berm and buffer is not required, however the required street frontage plantings shall be provided along public streets. A thirty (30) foot buffer with minimum four (4) foot tall berm shall be provided along SW 19th Street and SW Jazzwood Drive. No fences shall be permitted within the buffer easements.

d) Single-Family Buffers. A thirty (30) foot buffer with four (4) foot tall berm shall be provided along the side and rear yards of single-family lots that abut SW 19th Street and SW Jazzwood Drive right-of-way. No fences shall be permitted within the buffer easements.

e) Buffer Landscape Quantities.

i) SW 19th Street & SW Jazzwood Drive Buffers. Buffers along SW 19th Street and SW Jazzwood Drive shall provide the following number of trees per fifty (50) linear feet of buffer: One (1) overstory tree, three (3) understory trees, and one (1) evergreen tree. Half of the required evergreen trees may be swapped for one (1) overstory tree.

ii) All Other Buffers. All other buffers shall provide the following number of

trees per fifty (50) linear feet of buffer: One (1) overstory tree, two (2) understory trees and one (1) evergreen tree.

f) Berming and Screening. Buffers should be designed to achieve the maximum amount of screening of negative elements from the maximum number of viewpoints with vegetation layered to ensure adequate blockage of views and to create depth and a sense of naturalness. Care should be taken to ensure that 'thru-views' under tree canopies are adequately blocked. It is recognized that some views of businesses are desired; therefore, buffer vegetation may be clustered and situated to screen parking and drive-thrus associated with the businesses and other negative site elements such as trash enclosures, transformers, loading docks, etc.

g) Continuity. Buffers shall be designed to serve as a visual continuation of existing buffers and/or as a unifying element within the development. Buffers adjacent to streetscapes shall make a natural transition in order to be visually cohesive.

8) Lighting.

a) Parking Lot & Accent Lighting. All commercial and multi-family uses shall provide adequate lighting for the parking areas. Accent lighting shall be provided on all buildings, to accentuate the building form and architectural character.

b) Private Street Lighting. Street Lighting associated with private streets shall be provided within the Medium-Density Residential areas. All lights shall be downcast and shall not exceed twenty-five (25) feet in height. Residential decorative coach lights mounted to the buildings can be used to provide lighting for private streets in residential areas. Floodlights are not permitted.

c) Public Street Lighting. Street lighting associated with public streets shall be standard MidAmerican Energy Street Lights and black in color.

9) Public and Site Improvements.

a) Public Improvements. Developer agrees to construct the necessary public improvements, including streets, water main, sanitary sewer, and storm sewer to serve the development. Public construction drawings shall be prepared and submitted for review and approval.

b) Public Sidewalks. Five (5) foot PCC sidewalks shall be provided on two (2) sides of all public streets. Five (5) foot sidewalk shall be provided along the north side of SW 19th Street and the east side of SW Jazzwood Drive.

c) Private Sidewalks. Five (5) foot PCC sidewalks shall be provided on at least one (1) side of all private streets.

d) Trails.

i) A ten (10) foot trail shall be provided along the west side of SW Jazzwood Drive.

ii) A ten (10) foot trail connection shall be provided from Fox Glen to the future trail along the greenway to the east.

e) Construction/Bonds. All public improvements listed above shall be constructed in accordance with SUDAS and all City of Grimes standards. At the time of completion, a four (4) year maintenance bond for the public improvements shall be submitted.

f) SW 19th Street and SW Jazzwood Drive Fees. The property owner shall provide a fee in the amount of $150 per linear foot of frontage along SW 19th Street and SW Jazzwood Drive to contribute to the cost of the asphalt overlay that the City will construct on SW 19th Street and SW Jazzwood Drive. The fee payment shall be due at the time of each Final Plat approval. The property owner shall have no further financial responsibility for future SW 19th Street and SW Jazzwood Drive expansions or improvements other than the required 10-foot trail along the SW Jazzwood Drive frontage.

g) Street Right of Way. At the time of Final Plat, the following street right-of-way shall be granted to the City.

(i.) 27-Foot Right-of-Way for SW 19th Street to provide 60 feet to centerline.

(ii.) 27-Foot Right-of-Way on both sides of SW Jazzwood Drive to provide 60 feet to centerline.

(iii.) 75-Foot Right-of-Way Chamfers at the northwest and northeast corners of the SW 19th Street and SW Jazzwood Drive intersection to accommodate future roundabout.

(iv.) 60-Foot Right-of-Way with 29-Foot B/B for all other public streets, except cul-de-sacs which may be 26-Foot B/B.

