



City Council Agenda

Grimes City Council
January 13, 2026 @ 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 01-0126 Approving Previous Meeting Minutes
 - b. Resolution 01-0226 Claims Report \$1,655,693.26
 - c. Receiving and Filing Reports
 - i. Finance Report for November 2025
 - d. Resolution 01-0326 Approving Payments for Professional Services
 - i. Invoice #3 ISG - NW 27th Street Trail Connection \$10,175.00
 - ii. Invoice #4 MSA Professional Services, Inc. - SE 2nd Street Water Main \$3,637.50
 - iii. Invoice #14 MSA Professional Services, Inc. - SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction \$2,723.44
 - iv. Invoice #19 Weitz Company - Grimes Public Safety Center \$31,776.00
 - e. Resolution 01-0426 Approving Capital Project Payment Requests

- i. Pay Request #13 1st Interiors, Inc. - Grimes Public Safety Center \$4,118.25
- ii. Pay Request #2 Alpha Landscapes, LLC - Grimes Public Safety Center \$24,410.25
- iii. Pay Request #8 Core Construction Services, LLC - Grimes Public Safety Center \$13,215.79
- iv. Pay Request #11 DDVI - Grimes Public Safety Center \$1,720.47
- v. Pay Request #4 Edge Commercial, LLC - Lions Park \$143,236.60
- vi. Pay Request #17 (Retainage) Kruck Plumbing & Heating, Inc. - Grimes Public Safety Center \$82,484.32
- vii. Pay Request #14 Renda Electric - Grimes Public Safety Center \$6,634.61
- viii. Pay Request #6 (Retainage) Sandstone Management, Ltd - Grimes Public Safety Center \$28,439.52
- f. Resolution 01-0526 Approving Change Orders
 - i. Change Order #11 DDVI - Grimes Public Safety Center -\$4,687.00
 - ii. Change Order #3 Henkel Construction Company - Grimes Public Safety Center \$1,567.00
- g. Resolution 01-0626 Adopting Rules of Procedure for Conduct of City Council Business
- h. Resolution 01-0726 Approving Consent and Agreement to Improvements Within A Storm Sewer and Overland Flowage Easement and Overland Flowage Easement for Lot 7 of Heritage at Grimes Plat 5 - 1113 NE 21st Street
- i. Resolution 01-0826 Approving Consent and Agreement to Improvements Within An Overland Flowage Easement and Storm Sewer Easement for Lot 49 of Beaverbrooke West Plat Eight - 2100 NW Harvest Drive
- j. Resolution 01-0926 Approving Consent and Agreement to Improvements Within A Surface Water Flowage Easement for Lot 17 of Bridge Creek Plat 3 - 709 NE Bridge Creek Crossing
- k. Resolution 01-1026 Approving Declaration of Site Restrictions for a Portion of Lot 1 & 2 and Alley in Block 7 Town of Grimes
- l. Resolution 01-1126 Approving Lease Agreement for Community Complex Space with Crossroads Community Church
- m. Resolution 01-1226 Appointing Boards and Commission Members for 2026
- n. Resolution 01-1326 Approving Purchase of Portable Equipment Lifts
- o. Resolution 01-1426 Approving the Agreement for the IRA Iowa Tree Planting Grant
- p. Resolution 01-1526 Accepting 4 Prime Contracts for the Grimes Public Safety Center
- q. Resolution 01-1626 Ordering Construction of the NE Destination Drive Extension - Phase 2, and Fixing a Date for Hearing Thereon and Taking of Bids Therefor
- r. Resolution 01-1726 To Enter Into Contact For Professional Services With Veenstra & Kimm, Inc. For WRA Trunk Sewer Extension Feasibility Study
- s. Resolution 01-1826 To Amend Contract For Professional Services with Snyder & Associates, Inc. For NE Destination Drive & NE Beaverbrook Boulevard Improvements

- t. Resolution 01-1926 To Amend Contract For Professional Services with McClure Engineering Company for SW 19th Street and SW Jazzwood Drive Functional Design
- u. Resolution 01-2026 To Enter into Contract for Professional Services with Kirkham Michael for County Line Road Widening From W. 1st Street to NW Beaverbrook Blvd.
- v. Resolution Approving the filing of a grant application through the Environmental Protection Agency (EPA) for Brownfield Community-Wide Assessment Grant Funding

PROPOSED ACTION ITEMS

- 1. Ordinance 808 Sienna Hills Rezone
 - a. Public Hearing on Ordinance 808 Sienna Hills Rezone
 - b. First Consideration of Ordinance 808 Sienna Hills Rezone
- 2. Ordinance 809 Brookside Village North Rezone
 - a. Public Hearing on Ordinance 809 Brookside Village North Rezone
 - b. First Consideration of Ordinance 809 Brookside Village North Rezone
- 3. Third Consideration of Ordinance 806 Fox Glen & Prairie Heights PUD Rezone
- 4. Staff Reports
- 5. Mayor and City Council Reports
- 6. Adjournment



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/COMMISSION 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 01-0126 APPROVING PREVIOUS MEETING MINUTES

Grimes Resolution No. 01-0126

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 January 13, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

CITY COUNCIL MEETING
Tuesday, December 16, 2025

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor Scott Mikkelsen December 16, 2025, at 5:30 p.m. at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa.

BUSINESS MEETING AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call

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

4. Approval of Agenda

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

5. Public Forum

No members from the Public addressed the Council.

6. Approval of the Consent Agenda

- 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 Third 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 & Environment for the 2026 CIPMH Lining and CIPPP Lining Projects
- dd. Resolution 12-2925 to Enter into Contract for Professional Services with Foth Ingrastructure 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

Mayor Mikkelsen asked for approval of the consent agenda.

Moved by DePhillips, Second by Burger, to approve the consent agenda.

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

PROPOSED ACTION ITEMS

1. Presentation of Fiscal Year 2024-2025 audit by Denman CPA

Robert Endriss of Denman highlighted details of the audit. No issues of non-compliance were reported.

2. Growing Together – Grimes 2050 Comprehensive Plan

Development Services Director Pfaltzgraff outlined the details of the new comprehensive plan and the work by Council, Boards and Commissions, City staff, and residents that went into its creation.

- a. Public Hearing on Growing Together – Grimes 2050 Comprehensive Plan

Mayor Mikkelsen opened the Public Hearing at 5:53 p.m. No oral or written comments were made. Mayor Mikkelsen closed the Public Hearing at 5:54 p.m.

- b. Resolution 12-3225 Approving and Adopting a new Comprehensive Plan – Growing Together – Grimes 2050 Comprehensive Plan

Mayor Mikkelsen asked for approval of Resolution 12-3225 Approving and Adopting a new Comprehensive Plan – Growing Together – Grimes 2050 Comprehensive Plan

Moved by Johansen, Second by Burger, to approve Resolution 12-3225 Approving and Adopting a new Comprehensive Plan – Growing Together – Grimes 2050 Comprehensive Plan

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

3. SE 41st Street and SE Park Drive Extension

City Engineer Ahrens shared details of the proposed bid award to Concrete Technologies Incorporated at 31% under the engineer's estimate. Final completion is expected in May of 2027, and staff feel they are capable of doing the work.

- a. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for the SE 41st Street and SE Park Drive Extension

Mayor Mikkelsen opened the Public Hearing at 5:58 p.m. Jared Lovelady of 2009 NW Calista Street asked how the City chooses a contractor other than the lowest bid and how the City holds contractors accountable on projects. Mayor Mikkelsen gave a short explanation of the processes. Mayor Mikkelsen closed the Public Hearing at 6:01 p.m.

- b. Resolution 12-3325 Adopting Plans, Specifications, Form of Contract and Estimate of Costs 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

Council members commented on their gratitude to have a Grimes business win the low bid and that they do have a great track record.

Mayor Mikkelsen asked for approval of Resolution 12-3325 Adopting Plans, Specifications, Form of Contract and Estimate of Costs for the SE 41st Street and SE Park Drive Extension, 12-3425 Making Award of Construction Contract for the SE 41st Street and SE Park Drive Extension, and 12-3525 Authorizing Construction Contract and Bond for the SE 41st Street and SE Park Drive Extension

Moved by Johansen, Second by Borcharding, to approve Resolution 12-3325 Adopting Plans, Specifications, Form of Contract and Estimate of Costs for the SE 41st Street and SE Park Drive Extension, 12-3425 Making Award of Construction Contract for the SE 41st Street and SE Park Drive Extension, and 12-3525 Authorizing Construction Contract and Bond for the SE 41st Street and SE Park Drive Extension

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

4. NE Destination Drive Extension

City Engineer Ahrens shared details of the proposed bid award to Sternquist Construction at 10% below the engineer's estimate. Staff are confident in their ability to complete the work.

- a. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for the NE Destination Drive Extension

Mayor Mikkelsen opened the Public Hearing at 6:07 p.m. No oral or written comments were made. Mayor Mikkelsen closed the Public Hearing at 6:08 p.m.

- b. Resolution 12-3625 Adopting Plans, Specifications, Form of Contract and Estimate of Costs for the NE Destination Drive Extension
- c. Resolution 12-3725 Making Award of the Construction Contract for the NE Destination Drive Extension
- d. Resolution 12-3825 Authorizing Construction Contract and Bond for the NE Destination Drive Extension

Mayor Mikkelsen asked for approval of Resolution 12-3625 Adopting Plans, Specifications, Form of Contract and Estimate of Costs for the NE Destination Drive Extension, Resolution 12-3725 Making Award of the Construction Contract for the NE Destination Drive Extension, and Resolution 12-3825 Authorizing Construction Contract and Bond for the NE Destination Drive Extension

Moved by Johansen, Second by Borcharding, to approve Resolution 12-3325 Adopting Plans, Specifications, Form of Contract and Estimate of Costs for the SE 41st Street and SE Park Drive Extension, 12-3425 Making Award of Construction Contract for the SE 41st Street and SE Park Drive Extension, and 12-3525 Authorizing Construction Contract and Bond for the SE 41st Street and SE Park Drive Extension

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

5. Grimes Public Administration Building

Development Services Director Pfaltzgraff provided an overview explaining the process that the City has gone through to get to this bid award including assessment of City-owned properties and buildings. City Engineer Ahrens shared that there was a total of 90 bids submitted across 12 bid packages. The total bid was 13% under the engineer's estimate. The project is projected to be complete in May of 2027.

- a. Public Hearing on Grimes Public Administration Building

Mayor Mikkelsen opened the Public Hearing at 6:26 p.m. Jared Lovelady asked if the bid was inclusive of the demolition of the old library. Staff responded that it is. Mayor Mikkelsen closed the Public Hearing at 6:26 p.m.

- b. Resolution 12-3925 Adoption Plans, Specifications, Form of Contract and Estimate of Costs for the Grimes Public Administration Building

- c. Resolution 12-4025 Making Award of the Construction Contract for the Grimes Public Administration Building Construction Contract and Bond for the Grimes Public Administration Building
- d. Resolution 12-4125 Authorizing Construction Contract and Bond for the Grimes Public Administration Building

Mayor Mikkelsen and council members all made positive comments pertaining to the project and thanked staff for their patience due to how long it has been put on hold while other projects took priority.

Mayor Mikkelsen asked for approval of Resolution 12-3925 Adoption Plans, Specifications, Form of Contract and Estimate of Costs for the Grimes Public Administration Building, Resolution 12-4025 Making Award of the Construction Contract for the Grimes Public Administration Building Construction Contract and Bond for the Grimes Public Administration Building, and Resolution 12-4125 Authorizing Construction Contract and Bond for the Grimes Public Administration Building

Moved by Burger, Second by Gisch, to approve Resolution 12-3925 Adoption Plans, Specifications, Form of Contract and Estimate of Costs for the Grimes Public Administration Building, Resolution 12-4025 Making Award of the Construction Contract for the Grimes Public Administration Building Construction Contract and Bond for the Grimes Public Administration Building, and Resolution 12-4125 Authorizing Construction Contract and Bond for the Grimes Public Administration Building

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

6. Public Administration Building Site Plan

Development Services Director Pfaltzgraff explained the scope of the site plan including an 18,289 square foot single-story office building with an outdoor seating area and 121 parking stalls that can also be utilized by the existing splashpad's visitors. Healthy, mature trees are also being saved on site.

Council members commented on the thought that was put into the design of the site.

Mayor Mikkelsen asked for approval of the Public Administration Building Site Plan

Moved by Johansen, Second by DePhillips, to approve the Public Administration Building Site Plan

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

7. United Masonry Site Plan

Assistant Planner Hoodjer explained the elements of the proposed site plan including a 12,000 square foot multi-tenant building, and 8 foot privacy fence, and 28 parking stalls. The property is not located within the Highway 141 Corridor.

Mayor Mikkelsen asked for approval of United Masonry Site Plan

Moved by Johansen, Second by Burger, to approve United Masonry Site Plan

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

8. Resolution 12-4225 Approving Final Plat of Hope Meadows Plat 4 and Certain Related Easements and Agreements

Senior Planner Coffey shared details of the proposed final plat containing 195 single-family lots and a park land dedication of 9.18 acres.

Mayor Mikkelsen asked for approval of Resolution 12-4225 Approving Final Plat of Hope Meadows Plat 4 and Certain Related Easements and Agreements

Moved by Burger, Second by Gisch, to approve Resolution 12-4225 Approving Final Plat of Hope Meadows Plat 4 and Certain Related Easements and Agreements

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

9. Second Reading of Ordinance 806 Fox Glen & Prairie Heights PUD Rezone

Senior Planner Coffey summarized the rezone and shared a conceptual plan featuring about 70 single-family lots.

Mayor Mikkelsen asked for approval of Second Reading of Ordinance 806 Fox Glen & Prairie Heights PUD Rezone

Moved by Johansen, Second by Borcharding, to approve Second Reading of Ordinance 806 Fox Glen & Prairie Heights PUD Rezone

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

10. Recognition of Outgoing Elected Officials

Council members reflected on all the accomplishments that occurred in the last 8 years while Mayor Mikkelsen and Council Member Burger served.

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

Mayor Mikkelsen asked for approval of 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

Moved by Johansen, Second by Borcharding, to approve Second Reading of Ordinance 806 Fox Glen & Prairie Heights PUD Rezone

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

a. Recess Open Session

b. Rise from Closed Session

Moved by Johansen, Second by Gisch, to Rise from Closed Session

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

c. Reconvene Open Session

d. Actions or Comments from Closed Session

12. Staff Reports

No staff reports given.

13. Mayor and City Council Reports

No Mayor and City Council Reports given.

14. Adjournment

There being no further business, the meeting was adjourned at 7:37 p.m.

Motion by Johansen, Second by Burger to adjourn.

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

ATTEST:

Rachel Greving, City Clerk

David Gisch, Mayor



CITY COUNCIL COMMUNICATION
Meeting Date: 1/13/2026

AGENDA ITEM: Claims Report \$1,655,693.26

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/COMMISSION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

Marcia Woodke, Finance Director, 515-986-3036, mwoodke@grimesiowa.gov

Prepared by: Marcia Woodke; Rachel Greiving

Return to: Marcia Woodke

RESOLUTION 01-0226 CLAIMS REPORT \$1,655,693.26

Grimes Resolution No. 01-0226

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

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

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

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

PASSED and APPROVED on January 13, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk



City of Grimes
Claims List

Payment Dates 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
Vendor: 0000004804 - 1ST INTERIORS INC		
1ST INTERIORS INC	GRIMES PUBLIC SAFETY CENT...	4,118.25
Vendor 0000004804 - 1ST INTERIORS INC Total:		4,118.25
Vendor: 0000001078 - A TECH INC.		
A TECH INC.	GCC FIRE MONITORING 1/1/2...	660.00
Vendor 0000001078 - A TECH INC. Total:		660.00
Vendor: 0000004391 - AGRILAND FS, INC		
AGRILAND FS, INC	DIESEL FUEL	514.45
AGRILAND FS, INC	DIESEL FUEL	85.54
AGRILAND FS, INC	DIESEL FUEL	238.94
AGRILAND FS, INC	DIESEL FUEL	526.15
AGRILAND FS, INC	DIESEL FUEL	92.06
AGRILAND FS, INC	DIESEL FUEL	243.02
AGRILAND FS, INC	UNLEADED FUEL	130.75
AGRILAND FS, INC	UNLEADED FUEL	54.57
AGRILAND FS, INC	UNLEADED FUEL	78.52
AGRILAND FS, INC	UNLEADED FUEL	111.24
AGRILAND FS, INC	DIESEL FUEL	434.51
AGRILAND FS, INC	DIESEL FUEL	105.44
AGRILAND FS, INC	DIESEL FUEL	20.39
AGRILAND FS, INC	DIESEL FUEL	255.18
AGRILAND FS, INC	DIESEL FUEL	26.73
AGRILAND FS, INC	DIESEL FUEL	87.32
AGRILAND FS, INC	DIESEL FUEL	502.66
AGRILAND FS, INC	DIESEL FUEL	552.29
AGRILAND FS, INC	DIESEL FUEL	39.83
AGRILAND FS, INC	DIESEL FUEL	269.20
AGRILAND FS, INC	DIESEL FUEL	119.06
AGRILAND FS, INC	DIESEL FUEL	128.57
AGRILAND FS, INC	UNLEADED FUEL	25.42
AGRILAND FS, INC	UNLEADED FUEL	46.54
AGRILAND FS, INC	UNLEADED FUEL	116.39
AGRILAND FS, INC	UNLEADED FUEL	151.24
AGRILAND FS, INC	UNLEADED FUEL	328.27
AGRILAND FS, INC	UNLEADED FUEL	251.20
AGRILAND FS, INC	UNLEADED FUEL	66.48
AGRILAND FS, INC	UNLEADED FUEL	164.54
AGRILAND FS, INC	UNLEADED FUEL	55.95
AGRILAND FS, INC	UNLEADED FUEL	75.90
AGRILAND FS, INC	DIESEL FUEL	1,505.31
AGRILAND FS, INC	DIESEL FUEL	587.41
AGRILAND FS, INC	DIESEL FUEL	907.12
AGRILAND FS, INC	DIESEL FUEL	163.18
AGRILAND FS, INC	DIESEL FUEL	222.48
AGRILAND FS, INC	DIESEL FUEL	97.13
AGRILAND FS, INC	DIESEL FUEL	110.85
AGRILAND FS, INC	UNLEADED FUEL	25.07
AGRILAND FS, INC	UNLEADED FUEL	116.63
AGRILAND FS, INC	UNLEADED FUEL	279.85
AGRILAND FS, INC	UNLEADED FUEL	88.14
AGRILAND FS, INC	UNLEADED FUEL	51.23
AGRILAND FS, INC	UNLEADED FUEL	113.14
AGRILAND FS, INC	DIESEL FUEL	295.09
AGRILAND FS, INC	DIESEL FUEL	44.86

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
AGRILAND FS, INC	DIESEL FUEL	255.23
AGRILAND FS, INC	UNLEADED FUEL	149.33
AGRILAND FS, INC	UNLEADED FUEL	266.98
AGRILAND FS, INC	UNLEADED FUEL	74.56
Vendor 0000004391 - AGRILAND FS, INC Total:		11,251.94

Vendor: 0000004685 - ALEX MILLER

ALEX MILLER	SFMA CON PER DIEM REIMBU...	138.00
Vendor 0000004685 - ALEX MILLER Total:		138.00

Vendor: 0000004741 - ALPHA LANDSCAPES LLC

ALPHA LANDSCAPES LLC	GRIMES PUBLIC SAFETY CENT...	24,410.25
Vendor 0000004741 - ALPHA LANDSCAPES LLC Total:		24,410.25

Vendor: VEN01022 - AMAZON CAPITAL SERVICES - LIBRARY

AMAZON CAPITAL SERVICES - ... EA SPORTS UFC 5	21.16
AMAZON CAPITAL SERVICES - ... MYSTERY AT PEACOCK HALL	7.99
AMAZON CAPITAL SERVICES - ... CHRISTMAS RING	13.74
AMAZON CAPITAL SERVICES - ... MOONSHINE BY MOONLIGHT	19.95
AMAZON CAPITAL SERVICES - ... NOBODY'S GIRL	19.25
AMAZON CAPITAL SERVICES - ... FABLEHAVEN	14.42
AMAZON CAPITAL SERVICES - ... HANDMAID'S TALE	19.95
AMAZON CAPITAL SERVICES - ... EA SPORTS UFC 4	23.50
AMAZON CAPITAL SERVICES - ... WAYWARD SON	11.97
AMAZON CAPITAL SERVICES - ... CHOSEN SEASON 5	29.99
AMAZON CAPITAL SERVICES - ... NOT QUITE DEAD YET	14.17
AMAZON CAPITAL SERVICES - ... GEORGIA PACIFIC DIXIE 10-20...	37.60
AMAZON CAPITAL SERVICES - ... CORRESPONDENT	15.40
AMAZON CAPITAL SERVICES - ... AMERICAN SIGN LANGUAGE	21.95
AMAZON CAPITAL SERVICES - ... FERGUS AND ZEKE AND THE 1...	14.99
AMAZON CAPITAL SERVICES - ... POSTMORTEM	9.41
AMAZON CAPITAL SERVICES - ... PURELL BRAND HEALTHY SOAP..	140.64
AMAZON CAPITAL SERVICES - ... AMAZON ELEMENTS BABY WI...	15.29
AMAZON CAPITAL SERVICES - ... 1VY4-J4RR-DP1M CREDIT	-0.23
AMAZON CAPITAL SERVICES - ... 14GC-WJG3-7LKY CREDIT	-20.16
AMAZON CAPITAL SERVICES - ... LOST & FOUND	16.99
AMAZON CAPITAL SERVICES - ... WATER FILTER	35.99
AMAZON CAPITAL SERVICES - ... PLAY SAND	24.99
AMAZON CAPITAL SERVICES - ... SCRATCH ART PAPER	18.04
AMAZON CAPITAL SERVICES - ... FRIDGE MAGNET KIT	25.99
AMAZON CAPITAL SERVICES - ... NEEM OIL	14.83
AMAZON CAPITAL SERVICES - ... WATERCOLOR PAPER	7.99
AMAZON CAPITAL SERVICES - ... SPRAY BOTTLES	30.99
AMAZON CAPITAL SERVICES - ... SANDITION	33.51
AMAZON CAPITAL SERVICES - ... ELDEN RING NIGHTREIGN PS5	49.49
AMAZON CAPITAL SERVICES - ... NEVER THIRTEEN	6.74
AMAZON CAPITAL SERVICES - ... FOREVER TWELVE	7.50
AMAZON CAPITAL SERVICES - ... 1NRD-VP67-6J6T CREDIT	-19.95
Vendor VEN01022 - AMAZON CAPITAL SERVICES - LIBRARY Total:	684.08

Vendor: AMAZON CAPITAL SERVI - AMAZON CAPITAL SERVICES

AMAZON CAPITAL SERVICES	Office Supplies	8.98
AMAZON CAPITAL SERVICES	Office Supplies	23.29
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	8.32
AMAZON CAPITAL SERVICES	REAR VIEW MIRROR KUBOTA ...	36.53
AMAZON CAPITAL SERVICES	DISCOUNT	-26.99
AMAZON CAPITAL SERVICES	SHIPPING & HANDLING	6.99
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	54.48
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	7.19
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	12.81
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	14.99
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	17.98
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	170.24

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	23.98
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	42.68
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	65.10
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	18.99
AMAZON CAPITAL SERVICES	NINJA DRIP COFFEE MAKER	132.99
AMAZON CAPITAL SERVICES	COFFEE VARIETY PACK	57.00
AMAZON CAPITAL SERVICES	NESPRESSO CAPSULES	42.00
AMAZON CAPITAL SERVICES	plastic forks	5.99
AMAZON CAPITAL SERVICES	AA Batteries	14.11
AMAZON CAPITAL SERVICES	Coffee	33.14
AMAZON CAPITAL SERVICES	Coffee	41.79
Vendor AMAZON CAPITAL SERVI - AMAZON CAPITAL SERVICES Total:		812.58
Vendor: 0000003586 - ANKENY SANITATION, INC.		
ANKENY SANITATION, INC.	JAN 2026 RECYCLING/GARBA...	797.50
Vendor 0000003586 - ANKENY SANITATION, INC. Total:		797.50
Vendor: 0000004760 - ASCENDANCE TRUCKS MIDWEST LLC		
ASCENDANCE TRUCKS MIDWE...	SUPPLIES FOR S-202- VALVE, ...	23.52
ASCENDANCE TRUCKS MIDWE...	CIRCUIT BREAKER, ELECT, 30A,...	29.78
Vendor 0000004760 - ASCENDANCE TRUCKS MIDWEST LLC Total:		53.30
Vendor: 0000004413 - AUTOMATED SYSTEMS OF IOWA		
AUTOMATED SYSTEMS OF IO...	ANNUAL SERVICE CALIBRATIO...	720.00
Vendor 0000004413 - AUTOMATED SYSTEMS OF IOWA Total:		720.00
Vendor: 0000001150 - BANKERS TRUST COMPANY		
BANKERS TRUST COMPANY	PDI ANNUAL MEMBER DUES-...	385.88
BANKERS TRUST COMPANY	IEDC ANNUAL MEMBER DUES-...	385.00
BANKERS TRUST COMPANY	GANNETT MEDIA-DSM REGIST...	21.19
BANKERS TRUST COMPANY	LITTLELEAF-PARTNER MEETING	26.32
BANKERS TRUST COMPANY	LOUIE'S WINE DIVE-PARTNER...	22.19
BANKERS TRUST COMPANY	DSM PARKING-MEETINGS-AN...	2.00
BANKERS TRUST COMPANY	DESTINATION-DEV PLANNING...	173.99
BANKERS TRUST COMPANY	SOUTHWEST AIRLINES-IIMC C...	619.36
BANKERS TRUST COMPANY	IIMC CMC PROG ADMISSION-...	50.00
BANKERS TRUST COMPANY	IIMC 2026 CONFERENCE REG-...	700.00
BANKERS TRUST COMPANY	HY-VEE-FUNERAL FLOWERS ...	100.00
BANKERS TRUST COMPANY	IA PELRA CONF REG-FISK/EDG...	60.00
BANKERS TRUST COMPANY	OPENAI SUBSCRIPTION-FISK	21.40
BANKERS TRUST COMPANY	ICPA-PCC PAVING INSP SEMIN...	450.00
BANKERS TRUST COMPANY	MICROSOFT SUBSCRIPTION	0.97
BANKERS TRUST COMPANY	INTL TRANS FEE FOR LIQUIDFI...	10.69
BANKERS TRUST COMPANY	LIQUIDFILES 3 YR SOFTWARE ...	1,069.00
BANKERS TRUST COMPANY	COGNITO-TEAMS SUBSCRIPTI...	44.00
BANKERS TRUST COMPANY	O'REILLY-FUEL FILTER	88.86
BANKERS TRUST COMPANY	HARBOR FREIGHT-HEAVY DUT...	399.99
BANKERS TRUST COMPANY	WEF MAIN-ANNUAL MEMBER...	81.00
BANKERS TRUST COMPANY	IA DNR FEES-WW TREATMENT...	83.54
BANKERS TRUST COMPANY	CDL-NOW TRAINING	1,430.00
BANKERS TRUST COMPANY	ELECTRONIC SERVICES-LEGAL ...	111.82
BANKERS TRUST COMPANY	GWORKS GOVTECH-W-2S & E...	321.63
BANKERS TRUST COMPANY	WHEN I WORK-PART TIME SC...	50.00
BANKERS TRUST COMPANY	WALMART-MANUAL AIR PUM...	38.08
BANKERS TRUST COMPANY	WALMART-LATCH BOXES	47.84
BANKERS TRUST COMPANY	WALMART-BATTERIES FOR GCC	44.39
BANKERS TRUST COMPANY	AMERICAN AIR-SFMA CON FLI...	1,693.94
BANKERS TRUST COMPANY	SFMA-CON REGIS/MEMBER R...	2,135.00
BANKERS TRUST COMPANY	EB DAILY-CPM PARKING-TIBBL...	22.50
BANKERS TRUST COMPANY	INT'L CODE-RECERT-KAMM	110.00
BANKERS TRUST COMPANY	ULTIMATE ELECT-JRNYMAN &...	373.43
BANKERS TRUST COMPANY	EB IABO-TRAINING REG-TIBBL...	1,575.00
BANKERS TRUST COMPANY	THE SHINE SHOP-CARWASH F...	191.92

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
BANKERS TRUST COMPANY	IA LIBRARY ASSN RENEW-SC...	105.00
BANKERS TRUST COMPANY	IA LIBRARY ASSN RENEW-KERR	220.00
BANKERS TRUST COMPANY	IA LIBRARY ASSN RENEW-FLET...	150.00
BANKERS TRUST COMPANY	B2B PRIME-AMAZON PRIME ...	129.00
BANKERS TRUST COMPANY	VISTAPRINT-BUSINESS CARDS	174.96
BANKERS TRUST COMPANY	EARL MAY-PROGRAMMING S...	28.96
BANKERS TRUST COMPANY	WALMART-PROGRAMMING S...	520.88
BANKERS TRUST COMPANY	APPLE MUSIC RENEWAL	116.63
Vendor 0000001150 - BANKERS TRUST COMPANY Total:		14,386.36
Vendor: 0000002659 - BEELINE + BLUE		
BEELINE + BLUE	PROFESSIONAL SERVICES	10,175.27
Vendor 0000002659 - BEELINE + BLUE Total:		10,175.27
Vendor: 0000001164 - BLACK HILLS ENERGY		
BLACK HILLS ENERGY	GAS	788.98
BLACK HILLS ENERGY	GAS	184.09
BLACK HILLS ENERGY	GAS	888.62
BLACK HILLS ENERGY	GAS	2,122.48
BLACK HILLS ENERGY	GAS	399.22
BLACK HILLS ENERGY	GAS	1,327.81
BLACK HILLS ENERGY	GAS	286.11
BLACK HILLS ENERGY	GAS-CIWW	747.75
BLACK HILLS ENERGY	GAS	747.74
Vendor 0000001164 - BLACK HILLS ENERGY Total:		7,492.80
Vendor: VEN01018 - BLACKSTONE AUDIO, INC		
BLACKSTONE AUDIO, INC	BLOWN AWAY AUDIO	37.40
BLACKSTONE AUDIO, INC	LAST DAYS OF MARILYN MON...	39.06
BLACKSTONE AUDIO, INC	LONG WINTER AUDIO	21.24
BLACKSTONE AUDIO, INC	SHARPE'S STORM AUDIO	42.49
Vendor VEN01018 - BLACKSTONE AUDIO, INC Total:		140.19
Vendor: 0000001182 - BOMGAARS		
BOMGAARS	CHRIS S. BOOTS	144.99
BOMGAARS	FASTENERS	6.29
BOMGAARS	HANGER TOOL FLIP	23.98
BOMGAARS	MENDING PLATE	7.77
BOMGAARS	BOOTS - KAMM RETURN	-159.99
BOMGAARS	WORK PANTS	31.99
BOMGAARS	SNAKE KIT	499.99
BOMGAARS	PLIERS	5.99
BOMGAARS	STRIPPER, CUTTER, WIRE	14.99
BOMGAARS	WRENCH SET	189.99
BOMGAARS	WRENCH	37.99
BOMGAARS	CLOTHING ALLOWANCE	31.99
BOMGAARS	ELECTRICAL TAPE	8.99
BOMGAARS	FASTENER 3	0.40
BOMGAARS	FASTENER 2	0.85
BOMGAARS	FASTENER	1.19
BOMGAARS	ICE MELT SPREADER	349.99
BOMGAARS	CLOTHING ALLOWANCE-SALT...	179.99
Vendor 0000001182 - BOMGAARS Total:		1,377.38
Vendor: 0000004342 - BRANDON C HARLAND		
BRANDON C HARLAND	FALL FOUNTAIN REMOVAL	350.00
Vendor 0000004342 - BRANDON C HARLAND Total:		350.00
Vendor: 0000002232 - BRAVO GREATER DES MOINES		
BRAVO GREATER DES MOINES	28E-FY26 DECEMBER 2025	3,799.29
Vendor 0000002232 - BRAVO GREATER DES MOINES Total:		3,799.29
Vendor: VEN01060 - BREANA MARKEY		
BREANA MARKEY	UB ACH CORRECTION #10886...	56.91
Vendor VEN01060 - BREANA MARKEY Total:		56.91

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
Vendor: 0000001190 - BROCKWAY MECHANICAL		
BROCKWAY MECHANICAL	ROOF REPAIRS AT LIBRARY	317.32
BROCKWAY MECHANICAL	ROOF REPAIRS PLUS MATERIA...	55.00
Vendor 0000001190 - BROCKWAY MECHANICAL Total:		372.32
Vendor: VEN01061 - BRYAN CAMPBELL		
BRYAN CAMPBELL	UB ACH CORRECTION #10907...	240.35
Vendor VEN01061 - BRYAN CAMPBELL Total:		240.35
Vendor: 0000001205 - CALHOUN-BURNS & ASSOCIATE		
CALHOUN-BURNS & ASSOCIA...	PROFESSIONAL SERVICES-BRI...	1,440.00
Vendor 0000001205 - CALHOUN-BURNS & ASSOCIATE Total:		1,440.00
Vendor: 0000001228 - CENTRAL IOWA PEST		
CENTRAL IOWA PEST	PEST CONTROL-GCC	115.00
CENTRAL IOWA PEST	PEST CONTROL- DEV SERV	35.00
CENTRAL IOWA PEST	PEST CONTROL-CHAMB&ECO ...	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: 0000002326 - CENTURY LINK		
CENTURY LINK	12/10-1/9/26 PHONE SERVICE	108.44
CENTURY LINK	12/13-1/12/26 PHONE SERVICE	152.16
CENTURY LINK	12/10-1/9/26 PHONE SERVICE	293.84
CENTURY LINK	12/10-1/9/26 PHONE SERVICE	441.77
CENTURY LINK	12/10-1/9/26 PHONE SERVICE	213.79
CENTURY LINK	12/10-1/9/26 PHONE SERVICE	124.71
CENTURY LINK	12/10-1/9/26 PHONE SERVICE	76.08
CENTURY LINK	12/10-1/9/26 PHONE SERVICE	217.48
CENTURY LINK	12/10-1/9/26 PHONE SERVICE	293.11
Vendor 0000002326 - CENTURY LINK Total:		1,921.38
Vendor: 0000001403 - CFI SALES		
CFI SALES	TIRE DISPOSAL- STEEL WHEELS..	8.00
CFI SALES	SHOP SUPPLIES RATE 1	8.00
CFI SALES	P-411 25X10.00-12/4 CARLISLE..	684.00
CFI SALES	VS944 CHROME VALVE	8.50
CFI SALES	AIR DMT/RMT OFF- STEEL WH...	18.15
CFI SALES	VS944 CHROME VALVE	34.00
CFI SALES	TIRE DISPOSAL- SMALL FRONT ..	32.00
CFI SALES	AIR DMT/RMT OFF- SMALL FR...	72.60
CFI SALES	ST234/80R16/14 ARISUN CR9...	180.01
Vendor 0000001403 - CFI SALES Total:		1,045.26
Vendor: 0000004686 - CHRISTOPHER SHROYER		
CHRISTOPHER SHROYER	SFMA CON PER DIEM REIMBU...	245.00
Vendor 0000004686 - CHRISTOPHER SHROYER Total:		245.00
Vendor: 0000002141 - CINTAS FIRST AID & SAFETY		
CINTAS FIRST AID & SAFETY	Burn Relief Packet/ 6 PK	17.40
CINTAS FIRST AID & SAFETY	Lens/Screen Wipes 100/BX	10.96
CINTAS FIRST AID & SAFETY	Ready Tip 3IN	12.75
CINTAS FIRST AID & SAFETY	Indust Eye Relief 1/2 OZ	14.94
CINTAS FIRST AID & SAFETY	Aleve Small	3.97
CINTAS FIRST AID & SAFETY	Cherry Mnthl Cough Drp Md	20.18
CINTAS FIRST AID & SAFETY	All Day Pain Relief	21.60
CINTAS FIRST AID & SAFETY	Elastic Strip Small	21.62
CINTAS FIRST AID & SAFETY	4 OZ Eyewash	21.62
CINTAS FIRST AID & SAFETY	Tylenol Cold & Flu Sm	23.72
CINTAS FIRST AID & SAFETY	Bayer Aspirin Small	25.52
CINTAS FIRST AID & SAFETY	Dental Relief, Small	10.33
CINTAS FIRST AID & SAFETY	Acetaminophen Med	25.53

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
CINTAS FIRST AID & SAFETY	Hard Surface Disinfec SVC	30.12
CINTAS FIRST AID & SAFETY	Stopain Clinical Spray 3OZ	32.48
CINTAS FIRST AID & SAFETY	Body Fluid Cleanup KT Ref	41.56
CINTAS FIRST AID & SAFETY	1/2 OZ 4 CT Eyewash Box	25.43
CINTAS FIRST AID & SAFETY	Ibuprofen Tabs Medium	7.62
CINTAS FIRST AID & SAFETY	ACETAMINOPHEN MED	25.53
CINTAS FIRST AID & SAFETY	HARD SURFACE DISINFECT SVC	30.12
CINTAS FIRST AID & SAFETY	4 OZ EYEWASH	43.24
CINTAS FIRST AID & SAFETY	ANTACID MED	24.79
CINTAS FIRST AID & SAFETY	TYLENOL COLD & FLU SM	23.72
CINTAS FIRST AID & SAFETY	ANTISEPTIC WIPES SMALL	7.31
CINTAS FIRST AID & SAFETY	IBUPROFEN TABS MEDIUM	7.62
CINTAS FIRST AID & SAFETY	LENS/SCREEN WIPES 100/BX	10.96
CINTAS FIRST AID & SAFETY	KNUCKLE BANDAGE SMALL	11.79
CINTAS FIRST AID & SAFETY	LENS/SCREEN WIPES 36/BX	11.90
CINTAS FIRST AID & SAFETY	EMERGEN-C CRYSTALS ORG	13.23
CINTAS FIRST AID & SAFETY	INDUST EYE RELIEF 1/2 OZ	14.94
Vendor 0000002141 - CINTAS FIRST AID & SAFETY Total:		592.50

Vendor: 0000004360 - CITY OF GRIMES HSA

CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	841.31
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...	75.07
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	25.00
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...	75.09
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	75.05
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	25.00
Vendor 0000004360 - CITY OF GRIMES HSA Total:		2,306.92

Vendor: 0000004247 - CITY OF GRIMES/FLEX

CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	997.48
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	180.77
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	86.41
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	68.26
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	162.55
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	3.00
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	1,429.30
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	192.31
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	51.49
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	367.31
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	175.00
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	1,070.04
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	180.77
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	7.58
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	72.38
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	164.70
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	3.00
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	1,445.62
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	192.31
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	35.15
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	367.32
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	175.01
Vendor 0000004247 - CITY OF GRIMES/FLEX Total:		7,427.76

Vendor: 0000001240 - CITY OF JOHNSTON

CITY OF JOHNSTON	28E FIRE/AMB MONTHLY JAN ...	57,105.27
CITY OF JOHNSTON	28E FIRE/AMB MONTHLY JAN ...	1,239.40
CITY OF JOHNSTON	28E FIRE/AMB MONTHLY JAN ...	120,533.40
CITY OF JOHNSTON	28E FIRE/AMB MONTHLY JAN ...	3,470.01

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
CITY OF JOHNSTON	28E FIRE/AMB MONTHLY JAN ...	10,881.00
CITY OF JOHNSTON	28E FIRE/AMB MONTHLY JAN ...	38,891.92
Vendor 0000001240 - CITY OF JOHNSTON Total:		232,121.00
Vendor: VEN01059 - COLE & TESSA KLEINWOLTERINK		
COLE & TESSA KLEINWOLTERI...	UB ACH CORRECTION #10779...	103.42
Vendor VEN01059 - COLE & TESSA KLEINWOLTERINK Total:		103.42
Vendor: 0000001248 - COLLECTION SERVICES CENTE		
COLLECTION SERVICES CENTE	IA CHILD SUPPORT	957.68
COLLECTION SERVICES CENTE	IA CHILD SUPPORT	957.68
Vendor 0000001248 - COLLECTION SERVICES CENTE Total:		1,915.36
Vendor: VEN01073 - CONNER KENYON		
CONNER KENYON	SFMA CON PER DIEM REIMBU...	245.00
CONNER KENYON	SFMA CON MILEAGE REIMBU...	518.00
Vendor VEN01073 - CONNER KENYON Total:		763.00
Vendor: 0000002423 - CONTECH ENGINEERED SOLUTIONS L		
CONTECH ENGINEERED SOLUT...	MATERIALS	18,500.00
CONTECH ENGINEERED SOLUT...	MATERIALS	32,500.00
Vendor 0000002423 - CONTECH ENGINEERED SOLUTIONS L Total:		51,000.00
Vendor: 0000002266 - CONTRACTOR SOLUTIONS		
CONTRACTOR SOLUTIONS	PUMP SUB LB-8002" SUBMERS..	743.00
CONTRACTOR SOLUTIONS	SLING NYLON PIPE 2" X 08' W...	190.77
CONTRACTOR SOLUTIONS	CLAMP 3" SINGLE BOLT	24.08
CONTRACTOR SOLUTIONS	FITTING 3" MALE CAM X HOSE...	14.85
Vendor 0000002266 - CONTRACTOR SOLUTIONS Total:		972.70
Vendor: 0000001261 - CORE & MAIN		
CORE & MAIN	2" REDUCED PRESSURE PRINC...	1,515.13
CORE & MAIN	HYDRANT PARTS- HOLD DOW...	186.00
CORE & MAIN	HYDRANT PARTS-SFT FLG O-R...	398.04
CORE & MAIN	HYDRANT PARTS-SAFETY COU...	298.74
CORE & MAIN	HYDRANT PARTS-STEM O-RIN...	353.52
CORE & MAIN	HYDRANT PARTS- O-RING F/H...	176.76
CORE & MAIN	HYDRANT PARTS-BONNET O-R...	398.28
CORE & MAIN	HYDRANT PARTS-A-45 REV MA..	1,899.06
CORE & MAIN	HYDRANT PARTS-LOWER VAL ...	222.21
CORE & MAIN	HYDRANT PARTS-WEATHER S...	179.64
CORE & MAIN	HYDRANT PARTS-O-RING #258...	174.00
CORE & MAIN	HYDRANT PARTS-LOWER VAL ...	103.76
CORE & MAIN	HYDRANT PARTS- ANTI-FRICTI...	52.56
CORE & MAIN	HYDRANT PARTS-BOT SEAT O...	48.96
CORE & MAIN	HYDRANT PARTS-LOCK WASH...	46.02
CORE & MAIN	HYDRANT PARTS-CAP NUT ST...	17.76
CORE & MAIN	3/4 BALL CORP STOP CCXPJ CT...	97.62
CORE & MAIN	3/4 BRS CPLG PJ CTSXPJ CTS ...	82.14
CORE & MAIN	3/4X60 SOFT K COPPER IMP P...	693.00
CORE & MAIN	6X3/4CC DI SAD EPXY COATED...	108.93
CORE & MAIN	2-1/2 FNST X 2 MIPT ADAPTER	570.36
CORE & MAIN	74758-22 1 BRS CPLG PJ CTSX...	46.99
CORE & MAIN	74701B-22 3/4 BALL CORP ST...	97.62
CORE & MAIN	317-069007-000 6X3/4CC DI S...	108.93
CORE & MAIN	74758-22 3/4 BRS CPLG PJ CT...	123.21
CORE & MAIN	76100-22 3/4 BALL CURB STOP..	129.85
CORE & MAIN	261-069012-000 6X12-1/2 REP..	282.73
CORE & MAIN	HYDRANT STEM-WATEROUS K...	373.71
Vendor 0000001261 - CORE & MAIN Total:		8,785.53
Vendor: 0000004794 - CORE CONSTRUCTION SERVICES LLC		
CORE CONSTRUCTION SERVIC...	GRIMES PUBLIC SAFETY CENT...	13,215.79
Vendor 0000004794 - CORE CONSTRUCTION SERVICES LLC Total:		13,215.79

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
Vendor: 0000001272 - CROWN TROPHY		
CROWN TROPHY	GAVEL	102.50
Vendor 0000001272 - CROWN TROPHY Total:		102.50
Vendor: 0000001276 - CUSTOM STEEL BUILDERS		
CUSTOM STEEL BUILDERS	FORMED CHANNEL 8-1/2X79- ...	130.00
Vendor 0000001276 - CUSTOM STEEL BUILDERS Total:		130.00
Vendor: 0000004793 - DDVI INC		
DDVI INC	GRIMES PUBLIC SAFETY CENT...	1,720.47
Vendor 0000004793 - DDVI INC Total:		1,720.47
Vendor: 0000002948 - DENMAN & COMPANY, LLP		
DENMAN & COMPANY, LLP	AUDIT YEAR ENDED JUNE 30, ...	4,850.00
Vendor 0000002948 - DENMAN & COMPANY, LLP Total:		4,850.00
Vendor: VEN01057 - DENNIS HEIMAN		
DENNIS HEIMAN	UB ACH CORRECTION #10715...	36.99
Vendor VEN01057 - DENNIS HEIMAN Total:		36.99
Vendor: 0000001318 - DES MOINES REGISTER		
DES MOINES REGISTER	SUBSCRIPTION RENEWAL	566.54
Vendor 0000001318 - DES MOINES REGISTER Total:		566.54
Vendor: 0000001320 - DES MOINES STAMP MFG CO.		
DES MOINES STAMP MFG CO.	COUNCIL CHAMBERS NAME P...	64.00
Vendor 0000001320 - DES MOINES STAMP MFG CO. Total:		64.00
Vendor: 0000002486 - DES MOINES WATER WORKS		
DES MOINES WATER WORKS	CIWW EXP/JOINT FIXED JAN 26	65,726.00
Vendor 0000002486 - DES MOINES WATER WORKS Total:		65,726.00
Vendor: 0000001322 - DOORS, INC.		
DOORS, INC.	KEY DOOR #106 COMFORT R...	1,202.00
Vendor 0000001322 - DOORS, INC. Total:		1,202.00
Vendor: 0000004753 - E O JOHNSON CO INC		
E O JOHNSON CO INC	DS PRINTER OVERAGE	171.35
E O JOHNSON CO INC	PW COPIER CONTRACT 12/2/...	592.42
Vendor 0000004753 - E O JOHNSON CO INC Total:		763.77
Vendor: 0000001334 - EDGE COMMERCIAL		
EDGE COMMERCIAL	LIONS PARK PAYMENT #4	143,236.60
Vendor 0000001334 - EDGE COMMERCIAL Total:		143,236.60
Vendor: 0000002409 - EFTPS		
EFTPS	SOCIAL SECURITY	18,311.22
EFTPS	SOCIAL SECURITY	3,362.36
EFTPS	SOCIAL SECURITY	1,667.64
EFTPS	SOCIAL SECURITY	2,632.00
EFTPS	SOCIAL SECURITY	2,204.74
EFTPS	SOCIAL SECURITY	646.24
EFTPS	FEDERAL WITHHOLDING	14,344.15
EFTPS	FEDERAL WITHHOLDING	2,165.05
EFTPS	FEDERAL WITHHOLDING	1,167.19
EFTPS	FEDERAL WITHHOLDING	1,850.03
EFTPS	FEDERAL WITHHOLDING	1,550.54
EFTPS	FEDERAL WITHHOLDING	467.84
EFTPS	MEDICARE	4,551.22
EFTPS	MEDICARE	786.34
EFTPS	MEDICARE	390.04
EFTPS	MEDICARE	641.20
EFTPS	MEDICARE	541.10
EFTPS	MEDICARE	151.12
EFTPS	SOCIAL SECURITY	19,874.32
EFTPS	SOCIAL SECURITY	3,239.58
EFTPS	SOCIAL SECURITY	177.22
EFTPS	SOCIAL SECURITY	2,543.90

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
EFTPS	SOCIAL SECURITY	2,233.80
EFTPS	SOCIAL SECURITY	745.40
EFTPS	FEDERAL WITHHOLDING	13,941.06
EFTPS	FEDERAL WITHHOLDING	2,068.82
EFTPS	FEDERAL WITHHOLDING	112.73
EFTPS	FEDERAL WITHHOLDING	1,475.81
EFTPS	FEDERAL WITHHOLDING	1,372.22
EFTPS	FEDERAL WITHHOLDING	492.80
EFTPS	MEDICARE	4,716.26
EFTPS	MEDICARE	757.66
EFTPS	MEDICARE	41.44
EFTPS	MEDICARE	594.98
EFTPS	MEDICARE	522.36
EFTPS	MEDICARE	174.30
Vendor 0000002409 - EFTPS Total:		112,514.68

Vendor: VEN01056 - ELIZABETH ELLISON

ELIZABETH ELLISON	UB ACH CORRECTION #10715...	45.84
Vendor VEN01056 - ELIZABETH ELLISON Total:		45.84

Vendor: 0000002310 - ELM USA

ELM USA	DISC BUFFER	25.00
Vendor 0000002310 - ELM USA Total:		25.00

Vendor: 0000004029 - EMPLOYEE BENEFIT SYSTEMS

EMPLOYEE BENEFIT SYSTEMS	JANUARY 2026 PREMIUMS	12,469.77
EMPLOYEE BENEFIT SYSTEMS	JANUARY 2026 PREMIUMS	15,611.02
EMPLOYEE BENEFIT SYSTEMS	JANUARY 2026 PREMIUMS	5,977.40
EMPLOYEE BENEFIT SYSTEMS	JANUARY 2026 PREMIUMS	2,696.82
EMPLOYEE BENEFIT SYSTEMS	JANUARY 2026 PREMIUMS	2,955.73
EMPLOYEE BENEFIT SYSTEMS	JANUARY 2026 PREMIUMS	2,277.74
EMPLOYEE BENEFIT SYSTEMS	JANUARY 2026 PREMIUMS	137.19
EMPLOYEE BENEFIT SYSTEMS	JANUARY 2026 PREMIUMS	930.38
EMPLOYEE BENEFIT SYSTEMS	JANUARY 2026 PREMIUMS	6,170.91
EMPLOYEE BENEFIT SYSTEMS	JANUARY 2026 PREMIUMS	11.90
EMPLOYEE BENEFIT SYSTEMS	JANUARY 2026 PREMIUMS	1,533.35
EMPLOYEE BENEFIT SYSTEMS	JANUARY 2026 PREMIUMS	5,795.52
EMPLOYEE BENEFIT SYSTEMS	JANUARY 2026 PREMIUMS	4,818.04
EMPLOYEE BENEFIT SYSTEMS	JANUARY 2026 PREMIUMS	1,720.83
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	429.70
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	42.46
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	54.83
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	12.90
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	20.20
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	9.21
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	14,983.31
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	1,444.90
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	1,840.75
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	2,303.56
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	1,837.44
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	316.77
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	411.17
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	46.10
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	12.72
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	49.19
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	42.90
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	330.10
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	28.35
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	16.79
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	26.73
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	23.66
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	6.47

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	479.85
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	42.46
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	3.87
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	12.89
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	21.02
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	9.21
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	16,250.23
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	1,444.90
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	242.42
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	2,373.69
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	1,860.68
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	554.81
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	418.32
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	46.10
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	3.92
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	50.76
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	42.98
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	339.84
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	28.35
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	4.40
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	28.23
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	24.81
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	6.47
Vendor 0000004029 - EMPLOYEE BENEFIT SYSTEMS Total:		111,687.02
Vendor: 0000001375 - EXCEL MECHANICAL CO		
EXCEL MECHANICAL CO	PROFESSIONAL SERVICES-WIN...	514.22
EXCEL MECHANICAL CO	PROFESSIONAL SERVICES-WIN...	1,227.66
EXCEL MECHANICAL CO	PROFESSIONAL SERVICES-WIN...	678.12
EXCEL MECHANICAL CO	CONTRACTED HOURLY RATE	106.00
EXCEL MECHANICAL CO	PROFESSIONAL SERVICES-WIN...	572.12
EXCEL MECHANICAL CO	QUARTERLY INSPECTION-WTP...	1,942.20
EXCEL MECHANICAL CO	GCC WATER CLOSET REPAIRS	1,042.00
EXCEL MECHANICAL CO	CH QUARTERLY INSPECTION-...	449.74
EXCEL MECHANICAL CO	OLD FIRE STATION QUARTERLY..	792.00
EXCEL MECHANICAL CO	GVSS&ECO SERVICES QUARTE...	223.04
EXCEL MECHANICAL CO	HERITAGE PARK QUARTERLY I...	213.36
EXCEL MECHANICAL CO	PLEX QUARTERLY INSPECTION...	1,144.24
EXCEL MECHANICAL CO	NORTH COMPLEX QUARTERLY ..	213.36
EXCEL MECHANICAL CO	OLD SHOP QUARTERLY INSPE...	709.26
EXCEL MECHANICAL CO	OLD LIBRARY QUARTERLY INS...	544.68
EXCEL MECHANICAL CO	SSC QUARTERLY INSPECTION-...	213.36
EXCEL MECHANICAL CO	SPLASH PAD QUARTERLY INSP...	312.54
EXCEL MECHANICAL CO	REPLACEMENT ELEMENTS IN ...	2,616.00
EXCEL MECHANICAL CO	LIBRARY DAKIN VRF UNIT AT ...	439.00
EXCEL MECHANICAL CO	WINTERIZE FIRE STATION TRAI...	702.00
Vendor 0000001375 - EXCEL MECHANICAL CO Total:		14,654.90
Vendor: 0000001370 - FASTENAL		
FASTENAL	5/8-11X3 PB DOM P8	110.40
FASTENAL	5/8"-11 FHN P8	26.49
FASTENAL	5/8" MEDSPLIT L/W P	8.20
FASTENAL	5/8"-11 FHN P 8	9.31
Vendor 0000001370 - FASTENAL Total:		154.40
Vendor: 0000004676 - FIRST CHOICE COFFEE		
FIRST CHOICE COFFEE	OCS FILTER	177.90
FIRST CHOICE COFFEE	COFFEE SUPPLIES	42.00
Vendor 0000004676 - FIRST CHOICE COFFEE Total:		219.90
Vendor: 0000004692 - GANNETT IOWA LOCALIQ		
GANNETT IOWA LOCALIQ	PUBLICATIONS	1,238.80
Vendor 0000004692 - GANNETT IOWA LOCALIQ Total:		1,238.80

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
Vendor: VEN01064 - GEMECHISA MOSA		
GEMECHISA MOSA	UB ACH CORRECTION #10962...	121.12
Vendor VEN01064 - GEMECHISA MOSA Total:		121.12
Vendor: VEN01048 - GIA PHAN		
GIA PHAN	UB ACH CORRECTION #10069...	54.48
Vendor VEN01048 - GIA PHAN Total:		54.48
Vendor: 0000004729 - GOVERNMENTJOBS.COM, INC		
GOVERNMENTJOBS.COM, INC	Insight Subscription	5,297.30
GOVERNMENTJOBS.COM, INC	Onboard Subscription	4,591.13
GOVERNMENTJOBS.COM, INC	Single Sign On Subscription	1,227.64
GOVERNMENTJOBS.COM, INC	Governmentjobs.com Subscri...	1,214.28
Vendor 0000004729 - GOVERNMENTJOBS.COM, INC Total:		12,330.35
Vendor: 0000001421 - GRAINGER		
GRAINGER	WINCH FOR LIFT STATION-ELE...	821.06
Vendor 0000001421 - GRAINGER Total:		821.06
Vendor: 0000001425 - GREATER DES MOINES CVB		
GREATER DES MOINES CVB	DECEMBER 2025 HOTEL/MOT...	3,324.38
Vendor 0000001425 - GREATER DES MOINES CVB Total:		3,324.38
Vendor: 0000002989 - GREAT-WEST TRUST COMPANY, LLC		
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMP...	992.60
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMP...	12.40
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMP...	20.00
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMP...	70.00
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMP...	20.00
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EM...	1,021.08
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EM...	56.92
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EM...	50.00
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EM...	100.00
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EM...	50.00
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMP...	992.47
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMP...	12.53
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMP...	20.00
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMP...	70.00
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMP...	20.00
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EM...	1,065.45
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EM...	12.53
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EM...	49.99
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EM...	99.99
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EM...	50.04
Vendor 0000002989 - GREAT-WEST TRUST COMPANY, LLC Total:		4,786.00
Vendor: 0000004678 - GREEN RESOURCE MANAGEMENT		
GREEN RESOURCE MANAGEM...	CH SHREDDING SERVICE	48.00
Vendor 0000004678 - GREEN RESOURCE MANAGEMENT Total:		48.00
Vendor: 0000001450 - HAWKEYE TRUCK EQUIPMENT		
HAWKEYE TRUCK EQUIPMENT	9'2" DVXT CUTTING EDGE PL...	2,172.12
HAWKEYE TRUCK EQUIPMENT	SNOW EQUIPMENT	5,850.00
Vendor 0000001450 - HAWKEYE TRUCK EQUIPMENT Total:		8,022.12
Vendor: 0000001455 - HAWKINS INC.		
HAWKINS INC.	ANTISCALANT-CIWW	8,000.00
HAWKINS INC.	CHEMICALS-CIWW	8,570.30
Vendor 0000001455 - HAWKINS INC. Total:		16,570.30
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: 0000001490 - HOTSYS CLEANING SYSTEMS		
HOTSYS CLEANING SYSTEMS	HOTSYS MAINTENANCE	600.22
HOTSYS CLEANING SYSTEMS	HOTSYS MAINTENANCE	507.80

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
HOTSY CLEANING SYSTEMS	COUPLER Q.3/8"M*87071340	17.99
HOTSY CLEANING SYSTEMS	100' 2 WIRE NON-MARK RED ...	309.00
HOTSY CLEANING SYSTEMS	PLUG Q.3/8"FPT	6.48
HOTSY CLEANING SYSTEMS	FLEETWASH BULK/GAL	1,458.00
Vendor 0000001490 - HOTSY CLEANING SYSTEMS Total:		2,899.49
Vendor: 0000004025 - I&S GROUP, INC		
I&S GROUP, INC	NW 27TH STREET TRAIL	10,175.00
Vendor 0000004025 - I&S GROUP, INC Total:		10,175.00
Vendor: 0000001511 - IMWCA		
IMWCA	INSTALLMENT 7 WORK COMP...	736.55
IMWCA	INSTALLMENT 7 WORK COMP...	1,300.23
IMWCA	INSTALLMENT 7 WORK COMP...	42.75
IMWCA	INSTALLMENT 7 WORK COMP...	192.82
IMWCA	INSTALLMENT 7 WORK COMP...	143.63
IMWCA	INSTALLMENT 7 WORK COMP...	107.24
IMWCA	INSTALLMENT 7 WORK COMP...	8.74
IMWCA	INSTALLMENT 7 WORK COMP...	11.89
IMWCA	INSTALLMENT 7 WORK COMP...	51.08
IMWCA	INSTALLMENT 7 WORK COMP...	11.07
IMWCA	INSTALLMENT 7 WORK COMP...	139.93
IMWCA	INSTALLMENT 7 WORK COMP...	88.07
Vendor 0000001511 - IMWCA Total:		2,834.00
Vendor: 0000002383 - INFOMAX OFFICE SYSTEMS, I		
INFOMAX OFFICE SYSTEMS, I	COPIER CONTRACT-LIBRARY	275.99
Vendor 0000002383 - INFOMAX OFFICE SYSTEMS, I Total:		275.99
Vendor: VEN01017 - INGRAM LIBRARY SERVICES LLC		
INGRAM LIBRARY SERVICES LLC	MAHJONG FOR DUMMIES	22.79
INGRAM LIBRARY SERVICES LLC	ONE GOLDEN SUMMER-LP	32.79
INGRAM LIBRARY SERVICES LLC	MY FRIENDS-LP	39.16
INGRAM LIBRARY SERVICES LLC	LUNA AND THE WITCH THROW	11.49
INGRAM LIBRARY SERVICES LLC	CATS ON CATS ON CATS	11.15
INGRAM LIBRARY SERVICES LLC	GOODNIGHT CRAYONS	7.49
INGRAM LIBRARY SERVICES LLC	GRUMPKIN	7.49
INGRAM LIBRARY SERVICES LLC	PLUMBER PEARL	6.74
INGRAM LIBRARY SERVICES LLC	TRANSFORMING TODDLERHO...	17.33
INGRAM LIBRARY SERVICES LLC	FAKE SKATING	12.64
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 17	8.44
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 10	8.44
INGRAM LIBRARY SERVICES LLC	KING SORROW	25.46
INGRAM LIBRARY SERVICES LLC	HUT HUT HIKE	23.74
INGRAM LIBRARY SERVICES LLC	WE THE PEOPLE	22.99
INGRAM LIBRARY SERVICES LLC	WINGS OF FIRE THE LOST HEIR	16.89
INGRAM LIBRARY SERVICES LLC	WINGS OF FIRE THE BRIGHTES...	16.24
INGRAM LIBRARY SERVICES LLC	WINGS OF FIRE THE HIDDEN K...	16.24
INGRAM LIBRARY SERVICES LLC	ESCAPING PERIL	16.24
INGRAM LIBRARY SERVICES LLC	WINGS OF FIRE THE DRAGON...	16.24
INGRAM LIBRARY SERVICES LLC	MOON RISING	14.37
INGRAM LIBRARY SERVICES LLC	WINTER TURNING	14.37
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 6	8.44
INGRAM LIBRARY SERVICES LLC	SQUIRRELS LEAP SQUIRRELS S...	11.49
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 14	8.44
INGRAM LIBRARY SERVICES LLC	NEVER EVER AFTER	11.49
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 23	8.44
INGRAM LIBRARY SERVICES LLC	THIS BOOK IS DANGEROUS	11.49
INGRAM LIBRARY SERVICES LLC	SCAMMER	11.49
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 22	8.44
INGRAM LIBRARY SERVICES LLC	TOP STORY	10.92
INGRAM LIBRARY SERVICES LLC	NO MORE GNOMES	10.92
INGRAM LIBRARY SERVICES LLC	TOES TEETH AND TENTACLES	10.92

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
INGRAM LIBRARY SERVICES LLC	13TH DAY OF CHRISTMAS	10.92
INGRAM LIBRARY SERVICES LLC	DID YOU HEAR WHAT HAPPEB...	10.34
INGRAM LIBRARY SERVICES LLC	WALLY MAMMOTH THE SLED ...	9.74
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 15	8.44
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 16	8.44
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 11	8.44
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 12	8.44
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 7	8.44
INGRAM LIBRARY SERVICES LLC	HEKATE	11.49
INGRAM LIBRARY SERVICES LLC	WOODPECKER WHAM	11.49
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 18	8.44
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 20	8.44
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 8	8.44
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 9	8.44
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 21	8.44
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 13	8.44
INGRAM LIBRARY SERVICES LLC	EVERLASTING	26.24
INGRAM LIBRARY SERVICES LLC	I SURVIVED THE DUST BOWL	20.79
INGRAM LIBRARY SERVICES LLC	BURNING LIBRARY	17.25
INGRAM LIBRARY SERVICES LLC	BUNNY HOP	10.92
INGRAM LIBRARY SERVICES LLC	QUICK TRIP TO THE STORE	10.92
INGRAM LIBRARY SERVICES LLC	COWS ARE PINK	6.74
INGRAM LIBRARY SERVICES LLC	BROKEN	10.92
INGRAM LIBRARY SERVICES LLC	SIDEKICKS	25.24
INGRAM LIBRARY SERVICES LLC	LAST DAYS OF MARILYN MON...	18.40
INGRAM LIBRARY SERVICES LLC	AUTOMATIC NOODLE	14.37
INGRAM LIBRARY SERVICES LLC	BEAR AND BIRD ADVENTURE	9.19
INGRAM LIBRARY SERVICES LLC	BODY OF EVIDENCE	8.24
Vendor VEN01017 - INGRAM LIBRARY SERVICES LLC Total:		807.25
Vendor: 0000001528 - INTEGRATED PRINT SOLUTIONS		
INTEGRATED PRINT SOLUTIONS BUSINESS CARDS: KEVIN (2 VE...		196.00
INTEGRATED PRINT SOLUTIONS EXPLORE GRIMES ACTIVITES ...		1,729.29
Vendor 0000001528 - INTEGRATED PRINT SOLUTIONS Total:		1,925.29
Vendor: 0000001529 - INTERACTIVE SCIENCES, INC		
INTERACTIVE SCIENCES, INC	WOWBRARY RENEWAL THRU ...	497.51
Vendor 0000001529 - INTERACTIVE SCIENCES, INC Total:		497.51
Vendor: 0000002991 - IOWA DEPT OF ADMIN SERVICES		
IOWA DEPT OF ADMIN SERVIC...	CPM PROGRAM - FISK	3,500.00
Vendor 0000002991 - IOWA DEPT OF ADMIN SERVICES Total:		3,500.00
Vendor: 0000001527 - IOWA DEPT OF REVENUE		
IOWA DEPT OF REVENUE	STATE WITHHOLDING	4,334.36
IOWA DEPT OF REVENUE	STATE WITHHOLDING	617.77
IOWA DEPT OF REVENUE	STATE WITHHOLDING	535.46
IOWA DEPT OF REVENUE	STATE WITHHOLDING	626.79
IOWA DEPT OF REVENUE	STATE WITHHOLDING	500.29
IOWA DEPT OF REVENUE	STATE WITHHOLDING	176.81
IOWA DEPT OF REVENUE	STATE WITHHOLDING	4,214.16
IOWA DEPT OF REVENUE	STATE WITHHOLDING	623.95
IOWA DEPT OF REVENUE	STATE WITHHOLDING	356.50
IOWA DEPT OF REVENUE	STATE WITHHOLDING	597.88
IOWA DEPT OF REVENUE	STATE WITHHOLDING	502.06
IOWA DEPT OF REVENUE	STATE WITHHOLDING	142.89
IOWA DEPT OF REVENUE	WATER EXCISE TAX DECEMBER..	23,268.60
Vendor 0000001527 - IOWA DEPT OF REVENUE Total:		36,497.52
Vendor: 0000001532 - IOWA DEPT OF TRANSPORTATION		
IOWA DEPT OF TRANSPORTAT...	LIQUID SALT BRINE	1,800.00
IOWA DEPT OF TRANSPORTAT...	LIQUID SALT BRINE	1,320.00
IOWA DEPT OF TRANSPORTAT...	LIQUID SALT BRINE	2,400.00

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
IOWA DEPT OF TRANSPORTAT...	ICE MELT	1,140.00
Vendor 0000001532 - IOWA DEPT OF TRANSPORTATION Total:		6,660.00
Vendor: 0000001537 - IOWA ONE CALL		
IOWA ONE CALL	NOVEMBER 2025 LOCATES	62.02
IOWA ONE CALL	NOVEMBER 2025 LOCATES	62.03
IOWA ONE CALL	NOVEMBER 2025 LOCATES	62.03
IOWA ONE CALL	NOVEMBER 2025 LOCATES	62.02
Vendor 0000001537 - IOWA ONE CALL Total:		248.10
Vendor: 0000001541 - IOWA PRISON INDUSTRIES		
IOWA PRISON INDUSTRIES	SAFETY TRAFFIC CONES	1,212.50
IOWA PRISON INDUSTRIES	FSP-FACE	162.50
Vendor 0000001541 - IOWA PRISON INDUSTRIES Total:		1,375.00
Vendor: 0000001545 - IOWA PUBLIC EMPLOYEES RET		
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	25,471.77
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	4,106.17
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	3,078.46
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	3,640.69
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	2,908.58
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	1,023.22
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	369.68
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	24,772.53
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	4,323.52
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	2,152.88
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	3,527.44
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	2,965.94
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	826.92
Vendor 0000001545 - IOWA PUBLIC EMPLOYEES RET Total:		79,167.80
Vendor: 0000001546 - IOWA SIGNAL INC		
IOWA SIGNAL INC	SIGN CLAMPS	128.00
IOWA SIGNAL INC	80" SIGN BARS	180.00
IOWA SIGNAL INC	CLAMP KITS WITH 120" CABLES	580.00
IOWA SIGNAL INC	76" SIGN BARS	170.00
Vendor 0000001546 - IOWA SIGNAL INC Total:		1,058.00
Vendor: 0000001547 - IOWA STATE UNIVERSITY		
IOWA STATE UNIVERSITY	URBAN DESIGN PRACTICE ST...	3,365.98
Vendor 0000001547 - IOWA STATE UNIVERSITY Total:		3,365.98
Vendor: 0000004305 - J PETTIECORD, INC.		
J PETTIECORD, INC.	PLAYGROUND MULCH	2,120.00
Vendor 0000004305 - J PETTIECORD, INC. Total:		2,120.00
Vendor: VEN01058 - JACQUELYN HINRICHS		
JACQUELYN HINRICHS	UB ACH CORRECTION #10748...	87.91
Vendor VEN01058 - JACQUELYN HINRICHS Total:		87.91
Vendor: 0000001138 - JOHNSON CONTROLS SECURITY		
JOHNSON CONTROLS SECURITY OLD CH SECURITY 1/1/2026-3...		333.89
Vendor 0000001138 - JOHNSON CONTROLS SECURITY Total:		333.89
Vendor: 0000002443 - KANOPY INC		
KANOPY INC	DOWNLOADABLE MATERIALS	34.00
Vendor 0000002443 - KANOPY INC Total:		34.00
Vendor: 0000001631 - KLINE ELECTRIC INC		
KLINE ELECTRIC INC	E 1ST STREETLIGHT REPAIR	157.70
Vendor 0000001631 - KLINE ELECTRIC INC Total:		157.70
Vendor: 0000004369 - KONE INC.		
KONE INC.	ANNUAL ELEVATOR MAINT C...	3,777.24
Vendor 0000004369 - KONE INC. Total:		3,777.24

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
Vendor: 0000004799 - KRUCK PLUMBING & HEATING		
KRUCK PLUMBING & HEATING	GRIMES PUBLIC SAFETY CENT...	82,484.32
Vendor 0000004799 - KRUCK PLUMBING & HEATING Total:		82,484.32
Vendor: VEN01051 - LARRY AND SHAWN STONER		
LARRY AND SHAWN STONER	UB ACH CORRECTION #10287...	38.88
Vendor VEN01051 - LARRY AND SHAWN STONER Total:		38.88
Vendor: 0000001654 - LEAF		
LEAF	COPIER CONTRACT - DS	372.43
Vendor 0000001654 - LEAF Total:		372.43
Vendor: 0000001696 - LOGOED APPAREL & PROMOTIO		
LOGOED APPAREL & PROMOT...	Women's Puffy Vest	67.18
LOGOED APPAREL & PROMOT...	Sweater Fleece Long Jacket	67.18
LOGOED APPAREL & PROMOT...	ALEX M. 1/4 ZIP	67.21
LOGOED APPAREL & PROMOT...	CONNER K HAT	20.63
LOGOED APPAREL & PROMOT...	ALEX M. HOODIE	57.89
Vendor 0000001696 - LOGOED APPAREL & PROMOTIO Total:		280.09
Vendor: 0000003131 - LUMEN CENTURY LINK		
LUMEN CENTURY LINK	11/12-12/11/25 PHONE SERVI...	43.94
LUMEN CENTURY LINK	11/12-12/11/25 PHONE SERVI...	43.94
LUMEN CENTURY LINK	11/12-12/11/25 PHONE SERVI...	43.93
LUMEN CENTURY LINK	11/12-12/11/25 PHONE SERVI...	43.94
LUMEN CENTURY LINK	11/16-12/15/25 FIBER-CIWW	646.78
Vendor 0000003131 - LUMEN CENTURY LINK Total:		822.53
Vendor: 0000001763 - MACQUEEN EQUIPMENT		
MACQUEEN EQUIPMENT	SUPPLIES FOR SNOWBLOWER...	163.77
MACQUEEN EQUIPMENT	SUPPLIES FOR SNOWBLOWER...	162.63
MACQUEEN EQUIPMENT	SUPPLIES FOR SNOWBLOWER...	60.14
Vendor 0000001763 - MACQUEEN EQUIPMENT Total:		386.54
Vendor: 0000002988 - MATRIX TRUST COMPANY (DEN)		
MATRIX TRUST COMPANY (D...	DEFER COMP PRETAX - MATR...	2,583.33
MATRIX TRUST COMPANY (D...	DEFER COMP PRETAX - MATR...	942.30
Vendor 0000002988 - MATRIX TRUST COMPANY (DEN) Total:		3,525.63
Vendor: 0000001726 - MEDIACOM		
MEDIACOM	PW INTERNET AND TV	417.19
MEDIACOM	CITY HALL TV	80.59
Vendor 0000001726 - MEDIACOM Total:		497.78
Vendor: VEN01050 - MEGAN MACKE		
MEGAN MACKE	UB ACH CORRECTION #10242...	192.00
Vendor VEN01050 - MEGAN MACKE Total:		192.00
Vendor: 0000002713 - MENARDS - GRIMES		
MENARDS - GRIMES	8" DOUBLE HOOK	27.96
MENARDS - GRIMES	BLACK MAGNUM HOOK	19.96
MENARDS - GRIMES	5/16 ALLIGATOR PACK	14.98
MENARDS - GRIMES	VALUE SHELF	2.99
MENARDS - GRIMES	QD ELECTRONIC CLEANER	13.46
MENARDS - GRIMES	10OZ CHAIN LUBE	15.58
MENARDS - GRIMES	1/8 SH WALLGRIPS 18PCS	10.78
MENARDS - GRIMES	201PC PICTURE HANGER ASS	7.97
MENARDS - GRIMES	SDS+DRILL BIT 5/32" X 7"	11.98
MENARDS - GRIMES	TAPCON HEX 3/16X1-1/4	17.48
MENARDS - GRIMES	3/16 SH WALLGRIPS 12PCS	5.39
MENARDS - GRIMES	MAG NUT DRIVER SET 4PC	17.97
MENARDS - GRIMES	CORNER BRACE 3-1/2"X3/4	7.58
MENARDS - GRIMES	CORNER BRACE 2-1/2" X 3/4	6.96
MENARDS - GRIMES	1/8 LN WALLGRIPS 18PCS	5.99
MENARDS - GRIMES	30LB CANVAS EASY TIE KIT	5.99
MENARDS - GRIMES	1/8 SH WALLGRIPS 18PC	-5.39

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
MENARDS - GRIMES	1/8 LN WALLGRIPS 18PCS	-5.99
MENARDS - GRIMES	1/2 (15/32CAT) 4X8 BCX UL	36.65
MENARDS - GRIMES	3/4 (23/32CAT) 4X8 BCX UL	132.00
MENARDS - GRIMES	MAILBOX REPLACEMENT SUP...	79.96
MENARDS - GRIMES	MAILBOX REPLACEMENT SUP...	239.94
MENARDS - GRIMES	SUPPLIES FOR FD-SDS DRILLBIT..	17.94
MENARDS - GRIMES	SUPPLIES FOR FD-SDS DRILLBIT..	13.98
MENARDS - GRIMES	SUPPLIES FOR FD-GARAGE D...	41.88
MENARDS - GRIMES	SUPPLIES FOR FD-3/16X1-1/4 ...	29.98
MENARDS - GRIMES	SUPPLIES FOR FD-1/4X1-3/4 T...	29.98
MENARDS - GRIMES	3 PC NAIL SET	7.99
MENARDS - GRIMES	GORILLA WOOD GLUE	4.37
MENARDS - GRIMES	LENOX LIGHTED TORPEDO	30.99
MENARDS - GRIMES	7-1/4" COBRA PLIERS	38.19
MENARDS - GRIMES	3D FINISHING NAIL	3.79
MENARDS - GRIMES	MINWAX BLENDFIL PENCIL #	4.99
MENARDS - GRIMES	3/4(23/32CAT) 4X8 OSB	20.98
MENARDS - GRIMES	2X6-10' AC2 GREEN TREATE	11.14
MENARDS - GRIMES	GREATSTUFF BIG GAP FILLER	17.18
MENARDS - GRIMES	TEC FLEXERA HIGH TACK	44.99
MENARDS - GRIMES	1/16" SQ NOTCH TROWEL	10.99
MENARDS - GRIMES	RIGID SCRAPER STAINLESS	10.99
MENARDS - GRIMES	RUG GRIP NO CURL	5.99
MENARDS - GRIMES	3'X4' UTILITY MAT PEPPER	15.99
MENARDS - GRIMES	ZEP PURPLE DEGREASER 5GAL	46.98
MENARDS - GRIMES	16PK LR44/357 COIN CELL	5.00
MENARDS - GRIMES	4-1/2" METAL GRINDING 1/4	2.99
MENARDS - GRIMES	3/4"X1429" BLUE TFLONTAP	4.84
MENARDS - GRIMES	MF-IMP UNIV JOINT 1/2DR	16.76
MENARDS - GRIMES	MF-IMPSKT 1/2DR 13PC SAE	47.99
MENARDS - GRIMES	3LB CROSS PEEN HAMMER	18.99
MENARDS - GRIMES	4-1/2" METAL CUTT OFF T27	19.92
MENARDS - GRIMES	MF-IMPACT EXT 1/2DR 6	21.94
MENARDS - GRIMES	MF 3 PIECE PRY BAR SET	21.99
MENARDS - GRIMES	MF-RATCH QR 1/2DR 10-18	24.97
MENARDS - GRIMES	4 LB CROSS PEEN HAMMER	17.99
MENARDS - GRIMES	MF-IMPACT EXT 1/2DR 3	17.94
MENARDS - GRIMES	MF-DPIMSKT 1/2DR 11PC SA	49.99
MENARDS - GRIMES	MF-TRQ WRN MECH 1/2DR	89.97
MENARDS - GRIMES	MF-12" ADJ WRENCH	13.99
MENARDS - GRIMES	5" METAL CUTT-OFF .040 T1	11.96
MENARDS - GRIMES	BLUE TEFLON 1/2" X 1429"	11.82
MENARDS - GRIMES	12" MILL	10.98
MENARDS - GRIMES	1/2" SAE SOCKET TRAY	8.99
MENARDS - GRIMES	4OZ TPLUS2 THREAD SELAN	7.98
MENARDS - GRIMES	5 GALLON MENARD PAIL	7.96
MENARDS - GRIMES	1/2 X 2-1/2" BRASS NIPPL	5.99
MENARDS - GRIMES	MF-IMPACT EXT 1/2DR 10	14.97
MENARDS - GRIMES	CIWW-BASIC DIGITAL T-STAT	19.99
MENARDS - GRIMES	CIWW- TOOLBOX 200CT BLUE...	11.99
MENARDS - GRIMES	CIWW-DIAL GOLD AB REFILL 5...	11.94
MENARDS - GRIMES	CIWW-1 FIP SS PIPE TEE	10.99
MENARDS - GRIMES	CIWW-1 SXT MALE ADAP PVC ...	10.98
MENARDS - GRIMES	CIWW-GORILLA GLUE CLEAR	8.50
MENARDS - GRIMES	CIWW-4OZ CLEAR PRIMER	4.99
MENARDS - GRIMES	CIWW-1" SOC UNION PVC 80	7.99
MENARDS - GRIMES	CIWW- 1 THO 90 ELL PVC 80	4.99
MENARDS - GRIMES	CIWW-2PK LYSOL TOILETBOW...	4.97
MENARDS - GRIMES	CIWW- DAWN DISH PLATINU...	4.79
MENARDS - GRIMES	CIWW-SPRAYWAY 19OZ GLASS..	2.48

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
MENARDS - GRIMES	CIWW-1" INSERT MALE ADAP...	0.59
MENARDS - GRIMES	CIWW-CHRM SOFT 24 MEGA ...	50.98
MENARDS - GRIMES	CIWW-8 OZ PVC HEAVY DUTY	8.18
MENARDS - GRIMES	CIWW-BOUNTY SAS 8TR	41.98
MENARDS - GRIMES	2"X4" BRASS NIPPLE	29.99
MENARDS - GRIMES	U-BOLT 1/2"X3-1/2"X6"	23.97
MENARDS - GRIMES	U-BOLT 1/2"x4"x6-1/2"	25.47
MENARDS - GRIMES	U-BOLT 1/2"X3"x5-1/2"	29.96
MENARDS - GRIMES	2 X 3" BRASS NIPPLE	59.97
MENARDS - GRIMES	U-BOLT 1/4"x1-18"x3-1/2	13.90
MENARDS - GRIMES	DOOR STOP KICKDOWN 4"	4.99
MENARDS - GRIMES	DOOR STOP KICKDOWN 5"	6.27
MENARDS - GRIMES	WOOD FOR TRAILER 2x8-18' ...	362.89
MENARDS - GRIMES	SUPPLIES FOR HYDRANT MET...	44.00
MENARDS - GRIMES	SUPPLIES FOR HYDRANT MET...	22.50
MENARDS - GRIMES	SUPPLIES FOR HYDRANT MET...	13.38
MENARDS - GRIMES	SUPPLIES FOR HYDRANT MET...	11.72
MENARDS - GRIMES	SUPPLIES FOR HYDRANT MET...	8.99
MENARDS - GRIMES	SUPPLIES FOR HYDRANT MET...	1.08
MENARDS - GRIMES	SUPPLIES FOR HYDRANT MET...	11.98
MENARDS - GRIMES	PAINT STRIPPER	142.68
MENARDS - GRIMES	SUPPLIES FOR S-302- 3" EXT S...	12.98
MENARDS - GRIMES	SUPPLIES FOR S-302- 2X6-18' ...	13.19
MENARDS - GRIMES	SUPPLIES FOR SALT SHED-BIG ...	68.72
MENARDS - GRIMES	STORAGE TOTES FOR CHRIST...	109.90
Vendor 0000002713 - MENARDS - GRIMES Total:		2,760.28

Vendor: 0000001738 - METRO WASTE AUTHORITY

METRO WASTE AUTHORITY	DECEMBER 2025 CURB-IT FEE	21,450.72
METRO WASTE AUTHORITY	DECEMBER 2025 GARBAGE FEE	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...	239.95
Vendor 0000004633 - METRONET SYSTEMS HOLDINGS LLC Total:		239.95

Vendor: 0000001772 - MIDAMERICAN ENERGY

MIDAMERICAN ENERGY	ELECTRIC	12,565.27
MIDAMERICAN ENERGY	ELECTRIC	90.84
MIDAMERICAN ENERGY	ELECTRIC	61.01
MIDAMERICAN ENERGY	ELECTRIC	41.38
MIDAMERICAN ENERGY	ELECTRIC	54.64
MIDAMERICAN ENERGY	ELECTRIC	54.64
MIDAMERICAN ENERGY	ELECTRIC	283.07
MIDAMERICAN ENERGY	ELECTRIC	162.71
MIDAMERICAN ENERGY	ELECTRIC	87.06
MIDAMERICAN ENERGY	ELECTRIC	25.57
MIDAMERICAN ENERGY	ELECTRIC	41.22
MIDAMERICAN ENERGY	ELECTRIC	337.06
MIDAMERICAN ENERGY	ELECTRIC	10.00
MIDAMERICAN ENERGY	ELECTRIC	10.00
MIDAMERICAN ENERGY	ELECTRIC	45.74
MIDAMERICAN ENERGY	ELECTRIC	14.68
MIDAMERICAN ENERGY	ELECTRIC	458.19
MIDAMERICAN ENERGY	ELECTRIC	2,765.02
MIDAMERICAN ENERGY	ELECTRIC	21.17
MIDAMERICAN ENERGY	ELECTRIC	40.59
MIDAMERICAN ENERGY	ELECTRIC	385.59
MIDAMERICAN ENERGY	ELECTRIC	10.24
MIDAMERICAN ENERGY	ELECTRIC	679.15
MIDAMERICAN ENERGY	ELECTRIC	10.00
MIDAMERICAN ENERGY	ELECTRIC	14.50

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
MIDAMERICAN ENERGY	ELECTRIC	32.57
MIDAMERICAN ENERGY	ELECTRIC	39.91
MIDAMERICAN ENERGY	ELECTRIC	77.21
MIDAMERICAN ENERGY	ELECTRIC	206.25
MIDAMERICAN ENERGY	ELECTRIC	112.36
MIDAMERICAN ENERGY	ELECTRIC	230.19
MIDAMERICAN ENERGY	ELECTRIC-CIWW	6,354.92
MIDAMERICAN ENERGY	ELECTRIC	83.44
MIDAMERICAN ENERGY	ELECTRIC	39.32
MIDAMERICAN ENERGY	ELECTRIC	10.00
MIDAMERICAN ENERGY	ELECTRIC	17.39
MIDAMERICAN ENERGY	ELECTRIC	1,938.20
MIDAMERICAN ENERGY	ELECTRIC	250.95
MIDAMERICAN ENERGY	ELECTRIC	39.54
MIDAMERICAN ENERGY	ELECTRIC	78.68
MIDAMERICAN ENERGY	ELECTRIC	133.91
MIDAMERICAN ENERGY	ELECTRIC	37.42
MIDAMERICAN ENERGY	ELECTRIC	640.67
MIDAMERICAN ENERGY	ELECTRIC	4,011.97
MIDAMERICAN ENERGY	ELECTRIC	95.45
MIDAMERICAN ENERGY	ELECTRIC	90.60
MIDAMERICAN ENERGY	ELECTRIC	94.94
MIDAMERICAN ENERGY	ELECTRIC	274.35
MIDAMERICAN ENERGY	ELECTRIC	92.23
MIDAMERICAN ENERGY	ELECTRIC	772.62
MIDAMERICAN ENERGY	ELECTRIC	32.08
MIDAMERICAN ENERGY	ELECTRIC	11.47
MIDAMERICAN ENERGY	ELECTRIC	208.22
MIDAMERICAN ENERGY	ELECTRIC	48.37
MIDAMERICAN ENERGY	ELECTRIC	104.18
MIDAMERICAN ENERGY	ELECTRIC	30.62
MIDAMERICAN ENERGY	ELECTRIC	49.18
MIDAMERICAN ENERGY	ELECTRIC	284.20
MIDAMERICAN ENERGY	ELECTRIC	16.65
MIDAMERICAN ENERGY	ELECTRIC	182.77
MIDAMERICAN ENERGY	ELECTRIC	48.76
MIDAMERICAN ENERGY	ELECTRIC	303.77
MIDAMERICAN ENERGY	ELECTRIC	283.02
MIDAMERICAN ENERGY	ELECTRIC	221.85
MIDAMERICAN ENERGY	ELECTRIC	161.64
MIDAMERICAN ENERGY	ELECTRIC-CIWW	8,995.13
MIDAMERICAN ENERGY	ELECTRIC	46.39
MIDAMERICAN ENERGY	ELECTRIC	196.16
MIDAMERICAN ENERGY	ELECTRIC	24.60
MIDAMERICAN ENERGY	ELECTRIC	54.78
MIDAMERICAN ENERGY	ELECTRIC	10.00
MIDAMERICAN ENERGY	ELECTRIC	54.78
MIDAMERICAN ENERGY	ELECTRIC	220.12
MIDAMERICAN ENERGY	ELECTRIC	33.05
MIDAMERICAN ENERGY	ELECTRIC	24.04

Vendor 0000001772 - MIDAMERICAN ENERGY Total: 45,670.26

Vendor: 0000004974 - MIDSTATES PRECAST PRODUCTS INC

MIDSTATES PRECAST PRODUC... CONCRETE BLOCK FOR SALT B...	2,172.24
MIDSTATES PRECAST PRODUC... CONCRETE BLOCKS FOR MAT...	1,750.00

Vendor 0000004974 - MIDSTATES PRECAST PRODUCTS INC Total: 3,922.24

Vendor: 0000001764 - MIDWEST AUTOMATIC FIRE SP

MIDWEST AUTOMATIC FIRE SP SPRINKLER INSPECTION/ BACK...	292.55
---	--------

Vendor 0000001764 - MIDWEST AUTOMATIC FIRE SP Total: 292.55

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
Vendor: 0000002723 - MI-FIBER, LLC		
MI-FIBER, LLC	DS INTERNET	14.00
MI-FIBER, LLC	GCC INTERNET	373.90
MI-FIBER, LLC	CENSUS OFFICE INTERNET	90.60
Vendor 0000002723 - MI-FIBER, LLC Total:		478.50
Vendor: 0000001774 - MLC		
MLC	QUICKLIME-CIWW	9,220.20
Vendor 0000001774 - MLC Total:		9,220.20
Vendor: 0000003134 - MSA PROFESSIONAL SERVICES		
MSA PROFESSIONAL SERVICES	PROFESSIONAL SERVICES	7,297.29
MSA PROFESSIONAL SERVICES	SE LTL BEAV/4TH-6TH ST REC...	2,723.44
MSA PROFESSIONAL SERVICES	SE 2ND STREET WATER MAIN ...	3,637.50
Vendor 0000003134 - MSA PROFESSIONAL SERVICES Total:		13,658.23
Vendor: 0000003129 - NILLES ASSOCIATES		
NILLES ASSOCIATES	SWMP AND SP REVIEW- ALLU...	1,200.00
Vendor 0000003129 - NILLES ASSOCIATES Total:		1,200.00
Vendor: 0000001833 - ODP BUSINESS SOLUTIONS LLC		
ODP BUSINESS SOLUTIONS LLC	CANDY,WERTHERS,HARD.30	64.36
ODP BUSINESS SOLUTIONS LLC	COFFEE,GR,CL RS 30.5OZ	115.74
ODP BUSINESS SOLUTIONS LLC	BATTERY, INDUSTRIAL, 9V, ALK	19.74
ODP BUSINESS SOLUTIONS LLC	SUGAR,CNSTR,EXC	9.05
ODP BUSINESS SOLUTIONS LLC	TIERED DISCOUNT	-3.13
ODP BUSINESS SOLUTIONS LLC	TOWELS MULTIFOLD 2PLY	38.63
ODP BUSINESS SOLUTIONS LLC	NOTEBOOK 2 SUB, 6PK	38.79
ODP BUSINESS SOLUTIONS LLC	HARD DRIVE 2T	102.79
ODP BUSINESS SOLUTIONS LLC	COPPERTOP AA ALKALINE 36PK	28.42
ODP BUSINESS SOLUTIONS LLC	SCISSORS 8" 2PK	15.85
ODP BUSINESS SOLUTIONS LLC	TAPE, MOVING	4.99
ODP BUSINESS SOLUTIONS LLC	TIERED DISCOUNT	-1.27
Vendor 0000001833 - ODP BUSINESS SOLUTIONS LLC Total:		433.96
Vendor: 0000001838 - OFFICE OF ELECTIONS- POLK		
OFFICE OF ELECTIONS- POLK	CITY ELECTION FALL 2025	5,303.54
Vendor 0000001838 - OFFICE OF ELECTIONS- POLK Total:		5,303.54
Vendor: 0000002936 - OPG-3, INC		
OPG-3, INC	Laserfiche - Annual mainten...	8,338.33
Vendor 0000002936 - OPG-3, INC Total:		8,338.33
Vendor: 0000001827 - O'REILLY AUTO PARTS		
O'REILLY AUTO PARTS	S-120 OIL FILTERS	16.42
O'REILLY AUTO PARTS	1GALANTIFREZ	104.93
O'REILLY AUTO PARTS	RELAY S-203	20.01
O'REILLY AUTO PARTS	LEAD WIRE	34.40
Vendor 0000001827 - O'REILLY AUTO PARTS Total:		175.76
Vendor: 0000004743 - PERFCUT COMPANIES INC		
PERFCUT COMPANIES INC	HORTICULTURE MAINTENANC...	2,738.60
PERFCUT COMPANIES INC	HORTICULTURE MAINTENANC...	827.90
PERFCUT COMPANIES INC	HORTICULTURE MAINTENANC...	300.00
PERFCUT COMPANIES INC	HORTICULTURE MAINTENANC...	1,100.00
PERFCUT COMPANIES INC	HORTICULTURE MAINTENANC...	3,661.60
PERFCUT COMPANIES INC	HORTICULTURE MAINTENANC...	439.90
Vendor 0000004743 - PERFCUT COMPANIES INC Total:		9,068.00
Vendor: 0000001870 - PETERSON PEST & TERMITE		
PETERSON PEST & TERMITE	PEST CONTROL-LIBRARY	45.00
Vendor 0000001870 - PETERSON PEST & TERMITE Total:		45.00
Vendor: 0000002510 - PFM FINANCIAL ADVISORS LLC		
PFM FINANCIAL ADVISORS LLC	WATER BOND FEES-CIWW AS...	20,750.00
Vendor 0000002510 - PFM FINANCIAL ADVISORS LLC Total:		20,750.00

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
Vendor: 0000004407 - PITNEY BOWES GLOBAL FINANCIAL		
PITNEY BOWES GLOBAL FINA...	CH POSTAGE LEASE 10/30-1/2...	271.59
Vendor 0000004407 - PITNEY BOWES GLOBAL FINANCIAL Total:		271.59
Vendor: 0000004406 - PITNEY BOWES, INC		
PITNEY BOWES, INC	RED INK FOR POSTAGE MACH...	210.57
Vendor 0000004406 - PITNEY BOWES, INC Total:		210.57
Vendor: 0000004490 - PLAYAWAY PRODUCTS		
PLAYAWAY PRODUCTS	HEDGEHODS DON'T WEAR U...	76.94
PLAYAWAY PRODUCTS	YOU ARE BROTHERLY LOVE A...	62.69
PLAYAWAY PRODUCTS	YOU ARE POWERFUL AUDIO	61.74
PLAYAWAY PRODUCTS	SO MUCH SLIME AUDIO	60.79
PLAYAWAY PRODUCTS	WEATHER AUDIO	59.84
PLAYAWAY PRODUCTS	SEE MARCUS GROW AUDIO	59.84
PLAYAWAY PRODUCTS	BUFFALO FLUFFALO AND PUF...	59.84
PLAYAWAY PRODUCTS	SNOWY DAY FOR AMOS MCG...	66.49
PLAYAWAY PRODUCTS	WHAT MAKES THINGS GO AU...	59.84
PLAYAWAY PRODUCTS	FAMILY FEAST AUDIO	57.94
PLAYAWAY PRODUCTS	PERLA AND THE PIRATE AUDIO	80.74
PLAYAWAY PRODUCTS	LLAMA LLAMA LOSES A TOOT...	56.04
PLAYAWAY PRODUCTS	MY CAT IS A SECRET AGENT A...	66.49
PLAYAWAY PRODUCTS	PETE THE CAT SCUBA AUDIO	66.49
Vendor 0000004490 - PLAYAWAY PRODUCTS Total:		895.71
Vendor: 0000002506 - POLK CO TREASURER		
POLK CO TREASURER	DECEMBER CONTRACT 2025	130,215.58
Vendor 0000002506 - POLK CO TREASURER Total:		130,215.58
Vendor: VEN01049 - RANDI PRUITT		
RANDI PRUITT	UB ACH CORRECTION #10094...	127.78
Vendor VEN01049 - RANDI PRUITT Total:		127.78
Vendor: 0000004814 - RCX SPORTS		
RCX SPORTS	PROGRAMMING SUPPLIES	9,625.00
Vendor 0000004814 - RCX SPORTS Total:		9,625.00
Vendor: 0000003569 - REDBUD LANDSCAPING, LLC		
REDBUD LANDSCAPING, LLC	ABATEMENT MOWING	1,256.25
Vendor 0000003569 - REDBUD LANDSCAPING, LLC Total:		1,256.25
Vendor: 0000004802 - RENDA ELECTRIC		
REDA ELECTRIC	GRIMES PUBLIC SAFETY CENT...	6,634.61
Vendor 0000004802 - RENDA ELECTRIC Total:		6,634.61
Vendor: 0000004468 - RINGCENTRAL, INC.		
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	634.06
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	328.69
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	317.03
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	56.97
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	283.41
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	45.29
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	45.29
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	277.58
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	50.84
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: 0000004096 - ROTARY CLUB OF WEST POLK CO		
ROTARY CLUB OF WEST POLK ...	QUARTERLY DUES/MEALS-AN...	195.00
Vendor 0000004096 - ROTARY CLUB OF WEST POLK CO Total:		195.00
Vendor: 0000004660 - RTL EQUIPMENT INC		
RTL EQUIPMENT INC	EQUIPMENT RENTAL- EXCAVA...	700.00
Vendor 0000004660 - RTL EQUIPMENT INC Total:		700.00

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
Vendor: 0000004819 - SANDSTONE MANAGEMENT LTD		
SANDSTONE MANAGEMENT L...	GRIMES PUBLIC SAFETY CENT...	28,439.52
Vendor 0000004819 - SANDSTONE MANAGEMENT LTD Total:		28,439.52
Vendor: 0000004532 - SBS SERVICES GROUP LLC		
SBS SERVICES GROUP LLC	CLEANING SERVICE-PW	832.36
SBS SERVICES GROUP LLC	CLEANING-LIBRARY	2,291.80
SBS SERVICES GROUP LLC	CLEANING- WTP- CIWW	325.00
Vendor 0000004532 - SBS SERVICES GROUP LLC Total:		3,449.16
Vendor: 0000003949 - SCENTAIR TECHNOLOGIES, LLC		
SCENTAIR TECHNOLOGIES, LLC	PW IONIZATION 12/10 THRU ...	162.00
Vendor 0000003949 - SCENTAIR TECHNOLOGIES, LLC Total:		162.00
Vendor: 0000005046 - SCI COMMUNICATIONS INC - Reissue		
SCI COMMUNICATIONS INC	PS INSTALLED DATA SWITCH/...	1,543.67
Vendor 0000005046 - SCI COMMUNICATIONS INC Total:		1,543.67
Vendor: 0000002997 - SECURITY EQUIPMENT INC		
SECURITY EQUIPMENT INC	ANNUAL ACCESS HOSTING-LI...	910.20
SECURITY EQUIPMENT INC	PW ENTRYWAY KEYS	10.00
Vendor 0000002997 - SECURITY EQUIPMENT INC Total:		920.20
Vendor: VEN01062 - SENG TSIN		
SENG TSIN	UB ACH CORRECTION #10932...	105.63
Vendor VEN01062 - SENG TSIN Total:		105.63
Vendor: 0000004457 - SIDEKICK DEVELOPMENT		
SIDEKICK DEVELOPMENT	OWNERS REP FEE - CITY ADM...	3,000.00
SIDEKICK DEVELOPMENT	PUBLIC SAFETY FURNITURE	363.78
Vendor 0000004457 - SIDEKICK DEVELOPMENT Total:		3,363.78
Vendor: 0000002030 - SMITH'S SEWER SERVICE		
SMITH'S SEWER SERVICE	JETTING PIT-PW	298.00
Vendor 0000002030 - SMITH'S SEWER SERVICE Total:		298.00
Vendor: 0000004511 - SPORTAFLEX LLC		
SPORTAFLEX LLC	SET SCREW M8 1/4"	72.50
SPORTAFLEX LLC	MESH PANEL DEBRIS NET 4FT.	1,155.00
Vendor 0000004511 - SPORTAFLEX LLC Total:		1,227.50
Vendor: 0000002048 - SPRAYER SPECIALTIES		
SPRAYER SPECIALTIES	100 GALLON PREWET HOLDI...	2,500.00
Vendor 0000002048 - SPRAYER SPECIALTIES Total:		2,500.00
Vendor: 0000002051 - STAR EQUIPMENT LTD.		
STAR EQUIPMENT LTD.	SWITCH FOR S-109- SWITCHL...	133.54
STAR EQUIPMENT LTD.	SWITCH FOR S-109- SPRING10...	11.14
Vendor 0000002051 - STAR EQUIPMENT LTD. Total:		144.68
Vendor: 0000001498 - STATE HYGIENIC LABORATORY		
STATE HYGIENIC LABORATORY	BACTERIA TESTING SHALLOW ...	17.50
Vendor 0000001498 - STATE HYGIENIC LABORATORY Total:		17.50
Vendor: 0000002062 - STATE STEEL OF DES MOINES		
STATE STEEL OF DES MOINES	2PC HOT ROLLED BAR CHANN...	59.33
STATE STEEL OF DES MOINES	2PC 6061T6 ALUMINUM FLAT...	23.10
Vendor 0000002062 - STATE STEEL OF DES MOINES Total:		82.43
Vendor: VEN01065 - STEVE & LINDA GEORGE		
STEVE & LINDA GEORGE	UB ACH CORRECTION #10402...	92.96
Vendor VEN01065 - STEVE & LINDA GEORGE Total:		92.96
Vendor: VEN01053 - STEVEN EDWARDS		
STEVEN EDWARDS	UB ACH CORRECTION #10563...	135.35
Vendor VEN01053 - STEVEN EDWARDS Total:		135.35
Vendor: 0000004675 - TEAM SERVICES INC		
TEAM SERVICES INC	CONSTRUCTION TESTING SERV..	2,527.16
Vendor 0000004675 - TEAM SERVICES INC Total:		2,527.16

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
Vendor: 0000004210 - THE WEITZ COMPANY		
THE WEITZ COMPANY	GRIMES PUBLIC SAFETY CENT...	31,776.00
Vendor 0000004210 - THE WEITZ COMPANY Total:		31,776.00
Vendor: 0000002096 - THOMAS BUS SALES		
THOMAS BUS SALES	LH 12X2 FSA BACKING PLATE	130.00
THOMAS BUS SALES	7K DRUM 9/16 STUDS EZ-LUBE	500.00
THOMAS BUS SALES	RH 12 X 2 FSA BACKING PLATE	130.00
Vendor 0000002096 - THOMAS BUS SALES Total:		760.00
Vendor: VEN01054 - TIME TO BUY MY HOUSE LLC		
TIME TO BUY MY HOUSE LLC	UB ACH CORRECTION #10711...	45.84
Vendor VEN01054 - TIME TO BUY MY HOUSE LLC Total:		45.84
Vendor: 0000002105 - TOMPKINS INDUSTRIES INC.		
TOMPKINS INDUSTRIES INC.	PARTS FOR P-405-CONTI-1/4 ...	87.46
Vendor 0000002105 - TOMPKINS INDUSTRIES INC. Total:		87.46
Vendor: 0000001554 - TYLER TECHNOLOGIES		
TYLER TECHNOLOGIES	Professional Services - Tyler P...	3,250.00
TYLER TECHNOLOGIES	Professional Services - Tyler P...	4,640.00
TYLER TECHNOLOGIES	Professional Services - Tyler P...	290.00
Vendor 0000001554 - TYLER TECHNOLOGIES Total:		8,180.00
Vendor: 0000002127 - UNIQUE MANAGEMENT SERVICE		
UNIQUE MANAGEMENT SERV...	COLLECTION SERVICES-LIBRARY	58.25
Vendor 0000002127 - UNIQUE MANAGEMENT SERVICE Total:		58.25
Vendor: 0000002133 - UNITED RENTALS		
UNITED RENTALS	EQUIPMENT RENTAL- BUILD A...	424.00
Vendor 0000002133 - UNITED RENTALS Total:		424.00
Vendor: 0000002986 - Valic/AIG		
Valic/AIG	DEFER COMP PRETAX - VALIC	340.00
Valic/AIG	DEFER COMP PRETAX - VALIC	9.01
Valic/AIG	DEFER COMP PRETAX - VALIC	8.99
Valic/AIG	DEFERRED COMP ROTH - VALIC	98.28
Valic/AIG	DEFERRED COMP ROTH - VALIC	300.00
Valic/AIG	DEFERRED COMP ROTH - VALIC	14.78
Valic/AIG	DEFERRED COMP ROTH - VALIC	44.44
Valic/AIG	DEFERRED COMP ROTH - VALIC	125.00
Valic/AIG	DEFER COMP PRETAX - VALIC	340.00
Valic/AIG	DEFER COMP PRETAX - VALIC	9.01
Valic/AIG	DEFER COMP PRETAX - VALIC	8.99
Valic/AIG	DEFERRED COMP ROTH - VALIC	165.29
Valic/AIG	DEFERRED COMP ROTH - VALIC	300.00
Valic/AIG	DEFERRED COMP ROTH - VALIC	2.21
Valic/AIG	DEFERRED COMP ROTH - VALIC	20.00
Valic/AIG	DEFERRED COMP ROTH - VALIC	70.00
Valic/AIG	DEFERRED COMP ROTH - VALIC	125.00
Vendor 0000002986 - Valic/AIG Total:		1,981.00
Vendor: 0000002163 - VAN WALL EQUIPMENT		
VAN WALL EQUIPMENT	1 GAL HY-GARD	79.14
VAN WALL EQUIPMENT	SUPPLIES HYDRAULIC OIL-26X...	425.58
VAN WALL EQUIPMENT	SHOE (FOR SNOW PLOW)	199.34
VAN WALL EQUIPMENT	BLADE	188.43
VAN WALL EQUIPMENT	WINDSHIELD WIPER ARM	43.44
VAN WALL EQUIPMENT	AIR FILTER FOR P-405	45.92
VAN WALL EQUIPMENT	CHAINSAW PART-CLUTCH	50.49
Vendor 0000002163 - VAN WALL EQUIPMENT Total:		1,032.34
Vendor: 0000004752 - VESTIS GROUP INC		
VESTIS GROUP INC	JANITORIAL RUG SERVICES	192.07
Vendor 0000004752 - VESTIS GROUP INC Total:		192.07

Expense Approval Report

Payment Dates: 12/17/2025 - 1/13/2026

Vendor Name	Description (Item)	Amount
Vendor: 0000002970 - Voya International Trust Co.		
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	2,911.06
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	410.77
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	410.77
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	590.71
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	9.29
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	23.51
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	23.49
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	2,874.24
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	398.48
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	398.44
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	600.02
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	23.51
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	23.47
Vendor 0000002970 - Voya International Trust Co. Total:		8,697.76
Vendor: 0000002190 - WD DOOR		
WD DOOR	DOOR REPAIR-PD4 SERVICE C...	137.50
WD DOOR	SOUTH OVERHEAD DOOR REP...	276.50
WD DOOR	PD4- HOIST 1PH/3PH 120/240...	1,750.00
Vendor 0000002190 - WD DOOR Total:		2,164.00
Vendor: 0000002198 - WEBSPEC DESIGN		
WEBSPEC DESIGN	START REQUEST FOR ACCESSIB..	1,560.00
Vendor 0000002198 - WEBSPEC DESIGN Total:		1,560.00
Vendor: 0000004359 - WHITFIELD & EDDY LAW TRUST		
WHITFIELD & EDDY LAW TRUST 142ND STREET PAVING PROJE...		6,120.00
Vendor 0000004359 - WHITFIELD & EDDY LAW TRUST Total:		6,120.00
Vendor: 0000002200 - WHITFIELD & EDDY, PLC		
WHITFIELD & EDDY, PLC	GENERAL - SEPTEMBER 2025	10,504.50
WHITFIELD & EDDY, PLC	GENERAL - OCTOBER 2025	13,321.50
WHITFIELD & EDDY, PLC	GENERAL - NOVEMBER 2025	9,276.00
Vendor 0000002200 - WHITFIELD & EDDY, PLC Total:		33,102.00
Vendor: 0000002213 - WRIGHT OUTDOOR SOLUTIONS		
WRIGHT OUTDOOR SOLUTIO...	PLANT MAINTENANCE-LIBRARY	166.00
Vendor 0000002213 - WRIGHT OUTDOOR SOLUTIONS Total:		166.00
Vendor: VEN01047 - YMCA OF GREATER DES MOINES		
YMCA OF GREATER DES MOIN...	BBALL REGISTRATION DUES	1,000.00
Vendor VEN01047 - YMCA OF GREATER DES MOINES Total:		1,000.00
Vendor: VEN01063 - YVONNE & DAVID MAHIRWE		
YVONNE & DAVID MAHIRWE	UB ACH CORRECTION #10945...	156.56
Vendor VEN01063 - YVONNE & DAVID MAHIRWE Total:		156.56
Vendor: 0000002221 - ZIEGLER		
ZIEGLER	COOLANT	218.88
ZIEGLER	CONNECTION A:	161.37
ZIEGLER	GASKET-HOU:	15.03
Vendor 0000002221 - ZIEGLER Total:		395.28
Grand Total:		1,655,693.26

Report Summary

Fund Summary

Fund	Payment Amount
001 - GENERAL	649,677.08
002 - LIBRARY FUND	50,009.30
110 - ROAD USE TAX	57,106.65
112 - EMPLOYEE BENEFITS	103,151.13
160 - HOTEL/MOTEL/ECON DEV	7,123.67
167 - RESTRICTED GIFTS	219.90
301 - CAPITAL PROJECT FUND	90.60
309 - CP-PARKS	201,533.89
326 - ANNUAL HMA PROJECT	6,120.00
345 - ANNUAL WATER MAIN REPLACE	3,637.50
358 - ANN TRAIL IMPRV & PLAN	10,175.00
369 - SE 11TH & JAMES	2,527.16
371 - 11TH & GATEWAY SIGNAL	2,723.44
378 - FIRE STATION	204,881.93
387 - CITY HALL PROJECT	3,000.00
399 - EQUIP REVOLVING PROGRAM	8,180.00
600 - WATER	208,046.59
610 - SEWER	32,348.05
670 - LANDFILL/GARBAGE	77,081.53
740 - STORM WATER	10,865.26
750 - MULTIPLEX	17,194.58
Grand Total:	1,655,693.26

PAYROLL DATED 12/26/2025

169,270.66

PAYROLL DATED 1/09/2026

167,995.14



AGENDA ITEM:

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/COMMISSION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

Prepared by:

Return to:



Grimes, IA

Treasurers Report Summary

Date Range: 11/01/2025 - 11/30/2025

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
001 - GENERAL	8,694,899.95	811,408.38	949,199.56	0.00	0.00	8,557,108.77	8,557,108.77	0.00
002 - LIBRARY FUND	91,296.57	1,009.92	93,463.09	0.00	60.50	-1,217.10	-1,217.10	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	4,913,767.57	195,833.42	108,696.50	0.00	0.00	5,000,904.49	5,000,904.49	0.00
112 - EMPLOYEE BENEFITS	2,112,580.70	69,354.09	228,944.64	0.00	0.00	1,952,990.15	1,952,990.15	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	4,136,012.04	0.00	0.00	0.00	0.00	4,136,012.04	4,136,012.04	0.00
125 - TAX INCREMENT FINANCING	6,356,837.00	572,692.99	1,564,415.00	0.00	0.00	5,365,114.99	5,365,114.99	0.00
160 - HOTEL/MOTEL/ECON DEV	374,591.88	0.00	21,989.33	0.00	0.00	352,602.55	352,602.55	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	58,427.32	0.00	79.60	0.00	0.00	58,347.72	58,347.72	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	2,711,257.56	258,094.87	1,806,957.80	0.00	0.00	1,162,394.63	1,162,394.63	0.00
301 - CAPITAL PROJECT FUND	2,751.77	0.00	90.60	0.00	0.00	2,661.17	2,661.17	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	851,600.07	0.00	218,013.83	0.00	0.00	633,586.24	633,586.24	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	63,371.09	0.00	0.00	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

Treasurers Report

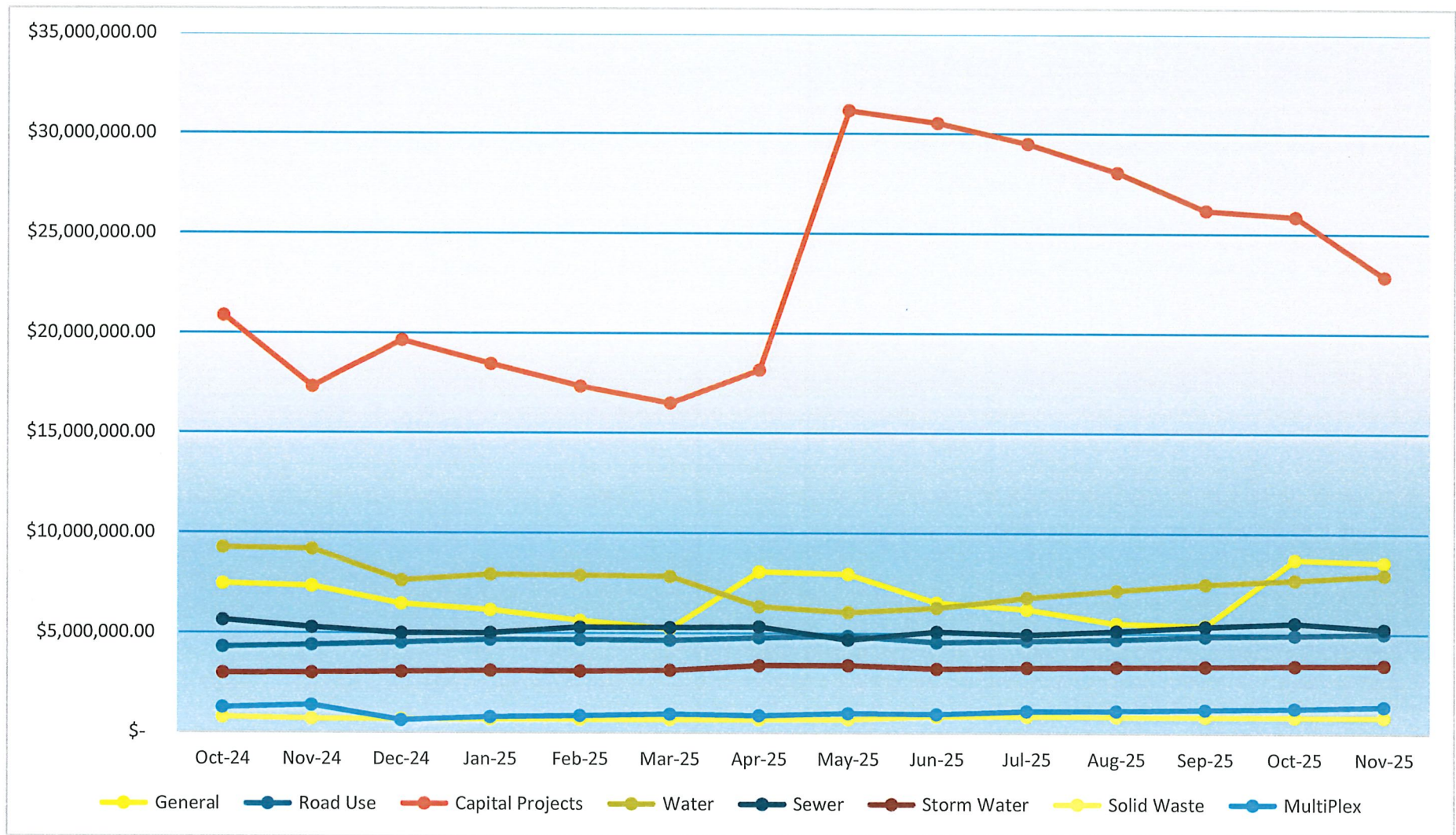
Date Range: 11/01/2025 - 11/30/2025

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	-19,389.01	0.00	0.00	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	-1,264,003.95	0.00	0.00	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	9,974.50	0.00	0.00	-528,815.82	-528,815.82	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	1,135,333.61	1,595.15	12,893.34	0.00	0.00	1,124,035.42	1,124,035.42	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	498,186.82	0.00	11,940.00	0.00	0.00	486,246.82	486,246.82	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	50.60	0.00	0.00	-37,622.65	-37,622.65	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

Treasurers Report

Date Range: 11/01/2025 - 11/30/2025

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	8,424,981.33	7,415.58	572,582.25	0.00	0.00	7,859,814.66	7,859,814.66	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	2,614,621.47	4,474.76	331,949.44	0.00	0.00	2,287,146.79	2,287,146.79	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	3,715,534.36	0.00	5,613.89	0.00	0.00	3,709,920.47	3,709,920.47	0.00
375 - NE DEST/NE BVRBROOKE IMP	-506,642.58	0.00	0.00	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	2,058,382.02	2,580.11	1,235,298.11	0.00	0.00	825,664.02	825,664.02	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	6,583.75	0.00	0.00	331,858.74	331,858.74	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	1,421,550.72	0.00	30,687.98	0.00	0.00	1,390,862.74	1,390,862.74	0.00
399 - EQUIP REVOLVING PROGRAM	3,087,509.59	10,023.75	590,329.95	0.00	0.00	2,507,203.39	2,507,203.39	0.00
600 - WATER	6,242,891.74	822,151.32	488,325.87	0.00	691.50	6,576,025.69	6,576,025.69	0.00
601 - WATER DEPOSITS	272,268.29	1,969.50	4,295.85	0.00	0.00	269,941.94	269,941.94	0.00
602 - WATER SINKING	971,569.25	0.00	67,952.32	0.00	0.00	903,616.93	903,616.93	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	4,686,936.96	384,883.24	315,096.09	0.00	0.00	4,756,724.11	4,756,724.11	0.00
611 - SEWER SINKING	839,303.03	0.00	372,030.00	0.00	0.00	467,273.03	467,273.03	0.00
670 - LANDFILL/GARBAGE	824,476.83	71,808.04	78,646.72	0.00	0.00	817,638.15	817,638.15	0.00
740 - STORM WATER	3,390,206.05	68,226.73	34,772.33	0.00	0.00	3,423,660.45	3,423,660.45	0.00
750 - MULTIPLEX	1,271,149.91	106,734.85	17,688.84	0.00	0.00	1,360,195.92	1,360,195.92	0.00
830 - OTHER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Report Total:	74,213,731.72	3,390,256.70	9,178,561.78	0.00	752.00	68,424,674.64	68,424,674.64	0.00





Grimes, IA

Detail Report Account Summary

Date Range: 11/01/2025 - 11/30/2025

Account	Name	Beginning Balance	Total Activity	Ending Balance
Fund: 001 - GENERAL				
001-0000-1109	CASH - GENERAL	6,143,058.85	-137,999.67	6,005,059.18
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	68,137.55	208.49	68,346.04
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:		8,694,899.95	-137,791.18	8,557,108.77
Fund: 002 - LIBRARY FUND				
002-0000-1109	CASH - LIBRARY	91,296.57	-92,513.67	-1,217.10
Total Fund: 002 - LIBRARY FUND:		91,296.57	-92,513.67	-1,217.10
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	4,913,767.57	87,136.92	5,000,904.49
Total Fund: 110 - ROAD USE TAX:		4,913,767.57	87,136.92	5,000,904.49
Fund: 112 - EMPLOYEE BENEFITS				
112-0000-1109	CASH - EMPLOYEE BENEFITS	2,092,558.80	-158,385.86	1,934,172.94
112-0000-1111	CASH - FLEX	20,021.90	-1,204.69	18,817.21
Total Fund: 112 - EMPLOYEE BENEFITS:		2,112,580.70	-159,590.55	1,952,990.15
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	4,136,012.04	0.00	4,136,012.04
Total Fund: 121 - LOCAL OPTION SALES RAX:		4,136,012.04	0.00	4,136,012.04
Fund: 125 - TAX INCREMENT FINANCING				
125-0000-1109	CASH - TIF	6,356,837.00	-991,722.01	5,365,114.99
Total Fund: 125 - TAX INCREMENT FINANCING:		6,356,837.00	-991,722.01	5,365,114.99
Fund: 160 - HOTEL/MOTEL/ECON DEV				

Detail Report

Date Range: 11/01/2025 - 11/30/2025

Account	Name	Beginning Balance	Total Activity	Ending Balance
160-0000-1109	CASH - HOTEL/MOTEL/ECON DEV	374,591.88	-21,989.33	352,602.55
Total Fund: 160 - HOTEL/MOTEL/ECON DEV:		374,591.88	-21,989.33	352,602.55
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	58,427.32	-79.60	58,347.72
167-0000-1111	CASH - PARKS RESTRICTED GIFTS	0.00	0.00	0.00
Total Fund: 167 - RESTRICTED GIFTS:		58,427.32	-79.60	58,347.72
Fund: 200 - DEBT SERVICE				
200-0000-1109	CASH - DEBT SERVICE	2,707,592.96	-1,548,874.14	1,158,718.82
200-0000-1150	CASH - IPAIT	3,664.60	11.21	3,675.81
Total Fund: 200 - DEBT SERVICE:		2,711,257.56	-1,548,862.93	1,162,394.63
Fund: 301 - CAPITAL PROJECT FUND				
301-0000-1109	CASH - CAPITAL PROJECTS	2,751.77	-90.60	2,661.17
Total Fund: 301 - CAPITAL PROJECT FUND:		2,751.77	-90.60	2,661.17
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	851,600.07	-218,013.83	633,586.24

Detail Report

Date Range: 11/01/2025 - 11/30/2025

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:		851,600.07	-218,013.83	633,586.24
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	63,371.09	0.00	63,371.09
Total Fund: 317 - CP-COMP PLAN:		63,371.09	0.00	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

Detail Report

Date Range: 11/01/2025 - 11/30/2025

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 326-0000-1150	CASH - ANNUAL HMA PROJECTS	3,562,010.85	0.00	3,562,010.85
	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	-19,389.01	0.00	-19,389.01
	Total Fund: 328 - WRA SANI SEWER PHASE 1:	-19,389.01	0.00	-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	-1,264,003.95	0.00	-1,264,003.95
	Total Fund: 331 - 19TH ST SEWER EXTENSION:	-1,264,003.95	0.00	-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

Detail Report

Date Range: 11/01/2025 - 11/30/2025

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	-9,974.50	-528,815.82
Total Fund: 340 - ANNUAL SIGNAL IMPROVEMENT:		-518,841.32	-9,974.50	-528,815.82
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 345-0000-1150 345-0000-1155	CASH - ANNUAL WATER MAIN REPLACE	612,089.21	-12,893.34	599,195.87
	CASH - IPAIT	523,244.40	1,595.15	524,839.55
	CASH - IPAIT HI-YIELD	0.00	0.00	0.00
Total Fund: 345 - ANNUAL WATER MAIN REPLACE:		1,135,333.61	-11,298.19	1,124,035.42
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

Detail Report

Date Range: 11/01/2025 - 11/30/2025

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 358-0000-1150 358-0000-1155	CASH - ANN TRAIL IMP & PLANNING	498,186.82	-11,940.00	486,246.82
	CASH - IPAIT	0.00	0.00	0.00
	CASH - IPAIT HI-YIELD	0.00	0.00	0.00
	Total Fund: 358 - ANN TRAIL IMPRV & PLAN:	498,186.82	-11,940.00	486,246.82
Fund: 359 - EMERGENCY WATER MAIN				

Detail Report

Date Range: 11/01/2025 - 11/30/2025

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	-50.60	-37,622.65
Total Fund: 363 - WRA SANI SEWER PHASE 3:		-37,572.05	-50.60	-37,622.65
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	3,012,317.10	-572,582.25	2,439,734.85
369-0000-1150	CASH - IPAIT	2,412,664.23	7,415.58	2,420,079.81
369-0000-1155	CASH - IPAIT HI-YIELD	3,000,000.00	0.00	3,000,000.00
Total Fund: 369 - SE 11TH & JAMES:		8,424,981.33	-565,166.67	7,859,814.66
Fund: 370 - 19TH & GATEWAY SIGNAL				
370-0000-1109	CASH - 19TH & GATEWAY SIGNAL	0.00	0.00	0.00

Detail Report

Date Range: 11/01/2025 - 11/30/2025

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	1,146,402.97	-331,949.44	814,453.53
371-0000-1150	CASH - IPAIT	1,468,218.50	4,474.76	1,472,693.26
371-0000-1155	CASH - IPAIT HI-YIELD	0.00	0.00	0.00
Total Fund: 371 - 11TH & GATEWAY SIGNAL:		2,614,621.47	-327,474.68	2,287,146.79
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	3,715,534.36	-5,613.89	3,709,920.47
Total Fund: 374 - WATER PRODUCTION PROJECTS:		3,715,534.36	-5,613.89	3,709,920.47
Fund: 375 - NE DEST/NE BVRBROOKE IMP				
375-0000-1109	CASH - NE DEST/NE BVRBROOKE IMP	-506,642.58	0.00	-506,642.58
Total Fund: 375 - NE DEST/NE BVRBROOKE IMP:		-506,642.58	0.00	-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	1,212,061.41	-1,235,298.11	-23,236.70
378-0000-1150	CASH - IPAIT	846,320.61	2,580.11	848,900.72
378-0000-1155	CASH - IPAIT HI-YIELD	0.00	0.00	0.00
Total Fund: 378 - FIRE STATION:		2,058,382.02	-1,232,718.00	825,664.02
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				

Detail Report

Date Range: 11/01/2025 - 11/30/2025

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	-6,583.75	331,858.74
Total Fund: 385 - SE 41ST & SE PARK EXTNSN:		338,442.49	-6,583.75	331,858.74
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	1,421,550.72	-30,687.98	1,390,862.74
Total Fund: 387 - CITY HALL PROJECT:		1,421,550.72	-30,687.98	1,390,862.74
Fund: 399 - EQUIP REVOLVING PROGRAM				
399-0000-1109	CASH - EQUIP REVOLVING PROG	3,087,509.59	-580,306.20	2,507,203.39
Total Fund: 399 - EQUIP REVOLVING PROGRAM:		3,087,509.59	-580,306.20	2,507,203.39
Fund: 600 - WATER				
600-0000-1109	CASH - WATER	4,017,778.79	331,767.37	4,349,546.16
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	1,107,790.89	1,366.58	1,109,157.47
600-0000-1178	CHARTER SEW TAP CD	0.00	0.00	0.00
Total Fund: 600 - WATER:		6,242,891.74	333,133.95	6,576,025.69
Fund: 601 - WATER DEPOSITS				
601-0000-1109	CASH - WATER DEPOSITS	269,641.12	-2,326.35	267,314.77
601-0000-1170	WATER DEPOSIT CD 25712	2,627.17	0.00	2,627.17
Total Fund: 601 - WATER DEPOSITS:		272,268.29	-2,326.35	269,941.94
Fund: 602 - WATER SINKING				
602-0000-1109	CASH - WATER SINKING	971,569.25	-67,952.32	903,616.93
Total Fund: 602 - WATER SINKING:		971,569.25	-67,952.32	903,616.93
Fund: 603 - WATER REC BOND				
603-0000-1109	CASH - WATER REC BOND	183,629.96	0.00	183,629.96

Detail Report

Date Range: 11/01/2025 - 11/30/2025

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	2,053,047.94	67,371.82	2,120,419.76
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	1,133,884.02	2,415.33	1,136,299.35
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:		4,686,936.96	69,787.15	4,756,724.11
Fund: 611 - SEWER SINKING				
611-0000-1109	CASH - SEWER SINKING	839,303.03	-372,030.00	467,273.03
Total Fund: 611 - SEWER SINKING:		839,303.03	-372,030.00	467,273.03
Fund: 670 - LANDFILL/GARBAGE				
670-0000-1109	CASH - SOLID WASTE	824,476.83	-6,838.68	817,638.15
Total Fund: 670 - LANDFILL/GARBAGE:		824,476.83	-6,838.68	817,638.15
Fund: 740 - STORM WATER				
740-0000-1109	CASH - STORM WATER	3,338,271.67	33,454.40	3,371,726.07
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:		3,390,206.05	33,454.40	3,423,660.45
Fund: 750 - MULTIPLEX				
750-0000-1109	CASH - GRIMESPLEX	1,271,149.91	89,046.01	1,360,195.92
750-0000-1131	RESERVES- MULTIPLEX CAPITAL IMPROV	0.00	0.00	0.00
Total Fund: 750 - MULTIPLEX:		1,271,149.91	89,046.01	1,360,195.92
Grand Totals:		74,213,731.72	-5,789,057.08	68,424,674.64

Fund Summary

Fund	Beginning Balance	Total Activity	Ending Balance
001 - GENERAL	8,694,899.95	-137,791.18	8,557,108.77
002 - LIBRARY FUND	91,296.57	-92,513.67	-1,217.10
005 - FIRE /RESCUE	0.00	0.00	0.00
110 - ROAD USE TAX	4,913,767.57	87,136.92	5,000,904.49
112 - EMPLOYEE BENEFITS	2,112,580.70	-159,590.55	1,952,990.15
119 - EMERGENCY FUND	0.00	0.00	0.00
121 - LOCAL OPTION SALES RAX	4,136,012.04	0.00	4,136,012.04
125 - TAX INCREMENT FINANCING	6,356,837.00	-991,722.01	5,365,114.99
160 - HOTEL/MOTEL/ECON DEV	374,591.88	-21,989.33	352,602.55
161 - ECO DEVELOPMENT REVOLVING	234,549.50	0.00	234,549.50
167 - RESTRICTED GIFTS	58,427.32	-79.60	58,347.72
200 - DEBT SERVICE	2,711,257.56	-1,548,862.93	1,162,394.63
301 - CAPITAL PROJECT FUND	2,751.77	-90.60	2,661.17
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	851,600.07	-218,013.83	633,586.24
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	63,371.09	0.00	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	-19,389.01	0.00	-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	-1,264,003.95	0.00	-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	-9,974.50	-528,815.82
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	1,135,333.61	-11,298.19	1,124,035.42
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	498,186.82	-11,940.00	486,246.82
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	-50.60	-37,622.65
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	8,424,981.33	-565,166.67	7,859,814.66
370 - 19TH & GATEWAY SIGNAL	0.00	0.00	0.00
371 - 11TH & GATEWAY SIGNAL	2,614,621.47	-327,474.68	2,287,146.79
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	3,715,534.36	-5,613.89	3,709,920.47
375 - NE DEST/NE BVRBROOKE IMP	-506,642.58	0.00	-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	2,058,382.02	-1,232,718.00	825,664.02
379 - 100TH ST WIDENING	139,409.49	0.00	139,409.49
380 - HWY 141 CORR/INTERSECTION STU	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	-6,583.75	331,858.74
386 - THORPE AREA EXPANSION	-50,520.74	0.00	-50,520.74
387 - CITY HALL PROJECT	1,421,550.72	-30,687.98	1,390,862.74
399 - EQUIP REVOLVING PROGRAM	3,087,509.59	-580,306.20	2,507,203.39
600 - WATER	6,242,891.74	333,133.95	6,576,025.69
601 - WATER DEPOSITS	272,268.29	-2,326.35	269,941.94
602 - WATER SINKING	971,569.25	-67,952.32	903,616.93
603 - WATER REC BOND	183,629.96	0.00	183,629.96
610 - SEWER	4,686,936.96	69,787.15	4,756,724.11
611 - SEWER SINKING	839,303.03	-372,030.00	467,273.03
670 - LANDFILL/GARBAGE	824,476.83	-6,838.68	817,638.15
740 - STORM WATER	3,390,206.05	33,454.40	3,423,660.45
750 - MULTIPLEX	1,271,149.91	89,046.01	1,360,195.92
Grand Total:	74,213,731.72	-5,789,057.08	68,424,674.64



Budget Report Group Summary

For Fiscal: 2025-2026 Period Ending: 11/30/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 001 - GENERAL						
Function: 110 - Public Safety						
1100 - Police	1,596,941.00	1,596,941.00	130,215.58	646,076.24	950,864.76	40.46%
Function: 110 - Public Safety Total:	1,596,941.00	1,596,941.00	130,215.58	646,076.24	950,864.76	40.46%
Function: 130 - Public Safety						
1300 - Emergency Management	17,000.00	17,000.00	0.00	0.00	17,000.00	0.00%
Function: 130 - Public Safety Total:	17,000.00	17,000.00	0.00	0.00	17,000.00	0.00%
Function: 150 - Public Safety						
1500 - Fire	1,065,796.00	1,065,796.00	119,365.71	360,864.74	704,931.26	33.86%
Function: 150 - Public Safety Total:	1,065,796.00	1,065,796.00	119,365.71	360,864.74	704,931.26	33.86%
Function: 160 - Public Safety						
1600 - Ambulance	1,570,947.00	1,570,947.00	250,316.14	748,907.86	822,039.14	47.67%
Function: 160 - Public Safety Total:	1,570,947.00	1,570,947.00	250,316.14	748,907.86	822,039.14	47.67%
Function: 170 - Public Safety						
1700 - Building Services	1,569,047.00	1,569,047.00	99,826.07	552,196.18	1,016,850.82	35.19%
Function: 170 - Public Safety Total:	1,569,047.00	1,569,047.00	99,826.07	552,196.18	1,016,850.82	35.19%
Function: 190 - Public Safety						
1900 - Animal control	250.00	250.00	151.95	151.95	98.05	60.78%
Function: 190 - Public Safety Total:	250.00	250.00	151.95	151.95	98.05	60.78%
Function: 210 - Public Works						
2100 - Streets	1,019,660.00	1,019,660.00	73,328.24	463,065.67	556,594.33	45.41%
Function: 210 - Public Works Total:	1,019,660.00	1,019,660.00	73,328.24	463,065.67	556,594.33	45.41%
Function: 250 - Public Works						
2500 - Snow	5,000.00	5,000.00	121.80	91.82	4,908.18	1.84%
Function: 250 - Public Works Total:	5,000.00	5,000.00	121.80	91.82	4,908.18	1.84%
Function: 350 - Health & Social Services						
3500 - Water, Air, Mosquito	1,500.00	1,500.00	0.00	244.00	1,256.00	16.27%
Function: 350 - Health & Social Services Total:	1,500.00	1,500.00	0.00	244.00	1,256.00	16.27%
Function: 430 - Culture & Recreation						
4300 - Parks	606,797.00	611,047.00	40,217.37	236,105.44	374,941.56	38.64%
Function: 430 - Culture & Recreation Total:	606,797.00	611,047.00	40,217.37	236,105.44	374,941.56	38.64%
Function: 431 - Culture & Recreation						
4310 - North Sports Complex	45,000.00	45,000.00	1,942.36	10,060.55	34,939.45	22.36%
Function: 431 - Culture & Recreation Total:	45,000.00	45,000.00	1,942.36	10,060.55	34,939.45	22.36%
Function: 432 - Culture & Recreation						
4320 - South Sports Complex	45,000.00	45,000.00	408.99	12,921.12	32,078.88	28.71%
Function: 432 - Culture & Recreation Total:	45,000.00	45,000.00	408.99	12,921.12	32,078.88	28.71%
Function: 440 - Culture & Recreation						
4400 - Recreation	335,536.00	335,536.00	29,219.11	188,076.93	147,459.07	56.05%
Function: 440 - Culture & Recreation Total:	335,536.00	335,536.00	29,219.11	188,076.93	147,459.07	56.05%
Function: 441 - Culture & Recreation						
4410 - Rec-Youth Programs	48,000.00	53,000.00	384.08	27,758.94	25,241.06	52.38%
Function: 441 - Culture & Recreation Total:	48,000.00	53,000.00	384.08	27,758.94	25,241.06	52.38%
Function: 442 - Culture & Recreation						
4420 - Rec-Youth Sports	0.00	0.00	1,026.31	1,909.70	-1,909.70	0.00%
Function: 442 - Culture & Recreation Total:	0.00	0.00	1,026.31	1,909.70	-1,909.70	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 11/30/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Function: 443 - Culture & Recreation						
4430 - Rec-Adult Programs	6,600.00	6,600.00	262.74	923.39	5,676.61	13.99%
Function: 443 - Culture & Recreation Total:	6,600.00	6,600.00	262.74	923.39	5,676.61	13.99%
Function: 450 - Culture & Recreation						
4500 - Cemetery	121,000.00	121,000.00	8,576.75	60,374.04	60,625.96	49.90%
Function: 450 - Culture & Recreation Total:	121,000.00	121,000.00	8,576.75	60,374.04	60,625.96	49.90%
Function: 460 - Culture & Recreation						
4600 - GCC-Community center	168,170.00	168,170.00	10,745.31	67,001.24	101,168.76	39.84%
Function: 460 - Culture & Recreation Total:	168,170.00	168,170.00	10,745.31	67,001.24	101,168.76	39.84%
Function: 470 - Culture & Recreation						
4700 - Multi Plex	298,363.00	298,363.00	16,843.21	148,128.12	150,234.88	49.65%
Function: 470 - Culture & Recreation Total:	298,363.00	298,363.00	16,843.21	148,128.12	150,234.88	49.65%
Function: 499 - Other Culture & Recreation						
4900 - Splashpad	46,800.00	46,800.00	4,816.17	23,086.18	23,713.82	49.33%
Function: 499 - Other Culture & Recreation Total:	46,800.00	46,800.00	4,816.17	23,086.18	23,713.82	49.33%
Function: 520 - Community & Economic Development						
5200 - Economic Development	485,240.00	485,240.00	49,619.06	120,969.49	364,270.51	24.93%
Function: 520 - Community & Economic Development Total:	485,240.00	485,240.00	49,619.06	120,969.49	364,270.51	24.93%
Function: 610 - General Government						
6100 - Mayor,Council, Manager	282,965.00	309,765.00	16,878.47	100,672.56	209,092.44	32.50%
Function: 610 - General Government Total:	282,965.00	309,765.00	16,878.47	100,672.56	209,092.44	32.50%
Function: 620 - General Government						
6200 - Clerk,Finance, Admin, HR	625,398.00	625,398.00	46,462.75	258,095.97	367,302.03	41.27%
Function: 620 - General Government Total:	625,398.00	625,398.00	46,462.75	258,095.97	367,302.03	41.27%
Function: 630 - General Government						
6300 - Elections	31,300.00	31,300.00	0.00	18,000.00	13,300.00	57.51%
Function: 630 - General Government Total:	31,300.00	31,300.00	0.00	18,000.00	13,300.00	57.51%
Function: 640 - General Government						
6400 - Legal Services/Attorney	260,800.00	260,800.00	660.72	61,475.16	199,324.84	23.57%
Function: 640 - General Government Total:	260,800.00	260,800.00	660.72	61,475.16	199,324.84	23.57%
Function: 650 - General Government						
6500 - City Hall/General	311,465.00	311,465.00	30,691.38	68,534.38	242,930.62	22.00%
Function: 650 - General Government Total:	311,465.00	311,465.00	30,691.38	68,534.38	242,930.62	22.00%
Function: 660 - General Government						
6600 - Tort Liability Insurance	131,250.00	131,250.00	0.00	0.00	131,250.00	0.00%
Function: 660 - General Government Total:	131,250.00	131,250.00	0.00	0.00	131,250.00	0.00%
Function: 670 - General Government						
6700 - IT	397,484.00	397,484.00	17,045.40	147,916.62	249,567.38	37.21%
Function: 670 - General Government Total:	397,484.00	397,484.00	17,045.40	147,916.62	249,567.38	37.21%
Function: 699 - General Government						
6990 - Other General Government	189,000.00	220,094.00	73.89	15,159.85	204,934.15	6.89%
Function: 699 - General Government Total:	189,000.00	220,094.00	73.89	15,159.85	204,934.15	6.89%
Function: 910 - Transfers & Non-Program Revenues						
9100 - Transfers In/Out	3,068,847.00	3,068,847.00	0.00	0.00	3,068,847.00	0.00%
Function: 910 - Transfers & Non-Program Revenues 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	949,199.56	4,338,768.14	10,079,531.86	30.09%
Fund: 002 - LIBRARY FUND						
Function: 410 - Culture & Recreation						
4100 - Library	1,073,574.00	1,073,574.00	93,463.09	446,459.55	627,114.45	41.59%
Function: 410 - Culture & Recreation Total:	1,073,574.00	1,073,574.00	93,463.09	446,459.55	627,114.45	41.59%
Fund: 002 - LIBRARY FUND Total:	1,073,574.00	1,073,574.00	93,463.09	446,459.55	627,114.45	41.59%

Budget Report

For Fiscal: 2025-2026 Period Ending: 11/30/2025

Department...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 110 - ROAD USE TAX						
Function: 210 - Public Works						
2100 - Streets	1,348,141.00	1,348,141.00	77,634.69	373,177.46	974,963.54	27.68%
Function: 210 - Public Works Total:	1,348,141.00	1,348,141.00	77,634.69	373,177.46	974,963.54	27.68%
Function: 230 - Public Works						
2300 - Street lighting	233,000.00	233,000.00	16,971.47	77,374.90	155,625.10	33.21%
Function: 230 - Public Works Total:	233,000.00	233,000.00	16,971.47	77,374.90	155,625.10	33.21%
Function: 240 - Public Works						
2400 - Traffic Control/Safety	35,000.00	35,000.00	11,228.50	36,096.71	-1,096.71	103.13%
Function: 240 - Public Works Total:	35,000.00	35,000.00	11,228.50	36,096.71	-1,096.71	103.13%
Function: 250 - Public Works						
2500 - Snow	342,600.00	342,600.00	2,861.84	24,361.32	318,238.68	7.11%
Function: 250 - Public Works Total:	342,600.00	342,600.00	2,861.84	24,361.32	318,238.68	7.11%
Function: 910 - Transfers & Non-Program Revenues						
9100 - Transfers In/Out	1,538,933.00	1,538,933.00	0.00	0.00	1,538,933.00	0.00%
Function: 910 - Transfers & Non-Program Revenues 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	108,696.50	511,010.39	2,986,663.61	14.61%
Fund: 112 - EMPLOYEE BENEFITS						
Function: 150 - Public Safety						
1500 - Fire	181,776.00	181,776.00	21,762.00	65,286.00	116,490.00	35.92%
Function: 150 - Public Safety Total:	181,776.00	181,776.00	21,762.00	65,286.00	116,490.00	35.92%
Function: 160 - Public Safety						
1600 - Ambulance	471,671.00	471,671.00	77,783.84	233,351.52	238,319.48	49.47%
Function: 160 - Public Safety Total:	471,671.00	471,671.00	77,783.84	233,351.52	238,319.48	49.47%
Function: 170 - Public Safety						
1700 - Building Services	428,798.00	428,798.00	29,285.58	164,533.69	264,264.31	38.37%
Function: 170 - Public Safety Total:	428,798.00	428,798.00	29,285.58	164,533.69	264,264.31	38.37%
Function: 210 - Public Works						
2100 - Streets	512,632.00	532,632.00	39,451.15	197,462.21	335,169.79	37.07%
Function: 210 - Public Works Total:	512,632.00	532,632.00	39,451.15	197,462.21	335,169.79	37.07%
Function: 250 - Public Works						
2500 - Snow	18,900.00	18,900.00	0.00	41.15	18,858.85	0.22%
Function: 250 - Public Works Total:	18,900.00	18,900.00	0.00	41.15	18,858.85	0.22%
Function: 410 - Culture & Recreation						
4100 - Library	198,950.00	198,950.00	15,374.16	88,474.05	110,475.95	44.47%
Function: 410 - Culture & Recreation Total:	198,950.00	198,950.00	15,374.16	88,474.05	110,475.95	44.47%
Function: 430 - Culture & Recreation						
4300 - Parks	134,089.00	134,089.00	6,777.50	37,871.70	96,217.30	28.24%
Function: 430 - Culture & Recreation Total:	134,089.00	134,089.00	6,777.50	37,871.70	96,217.30	28.24%
Function: 440 - Culture & Recreation						
4400 - Recreation	72,398.00	72,398.00	6,034.58	34,629.81	37,768.19	47.83%
Function: 440 - Culture & Recreation Total:	72,398.00	72,398.00	6,034.58	34,629.81	37,768.19	47.83%
Function: 450 - Culture & Recreation						
4500 - Cemetery	1,026.00	1,026.00	0.00	0.00	1,026.00	0.00%
Function: 450 - Culture & Recreation Total:	1,026.00	1,026.00	0.00	0.00	1,026.00	0.00%
Function: 460 - Culture & Recreation						
4600 - GCC-Community center	0.00	0.00	143.63	1,053.26	-1,053.26	0.00%
Function: 460 - Culture & Recreation Total:	0.00	0.00	143.63	1,053.26	-1,053.26	0.00%
Function: 470 - Culture & Recreation						
4700 - Multi Plex	108,507.00	108,507.00	5,159.67	33,473.90	75,033.10	30.85%
Function: 470 - Culture & Recreation Total:	108,507.00	108,507.00	5,159.67	33,473.90	75,033.10	30.85%
Function: 499 - Other Culture & Recreation						
4900 - Splashpad	3,760.00	3,760.00	0.00	0.00	3,760.00	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 11/30/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Function: 499 - Other Culture & Recreation Total:	3,760.00	3,760.00	0.00	0.00	3,760.00	0.00%
Function: 520 - Community & Economic Development						
5200 - Economic Development	48,824.00	48,824.00	2,138.06	12,387.59	36,436.41	25.37%
Function: 520 - Community & Economic Development Total:	48,824.00	48,824.00	2,138.06	12,387.59	36,436.41	25.37%
Function: 610 - General Government						
6100 - Mayor,Council, Manager	63,201.00	67,201.00	4,143.19	22,804.42	44,396.58	33.93%
Function: 610 - General Government Total:	63,201.00	67,201.00	4,143.19	22,804.42	44,396.58	33.93%
Function: 620 - General Government						
6200 - Clerk,Finance, Admin, HR	206,733.00	206,733.00	16,116.56	83,782.88	122,950.12	40.53%
Function: 620 - General Government Total:	206,733.00	206,733.00	16,116.56	83,782.88	122,950.12	40.53%
Function: 650 - General Government						
6500 - City Hall/General	5,000.00	5,000.00	36.90	1,084.50	3,915.50	21.69%
Function: 650 - General Government Total:	5,000.00	5,000.00	36.90	1,084.50	3,915.50	21.69%
Function: 670 - General Government						
6700 - IT	60,400.00	60,400.00	4,737.82	25,233.76	35,166.24	41.78%
Function: 670 - General Government Total:	60,400.00	60,400.00	4,737.82	25,233.76	35,166.24	41.78%
Fund: 112 - EMPLOYEE BENEFITS Total:	2,516,665.00	2,540,665.00	228,944.64	1,001,470.44	1,539,194.56	39.42%
Fund: 121 - LOCAL OPTION SALES RAX						
Function: 910 - Transfers & Non-Program Revenues						
9100 - Transfers In/Out	2,579,035.00	2,579,035.00	0.00	0.00	2,579,035.00	0.00%
Function: 910 - Transfers & Non-Program Revenues 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						
Function: 520 - Community & Economic Development						
5200 - Economic Development	3,093,402.00	3,093,402.00	1,564,415.00	1,564,415.00	1,528,987.00	50.57%
Function: 520 - Community & Economic Development Total:	3,093,402.00	3,093,402.00	1,564,415.00	1,564,415.00	1,528,987.00	50.57%
Function: 910 - Transfers & Non-Program Revenues						
9100 - Transfers In/Out	5,753,533.00	5,753,533.00	0.00	0.00	5,753,533.00	0.00%
Function: 910 - Transfers & Non-Program Revenues 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	1,564,415.00	1,564,415.00	7,282,520.00	17.68%
Fund: 160 - HOTEL/MOTEL/ECON DEV						
Function: 520 - Community & Economic Development						
5200 - Economic Development	52,000.00	52,000.00	21,989.33	30,831.91	21,168.09	59.29%
Function: 520 - Community & Economic Development Total:	52,000.00	52,000.00	21,989.33	30,831.91	21,168.09	59.29%
Fund: 160 - HOTEL/MOTEL/ECON DEV Total:	52,000.00	52,000.00	21,989.33	30,831.91	21,168.09	59.29%
Fund: 167 - RESTRICTED GIFTS						
Function: 410 - Culture & Recreation						
4100 - Library	27,228.00	27,228.00	79.60	400.38	26,827.62	1.47%
Function: 410 - Culture & Recreation Total:	27,228.00	27,228.00	79.60	400.38	26,827.62	1.47%
Fund: 167 - RESTRICTED GIFTS Total:	27,228.00	27,228.00	79.60	400.38	26,827.62	1.47%
Fund: 200 - DEBT SERVICE						
Function: 210 - Public Works						
2100 - Streets	282,145.00	282,145.00	20,772.50	21,372.50	260,772.50	7.58%
Function: 210 - Public Works Total:	282,145.00	282,145.00	20,772.50	21,372.50	260,772.50	7.58%
Function: 710 - Debt Service						
2110 - 2007 Bond	279,482.00	279,482.00	16,990.63	16,990.63	262,491.37	6.08%
2120 - 2009 Bond	1,286,726.00	1,303,726.00	279,062.82	279,062.82	1,024,663.18	21.41%
2130 - 2012 Bond	359,460.00	359,460.00	21,930.00	22,530.00	336,930.00	6.27%
2150 - 2017A Bond	990,632.00	990,632.00	120,015.63	120,015.63	870,616.37	12.12%
2160 - 2017 Refinancing Bond	574,050.00	574,050.00	76,775.00	76,775.00	497,275.00	13.37%
2180 - 2020 Go Bond	592,200.00	592,200.00	53,300.00	53,900.00	538,300.00	9.10%
2190 - 2021A Go Bond	732,950.00	732,950.00	103,675.00	104,275.00	628,675.00	14.23%
2210 - 2021B Go Lost Bond	256,500.00	256,500.00	45,450.00	46,050.00	210,450.00	17.95%

Budget Report

For Fiscal: 2025-2026 Period Ending: 11/30/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
2220 - 2022A Bond	663,000.00	663,000.00	126,200.00	126,800.00	536,200.00	19.13%
2230 - 2022B Bond	795,600.00	795,600.00	182,500.00	182,500.00	613,100.00	22.94%
2240 - 2023B Go Bond	1,223,950.00	1,223,950.00	331,675.00	331,675.00	892,275.00	27.10%
2250 - 2024A Go Bond	1,422,213.00	1,422,213.00	345,806.25	345,806.25	1,076,406.75	24.31%
2260 - 2025B Go Losst Bonds	277,671.00	281,211.00	82,804.97	82,804.97	198,406.03	29.45%
Function: 710 - Debt Service Total:	9,454,434.00	9,474,974.00	1,786,185.30	1,789,185.30	7,685,788.70	18.88%
Fund: 200 - DEBT SERVICE Total:	9,736,579.00	9,757,119.00	1,806,957.80	1,810,557.80	7,946,561.20	18.56%
Fund: 301 - CAPITAL PROJECT FUND						
Function: 520 - Community & Economic Development						
5200 - Economic Development	0.00	0.00	90.60	4,515.35	-4,515.35	0.00%
Function: 520 - Community & Economic Development Total:	0.00	0.00	90.60	4,515.35	-4,515.35	0.00%
Fund: 301 - CAPITAL PROJECT FUND Total:	0.00	0.00	90.60	4,515.35	-4,515.35	0.00%
Fund: 307 - CP-STORM WATER						
Function: 865 - Storm Water						
8650 - Storm Water	2,284,000.00	2,284,000.00	0.00	73,990.90	2,210,009.10	3.24%
Function: 865 - 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						
Function: 420 - Culture & Recreation						
4200 - Museum,Band,Theater	0.00	0.00	0.00	89,223.42	-89,223.42	0.00%
Function: 420 - Culture & Recreation Total:	0.00	0.00	0.00	89,223.42	-89,223.42	0.00%
Function: 430 - Culture & Recreation						
4300 - Parks	755,000.00	755,000.00	218,013.83	673,496.07	81,503.93	89.20%
Function: 430 - Culture & Recreation Total:	755,000.00	755,000.00	218,013.83	673,496.07	81,503.93	89.20%
Function: 910 - Transfers & Non-Program Revenues						
9100 - Transfers In/Out	42,000.00	42,000.00	0.00	0.00	42,000.00	0.00%
Function: 910 - Transfers & Non-Program Revenues 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	218,013.83	762,719.49	34,280.51	95.70%
Fund: 313 - GRIMES COMMUNITY COMPLEX IMP						
Function: 460 - Culture & Recreation						
4600 - GCC-Community center	150,000.00	150,000.00	0.00	0.00	150,000.00	0.00%
Function: 460 - Culture & Recreation 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%
Fund: 317 - CP-COMP PLAN						
Function: 650 - General Government						
6500 - City Hall/General	0.00	0.00	0.00	45,297.65	-45,297.65	0.00%
Function: 650 - General Government Total:	0.00	0.00	0.00	45,297.65	-45,297.65	0.00%
Fund: 317 - CP-COMP PLAN Total:	0.00	0.00	0.00	45,297.65	-45,297.65	0.00%
Fund: 326 - ANNUAL HMA PROJECT						
Function: 210 - Public Works						
2100 - Streets	3,000,000.00	3,000,000.00	0.00	0.00	3,000,000.00	0.00%
Function: 210 - Public Works 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						
Function: 815 - Sewer & Sewage Disposal						
8150 - Sewer/Sewage Disposal	0.00	0.00	0.00	1,800.00	-1,800.00	0.00%
Function: 815 - Sewer & Sewage Disposal Total:	0.00	0.00	0.00	1,800.00	-1,800.00	0.00%
Fund: 328 - WRA SANI SEWER PHASE 1 Total:	0.00	0.00	0.00	1,800.00	-1,800.00	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 11/30/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 331 - 19TH ST SEWER EXTENSION						
Function: 815 - Sewer & Sewage Disposal						
8150 - Sewer/Sewage Disposal	0.00	0.00	0.00	9,324.50	-9,324.50	0.00%
Function: 815 - Sewer & Sewage Disposal Total:	0.00	0.00	0.00	9,324.50	-9,324.50	0.00%
Fund: 331 - 19TH ST SEWER EXTENSION Total:	0.00	0.00	0.00	9,324.50	-9,324.50	0.00%
Fund: 335 - ANN SANI SEWER I&I REHAB						
Function: 815 - Sewer & Sewage Disposal						
8150 - Sewer/Sewage Disposal	438,500.00	438,500.00	0.00	0.00	438,500.00	0.00%
Function: 815 - Sewer & Sewage Disposal Total:	438,500.00	438,500.00	0.00	0.00	438,500.00	0.00%
Function: 910 - Transfers & Non-Program Revenues						
9100 - Transfers In/Out	7,500.00	7,500.00	0.00	0.00	7,500.00	0.00%
Function: 910 - Transfers & Non-Program Revenues 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						
Function: 230 - Public Works						
2300 - Street lighting	600,000.00	600,000.00	9,974.50	35,216.00	564,784.00	5.87%
Function: 230 - Public Works Total:	600,000.00	600,000.00	9,974.50	35,216.00	564,784.00	5.87%
Fund: 340 - ANNUAL SIGNAL IMPROVEMENT Total:	600,000.00	600,000.00	9,974.50	35,216.00	564,784.00	5.87%
Fund: 341 - HWY 44 STUDY						
Function: 210 - Public Works						
2100 - Streets	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00%
Function: 210 - Public Works 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						
Function: 810 - Water						
8100 - Debt-water Special Assessments	1,000,000.00	1,000,000.00	12,893.34	34,151.40	965,848.60	3.42%
Function: 810 - Water Total:	1,000,000.00	1,000,000.00	12,893.34	34,151.40	965,848.60	3.42%
Function: 910 - Transfers & Non-Program Revenues						
9100 - Transfers In/Out	25,500.00	25,500.00	0.00	0.00	25,500.00	0.00%
Function: 910 - Transfers & Non-Program Revenues 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	12,893.34	34,151.40	991,348.60	3.33%
Fund: 355 - TRAFFIC CALMING						
Function: 240 - Public Works						
2400 - Traffic Control/Safety	200,000.00	200,000.00	0.00	0.00	200,000.00	0.00%
Function: 240 - Public Works 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						
Function: 210 - Public Works						
2100 - Streets	75,000.00	75,000.00	0.00	0.00	75,000.00	0.00%
Function: 210 - Public Works 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						
Function: 430 - Culture & Recreation						
4300 - Parks	300,000.00	300,000.00	11,940.00	13,376.00	286,624.00	4.46%
Function: 430 - Culture & Recreation Total:	300,000.00	300,000.00	11,940.00	13,376.00	286,624.00	4.46%
Fund: 358 - ANN TRAIL IMPRV & PLAN Total:	300,000.00	300,000.00	11,940.00	13,376.00	286,624.00	4.46%
Fund: 363 - WRA SANI SEWER PHASE 3						
Function: 815 - Sewer & Sewage Disposal						
8150 - Sewer/Sewage Disposal	0.00	0.00	50.60	4,265.15	-4,265.15	0.00%
Function: 815 - Sewer & Sewage Disposal Total:	0.00	0.00	50.60	4,265.15	-4,265.15	0.00%
Fund: 363 - WRA SANI SEWER PHASE 3 Total:	0.00	0.00	50.60	4,265.15	-4,265.15	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 11/30/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 369 - SE 11TH & JAMES						
Function: 210 - Public Works						
2100 - Streets	9,990,000.00	9,990,000.00	572,582.25	1,532,118.92	8,457,881.08	15.34%
Function: 210 - Public Works Total:	9,990,000.00	9,990,000.00	572,582.25	1,532,118.92	8,457,881.08	15.34%
Fund: 369 - SE 11TH & JAMES Total:	9,990,000.00	9,990,000.00	572,582.25	1,532,118.92	8,457,881.08	15.34%
Fund: 371 - 11TH & GATEWAY SIGNAL						
Function: 210 - Public Works						
2100 - Streets	2,350,000.00	2,350,000.00	331,949.44	826,813.17	1,523,186.83	35.18%
Function: 210 - Public Works Total:	2,350,000.00	2,350,000.00	331,949.44	826,813.17	1,523,186.83	35.18%
Function: 910 - Transfers & Non-Program Revenues						
9100 - Transfers In/Out	42,000.00	42,000.00	0.00	0.00	42,000.00	0.00%
Function: 910 - Transfers & Non-Program Revenues 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	331,949.44	826,813.17	1,565,186.83	34.57%
Fund: 374 - WATER PRODUCTION PROJECTS						
Function: 810 - Water						
8100 - Debt-water Special Assessments	0.00	0.00	5,613.89	91,955.66	-91,955.66	0.00%
Function: 810 - Water Total:	0.00	0.00	5,613.89	91,955.66	-91,955.66	0.00%
Fund: 374 - WATER PRODUCTION PROJECTS Total:	0.00	0.00	5,613.89	91,955.66	-91,955.66	0.00%
Fund: 375 - NE DEST/NE BVRBROOKE IMP						
Function: 210 - Public Works						
2100 - Streets	5,130,000.00	5,130,000.00	0.00	22,150.75	5,107,849.25	0.43%
Function: 210 - Public Works Total:	5,130,000.00	5,130,000.00	0.00	22,150.75	5,107,849.25	0.43%
Function: 910 - Transfers & Non-Program Revenues						
9100 - Transfers In/Out	120,000.00	120,000.00	0.00	0.00	120,000.00	0.00%
Function: 910 - Transfers & Non-Program Revenues 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	0.00	22,150.75	5,227,849.25	0.42%
Fund: 378 - FIRE STATION						
Function: 150 - Public Safety						
1500 - Fire	4,500,000.00	4,500,000.00	1,235,298.11	3,480,568.24	1,019,431.76	77.35%
Function: 150 - Public Safety Total:	4,500,000.00	4,500,000.00	1,235,298.11	3,480,568.24	1,019,431.76	77.35%
Fund: 378 - FIRE STATION Total:	4,500,000.00	4,500,000.00	1,235,298.11	3,480,568.24	1,019,431.76	77.35%
Fund: 379 - 100TH ST WIDENING						
Function: 210 - Public Works						
2100 - Streets	0.00	0.00	0.00	10,554.27	-10,554.27	0.00%
Function: 210 - Public Works 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						
Function: 210 - Public Works						
2100 - Streets	2,658,000.00	2,658,000.00	6,583.75	11,268.75	2,646,731.25	0.42%
Function: 210 - Public Works Total:	2,658,000.00	2,658,000.00	6,583.75	11,268.75	2,646,731.25	0.42%
Fund: 385 - SE 41ST & SE PARK EXTNSN Total:	2,658,000.00	2,658,000.00	6,583.75	11,268.75	2,646,731.25	0.42%
Fund: 387 - CITY HALL PROJECT						
Function: 650 - General Government						
6500 - City Hall/General	400,000.00	400,000.00	30,687.98	355,074.76	44,925.24	88.77%
Function: 650 - General Government Total:	400,000.00	400,000.00	30,687.98	355,074.76	44,925.24	88.77%
Fund: 387 - CITY HALL PROJECT Total:	400,000.00	400,000.00	30,687.98	355,074.76	44,925.24	88.77%
Fund: 399 - EQUIP REVOLVING PROGRAM						
Function: 150 - Public Safety						
1500 - Fire	563,349.00	563,349.00	524,651.05	524,651.05	38,697.95	93.13%
Function: 150 - Public Safety Total:	563,349.00	563,349.00	524,651.05	524,651.05	38,697.95	93.13%

Budget Report

For Fiscal: 2025-2026 Period Ending: 11/30/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Function: 210 - Public Works						
2100 - Streets	471,000.00	471,000.00	0.00	61,071.00	409,929.00	12.97%
Function: 210 - Public Works Total:	471,000.00	471,000.00	0.00	61,071.00	409,929.00	12.97%
Function: 430 - Culture & Recreation						
4300 - Parks	105,000.00	105,000.00	0.00	0.00	105,000.00	0.00%
Function: 430 - Culture & Recreation Total:	105,000.00	105,000.00	0.00	0.00	105,000.00	0.00%
Function: 470 - Culture & Recreation						
4700 - Multi Plex	17,000.00	17,000.00	0.00	0.00	17,000.00	0.00%
Function: 470 - Culture & Recreation Total:	17,000.00	17,000.00	0.00	0.00	17,000.00	0.00%
Function: 650 - General Government						
6500 - City Hall/General	0.00	200,000.00	12,542.50	158,311.67	41,688.33	79.16%
Function: 650 - General Government Total:	0.00	200,000.00	12,542.50	158,311.67	41,688.33	79.16%
Function: 810 - Water						
8100 - Debt-water Special Assessments	0.00	0.00	53,136.40	53,136.40	-53,136.40	0.00%
Function: 810 - Water Total:	0.00	0.00	53,136.40	53,136.40	-53,136.40	0.00%
Function: 865 - Storm Water						
8650 - Storm Water	400,000.00	400,000.00	0.00	0.00	400,000.00	0.00%
Function: 865 - 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	590,329.95	797,170.12	959,178.88	45.39%
Fund: 600 - WATER						
Function: 810 - Water						
8100 - Debt-water Special Assessments	7,322,183.00	12,322,183.00	488,325.87	2,732,264.71	9,589,918.29	22.17%
Function: 810 - Water Total:	7,322,183.00	12,322,183.00	488,325.87	2,732,264.71	9,589,918.29	22.17%
Function: 910 - Transfers & Non-Program Revenues						
9100 - Transfers In/Out	2,853,571.00	2,853,571.00	0.00	0.00	2,853,571.00	0.00%
Function: 910 - Transfers & Non-Program Revenues 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	488,325.87	2,732,264.71	12,443,489.29	18.00%
Fund: 601 - WATER DEPOSITS						
Function: 810 - Water						
8100 - Debt-water Special Assessments	60,000.00	60,000.00	4,295.85	26,218.07	33,781.93	43.70%
Function: 810 - Water Total:	60,000.00	60,000.00	4,295.85	26,218.07	33,781.93	43.70%
Fund: 601 - WATER DEPOSITS Total:	60,000.00	60,000.00	4,295.85	26,218.07	33,781.93	43.70%
Fund: 602 - WATER SINKING						
Function: 810 - Water						
8100 - Debt-water Special Assessments	482,360.00	482,360.00	67,952.32	67,952.32	414,407.68	14.09%
Function: 810 - Water Total:	482,360.00	482,360.00	67,952.32	67,952.32	414,407.68	14.09%
Fund: 602 - WATER SINKING Total:	482,360.00	482,360.00	67,952.32	67,952.32	414,407.68	14.09%
Fund: 610 - SEWER						
Function: 815 - Sewer & Sewage Disposal						
8150 - Sewer/Sewage Disposal	4,664,318.00	4,664,318.00	315,096.09	1,864,165.71	2,800,152.29	39.97%
Function: 815 - Sewer & Sewage Disposal Total:	4,664,318.00	4,664,318.00	315,096.09	1,864,165.71	2,800,152.29	39.97%
Function: 910 - Transfers & Non-Program Revenues						
9100 - Transfers In/Out	1,810,235.00	1,810,235.00	0.00	0.00	1,810,235.00	0.00%
Function: 910 - Transfers & Non-Program Revenues 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	315,096.09	1,864,165.71	4,610,387.29	28.79%
Fund: 611 - SEWER SINKING						
Function: 815 - Sewer & Sewage Disposal						
8150 - Sewer/Sewage Disposal	1,432,241.00	1,432,241.00	372,030.00	372,030.00	1,060,211.00	25.98%
Function: 815 - Sewer & Sewage Disposal Total:	1,432,241.00	1,432,241.00	372,030.00	372,030.00	1,060,211.00	25.98%
Fund: 611 - SEWER SINKING Total:	1,432,241.00	1,432,241.00	372,030.00	372,030.00	1,060,211.00	25.98%

Budget Report

For Fiscal: 2025-2026 Period Ending: 11/30/2025

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 670 - LANDFILL/GARBAGE						
Function: 840 - Landfill/Garbage						
8400 - Landfill/Garbage	1,072,075.00	1,072,075.00	78,646.72	391,577.87	680,497.13	36.53%
Function: 840 - Landfill/Garbage Total:	1,072,075.00	1,072,075.00	78,646.72	391,577.87	680,497.13	36.53%
Fund: 670 - LANDFILL/GARBAGE Total:	1,072,075.00	1,072,075.00	78,646.72	391,577.87	680,497.13	36.53%
Fund: 740 - STORM WATER						
Function: 865 - Storm Water						
8650 - Storm Water	643,646.00	646,329.00	34,772.33	160,584.41	485,744.59	24.85%
Function: 865 - Storm Water Total:	643,646.00	646,329.00	34,772.33	160,584.41	485,744.59	24.85%
Function: 910 - Transfers & Non-Program Revenues						
9100 - Transfers In/Out	441,136.00	441,136.00	0.00	0.00	441,136.00	0.00%
Function: 910 - Transfers & Non-Program Revenues 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	34,772.33	160,584.41	926,880.59	14.77%
Fund: 750 - MULTIPLEX						
Function: 899 - Sports Complex						
8900 - Sports Complex	245,200.00	245,200.00	17,688.84	113,978.44	131,221.56	46.48%
Function: 899 - Sports Complex Total:	245,200.00	245,200.00	17,688.84	113,978.44	131,221.56	46.48%
Function: 910 - Transfers & Non-Program Revenues						
9100 - Transfers In/Out	59,925.00	59,925.00	0.00	0.00	59,925.00	0.00%
Function: 910 - Transfers & Non-Program Revenues 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	17,688.84	113,978.44	191,146.56	37.35%
Report Total:	99,396,585.00	104,710,952.00	9,178,561.78	23,545,016.22	81,165,935.78	22.49%

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	949,199.56	4,338,768.14	10,079,531.86	30.09%
002 - LIBRARY FUND	1,073,574.00	1,073,574.00	93,463.09	446,459.55	627,114.45	41.59%
110 - ROAD USE TAX	3,497,674.00	3,497,674.00	108,696.50	511,010.39	2,986,663.61	14.61%
112 - EMPLOYEE BENEFITS	2,516,665.00	2,540,665.00	228,944.64	1,001,470.44	1,539,194.56	39.42%
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	1,564,415.00	1,564,415.00	7,282,520.00	17.68%
160 - HOTEL/MOTEL/ECON DEV	52,000.00	52,000.00	21,989.33	30,831.91	21,168.09	59.29%
167 - RESTRICTED GIFTS	27,228.00	27,228.00	79.60	400.38	26,827.62	1.47%
200 - DEBT SERVICE	9,736,579.00	9,757,119.00	1,806,957.80	1,810,557.80	7,946,561.20	18.56%
301 - CAPITAL PROJECT FUND	0.00	0.00	90.60	4,515.35	-4,515.35	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	218,013.83	762,719.49	34,280.51	95.70%
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	0.00	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	0.00	1,800.00	-1,800.00	0.00%
331 - 19TH ST SEWER EXTENSION	0.00	0.00	0.00	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	9,974.50	35,216.00	564,784.00	5.87%
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	12,893.34	34,151.40	991,348.60	3.33%
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	11,940.00	13,376.00	286,624.00	4.46%
363 - WRA SANI SEWER PHASE 3	0.00	0.00	50.60	4,265.15	-4,265.15	0.00%
369 - SE 11TH & JAMES	9,990,000.00	9,990,000.00	572,582.25	1,532,118.92	8,457,881.08	15.34%
371 - 11TH & GATEWAY SIGNAL	2,392,000.00	2,392,000.00	331,949.44	826,813.17	1,565,186.83	34.57%
374 - WATER PRODUCTION PROJE	0.00	0.00	5,613.89	91,955.66	-91,955.66	0.00%
375 - NE DEST/NE BVRBROOKE IM	5,250,000.00	5,250,000.00	0.00	22,150.75	5,227,849.25	0.42%
378 - FIRE STATION	4,500,000.00	4,500,000.00	1,235,298.11	3,480,568.24	1,019,431.76	77.35%
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	6,583.75	11,268.75	2,646,731.25	0.42%
387 - CITY HALL PROJECT	400,000.00	400,000.00	30,687.98	355,074.76	44,925.24	88.77%
399 - EQUIP REVOLVING PROGRAM	1,556,349.00	1,756,349.00	590,329.95	797,170.12	959,178.88	45.39%
600 - WATER	10,175,754.00	15,175,754.00	488,325.87	2,732,264.71	12,443,489.29	18.00%
601 - WATER DEPOSITS	60,000.00	60,000.00	4,295.85	26,218.07	33,781.93	43.70%
602 - WATER SINKING	482,360.00	482,360.00	67,952.32	67,952.32	414,407.68	14.09%
610 - SEWER	6,474,553.00	6,474,553.00	315,096.09	1,864,165.71	4,610,387.29	28.79%
611 - SEWER SINKING	1,432,241.00	1,432,241.00	372,030.00	372,030.00	1,060,211.00	25.98%
670 - LANDFILL/GARBAGE	1,072,075.00	1,072,075.00	78,646.72	391,577.87	680,497.13	36.53%
740 - STORM WATER	1,084,782.00	1,087,465.00	34,772.33	160,584.41	926,880.59	14.77%
750 - MULTIPLEX	305,125.00	305,125.00	17,688.84	113,978.44	191,146.56	37.35%
Report Total:	99,396,585.00	104,710,952.00	9,178,561.78	23,545,016.22	81,165,935.78	22.49%



Grimes, IA

Budget Report Group Summary

For Fiscal: 2025-2026 Period Ending: 11/30/2025

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	210.00	860.00	660.00	430.00%
1500 - Fire	0.00	0.00	179.05	2,317.43	2,317.43	0.00%
1700 - Building Services	611,500.00	611,500.00	74,574.19	321,552.91	-289,947.09	52.58%
2100 - Streets	500.00	500.00	1,050.00	3,300.00	2,800.00	660.00%
4300 - Parks	33,750.00	38,000.00	1,243.63	20,696.33	-17,303.67	54.46%
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	-3,861.80	-3,861.80	-7,861.80	96.55%
4400 - Recreation	5,500.00	5,500.00	180.00	8,165.00	2,665.00	148.45%
4410 - Rec-Youth Programs	0.00	0.00	2,375.00	20,762.60	20,762.60	0.00%
4420 - Rec-Youth Sports	90,000.00	90,000.00	5,348.90	45,919.15	-44,080.85	51.02%
4430 - Rec-Adult Programs	20,000.00	20,000.00	385.60	2,013.05	-17,986.95	10.07%
4440 - Rec-Adult Sports	0.00	0.00	880.00	5,615.00	5,615.00	0.00%
4500 - Cemetery	15,100.00	15,100.00	1,000.00	30,250.00	15,150.00	200.33%
4600 - GCC-Community center	83,000.00	83,000.00	7,522.10	30,844.60	-52,155.40	37.16%
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	720,321.71	5,863,120.17	-4,905,096.83	54.45%
Fund: 001 - GENERAL Total:	14,351,156.00	14,383,600.00	811,408.38	6,367,963.88	-8,015,636.12	44.27%
Fund: 002 - LIBRARY FUND						
4100 - Library	55,000.00	55,000.00	1,009.92	24,039.97	-30,960.03	43.71%
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	1,009.92	24,039.97	-1,049,532.03	2.24%
Fund: 110 - ROAD USE TAX						
2100 - Streets	2,236,620.00	2,241,277.00	195,833.42	953,806.85	-1,287,470.15	42.56%
Fund: 110 - ROAD USE TAX Total:	2,236,620.00	2,241,277.00	195,833.42	953,806.85	-1,287,470.15	42.56%
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	69,354.09	593,512.53	-523,078.47	53.15%
Fund: 112 - EMPLOYEE BENEFITS Total:	2,516,667.00	2,536,667.00	69,354.09	593,512.53	-1,943,154.47	23.40%
Fund: 121 - LOCAL OPTION SALES RAX						
9500 - Non program General Revenue	2,791,812.00	2,791,812.00	0.00	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	0.00	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	572,692.99	4,943,042.54	-4,729,028.46	51.11%
Fund: 125 - TAX INCREMENT FINANCING Total:	9,672,071.00	9,672,071.00	572,692.99	4,943,042.54	-4,729,028.46	51.11%
Fund: 160 - HOTEL/MOTEL/ECON DEV						
5200 - Economic Development	78,000.00	78,000.00	0.00	54,136.80	-23,863.20	69.41%
Fund: 160 - HOTEL/MOTEL/ECON DEV Total:	78,000.00	78,000.00	0.00	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	0.00	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	258,094.87	2,276,054.02	-2,177,875.98	51.10%
Fund: 200 - DEBT SERVICE Total:	9,798,824.00	9,798,824.00	258,094.87	2,281,488.84	-7,517,335.16	23.28%

Budget Report

For Fiscal: 2025-2026 Period Ending: 11/30/2025

Department...	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	0.00	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	0.00	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	1,595.15	10,247.70	10,247.70	0.00%
Fund: 345 - ANNUAL WATER MAIN REPLACE Total:	1,000,000.00	1,000,000.00	1,595.15	10,247.70	-989,752.30	1.02%
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	7,415.58	51,842.14	51,842.14	0.00%
Fund: 369 - SE 11TH & JAMES Total:	6,000,000.00	6,000,000.00	7,415.58	51,842.14	-5,948,157.86	0.86%
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	4,474.76	29,084.09	29,084.09	0.00%
Fund: 371 - 11TH & GATEWAY SIGNAL Total:	2,200,000.00	2,200,000.00	4,474.76	29,084.09	-2,170,915.91	1.32%
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%

Budget Report

For Fiscal: 2025-2026 Period Ending: 11/30/2025

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	2,580.11	17,551.89	17,551.89	0.00%
Fund: 378 - FIRE STATION Total:	0.00	0.00	2,580.11	17,551.89	17,551.89	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	10,023.75	35,741.26	35,741.26	0.00%
Fund: 399 - EQUIP REVOLVING PROGRAM Total:	1,157,766.00	1,157,766.00	10,023.75	35,741.26	-1,122,024.74	3.09%
Fund: 600 - WATER						
8100 - Debt-water Special Assessments	10,761,130.00	15,761,130.00	822,151.32	4,459,833.05	-11,301,296.95	28.30%
Fund: 600 - WATER Total:	10,761,130.00	15,761,130.00	822,151.32	4,459,833.05	-11,301,296.95	28.30%
Fund: 601 - WATER DEPOSITS						
8100 - Debt-water Special Assessments	60,000.00	60,000.00	1,969.50	30,750.26	-29,249.74	51.25%
Fund: 601 - WATER DEPOSITS Total:	60,000.00	60,000.00	1,969.50	30,750.26	-29,249.74	51.25%
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	384,883.24	2,378,315.41	-3,427,506.59	40.96%
Fund: 610 - SEWER Total:	5,805,822.00	5,805,822.00	384,883.24	2,378,315.41	-3,427,506.59	40.96%
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	71,808.04	367,151.01	-533,290.99	40.77%
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	71,808.04	367,151.01	-704,923.99	34.25%
Fund: 740 - STORM WATER						
8650 - Storm Water	840,737.00	843,420.00	68,226.73	356,339.65	-487,080.35	42.25%
Fund: 740 - STORM WATER Total:	840,737.00	843,420.00	68,226.73	356,339.65	-487,080.35	42.25%
Fund: 750 - MULTIPLEX						
8900 - Sports Complex	1,280,000.00	1,280,000.00	106,734.85	514,543.91	-765,456.09	40.20%
Fund: 750 - MULTIPLEX Total:	1,280,000.00	1,280,000.00	106,734.85	514,543.91	-765,456.09	40.20%
Report Total:	89,707,743.00	94,767,527.00	3,390,256.70	24,847,147.41	-69,920,379.59	26.22%

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	811,408.38	6,367,963.88	-8,015,636.12	44.27%
002 - LIBRARY FUND	1,073,572.00	1,073,572.00	1,009.92	24,039.97	-1,049,532.03	2.24%
110 - ROAD USE TAX	2,236,620.00	2,241,277.00	195,833.42	953,806.85	-1,287,470.15	42.56%
112 - EMPLOYEE BENEFITS	2,516,667.00	2,536,667.00	69,354.09	593,512.53	-1,943,154.47	23.40%
121 - LOCAL OPTION SALES RAX	2,791,812.00	2,791,812.00	0.00	1,089,165.28	-1,702,646.72	39.01%
125 - TAX INCREMENT FINANCING	9,672,071.00	9,672,071.00	572,692.99	4,943,042.54	-4,729,028.46	51.11%
160 - HOTEL/MOTEL/ECON DEV	78,000.00	78,000.00	0.00	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	258,094.87	2,281,488.84	-7,517,335.16	23.28%
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	0.00	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	1,595.15	10,247.70	-989,752.30	1.02%
350 - GRIMES LIBRARY BLDG FUNE	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	7,415.58	51,842.14	-5,948,157.86	0.86%
371 - 11TH & GATEWAY SIGNAL	2,200,000.00	2,200,000.00	4,474.76	29,084.09	-2,170,915.91	1.32%
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	2,580.11	17,551.89	17,551.89	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 PROGRAH	1,157,766.00	1,157,766.00	10,023.75	35,741.26	-1,122,024.74	3.09%
600 - WATER	10,761,130.00	15,761,130.00	822,151.32	4,459,833.05	-11,301,296.95	28.30%
601 - WATER DEPOSITS	60,000.00	60,000.00	1,969.50	30,750.26	-29,249.74	51.25%
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	384,883.24	2,378,315.41	-3,427,506.59	40.96%
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	71,808.04	367,151.01	-704,923.99	34.25%
740 - STORM WATER	840,737.00	843,420.00	68,226.73	356,339.65	-487,080.35	42.25%
750 - MULTIPLEX	1,280,000.00	1,280,000.00	106,734.85	514,543.91	-765,456.09	40.20%
Report Total:	89,707,743.00	94,767,527.00	3,390,256.70	24,847,147.41	-69,920,379.59	26.22%

RESOLUTION 01-0326 APPROVING PAYMENTS FOR PROFESSIONAL SERVICES

Grimes Resolution No. 01-0326

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 January 13, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: NW 27th Street Trail Connection
Contractor: ISG
Address: 115 East Hickory St, Suite 300 Mankato, MN 56001
Finance Budget Code: 358-430-6407 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: August 26, 2025 **Vendor #** 4025

Date of Council Meeting: December 23, 2025 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: November 1, 2025 Through: November 30, 2025

Contract Summary

Original Contract Amount:	\$ 72,850.00	
Net change by Change Orders:	\$ -	
Contract Amount to Date: (line 1 ± 2)	\$ 72,850.00	
Total completed and stored to date:	\$ 23,551.00	
Retainage: 0 % of Completed Work:	\$ -	
Total Earned less Retainage:	\$ 23,551.00	
Less previous applications for payment:	\$ 13,376.00	
SUBTOTAL		\$ 10,175.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 10,175.00

Balance to finish, including retainage: \$ 49,299.00

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:

ISG

Firm Name

Nayley Schull

December 11, 2025

Signature

Date

City of Grimes Staff Approval:

Signature

Date

12-23-25

Submit to:

Engineering Department

E-mail:

engineering@grimesiowa.gov

Phone:

(515) 986-4050

Fax:

(515) 986-4480

Date Printed: 12/11/2025

Page 73 of 378

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	September 30, 2025	\$ 1,436.00
2	November 25, 2025	\$ 11,940.00
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		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

TOTAL \$ 13,376.00

Record of Change Orders

No.	Date	Amount
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		

TOTAL \$ -

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	August 26, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-



I & S Group, Inc.
115 E. Hickory St.
Suite 300
Mankato, MN 56001
507-387-6651
www.ISGInc.com

City of Grimes, IA
EMAIL
410 SE Main St, Suite 102
Grimes, IA 50111

Invoice Number 126602
Date 11/30/2025

**Project 25-33431 27th Street
Shared Use Path - Grimes, IA**

Progress billing for professional services provided through date of invoice

Vendor #4025
Finance Budget Code 358-430-6407

Description	Contract Amount	Prior Billed	Current Billed
Project Management	\$ 3,800.00	\$ 1,300.00	\$ 1,035.00
Topographic and Boundary Survey	\$ 3,600.00	\$ 2,320.00	\$ 960.00
Right of Way Exhibits	\$ 4,200.00	\$ 336.00	\$ 900.00
Right of Way Acquisition (JCG)	\$ 27,000.00		
Preliminary Design and Plans	\$ 16,700.00	\$ 9,420.00	\$ 7,280.00
Check/Final Plans	\$ 12,400.00		
Permitting	\$ 750.00		
Bidding	\$ 4,400.00		
Reimbursables			
	\$ 72,850.00	\$ 13,376.00	\$ 10,175.00
Invoice Amount			\$10,175.00

Payment Terms: Net 30 days from invoice date. Past due balances are subject to late fees in the amount of 1.5% per month.
If you have a question regarding your invoice or are interested in receiving invoices electronically, please e-mail AR@ISGInc.com

Automated Clearing House (ACH) Instructions

Account Name: I&S Group, Inc.
ABA/Routing Number: 073000642
Account Number: 2348642289
Send Remittance to: AR@ISGInc.com

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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 23, 2025 **PAYMENT REQUEST #** 4
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:	\$	32,918.74	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	32,918.74	
Less previous applications for payment:	\$	29,281.24	
SUBTOTAL	\$	3,637.50	

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 3,637.50

Balance to finish, including retainage: \$ 48,121.26

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

Signature Date

City of Grimes Staff Approval:

Signature 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
3	December 16, 2025	\$ 5,629.84
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		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

TOTAL \$ 29,281.24

Record of Change Orders

No.	Date	Amount
1	November 10, 2025	\$ 30,900.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

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: _____



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: 024106
Invoice Date: 12/19/2025
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 11/16/2025 To 12/13/2025

R09410019.00 Grimes IA SE 2nd St Water Main

R09410019.00.300 - Final Design

Subtotal Final Design 1,040.00

R09410019.00.500 - Bidding

Subtotal Bidding 237.50

R09410019.00.600 - Project Administration

Subtotal Project Administration 2,360.00

Total 3,637.50

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



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 23, 2025 **PAYMENT REQUEST #** 14
PAYMENT PERIOD: From: 11/16/2025 Through: 12/13/2025

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:	\$	205,731.13	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$		205,731.13
Less previous applications for payment:	\$		203,007.69
SUBTOTAL			\$ 2,723.44

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 2,723.44

Balance to finish, including retainage: \$ 57,968.87

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

Signature

12/19/2025

Date

City of Grimes Staff Approval:

Signature

12-23-25

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	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
13	December 16, 2025	\$ 6,329.38
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

TOTAL **\$ 203,007.69**

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
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

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:	-



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: 024107
Invoice Date: 12/19/2025
Invoice Terms: Due upon receipt
Project No: R09410027.00
Project Manager: Nichole Sungren
Client Liaison: Nichole Sungren
Customer Ref:

email invoice
include supporting documents
From 11/16/2025 To 12/13/2025

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

R09410027.00.200 - Construction Administration

Subtotal Construction Administration

1,325.94

Total 1,325.94

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



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: 024108
Invoice Date: 12/19/2025
Invoice Terms: Due upon receipt
Project No: R09410029.00
Project Manager: Nichole Sungren
Client Liaison: Nichole Sungren
Customer Ref:

email invoice
From 11/16/2025 To 12/13/2025

R09410029.00 SE 5th and SE 6th CRS

R09410029.00.100 - Project Manual & Bidding

Subtotal Project Manual & Bidding 1,397.50

R09410029.00.200 - Construction Administration

Subtotal Construction Administration 0.00

Total 1,397.50

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



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

Date of Council Meeting: December 23, 2025 **PAYMENT REQUEST #** 19
PAYMENT PERIOD: From: November 1, 2025 Through: November 30, 2025

Contract Summary

Original Contract Amount:	\$	755,400.00	
Net change by Change Orders:	\$	805,370.00	
Contract Amount to Date: (line 1 ± 2)	\$	1,560,770.00	
Total completed and stored to date:	\$	1,341,535.00	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	1,341,535.00	
Less previous applications for payment:	\$	1,309,759.00	
SUBTOTAL	\$	31,776.00	
OTHER CHARGES (Attach an itemized list)	\$	-	
CURRENT PAYMENT DUE	\$	31,776.00	
Balance to finish, including retainage:	\$	219,235.00	

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

Construction Contractor Approval: Weitz Company
Firm Name

Signature Date

Engineer / Consultant Approval:
Firm Name

Signature Date

City of Grimes Staff Approval:

Signature Date 12-23-25

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	November 14, 2023	\$ 30,520.00
2	April 23, 2024	\$ 25,400.00
3	July 9, 2024	\$ 24,800.00
4	August 27, 2024	\$ 35,404.00
5	September 24, 2024	\$ 23,780.00
6	October 22, 2024	\$ 24,977.00
7	November 26, 2024	\$ 106,734.00
8	December 24, 2024	\$ 99,307.00
9	January 28, 2025	\$ 77,422.00
10	February 28, 2025	\$ 106,377.00
11	March 25, 2025	\$ 90,270.00
12	April 22, 2025	\$ 74,290.00
13	June 24, 2025	\$ 183,737.00
14	July 22, 2025	\$ 68,213.00
15	August 26, 2025	\$ 89,481.00
16	September 23, 2025	\$ 76,033.00
17	October 28, 2025	\$ 74,109.00
18	November 25, 2025	\$ 98,905.00
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

TOTAL **\$ 1,309,759.00**

Record of Change Orders

No.	Date	Amount
1	June 25, 2024	\$ 805,370.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

TOTAL **\$ 805,370.00**

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: PROJECT: # Grimes Public Safety Center X242400	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
		APPLICATION NO: 20 PERIOD TO: 11/01/25 11/30/25
FROM (CONTRACTOR): The Weitz Company, LLC PO Box 310474 Des Moines, IA 50331-0474	ARCHITECT: SVPA Architects 1466 28th Street West Des Moines, IA 50266	
CONTRACT FOR: Construction Management		CONTRACT DATE:

CONSTRUCTION MANAGER'S APPLICATION FOR PAYMENT

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

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

1. ORIGINAL CONTRACT SUM	\$ 755,400.00
2. Net change by Change Order	\$ 805,370.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 1,560,770.00
(Column C on G703)	
4. TOTAL COMPLETED & STORED TO DATE	\$ 1,341,535.00
(Column G on G703)	
5. RETAINAGE:	
a. 5% completed work	\$ -
(Column D + E on G703)	
b. 5% of Stored Material	\$ -
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)	\$ -
6. TOTAL EARNED LESS RETAINAGE	\$ 1,341,535.00
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	\$ 1,309,759.00
8. CURRENT PAYMENT NOW DUE	\$ 31,776.00
9. BALANCE TO FINISH, PLUS RETAINAGE	\$ 219,235.00
(Line 3 less Line 6)	

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison December 4, 2025

State of: IOWA County of: POLK
 subscribed and sworn to before me this December 4, 2025

NOTARY PUBLIC:
 My Commission Expires:

Jeni Day
 Notary Public



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. \$ 31,776.00
 (Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract. Page 85 of 378

Prj #	X242400			App #	20		Pd From:		1-Nov-25	
Prj Name	Grimes Public Safety Center			App Date:	4-Dec-25		PD TO :		30-Nov-25	
Sub:				Retain	5.00%					
A	B	C1	D	E	F	G		H	I	
Item Number	Description of Work	SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage	
			PREVIOUS (D+E)	This Period						
1 2 3 4		80,720.00	80,720	23,243		80,720	100%			
	<u>The Weitz Company - Construction Manager</u>									
	Preconstruction									
	General Conditions, \$833,583	743,743.00	714,100	23,243		737,343	99%	6,400		
	Staffing & Travel									
	Temporary Generator & Fuel/Temporary Utilities									
	Cell Phones/Connectivity/Office Supplies/Copier	43,000.00	17,031			17,031	40%	25,969		
		46,840.00	38,022			38,022	81%	8,818		
	Cost of Work General Requirements, \$324,717	186,589.00	104,808	5,316		110,124	59%	76,465		
	Trailer/Latrines/Access/Safety/Signage/SWPPP/Layout									
	Temporary Heating & Cooling/Warehousing/Cleaning									
		138,128.00	36,545			36,545	26%	101,583		
	Fee (3.5%) per Prime Volume Summary below	321,750.00	318,533	3,217		321,750	100%			
1 2 3 4 5 6 7 8 9 10 11 12	<u>Prime Volume Summary</u>	\$568,790	568,790.40	1,811.02		568,790.40	100%			
	BP #01 - Grading & Utilities - Sandstone									
	BP #02 - General Construction - DDVI									
	BP #03 - Precast & Steel M&L - Henkel									
	BP #04 - Masonry - Forrest & Associate									
	BP #05 - Roofing & Sheetmetal - Hopkins Roofing									
	BP #06 - Aluminum & Glazing- MAGS									
	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors									
	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler									
	BP #09 - Mechanical - Kruck Plumbing & Heating									
	BP #10 - Electrical - Renda Electric									
	BP #11 - Paving - Core Construction									
	BP #12 - Landscaping - Alpha Landscapes									
Prime Contractors Total	\$8,041,071.63	7,966,823.27	47,336.18		8,014,159.45	100%	26,912	284,654.14		
WEITZ TOTAL	\$ 1,560,770	1,309,759.00	31,776.00		1,341,535.00	86%	\$ 219,235	\$ -		

PARTIAL WAIVER OF LIEN

STATE OF: Iowa)
COUNTY OF: Polk)

TO WHOM IT MAY CONCERN:

WHEREAS THE undersigned has been employed by The Weitz Company
to furnish LABOR/MATERIAL/SERVICES
for the premises known as Grimes Public Safety Center
of which City of Grimes is the Owner.

THE UNDERSIGNED, for and in consideration of Thirty-One Thousand, Seven Hundred Seventy-Six Dollars and 00/000
31,776.00) and

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

Given under my hand and seal, this 3 day of December 2025

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

The Weitz Company
COMPANY

By Stephanie Morrison

Title Senior Project Manager

Subscribed And Sworn To Before me this 3 day of December 2025

Jeni Day
Notary Public



RESOLUTION 01-0426 APPROVING CAPITAL PROJECT PAYMENT REQUESTS

Grimes Resolution No. 01-0426

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 January 13, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: December 23, 2025 **PAYMENT REQUEST #** 13
PAYMENT PERIOD: From: November 1, 2025 Through: November 30, 2025

Contract Summary

Original Contract Amount:	\$	495,335.00	
Net change by Change Orders:	\$	(10,394.00)	
Contract Amount to Date: (line 1 ± 2)	\$	484,941.00	
Total completed and stored to date:	\$	484,941.00	
Retainage: 5 % of Completed Work:	\$	24,247.05	
Total Earned less Retainage:	\$	460,693.95	
Less previous applications for payment:	\$	456,575.70	
SUBTOTAL			\$ 4,118.25

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 4,118.25

Balance to finish, including retainage: \$ 24,247.05

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

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

Signature Date

Engineer / Consultant Approval: SVPA ARCHITECTS, INC
Firm Name

Signature Date 12.8.25

City of Grimes Staff Approval:
Signature Date 12-23-25

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	August 27, 2024	\$ 6,650.00
2	January 28, 2025	\$ 4,750.00
3	February 25, 2025	\$ 119,355.15
4	March 25, 2025	\$ 86,868.95
5	April 22, 2025	\$ 4,047.00
6	May 27, 2025	\$ 35,103.45
7	June 24, 2025	\$ 45,815.65
8	July 22, 2025	\$ 48,854.70
9	August 26, 2025	\$ 31,350.00
10	September 23, 2025	\$ 50,553.30
11	October 28, 2025	\$ 16,681.05
12	November 25, 2025	\$ 6,546.45
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

TOTAL \$ 456,575.70

Record of Change Orders

No.	Date	Amount
1	November 26, 2024	\$ 155.00
2	March 25, 2025	\$ 2,557.00
3	August 26, 2025	\$ 2,559.00
4	November 25, 2025	\$ (15,665.00)
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

TOTAL \$ (10,394.00)

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: PROJECT: # X242400

Grimes Public Safety Center

APPLICATION NO: 17

PERIOD TO: 11/01/25
11/30/25

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

PRIME CONTRACT VOLUME SUMMARY

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

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

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT**CHANGE ORDER SUMMARY**

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/2024, 1	PCO 001: PR 1 ; PCO 003, 004 & 006; PCO 002, 00	48,417.87	
1/14/25	PCO 010 - 2/11/25 PCO 011 - 3/25/25 PCO 012, 01	12,827.24	
4/22/25	PCO015, 017 & 5/27/25 PCO 018	13,355.27	
6/24/25	PCO 019, & 7/22/2025 PCO 020	6,617.87	(\$436.59)
5 & 9/23/25	PCO 022 & 023; PCO 026,025, & 024	16,802.74	
10/14/25	PCO 027, 028	11837.47	
11/25/25	PCO 024, 029, 030, 031, 032, 033, 035	21,836.74	(44,029)
TOTALS		131,695.20	(\$44,465.57)
Net change by Change Order			87,229.63

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

1. ORIGINAL CONTRACT SUM	7,953,842.00
2. Net change by Change Order	87,229.63
3. CONTRACT SUM TO DATE (Line 1+2)	8,041,071.63
(Column C on G703)	
4. TOTAL COMPLETED & STORED TO DATE	8,014,159.45
(Column G on G703)	
5. RETAINAGE:	
a. 5% completed work	\$284,654.14
(Column D + E on G703)	
b. 5% of Stored Material	
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or	
Total in Column 1 of G703)	284,654.14
6. TOTAL EARNED LESS RETAINAGE	7,729,505.31
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENTS	7,568,482.11
8. CURRENT PAYMENT NOW DUE	161,023.20
9. BALANCE TO FINISH, PLUS RETAINAGE	311,566.32
(Line 3 less Line 6)	

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison

December 3, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this December 3, 2025

NOTARY PUBLIC:
My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 161,023.20
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

Prj #	X242400	App # :	17	Pd From:	11/1/2025
Prj Name	Grimes Public Safety Center	App Date:	11/30/2025	PD TO :	11/30/2025
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$568,790	568,790.40			568,790.40	100%		
2	BP #02 - General Construction - DDVI	\$1,391,875	1,386,925.16	1,811.02		1,388,736.18	100%	3,139	69,436.81
3	BP #03 - Precast & Steel M&L - Henkel	\$1,278,956	1,269,931.82			1,269,931.82	99%	9,025	63,496.59
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	310,250.00			310,250.00	100%		15,512.50
6	BP #06 - Aluminum & Glazing- MAGS	\$406,072	406,072.00			406,072.00	100%		20,303.60
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$484,941	480,606.00	4,335.00		484,941.00	100%		24,247.05
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	76,800.00			76,800.00	100%		3,840.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,752,286	1,757,686.33	(5,400.00)		1,752,286.33	100%		
10	BP #10 - Electrical - Renda Electric	\$930,158	914,639.34	6,983.80		921,623.14	99%	8,535	46,081.16
11	BP #11 - Paving - Core Construction	\$480,068	459,942.95	13,911.36		473,854.31	99%	6,214	23,692.72
12	BP #12 - Landscaping - Alpha Landscapes	\$89,373	63,678.00	25,695.00		89,373.00	100%		4,468.65
	GRAND TOTAL	8,041,071.63	7,966,823.27	47,336.18		8,014,159.45	100%	26,912	284,654.14

APPLICATION AND CERTIFICATE FOR PAYMENT

G732 Cma (formerly G702 Cma)

PAGE ONE OF 5 PAGES

TO OWNER:

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

FROM CONTRACTOR:

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

PROJECT:

Grimes Public Safety Center
Drywall, Framing, ACT, Painting

VIA CONSTRUCTION MANAGER:

The Weitz Company
611 5th Ave, Des Moines, IA

VIA ARCHITECT:

APPLICATION NO: 13

APPLICATION DATE: 11/20/2025

PERIOD TO: 11/30/2025

INVOICE #: DW5745-13

PROJECT NOS:

Distribution to:

☐ OWNER
☐ ARCHITECT
☒ CONSTRUCTION MANAGER
☐ CONTRACTOR
☐ OTHER

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

CONTRACT DATE: March 21, 2022

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$ 495,335.00
2. Net change by Change Orders	\$ (10,394.00)
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$ 484,941.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$484,941.00
5. RETAINAGE:	
a. 5 % of Completed Work (Column D + E on G703)	\$24,247.05
b. 5 % of Stored Material (Column F on G703)	\$ -
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 24,247.05
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 460,693.95
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 456,575.70
8. CURRENT PAYMENT DUE	\$ 4,118.25
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 24,247.05

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 5,271.00	\$ -
Total approved this Month	\$ -	\$ 15,665.00
TOTALS	\$ 5,271.00	\$ 15,665.00
NET CHANGES by Change Order	\$	(10,394.00)

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

CONTRACTOR:

By: [Signature] Date: 11/21/2025

State of: Iowa

County of: Dallas

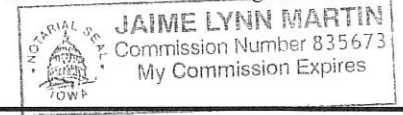
Subscribed and sworn to before me this 21st day of November 2025

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

Notary Public:

My Commission expires:

11/15/2027



CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ _____

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET

G703

G732 Cma, formerly G702 CMA, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO: 13

APPLICATION DATE: 11/20/25

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

PERIOD TO: 11/30/25

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

ARCHITECT'S PROJECT NO: 0

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	Engineering	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	100.00%	\$0.00	\$250.00
2	Bonding	\$7,000.00	\$7,000.00	\$0.00	\$0.00	\$7,000.00	100.00%	\$0.00	\$350.00
3	Allowance	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00	100.00%	\$0.00	\$1,000.00
4	Ext Framing/Sheathing Material	\$100,808.00	\$100,808.00	\$0.00	\$0.00	\$100,808.00	100.00%	\$0.00	\$5,040.40
5	Ext Framing/Sheathing Labor	\$85,197.00	\$85,197.00	\$0.00	\$0.00	\$85,197.00	100.00%	\$0.00	\$4,259.85
6	Interior Framing/Drywall Material	\$80,188.00	\$80,188.00	\$0.00	\$0.00	\$80,188.00	100.00%	\$0.00	\$4,009.40
7	Interior Framing/Drywall Labor	\$107,295.00	\$107,295.00	\$0.00	\$0.00	\$107,295.00	100.00%	\$0.00	\$5,364.75
8	Acoustical Material	\$14,602.00	\$14,602.00	\$0.00	\$0.00	\$14,602.00	100.00%	\$0.00	\$730.10
9	Acoustical Labor	\$10,468.00	\$10,468.00	\$0.00	\$0.00	\$10,468.00	100.00%	\$0.00	\$523.40
10	Painting	\$64,777.00	\$64,777.00	\$0.00	\$0.00	\$64,777.00	100.00%	\$0.00	\$3,238.85
11		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
12	CO#1 - PR 2 Wall Type Kitchen 104	\$155.00	\$155.00	\$0.00	\$0.00	\$155.00	100.00%	\$0.00	\$7.75
13	CO#2 - RFI 37 Insulation Change	(\$661.00)	(\$661.00)	\$0.00	\$0.00	(\$661.00)	100.00%	\$0.00	(\$33.05)
14	CO#2 - PR8 Envelope Change	\$2,768.00	\$2,768.00	\$0.00	\$0.00	\$2,768.00	100.00%	\$0.00	\$138.40
15	CO#2 - Vestibule Wall Change	\$450.00	\$450.00	\$0.00	\$0.00	\$450.00	100.00%	\$0.00	\$22.50
16	CO#3 - PCO 22 Plywood IT Closet	\$400.00	\$400.00	\$0.00	\$0.00	\$400.00	100.00%	\$0.00	\$20.00
17	CO#3 - PCO 23 Phoenix Boxes	\$2,159.00	\$2,159.00	\$0.00	\$0.00	\$2,159.00	100.00%	\$0.00	\$107.95
18	CO#4 - Eliminate VWC	(\$5,000.00)	\$0.00	(\$5,000.00)	\$0.00	(\$5,000.00)	100.00%	\$0.00	(\$250.00)
19	CO#4 - Close Out Allowance	(\$10,665.00)	\$0.00	(\$10,665.00)	\$0.00	(\$10,665.00)	100.00%	\$0.00	(\$533.25)
20			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
21			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
22			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
23			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
24			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
25			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
26			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
27			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
28			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
	PAGE TOTALS	\$484,941.00	\$480,606.00	\$4,335.00	\$0.00	\$484,941.00	100.00%	\$0.00	\$24,247.05

G703

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: Alpha Landscapes, LLC
Address: 5145 NW Beaver Drive, Johnston, IA 50131
Finance Budget Code: 378-150-6499 **Finance Project #**
Vendor Project or Invoice #: X242400 **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 4741

Date of Council Meeting: December 23, 2025 **PAYMENT REQUEST #** 2
PAYMENT PERIOD: From: November 1, 2025 Through: November 30, 2025

Contract Summary

Original Contract Amount:	\$	88,878.00	
Net change by Change Orders:	\$	495.00	
Contract Amount to Date: (line 1 ± 2)	\$	89,373.00	
Total completed and stored to date:	\$	89,373.00	
Retainage: 5 % of Completed Work:	\$	4,468.65	
Total Earned less Retainage:	\$	84,904.35	
Less previous applications for payment:	\$	60,494.10	
SUBTOTAL	\$	24,410.25	

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 24,410.25

Balance to finish, including retainage: \$ 4,468.65

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: Alpha Landscapes, LLC
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA ARCHITECTS, INC
Firm Name

Signature: Robert F. Clark Date: 12.8.25

City of Grimes Staff Approval:
Signature: Matthew Date: 12-23-25

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	November 25, 2025	\$ 60,494.10
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		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

TOTAL \$ 60,494.10

Record of Change Orders

No.	Date	Amount
1	November 25, 2025	\$ 495.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

TOTAL \$ 495.00

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: PROJECT: # X242400

Grimes Public Safety Center

APPLICATION NO: 17

PERIOD TO: 11/01/25
11/30/25

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

PRIME CONTRACT VOLUME SUMMARY

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

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

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT**CHANGE ORDER SUMMARY**

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/2024, 1	PCO 001: PR 1 ; PCO 003, 004 & 006; PCO 002, 00	48,417.87	
1/14/25	PCO 010 - 2/11/25 PCO 011 - 3/25/25 PCO 012, 01	12,827.24	
4/22/25	PCO015, 017 & 5/27/25 PCO 018	13,355.27	
6/24/25	PCO 019, & 7/22/2025 PCO 020	6,617.87	(\$436.59)
5 & 9/23/25	PCO 022 & 023; PCO 026,025, & 024	16,802.74	
10/14/25	PCO 027, 028	11837.47	
11/25/25	PCO 024, 029, 030, 031, 032, 033, 035	21,836.74	(44,029)
TOTALS		131,695.20	(\$44,465.57)
Net change by Change Order			87,229.63

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

1. ORIGINAL CONTRACT SUM	7,953,842.00
2. Net change by Change Order	87,229.63
3. CONTRACT SUM TO DATE (Line 1+2)	8,041,071.63
(Column C on G703)	
4. TOTAL COMPLETED & STORED TO DATE	8,014,159.45
(Column G on G703)	
5. RETAINAGE:	
a. 5% completed work	\$284,654.14
(Column D + E on G703)	
b. 5% of Stored Material	
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or	
Total in Column 1 of G703)	284,654.14
6. TOTAL EARNED LESS RETAINAGE	7,729,505.31
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENTS	7,568,482.11
8. CURRENT PAYMENT NOW DUE	161,023.20
9. BALANCE TO FINISH, PLUS RETAINAGE	311,566.32
(Line 3 less Line 6)	

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

CONTRACTOR: THE WEITZ COMPANY, LLC

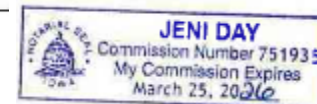
By: Stephanie Morrison

December 3, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this December 3, 2025

NOTARY PUBLIC:
My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 161,023.20
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

Prj #	X242400	App # :	17	Pd From:	11/1/2025
Prj Name	Grimes Public Safety Center	App Date:	11/30/2025	PD TO :	11/30/2025
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$568,790	568,790.40			568,790.40	100%		
2	BP #02 - General Construction - DDVI	\$1,391,875	1,386,925.16	1,811.02		1,388,736.18	100%	3,139	69,436.81
3	BP #03 - Precast & Steel M&L - Henkel	\$1,278,956	1,269,931.82			1,269,931.82	99%	9,025	63,496.59
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	310,250.00			310,250.00	100%		15,512.50
6	BP #06 - Aluminum & Glazing- MAGS	\$406,072	406,072.00			406,072.00	100%		20,303.60
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$484,941	480,606.00	4,335.00		484,941.00	100%		24,247.05
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	76,800.00			76,800.00	100%		3,840.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,752,286	1,757,686.33	(5,400.00)		1,752,286.33	100%		
10	BP #10 - Electrical - Renda Electric	\$930,158	914,639.34	6,983.80		921,623.14	99%	8,535	46,081.16
11	BP #11 - Paving - Core Construction	\$480,068	459,942.95	13,911.36		473,854.31	99%	6,214	23,692.72
12	BP #12 - Landscaping - Alpha Landscapes	\$89,373	63,678.00	25,695.00		89,373.00	100%		4,468.65
	GRAND TOTAL	8,041,071.63	7,966,823.27	47,336.18		8,014,159.45	100%	26,912	284,654.14

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF TWO PAGES

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

PROJECT:
Grimes Public Safety Center

APPLICATION NO: 2
INVOICE NO: 3586

PERIOD TO: 11/30/2025

Distribution to:

OWNER

ARCHITECT

CONTRACTOR

FROM CONTRACTOR:
Alpha Landscapes LLC
5145 NW Beaver Drive
Johnston, IA 50131

VIA ARCHITECT:

PROJECT NO:

CONTRACT DATE: 6/17/2024

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM

\$ 88,878.00

2. Net change by Change Orders

\$ 495.00

3. CONTRACT SUM TO DATE (Line 1 ± 2)

\$ 89,373.00

4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)

\$ 89,373.00

5. RETAINAGE:

a. 5 % of Completed Work (Column D + E on G703)

\$ 4,468.65

b. 0 % of Stored Material (Column F on G703)

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 4,468.65

6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)

\$ 84,904.35

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)

\$ 60,494.10

8. CURRENT PAYMENT DUE

\$ 24,410.25

9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)

\$ 4,468.65

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$495.00	\$0.00
TOTALS	\$495.00	\$0.00
NET CHANGES by Change Order	\$495.00	

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

CONTRACTOR:

By: 

Date: 11/19/2025

State of: Iowa

County of: Polk

Subscribed and sworn to me this 19th day of November, 2025.

Notary Public: Laurel Stephens

My Commission expires: 9/10/2028



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ 24,410.25

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

By: _____

Date: _____

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

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE TWO OF TWO PAGES

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

APPLICATION NO: 2
APPLICATION DATE: 11/19/2025
PERIOD TO: 11/30/2025
PROJECT NO:

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

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

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE) 5%
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	Planting	\$30,450.00	\$30,450.00	\$0.00	\$0.00	\$30,450.00	100%	\$0.00	\$1,522.50
2	Sod	\$20,928.00	\$20,928.00	\$0.00	\$0.00	\$20,928.00	100%	\$0.00	\$1,046.40
3	Hardwood Mulch	\$8,100.00	\$8,100.00	\$0.00	\$0.00	\$8,100.00	100%	\$0.00	\$405.00
4	River Rock	\$530.00	\$0.00	\$530.00	\$0.00	\$530.00	100%	\$0.00	\$26.50
5	Weed Barrier	\$4,200.00	\$0.00	\$4,200.00	\$0.00	\$4,200.00	100%	\$0.00	\$210.00
6	Steel Edging	\$1,120.00	\$0.00	\$1,120.00	\$0.00	\$1,120.00	100%	\$0.00	\$56.00
7	Spade Edging	\$700.00	\$700.00	\$0.00	\$0.00	\$700.00	100%	\$0.00	\$35.00
8	Lawn Seed Mix	\$4,240.00	\$0.00	\$4,240.00	\$0.00	\$4,240.00	100%	\$0.00	\$212.00
9	Native Grass Seed	\$1,380.00	\$0.00	\$1,380.00	\$0.00	\$1,380.00	100%	\$0.00	\$69.00
10	Hydromulch	\$6,080.00	\$0.00	\$6,080.00	\$0.00	\$6,080.00	100%	\$0.00	\$304.00
11	Plant Watering	\$11,150.00	\$3,500.00	\$7,650.00	\$0.00	\$11,150.00	100%	\$0.00	\$557.50
12	Change Order 1 - Additional Shrubs	\$495.00	\$0.00	\$495.00	\$0.00	\$495.00	100%	\$0.00	\$24.75
	GRAND TOTALS	\$89,373.00	\$63,678.00	\$25,695.00	\$0.00	\$89,373.00	100%	\$0.00	\$4,468.65

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: December 23, 2025 **PAYMENT REQUEST #** 8
PAYMENT PERIOD: From: November 1, 2025 Through: November 30, 2025

Contract Summary

Original Contract Amount:	\$	471,000.00	
Net change by Change Orders:	\$	9,068.38	
Contract Amount to Date: (line 1 ± 2)	\$	480,068.38	
Total completed and stored to date:	\$	473,854.31	
Retainage: 5 % of Completed Work:	\$	23,692.72	
Total Earned less Retainage:	\$	450,161.59	
Less previous applications for payment:	\$	436,945.80	
SUBTOTAL			\$ 13,215.79

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 13,215.79

Balance to finish, including retainage: \$ 29,906.79

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

Construction Contractor Approval: Core Construction Services, LLC
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA ARCHITECTS, INC
Firm Name

Signature Date 12.8.25

City of Grimes Staff Approval:
Signature Date 12-23-25

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	August 27, 2024	\$ 4,921.00
2	November 26, 2024	\$ 102,639.90
3	December 24, 2024	\$ 35,997.40
4	July 22, 2025	\$ 403.75
5	September 23, 2025	\$ 209,223.46
6	October 28, 2025	\$ 69,104.64
7	November 25, 2025	\$ 14,655.65
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

TOTAL **\$ 436,945.80**

Record of Change Orders

No.	Date	Amount
1	November 26, 2024	\$ (1,057.05)
2	November 25, 2025	\$ 10,125.43
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

TOTAL **\$ 9,068.38**

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: PROJECT: # X242400

Grimes Public Safety Center

APPLICATION NO: 17

PERIOD TO: 11/01/25
11/30/25

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

PRIME CONTRACT VOLUME SUMMARY

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

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

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT**CHANGE ORDER SUMMARY**

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/2024, 1	PCO 001: PR 1 ; PCO 003, 004 & 006; PCO 002, 00	48,417.87	
1/14/25	PCO 010 - 2/11/25 PCO 011 - 3/25/25 PCO 012, 01	12,827.24	
4/22/25	PCO015, 017 & 5/27/25 PCO 018	13,355.27	
6/24/25	PCO 019, & 7/22/2025 PCO 020	6,617.87	(\$436.59)
5 & 9/23/25	PCO 022 & 023; PCO 026,025, & 024	16,802.74	
10/14/25	PCO 027, 028	11837.47	
11/25/25	PCO 024, 029, 030, 031, 032, 033, 035	21,836.74	(44,029)
TOTALS		131,695.20	(\$44,465.57)
Net change by Change Order			87,229.63

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

1. ORIGINAL CONTRACT SUM	7,953,842.00
2. Net change by Change Order	87,229.63
3. CONTRACT SUM TO DATE (Line 1+2)	8,041,071.63
(Column C on G703)	
4. TOTAL COMPLETED & STORED TO DATE	8,014,159.45
(Column G on G703)	
5. RETAINAGE:	
a. 5% completed work	\$284,654.14
(Column D + E on G703)	
b. 5% of Stored Material	
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or	
Total in Column 1 of G703)	284,654.14
6. TOTAL EARNED LESS RETAINAGE	7,729,505.31
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENTS	7,568,482.11
8. CURRENT PAYMENT NOW DUE	161,023.20
9. BALANCE TO FINISH, PLUS RETAINAGE	311,566.32
(Line 3 less Line 6)	

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison December 3, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this December 3, 2025

NOTARY PUBLIC:
My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 161,023.20
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

Prj #	X242400	App # :	17	Pd From:	11/1/2025
Prj Name	Grimes Public Safety Center	App Date:	11/30/2025	PD TO :	11/30/2025
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$568,790	568,790.40			568,790.40	100%		
2	BP #02 - General Construction - DDVI	\$1,391,875	1,386,925.16	1,811.02		1,388,736.18	100%	3,139	69,436.81
3	BP #03 - Precast & Steel M&L - Henkel	\$1,278,956	1,269,931.82			1,269,931.82	99%	9,025	63,496.59
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	310,250.00			310,250.00	100%		15,512.50
6	BP #06 - Aluminum & Glazing- MAGS	\$406,072	406,072.00			406,072.00	100%		20,303.60
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$484,941	480,606.00	4,335.00		484,941.00	100%		24,247.05
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	76,800.00			76,800.00	100%		3,840.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,752,286	1,757,686.33	(5,400.00)		1,752,286.33	100%		
10	BP #10 - Electrical - Renda Electric	\$930,158	914,639.34	6,983.80		921,623.14	99%	8,535	46,081.16
11	BP #11 - Paving - Core Construction	\$480,068	459,942.95	13,911.36		473,854.31	99%	6,214	23,692.72
12	BP #12 - Landscaping - Alpha Landscapes	\$89,373	63,678.00	25,695.00		89,373.00	100%		4,468.65
	GRAND TOTAL	8,041,071.63	7,966,823.27	47,336.18		8,014,159.45	100%	26,912	284,654.14

APPLICATION AND CERTIFICATE FOR PAYMENT (G702)

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

PROJECT: Grimes Public Safety Center
2001 SW 6th Street
Grimes, IA 50111
Bib Package 11 Site Paving

Application No: 08
App. Date: 11/24/25
Period To: 11/30/25
Project #:
Contract Date: 6/17/24

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☒ OTHER

FROM: Core Construction Services, LLC
3093 NW Prairie Lane
Des Moines, IA 50313
BP03-3 PO# 062981

VIA ARCHITECT: Email

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTACT SUM	\$ 471,000.00
2. Net change by Change Orders	\$ 9,068.38
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 480,068.38
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 473,854.31
5. RETAINAGE:	
a. 5.00 % of Completed Work (Column D + E on G703)	\$ 23,692.72
b. 5.00 % of Stored Material (Column F on G703)	\$ -
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$ 23,692.72
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$ 450,161.59
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 436,945.80
8. CURRENT PAYMENT DUE	\$ 13,215.79
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$ 29,906.79

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

CONTRACTOR: Core Structural Services, LLC

By: [Signature] Date: 11/24/2025
State of: Iowa County of: Polk
Subscribed and sworn to before me this 24 day of Nov, 2025
Notary Public: [Signature]
My Commission expires: 4/14/26



CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

By: _____ Date: _____

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

Change Order Summary			
Change Orders approved in previous months by Owner		Additions	Deductions (\$1,057.05)
TOTAL		\$ -	\$ (1,057.05)
Approved this Month		\$ 10,125.43	
Number	Date Approved		
02	11/14/25		
TOTALS		\$ 10,125.43	\$ -
Net change by Change Orders		\$ 10,125.43	\$ (1,057.05)

CONTINUATION SHEET (G703)

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

APPLICATION NUMBER: **08**
APPLICATION DATE: **11/24/25**
PERIOD TO: **11/30/25**

ARCHITECT'S PROJECT NO:

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
				From Previous Application (D+E)	This Period					
1	010000						-		-	-
2							-		-	-
3		Bond	\$ 5,180.00	5,180.00	3,785.93		5,180.00	100.00%	-	259.00
4		General Conditions	\$ 30,314.00	30,314.00			30,314.00	100.00%	-	1,515.70
5		Owner Contingency	\$ 10,000.00	-			3,785.93	37.86%	6,214.07	189.30
6		Survey	\$ 5,800.00	5,800.00			5,800.00	100.00%	-	290.00
7		320013			-			-		-
8		Paving Labor	\$ 67,217.00	67,217.00			67,217.00	100.00%	-	3,360.85
9		Paving Material	\$ 257,978.00	257,978.00			257,978.00	100.00%	-	12,898.90
10		320019			-			-		-
11		Site Drilled Piers L	\$ 2,183.00	2,183.00			2,183.00	100.00%	-	109.15
12		Site Drilled Piers M	\$ 1,500.00	1,500.00			1,500.00	100.00%	-	75.00
13		Walks Labor	\$ 30,594.00	30,594.00			30,594.00	100.00%	-	1,529.70
14		Walks Material	\$ 43,932.00	43,932.00			43,932.00	100.00%	-	2,196.60
15		321723			-			-		-
16		Bollard Covers	\$ 875.00	875.00			875.00	100.00%	-	43.75
17		Expansion Joint Seal	\$ 1,716.00	1,716.00			1,716.00	100.00%	-	85.80
18		HC Signs	\$ 1,035.00	1,035.00			1,035.00	100.00%	-	51.75
19		Joint Sealant	\$ 10,291.00	10,291.00			10,291.00	100.00%	-	514.55
20		Striping	\$ 2,385.00	2,385.00			2,385.00	100.00%	-	119.25
21					-			-		-
22		Change Order #01 - PR #05 Reduced Scope at Trail	\$ (9,661.27)	(9,661.27)			(9,661.27)	100.00%	-	(483.06)
23		Change Order #01 - PR #06 Revised Joint Plan	\$ 8,604.22	8,604.22			8,604.22	100.00%	-	430.21
24		Change Order #02 - Apron Concrete/COR #008	\$ 10,125.43	-	10,125.43		10,125.43	100.00%	-	506.27
25					-			-		-
26								-		-
		TOTAL Scheduled Values	\$ 480,068.38	\$ 459,942.95	\$ 13,911.36	\$ -	\$ 473,854.31	98.71%	\$ 6,214.07	\$ 23,692.72

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: December 23, 2025 **PAYMENT REQUEST #** 11
PAYMENT PERIOD: From: November 1, 2025 Through: November 30, 2025

Contract Summary

Original Contract Amount:	\$	1,365,000.00	
Net change by Change Orders:	\$	26,874.78	
Contract Amount to Date: (line 1 ± 2)	\$	1,391,874.78	
Total completed and stored to date:	\$	1,388,736.18	
Retainage: 5 % of Completed Work:	\$	69,436.81	
Total Earned less Retainage:	\$	1,319,299.37	
Less previous applications for payment:	\$	1,317,578.90	
SUBTOTAL	\$	1,720.47	
OTHER CHARGES (Attach an itemized list)	\$	-	
CURRENT PAYMENT DUE	\$	1,720.47	
Balance to finish, including retainage:	\$	72,575.41	

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

Construction Contractor Approval: DDVI
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA ARCHITECTS, INC
Firm Name

Signature Date 12.8.25

City of Grimes Staff Approval:
Signature Date 12-23-25

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	December 24, 2024	\$ 197,600.48
2	January 28, 2025	\$ 19,374.96
3	April 22, 2025	\$ 97,052.54
4	May 27, 2025	\$ 186,795.84
5	June 24, 2025	\$ 314,898.88
6	July 22, 2025	\$ 56,978.67
7	August 26, 2025	\$ 38,405.06
8	September 23, 2025	\$ 15,362.98
9	October 28, 2025	\$ 322,561.90
10	November 25, 2025	\$ 68,547.59
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

TOTAL **\$ 1,317,578.90**

Record of Change Orders

No.	Date	Amount
1	November 26, 2026	\$ 1,162.44
2	February 11, 2025	\$ 751.37
3	March 25, 2025	\$ 2,738.32
4	May 27, 2025	\$ 436.59
5	June 24, 2025	\$ 1,631.87
6	August 26, 2025	\$ 1,914.00
7	September 23, 2025	\$ 10,613.74
8	October 14, 2025	\$ 8,990.43
9	November 25, 2025	\$ (1,363.98)
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

TOTAL **\$ 26,874.78**

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: PROJECT: # X242400

Grimes Public Safety Center

APPLICATION NO: 17

PERIOD TO: 11/01/25
11/30/25

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

PRIME CONTRACT VOLUME SUMMARY

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

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

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT**CHANGE ORDER SUMMARY**

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/2024, 1	PCO 001: PR 1 ; PCO 003, 004 & 006; PCO 002, 00	48,417.87	
1/14/25	PCO 010 - 2/11/25 PCO 011 - 3/25/25 PCO 012, 01	12,827.24	
4/22/25	PCO015, 017 & 5/27/25 PCO 018	13,355.27	
6/24/25	PCO 019, & 7/22/2025 PCO 020	6,617.87	(\$436.59)
5 & 9/23/25	PCO 022 & 023; PCO 026,025, & 024	16,802.74	
10/14/25	PCO 027, 028	11,837.47	
11/25/25	PCO 024, 029, 030, 031, 032, 033, 035	21,836.74	(44,029)
TOTALS		131,695.20	(\$44,465.57)
Net change by Change Order			87,229.63

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

1. ORIGINAL CONTRACT SUM	7,953,842.00
2. Net change by Change Order	87,229.63
3. CONTRACT SUM TO DATE (Line 1+2)	8,041,071.63
(Column C on G703)	
4. TOTAL COMPLETED & STORED TO DATE	8,014,159.45
(Column G on G703)	
5. RETAINAGE:	
a. 5% completed work	\$284,654.14
(Column D + E on G703)	
b. 5% of Stored Material	
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or	
Total in Column 1 of G703)	284,654.14
6. TOTAL EARNED LESS RETAINAGE	7,729,505.31
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENTS	7,568,482.11
8. CURRENT PAYMENT NOW DUE	161,023.20
9. BALANCE TO FINISH, PLUS RETAINAGE	311,566.32
(Line 3 less Line 6)	

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison

December 3, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this December 3, 2025

NOTARY PUBLIC:
My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 161,023.20
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$568,790	568,790.40			568,790.40	100%		
2	BP #02 - General Construction - DDVI	\$1,391,875	1,386,925.16	1,811.02		1,388,736.18	100%	3,139	69,436.81
3	BP #03 - Precast & Steel M&L - Henkel	\$1,278,956	1,269,931.82			1,269,931.82	99%	9,025	63,496.59
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	310,250.00			310,250.00	100%		15,512.50
6	BP #06 - Aluminum & Glazing- MAGS	\$406,072	406,072.00			406,072.00	100%		20,303.60
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$484,941	480,606.00	4,335.00		484,941.00	100%		24,247.05
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	76,800.00			76,800.00	100%		3,840.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,752,286	1,757,686.33	(5,400.00)		1,752,286.33	100%		
10	BP #10 - Electrical - Renda Electric	\$930,158	914,639.34	6,983.80		921,623.14	99%	8,535	46,081.16
11	BP #11 - Paving - Core Construction	\$480,068	459,942.95	13,911.36		473,854.31	99%	6,214	23,692.72
12	BP #12 - Landscaping - Alpha Landscapes	\$89,373	63,678.00	25,695.00		89,373.00	100%		4,468.65
	GRAND TOTAL	8,041,071.63	7,966,823.27	47,336.18		8,014,159.45	100%	26,912	284,654.14

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 PAGES

TO OWNER: City of Grimes PROJECT: Grimes Public Safety APPLICATION NO: 11 Distribution to:
 101 NE Harvey St
 Grimes, IA 50111
 FROM CONTRACTOR: DDVI Inc VIA ARCHITECT: SVPA Architects PERIOD TO: 11/25/25
 PO Box 743 1466 28th St, Suite 200
 Indianola, IA 50125 West Des Moines 50266 PROJECT NOS: 24-652
 CONTRACT FOR: Grimes Public Safety CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM\$ 1,365,000.00
 2. Net change by Change Orders\$ 26,874.78
 3. CONTRACT SUM TO DATE (Line 1 & 2)\$ 1,391,874.78
 4. TOTAL COMPLETED & STORED TO DATE\$ 1,388,736.18
 (Column G on G703)
 5. RETAINAGE:
 a. 5 % of Completed Work \$ 69,436.81
 (Column D + E on G703)
 b. 5 % of Stored Material \$ 0.00
 (Column F on G703)
 Total Retainage (Lines 5a + 5b or
 Total in Column I of G703)\$ 69,436.81
 6. TOTAL EARNED LESS RETAINAGE\$ 1,319,299.37
 (Line 4 Less Line 5 Total)
 7. LESS PREVIOUS CERTIFICATES FOR
 PAYMENT (Line 6 from prior Certificate)\$ 1,317,578.90
 8. CURRENT PAYMENT DUE\$ 1,720.47
 9. BALANCE TO FINISH, INCLUDING RETAINAGE\$ 72,575.41
 (Line 3 less Line 6)

ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$28,238.76	
Total approved this Month		\$1,363.98
TOTALS	\$28,238.76	\$1,363.98
NET CHANGES by Change Order	\$26,874.78	

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

CONTRACTOR:

By: *Rich O. Piper*

Date: 11/19/2025

State of: Iowa

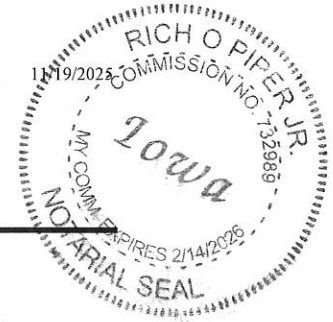
County of: Warren

Subscribed and sworn to before me this

19 day of November 2025

Notary Public: Rich Piper

My Commission expires: 2/14/2026



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED\$

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

ARCHITECT:

By: _____

Date: _____

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

CONTINUATION SHEET

Grimes

AIA DOCUMENT G703

PAGE 2 OF 11 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

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

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

APPLICATION NO:

11

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	General Conditions								
1.000	General Conditions/Overhead/Profit	\$206,090.00	\$206,090.00			\$206,090.00	100.00%		\$10,304.50
1.001	Insurance/Bonds	\$25,793.00	\$25,793.00			\$25,793.00	100.00%		\$1,289.65
	Temp Heat	\$8,500.00	\$8,500.00			\$8,500.00	100.00%		\$425.00
	Temp Barricades	\$27,800.00	\$27,800.00			\$27,800.00	100.00%		\$1,390.00
	Jobsite Cleaning	\$14,000.00	\$14,000.00			\$14,000.00	100.00%		\$700.00
	Submittals	\$20,000.00	\$20,000.00			\$20,000.00	100.00%		\$1,000.00
	Allowance	\$2,000.00		\$2,000.00		\$2,000.00	100.00%		\$100.00
							#DIV/0!		
	Staking	\$2,500.00	\$2,500.00			\$2,500.00	100.00%		\$125.00
							#DIV/0!		
	Flag Pole & Base/bumper post - labor	\$650.00	\$650.00			\$650.00	100.00%		\$32.50
	Flag Pole & Base/bumper post - Material	\$1,000.00	\$1,000.00			\$1,000.00	100.00%		\$50.00
							#DIV/0!		
	Screen Wall - Labor	\$4,044.00	\$4,044.00			\$4,044.00	100.00%		\$202.20
	Screen Wall - Material	\$10,858.00	\$10,858.00			\$10,858.00	100.00%		\$542.90
	Trash Enclosure - Labor	\$2,534.00	\$2,534.00			\$2,534.00	100.00%		\$126.70
	Trash Enclosure - Material	\$17,452.00	\$17,452.00			\$17,452.00	100.00%		\$872.60
							#DIV/0!		
	Site Improvements/bike Racks - labor	\$125.00		\$125.00		\$125.00	100.00%		\$6.25
	Site Improvements/bike Racks - material	\$1,050.00		\$1,050.00		\$1,050.00	100.00%		\$52.50
							#DIV/0!		
	Slab - Labor	\$65,277.00	\$65,277.00			\$65,277.00	100.00%		\$3,263.85
	Slab - Material	\$88,480.00	\$88,480.00			\$88,480.00	100.00%		\$4,424.00
	Slab on Deck - Labor	\$6,160.00	\$6,160.00			\$6,160.00	100.00%		\$308.00
	Slab on Deck - Material	\$4,564.00	\$4,564.00			\$4,564.00	100.00%		\$228.20
	Footings/Formed Curb - Labor	\$50,787.00	\$50,787.00			\$50,787.00	100.00%		\$2,539.35
	Footings/Formed Curb - Material	\$85,693.00	\$85,693.00			\$85,693.00	100.00%		\$4,284.65
	Washout	\$1,880.00	\$1,880.00			\$1,880.00	100.00%		\$94.00
	Trash Enclosure - Labor	\$7,511.00	\$7,511.00			\$7,511.00	100.00%		\$375.55
	Trash Enclosure - Material	\$7,272.00	\$7,272.00			\$7,272.00	100.00%		\$363.60
	Misc Concrete - Labor	\$630.00	\$630.00			\$630.00	100.00%		\$31.50
	Misc Concrete - Material	\$746.00	\$746.00			\$746.00	100.00%		\$37.30
							#DIV/0!		
	Sub Total	\$663,396.00	\$660,221.00	\$3,175.00		\$663,396.00	100.00%		\$33,169.80

CONTINUATION SHEET

Grimes Public Safety

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: #REF!

Contractor's signed certification is attached.

APPLICATION DATE: #REF!

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

PERIOD TO: #REF!

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

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Polished Concrete - Labor	\$30,000.00	\$30,000.00			\$30,000.00	100.00%		\$1,500.00
	Polished Concrete - Material	\$17,200.00	\$17,200.00			\$17,200.00	100.00%		\$860.00
	Caulking	\$3,900.00	\$3,900.00			\$3,900.00	100.00%		\$195.00
	Conrete Sealers - Labor	\$3,750.00	\$3,750.00			\$3,750.00	100.00%		\$187.50
	Conrete Sealers - Material	\$2,400.00	\$2,400.00			\$2,400.00	100.00%		\$120.00
							#DIV/0!		
	Masonry - Labor	\$500.00	\$500.00			\$500.00	100.00%		\$25.00
	Masonry - Material	\$600.00	\$600.00			\$600.00	100.00%		\$30.00
							#DIV/0!		
	Structural Steel	\$3,500.00	\$3,500.00			\$3,500.00	100.00%		\$175.00
							#DIV/0!		
	Blocking/Plywood sheathing - Labor	\$1,380.00	\$1,380.00			\$1,380.00	100.00%		\$69.00
	Blocking/Plywood sheathing - Material	\$3,802.00	\$3,802.00			\$3,802.00	100.00%		\$190.10
							#DIV/0!		
	Casework - Labor	\$11,330.00	\$11,330.00			\$11,330.00	100.00%		\$566.50
	Casework - Material	\$120,838.00	\$120,838.00			\$120,838.00	100.00%		\$6,041.90
							#DIV/0!		
	Roof Plate - Labor	\$4,900.00	\$4,900.00			\$4,900.00	100.00%		\$245.00
	Roof Plate - Material	\$12,500.00	\$12,500.00			\$12,500.00	100.00%		\$625.00
							#DIV/0!		
	Caulking - Labor	\$4,100.00	\$4,100.00			\$4,100.00	100.00%		\$205.00
	Caulking - Material	\$4,100.00	\$4,100.00			\$4,100.00	100.00%		\$205.00
							#DIV/0!		
	Doors - Labor	\$9,920.00	\$9,420.00			\$9,420.00	94.96%	\$500.00	\$471.00
	Doors - Material	\$84,824.00	\$82,185.40			\$82,185.40	96.89%	\$2,638.60	\$4,109.27
							#DIV/0!		
	Section Doors - Labor	\$8,000.00	\$8,000.00			\$8,000.00	100.00%		\$400.00
	Section Doors - Material	\$55,400.00	\$55,400.00			\$55,400.00	100.00%		\$2,770.00
	Section Doors - Shop Drawings	\$4,000.00	\$4,000.00			\$4,000.00	100.00%		\$200.00
	Four-Fold Doors - Labor	\$12,000.00	\$12,000.00			\$12,000.00	100.00%		\$600.00
	Four-Fold Doors - Material	\$152,800.00	\$152,800.00			\$152,800.00	100.00%		\$7,640.00
	Four-Fold Doors - Shop Drawings	\$4,000.00	\$4,000.00			\$4,000.00	100.00%		\$200.00
							#DIV/0!		
	Sub Total	\$555,744.00	\$552,605.40			\$552,605.40	99.44%	\$3,138.60	\$27,630.27

CONTINUATION SHEET

Grimes Public Safety

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

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

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

APPLICATION NO:

11

APPLICATION DATE:

#REF!

PERIOD TO:

11/25/25

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Window Blocking - Labor	\$5,000.00	\$5,000.00			\$5,000.00	100.00%		\$250.00
	Window Blocking - Material	\$4,400.00	\$4,400.00			\$4,400.00	100.00%		\$220.00
	Ceramic Tile - Labor	\$13,620.00	\$13,620.00			\$13,620.00	100.00%		\$681.00
	Ceramic Tile - Material	\$12,020.00	\$12,020.00			\$12,020.00	100.00%		\$601.00
	Epoxy Flooring - Labor	\$4,150.00	\$4,150.00			\$4,150.00	100.00%		\$207.50
	Epoxy Flooring - Material	\$1,150.00	\$1,150.00			\$1,150.00	100.00%		\$57.50
	Resilient - Labor	\$2,990.00	\$2,990.00			\$2,990.00	100.00%		\$149.50
	Resilient - Material	\$6,060.00	\$6,060.00			\$6,060.00	100.00%		\$303.00
	Carpet - Labor	\$1,570.00	\$1,570.00			\$1,570.00	100.00%		\$78.50
	Carpet - Material	\$10,680.00	\$10,680.00			\$10,680.00	100.00%		\$534.00
	Chalk & Tack - Labor	\$975.00	\$975.00			\$975.00	100.00%		\$48.75
	Chalk & Tack - material	\$5,570.00	\$5,570.00			\$5,570.00	100.00%		\$278.50
	Toilet Partitions & accessories - Labor	\$1,150.00	\$1,150.00			\$1,150.00	100.00%		\$57.50
	Toilet Partitions & accessories - Material	\$15,500.00	\$15,500.00			\$15,500.00	100.00%		\$775.00
	Corner Guards - Labor	\$300.00	\$300.00			\$300.00	100.00%		\$15.00
	Corner Guards - Material	\$2,600.00	\$2,600.00			\$2,600.00	100.00%		\$130.00
	Flag Poles - Labor	\$350.00	\$350.00			\$350.00	100.00%		\$17.50
	Flag Poles - Material	\$3,881.00	\$3,881.00			\$3,881.00	100.00%		\$194.05
	Sub Total	\$91,966.00	\$91,966.00			\$91,966.00	100.00%		\$4,598.30

CONTINUATION SHEET

Grimes Public Safety

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

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

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

APPLICATION NO: 11

APPLICATION DATE: #REF!

PERIOD TO: 11/25/25

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Signage - Labor Signage - Material	\$18,884.00	\$18,884.00			\$18,884.00	100.00%		\$944.20
	Fire Ext - Labor Fire Ext - Material	\$150.00 \$1,336.00	\$150.00 \$1,336.00			\$150.00 \$1,336.00	100.00% 100.00%		\$7.50 \$66.80
	Mail Boxes - Labor Mail Boxes - Material	\$40.00 \$500.00	\$40.00 \$500.00			\$40.00 \$500.00	100.00% 100.00%		\$2.00 \$25.00
	Knox Box - Labor Knox Box - Material	\$40.00 \$300.00	\$40.00 \$300.00			\$40.00 \$300.00	100.00% 100.00%		\$2.00 \$15.00
	Kitchen Appliances - Labor Kitchen Appliances - Material	\$1,100.00 \$25,000.00	\$1,100.00 \$25,000.00			\$1,100.00 \$25,000.00	100.00% 100.00%		\$55.00 \$1,250.00
	Blinds - L abor Blinds - Material	\$1,349.00 \$5,195.00	\$1,349.00 \$5,195.00			\$1,349.00 \$5,195.00	100.00% 100.00%		\$67.45 \$259.75
	CO#1 CO#2 CO#3 CO#4 CO#5 CO#6 CO#7 CO#8 CO#9	\$1,162.44 \$751.37 \$2,738.32 \$436.59 \$1,631.87 \$1,914.00 \$10,613.74 \$8,990.43 (\$1,363.98)	\$1,162.44 \$751.37 \$2,738.32 \$436.59 \$1,631.87 \$1,914.00 \$10,613.74 \$8,990.43 (\$1,363.98)			\$1,162.44 \$751.37 \$2,738.32 \$436.59 \$1,631.87 \$1,914.00 \$10,613.74 \$8,990.43 (\$1,363.98)	100.00% 100.00% 100.00% 100.00% 100.00% 100.00% 100.00% 100.00% 100.00%		\$58.12 \$37.57 \$136.92 \$21.83 \$81.59 \$95.70 \$530.69 \$449.52 (\$68.20)
	Sub Total	\$80,768.78	\$82,132.76	(\$1,363.98)		\$80,768.78	100.00%		\$4,038.44
	GRAND TOTALS	1,391,874.78	1,386,925.16	1,811.02	0.00	1,388,736.18	99.77%	3,138.60	69,436.81

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

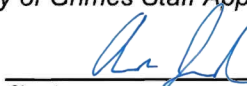
Date of Council Meeting: January 13, 2026 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: December 1, 2025 Through: December 31, 2025

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:	\$	899,189.22	
Retainage: 3 % of Completed Work:	\$	26,975.68	
Total Earned less Retainage:	\$	872,213.54	
Less previous applications for payment:	\$	728,976.94	
SUBTOTAL			\$ 143,236.60
OTHER CHARGES (Attach an itemized list)			\$ -
CURRENT PAYMENT DUE			\$ 143,236.60
Balance to finish, including retainage:	\$	712,527.46	

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

Construction Contractor Approval: Edge Commercial, LLC
Firm Name
Signature:  Date: 1/2/26
Engineer / Consultant Approval: Confluence
Firm Name
Signature: Denise M. Hurt Date: 12.31.2025
City of Grimes Staff Approval:
Signature:  Date: 01.05.26

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
3	December 16, 2025	\$ 345,056.18
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		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

TOTAL \$ 728,976.94

Record of Change Orders

No.	Date	Amount
1	October 14, 2025	\$ 35,508.00
2	November 25, 2025	\$ 9,433.00
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

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

Project: S-14172-25
Lions Park Grimes

Invoice: 141722504
Draw: 141722504
Invoice date: 12/30/2025
Period ending date: 12/31/2025
Contract date:

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

Architect:
Architect
ArchAddr1
ArchAddr2

Contract For:

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		\$899,189.22
Add-ons to date	\$0.00	
Taxes to date	\$0.00	
Less retainage	\$26,975.68	
Total completed less retainage		\$872,213.54
Less previous requests	\$728,976.94	
Current request for payment		\$143,236.60
Current billing		\$147,666.60
Current additional charges	\$0.00	
Current tax	\$0.00	
Less current retainage	\$4,430.00	
Current amount due		\$143,236.60
Remaining contract to bill	\$712,527.46	

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:

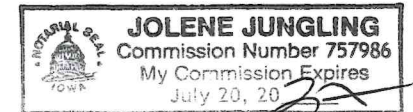
State Of

County Of

Subscribed and sworn to before me this 31st day of December 2025

Notary Public

My commission expires:



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 indicated, the quality of the Work is in accordance with the Contract Documents , and the Contractor is entitled to payment of the AMOUNT CERTIFIED .

AMOUNT CERTIFIED..... \$

(Attach explanation if amount certified differs from the amount applied for . Initial all figures on this Application and on the Continuation sheet that are 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 .

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

REQUEST FOR PAYMENT DETAIL

Project: S-14172-25 / Lions Park Grimes

Invoice: 141722504

Draw: 141722504

Period Ending Date : 12/31/2025 Detail Page 2 of 3 Pages

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	33,938.70	6,498.90		40,437.60	56.00	31,772.40	1,213.14
02	General Conditions	40,420.00	18,997.40	3,637.80		22,635.20	56.00	17,784.80	679.05
03	Earthwork	164,736.00	131,788.80			131,788.80	80.00	32,947.20	3,953.67
04	Site Utilities	129,871.00	129,871.00			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		1,340.00		1,340.00	20.00	5,360.00	40.20
11	Building Concrete	87,817.00	79,035.30	8,781.70		87,817.00	100.00		2,634.51
12	Site Concrete	82,350.00	15,646.50	17,293.50		32,940.00	40.00	49,410.00	988.21
13	Post Tensioned Concrete	108,218.00	108,218.00			108,218.00	100.00		3,246.54
14	Masonry	109,467.00	98,520.30	10,946.70		109,467.00	100.00		3,284.01
15	Structural Steel	24,500.00		12,250.00		12,250.00	50.00	12,250.00	367.50
16	Wood Framing	17,500.00						17,500.00	
17	Glu Laminated Construction	107,261.00		42,904.40		42,904.40	40.00	64,356.60	1,287.13
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	14,875.00		17,500.00	100.00		525.00
26	Plumbing	48,250.00	33,775.00	4,825.00		38,600.00	80.00	9,650.00	1,158.00
27	HVAC	12,950.00						12,950.00	
28	Electrical	112,893.00	13,547.16	6,773.58		20,320.74	18.00	92,572.26	609.62
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	6,151.36	1,177.92		7,329.28	56.00	5,758.72	219.88

REQUEST FOR PAYMENT DETAIL

Project: S-14172-25 / Lions Park Grimes

Invoice: 141722504

Draw: 141722504

Period Ending Date : 12/31/2025 Detail Page 3 of 3 Pages

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	36,185.30	6,929.10		43,114.40	56.00	33,875.60	1,293.42
32	Change Order 01	35,508.00	21,304.80			21,304.80	60.00	14,203.20	639.14
33	Change Order 02	9,433.00		9,433.00		9,433.00	100.00		282.99

Totals		1,584,741.00	751,522.62	147,666.60		899,189.22	56.74	685,551.78	26,975.68
--------	--	--------------	------------	------------	--	------------	-------	------------	-----------

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: December 23, 2025 **PAYMENT REQUEST #** 17 (Retainage)
PAYMENT PERIOD: From: November 1, 2025 Through: November 30, 2025

Contract Summary

Original Contract Amount:	\$	1,747,000.00	
Net change by Change Orders:	\$	5,286.33	
Contract Amount to Date: (line 1 ± 2)	\$	1,752,286.33	
Total completed and stored to date:	\$	1,752,286.33	
Retainage: 5 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	1,752,286.33	
Less previous applications for payment:	\$	1,669,802.01	
SUBTOTAL			\$ 82,484.32

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 82,484.32

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: Kruck Plumbing & Heating, Inc.
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA ARCHITECTS, INC
Firm Name

Signature Date 12.8.25

City of Grimes Staff Approval:

Signature Date 12-23-25

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	8/27/2024	\$ 17,100.00
2	09/24/24	\$ 5,700.00
3	10/22/24	\$ 33,012.50
4	11/26/24	\$ 65,515.80
5	12/24/24	\$ 271,642.05
6	01/28/25	\$ 61,906.75
7	02/25/25	\$ 119,179.40
8	03/25/25	\$ 121,881.20
9	04/22/25	\$ 78,374.05
10	05/27/25	\$ 116,426.30
11	06/24/25	\$ 68,026.65
12	07/22/25	\$ 316,503.90
13	08/26/25	\$ 104,041.15
14	09/23/25	\$ 227,018.93
15	10/28/25	\$ 27,335.30
16	11/25/25	\$ 36,138.03
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

TOTAL **\$ 1,669,802.01**

Record of Change Orders

No.	Date	Amount
1	November 26, 2024	\$ 7,839.29
2	October 14, 2025	\$ 2,847.04
3	November 25, 2025	\$ 600.00
4	November 25, 2025	\$ (6,000.00)
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

TOTAL **\$ 5,286.33**

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: PROJECT: # X242400

Grimes Public Safety Center

APPLICATION NO: 17

PERIOD TO: 11/01/25
11/30/25

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

PRIME CONTRACT VOLUME SUMMARY

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

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

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT**CHANGE ORDER SUMMARY**

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/2024, 1	PCO 001: PR 1 ; PCO 003, 004 & 006; PCO 002, 00	48,417.87	
1/14/25	PCO 010 - 2/11/25 PCO 011 - 3/25/25 PCO 012, 01	12,827.24	
4/22/25	PCO015, 017 & 5/27/25 PCO 018	13,355.27	
6/24/25	PCO 019, & 7/22/2025 PCO 020	6,617.87	(\$436.59)
5 & 9/23/25	PCO 022 & 023; PCO 026,025, & 024	16,802.74	
10/14/25	PCO 027, 028	11,837.47	
11/25/25	PCO 024, 029, 030, 031, 032, 033, 035	21,836.74	(44,029)
TOTALS		131,695.20	(\$44,465.57)
Net change by Change Order			87,229.63

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

1. ORIGINAL CONTRACT SUM	7,953,842.00
2. Net change by Change Order	87,229.63
3. CONTRACT SUM TO DATE (Line 1+2)	8,041,071.63
(Column C on G703)	
4. TOTAL COMPLETED & STORED TO DATE	8,014,159.45
(Column G on G703)	
5. RETAINAGE:	
a. 5% completed work	\$284,654.14
(Column D + E on G703)	
b. 5% of Stored Material	
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or	
Total in Column 1 of G703)	284,654.14
6. TOTAL EARNED LESS RETAINAGE	7,729,505.31
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENTS	7,568,482.11
8. CURRENT PAYMENT NOW DUE	161,023.20
9. BALANCE TO FINISH, PLUS RETAINAGE	311,566.32
(Line 3 less Line 6)	

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison

December 3, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this December 3, 2025

NOTARY PUBLIC:
My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 161,023.20
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

Prj #	X242400	App # :	17	Pd From:	11/1/2025
Prj Name	Grimes Public Safety Center	App Date:	11/30/2025	PD TO :	11/30/2025
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$568,790	568,790.40			568,790.40	100%		
2	BP #02 - General Construction - DDVI	\$1,391,875	1,386,925.16	1,811.02		1,388,736.18	100%	3,139	69,436.81
3	BP #03 - Precast & Steel M&L - Henkel	\$1,278,956	1,269,931.82			1,269,931.82	99%	9,025	63,496.59
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	310,250.00			310,250.00	100%		15,512.50
6	BP #06 - Aluminum & Glazing- MAGS	\$406,072	406,072.00			406,072.00	100%		20,303.60
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$484,941	480,606.00	4,335.00		484,941.00	100%		24,247.05
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	76,800.00			76,800.00	100%		3,840.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,752,286	1,757,686.33	(5,400.00)		1,752,286.33	100%		
10	BP #10 - Electrical - Renda Electric	\$930,158	914,639.34	6,983.80		921,623.14	99%	8,535	46,081.16
11	BP #11 - Paving - Core Construction	\$480,068	459,942.95	13,911.36		473,854.31	99%	6,214	23,692.72
12	BP #12 - Landscaping - Alpha Landscapes	\$89,373	63,678.00	25,695.00		89,373.00	100%		4,468.65
	GRAND TOTAL	8,041,071.63	7,966,823.27	47,336.18		8,014,159.45	100%	26,912	284,654.14

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: City of Grimes 101 NE Harvey St Grimes, IA 50111	PROJECT: Grimes Public Safety Center 2001 SW 6th Street Grimes, IA 50111	INVOICE NO: 940- RET	DISTRIBUTION TO:
		APPLICATION NO: 17	OWNER
		PERIOD TO: 11/11/2025	CONST. MANAGER
		CONTRACT DATE: 6/24/2024	ARCHITECT
		PROJECT NO: 23012	FIELD
		JOB NO: 940	OTHER
FROM CONTRACTOR: Kruck Plumbing & Heating Co., Inc. 615 Story Street Boone, IA 50036	VIA CONSTRUCTION MANAGER: Weitz Company		
	VIA ARCHITECT: SVPA Accchitects Inc		

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$ 1,747,000.00
2. NET CHANGES IN THE WORK	\$ 5,286.33
3. CONTRACT SUM TO DATE (LINE 1+/-2)	\$ 1,752,286.33
4. TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet)	\$ 1,752,286.33
5. RETAINAGE	
a. _____% of Completed Work	\$ 0.00
b. _____% of Stored Material	\$ 0.00
Total Retainage	\$ 0.00
6. TOTAL EARNED LESS RETAINAGE	\$ 1,752,286.33
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	1,669,802.02
8. CURRENT PAYMENT DUE.....	\$ 82,484.31
9. BALANCE TO FINISH, PLUS RETAINAGE	\$ 0.00

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

CONTRACTOR:

By: [Signature] Date: 11/11/25
State of: IA

County of: Boone

Subscribed and sworn to before me this 11 day of Nov 2025

Notary Public: Cody Bowers
My Commission expires: 3/15/2028



CODY BOWERS
COMMISSION NUMBER 727398
MY COMMISSION EXPIRES
MARCH 15, 2028

CERTIFICATE FOR PAYMENT

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

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

CONSTRUCTION MANAGER:

By: _____ Date: _____

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

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only

to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SUMMARY OF CHANGES IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 10,686.33	\$ 0.00
Total approved this month, including Construction Change Directives	\$ 600.00	\$ 6,000.00
TOTALS	\$ 11,286.33	\$ 6,000.00
NET CHANGES IN THE WORK	\$ 5,286.33	

CONTINUATION SHEET

Invoice Number: 940- RET
 Application Number: 17
 Application Date: 11/11/2025
 Period To: 11/11/2025
 Project No: 23012
 Job Number: 940

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
1	General Conditions - L	107,000.00	107,000.00	0.00	0.00	107,000.00	100	0.00	0.00
2	Submittals / Engineering - L	53,000.00	53,000.00	0.00	0.00	53,000.00	100	0.00	0.00
3	UG San/Storm/Water - M	67,000.00	67,000.00	0.00	0.00	67,000.00	100	0.00	0.00
4	UG San/Storm/Water - L	47,000.00	47,000.00	0.00	0.00	47,000.00	100	0.00	0.00
5	Ag Water/Vent/Storm - M	42,000.00	42,000.00	0.00	0.00	42,000.00	100	0.00	0.00
6	Ag Water/Vent/Storm - L	40,000.00	40,000.00	0.00	0.00	40,000.00	100	0.00	0.00
7	Nat Gas/Compressed Air - M	24,000.00	24,000.00	0.00	0.00	24,000.00	100	0.00	0.00
8	Nat Gas/Compressed Air - L	20,000.00	20,000.00	0.00	0.00	20,000.00	100	0.00	0.00
9	Domestic Water - M	65,000.00	65,000.00	0.00	0.00	65,000.00	100	0.00	0.00
10	Domestic Water - L	35,000.00	35,000.00	0.00	0.00	35,000.00	100	0.00	0.00
11	Plumbing Fixtures/Drains - M	149,000.00	149,000.00	0.00	0.00	149,000.00	100	0.00	0.00
12	Plumbing Fixtures/Drains - L	47,000.00	47,000.00	0.00	0.00	47,000.00	100	0.00	0.00
13	Plumbing/HVAC Insulation - M	24,000.00	24,000.00	0.00	0.00	24,000.00	100	0.00	0.00
14	Plumbing/HVAC Insulation - L	24,000.00	24,000.00	0.00	0.00	24,000.00	100	0.00	0.00
15	HVAC Controls - M	69,375.00	69,375.00	0.00	0.00	69,375.00	100	0.00	0.00
16	HVAC Controls - L	69,375.00	69,375.00	0.00	0.00	69,375.00	100	0.00	0.00

CONTINUATION SHEET

Invoice Number: 940- RET
Application Number: 17
Application Date: 11/11/2025
Period To: 11/11/2025
Project No: 23012
Job Number: 940

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

CONTINUATION SHEET

Invoice Number: 940- RET
 Application Number: 17
 Application Date: 11/11/2025
 Period To: 11/11/2025
 Project No: 23012
 Job Number: 940

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
36	ACCU-1 / ACU-1 - L	9,000.00	9,000.00	0.00	0.00	9,000.00	100	0.00	0.00
37	Commissioning - L	8,000.00	8,000.00	0.00	0.00	8,000.00	100	0.00	0.00
38	CO#1-PR-3	7,839.29	7,839.29	0.00	0.00	7,839.29	100	0.00	0.00
39	CO#2- CE 39 & 46	2,847.04	2,847.04	0.00	0.00	2,847.04	100	0.00	0.00
40	CO#3 - Kitchen hood credit	-6,000.00	0.00	-6,000.00	0.00	-6,000.00	100	0.00	0.00
41	CO#4 - add coffee maker	600.00	0.00	600.00	0.00	600.00	100	0.00	0.00
		1,752,286.33	1,757,686.33	-5,400.00	0.00	1,752,286.33	100	0.00	0.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: December 23, 2025 **PAYMENT REQUEST #** 14
PAYMENT PERIOD: From: November 1, 2025 Through: November 30, 2025

Contract Summary

Original Contract Amount: \$ 893,910.00
Net change by Change Orders: \$ 36,248.14
Contract Amount to Date: (line 1 ± 2) \$ 930,158.14

Total completed and stored to date: \$ 921,623.14
Retainage: 5 % of Completed Work: \$ 46,081.16
Total Earned less Retainage: \$ 875,541.98
Less previous applications for payment: \$ 868,907.37
SUBTOTAL \$ 6,634.61

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 6,634.61

Balance to finish, including retainage: \$ 54,616.16

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

Construction Contractor Approval: Renda Electric
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA ARCHITECTS, INC
Firm Name

Signature Date 12.8.25

City of Grimes Staff Approval:
Signature Date 12-23-25

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	November 26, 2024	\$ 40,299.00
2	December 24, 2024	\$ 28,215.00
3	January 28, 2025	\$ 47,880.00
4	February 25, 2025	\$ 9,709.00
5	March 25, 2025	\$ 57,000.00
6	April 22, 2025	\$ 27,550.00
7	May 27, 2025	\$ 104,975.00
8	June 24, 2025	\$ 93,024.00
9	July 22, 2025	\$ 97,325.60
10	August 26, 2025	\$ 151,857.50
11	September 23, 2025	\$ 105,940.00
12	October 28, 2025	\$ 73,872.52
13	November 25, 2025	\$ 31,259.75
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

TOTAL **\$ 868,907.37**

Record of Change Orders

No.	Date	Amount
1	August 27, 2024	\$ 18,818.00
2	November 12, 2024	\$ 3,780.10
3	November 26, 2024	\$ 3,195.69
4	January 14, 2025	\$ 1,754.55
5	August 26, 2025	\$ 1,716.00
6	November 25, 2025	\$ 6,983.80
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

TOTAL **\$ 36,248.14**

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: PROJECT: #	Grimes Public Safety Center X242400	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
		APPLICATION NO: 17 PERIOD TO: 11/01/25 11/30/25	

PRIME CONTRACT VOLUME SUMMARY

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

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

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/2024, 1	PCO 001: PR 1 ; PCO 003, 004 & 006; PCO 002, 00	48,417.87	
1/14/25	PCO 010 - 2/11/25 PCO 011 - 3/25/25 PCO 012, 01	12,827.24	
4/22/25	PCO015, 017 & 5/27/25 PCO 018	13,355.27	
6/24/25	PCO 019, & 7/22/2025 PCO 020	6,617.87	(\$436.59)
5 & 9/23/25	PCO 022 & 023; PCO 026,025, & 024	16,802.74	
10/14/25	PCO 027, 028	11837.47	
11/25/25	PCO 024, 029, 030, 031, 032, 033, 035	21,836.74	(44,029)
TOTALS		131,695.20	(\$44,465.57)
Net change by Change Order			87,229.63

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

1.ORIGINAL CONTRACT SUM	7,953,842.00
2.Net change by Change Order	87,229.63
3.CONTRACT SUM TO DATE (Line 1+2)	8,041,071.63
(Column C on G703)	
4.TOTAL COMPLETED & STORED TO DATE	8,014,159.45
(Column G on G703)	
5. RETAINAGE:	
a. 5% completed work	\$284,654.14
(Column D + E on G703)	
b. 5% of Stored Material	
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or	
Total in Column 1 of G703)	284,654.14
6.TOTAL EARNED LESS RETAINAGE	7,729,505.31
(Line 4 less Line 5 Total)	
7.LESS PREVIOUS CERTIFICATES FOR	
PAYMENTS	7,568,482.11
8.CURRENT PAYMENT NOW DUE	161,023.20
9.BALANCE TO FINISH, PLUS RETAINAGE	311,566.32
(Line 3 less Line 6)	

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison December 3, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this December 3, 2025

NOTARY PUBLIC:
My Commission Expires:

Jeni Day
Notary Public



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED: \$ 161,023.20
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

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

Prj #	X242400	App # :	17	Pd From:	11/1/2025
Prj Name	Grimes Public Safety Center	App Date:	11/30/2025	PD TO :	11/30/2025
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$568,790	568,790.40			568,790.40	100%		
2	BP #02 - General Construction - DDVI	\$1,391,875	1,386,925.16	1,811.02		1,388,736.18	100%	3,139	69,436.81
3	BP #03 - Precast & Steel M&L - Henkel	\$1,278,956	1,269,931.82			1,269,931.82	99%	9,025	63,496.59
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	310,250.00			310,250.00	100%		15,512.50
6	BP #06 - Aluminum & Glazing- MAGS	\$406,072	406,072.00			406,072.00	100%		20,303.60
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$484,941	480,606.00	4,335.00		484,941.00	100%		24,247.05
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	76,800.00			76,800.00	100%		3,840.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,752,286	1,757,686.33	(5,400.00)		1,752,286.33	100%		
10	BP #10 - Electrical - Renda Electric	\$930,158	914,639.34	6,983.80		921,623.14	99%	8,535	46,081.16
11	BP #11 - Paving - Core Construction	\$480,068	459,942.95	13,911.36		473,854.31	99%	6,214	23,692.72
12	BP #12 - Landscaping - Alpha Landscapes	\$89,373	63,678.00	25,695.00		89,373.00	100%		4,468.65
	GRAND TOTAL	8,041,071.63	7,966,823.27	47,336.18		8,014,159.45	100%	26,912	284,654.14

CONTRACTOR'S APPLICATION FOR PAYMENT

PAGE 1 OF 2 PAGES

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

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

PAYMENT APPLICATION NO: 14
APPLICATION DATE: 11/25/2025
PERIOD TO: 11/30/2025

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

VIA (ARCHITECT):

CHANGE ORDER SUMMARY

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		29,264.34	-
Approved This Month			
Number	Date Approved		
6	11/25/2025	6,983.80	
TOTALS		36,248.14	-
Net change by Change Orders		36,248.14	

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

CONTRACTOR: Renda Electric

By: 

Date: 11/25/2025

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

1. ORIGINAL CONTRACT SUM.....	\$ 893,910.00
2. Net change by Change Orders.....	\$ 36,248.14
3. CONTRACT SUM TO DATE.....	\$ 930,158.14
4. TOTAL COMPLETED & STORED TO DATE.....	\$ 921,623.14

RETAINAGE:

a. 5% of Completed Work	\$ 46,081.16
b. 5% of Stored Material	\$ -

5. TOTAL RETAINAGE

5. TOTAL RETAINAGE	\$ 46,081.16
6. TOTAL EARNED LESS RETAINAGE.....	\$ 875,541.98

(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Application)	\$ 868,907.37
8. CURRENT PAYMENT DUE.....	\$ 6,634.61
9. REMAINING UNCOMPLETED CONTRACT	\$ 54,616.16

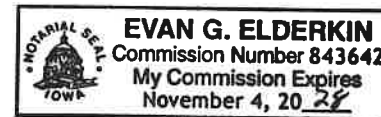
(Line 3 less Line 6)

State of Iowa County of Polk

Subscribed and sworn to before me on this date: 11/25/2025

Notary Public:

My Commission expires:



Evan G. Elderkin

AMOUNT CERTIFIED.....	\$ 6,634.61
-----------------------	-------------

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT

By: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

CONTINUATION SHEET

TO: City of Grimes

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

APPLICATION NUMBER: **14**
 APPLICATION DATE: **11/25/2025**
 PERIOD TO: **11/30/2025**

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

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (E + F)	E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	H BALANCE TO FINISH (C - G)	I RETAINAGE
Original Schedule of Values									
1	Mobilization - Labor	6,500.00	6,500.00	-	-	6,500.00	100.00%	-	325.00
2	Mobilization - Material	2,000.00	2,000.00	-	-	2,000.00	100.00%	-	100.00
3	Site - Labor	20,320.00	20,320.00	-	-	20,320.00	100.00%	-	1,016.00
4	Site - Material	17,605.00	17,605.00	-	-	17,605.00	100.00%	-	880.25
5	Electric UG - Labor	18,700.00	18,700.00	-	-	18,700.00	100.00%	-	935.00
6	Electric UG - Material	9,000.00	9,000.00	-	-	9,000.00	100.00%	-	450.00
7	Wall & OH Rough-In - Labor	115,000.00	115,000.00	-	-	115,000.00	100.00%	-	5,750.00
8	Wall & OH Rough-In - Material	135,000.00	135,000.00	-	-	135,000.00	100.00%	-	6,750.00
9	Power Distribution - Labor	30,400.00	30,400.00	-	-	30,400.00	100.00%	-	1,520.00
10	Power Distribution - Material	22,850.00	22,850.00	-	-	22,850.00	100.00%	-	1,142.50
11	Lighting - Labor	73,185.00	71,000.00	-	-	71,000.00	97.01%	2,185.00	3,550.00
12	Lighting - Material	92,280.00	92,280.00	-	-	92,280.00	100.00%	-	4,614.00
13	V/D & Communications	75,480.00	75,480.00	-	-	75,480.00	100.00%	-	3,774.00
14	Access Control / Security / Cameras	72,050.00	67,000.00	-	-	67,000.00	92.99%	5,050.00	3,350.00
15	Fire Alarm - Labor	19,500.00	18,200.00	-	-	18,200.00	93.33%	1,300.00	910.00
16	Fire Alarm - Material	15,360.00	15,360.00	-	-	15,360.00	100.00%	-	768.00
17	Generator - Labor	36,200.00	36,200.00	-	-	36,200.00	100.00%	-	1,810.00
18	Generator - Material	132,480.00	132,480.00	-	-	132,480.00	100.00%	-	6,624.00
Total Original Contract Value		893,910.00	885,375.00	-	-	885,375.00	99.05%	8,535.00	44,268.75
Change Orders									
1	MidAm Revisions for Transformer	18,818.00	18,818.00	-	-	18,818.00	100.00%	-	940.90
2	Panduit & Disconnect Switches	3,780.10	3,780.10	-	-	3,780.10	100.00%	-	189.01
3	Energy Code Review	3,195.69	3,195.69	-	-	3,195.69	100.00%	-	159.78
4	Black Finish on Security Cameras	1,754.55	1,754.55	-	-	1,754.55	100.00%	-	87.73
5	Phoenix Boxes at Sleeping Rooms	1,716.00	1,716.00	-	-	1,716.00	100.00%	-	85.80
6	Misc. Electrical Changes	6,983.80		6,983.80	-	6,983.80	100.00%	-	349.19
Total Change Orders		36,248.14	29,264.34	6,983.80	-	36,248.14	100.00%	-	1,812.41
Total Construction Cost		930,158.14	914,639.34	6,983.80	-	921,623.14	99.08%	8,535.00	46,081.16

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: December 23, 2025 **PAYMENT REQUEST #** 6 (Retainage)
PAYMENT PERIOD: From: November 1, 2025 Through: November 30, 2025

Contract Summary

Original Contract Amount:	\$	574,266.00	
Net change by Change Orders:	\$	(5,475.60)	
Contract Amount to Date: (line 1 ± 2)	\$	568,790.40	
Total completed and stored to date:	\$	568,790.40	
Retainage: 5 % of Completed Work:	\$	0.00	
Total Earned less Retainage:	\$	568,790.40	
Less previous applications for payment:	\$	540,350.88	
SUBTOTAL			\$ 28,439.52

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 28,439.52

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: Sandstone Management, Ltd
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA ARCHITECTS, INC
Firm Name

Signature Date 12.8.25

City of Grimes Staff Approval:
Signature Date 12-23-25

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	November 26, 2024	\$ 415,497.37
2	December 24, 2024	\$ 34,856.73
3	August 26, 2025	\$ 50,206.03
4	October 28, 2025	\$ 25,354.08
5	11/25/20205	\$ 14,436.67
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		
32		
33		
34		
35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		

TOTAL \$ 540,350.88

Record of Change Orders

No.	Date	Amount
1	November 12, 2024	\$ 6,062.10
2	November 26, 2024	\$ 8,462.30
3	November 25, 2025	\$ (20,000.00)
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

TOTAL \$ (5,475.60)

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: PROJECT: # X242400

Grimes Public Safety Center

APPLICATION NO: 17

PERIOD TO: 11/01/25
11/30/25

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

PRIME CONTRACT VOLUME SUMMARY

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

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

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT**CHANGE ORDER SUMMARY**

Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/2024, 1	PCO 001: PR 1 ; PCO 003, 004 & 006; PCO 002, 00	48,417.87	
1/14/25	PCO 010 - 2/11/25 PCO 011 - 3/25/25 PCO 012, 01	12,827.24	
4/22/25	PCO015, 017 & 5/27/25 PCO 018	13,355.27	
6/24/25	PCO 019, & 7/22/2025 PCO 020	6,617.87	(\$436.59)
5 & 9/23/25	PCO 022 & 023; PCO 026,025, & 024	16,802.74	
10/14/25	PCO 027, 028	11837.47	
11/25/25	PCO 024, 029, 030, 031, 032, 033, 035	21,836.74	(44,029)
TOTALS		131,695.20	(\$44,465.57)
Net change by Change Order			87,229.63

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

1. ORIGINAL CONTRACT SUM	7,953,842.00
2. Net change by Change Order	87,229.63
3. CONTRACT SUM TO DATE (Line 1+2)	8,041,071.63
(Column C on G703)	
4. TOTAL COMPLETED & STORED TO DATE	8,014,159.45
(Column G on G703)	
5. RETAINAGE:	
a. 5% completed work	\$284,654.14
(Column D + E on G703)	
b. 5% of Stored Material	
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or	
Total in Column 1 of G703)	284,654.14
6. TOTAL EARNED LESS RETAINAGE	7,729,505.31
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENTS	7,568,482.11
8. CURRENT PAYMENT NOW DUE	161,023.20
9. BALANCE TO FINISH, PLUS RETAINAGE	311,566.32
(Line 3 less Line 6)	

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison December 3, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this December 3, 2025

NOTARY PUBLIC:
My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 161,023.20
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

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

Prj #	X242400	App #	17	Pd From:	11/1/2025
Prj Name	Grimes Public Safety Center	App Date:	11/30/2025	PD TO :	11/30/2025
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$568,790	568,790.40			568,790.40	100%		
2	BP #02 - General Construction - DDVI	\$1,391,875	1,386,925.16	1,811.02		1,388,736.18	100%	3,139	69,436.81
3	BP #03 - Precast & Steel M&L - Henkel	\$1,278,956	1,269,931.82			1,269,931.82	99%	9,025	63,496.59
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	310,250.00			310,250.00	100%		15,512.50
6	BP #06 - Aluminum & Glazing- MAGS	\$406,072	406,072.00			406,072.00	100%		20,303.60
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$484,941	480,606.00	4,335.00		484,941.00	100%		24,247.05
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	76,800.00			76,800.00	100%		3,840.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	\$1,752,286	1,757,686.33	(5,400.00)		1,752,286.33	100%		
10	BP #10 - Electrical - Renda Electric	\$930,158	914,639.34	6,983.80		921,623.14	99%	8,535	46,081.16
11	BP #11 - Paving - Core Construction	\$480,068	459,942.95	13,911.36		473,854.31	99%	6,214	23,692.72
12	BP #12 - Landscaping - Alpha Landscapes	\$89,373	63,678.00	25,695.00		89,373.00	100%		4,468.65
	GRAND TOTAL	8,041,071.63	7,966,823.27	47,336.18		8,014,159.45	100%	26,912	284,654.14

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

PROJECT:
GRIMES PUBLIC SAFETY

APPLICATION NO:
RETAINAGE

PERIOD TO:
November 30, 2025

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

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

CONTRACT DATE:
June 17, 2024

1. ORIGINAL CONTRACT SUM.....	\$574,266.00
2. NET CHANGE BY CHANGE ORDERS.....	(\$5,475.60)
3. CONTRACT SUM TO DATE [LINE 1+2].....	\$568,790.40
4. TOTAL COMPLETED & STORED TO DATE.....	\$568,790.40
5. RETAINAGE:	
a. <u>5</u> % OF WORK COMPLETED \$ _____	
b. <u> </u> % OF STORED MATERIAL \$ _____	
TOTAL RETAINAGE.....	\$0.00
6. TOTAL EARNED LESS RETAINAGE.....	\$568,790.40
[line 4 less line 5 total]	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$540,350.88
[line 6 from prior certificate]	
8. CURRENT PAYMENT DUE.....	\$28,439.52
9. BALANCE TO FINISH, PLUS RETAINAGE.....	\$0.00
[line 3 less line 6]	

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

RYAN FISH, ESTIMATOR
November 19, 2025

RESOLUTION 01-0526 APPROVING CHANGE ORDERS

Grimes Resolution No. 01-0526

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 amend 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 January 13, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

CHANGE ORDER FORM



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: 11

Change Order Date: January 13, 2026

Purpose of Change Order:

PCO 045 (Change Event 063): Trash Enclosure - Backcharge

This change event captures the impact to Henkel when they mobilized to see the precast panels at the trash enclosure, and it was determined that the footings were poured too low.

Henkel: \$4,687

\$2,332 Erection downtime

\$1,500 Crane remobilization

\$855 Additional grouting costs

No markups included

Net \$0 cost to owner

DDVI: (\$4,687)

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	B/C for trash enclosure fittings being too low - impact to Henkel	1	1.00	\$ (4,687.00)	\$ (4,687.00)
2					\$ -
9					\$ -
10					\$ -

Change Order Number: 11 makes the following adjustments to the contract: \$ (4,687.00)

Contractor Accepted: DDVI

Firm Name

Gina Piper

Signature

1/5/2026

Date

Engineer Approved: SVPA Architects, Inc.

Firm Name

[Signature]

Signature

1/6/2026

Date

Owner Accepted: City of Grimes MSA 1-6-26

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	January 13, 2026	\$ (4,687.00)
12		
13		
14		
15		

Revised Contract Amount \$ 1,386,916.78



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

Prime Contract Potential Change Order #045: CE #063 - Trash Enclosure - Backcharge

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:	045 / 0	CONTRACT:	1 - Dummy Prime Contract - PCCO's for Prime Changes
REQUEST RECEIVED FROM:		CREATED BY:	Stephanie Morrison (WEITZ COMPANY-IOWA, THE)
STATUS:	Pending - In Review	CREATED DATE:	1/4 /2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		REVISED SUBSTANTIAL COMPLETION DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #063 - Trash Enclosure - Backcharge

CHANGE REASON: Backcharge

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #063 - Trash Enclosure - Backcharge

This change event captures the impact to Henkel when they mobilized to set the precast panels at the trash enclosure, and it was determined that the footings were poured too low.

Henkel: \$4,687

- \$2,332 Erection downtime
- \$1,500 Crane remobilization
- \$855 Additional grouting costs
- No markups included

DDVI: (\$4,687)

ATTACHMENTS:

[2421A DDVI For Dumpster Enclosure.pdf](#)

#	SubJob	Cost Code	Description	Type	Amount
1	GRIMES FIRE STATION PRIME VOL	00-000030.2500 - BP #03 - Henkel	Impact of trash enclosure ftgs being too low	Commitment	\$ 4,687.00
2	GRIMES FIRE STATION PRIME VOL	00-000010.2500 - BP #02 - DDVI	B/C for trash enclosure ftgs being too low - impact to Henkel	Commitment	(\$4,687.00)
Subtotal:					\$0.00
Grand Total:					\$0.00



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

Des Moines Iowa 50310

110 NORTH HARVEY
GRIMES Iowa 50111

611 5TH AVE SUITE 300
DES MOINES Iowa 50309

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

CHANGE ORDER FORM



Project Title: Grimes Public Safety Center
Contractor: Henkel Construction Company
Address: 208 East State Street, Mason City, IA 50401
Finance Budget Code: 378-150-6499 **Finance Project #** 0
Vendor Project or Invoice #: X242400 **PO #** 0
Original Contract Date: June 25, 2024 **Vendor #** 4796

Change Order Number: 3

Change Order Date: January 13, 2026

Purpose of Change Order:

PCO 44 (Change Event 049) - Close out Allowances
12/20/2025: Henkel allowance of \$5K carried for precast patching:

\$1,880 used for patching at trash enclosure
(\$3,120)to be deducted from Henkel's contract

PCO 45 (Change Event 063) Trash Encloser
\$4,687 Impact to Henkel due to trash enclosure footings being poured too low. Backcharge to DDVI.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	Paritla Return of Allowance - BP 3		1.00	\$ (3,120.00)	\$ (3,120.00)
2	Impact of trash encloser fittings being to low		1.00	\$ 4,687.00	\$ 4,687.00
3					\$ -
4					\$ -
5					\$ -
6					\$ -
7					\$ -

Change Order Number: 3 makes the following adjustments to the contract: \$ 1,567.00

Contractor Accepted: Henkel Construction Company

Jason Knipp
Signature

Firm Name
Digitally signed by Jason Knipp
DN: cn=US, email=jason@henkelconstruction.com,
o=Henkel Construction Company, cn=Jason Knipp
Date: 2026.01.06 08:32:01-06'00'

1/6/2026

Date

Engineer Approved: SVPA Architects, Inc.

Signature

Firm Name

1/6/2026

Date

Owner Accepted: City of Grimes MSA 1-6-26

Signature

Title

Date

Attest for Owner:

Signature

Title

Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 1,273,000.00
1	April 8, 2025	\$ 2,323.82
2	November 25, 2025	\$ 3,632.51
3	January 13, 2026	\$ 1,567.00
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Revised Contract Amount \$ 1,280,523.33



PCO #044

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

Prime Contract Potential Change Order #044: CE #049 - Close out Allowances - Henkel

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:	044 / 0	CONTRACT:	1 - Dummy Prime Contract - PCCO's for Prime Changes
REQUEST RECEIVED FROM:		CREATED BY:	Stephanie Morrison (WEITZ COMPANY-IOWA, THE)
STATUS:	Pending - In Review	CREATED DATE:	1/4 /2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		REVISED SUBSTANTIAL COMPLETION DATE:	
		TOTAL AMOUNT:	(\$3,120.00)

POTENTIAL CHANGE ORDER TITLE: CE #049 - Close out Allowances - Henkel

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #049 - Close out Allowances - BP 3 Henkel

12/20/25: Henkel allowance of \$5K carried for precast patching:

- \$1,880 used for patching at trash enclosure
- (\$3,120) to be deducted from Henkel's contract

ATTACHMENTS:

#	SubJob	Cost Code	Description	Type	Amount
1	GRIMES FIRE STATION PRIME VOL	00-000030.2500 - BP #03 - Henkel	Partial Return of Allowance - BP 3	Commitment	(\$3,120.00)
Subtotal:					(\$3,120.00)
Grand Total:					(\$3,120.00)



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

Des Moines Iowa 50310

110 NORTH HARVEY

GRIMES Iowa 50111

611 5TH AVE SUITE 300

DES MOINES Iowa 50309

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



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

Prime Contract Potential Change Order #045: CE #063 - Trash Enclosure - Backcharge

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:	045 / 0	CONTRACT:	1 - Dummy Prime Contract - PCCO's for Prime Changes
REQUEST RECEIVED FROM:		CREATED BY:	Stephanie Morrison (WEITZ COMPANY-IOWA, THE)
STATUS:	Pending - In Review	CREATED DATE:	1/4 /2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		REVISED SUBSTANTIAL COMPLETION DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #063 - Trash Enclosure - Backcharge

CHANGE REASON: Backcharge

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #063 - Trash Enclosure - Backcharge

This change event captures the impact to Henkel when they mobilized to set the precast panels at the trash enclosure, and it was determined that the footings were poured too low.

Henkel: \$4,687

- \$2,332 Erection downtime
- \$1,500 Crane remobilization
- \$855 Additional grouting costs
- No markups included

DDVI: (\$4,687)

ATTACHMENTS:

[2421A DDVI For Dumpster Enclosure.pdf](#)

#	SubJob	Cost Code	Description	Type	Amount
1	GRIMES FIRE STATION PRIME VOL	00-000030.2500 - BP #03 - Henkel	Impact of trash enclosure ftgs being too low	Commitment	\$ 4,687.00
2	GRIMES FIRE STATION PRIME VOL	00-000010.2500 - BP #02 - DDVI	B/C for trash enclosure ftgs being too low - impact to Henkel	Commitment	(\$4,687.00)
Subtotal:					\$0.00
Grand Total:					\$0.00



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

Des Moines Iowa 50310

110 NORTH HARVEY

GRIMES Iowa 50111

611 5TH AVE SUITE 300

DES MOINES Iowa 50309

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE



AGENDA ITEM: Adopting Rules of Procedure for Conduct of City Council Business

BACKGROUND:

In an effort to promote consistency, efficiency, and transparency across all City boards, commissions, and the City Council, staff has prepared a *Rules of Procedure*. This policy outlines standard meeting procedures, expectations for conduct, and the process for agenda preparation, public participation, and decision-making.

The purpose of this policy is to ensure meetings are conducted in an orderly manner that encourages fair discussion, compliance with open meetings laws, and effective governance. It provides guidance for council and board members, City staff, and the public in understanding how meetings are to be conducted.

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/COMMISSION 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 01-0626 ADOPTING RULES OF PROCEDURE FOR CONDUCT OF CITY
COUNCIL BUSINESS

Grimes Resolution No. 01-0626

WHEREAS, the City of Grimes seeks to promote consistent and transparent governance across all City meetings;

WHEREAS, establishing a unified *Rules of Procedure for Conduct of City Council Business* will ensure orderly and efficient conduct of meetings, clarify roles and expectations, and enhance public participation;

WHEREAS, it is in the best interest of the City Council and all appointed boards and commissions to follow uniform meeting procedures in compliance with the Iowa Open Meetings Law.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the attached *Rules of Procedure for Conduct of City Council Business* is hereby adopted and shall apply to all meetings of the City Council, boards, and commissions.

PASSED and APPROVED on January 13, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk



Rules of Procedure For Conduct of City Council Business

January 2026

TABLE OF CONTENTS	
RULES OF PROCEDURE	3
QUORUM.....	3
SCHEDULE	3
AGENDA	3
LENGTH OF MEETING	3
CONDUCT OF BUSINESS	3
Order of Business.....	4
Public Agenda Items Discussion Order	4
Special Meeting	5
Closed Session	5
Electronic Meeting.....	5
Work Session Meeting.....	5
CANCELLATION AND RESCHEDULING OF MEETINGS	5
DECORUM DURING MEETINGS.....	6
Requirements	6
ADDRESSING BOARD FROM FLOOR.....	6
Addressing a Board	6
Public Forum.....	6
Public Hearing	6
BOARD ACTION	7
Disqualifications/Abstentions	7
Motions	7
Motion to Amend	7
Motion to Reconsider	7
Motion to Table.....	7
Motion to Postpone	7
Tie Vote.....	8
BOARD APPOINTMENT POLICY AND PROCEDURE	9

RULES OF PROCEDURE

For the purposes of this policy, all City Council, Commission, and Board members will be referred to as “Board Members.” All commissions and boards will also be referred to as “Boards.” If a rule applies to City Council specifically, it will be called out as such. The Mayor shall also be referred to as Chair.

A Board shall determine the rules of its own proceedings by vote, and the Clerk shall keep such rules on file for public inspection. Boards for the City of Grimes generally follow Robert’s Rules of Order unless otherwise stated in this policy.

City Staff will utilize CivicClerk for the submission of agenda items, and distribution of packets to Board Members and the public.

QUORUM

A majority of members of a Board constitute a quorum to do business. When there is no quorum, the Chair, or any other Board Member shall not start the meeting to conduct business. If the meeting starts with a quorum, the Chair shall adjourn the meeting if the necessary quorum is lost. If no Board Member is present, City staff shall adjourn the meeting. See the attached table for more specific information pertaining to each board/commission.

SCHEDULE

See the attached table for Board schedules.

AGENDA

A copy of the agenda, complete with all accompanying staff reports and other background materials, shall be known as the agenda packet. The available agenda packet for any regular meeting shall be made available to the public on the City website no later than what is prescribed in the attached table.

The agenda is to be made available to the public by posting in City Hall no less than 24 hours prior to the scheduled meeting and shall be made available in the Council Chambers during each meeting, unless a shorter period for posting the agenda is necessary that complies with the requirements of Iowa Code Section 21.4.

LENGTH OF MEETING

Efforts will be made to keep meetings no longer than two hours to be respective to City Staff’s, Board Members’, and applicants’ time, however meetings may occasionally be longer than two hours. The Chair does have the authority to adjourn a meeting and reschedule agenda items for another meeting.

CONDUCT OF BUSINESS

Order of Business

The order of business for a regular City Council meeting shall be as follows:

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Agenda Approval
5. Public Forum
6. Consent Agenda:
 - a. Resolution Approving Previous Meeting Minutes
 - b. Approval of Claims List
 - c. Receiving and Filing Reports
 - d. Approval of Pay Estimates, Change Orders, Certificates of Completion, Releases of Retainage
 - e. Setting dates for future public hearings
 - f. Other business considered by the City Manager to be simple and non-controversial
7. Presentations
8. Public Hearing Action Items
9. Remainder of Agenda:
 - a. Ordinances for Adoption
 - b. Resolutions for Adoption
 - c. Other Business
10. Staff Reports
11. Mayor and City Council Reports
12. Adjournment

A sample of an agenda is included with this policy.

The order of business will vary slightly from Board to Board.

The appropriate City Staff, prior to the meeting, shall have the authority to vary the order of this recommended schedule to expedite the conduct of business or accommodate persons having business to be considered by the Board. The final approval of the agenda is always subject to vote by the Board.

Public Agenda Items Discussion Order

For each item on the public agenda, City Staff will present the details of a proposal. The applicant will then follow up with any additional comments if needed. At the discretion of the Chair, public comments may commence if needed. Next, the Board will ask questions and discuss the proposal. Finally, a motion in the affirmative will be made followed by a second and a vote.

Special Meeting

A special meeting is a meeting that is held outside of the regularly scheduled meetings but will run like a regularly scheduled meeting. A special meeting may be called to discuss emergent issues within a 24-hour period provided it meets the requirements of Iowa Code Section 21.4.

Closed Session

Closed session may be held according to Code of Iowa §21.5.

Electronic Meeting

Electronic meetings shall follow the rules and requirements established in Code of Iowa §21.8.

Work Session Meeting

A Board may conduct work session meetings on matters which are expected to come before a Board for formal action at a regular meeting. Items to be considered will be placed on an agenda as required by the open meetings statutes.

At work session meetings a Board will receive information and presentation from City staff. The Board may ask questions and may request that certain information be provided, or issues be addressed when items are considered further at another work session meeting or a regular or special meeting of the Board. A Board may direct that matters under consideration be brought forward for formal action at a regular or special meeting, that further study be conducted if appropriate, that matters under consideration not be pursued further (except for matters requiring a public hearing), or that modifications be made before a matter is considered further.

Final action on items is not taken during work sessions. No formal vote of a Board in favor or against any work session or study session agenda item may be taken.

Work sessions are not public hearings. If a public hearing is required on an action item, public testimony will be taken before Board action on the item at a regular or special meeting.

During a workshop meeting, questions may be directed by the Board to a member of the public or another interested party, or in appropriate circumstances, a brief presentation may be permitted by a member of the public or another interested party on an agenda item or a particular question related to an agenda item.

CANCELLATION AND RESCHEDULING OF MEETINGS

Every effort shall be made to ensure that meetings are held as posted. However, from time to time, there may be a need to cancel a regular, special, or work session meeting shortly before the meeting begins or after the meeting has begun. Some possible reasons for cancellation include, but are not limited to, inclement weather or lack of a quorum. Board meetings may be cancelled if deemed necessary by the Chair and City Staff. Following such cancellation, City Staff shall

inform the public of the cancellation through posting in those locations where the agenda is posted and through the City's social media platforms. Cancelled meetings will be rescheduled for a special meeting when possible or agenda items will be moved to the next regularly scheduled meeting.

DECORUM DURING MEETINGS

Requirements

While the Board is in session, all attendees shall preserve order and decorum. Any person that refuses to abide by the rules may be asked to leave the Board Chambers by the Chair.

Every member of the public desiring to speak shall address the Chair at the podium and every Board Member from their seat at the dais, and upon recognition by the Chair, shall confine comments to the question under debate, avoiding all indecorous language and references to personalities and abiding by the following rules of civil debate:

- We may disagree, but we will be respectful of one another.
- All comments will be directed to the issue at hand.
- Personal attacks will not be tolerated.
- Board-adopted time limits for speaking will be honored and enforced.

ADDRESSING BOARD FROM FLOOR

Addressing a Board

Interested attendees or their authorized representatives may address the Board regarding agenda matters under consideration.

Attendees interested in addressing a Board during a meeting must approach the podium to speak into the microphone only when prompted by the Chair. Speakers must state their name and address before providing comments to the Board.

After a motion is made and seconded by a Board Member following a public hearing on the matter so moved, further discussion from the public on this matter will be denied, except upon the request of a Board Member to the Chair.

Public Forum

People wishing to address the Council during Public Forum must sign in upon entry to the Council Chambers. Each person will be allowed 3 minutes from the podium and may address no more than two issues. A countdown clock will be provided for each speaker to ensure the 3-minute time limit is followed.

Public Hearing

Each speaker will be allowed 3 minutes from the podium. A countdown clock will be provided for each speaker to ensure the 3-minute time limit is followed, and each speaker shall end their comments if their time has expired.

BOARD ACTION

Disqualifications/Abstentions

All members present at any meeting may disqualify themselves or abstain from voting, in which case the reason for the disqualification or abstention shall be publicly declared and a record made thereof.

Motions

A motion may be made by any Board Member. The motion may be discussed if it receives a second. Passage of a motion for the Board requires a majority vote of the Board Members present, unless Iowa law requires a different majority.

A motion shall not be considered to deny approval. A motion shall be made in the affirmative. Example: "I motion to approve [case/project name]." Despite the fact that the maker or second move to approve, those Board Members are still free to vote against the motion.

Motion to Amend

Any motion under consideration may be amended upon a motion and second by Board Members.

Motion to Reconsider

A motion to reconsider may be made by any Board Member that voted on the prevailing side. The motion requires a second. A motion to reconsider must be moved prior to the approval of the minutes. It is debatable, if the original action it reconsiders was debatable. The motion requires a majority vote. If the motion to reconsider passes, the original may be reconsidered, debated, and voted on. Only one motion to reconsider an action of the Board is allowed.

Motion to Table

A motion to table requires a second, is not debatable (the chair may ask the maker of the motion to state their reason for tabling the motion), is not amendable, requires a majority vote for passage and, if adopted, cannot be reconsidered. The tabled item(s) may then be brought off the table for consideration by a non-debatable motion, second, and majority vote. If it is not brought off the table before the end of the meeting, it dies, but it may be added as a new item to an agenda for a later meeting. Typically, a motion to table is used to allow consideration of another agenda item that needs to be timely addressed, and then the tabled item is taken off the table after the more urgent agenda item has been addressed.

Motion to Postpone

Postponing an item or a motion to a specific date and time ensures that the item or motion will be on the agenda at the adopted date and time. Any item or motion which is to be considered at a future meeting should be postponed to a specific meeting rather than tabled.

Tie Vote

When a tie vote occurs, the motion is lost.

BOARD APPOINTMENT POLICY AND PROCEDURE

1. All Board terms for a specific period expire on December 31 of the last year of appointment, with the terms for new appointments beginning on January 1. However, the Board may adjust the start and end dates of terms by up to one month to ensure continuity of service and accommodate scheduling needs.
2. Recommendations to the City Council for all Board appointments will be made by the Mayor during a January City Council meeting. The City Council will then vote on the Mayor's recommendations.
3. A press release is issued by the Communications Department in early fall informing residents of opportunities to serve on Boards and Commissions.
4. A description of the duties and terms of office for each Board and the application form for serving on a Board are available on the city website.
5. Residents may submit an application for Board membership vacancies throughout the year.
6. Applications are initially reviewed by the department that oversees the specific Board.
7. Recommendations made by department directors are submitted to the City Clerk, who provides the applications and recommendations to the Mayor for consideration.
8. The Mayor will make recommendations to the City Council for filling Board positions that become vacant during the year using the same procedure.
9. A Board Member must submit a letter of resignation to the City Clerk if they need to resign from the board prior to the end of their term.
10. In the event of an early resignation, the affected board seat may remain vacant or be filled by a new appointee, as outlined in the appointment procedures above. Any such appointment shall serve only for the remainder of the unexpired term.

Rules of Procedure Policy Table						
Board	Total Members	Quorum	Day of Week/Month	Time of Day	Agenda Available to Public	Staff Contact
Board of Adjustment	5	3	3rd Wednesday	5:30 PM	Monday Preceding Meeting	Senior Planner
Board of Appeals	5	3	3rd Thursday	5:30 PM	Tuesday Preceding Meeting	Building Official
City Council	5	3	2nd & 4th Tuesdays	5:30 PM	Fridays Preceding Meetings	City Clerk
Library Board of Trustees	5	3	3rd Tuesday	5:00 PM	Friday Preceding Meeting	Director of the Library
Park and Recreation Advisory Board	5	3	4th Wednesday	5:30 PM	Monday Preceding Meeting	Parks and Recreation Director
Planning and Zoning Commission	5	3	1st Tuesday	5:30 PM	Friday Preceding Meeting	Senior Planner
Public Health and Safety Advisory Board	5	3	1st Thursday	5:30 PM	Tuesday Preceding Meeting	City Engineer
Tree Board	7	4	1st Wednesday	5:30 PM	Monday Preceding Meeting	Public Works Director



AGENDA ITEM:

BACKGROUND: The owners of 1113 NE 21st Street have requested approval to install a fence within a certain storm sewer and overland flowage easement 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/COMMISSION ACTIONS: Approved Final Plat for Heritage at Grimes Plat 5 - 2017

Approved Variance to Chapter 3-19 of Heritage at Grimes PUD Code for chainlink fence material - 12/15/2025

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 01-0726 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS
WITHIN A STORM SEWER AND OVERLAND FLOWAGE EASEMENT AND OVERLAND
FLOWAGE EASEMENT FOR LOT 7 OF HERITAGE AT GRIMES PLAT 5 - 1113 NE 21ST
STREET

Grimes Resolution No. 01-0726

WHEREAS, the owners of Lot 7 of Heritage at Grimes 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 storm sewer and overland flowage easement 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.

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 storm sewer and overland flowage easement and the overland flowage easement ("Consent and Agreement") regarding Lot 7 of Heritage at Grimes 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 January 13, 2026.

David Gisch, 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 Joseph Naberhaus and Christina Naberhaus, *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 7 of Heritage at Grimes 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 storm sewer and overland flowage easement, as shown in the Heritage at Grimes Plat 5 dated November 14, 2017, recorded on November 21, 2017, in Book 16732, Page 443-450 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.

The Property Owner or Property Owner’s predecessor in title, granted that certain overland flowage easement, as shown in the Heritage at Grimes Plat 5 dated November 14, 2017, recorded on November 21, 2017, in Book 16732, Page 407-413 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.

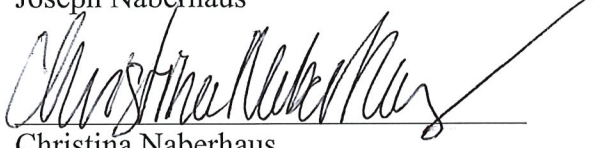
The Property Owners do HEREBY COVENANT with the City that (i) the Property Owners hold said real estate described in this Agreement by title in fee simple; (ii) that the Property Owners have good and lawful authority to convey the same; and (iii) the Property Owners covenant to WARRANT AND DEFEND the 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

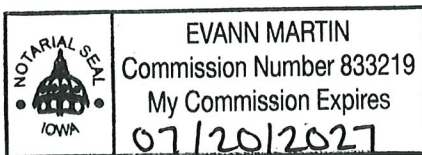
PROPERTY OWNERS

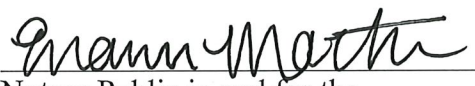

Joseph Naberhaus


Christina Naberhaus

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 Joseph Naberhaus, 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.

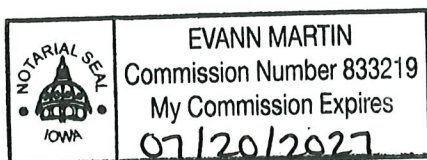



Notary Public in and for the
State of Iowa

My Commission expires 07/20/2027

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 Christina Naberhaus, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.




Notary Public in and for the State of Iowa

My Commission expires 07/20/2027

CITY OF GRIMES

By: _____
David Gisch, 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 David Gisch 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 David Gisch 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 and overland flowage easement on Lot 7 of Heritage at Grimes Plat 5 (1113 NE 21st Street) in accordance to permit number FN-25-092.



AGENDA ITEM:

BACKGROUND: The owners of 2100 NW Harvest Drive have requested approval to install a fence within a certain overland flowage easement and storm sewer 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/COMMISSION ACTIONS: Approved Final Plat for Beaverbrooke West Plat Eight - 2013

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 01-0826 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS
WITHIN AN OVERLAND FLOWAGE EASEMENT AND STORM SEWER EASEMENT FOR
LOT 49 OF BEAVERBROOKE WEST PLAT EIGHT - 2100 NW HARVEST DRIVE

Grimes Resolution No. 01-0826

WHEREAS, the owners of Lot 49 of Beaverbrooke West Plat Eight 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 and storm sewer 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.

WHEREAS, the City desires to accept the Consent and Agreement for improvements within the storm sewer 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 and storm sewer easement ("Consent and Agreement") regarding Lot 49 of Beaverbrooke West Plat Eight 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 January 13, 2026.

David Gisch, 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 Kevan J. Irvine and Erin K. Irvine, *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 49 of Beaverbrooke West Plat Eight, 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 Beaverbrooke West Plat Eight dated October 16, 2013, recorded on October 17, 2013, in Book 14996, Page 903-908 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.

The Property Owner or Property Owner’s predecessor in title, granted that certain storm sewer easement, as shown in the Beaverbrooke West Plat Eight dated October 16, 2013, recorded on October 17, 2013, in Book 14996, Page 917-925 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 16th day of December, 2025.

PROPERTY OWNERS



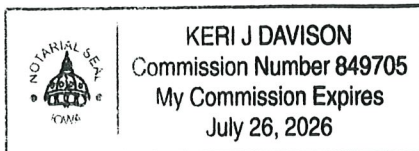
Kevan J. Irvine



Erin K. Irvine

STATE OF IOWA)
) SS
COUNTY OF POIK)

On this 16 day of December, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kevan J. Irvine, 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.

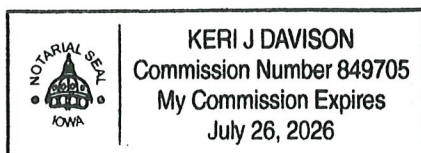


Notary Public in and for the
State of Iowa

My Commission expires July, 26, 2026

STATE OF IOWA)
) SS
COUNTY OF POIK)

On this 16 day of December, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Erin K. Irvine to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.



Notary Public in and for the
State of Iowa

My Commission expires July 26, 2026

CITY OF GRIMES

By: _____
David Gisch, 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 David Gisch 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 David Gisch 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 42" chain-link fence has been proposed to be constructed in a overland flowage easement and a storm sewer easement on Lot 49 of Beaverbrooke West Plat Eight (2100 NW Harvest Drive) in accordance to permit number 25-000201.



AGENDA ITEM:

BACKGROUND: The owners of 709 NE Bridge Creek Crossing have requested approval to install an in-ground pool within a certain surface water flowage easement on the subject property. The proposed installation of the in-ground pool 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/COMMISSION ACTIONS: Approved Final Plat for Bridge Creek Plat 3 - 2013

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 01-0926 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS
WITHIN A SURFACE WATER FLOWAGE EASEMENT FOR LOT 17 OF BRIDGE CREEK
PLAT 3 - 709 NE BRIDGE CREEK CROSSING

Grimes Resolution No. 01-0926

WHEREAS, the owners of Lot 17 of Bridge Creek 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 surface water flowage easement to permit the installation of an in-ground pool 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 17 of Bridge Creek 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 January 13, 2026.

David Gisch, 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 Kami Rankin and Mark Dungan, *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 17 of Bridge Creek 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 surface water flowage easement, as shown in the Bridge Creek Plat 3 dated September 25, 2013, recorded on September 27, 2013, in Book 14973, Page 191-196 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 an in-ground pool 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 9th day of December, 2025.

PROPERTY OWNERS

Kami Rankin
Kami Rankin

Mark Dungan
Mark Dungan

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 9th day of December, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kami Rankin, 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.



Rachel Greving
Notary Public in and for the
State of Iowa

My Commission expires Apr. 26, 2028

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 9th day of December, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Mark Dungan, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.



Rachel Greving
Notary Public in and for the
State of Iowa

My Commission expires Apr. 26, 2028

CITY OF GRIMES

By: _____
David Gisch, 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 David Gisch 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 David Gisch 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

An in-ground pool has been proposed to be constructed in a surface water flowage easement on Lot 17 of Bridge Creek Plat 3 (709 NE Bridge Creek Crossing) in accordance to permit number PL-25-024.



AGENDA ITEM: Resolution 01-1026 Approving Declaration of Site Restrictions for a Portion of Lot 1 & 2 and Alley in Block 7 Town of Grimes

BACKGROUND: The property owner, KMQ Properties, LLC, desire to tie the three existing lots together for the purpose of allowing accessory pavement and structures to be built on the lots adjoining the principal building. A declaration of site restrictions is necessary to ensure the lots are not sold independently of one another, and are all maintained to an equal condition.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval.

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 01-1026 APPROVING DECLARATION OF SITE RESTRICTIONS FOR A
PORTION OF LOT 1 & 2 AND ALLEY IN BLOCK 7 TOWN OF GRIMES

Grimes Resolution No. 01-1026

WHEREAS, KMQ Properties, LLC ("Property Owner") owns a portion of Lot 1 & 2 and alley in Block 7 Town of Grimes (the "Property"); and

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

WHEREAS, the Property Owner has requested to construct accessory structures on the Property; and

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

WHEREAS, Property Owner has agreed to enter into a Declaration of Site Restrictions for a Portion of Lot 1 & 2 and Alley in Block 7 Town of Grimes ("Agreement") declaring certain site restrictions.

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

1. That the Agreement is hereby accepted and approved by the City Council of the City of Grimes, Iowa.
2. That the Mayor is hereby authorized to execute such Agreement on behalf of the City, and the City Clerk to attest the Mayor's signature.
3. That the City Clerk is hereby authorized and directed to file the Agreement with the Polk County Recorder.

PASSED and APPROVED on January 13, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

Preparer Information: Evann Coffey, City of Grimes, 410 SE Main Street, Suite 102, Grimes, Iowa 50111 Phone (515) 986-4050
Return To: Grimes City Clerk, 101 NE Harvey Street Grimes, Iowa 50111 Phone (515) 986-3036

**DECLARATION OF SITE RESTRICTIONS FOR A PORTION OF LOT 1 & 2 AND
ALLEY IN BLOCK 7 TOWN OF GRIMES**

THIS DECLARATION OF SITE RESTRICTIONS ("Agreement") is made and entered into this 31 day of December, 2025, by and between the CITY OF GRIMES, IOWA, a municipal corporation (the "City") and ~~MB Electrical, LLC~~ ("Property Owner").

KMQ Properties LLC

RECITALS:

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

Lot 1 (except commencing at the Northeast corner of Lot 1 and running West 4 feet, thence South 100 feet, thence East 4 feet, thence North 100 feet to the place of beginning) ("Property A"); and

The South 32 feet of Lot 2 (except that part conveyed to the City of Grimes by Warranty Deed recorded in Book 15519 Page 519) ("Property B"); and

That part of the East/West alley abutting Lots 1, 2, 3, and 4 ("Property C"); all in Block 7 in the Town of Grimes, now included in and forming a part of the City of Grimes, Polk County, Iowa.

B. There is an existing ingress/egress easement titled Perpetual Non-Exclusive Easement Creating A Right-of-Way ("Easement") recorded with the Polk County Recorder in Book 6996 Page 325 located across Property C which shall remain in effect.

C. The Property Owner desires to integrate the three lots into one property for the purpose of constructing accessory structures and pavement.

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

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

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

2. Conveyance of Both Lots to Same Owner Required. For as long as the accessory structures and pavement are located on the Property B and Property C, the Property Owner agrees that Property A shall not be conveyed independently of Property B and Property C and that both Property B and Property C shall be equally maintained in a manner that is consistent with the neighborhood.

3. Existing Easement. Any accessory structures and pavement constructed within the Easement shall not interfere with the terms and purpose of the Easement to maintain ingress/egress.

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

5. 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.

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

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

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

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

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

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

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

CITY OF GRIMES

By: _____
David Gisch, Mayor

Attest:

Rachel Greving, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF POLK)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared David Gisch and Rachel Greving, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 2026, and that David Gisch 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
~~MB Electrical, LLC~~
KMQ Properties LLC

Mark Blanchard
Signature

Mark Blanchard
Name

owner
Title

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 31 day of December, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Mark Blanchard, 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.



Hillarrie Koenig
Notary Public in and for the
State of Iowa



AGENDA ITEM: Approving Lease Agreement for Community Complex Space with Crossroads Community Church

BACKGROUND: The proposed lease agreement requires the church to pay a fixed amount of \$11.00 per square foot for use of the office and storage space. Furthermore, the church has the option to rent other rooms in the Grimes Community Complex at the market rate.

BUDGETARY CONSIDERATIONS: \$10,901.00

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/COMMISSION 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: Brian Becker

APPROVING LEASE AGREEMENT FOR COMMUNITY COMPLEX SPACE WITH
CROSSROADS COMMUNITY CHURCH

Grimes Resolution No. 01-1126

WHEREAS, the City of Grimes (Grimes) has previously leased Community Complex space located at 410 SE Main St. to Crossroads Community Church and

WHEREAS, Crossroads Community Church continues to need to lease space from Grimes and

WHEREAS, Grimes Staff proposes that the community complex office and storage space be leased to Crossroads Community Church at a cost totaling \$10,901 per year and

WHEREAS, Crossroads Community Church will also have the option to rent additional community complex space at the market rate set by Grimes and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, by the vote of ____ to ____ on the 13th day of January 2026, and approved by the Mayor on the 13th Day of November 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

PASSED and APPROVED on January 13, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

GRIMES COMMUNITY COMPLEX

LEASE AGREEMENT

BY and BETWEEN THE CITY OF GRIMES, IOWA
and CROSSROADS COMMUNITY CHURCH

This Lease Agreement ("AGREEMENT") is entered into this 20 day of November, 2025, by and between the CITY OF GRIMES IOWA ("CITY" or "PARTY") and CROSSROADS COMMUNITY CHURCH, ("CHURCH" or "PARTY") (collectively "PARTIES").

RECITALS

- A. The CITY is the owner of the real property and improvements encompassing and known as the Grimes Community Complex, Grimes 410 SE. Main Street, Grimes, Iowa 50111 (the "CENTER")
- B. The CITY and CHURCH desire to enter into an agreement for the use of the CENTER as the site for the provision of services associated with office space, community gathering and storage.
- C. The CITY and the CHURCH desire to enter into an agreement for the use of rooms 204 and storage in the banquet hall, for office space and storage. Additional room rentals for the CHURCH to hold community gatherings, educational and recreational programs at the CENTER, such as rooms 402, 304 (Banquet Hall), 301 (Gymnasium) and 300 (Kitchen/Cafeteria) (collectively, the ADDITIONAL ROOMS) at normal rental rates, as may be adjusted by the City from time to time.

NOW, THEREFORE, in consideration of the promises and mutual agreements set forth herein, and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the CITY and CHURCH agree as follows:

1. LEASE SPACE

In consideration of the rents, covenants, and agreement to be performed by the CHURCH, the CITY hereby leases to the CHURCH, and CHURCH rents from the CITY, the CENTER'S room's 204, storage in the banquet hall exclusively. The LEASE SPACE consists of approximately 1,335 square feet, as shaded in blue on the floor plan attached hereto as APPENDIX A.

Included in the rent, the CHURCH shall further have the right to use, in common with others, the parking areas, restrooms, driveways, sidewalks, and other landscaped

areas of the CENTER, subject to the terms of this Agreement and any reasonable rules or regulations adopted by the CITY.

The CHURCH shall further have the non-exclusive right to rent at hourly rates one or more of the ADDITIONAL ROOMS on a regular or ad hoc basis, subject to availability and any reasonable rules or regulations adopted by the CITY, as provided in this AGREEMENT.

2. TERM

The term of this AGREEMENT shall be commencing on January 24, 2026, continuing in effect, and expiring on January 24, 2028, unless otherwise extended or amended by agreement of the parties. Tenant shall not occupy any portion of the LEASE SPACE beyond the termination or expiration of this AGREEMENT, and any holdover by the CHURCH shall not cause the AGREEMENT to automatically renew.

If the CHURCH wishes to extend this AGREEMENT, it shall give the CITY written notice no later than 120 days prior to the expiration of the lease term, and the parties agree to negotiate in good faith to amend or extend this AGREEMENT.

Notwithstanding, the terms and provisions of this AGREEMENT may be amended from time to time as mutually agreed by the parties, subject to approval by resolution or motion of the PARTY'S respective Council or Board authorizing the execution of such amendment.

3. RENTAL PAYMENTS

Upon execution of this AGREEMENT, the CHURCH shall annually pay to the CITY as rent the sum of **\$10,901.00** commencing on January 24, 2025. Rent shall be charged based on an annual rate of \$11.00 per square foot calculated on (room #204 space of 847 sq ft, and banquet hall storage space of 144 sq ft), for a **total of 991 square foot**, which equals a fair market rental charge of \$10,901.00 per year. Rent shall be payable to the CITY by delivery to the Grimes City Clerk at the start of the lease term on or before January 24th. The CHURCH shall also be responsible pay the CITY for other charges and obligations related to its optional room rentals, listed on the second Tuesday of each month, but the CITY will not charge an additional CAM fee for use of the common areas described in Section 1. The CHURCH hereby acknowledges receipt of the CITY's current rental rate sheet for the additional rooms, and understands that such rates are subject to adjustment by the CITY in its sole discretion upon 30 days written notice.

4. GOVERNANCE

No separate entity is created by this AGREEMENT.

5. ADMINISTRATION

This AGREEMENT will be administered by the CITY'S Parks and Recreation Director or designee and the CHURCH or designee.

6. ALTERATIONS AND CONDITION

The CHURCH accepts the LEASE SPACE in "as-is" condition, and the parties agree that the CITY is not required to make any improvements thereto. Except as provided elsewhere in this AGREEMENT, the CHURCH shall not make any alterations or improvements, or install any equipment or fixtures in the LEASE SPACE or CENTER without the prior consent of the CITY.

7. OWNERSHIP

The CENTER is and will at all times be owned by the CITY. The CHURCH owns and will at all times own the items listed in APPENDIX B. The CHURCH shall be solely responsible for maintaining and securing any property owned by the CHURCH which may be stored in the CENTER, and the CITY shall not be responsible for any damage or loss to such property, except as the result of the intentional acts of the CITY.

8. USE OF CENTER

- a. The CITY shall provide the CHURCH exclusive use of the LEASE SPACE for office use and storage and additional room rental space for community gatherings to serve significant health, recreational and educational purposes within the Grimes area at normal room rental rates.
- b. The CHURCH shall have the right to staff the LEASE SPACE for office use.
- c. Subject to CITY approval, the CHURCH shall have the right to use appropriate signs bearing CHURCH identification and other appropriate logos within the CENTER.
- d. The CHURCH shall not use the LEASE SPACE or CENTER in any way which would adversely affect the value or character of the CENTER, or otherwise violate the ordinances, rules or regulations of the CITY.
- e. The use of the LEASE SPACE by the CITY shall not unreasonably interfere with the ability of the CHURCH to conduct normal business associated with office space, storage and community gatherings under this AGREEMENT.

The CITY shall have the sole right to establish all ordinances, rules, regulations and policies regarding use of the CENTER.

- f. In the event that the CHURCH desires to rent any ADDITIONAL ROOMS, the

CHURCH shall contact the CITY to reserve such rooms pursuant to the CITY's scheduling policy, as may be amended from time to time, which is incorporated in this AGREEMENT by this reference. The CHURCH acknowledges that rental of any ADDITIONAL ROOMS is made on a first-come first-served basis, and that the CITY specifically makes no warranties or representations regarding the availability of such ADDITIONAL ROOMS.

9. DUTIES OF THE CITY

- a. The CITY shall be responsible for providing all utilities at its sole expense.
- b. The CITY shall be responsible for the maintenance and upkeep of the building envelope and mechanical, electrical and plumbing systems.
- c. The CITY shall be responsible for the maintenance and upkeep of the grounds surrounding the CENTER.
- d. The CITY shall be responsible for snow removal.
- e. The CITY shall be responsible for contracting for garbage removal from the CENTER.
- f. The CITY shall be responsible for cleaning the CENTER floors, cleaning and stocking all restrooms.

10. DUTIES OF THE CHURCH

- a. The CHURCH shall be responsible for providing the necessary staff and support services to accommodate community gatherings, office space and storage at its sole expense.
- b. The CHURCH shall be responsible for all damages caused by or arising from the CHURCH'S use of the LEASE SPACE or any ADDITIONAL ROOMS.
- c. The CHURCH shall be responsible for daily sweeping, mopping floors, and removal of garbage in the LEASE SPACE, and for removal of garbage in any ADDITIONAL ROOMS.
- d. The CHURCH shall be responsible for the LEASE SPACE.
- e. The CHURCH shall promptly notify the CITY of any maintenance concerns regarding the LEASE SPACE, ADDITIONAL ROOMS, or CENTER.

- f. The CHURCH shall indemnify the CITY for any and all liability, including attorney fees, for any claims for personal injury or property damage that arise as the result of any CHURCH activities in the CENTER and are attributable to any negligence or intentional acts by the CHURCH, its leaders or employees, or its members or attendees.

11. COMPLIANCE WITH THE LAW

The CHURCH shall comply with all ordinances of the CITY and obtain all licenses or permits which may be required for the conduct of the organization within the terms of this AGREEMENT, or which may be required for the making of repairs or improvements to the CENTER for its specific operations.

12. INSURANCE

- a. The CHURCH shall be responsible for the cost of their own insurance associated with the operation of the CENTER. The CHURCH shall carry insurance for the coverage specified in APPENDIX C. No insurance provision referenced or obtained as a result of this lease is intended to eliminate any governmental immunities afforded to the CITY by Iowa Code Chapter 670.
- b. Mutual Waiver of Subrogation: To the extent permitted by law, the CITY and the CHURCH hereby release the other, including its elected and appointed officials, its employees, agents and volunteers and others working on its behalf, from and against any and all liability or responsibility to the other or anyone claiming through or under the other by way of subrogation or otherwise, for any loss or damage to property, bodily injury or occupational injury, caused by fire or any other casualty.

13. TERMINATION OF AGREEMENT

This AGREEMENT shall terminate upon expiration of the AGREEMENT term. This AGREEMENT may also be terminated prior to expiration of the AGREEMENT term, as follows:

- a. By mutual AGREEMENT of the PARTIES and pursuant to a thirty (30) day written termination AGREEMENT.
- b. By convenience by either PARTY with ninety (90) written notice of termination served on the other PARTY pursuant to the requirements of section 16 of the AGREEMENT.
- c. If either PARTY determines the other is in default, it shall mail a notice to the other party stating the particulars of the default and offering a reasonable opportunity to cure of at least 30 days. Each PARTY agrees make a good faith effort to resolve the matter informally prior to the end of the termination notice

period. If, after receipt of notice of default pursuant to this subsection (c), the CHURCH fails to cure the default during the period specified in the notice, the CITY may elect to terminate this AGREEMENT, and may immediately upon termination repossess the LEASE SPACE, and shall not be required to return, refund or otherwise pay the CHURCH any amounts previously paid to the CITY pursuant to this agreement, which shall be retained by the CITY as liquidated damages and not as a penalty.

In the event of termination pursuant to subsections (a) or (b) of this Section 13, the annual rent shall be prorated on a monthly basis, and the CHURCH shall be entitled to a refund of any rental amounts paid in advance based on the number of whole months remaining in the then current lease year.

14. OWNERSHIP/DISPOSITION AT TERMINATION

Upon expiration or termination of this AGREEMENT, the CITY will retain sole ownership of the Center. Upon termination of this AGREEMENT the CHURCH shall retain sole ownership of all items listed on APPENDIX D.

15. ASSIGNMENT

Neither the CITY nor the CHURCH shall assign its interest or obligations under this AGREEMENT without the prior written consent of the other PARTY.

16. NOTICES

Notices as provided for in this AGREEMENT to the CITY shall be deemed sufficient if sent by certified mail with return receipt requested to the City of Grimes, Attention: Brian Becker, Grimes Parks and Recreation Director, Grimes City Hall, 410 SE. Main Street, Grimes, Iowa, 50111.

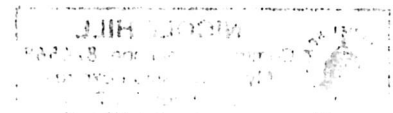
Notices as provided for in this AGREEMENT to the CHURCH shall be deemed sufficient if sent by certified mail with return receipt requested to Crossroads Church, Attention: Jason Friesen, Lead Pastor, 410 SE Main Street, Iowa, 50111. All notices shall be deemed given on the day of receipt.

17. ENTIRE AGREEMENT

This AGREEMENT, including attachments hereto and by this reference incorporated herein, constitutes the entire understanding between the PARTIES and cannot be modified or terminated orally, but only by agreement in writing signed by both PARTIES.

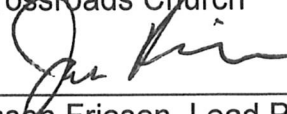
19. OTHER

If any provision of this AGREEMENT be declared invalid or unenforceable, the remainder of the AGREEMENT shall continue in full force and effect. This AGREEMENT shall be governed by, construed and enforced in accordance with the laws of the State of Iowa.



IN WITNESS WHEREOF, the PARTIES to this AGREEMENT have hereunto set their hands on this day and year as first above written.

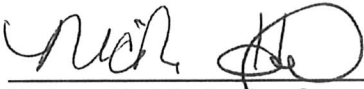
Crossroads Church



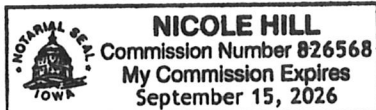
Jason Friesen, Lead Pastor
Crossroads Church

STATE OF IOWA)
) ss:
COUNTY OF POLK)

On this 20 day of November, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jason Friesen, to me personally known, as the Lead Pastor of Crossroad Church and that the instrument was signed on behalf of the church, by authority of its Board of Directors, and that _____ acknowledged the execution of the instrument to be the voluntary act and deed of Polk County, Iowa, by it and by them voluntarily executed.



Notary Public in the State of Iowa



CITY OF GRIMES, IOWA

Scott Mikkelsen
Mayor

ATTEST:
Grimes City Clerk

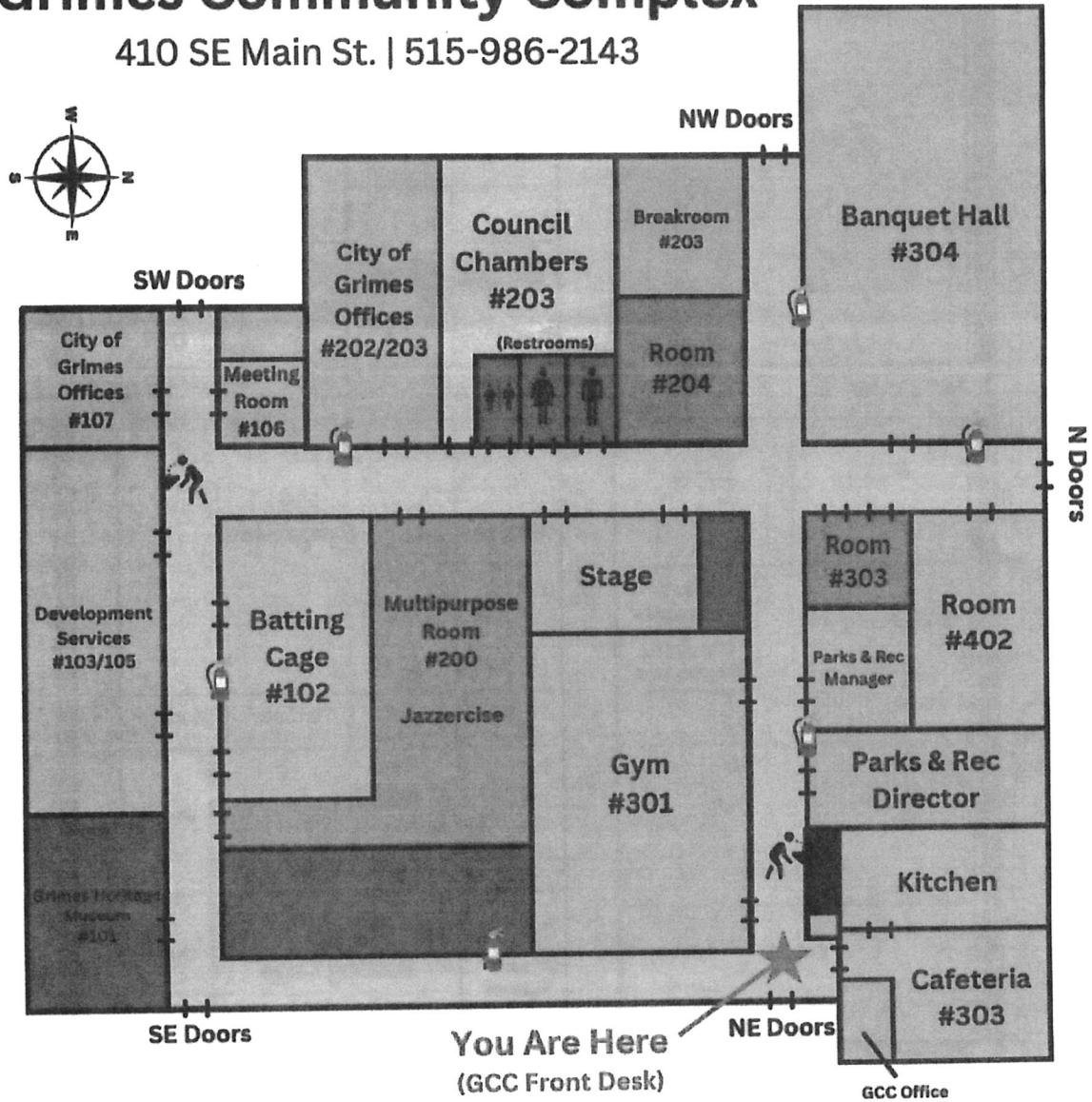
By: _____
Rachel Greving

Date

APPENDIX A

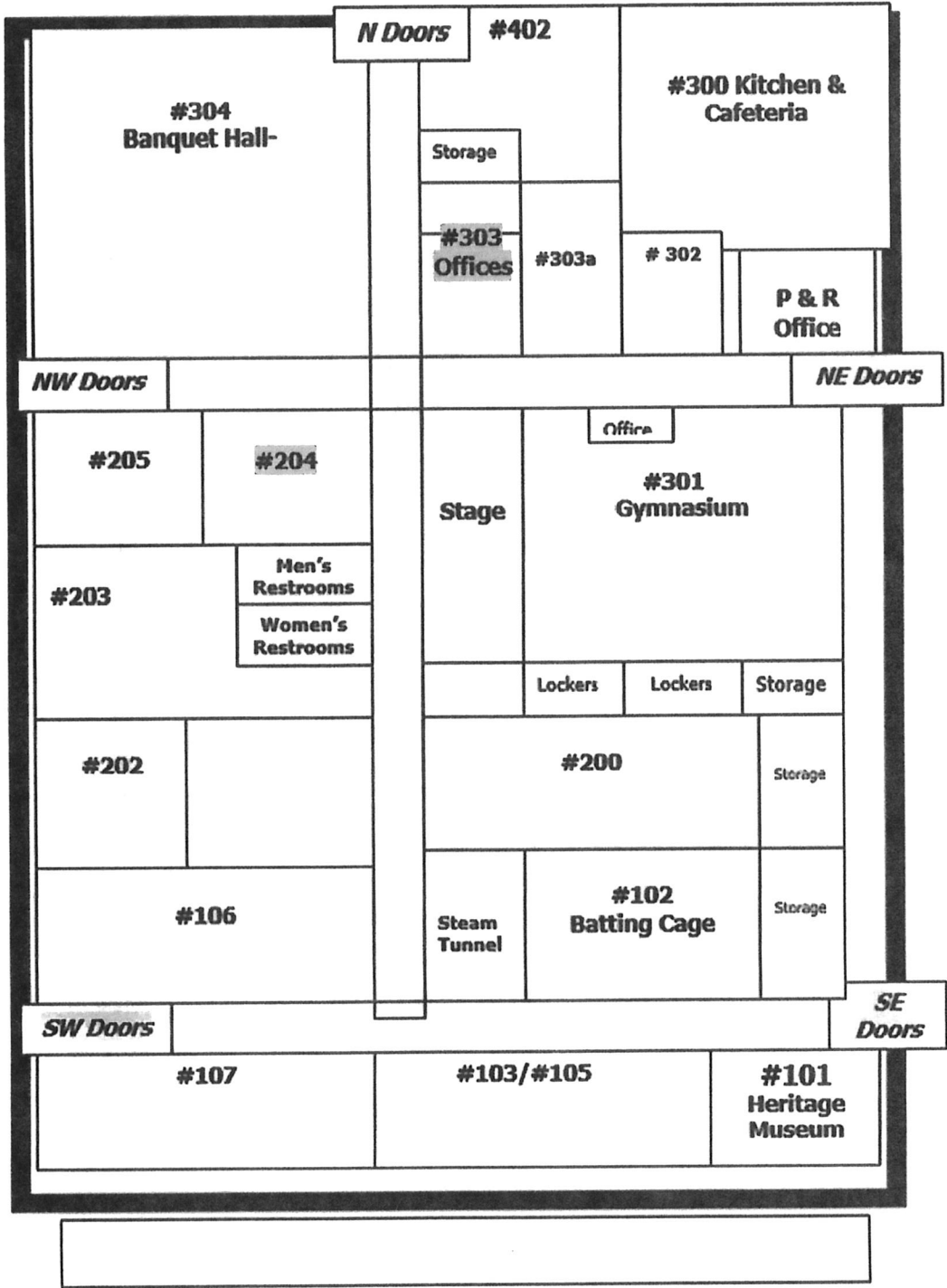
Grimes Community Complex

410 SE Main St. | 515-986-2143



IDENTIFICATIO

Grimes Community Complex



OF LEASE SPACE

APPENDIX B

CHURCH OWNED PROPERTY

LIST ANY CHURCH OWNED PROPERTY HERE

- Sound equipment (speakers, amps and cables, sound board, computers on the back desk, equipment in rack at sound desk, internet router/ modem, 3 chairs in booth)
- 200 padded chairs in the Banquet Hall
- Coffee Cart and its contents in Banquet Hall
- Stage lighting (4 moving lights and 4 stationary lights)
- Contents of closet off the stage
- TV mounted on pole by the stage
- Screen mounted over the window (screen mounted in wood wall stays)
- Two projectors and cables currently hanging in the Banquet Hall
- All contents in offices and Room 204.
- Nursery Items in closet in Room 402.
- Contents of closet, including metal shelving, in sound booth.

APPENDIX C

INSURANCE REQUIREMENTS FOR CENTER

1. GENERAL

The CHURCH shall each purchase and maintain insurance to protect itself throughout the duration of this AGREEMENT. Insurance shall be provided by an insurance company (ies), "admitted" and "nonadmitted" to do business in the State of Iowa, having no less than an A.M. Best Rating of "B+". All policies shall be written on a per occurrence basis, not a claims-made basis. The CHURCH shall submit Certificates of Insurance or Letters of Self-insurance/Excess Insurance to the CITY confirming coverage prior to AGREEMENT execution or commencement of work and/or services included in this AGREEMENT.

2. INSURANCE REQUIREMENTS

A. WORKER'S COMPENSATION & EMPLOYER'S LIABILITY INSURANCE: The CHURCH shall each procure and maintain during the life of this AGREEMENT, Worker's Compensation Insurance, including *Employer's Liability Coverage*, in accordance with all applicable statutes of the State of Iowa.

B. COMMERCIAL GENERAL LIABILITY INSURANCE: The CHURCH shall each procure and maintain during the life of this AGREEMENT, Commercial General Liability insurance on a per occurrence basis with limits of liability not less than \$2,000,000 per occurrence and aggregate combined single limit, Personal Injury, Bodily Injury and Property Damage. Coverage shall include the following extensions: (a) Contractual Liability, (b) Premises and Operations, (c) Products and Completed Operations, (d) Independent Contractors Coverage, (e) Personal and Advertising Injury and (f) deletion of Explosion, Collapse and Underground (XCU), where applicable.

Coverage shall be no less comprehensive and no more restrictive than the coverage provided by the most current edition of the standard form Commercial General Liability Policy ISO CG 0001, with its standard exclusions. A non-ISO equivalent form may be acceptable. The coverage shall also include the CITY as an additional insured as it concerns liability arising from the operation of the CHURCH on the leased premises or rented rooms under this AGREEMENT.

C. AUTOMOBILE LIABILITY INSURANCE: The CHURCH shall procure and maintain during the life of this AGREEMENT, Automobile Liability Insurance with limits of liability of not less than \$2,000,000 per occurrence combined single limit including Bodily Injury and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles used in the course of the organization's business, and all hired vehicles.

D. UMBRELLA/EXCESS INSURANCE: The General Liability and Automobile Liability Insurance requirements above may be satisfied with a combination of primary and Umbrella/Excess Insurance. The Umbrella/Excess Insurance shall also be written on a per occurrence basis.

E. SUBLESSEES: The CHURCH shall require that any sublessee to meet the same insurance requirements as are required of the CHURCH

F. PROOF OF INSURANCE: The CHURCH shall provide to the CITY either a Certificate(s) of Insurance or a Letter of Self-insurance/Excess Insurance evidencing all required insurance coverage as provided in A through D and E, when applicable. The Certificate(s) of Insurance or Letter of Self-Insurance shall specify under "Description of Operations/ Locations/ Vehicle/Special Items".



AGENDA ITEM: Appointing Boards and Commission Members for 2026

BACKGROUND: The Mayor has submitted appointments to City boards, commissions, and Council Liaison assignments for Council consideration. These appointments address vacant positions, expired terms, and annual liaison assignments.

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/COMMISSION 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 01-1226 APPOINTING BOARDS AND COMMISSION MEMBERS FOR 2026

Grimes Resolution No. 01-1226

WHEREAS, in accordance with the Grimes Code of Ordinance 2-2-3, the Mayor is vested with the authority to appoint members to Boards, Commissions, and Council Liaisons, subject to the approval of Council; and

WHEREAS, these appointments are necessary to fill vacant positions or address expired terms; and

WHEREAS, specific Commission appointments and Council Liaisons are to be made of an annual basis.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the following appointments as outlined in Exhibit A as attached, shall be approved.

PASSED and APPROVED on January 13, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

Boards & Commissions January 2026 Appointments		
Board	Member	Term Expires
City Council Mayor Pro-Tem	Eric Johansen	Annual
Planning & Zoning Commission	Scott Almeida	2031
Board of Adjustment	Ryan Nicholson	2031
Parks & Recreation Advisory Board	Chase Koch	2028
	Ryan Burger	2029
	Council Liaison: Andrew Borcharding	Annual
Library Board of Trustees	David Brahn	2032
	Charles Strutt	2032
	Council Liaison: Andrew Borcharding	Annual
Tree Board	Russ Lickteig	2031
	April Moore	2031
Fire Board Advisory	Chair: Laurie DePhillips	Annual
	Vice Chair: David Gisch	Annual
	Jess Dunn	Annual
	Alternate: Jake Anderson	Annual
Metro Waste Authority Board	Laurie DePhillips	Annual
	Alternate: Jake Anderson	Annual
Bravo	Primary: Katie Lord	Annual
	David Gisch	Annual
Polk County Emergency Management Commission	Primary: Fire Chief Percy Coleman	Annual
	Alternate: Deputy Fire Chief Brynne Burrough	Annual
Dallas County Emergency Management Commission	Primary: Fire Chief Percy Coleman	Annual
	Alternate: Deputy Fire Chief Brynne Burrough	Annual
Dallas County E-911	Primary: Fire Chief Percy Coleman	Annual
	Alternate: Deputy Fire Chief Brynne Burrough	Annual
Polk County E-911	Primary: Fire Chief Percy Coleman	Annual
	Alternate: Deputy Fire Chief Brynne Burrough	Annual
Metro Advisory Committee	David Gisch	Annual
Des Moines Area MPO	Policy Committee Primary: Jake Anderson	Annual
	Policy Committee Alternate: Alex Pfaltzgraff	Annual
	Technical Committee Primary: Matt Ahrens	Annual
	Technical Committee Alternate: Aaron Jarosh	Annual
Convention & Visitors Bureau	Primary: Brian Becker	Annual
	Alternate: Jake Anderson	Annual
	Alternate: Leslie Irlbeck	Annual
WRA Board	Primary: Leslie Irlbeck	Annual
	Alternate: Jake Anderson	Annual
WRA Technical Committee	Primary: Matt Ahrens	Annual
	Alternate: Kevin Hensley	Annual
MIPA Board	Alex Pfaltzgraff	Annual
CIWW Committee	Policy Committee Primary: Eric Johansen	Annual
	Policy Committee Alternate: Alex Pfaltzgraff	Annual
	Technical Committee Primary: Kevin Hensley	Annual
	Technical Committee Alternate: Matt Ahrens	Annual



AGENDA ITEM: Resolution Approving Purchase of Portable Equipment Lifts

BACKGROUND: The Public Works Department maintains a diverse fleet of vehicles and equipment essential to daily operations, including snow removal, street maintenance, utilities, and general municipal services. To safely and efficiently perform fleet maintenance and repairs, portable equipment lifts are necessary to accommodate a wide range of vehicle sizes and configurations. This will improve safety, reduce reliance on outsourced repairs, and enhance the efficiency of the City's fleet maintenance operations.

Staff has received a quote from Stertil-Koni USA, Inc. (Midwest Lift Works, Local Distributor) for a set of portable equipment lifts and associated accessories designed to support heavy-duty municipal fleet vehicles and equipment. The proposed equipment includes a set of four portable lifts with a combined capacity of 74,000 pounds, along with adapters, traverse beams, and support extensions necessary for fleet versatility. The purchase is being made through the Sourcwell Cooperative Purchasing Program, which satisfies the City's purchasing policy requirements.

BUDGETARY CONSIDERATIONS: \$77,064.29 utilizing budged funds

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/COMMISSION 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 APPROVE PURCHASE OF PORTABLE EQUIPMENT LIFTS

Grimes Resolution No. 01-1326

WHEREAS, the City of Grimes Public Works Department is responsible for maintaining and repairing the City's municipal vehicle fleet to ensure safe and reliable operation of essential services; and

WHEREAS, the acquisition of portable equipment lifts will enhance employee safety, improve maintenance efficiency, and reduce long-term operational costs by allowing in-house servicing of a wider range of fleet vehicles; 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 purchase through the **Sourcewell Cooperative Purchasing Program (Contract #121223-SKI)** meets those policy requirements;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the purchase of portable equipment lifts and related accessories from Stertil-Koni USA, Inc.(Midwest Lift Works, Local Distributor), in the amount of \$77,064.29, is hereby approved; and

BE IT FURTHER RESOLVED, that the City Council authorizes the Public Works Director to execute the purchase and all related documents necessary to complete this transaction on behalf of the City.

PASSED and APPROVED on January 13, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk



Quote

Stertil-Koni USA, Inc.
 200 Log Canoe Circle
 Stevensville, MD 21666
 T: 410.643.9001
 F: 410.643.8901

Quote #	3532
Date	12/19/2025
Expires	02/01/2026
RSM	Jeff Sampson

Billing Address
 City of Grimes, IA
 Tanner Gearheart
 1700 SE Destination Dr
 Grimes, IA
 50111
 tgearheart@grimesiowa.gov
 (515) 491-1666

Shipping Address
 City of Grimes, IA
 Tanner Gearheart
 1700 SE Destination Dr
 Grimes, IA
 50111
 tgearheart@grimesiowa.gov
 (515) 491-1666

Sourcewell Contract #:121223-SKI

Item	Qty	Price	Discount	Total
ST-1085-2FWA	1.00	\$82,795.75	32.00%	\$56,301.11
Set of 4 - 74,000lbs capacity, 24 volts DC, control box on every column. Adj forks				
38000950-MPA	1.00	\$11,468.78	32.00%	\$7,798.77
Multi-Purpose Wide Reach Adapter ST1075/1085/1100, cap. to match column 44,000 lbs, (2 pieces), incl. two U-shape sliding adapters 59001091				
18-9081A-03	1.00	\$9,268.84	32.00%	\$6,302.81
Traverse Beam for vehicles with snow plow mounted (WEB-36-120ST) - Not ALI Certified				
37003916	4.00	\$315.35	32.00%	\$857.75
Support extension 6.3"				
JS-M8F	4.00	\$1,674.21	32.00%	\$4,553.85
Capacity 18,500 lbs, Medium, 7 locking positions, Range 33"-54" with fine adjustment, weight 95 lbs				

Comments

Sourcewell Member Account # 131470

Subtotal:	\$111,491.61
Discount:	(\$35,677.32)
Tax (No Tax%):	\$0.00
Shipping:	\$1,250.00
Total	\$77,064.29

Subcontract:

Local Distributor:

Midwest Lift Works
Cole Siegle
cole@midwestliftworks.com
(612) 222-6100

Terms and Conditions

1. Purchase Orders MUST be issued to Stertil- Koni USA, Inc., not the Local Distributor. Please submit Purchase Orders to orders@sterdil-koni.com.
2. P.O.s must be issued on a company letterhead and must contain contact information, billing address, shipping address, phone number, and email. P.O. must also contain direct reference to parts, pricing, and quantity provided on the quote or direct reference to quote number.
3. Product availability and proposed delivery date provided ARO.
4. Stertil-Koni is responsible for collecting sales tax in the following states: CA, FL, HI, MD, NY, and WA. Customers outside of these states are responsible for any applicable sales or use tax.



AGENDA ITEM: Resolution Approving the Agreement for the IRA Iowa Tree Planting Grant

BACKGROUND: The City of Grimes applied for and was awarded grant funds to plant trees on public property. The purpose of this grant is to establish tree planting projects on public land in communities, counties, or unincorporated communities of the state of Iowa by tree planting to improve health disparities, reduce energy costs, and improve neighborhoods for the most disadvantaged communities. The agreement for these funds needs signed and returned to the Iowa Department of Natural Resources.

BUDGETARY CONSIDERATIONS: The City of Grimes has been awarded funds in the amount \$30,000 to be paid via reimbursement for tree planting projects funded by the City of Grimes.

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/COMMISSION ACTIONS:

STAFF RECOMMENDATION: Staff Recommends Council Approval

RESPONSIBLE STAFF/CONTACT INFORMATION:

Kevin Hensley, Public Works Director, 515-986-9636, khensley@grimesiowa.gov

Prepared by: DG

Return to: KH, JB

RESOLUTION APPROVING THE AGREEMENT FOR THE IRA IOWA TREE PLANTING
GRANT

Grimes Resolution No. 01-1426

WHEREAS, the City of Grimes, Iowa applied for grant funding through the IRA Iowa Tree Planting Grant program administered by the Iowa Department of Natural Resources (IDNR); and

WHEREAS, the City of Grimes has been awarded grant funds to plant trees on public property within the city; and

WHEREAS, the purpose of the IRA Iowa Tree Planting Grant is to establish tree planting projects on public land in communities, counties, or unincorporated areas of the State of Iowa in order to improve health outcomes, reduce energy costs, and enhance neighborhoods, particularly in disadvantaged communities; and,

WHEREAS, the Public Works Department has been awarded grant funds in the amount of \$30,000, to be paid on a reimbursement basis for eligible tree planting projects funded by the City of Grimes; and

WHEREAS, the Iowa Department of Natural Resources requires execution of a grant agreement in order to finalize and receive the awarded funds.

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

1. The agreement for the IRA Iowa Tree Planting Grant is hereby approved.
2. The Public Works Director is authorized and directed to sign the agreement on behalf of the City of Grimes.

PASSED and APPROVED on January 13, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk



Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion Lower Tier Covered Transactions

The following statement is made in accordance with the Privacy Act of 1974 (5 U.S.C. § 552a, as amended). This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, and 2 CFR §§ 180.300, 180.335, Participants' responsibilities. The regulations were amended and published on August 31, 2005, in 70 Fed. Reg. 51865-51880. Copies of the regulations may be obtained by contacting the Department of Agriculture agency offering the proposed covered transaction.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0505-0027. The time required to complete this information collection is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of appropriate criminal or civil fraud, privacy, and other statutes may be applicable to the information provided.

(Read instructions on page two before completing certification.)

- A. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency;
- B. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

ORGANIZATION NAME

City of Grimes

PR/AWARD NUMBER OR PROJECT NAME

Iowa Tree Planting Grant

NAME(S) AND TITLE(S) OF AUTHORIZED REPRESENTATIVE(S)

SIGNATURE

DATE

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

Instructions for Certification

- (1) By signing and submitting this form, the prospective lower tier participant is providing the certification set out on page 1 in accordance with these instructions.
- (2) The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the Department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.
- (3) The prospective lower tier participant must provide immediate written notice to the person(s) to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
- (4) The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549, at 2 CFR Parts 180 and 417. You may contact the Department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.
- (5) The prospective lower tier participant agrees by submitting this form that, should the proposed covered transaction be entered into, it may not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the Department or agency with which this transaction originated.
- (6) The prospective lower tier participant further agrees by submitting this form that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
- (7) A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the General Services Administration's System for Award Management Exclusions database.
- (8) Nothing contained in the foregoing shall be construed to require establishment of a system of records to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
- (9) Except for transactions authorized under paragraph (5) of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the Department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

IOWA DEPARTMENT OF NATURAL RESOURCES
2026 IRA IOWA TREE PLANTING GRANT PROGRAM SUBRECIPIENT GRANT AGREEMENT
DNR CONTRACT NO. ITPG 25-021

Between

IOWA DEPARTMENT OF NATURAL RESOURCES

and

CITY OF GRIMES (PUBLICS WORK DEPT.)

Project Title: Increasing Opportunities in Iowa to Protect, Enhance, and Expand Community Forests

Subaward Budget Period and Project Period of Performance: January 1, 2026, through December 1, 2027

Federal Awarding Agency: US Forest Service

Federal Award Number: 23-DG-11094200-394

Not to Exceed Amount of Reimbursement to Subrecipient: \$30,000

1. PARTIES AND PARTY CONTACTS. The parties to this IRA Iowa Tree Planting Grant Program Project Subrecipient Agreement are the Iowa Department of Natural Resources (the Pass-Through Entity), an agency of the State of Iowa, and City of Grimes, which is an Iowa community.

Each party has designated a Project Coordinator, who shall be responsible for oversight and negotiation of any Grant Project Subrecipient Agreement amendments, as follows:

DNR Contact: Chip Murrow
Program Specialist
6200 Park Ave., Suite 200
Des Moines, IA 50321
Phone: (515) 822-1301
Email: chip.murrow@dnr.iowa.gov

Name of Grantee

Contact:

David Guthrie
1700 SE Destination Dr., Grimes, Iowa 50111
Phone: (515) 986-9636
Email: dguthrie@grimesiowa.gov

2. PURPOSE. The purpose of the IRA Iowa Tree Planting Grant Program is to establish tree planting projects on public land in communities, counties, or unincorporated communities to increase equitable tree cover, for communities of the State of Iowa in response to the loss of tree canopy due to insect, disease and natural events, which has decreased tree resources on these properties. The goals via increasing tree planting are to improve health, reduce energy costs, and improve neighborhoods; and to broaden community engagement.

3. TERM OF AGREEMENT. The term of this Agreement shall be January 1, 2026, through December 1, 2027, (Agreement Period) unless terminated earlier in accordance with the Termination section. However, payment for any work performed under this Agreement shall not be made until this Agreement has been signed by both parties. All costs incurred prior to signature by both parties are at the Subrecipient's risk. No costs shall be incurred by the Subrecipient prior to January 1, 2026; and the Subrecipient shall submit progress and financial reports and invoices by no later than December 1, 2027.

However, the Department may terminate this Grant Project Subrecipient Agreement upon notice to the Grantee in the event the Grantee fails to comply with any provision of this Grant Project Subrecipient Agreement. If an item is purchased at more than **\$10,000.00** that item will be considered ineligible and no percentage of it will be reimbursed.

4. DEFINITIONS.

"Agreement Period" shall mean January 1, 2026, through December 1, 2027.

"Budget Period" means the time interval from the start date of a funded portion of an award to the end date of that funded portion during which recipients are authorized to expend the funds awarded, January 1, 2026 through November 1, 2027.

"Pass-Through Entity (PTE)" shall mean DNR as a non-Federal entity that provides a subaward to a subrecipient to carry out part of a Federal program.

"Project" shall mean "Increasing Opportunities in Iowa to Protect, Enhance, and Expand Community Forests".

"Project Period" means the time during which the non-federal entity may incur new obligations to carry out the work authorized under the federal award.

"Subrecipient" shall mean a non-federal entity that receives a subaward from a pass-through entity to carry out a part of a federal program.

5. RESPONSIBILITIES. The Grantee shall perform all work necessary to complete the project as outlined in the project proposal. The Grantee is solely responsible for project completion as outlined in the project proposal.

The Department may provide assistance at the request of the Grantee, or at the Director's recommendation. The Grantee, its employees, agents, and contractors shall comply with all applicable federal, state, and local laws, rules, ordinances, regulations and orders when performing the work under this Grant Agreement. Nothing in this Grant Project Subrecipient Agreement shall obligate the Department to or preclude the Department from making additional funds available to the Grantee or its affiliates, including any maintenance costs.

The Grantee will maintain the trees planted on public lands as a part of this project for a period of two years.

6. AUTHORITY, SOURCE OF FUNDING, AND AWARD. The parties make this Grant Project Subrecipient Agreement under the authority of Iowa Code sections 455A.4(6) and 456A.24. The source of funding for this Agreement is a U.S. Forest Service grant, which is federal award number 23-DG-11094200-394. The CFDA number is 10.727.

Grantee accepts this award for the purpose stated above and described in the Application Narrative and Grant Request (project proposal) submitted, which is attached as Appendix A and by this reference made a part of this Subrecipient Agreement.

This Grant Project Subrecipient Agreement is for the purpose of implementing the project described above and in the Organization's project proposal dated December 10, 2024. The Organization's project proposal shall comply with the following:

The purpose of this project is to establish tree planting projects on public land in communities, counties, or unincorporated communities of the state of Iowa by tree planting to improve health disparities, reduce energy costs, and improve neighborhoods for the most disadvantaged communities. The funding provided by the USDA Forest Service & National Association of State Foresters (NASF) 2023 Inflation Reduction Act will be used to purchase landscape trees and mulch from nurseries which meet the quality nursery specifications outlined in the grant application documents. The 2025 Iowa Tree Planting Grant Program provides up to \$30,000.00 in IRA funds.

The Grantee also shall comply with the requirements of the IRA Iowa Tree Planting Grant Program Description and Instructions, which is attached as Appendix B and is by this reference made part of this Grant Project Subrecipient Agreement.

The Department's application for federal financial assistance (Appendix C), dated September 18, 2023, and the attached Forest Service provisions, 'Forest Service Award Provisions', (Appendix D), dated February 15, 2024, are incorporated into and made a part of this Subrecipient Agreement and made a part of this award.

In the event of inconsistency between this Subrecipient Agreement, which includes Appendices A, B, C, and D, the following shall be the order of precedence:

- This Subrecipient Agreement
- Appendix A
- Appendix B
- Appendix C
- Appendix D

Any representations that may have been made by the parties before or after the signing of this Grant Project Subrecipient Agreement, which are not contained herein, are nonbinding, void and of no effect. Neither of the parties has relied on any such prior representation in entering into this Grant Project Subrecipient Agreement.

This is an award of Federal financial assistance. The parties shall comply with all applicable federal requirements, including but not limited to 2 CFR Chapter I, Chapter II, Part 200, et al. (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Final Rule). See also Attachment A, below.

7. RECORDKEEPING. The Grantee shall maintain the following records and shall submit the records to DNR:

- a) Quarterly reports by Grantee sent to the DNR Project Coordinator named in section 1, above. These reports shall be reported by **April 15** (January-March activity), **July 15** (April-June activity), **October 15** (July-September activity), and **January 15** (October-December activity), until final reporting is received.
- b) Evidence of payment by Grantee of funds to implement the project proposal, including but not limited to paid invoices, copies of canceled checks or other evidence of payment. All invoices must be dated no earlier than January 1, 2026, and no later than November 1, 2027.
- c) Any other records that show how funds were spent on this project.

8. BUDGET AND REIMBURSEMENTS.

8.1 BUDGET. The total award amount of \$30,000. Indirects were not requested or approved.

The budget for this Agreement shall be as set out in Table A:

TABLE A

Tree Purchasing	\$ 30,000
Total (should equal Approved Amount)	\$ 30,000

8.2 REIMBURSEMENTS. The Department will reimburse the costs described and in the project proposal up to the approved budget amount above. No single item may be purchased at a cost of \$10,000.00 or more. Reimbursement payment shall be for satisfactory completion of the requirements outlined in this Agreement, provided that the Subrecipient has complied with the terms of this Agreement Including the following:

- a) The Grantee shall submit a detailed invoice to the Department on a quarterly basis, no later than 30 days following the end of each calendar quarter (March 31, June 30, September 30, and December 31). Each invoice shall detail project expenditures incurred during the preceding quarter and shall be supported by documentation satisfactory to the Department, and shall include the records required by section 7, Recordkeeping, above. Upon receipt and approval of the Grantee's quarterly invoice, the Department will submit a request for reimbursement to the U.S. Forest Service for the eligible costs documented. The Recipient understands and agrees that all payments are contingent upon the availability and receipt of federal funds from the U.S. Forest Service.

b) Each reimbursement request shall contain the following certification, signed by an official who is authorized to legally bind the non-Federal entity:

By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the Federal award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise. (U.S. Code Title 18, Section 1001 and Title 31, Sections 3729-3730 and 3801-3812).

c) The Grantee shall submit all requests for reimbursement on Organization's standard billing form or organizational letterhead. The reimbursement requests shall be consistent with the project expense information contained in the Grantee's proposal. The requests for reimbursement shall be accompanied by expense receipts and the expenses shall meet the requirements of the DNR's Project Billing Certification. The Project Billing Certification shall be signed by an authorized official of the Grantee. Payment requests shall be submitted via e-mail to the following:

Chip Murrow
Iowa DNR
6200 Park Ave., Suite 200
Des Moines, IA 50321
(515) 822-1031
chip.murrow@dnr.iowa.gov

d) The Grantee shall submit all final documents by December 1, 2027, describing the activities occurring to date to the DNR Project Coordinator named in section 1, above.

e) The Department will pay all approved billing requests pursuant to Iowa Code section 8A.514 if, in its sole discretion, such payment is appropriate pursuant to this Grant Project Subrecipient Agreement. The Department may pay in less than sixty (60) days, as provided in Iowa Code section 8A.514. However, an election to pay in less than sixty (60) days shall not act as an implied waiver of Iowa Code section 8A.514. The Department will process payment to the Grantee within 5 business days of receiving the corresponding federal funds from the U.S. Forest Service. Payment is contingent upon the Department's timely receipt of said funds and will not be made in advance of such receipt.

f) The Grantee shall submit documentation of only expenditures that are less than or equal to \$10,000.00 total value for a single item, that have been paid in full, that are identifiable and in accordance with the approved request, and that have been incurred between January 1, 2026, and November 1, 2027.

9. AMENDMENTS. This Grant Project Subrecipient Agreement may be amended only by written agreement of the parties, which is signed by the Department Director, or designee, and an authorized official of the Grantee. Requests for amendments shall be directed to the Coordinator named in 7.2a, above.

10. TERMINATION DUE TO LACK OF FUNRDS OR CHANGE IN LAW. The Department shall have the right to terminate the Grant Project Subrecipient Agreement without penalty if, in the Department's sole discretion, adequate funds are not appropriated or granted to allow the Department to operate as required and to fulfill its obligations under this Grant Project Subrecipient Agreement or IF funds are de-appropriated; if funds are de-appropriated, reduced, not allocated, or receipt of funds is delayed, or if any funds or revenues needed by Department to make any payment hereunder are insufficient or unavailable for any other reason as

determined by the Department in its sole discretion; if the Department's authorization to conduct its business or engage in activities or operations related to the subject matter of this Grant Project Subrecipient Agreement is withdrawn or materially altered or modified; if the Department's duties, programs or responsibilities are modified or materially altered; or if there is a decision of any court, administrative law judge or an arbitration panel or any law, rule, regulation or order is enacted, promulgated or issued that materially or adversely affects the Department's ability to fulfill any of its obligations under this Grant Project Subrecipient Agreement.

The Department is not liable for any delays or cessation of payments to the Recipient resulting from a delay, reduction, or cessation of federal funding from the U.S. Forest Service. The Grantee assumes all risks associated with the timing and availability of federal funding.

11. INDEMNIFICATION; LIMITATION OF LIABILITY. The Grantee agrees to indemnify and hold harmless the State of Iowa and the Department, its officers, employees and agents appointed and elected and volunteers from any and all costs, expenses, losses, claims, damages, liabilities, settlements and judgments, including reasonable value of the time spent by the Attorney General's Office, and the costs and expenses and reasonable attorneys' fees of other counsel required to defend the State of Iowa or Department, related to or arising from the Grantee's acts or omissions pursuant to this Grant Project Subrecipient Agreement. Indemnification obligations of the Grantee shall survive termination of this Grant Project Subrecipient Agreement. Nothing in this Grant Project Subrecipient Agreement shall be construed to create joint or several liability of a party hereto for the acts, omissions or obligations of the other party. Every person who is a party to the Grant Project Subrecipient Agreement is hereby notified and agrees that the State, the Department, and all of their employees, agents, successors, and assigns are immune from liability and suit for the Grantee's and its subcontractors' activities involving third parties arising from the Grant Project Subrecipient Agreement.

12. JOINT AND SEVERAL LIABILITY. If the Grantee is a joint entity, consisting of more than one individual, partnership, corporation or other business organization, all such entities shall be jointly and severally liable for carrying out the activities and obligations of this Grant Project Subrecipient Agreement, and for any default of activities and obligations.

13. RIGHT TO REVIEW AND OBSERVE; ACCESS TO RECORDS. The Department shall have the right to review and observe, at any time, completed work or work in progress related to the Grant Project Subrecipient Agreement. The Grantee shall permit the Department or its agents to access and examine, audit, excerpt and transcribe any directly pertinent books, documents, reports, papers and records of the Grantee relating to orders, invoices, or payments or any other documentation or materials pertaining to this Grant Project Subrecipient Agreement. Upon the request of the Department, the Grantee shall deliver to the Department or its agents said documentation or materials.

14. PUBLIC RECORDS; RECORDS RETENTION. All records submitted to or inspected by the Department regarding this Grant Project Subrecipient Agreement, including this Grant Project Subrecipient Agreement, shall be public records and subject to the Open Records Law in Iowa Code chapter 22. All records of the Grantee relating to this Grant Project Subrecipient Agreement shall be retained for a period of three (3) years following the date of final payment or completion of any required audit, whichever is later.

15. GOVERNING LAW. This Grant Subrecipient Agreement shall be interpreted in accordance with the law of the State of Iowa, and any action relating to the Grant Project Subrecipient Agreement shall only be commenced in the Iowa District Court for Polk County or the United States District Court for the Southern District of Iowa.

16. COMPLIANCE WITH LAWS. The Grantee agrees that, during the duration of and as a condition of the state's duty to perform under the terms of this Grant Project Subrecipient Agreement, it will be in compliance with all applicable federal, state, and local laws, rules, ordinances, regulations and orders, including but not limited to Equal Employment Opportunity provisions, Occupational Health and Safety Act, minimum wage requirements, records retention, audit requirements, and allowable costs.

17. ASSIGNMENT AND DELEGATION. The Grantee may not assign, transfer or convey in whole or in part this Grant Project Subrecipient Agreement without the prior written consent of the Department. For the purpose of construing this clause, a transfer of a controlling interest in the Grantee shall be considered an assignment. The Grantee may not delegate any of its obligations or duties under this Grant Project Subrecipient Agreement without the prior written consent of the Department.

18. REPAYMENT OBLIGATION. In the event that any funds are deferred or disallowed as a result of any audits or expended in violation of this Grant Project Subrecipient Agreement or the laws applicable to the expenditure of such funds, the Grantee shall be liable to the Department for the full amount of any claim disallowed and for all related penalties incurred. If the Department determines at any time, whether through monitoring, audit, closeout procedures or by other means that the Grantee has received grant funds or requested reimbursement for costs which are unallowable under the terms of this Grant Project Subrecipient Agreement or applicable laws, the Grantee will be notified of the questioned costs and given an opportunity to justify questioned costs prior to the Department's final determination of the disallowance of costs. If it is the Department's final determination that costs previously paid by the Department are unallowable under the terms of the Grant Project Subrecipient Agreement, the expenditures will be disallowed and the Grantee shall immediately repay to the Department any and all disallowed costs. The requirements of this paragraph shall apply to the Grantee as well as any subcontractors or subrecipients.

19. WAIVER. Except as specifically provided for in a waiver signed by duly authorized representatives of the Department and the Grantee, failure by either party at any time to require performance by the other party or to claim a breach of any provision of the Grant Project Subrecipient Agreement shall not be construed as affecting any subsequent right to require performance or to claim a breach.

20. INDEPENDENT SUBRECIPIENTS. The status of Subrecipient shall be that of an independent contractor. Subrecipient, its employees, agents and any subcontractors performing under this Agreement are not by reason of this Agreement employees or agents of the DNR. Neither Subrecipient nor its employees shall be considered employees of the DNR for federal or state tax purposes by reason of this Agreement. DNR will not withhold taxes on behalf of Subrecipient. Subrecipient shall be responsible for payment of all applicable taxes in connection with any income earned from performing this Agreement.

21. SELF-INSURANCE BY THE STATE OF IOWA. Pursuant to and to the extent permitted by Iowa Code Chapter 669, DNR and the State of Iowa are self-insured against risks and hazards related to this Agreement. No separate fund has been established to provide self-insurance, and the State of Iowa is not obligated to establish any such fund during the term of this Agreement.

22. EXECUTION. By signing this Grant Project Subrecipient Agreement, the Grantee agrees to the terms and conditions set forth in this Grant Project Subrecipient Agreement, failure to meet the terms and conditions of this Grant Project Subrecipient Agreement may be cause for repayment of all or part of the grant funds.

Iowa Department of Natural Resources

BY: _____ Date: _____

Jeff Goerndt, State Forester

City of Grimes (Public Works Dept.)

BY: _____ Date: _____

Print/Type Name and Title _____

Grantee SAM UEI#: **DGLFJKHKACQ8**

Appendix A

(aka Appendix II to 2 CFR Part 200 – Contract Provisions for Non-Federal Entity Contracts Under Federal Awards)

In addition to other provisions required by the Federal agency or non-Federal entity, all contracts made by the non-Federal entity under the Federal award must contain provisions covering the following, as applicable.

(A) Contracts for more than the simplified acquisition threshold (equal to or greater than \$250,000), which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by [41 U.S.C. 1908](#), must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

(B) All contracts in excess of \$10,000 must address termination for cause and for convenience by the non-Federal entity including the manner by which it will be effected and the basis for settlement.

(C) Equal Employment Opportunity. Except as otherwise provided under [41 CFR Part 60](#), all contracts that meet the definition of “federally assisted construction contract” in [41 CFR Part 60-1.3](#) must include the equal opportunity clause provided under [41 CFR 60-1.4\(b\)](#), in accordance with [Executive Order 11246](#), “Equal Employment Opportunity” ([30 FR 12319](#), [12935](#), [3 CFR Part, 1964-1965](#) Comp., p. 339), as amended by [Executive Order 11375](#), “Amending [Executive Order 11246](#) Relating to Equal Employment Opportunity,” and implementing regulations at [41 CFR part 60](#), “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.”

(D) Reserved.

(E) Contract Work Hours and Safety Standards Act ([40 U.S.C. 3701-3708](#)). Where applicable, all contracts awarded by the non-Federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with [40 U.S.C. 3702](#) and [3704](#), as supplemented by Department of Labor regulations ([29 CFR Part 5](#)). Under [40 U.S.C. 3702](#) of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of [40 U.S.C. 3704](#) are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

(F) Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of “funding agreement” under [37 CFR § 401.2 \(a\)](#) and DNR as the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” DNR as the recipient or subrecipient must comply with the requirements of [37 CFR Part 401](#), “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency.

(G) Clean Air Act ([42 U.S.C. 7401-7671q](#).) and the Federal Water Pollution Control Act ([33 U.S.C. 1251-1387](#)), as amended—Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act ([42 U.S.C. 7401-7671q](#)) and the Federal Water Pollution Control Act as amended ([33 U.S.C. 1251-](#)

[1387](#)). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

(H) Debarment and Suspension (Executive Orders 12549 and 12689)—A contract award (see [2 CFR 180.220](#)) must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at [2 CFR 180](#) that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), “Debarment and Suspension.” SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than [Executive Order 12549](#).

(I) Byrd Anti-Lobbying Amendment ([31 U.S.C. 1352](#))—Contractors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by [31 U.S.C. 1352](#). Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

(J) 2 CFR § 200.323 Procurement of recovered materials

(a) A recipient or subrecipient that is a State agency or agency of a political subdivision of a State and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976 as amended, [42 U.S.C. 6962](#). The requirements of Section 6002 include procuring only items designated in the guidelines of the Environmental Protection Agency (EPA) at [40 CFR part 247](#) that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

(b) The recipient or subrecipient should, to the greatest extent practicable and consistent with law, purchase, acquire, or use products and services that can be reused, refurbished, or recycled; contain recycled content, are biobased, or are energy and water efficient; and are sustainable. This may include purchasing compostable items and other products and services that reduce the use of single-use plastic products. See Executive Order 14057, section 101, Policy.

(K) 2 CFR § 200.216 Prohibition on certain telecommunications and video surveillance equipment or services.

(a) DNR as the Recipient or subrecipient, and Contractors and Subrecipients entering into Contracts or Subrecipient Agreements with DNR, are prohibited from obligating or expending loan or grant funds to:

- (1) Procure or obtain covered telecommunications equipment or services;
- (2) Extend or renew a contract to procure or obtain covered telecommunications equipment or services; or
- (3) Enter into a contract (or extend or renew a contract) to procure or obtain covered telecommunications equipment or services.

(b) As described in section 889 of [Public Law 115-232](#), “covered telecommunications equipment or services” means any of the following:

- (1) Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities);
- (2) For the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);
- (3) Telecommunications or video surveillance services provided by such entities or using such equipment;
- (4) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country;
- (c) For the purposes of this section, “covered telecommunications equipment or services” also include systems that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.
- (d) In implementing the prohibition under section 889 of [Public Law 115-232](#), heads of executive agencies administering loan, grant, or subsidy programs must prioritize available funding and technical support to assist affected businesses, institutions, and organizations as is reasonably necessary for those affected entities to transition from covered telecommunications equipment or services, to procure replacement equipment or services, and to ensure that communications service to users and customers is sustained.
- (e) When the recipient or subrecipient accepts a loan or grant, it is certifying that it will comply with the prohibition on covered telecommunications equipment and services in this section. The recipient or subrecipient is not required to certify that funds will not be expended on covered telecommunications equipment or services beyond the certification provided upon accepting the loan or grant and those provided upon submitting payment requests and financial reports.
- (f) For additional information, see section 889 of [Public Law 115-232](#) and [§ 200.471](#).

(L) 2 CFR § 200.322 Domestic preferences for procurements

- (a) DNR as the recipient or subrecipient should, to the greatest extent practicable and consistent with law, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards, contracts, and purchase orders under Federal awards.
- (b) For purposes of this section:
 - (1) “Produced in the United States” means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
 - (2) “Manufactured products” means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.
- (c) Federal agencies providing Federal financial assistance for infrastructure projects must implement the Buy America preferences set forth in [2 CFR part 184](#).



CITY COUNCIL COMMUNICATION
Meeting Date: 1/13/2026

AGENDA ITEM: Grimes Public Safety Center – Acceptance of 4 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 Henkel Construction Company, Hopkins Roofing, Mid-American Glazing Systems and Midwest Automatic Fire Sprinkler Company for the Grimes Public Safety Center project.

BUDGETARY CONSIDERATIONS: This project's final construction contract amounts are:

Contractor: Henkel Construction Company

Total final cost: \$1,280,523.33

Portion of project: BP 3 Steel & Precast Material and Erection

Contractor: Hopkins Roofing

Total final cost: \$310,250.00

Portion of project: BP 5 Roofing & Sheetmetal

Contractor: Mid-American Glazing Systems

Total final cost: \$406,072.00

Portion of project: BP 6 Aluminum & Glazing

Contractor: Midwest Automatic Fire Sprinkler Company

Total final cost: \$76,800.00

Portion of project: BP 8 Fire Protection

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/COMMISSION ACTIONS: None.

STAFF RECOMMENDATION: The staff recommends that the City Council approves the resolution accepting the 4 contracts with Henkel Construction Company, Hopkins Roofing,

Mid-American Glazing Systems and Midwest Automatic Fire Sprinkler Company for the Grimes Public Safety Center project.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Matt Ahrens

Return to: Matt Ahrens

RESOLUTION 01-1526 ACCEPTING 4 PRIME CONTRACTS FOR THE GRIMES PUBLIC
SAFETY CENTER

Grimes Resolution No. 01-1526

WHEREAS, on the **25th** day of **June, 2024**, the Mayor and Clerk of the City of Grimes, Iowa, entered into construction contracts with **Henkel Construction Company, Hopkins Roofing, Mid-American Glazing Systems and Midwest Automatic Fire Sprinkler Company**, 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 **January 13, 2026**

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: Henkel Construction Company
Total final cost: \$1,280,523.33
Portion of project: BP 3 Steel & Precast Material and Erection

Contractor: Hopkins Roofing
Total final cost: \$310,250.00
Portion of project: BP 5 Roofing & Sheetmetal

Contractor: Mid-American Glazing Systems
Total final cost: \$406,072.00
Portion of project: BP 6 Aluminum & Glazing

Contractor: Midwest Automatic Fire Sprinkler Company
Total final cost: \$76,800.00
Portion of project: BP 8 Fire Protection

PASSED and APPROVED on January 13, 2026.

David Gisch, 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 workscope and punchlist. They have submitted the required closeout documentation and conducted Owner training.

- Bid Package 3 Steel & Precast Material and Erection – Henkel Construction Company, \$1,280,523.33
- Bid Package 5 Roofing & Sheetmetal – Hopkins Roofing, \$310,250
- Bid Package 6 Aluminum & Glazing – Mid-American Glazing Systems, \$406,072
- Bid Package 8 Fire Protection – Midwest Automatic Fire Sprinkler Company, \$76,800



AGENDA ITEM: NE Destination Drive Extension – Phase 2 – Setting the dates for the bid letting and public hearing.

BACKGROUND: The action that is in front of the council is to set the bid letting and public hearing dates for the NE Destination Drive Extension – Phase 2 project. The proposed schedule for this project is to set the dates for the bid letting and public hearing January 13th, hold the bid opening on February 10th @ 10:30 AM, hold the public hearing on February 24th @ 5:30 PM and award the project following the public hearing.

This project includes the north extension of NE Destination Drive located north of NE Beaverbrooke Blvd. NE Destination Drive Extension – Phase 2 includes approximately 1,350 LF of a two-lane undivided roadway section. 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 75 working days and full completion within 5 working days after substantial completion. The project includes \$1,000/calendar day liquidated damages for non-compliance with substantial 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 \$1,256,000.00. This project will be funded through reimbursements from the developer per the development agreement and Iowa DOT Cooperative Agreement and U-STEP funding.

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/COMMISSION ACTIONS: None.

STAFF RECOMMENDATION: The staff recommends that the City Council approves the resolution to set the bid letting date of February 10th @ 10:30 AM and public hearing date of February 24th @ 5:30 PM.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by: Aaron Jarosh
Return to: Aaron Jarosh

RESOLUTION 01-1626 ORDERING CONSTRUCTION OF THE NE DESTINATION DRIVE
EXTENSION – PHASE 2, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF
BIDS THEREFOR

Grimes Resolution No. 01-1626

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the NE Destination Drive Extension – Phase 2; 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 NE Destination Drive Extension – Phase 2, 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 NE Destination Drive Extension – Phase 2 project includes the north extension of NE Destination Drive located north of NE Beaverbrooke Blvd. NE Destination Drive Extension – Phase 2 includes approximately 1,350 LF of a two-lane undivided roadway section. The project includes earthwork, storm sewer, water main, roadway paving, sidewalk ramps, signing, pavement marking, traffic control, ditch grading, erosion control, and final surface restoration.

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 February 10, 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 February 24, 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 February 24, 2026.

PASSED and APPROVED on January 13, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

NE DESTINATION DRIVE EXTENSION – PHASE 2 CITY OF GRIMES, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Costs for Improvement

Notice is hereby given that a public hearing will be held by the **City of Grimes, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract), and estimated total cost for the **NE Destination Drive Extension – Phase 2** project at its meeting at **5:30 P.M. on the 24th day of February, 2026**, in the City Council Chambers, Grimes Community Complex, 410 SE Main Street, Grimes, Iowa, 50111.

Time and Place for Filing Sealed Proposals

Sealed bids for the work comprising the improvements as stated below must be filed before **10:30 A.M.** according to the clock in the Grimes City Council Chambers on the **10th day of February, 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 10th day of February, 2026**, in said City Council Chambers, 410 SE Main Street #102, Grimes, Iowa, 50111. Bids will be considered by the City of Grimes City Council at its meeting at **5:30 P.M. on the 24th day of February, 2026** in said City Council Chambers. The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

Commencement of Work

Work on the improvement shall be commenced any time after a written Notice to Proceed is issued, **no earlier than April 6, 2026 and no later than April 27, 2026**, and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur over the winter months following the City Council public hearing on proposed contract documents and estimated costs for improvements.

Contract Documents

A copy of said plans, specifications, and form of contract, and estimated total cost is now on file in the office of the City Clerk and may be examined at Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa, 50111.

An electronic copy of the Contract Documents is available at <https://www.grimesiowa.gov/> under the “Business” section by selecting “Bids & RFPs” then “Project Bids” for no cost. Project information, estimated total cost and plan holder information is available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at www.QuestCDN.com.

Paper copies of the Contract Documents are available from Snyder and Associates, Inc., 2727 SW Snyder Boulevard, Ankeny, IA 50023, for a fee of Fifty Dollars (\$50.00) per set. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a reusable condition, and (2) they are returned within fourteen (14) calendar days after the award of the project. You must call 515-964-2020 in advance to reserve a paper copy.

Preference of Products and Labor

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

Failure to submit a fully completed and accurate Bidder Status Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

General Nature of the Public Improvement

NE DESTINATION DRIVE EXTENSION – PHASE 2

The NE Destination Drive Extension – Phase 2 project includes the north extension of NE Destination Drive located north of NE Beaverbrooke Blvd. NE Destination Drive Extension – Phase 2 includes approximately 1,350 LF of a two lane undivided roadway section. The project includes earthwork, storm sewer, water main, roadway paving, sidewalk ramps, signing, pavement marking, traffic control, ditch grading, erosion control, and final surface restoration.

Bid Security

Each Bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the City of Grimes, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions to Bidders and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a Bid Bond on the form provided in the Contract Documents with corporate Surety satisfactory to the City of Grimes. The bid shall contain no condition except as provided in the specifications.

The City of Grimes reserves the right to defer acceptance of any bid for a period of sixty (60) calendar days after receipt of bids and no bid may be withdrawn during this period.

Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Grimes and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Grimes from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of **four (4)** years from and after acceptance of the Contract.

Title VI Compliance

The City of Grimes, Iowa, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Payment

Payments will be made on the basis of estimates prepared by the Contractor and approved by the Engineer, solely for the purpose of payment; approval by the Engineer, or the City Council, shall not be deemed as approval or acceptance of the workmanship or materials. The Contractor will be compensated for 97% of the work completed during a payment period, with the remaining 3% being retained in accordance with the Iowa Code. Regular payments approved by the Engineer will be made following the next scheduled City Council meeting. The retainage payment will be released following acceptance of the project by the City of Grimes and satisfaction of the retainage payment provisions and requirements stipulated in the Iowa Code.

Sales Tax Exemption

The City of Grimes will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Tax exemption certificates are applicable only for the specific project for which the tax exemption certificate is issued.

Completion of Work

The Contractor shall substantially complete the overall project within **seventy five (75) working days**. Substantial completion for the overall project shall be defined as all construction work except for final surface restoration. Should the Contractor fail to substantially complete the work within this timeframe, liquidated damages of **One Thousand Dollars (\$1,000.00) per calendar day** will be assessed for work not substantially completed within the designated Contract term(s).

The Contractor shall fully complete the overall project within **five (5) working days** of the substantial completion. Full completion for the overall project shall be defined as all surface restoration and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work within this timeframe, liquidated damages of **Five Hundred Dollars (\$500.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

The City of Grimes does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Grimes, Iowa.

Dated at Grimes, Iowa, this **13th day of January, 2026.**

David Gisch, Mayor

ATTEST:

Rachel Greving, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **14th day of January, 2026.**

Published in a newspaper with local circulation the **28nd day of January, 2026.**



AGENDA ITEM: WRA Trunk Sewer Extension Feasibility Study – Professional Services Agreement – Veenstra & Kimm, Inc.

BACKGROUND: The City of Grimes has identified the need for engineering services to perform a preliminary conceptual work to evaluate the future WRA trunk sewer extension to serve western area of the City of Grimes. The City’s long term growth area anticipates growth westerly into an area that would be served by a south flowing trunk sewer that would extend south of Meadow Drive through areas of the Urbandale Sanitary Sewer District to connect to the WRA Grimes Connector.

Staff selected Veenstra and Kimm for their expertise in sanitary sewer engineering design and familiarity with the WRA.

BUDGETARY CONSIDERATIONS: The total fee proposed for the engineering services is a not-to-exceed amount of \$29,800.00. This project will be paid for through the sewer revenue funds.

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/COMMISSION ACTIONS: None

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 01-1726 TO ENTER INTO CONTRACT FOR PROFESSIONAL SERVICES
WITH WRA TRUNK SEWER EXTENSION FEASIBILITY STUDY

Grimes Resolution No. 01-1726

WHEREAS, the City of Grimes (Grimes) desires to perform a preliminary design to evaluate the future WRA trunk sewer extension to serve western areas of the City of Grimes.; and,

WHEREAS, the engineering firm of Veenstra & Kimm (Engineer), has experience in wastewater design, and is qualified to perform the feasibility study for the western areas WRA trunk sewer;

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 WRA trunk sewer;

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 January 13, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

WRA TRUNK SEWER EXTENSION FEASIBILITY STUDY

This Agreement is made and entered into this 13th day of January, 2026, by and between City of Grimes, a municipal corporation, hereinafter referred to as "City," and Veenstra & Kimm, Inc., 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. Study	\$29,800.00
----------	-------------

Total	\$29,800.00
-------	-------------

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 or materially altered 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 or material alteration 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:

Name: City of Grimes
Attn: Matt Ahrens, P.E.
Title: City Engineer
Address: 410 SE Main Street, #102
City, State: Grimes, IA 50111

FOR THE CONSULTANT:

Name: Veenstra & Kimm, Inc.
Attn: Jordan Kappos
Title: WDM Civil Department Manager
Address: 6775 Vista Drive
City, State: West Des Moines, IA 50266

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: Jordan Kappos

David Gisch, Mayor

Title: WDM Civil Department Manager

ATTEST

Name: _____

Title: _____

ATTACHMENT 1 - SCOPE OF SERVICES

PROJECT OBJECTIVE

The objective of the Study is to undertake preliminary conceptual work to evaluate the future WRA trunk sewer extension to serve western areas of the City of Grimes. The City's long term growth area anticipates growth westerly into an area that would be served by a south flowing trunk sewer that would extend south of Meadow Drive through areas of the Urbandale Sanitary Sewer District to connect to the WRA Grimes Connector.

SCOPE OF SERVICES

The Scope of Services in the conceptual study will consist of a series of work tasks that will include, but not necessarily be limited to, the following:

1. Review the service area that would be tributary to the future trunk sewer serving the western growth areas of the City of Grimes.
2. Develop projections of future flows and required trunk sewer capacity at key locations along the trunk sewer.
3. Based on available Lidar data, develop a preliminary profile of the trunk sewer and its major branches.
4. Based on the evaluation, develop a concept plan for the future trunk sewer including a conceptual profile, size and location.
5. Attend up to four meetings with project partners including WRA, Urbandale Sanitary Sewer District, and the City of Urbandale.
6. Develop a detailed cost estimate for the recommended improvements.
7. Develop a preliminary timeline for implementation of recommended improvements.
8. Develop a preliminary financial evaluation for financing the recommended improvements, including connection fee districts.
9. Prepare a facility plan setting forth the results of the evaluation and recommendation. The facility plan will follow the guidelines of the Iowa Department of Natural Resources for facility plan preparation.
10. Submit the final facility plan report to the Iowa Department of Natural Resources.
11. Assistance in the preparation and submission of a State Revolving Fund (SRF) Intended Use Plan (IUP) application.

SERVICES NOT INCLUDED

Services under this Agreement shall not include the following:

- a. Archaeological investigation services.
- b. Environmental assessment or wetland delineation services.
- c. Property acquisition and easement services, including meetings with property owners.
- d. Geotechnical services and investigation including soil borings.
- e. The preparation of any working drawings or contract documents.
- f. The preparation of plans and specifications or taking of bids for any project recommended as part of this Agreement.
- g. General construction management services for any project recommended as part of this Agreement.
- h. Construction testing services for any project recommended as part of this Agreement.
- i. On-site resident review or inspection services for any project recommended as part of this Agreement.
- j. Any services associated with litigation or claims resolution resulting from the final adoption of the report by the City
- k. Providing assistance in resolving any Hazardous Environmental Condition in compliance with current Laws and Regulations.

ATTACHMENT 2 - PROJECT SCHEDULE

The time of completion of the scope of services under this Agreement shall be as follows:

1. The elements of the conceptual study shall be completed on a mutually agreed schedule.

ATTACHMENT 3 - SCHEDULE OF FEES

CONSULTANT'S CURRENT STANDARD HOURLY RATE SCHEDULE

HOURLY RATES BY EMPLOYEE CLASSIFICATION (2025-2026)

Management I -----	\$270.00
Management II -----	\$248.00
Process Engineer I -----	\$272.00
Client Services I -----	\$242.00
Client Services II -----	\$199.00
Client Services III -----	\$143.00
Client Services IV -----	\$111.00
Client Services V -----	\$100.00
IT I -----	\$200.00
IT II -----	\$135.00
IT III -----	\$85.00
Funding Specialist I -----	\$149.00
Funding Specialist II -----	\$132.00
Engineer I-A -----	\$250.00
Engineer I-B -----	\$235.00
Engineer I-C -----	\$230.00
Engineer I-D -----	\$215.00
Engineer II-A -----	\$208.00
Engineer II-B -----	\$198.00
Engineer III-A -----	\$185.00
Engineer III-B -----	\$179.00
Engineer III-C -----	\$174.00
Engineer IV -----	\$168.00
Engineer V -----	\$157.00
Engineer VI -----	\$148.00
Engineer VII -----	\$143.00
Engineer VIII -----	\$136.00
Engineer IX -----	\$128.00
Engineer X -----	\$112.00
Engineer XI -----	\$102.00
Engineer XII -----	\$95.00
Design Technician I -----	\$146.00
Design Technician II -----	\$127.00
Design Technician III -----	\$113.00
Architect I -----	\$204.00
Architect II -----	\$176.00
Architect III -----	\$158.00
Planner I -----	\$159.00
Planner II -----	\$113.00
Planner III -----	\$104.00
Drafter IA -----	\$144.00
Drafter IB -----	\$132.00
Drafter II -----	\$127.00
Drafter III -----	\$122.00
Drafter IV -----	\$111.00

Drafter V -----	\$100.00
Drafter VI -----	\$90.00
Drafter VII -----	\$79.00
Clerical I -----	\$100.00
Clerical II -----	\$94.00
Clerical III -----	\$82.00
Clerical IV -----	\$71.00
Clerical V -----	\$60.00
Construction Engr I -----	\$235.00
Construction Engr II -----	\$153.00
Construction Engr III -----	\$135.00
Construction Engr IV -----	\$113.00
Surveyor I -----	\$170.00
Surveyor II -----	\$155.00
Technician I -----	\$129.00
Technician II -----	\$115.00
Technician III -----	\$105.00
Technician IV -----	\$100.00
Technician V -----	\$95.00
Technician VI -----	\$85.00
Technician VII -----	\$76.00
Technician VIII -----	\$69.00
Technician IX -----	\$57.00
Building Inspector I -----	\$230.00
Building Inspector I-A -----	\$162.00
Building Inspector II -----	\$125.00
Building Inspector III -----	\$100.00
Accountant I -----	\$207.00
Accountant II -----	\$150.00
Accountant III -----	\$133.00
Accountant IV -----	\$105.00
Accounting V -----	\$96.00
Administrative Assistant II -----	\$114.00
Design Engineer I -----	\$125.00
Engineer Intern -----	\$108.00
Office Coordinator -----	\$129.00
Principal of Firm I -----	\$248.00
Project Engineer I -----	\$143.00
Project Engineer II -----	\$160.00
Project Engineer III -----	\$170.00
Project Engineer IV -----	\$184.00
Senior Project Engineer I -----	\$164.00
Senior Project Engineer II -----	\$177.00
Senior Project Engineer III -----	\$192.00
Senior Project Engineer IV -----	\$198.00
Senior Project Manager IV -----	\$230.00
Senior Technician IV -----	\$166.00
Engineering Technician I -----	\$127.00
Engineering Technician II -----	\$131.00
Engineering Technician III -----	\$157.00

REIMBURSABLES AND EQUIPMENT RATES
(2025-2026)

GPS / Robotics	\$35.00
Tablet	\$45.00
Fluoroscope	\$50.00
4-Wheeler	\$50.00
Drone	\$75.00
Mileage	IRS Rate

REIMBURSABLE EXPENSES

1. All 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 current standard mileage reimbursement established by the Internal Revenue Service.
3. Charges for outside services such as soils and materials testing, fiscal, legal will be billed at their invoice.
4. All other direct expenses will be invoiced at cost.



AGENDA ITEM: NE Destination Drive & NE Beaverbrook Boulevard Improvements – Snyder & Associates, Inc. Professional Services Agreement Amendment No. 1 for engineering services.

BACKGROUND: NE Destination Drive & NE Beaverbrook Boulevard Improvements – Phase A & Phase B project will be constructed in the Spring 2026, which moved the project from the design phase to the construction phase. These are the second and third phases of reconstruction projects along the NE Destination Drive corridor. The PSA with Snyder & Associates, Inc. (Snyder) was setup to add the engineering services required during construction after the design phase. Snyder will be providing the following engineering construction services: construction administration, construction observation, construction staking, record drawings and monument preservation. The construction schedule is to hold the preconstruction meeting in winter with construction starting in the spring. Project substantial and final completion will be fall of 2026.

BUDGETARY CONSIDERATIONS: The total fee proposed for the construction engineering services and easement preparation is \$254,600.00. The construction portion is about 8.0% fee compared to the combined engineer’s opinion of probable cost of both projects. Following our review, this appears to be a reasonable fee for this work.

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/COMMISSION ACTIONS: None

STAFF RECOMMENDATION: The staff has reviewed the Professional Services Agreement Amendment No. 1 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 01-1826 TO AMEND CONTRACT FOR PROFESSIONAL SERVICES WITH
SNYDER & ASSOCIATES, INC. FOR NE DESTINATION DRIVE & NE BEAVERBROOK
BOULEVARD IMPROVEMENTS

Grimes Resolution No. 01-1826

WHEREAS, the City of Grimes (Grimes) entered into a Professional Services Agreement (PSA) with Snyder & Associates, Inc. (Snyder) for consulting services for the NE Destination Drive & NE Beaverbrook Boulevard Improvements on September 27, 2022; and,

WHEREAS, it was determined that there was a need for additional services to be added to the PSA consisting of construction administration, construction staking, construction observation, record drawings, and monument preservation for Phase 2 & Phase 3 of the project; and

WHEREAS, Snyder & Associates, Inc. has proposed the attached Professional Services Agreement Amendment that has a scope of work to be supplied by Snyder & Associates, Inc. and compensation to be paid by Grimes for their additional consulting services related to the NE Destination Drive & NE Beaverbrook Boulevard Improvements; and,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to execute the Professional Services Agreement Amendment with Snyder on behalf of the City of Grimes.

PASSED and APPROVED on January 13, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

SUPPLEMENTAL AGREEMENT FOR ADDITIONAL SERVICES # 3

To: Snyder & Associates, Inc.
2727 SW Snyder Blvd.
Ankeny, IA 50023

Attn: John Haldeman
Phone: 515-964-2020
Fax: 515-964-7938

This is authorization for Snyder & Associates, Inc. to proceed with the following described additional services.

Client: City of Grimes	
Project Name: NE Destination Drive & NE Beaverbrook Boulevard Improvements	
S&A Project Number: 122.1329.01	Original Agreement Date: September 27, 2022

DESCRIPTION OF ADDITIONAL SERVICES:

See Attachment 1 for Scope of Services for the Phase 2 & Phase 3 construction.

ADDITIONAL DESIGN SERVICES

Prepare 3rd Bid Package and permits: \$9,000

CONSTRUCTION SERVICES – SOUTH PROJECT:

Construction Administration = \$20,600

Construction Observation = \$75,500

Construction Staking = \$30,000

Record Drawings = \$6,500

Monument Preservation = \$3,800

Total = \$136,400

CONSTRUCTION SERVICES – NORTH PROJECT:

Construction Administration = \$17,400

Construction Observation = \$61,900

Construction Staking = \$20,000

Record Drawings = \$5,500

Monument Preservation = \$4,400

Total = \$109,200

☐ Lump Sum in the amount of: \$

☒ Hourly plus expenses per original agreement or attached fee schedule, not to exceed budget: \$254,600.00

☐ Document attached:

The undersigned, on behalf of the Client, understands and agrees that the services described in this Supplemental are additional services, scope of which is not contained within the original scope of services defined in the original agreement. The Additional Services in this Supplemental are subject to the general conditions contained in the original Professional Services Agreement.

City of Grimes

(Client)

SNYDER & ASSOCIATES, INC. (Professional)

(Type or Print Name above line)

By:

(Authorized Agent)

(Printed or typed signature)

Date:

By:



(Authorized Agent)

Mark A. Land, P.E., CFM
Vice President

(Printed or typed signature)

Date:

December 29, 2025

Route executed to: John Haldeman

Digitally signed by Mark A.
Land
Date: 2025.12.29 11:49:54
-06'00'

ATTACHMENT 1 – SCOPE OF SERVICES**NE DESTINATION DRIVE & NE BEAVERBROOKE BOULEVARD IMPROVEMENTS****I. SCOPE OF WORK**

Add Section C as follows:

B. BASIC ENGINEERING SERVICES**1. SPLIT PHASE 2 AND PHASE 3**

The CONSULTANT shall split the Phase 2 and Phase 3 project into two separate plan sets, separate bid lettings, and separate Iowa DNR permits. This is in response to the development agreements by the City and the property owners not getting completed as the similar times.

C. CONSTRUCTION SERVICES – PHASE 2 & PHASE 3**1. CONSTRUCTION ADMINISTRATION**

- a. The CONSULTANT shall arrange and conduct preconstruction conference(s) with the CITY and Contractor(s), to review the PROJECT requirements, details of construction, submittal requirements, and work schedule prior to construction.
- b. The CONSULTANT shall review shop drawings and other submissions from the Contractor(s) for general compliance with the Contract Documents.
- c. The CONSULTANT shall prepare partial payment applications and change orders and make recommendations to the CITY for their acceptance. The CONSULTANT shall include regular progress reports with the monthly payment applications.
- d. The CONSULTANT shall notify the CITY of any observed work, which does not conform to the Contract Documents, make recommendations to the CITY for the correction of nonconforming work and, at the request of the CITY, see that these recommendations are implemented by the Contractor.
- e. The CONSULTANT shall conduct weekly construction meetings and prepare meeting minutes for the CITY.

- f. The CONSULTANT shall conduct an on-site review of the completed traffic signal and fiber optic installations prior to final acceptance of the PROJECT.
- g. The CONSULTANT shall prepare and submit to the CITY reimbursement requests to the Iowa DOT for funding when requested by the CITY. It is anticipated two reimbursement requests will be required at the end of the project.
- h. The CONSULTANT shall review the PROJECT to determine if it has been completed in substantial conformance with the Contract Documents and recommend acceptance to the CITY.
- i. If the Contractor exceeds the estimated working and/or calendar days in completing construction of the PROJECT, or if change orders or PROJECT additions require additional working days, the CONSULTANT will be compensated for administration, observation, and staking services based on established hourly rates and fixed expenses outlined in the CONSULTANT's Standard Fee Schedule (Exhibit C).
- j. When directed to do so by the CITY, the CONSULTANT shall prepare updated plan sheets for changes approved by the CITY.

2. CONSTRUCTION STAKING

The CONSULTANT shall be responsible for providing all construction stakes for the PROJECT. The Contract Documents shall contain a provision that the CONSULTANT shall provide one set of stakes for each construction operation. Any staking that is destroyed due to construction that has to be replaced, will be at the Contractor's expense. It is anticipated that the CONSULTANT shall perform the following items:

- a. PROJECT site horizontal and vertical control point verification and setup (horizontal and vertical control points will be available for the Contractor for machine control).
- b. Existing pavement removals and construction easement limit perimeter (150' max intervals and points of deflection)
- c. Storm and sanitary sewer pipe and structures (SUDAS station location offsets, 150' max intervals with flow line and rim/form grade/inlet elevations)
- d. Hydrant locations, water main pipe and water critical crossings (Centerline pipe, 150' max intervals, top of pipe elevations and hydrant structure offsets)

- e. Roadway, turn lane and widening pavement pave-thru and intersection back of curb (Paving hub offsets staked on 25' intervals and radius points to top of slab elevations)
- f. Driveway pavement (Paving hub offsets, 25' intervals and points of deflection to top of slab elevations)
- g. Sidewalk and trail pavement (Single edge paving hub offsets staked on 50' intervals to top of slab elevations)
- h. ADA compliance sidewalk (ADA ramp curb drops and landing/turning space locations, single edge on 50' intervals and corner offsets to top of slab elevations)
- i. Roadway lighting (Center light pole bases with offset)

3. CONSTRUCTION OBSERVATION

The CONSULTANT shall provide a Resident Construction Observer to verify compliance with the Contract Documents. Construction observation shall include:

- a. The CONSULTANT shall attend the preconstruction conference and subsequent field meetings during construction as necessary.
- b. The CONSULTANT shall verify materials provided by the Contractor are in accordance with the Contract Documents. The CONSULTANT reserves the right to reject any inappropriate or damaged materials delivered to or observed on the site. The CONSULTANT shall verify that inappropriate or damaged materials are not incorporated into PROJECT by observing destruction of materials on-site and/or the Contractor hauling material off-site. The CONSULTANT shall notify the CITY of inappropriate or damaged materials found at the site.
- c. If the CONSULTANT observes, or has reason to believe, the Contractor's construction methods or materials used do not meet the specifications, then the CONSULTANT shall immediately notify the CITY to determine the appropriate corrective measure(s) to be taken. This may include the CITY directing the Contractor to stop work until the appropriate corrective measure(s) is determined.
- d. The CONSULTANT shall prepare a weekly report of working days and provide to the CITY for review and approval prior to issuing to the Contractor.
- e. The CONSULTANT shall measure and keep a record of contract quantities for payment applications and observe and document testing required of the Contractor.

- f. The CONSULTANT shall provide daily observation of traffic control operations, methods, layouts, devices, and direct the Contractor to correct any deficiencies.
- g. The CONSULTANT shall spot check grading, subgrade preparation, and modified subbase placement, and review with the Contractor any deficiencies in the subgrade and/or subbase prior to paving. The CONSULTANT shall observe all moisture and density tests and proofrolls.
- h. The CONSULTANT shall provide periodic observation for the storm sewer and water main installation. The CONSULTANT shall spot check line and grade. The CONSULTANT shall observe all trench compaction testing. The CONSULTANT shall observe and document all required testing including video inspection review.
- i. The CONSULTANT shall be on-site full time during paving operations. Air and slump tests will be required to be completed by an independent testing laboratory provided by the Contractor. Compressive strength cylinder tests will be required to be completed by an independent testing laboratory provided by the CONSULTANT. All testing shall be overseen by the CONSULTANT.
- j. If directed to do so by the CITY, the CONSULTANT shall mark locations for and observe the cutting of all thickness cores, to be cut by others. Non-destructive testing may be used instead of cutting cores and will be discussed with the Contractor and Iowa DOT.
- k. The CONSULTANT shall periodically observe sawing and sealing of joints.
- l. The CONSULTANT shall periodically observe all surface restoration and attend weekly erosion control meetings.
- m. The CONSULTANT shall assist CITY staff in developing a final punch list and verify completion of items for acceptance.

4. RECORD DRAWINGS

The CONSULTANT shall furnish reproducible Record Drawings for the PROJECT according to CITY requirements. Such Record Drawings may contain a waiver of liability phrase in regard to unknown changes made by the Contractor without CITY/CONSULTANT approval. It is anticipated that the CONSULTANT shall perform the following items:

- a. Underground utility location data during the active construction phase for the CITY'S facilities, including but not limited to: water main fittings (bends, tees,

crosses, reducers), storm sewer flow lines, sanitary sewer flow lines, and signal and fiber optic conduits.

- b. Storm, sanitary, and water main above ground structure location data.
- c. Streetlight, traffic signal poles, pedestal and pushbutton poles, controller cabinet, handhole location data, street signs/posts, and street trees.
- d. Fiber optic handhole and conduit location data.
- e. Record Drawing deliverables per the CITY's submittal requirements.

5. MONUMENT PRESERVATION

The CONSULTANT shall prepare a Monument Preservation Certificate in accordance with Iowa Code 355.6A. This document may include but not be limited to identifying the existing monuments within the PROJECT corridor and shall replace any monument disturbed or removed at its preserved position. The results of this survey will be provided to the CITY and recorded with the County Recorder's Office.



CITY COUNCIL COMMUNICATION
Meeting Date: 1/13/2026

AGENDA ITEM: SW 19th Street and SW Jazzwood Drive Functional Design – McClure Engineering Company - Professional Services Agreement Amendment No. 2.

BACKGROUND: The City of Grimes has identified the need for amendment to the professional services agreement for the functional design of SW 19th Street and SW Jazzwood Dr to include the design of the future roundabout at SW 19th Street and SW Kingfisher Crossing. The functional design will provide a base for the corridor and assist the city in establishing future right-of-way needs, future utility locations, develop a preliminary profile and cross-section of the road, and identify drainage concerns for future development.

BUDGETARY CONSIDERATIONS: The total fee proposed for the additional services is in the amount of \$6,000.00. The funding source for this work will be from the corresponding Capital Improvements Plan item.

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/COMMISSION ACTIONS: None

STAFF RECOMMENDATION: The staff has reviewed this Professional Services Amendment and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by: Aaron Jarosh

Return to: Aaron Jarosh

RESOLUTION 01-1926 TO AMEND CONTRACT FOR PROFESSIONAL SERVICES WITH
MCCLURE ENGINEERING COMPANY FOR SW 19TH STREET AND SW JAZZWOOD
DRIVE FUNCTIONAL DESIGN

Grimes Resolution No. 01-1926

WHEREAS, the City of Grimes (Grimes) entered into a Professional Services Agreement (PSA) with McClure Engineering Company (McClure) for consulting services for the SW 19th Street and SW Jazzwood Drive Functional Design on May 27, 2025; and,

WHEREAS, it was determined that there was a need for additional services to be added to the PSA to include the roundabout at SW 19th Street and SW Kingfisher Crossing; and

WHEREAS, McClure has proposed the attached Professional Services Agreement Amendment No. 2 that has a scope of work to be supplied by McClure and compensation to be paid by Grimes for their additional consulting services related to the SW 19th Street and SW Jazzwood Drive Functional Design; and,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to execute the Professional Services Agreement Amendment No. 2 with McClure on behalf of the City of Grimes.

PASSED and APPROVED on January 13, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

**AMENDMENT 02
TO THE AGREEMENT FOR CONSULTING SERVICES**



McCLURE ENGINEERING COMPANY

Project Name: SW 19th St. and SW Jazzwood Dr. Functional Design
Project Number: 2025001131-000
Project Manager: Matt Allender

This Amendment, is made on the 13th day of January, 2026, by and between McClure Engineering Company, of Clive, Iowa, (herein referred to as "CONSULTANT") and the City of Grimes (hereinafter referred to as "OWNER"). The CONSULTANT will provide services per the terms and conditions outlined in this Amendment, the original Agreement, and in accordance with the scope and schedule presented in Exhibit 'C'. The services will be compensated for in accordance with the fees or hourly rates as presented in Exhibit 'B' in the original Agreement, for the Project described as:

SW 19TH AND JAZZWOOD CONCEPT

Description of Change(s):

Changing the intersection SW 19th Street at Sta 78+75 from a two-way stop to a roundabout. Roadway geometrics, right-of-way limits, and water main layout will be updated.

Fees Associated with Proposed Change(s):

DOCUMENT	FEE
Original Agreement	\$61,070.00
Amendment 01	\$11,930.00
Amendment 02	\$6,000.00
TOTAL	\$79,000.00

OWNER: City of Grimes

CONSULTANT: McClure Engineering Company

Signed: _____

Signed:  _____

Title: _____

Title: _____ Vice President



CITY COUNCIL COMMUNICATION
Meeting Date: 1/13/2026

AGENDA ITEM: County Line Road from W. 1st Street to NW Beaverbrook Blvd. – Professional Services Agreement – Kirkham, Micheal & Associates, Inc.

BACKGROUND: The City of Grimes has identified the need for engineering services to design improvements along NW County Line Road from W. 1st Street to Beaverbrook Blvd. The city worked with Kirkham, Micheal & Associates, Inc. on the Comprehensive Plan project. The project will be split into three phases. The first phase includes road widening from W. 1st Street to NW 8th Street and a roundabout at the intersection of NW 8th Street and Countyline Road. Phase 2 consists of improvements from NW 8th Street to NW Beaverbrook Blvd. These improvements will provide added capacity and safety improvements to NW Countyline Road to support the future growth of the city and the corridor.

The schedule for this project is to provide preliminary design, utility coordination, ROW acquisition for this year and final design for the first phase in 2027.

BUDGETARY CONSIDERATIONS: The total fee proposed for the engineering services is a not-to-exceed amount of \$668,000.00. This project is in the current CIP for design this year and construction of the first phase in FY 2028-2029.

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/COMMISSION ACTIONS: None

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 01-2026 TO ENTER INTO CONTRACT FOR PROFESSIONAL SERVICES
WITH KIRKHAM MICHAEL FOR COUNTY LINE ROAD WIDENING FROM W. 1ST STREET
TO NW BEAVERBROOK BLVD.

Grimes Resolution No. 01-2026

WHEREAS, the City of Grimes (Grimes) desires to reconstruct County Line Road from W. 1st Street to NW Beaverbrook Blvd.; and

WHEREAS, the engineering firm of Kirkham, Michael & Associates, Inc. (Engineer), has experience in infrastructure and utility design, and is qualified to provide project management, data collection and base maps, field investigations, environmental & permits, utility coordination, preliminary roadway design and right of way design;

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 the transportation and utility project;

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 January 13, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

COUNTY LINE ROAD WIDENING FROM W. 1ST STREET TO NW BEAVERBROOK BLVD.

This Agreement is made and entered into this 13th day of January 2026, by and between City of Grimes, a municipal corporation, hereinafter referred to as "City," and Kirkham, Michael & Associates, Inc., 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. Survey	\$ <u>42,000.00</u>
b. Preliminary Design	\$ <u>406,905.00</u>
c. Final Design	\$ <u>219,095.00</u>
Total	\$ <u>668,000.00</u>

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 or materially altered 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 or material alteration 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:

Name: City of Grimes
Attn: Matt Ahrens, P.E.
Title: City Engineer
Address: 410 SE Main Street, #102
City, State: Grimes, IA 50111

FOR THE CONSULTANT:

Name: Kirkham, Michael & Associates, Inc.
Attn: Scott Almeida, P.E.
Title: Vice President, Engineering Manager
Address: 4390 114th Street
City, State: Urbandale, IA 50322

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: _____ *Scott Almeida* _____

BY: _____

Name: Scott Almeida, P.E.

David Gisch, Mayor

Title: Vice President

ATTEST

Name: _____

Title: _____

ATTACHMENT 1 - SCOPE OF SERVICES

ATTACHMENT 1

SCOPE OF SERVICES

County Line Road Widening

From W. 1st Street to NW Beaverbrook Blvd.

INTRODUCTION

This document presents the Consultant team's scope of services for design engineering and related services required for widening and reconstruction of County Line Road in Grimes, Iowa between W. 1st Street (Hwy 44) and NW Beaverbrook Boulevard. The agreement and scope of services consist of Preliminary and Final Design for Phase 1, but only Preliminary Design for Phase 2.

Phase 1 is from W. 1st Street (Hwy 44) to NW. 8th Street.

Phase 2 is from NW. 8th Street to NW Beaverbrook Boulevard.

Project Description

The project design is for approximately 1-mile of County Line Road in Grimes, between W. 1st Street (Hwy 44) and NW Beaverbrook Boulevard. Design shall be for the complete reconstruction of the existing two-lane roadway into a five-lane PCC roadway. The major intersections of NW 8th Street and NW Beaverbrook Boulevard will both be designed as multi-lane roundabouts.

Roadway features included in the project design are storm drainage, street lighting, sidewalks, trails, pavement markings, signage, erosion control, landscaping, construction phasing, and construction traffic control. A reinforced concrete box culvert replacement will be designed for the existing creek crossing.

The overall project limits are reflected on location map below:

LOCATION MAP



Detailed Scope of Services

This agreement and scope of services consist of two Parts, A and B.

Part A is for Preliminary Design, and **Part B** is for Final Design and bidding.

Part A services will be performed for Phase 1 and for Phase 2.

Part A, Preliminary Design: Preliminary Design involves two separate submittals; one at approximately 30% complete and one at approximately 60% complete. The 30% design effort is based upon constant coordination and planning with the Owner and City Council and will provide an opportunity to review the plans before completing preliminary design. 60% design plans will be based upon the 30% submittal.

Designs prepared as part of the preliminary phase are approximately 60% complete. The intent is to perform design operations to a level complete enough to determine the final construction limits in order to accurately define the Right-of-Way and easements required for the project and to accurately assess any major impacts. Design elements that impact the construction limits will be finalized during the preliminary design task. Design elements that do not impact the construction limits such as pavement markings, signage and lighting will not be addressed until the final design task.

- Roadway typical sections, alignment, profiles, number of lanes, radii, and other horizontal and vertical design features will be finalized and reflected in the preliminary plans.
- Side street and entrance geometries will be finalized and incorporated into the preliminary plans including profiles, radii, and width.
- Location and design of storm sewer outlet locations and any crossroad structures will be finalized as part of the preliminary plans.
- Major utility relocations that may require additional Right-of-Way or easements will be identified and locations finalized during preliminary design.
- Phasing plans and construction phasing components that may impact easement acquisition will be finalized during the preliminary design phase.

The 30% submittal includes:

- Cover Sheet
- Typical Section Sheets
- Roadway Plan and Profile Sheets
- Preliminary Storm Sewer Layout
- Roundabout Geometry
- Reinforced Box Culvert TS&L
- Roadway Cross-Section Sheets
- Utility Conflict Sheets
- Preliminary Cost Estimate

The 60% submittal includes:

- Cover Sheet
- Typical Section Sheets
- ROW Sheets
- Roadway Plan and Profile Sheets
- Preliminary Storm Drainage Plan and Profile Sheets
- Roundabout Geometry
- Reinforced Box Culvert Details
- Roadway Cross-Section Sheets
- Utility Relocation Sheets
- Construction Quantities and Cost Estimates

Part B services will be performed for only Phase 1.

- **Part B Final Design** consists of 2 submittals, one at 90%, and one at 100% (Final Plans and Bidding). The 90% submittal is based on the approved 60% (preliminary design) plans and the 100% submittal based on the 90% review comments.

The Final Submittal shall include:

- Cover Sheet
- Legend and Utility Contact Information
- General Plan Sheet
- Typical Section Sheets
- Detail Sheets
- Quantity Notes and Tabulations
- Mainline Plan and Profile sheets
- Control Points, Benchmarks and Alignments
- ROW Sheets
- Construction Phasing Sheets
- Traffic Control Sheets
- Pavement Geometrics and Jointing
- Pavement Marking and Signage
- Landscaping Sheets
- Reinforced Box Culvert Sheets
- Storm Sewer Sheets
- Streetlight Photometrics Layout
- Removal Sheets
- Sediment and Erosion Control Sheets
- Roadway Cross-Section Sheets
- Construction Specifications
- Opinion of Probable Cost

DETAILED SCOPE OF SERVICES

A. PRELIMINARY DESIGN

TASK 1: Project Management

1.1 General Project Management

This task will be ongoing throughout the project period. The Consultant Project Manager will serve as primary point of contact, manage project schedule and budget, and be responsible for coordinating work of design team members and sub-Consultants. The Consultant Project Manager will provide continuous project administration, management and coordination of tasks and activities, preparation of monthly progress reports, issuing of invoices and billings, ensuring appropriate quality assurance/quality control and other project management related activities deemed necessary to ensure efficient and timely project completion.

1.2 Meetings

- 1.2.1 The Consultant will prepare for, attend, and document one (1) Kick-Off meeting to review the scope and schedule and identify line of communications with the City of Grimes.
- 1.2.2 The Consultant will schedule and conduct 30% and 60% plan review meetings. The Consultant will prepare an agenda in advance for the meetings and make a record of the meetings.
- 1.2.3 Prepare for, attend, and document up to four (4) additional coordination meetings that may be required to discuss the project with the city or other identified stakeholders.

1.3 Coordination with Other Agencies

- 1.3.1 The Consultant will coordinate their design with the Iowa DOT and other appropriate agencies that are involved adjacent projects. Two (2) meetings with the Iowa DOT and the Hwy 44 widening design team are included in this scope. The preliminary roundabout geometric layout will be submitted to the Iowa DOT for review and comment.

1.4 Quality Control / Quality Assurance

The Consultant shall perform ongoing reviews of major design decisions and the plan preparation process and perform detailed reviews of plans prior to submittals for completeness and quality.

TASK 2: Data Collection and Base Maps

- 2.1 Field topographic, utility and legal surveys will be performed. The Consultant will establish, confirm and tie to City of Grimes control points and process the survey data for use in design. Kirkham Michael and JCG will coordinate with property owners and obtain right of entry permission where needed to access private property.
- 2.2 Utility Locations marked in the field by the utility companies will be surveyed. Visible above ground utility appurtenances such as valves, manholes, vaults, and junction boxes will also be located and surveyed.
- 2.3 At utility locations where a more accurate and detailed location is deemed necessary by the City or Consultant the Consultant shall arrange for and obtain hard locations of underground utilities through exposure of the utility via hydro excavation or other approved means. The potholing scope is included in Task 3.4.

2.4 The Consultant shall obtain original plats and research deeds to determine location of existing Right-of-Way lines and property lines and to verify ownership information.

2.5 Base maps will be prepared that depict all existing information, topography, right-of-way lines, property lines, property information, utilities, contours and spot elevations.

TASK 3: Field Investigations (Sub-consultants)

3.1 General

As preliminary design establishes line, grade, and estimated construction limits, the Consultant will coordinate and obtain geotechnical field surveys, drilling, and analysis as needed for the roadway and associated storm sewer trunk lines. Geotechnical recommendations developed from this process will then be incorporated into the preliminary and final design and specifications.

Investigations include geotechnical sampling, analysis and design, and reporting for the project corridor. The subsurface exploration will include drilling and testing for geotechnical borings. The purpose of these services is to obtain data regarding the subsurface conditions relating to structure support, earthwork, ground water conditions, and to analyze potential settlement and stability problem areas. Estimated services include:

3.2 Project Coordination, Field and Laboratory Services

Consultant tasks shall include: Determination of proposed boring locations, design of sampling plan, limited traffic control, contacts for utility locations, supervision of drilling operations.

3.3 Field, Laboratory, and Engineering Services

- 8 borings for the roadway and storm sewer to depths of about 20 feet.
- Laboratory testing (moisture content, dry density, unconfined compressive strength, 2 Atterberg Limits, 2 Standard Proctors, 2 grain size analyses)
- Engineering analysis and written report.

3.4 Hydro Excavation

- The extent to which hydro excavation will be conducted is to be determined during preliminary design. The Consultant will identify possible utility conflicts and arrange for hydro excavation to be performed to verify precise locations of utilities. The budget for hydro excavation is not to exceed \$15,000.
- The potholes results will be surveyed and added to the storm sewer or cross section sheets as applicable for any conflicts.

3.5 Land Acquisition

- Refer to attached scope of services from JCG Land Services.

TASK 4: Environmental & Permits

4.1 Wetland Delineation

Engineer will compile and assess existing site information using web-based Geographical Information Systems (GIS). Data to review includes project location maps, National Wetlands Inventory maps, City of Grimes Soil Survey maps and tables, and aerial photographs. Based on the results of this investigation, areas requiring field investigation will be identified. Non-agricultural areas including potential wetlands and stream channels will be investigated according to the 1987 Corps of Engineers Wetland Delineation Manual and the 2010 Midwest Regional Supplement. All potentially jurisdictional areas will be field reviewed for hydrophytic vegetation, hydric soils, and wetland hydrology. Field identified wetlands will be flagged, if requested by the Owner. Delineation information will be recorded on Wetland Determination Data Forms: Midwest Region.

4.2 Threatened and Endangered Species (TES) Evaluation

Engineer will complete a reconnaissance level assessment of the culvert site to determine the presence of listed threatened and endangered species and/or their favored habitats. This task does not include intensive species-specific surveys that may be required should state or federal regulatory agencies require detailed investigations. A summary of the evaluation results will be included in the Wetland Investigation Report along with an agency coordinated IaDOT Determination of Effect Form.

4.3 Wetland Investigation Report

A technical report will be prepared to summarize the quantity and extent of jurisdictional waters of the proposed project area. The report will include delineated acreage, an assessment of adjacency, an assessment of the drainage resources, a location map of identified jurisdictional waters, data sheets documenting field findings, photographic record of site conditions, and summaries of the T&E Species Evaluation. Three hard copies and an electronic PDF copy will be provided to the client for record and further dissemination.

4.4 Wetland Mitigation Planning/Design

Determination of need to be made after preliminary design. Not a part of this contract. To be considered extra work, if required.

4.5 Cultural/Historical/Archaeological Evaluation

Determination of need to be made after preliminary design. Not a part of this contract. To be considered extra work, if required

4.6 US Army Corps of Engineers (USACE)

The Engineer shall prepare and make application submittal for a Nationwide 404 Permit from the USACE. An Individual 404 Permit from USACE is not expected to be required. Application for an Individual 404 Permit, if necessary, will be considered extra work. Services to provide wetland delineation are included. Preparation of a wetland mitigation plan, if required, will be considered extra work.

4.7 Iowa Department of Natural Resources (IDNR)

Application for a Floodplain permit from IDNR is expected and will be made as part of this project. Hydraulic modeling revisions required by IDNR review that are beyond the control of the Engineer will be considered extra work. Submittal to IDNR will be made to request review for threatened or endangered species.

4.8 Federal Emergency Management Agency (FEMA)

It is not expected that revisions to Flood Insurance Rate Maps will be required. Preparation and submittal of CLOMR or LOMR is not part of this agreement.

Any additional permit application submittals, if necessary, will be considered extra work.

TASK 5: Reinforced Box Culvert

The Consultant shall perform storm sewer reinforced box culvert design and sizing for the creek crossing of 1,800 L.F. north of Highway 44.

5.1 General

Preliminary plans shall be prepared and submitted to the City of Grimes, in accordance with the Preliminary Plan Guidelines in the Instructional Memorandums to Local Public Agencies.

5.2 Hydraulic Analysis

HEC-RAS/ICH (Iowa Culvert Hydraulics) hydraulic models will be created by the Engineer as necessary to prepare permit applications to IDNR/USACE. Engineer will evaluate up to two culvert options as part of the hydraulic analysis.

5.3 General

Check plans and final plans shall be prepared in accordance with the Check and Final Plan Guidelines in the Instructional Memorandums to Local Public Agencies. Final plans will provide culvert length, construction joint locations, and elevations. Culvert barrel dimensions and reinforcing details will be provided by referencing IaDOT standard drawings.

TASK 6: Utility Coordination

6.1 Utility Location/Verification

The Consultant will request utility maps through an Iowa One Call Design Information Request. After the required wait period, the Consultant will convert the request to a Design Locate Request. The Consultant will then survey the utilities as marked in the field by Iowa One Call. After survey is complete, the Consultant will prepare plans showing utility locations, which will be printed and distributed to the Utility Companies for verification of ownership, type, size, location, and cased or uncased.

The Consultant will request that the Utility Companies return to the Consultant marked up plans with utility verification. The Consultant will incorporate the information into the topography. All utilities identified in the topographic survey and verified by the individual utility will be incorporated into the plans.

6.2 Utility Plan Submittal

At each City review submittal, the plans will be distributed by the Consultant to public and private utilities for comment.

6.3 Utility Review Meetings/Coordination

The Consultant shall include time for coordination via the phone and one-on-one meetings with affected utilities, depending on the complexity of potential relocations.

TASK 7: Preliminary Roadway Design and Right of Way Design

7.1 Cover Sheet: Prepare Cover Sheet conforming to City requirements.

7.2 Typical Sections: Develop typical sections for the reconstruction of the roadway listed in the project description.

7.3 Horizontal and Vertical Alignments. The Consultant shall develop horizontal alignments and vertical profiles including width transitions, turn lanes and general geometrics.

7.3.1 The Consultant shall prepare roadway plan and profile sheets for the roadway segments identified in the Project Description on page 3 of this scope of services.

7.4 Roundabout Design: The Consultant will design a multi-lane roundabout using their previous roundabout design experience and the NCHRP Report 672.

7.4.1 The Consultant shall prepare general layout sheets that detail the geometric design of the roundabout, including the diameter, sidewalk crossings, curb radii, and fastest path layouts.

7.4.2 The Consultant shall prepare layout sheets for the roundabout that detail the jointing, signing, and striping.

7.5 Drainage Analysis and Storm Sewer Design

7.5.1 Perform hydrologic and hydraulic calculations to design storm sewer network to SUDAS design criteria.

7.5.2 The Consultant shall develop preliminary plans for construction of the new system, including structures, pipe routing, size, and grade, coordination with other projects, conflict avoidance, and other required planning information. This design element shall be completed in enough detail to identify any required easements beyond the roadway Right-of-Way.

7.5.3

7.6 Cross-Sections and Limits of Construction

Roadway cross-sections will be developed according to the roadway geometrics and typical sections and utilized to generally determine the required Right-of-Way and easements. Using the approved typical sections, concept level limits of construction will be determined.

7.6.1 Roadway cross-sections will be developed according to the roadway geometrics, typical sections and construction phasing plans and will include any temporary pavement and staging of construction for accommodation of local traffic and access to abutting properties. Cross sections will be finalized that reflect both the final graded section and any temporary grading sections required for construction purposes. These sections will be utilized to define the limits of construction to be reflected on the plans and utilized to design the Right-of-Way and easements.

7.6.2 Limits of Construction using the Digital Terrain Model (DTM) and the approved typical section, will be determined. The limits of construction will be compared in relationship to the Right-of-Way lines and adjustments will be made as necessary to minimize Right-of-Way and easement acquisition.

7.7 Construction Phasing

The Consultant shall develop a preliminary construction phasing plan to determine if additional Right-of-Way may be required for temporary pavements or staging.

7.8 Right-of-Way Design:

Based on the preliminary design the Consultant will determine the approximate area of easements (temporary and permanent) and Right-of-Way required to construct the project.

7.10.1 Limits of Construction using the Digital Terrain Model (DTM) and the approved typical section, will be determined.

7.10.2 After Right-of-Way limits are determined the Consultant will stake corners of Right-of-Way to be acquired and the corners of easements required to construct the project. It is estimated all the tracts will be staked one time. (35 tracts are assumed between Hwy 44 and NW 27th Street)

7.9 Right-of-Way Platting:

7.11.1 Based on the preliminary design the Consultant will determine the easements (temporary and permanent) and Right-of-Way required to construct the project. Acquisition and Remainder Plats will be prepared for each tract. This project scope is for the whole future project corridor to establish future ROW needs and align the base parcel map. (W. 1st Street to NW 27th Street) (35 tracts, 19 plats)

7.11.2 The Consultant will meet with landowners and residents to the extent needed to confirm design details affecting their properties and to answer questions. During acquisition the Consultant will assist the City in further meetings, negotiations, or condemnation hearings as needed. (JCG will assist the city with landowner meetings.)

7.10 Quantities and Opinion of Probable Construction Costs

Quantities shall be estimated, and a Consultant's Opinion of Probable Construction Costs will be prepared for the Client using the most recent Iowa DOT unit prices for similar construction as a base. Adjustments to unit prices for inflationary increases will be used as agreed upon with the City.

7.11 Submit 30% Plans

The Consultant shall submit electronic plan sets for City review, meet with the City to discuss comments and incorporate comments into the 60% submittal.

7.12 Submit Preliminary (60%) Plans

The consultant will submit electronic plan sets to the city for review and comment and incorporate the comments into the plan set.

PART B: FINAL DESIGN

TASK 1: Project Management

1.1 General Project Management

This task will be ongoing throughout the project period. The Consultant Project Manager will serve as primary point of contact, manage project schedule and budget, and be responsible for coordinating work of design team members and sub-Consultants. The Consultant Project Manager will provide continuous project administration, management and coordination of tasks and activities, preparation of monthly progress reports, issuing of invoices and billings, ensuring appropriate quality assurance/quality control and other project management related activities deemed necessary to ensure efficient and timely project completion.

1.2 Meetings

1.2.1 The Consultant will schedule and conduct a 90% plan review meeting. The Consultant will prepare an agenda in advance of the meeting and make a record of the meeting.

- 1.2.2 Prepare for, attend, and document up to 4 additional coordination meetings that may be required to discuss the project with the City or other identified stakeholders.

1.3 Coordination with Other Agencies

Continued coordination with the Iowa DOT, and the adjacent developer is required during final design. Most coordination will be via telephone or in writing with plan review submittals. One meeting with each agency during final design is anticipated. The developer will be invited to the monthly progress meetings.

1.4 Quality Control / Quality Assurance

The Consultant shall perform ongoing reviews of major design decisions and the plan preparation process and perform detailed reviews of plans prior to submittals for completeness and quality.

TASK 2: Utility Coordination

2.1 Utility Verification

Utility verification and coordination will continue throughout the final design process based on information received during the preliminary design phase.

2.2 Utility Plan Submittal

At each review submittal, the plans will be distributed by the Consultant to public and private utilities for comment.

2.3 Utility Review Meetings/Coordination

Any utility review meeting should be scheduled to coincide with a regular project progress meeting or City review meeting. The Consultant shall include time for coordination via the phone and one-on-one meetings with affected utilities, depending on the complexity of the potential relocation.

Task 3 Final Roadway Design

3.1 Cover Sheet

Finalize the cover sheet prepared during preliminary design.

3.2 Legend and Utility Contact Information sheet shall be prepared

3.3 General Plan sheet depicting the entire project limits shall be prepared

3.4 Typical Sections and Details for the proposed roadway design.

3.5 Quantity Notes and Tabulations sheets shall be completed.

3.6 Mainline Plan and Profile sheets started during preliminary design shall finalized.

3.7 Erosion and Sediment Control Sheets shall be prepared and finalized that identify the location and type of erosion control structures required for the construction of the project.

3.8 Control Points, Benchmarks and Alignments sheets shall be completed.

3.9 Landscaping and Aesthetics sheets for landscaping within the roundabout center is included.

3.10 Construction Phasing Sheets shall be prepared and finalized that defines the general order of construction to accommodate traffic and access where required. Detour routes and temporary paving locations will be identified where required.

3.11 Traffic Control Sheets shall be prepared and finalized that depict the required construction signing

necessary for construction and to identify any signage required for detour routes required detour routes.

3.12 Pavement Geometrics and Jointing sheets shall be prepared and finalized that identify all critical locations of the horizontal alignments including turn bays, pavement width transitions, curb return radii, median and intersection geometrics. A detailed pavement jointing plan shall be prepared that identifies locations of the pavement joints and critical elevations at intersections and other cross slope transition areas.

3.13 Pavement Marking and Signage sheets shall be prepared and finalized that indicate the type and location of signs and pavement markings required for permanent installation.

3.14 Storm Sewer Sheets: Based on preliminary design work, the Consultant shall complete the detailed design of all aspects of drainage for the project. The Consultant will complete the final design of all pipes, inlets, manholes, junction boxes, required for the project. Using the drainage scheme established during preliminary design, final hydraulics and details will be developed for the conduits in accordance with SUDAS policies and procedures.

~~**3.15 Waterline and Sanitary Sewer Sheets** not used.~~

3.16 Signalization Sheets
Minor modifications to the traffic signal at Highway 44 and County Line Road. Modifications expected are signal head relocations due to new lane configuration north of Highway 44.

3.17 Streetlight Photometrics Layout shall be prepared, designing the streetlight layout to achieve SUDAS design criteria as agreed upon by the City.

3.18 Removal Sheets shall be prepared and finalized that identify paving, trees structures and other items to be removed as part of the project.

3.19 Sidewalk Ramp Detail Sheets shall be prepared with tabulations for ADA ramps.

3.20 Box Culvert Sheets shall be prepared with type, size, and location of the box culvert. The Consultant will use a standard RCB per Iowa DOT details.

3.21 Roadway Cross-Section Sheets shall be finalized.

3.22 Permit Applications / Agreements
The Consultant shall assist the City in preparation and submittal of the paperwork required to obtain the following permits. The Consultant shall copy the City's project manager on all applications being submitted.

- Wetlands and/or 404 Permits are not included

3.23 Final Tabulations, Quantities, and Specifications

The Consultant will compile the data for all applicable tabulations, final estimates of quantities, and any special provisions for the project(s) in conformance with SUDAS policies and procedures for inclusion in the final plan submittals.

3.26.1 Final Tabulations: The Consultant will prepare and populate all applicable tabulations for inclusion in the final plan sheets according to SUDAS policies and procedures.

3.26.2 The Consultant will prepare a final opinion of probable construction cost based on the final estimate of quantities.

3.26.3 Special Provisions: The Consultant will prepare special provisions for any construction item not covered by the SUDAS Standard Specifications.

3.24 Submit Final Plans and Bid Assistance

- 3.27.1 90% Plans, Specifications and Opinion of Probable Cost shall be submitted to the City for review and comments. Comments will be incorporated into the 100% Final Plans.
- 3.27.2 The 100% Final Plans, Specifications, and Opinion of Probable Cost will be presented to the Grimes City Council for Public Hearing and Approval.
- 3.27.3 The Consultant will assist with the Public Notice of Hearing and Letting, advertisement in papers and plan rooms, and provide free digital copies of the plans and specifications to bidders.
- 3.27.4 The Consultant will be available to respond to questions during the bid process and provide written answers as well as issue any amendments.
- 3.27.5 The Consultant will attend the bid opening, tabulate the results, make a recommendation, and present to the City Council.

ATTACHMENT 2 - PROJECT SCHEDULE

The time of completion of the scope of services under this Agreement shall be as follows:

PART A: PRELIMINARY DESIGN

Notice To Proceed:	January 28, 2026
Topographic Survey Completion:	March 31, 2026
30% Design Submittal:	July 31, 2026
Utility Submittal:	October 30 th , 2026
60% Design Submittal:	December 24 th , 2026
ROW Acquisition Submittal:	December 24 th , 2026

PART B: FINAL DESIGN

90% Design Submittal	May 28 th , 2027
100% Design Submittal	September 30 th , 2027
Bidding of Project:	November 2027

Final schedule is dependent on the Notice Proceed Occurring as Scheduled.

ATTACHMENT 3 - SCHEDULE OF FEES

CONSULTANT'S CURRENT STANDARD HOURLY RATE SCHEDULE

Kirkham Michael 2026 Billing Rate Schedule by Classification	
KM Classification	2026 Billing Rate (Range)
Principal	\$260 - \$300
Engineering Manager	\$250 - \$280
Principal Engineer	\$215 - \$250
Senior Scientist / NEPA Specialist	\$145 - \$180
Senior Engineer	\$180 - \$220
Associate Engineer	\$150 - \$180
Engineering Intern 1	\$115 - \$125
Engineering Intern 2	\$125 - \$135
Engineering Intern 3	\$135 - \$145
Design Manager	\$140 - \$170
Design Technician	\$110 - \$130
CADD Technician	\$105 - \$125
Licensed Surveyor	\$160 - \$200
Senior Project Surveyor	\$150 - \$180
Project Surveyor / Survey Manager	\$140 - \$170
Survey Crew Chief	\$115 - \$145
Construction Engineer	\$160 - \$200
Construction Manager	\$120 - \$160
Senior Construction Observer	\$100 - \$125
Associate Construction Observer	\$85 - \$105
Administrative	\$80 - \$110

Rates are subject to increase on January 1, 2027

REIMBURSABLE EXPENSES

1. All 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 current standard mileage reimbursement established by the Internal Revenue Service.
3. Charges for outside services such as soils and materials testing, fiscal, legal will be billed at their invoice.
4. All other direct expenses will be invoiced at cost.



AGENDA ITEM: Resolution Approving the filing of a grant application through the Environmental Protection Agency (EPA) for Brownfield Community-Wide Assessment Grant