10) Prairie Heights Parkland Dedication. Parkland dedication is required for residential development. The future land use plan does not anticipate a park on the Prairie Heights property. As such, the Developer agrees to provide fee in lieu of land dedication. The fee shall be provided with each Final Plat approval. Said fee will be used for improvements within the future park to the northwest of the Prairie Heights development. The fee shall be calculated as noted below.

a) Prairie Heights Parkland Calculations
   i) Required Parkland Dedication
      (1) Number of single-family lots x 3 people per household x 0.0065 = total required acres of parkland dedication for single-family development
      (2) Number of townhome units x 2 people per household x 0.0065 = total required acres of parkland dedication for medium-density development

   ii) Fee in Lieu of Land Dedication
      (1) Required parkland acres x $50,000 = total fee in lieu to be provided

11) Fox Glen Parkland Dedication. Parkland dedication for the Fox Glen property was previously

negotiated with the City and the previous property owner through a purchase agreement for the greenway to the east. The greenway satisfied the parkland dedication needs for Fox Glen, therefore no additional parkland dedication is required.

12) Access. Access locations for the development shall follow the Grimes Street Design Guide. Access locations beyond the scope of the Grimes Street Design Guide may be evaluated by the City Engineer for approval.

13) Amendment Procedure. The terms of this Agreement may be amended by mutual agreement of the Parties hereto, following a notification process to surrounding Property Owners, a review by the Grimes Planning and Zoning Commission and a Public Hearing before the Grimes City Council.

14) Security; Lien Rights of City. In the event that the City makes any payments or incurs any costs in connection with the Improvements, which payments or costs are agreed to be paid by Property Owner pursuant to this Agreement, Property Owner hereby agrees that the City shall have a lien on the Property in the amount agreed to be paid by Property Owner. Such lien by the City shall be released by written instrument recorded upon payment in full of the amount that Property Owner is obligated to pay. In the event that such a lien arises, the parties agree that the Property subject to such lien shall not be further platted or divided and no building permits shall issue until such lien is satisfied.

15) 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, and all of the terms and conditions of this Agreement shall constitute conditions, covenants and restrictions running with the land in perpetuity for the Property; provided, however, upon the Petition of the then owner of the Property or any portion thereof, the parties hereto agree that the terms of the ordinances of the City of Grimes and the laws of the statutes and courts of the State of Iowa governing rezoning shall control the change in such zoning as to the property owned by the person so petitioning.

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

17) Effective. This Agreement is subject to and contingent upon approval by the Grimes City Council of the rezoning of the Property in accordance with paragraph 1. In the event the Grimes City Council does not approve said zoning change, this Agreement shall be null and void.

18) Recording. This Agreement shall be recorded with the Dallas County, Iowa, Recorder, as an exhibit to the ordinance rezoning the Property and shall constitute a valid and effective agreement pursuant to the terms and conditions of Section 414.5 of the Iowa Code.

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

(SIGNATURE PAGES TO FOLLOW)

CITY OF GRIMES, IOWA

By: _____

Scott Mikkelsen, Mayor

Attest:

_____

Rachel Greving, City Clerk

STATE OF IOWA)

) ss.

COUNTY OF POLK)

On this ____day of _____, 2025, 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 Ordinance No. _____adopted by the City Council, under Roll Call of the City Council on the ____day of _____, 2025, 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 _____

PROPERTY OWNER

F18 Holdings, LLC

By:_____

Signature:_____

Title: _____

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 _____, the _____ of F18 Holdings, LLC, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person executed the instrument as the voluntary act of the person.

_____

Notary Public in and for the State of Iowa
My Commission expires_____

Exhibit A - Legal Description

PARCEL "22-171" OF PLAT OF SURVEY RECORDED IN BOOK 2023 PAGE 1056, BEING A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA;

AND

THE SE1/4 OF THE SE1/4 OF SECTION 2, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA

Exhibit B - Master Plan

CITY COUNCIL COMMUNICATION
Meeting Date: 12/16/2025

AGENDA ITEM: Recognition of Outgoing Elected Officials

BACKGROUND: Mayor Scott Mikkelsen and Council Member Ryan Burger have served the City of Grimes from 2018 to 2025. A brief recognition will be presented to honor their commitment and the impact of their years of service.

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 12-4325 PROVIDING FOR CLOSED SESSION UNDER IOWA CODE SECTION 21.5 1 (I) TO EVALUATE THE PROFESSIONAL COMPETENCY OF AN INDIVIDUAL WHOSE APPOINTMENT, HIRING, PERFORMANCE, OR DISCHARGE IS BEING CONSIDERED NECESSARY TO PREVENT NEEDLESS AND IRREPARABLE INJURY TO THAT INDIVIDUAL'S REPUTATION AND THAT INDIVIDUAL REQUESTS A CLOSED SESSION

Grimes Resolution No. 12-4325

WHEREAS, meetings of the governmental body shall be held in open session unless closed sessions are expressly permitted by law;

WHEREAS, Iowa Code Section 21.5 provides for closed session under certain conditions;

WHEREAS, Iowa Code Section 21.5(1)(i) states: to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session;

WHEREAS, the individual has requested a closed session.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, to go into closed session as provided under Iowa Code 21.5(1)(i).

PASSED and APPROVED on December 16, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk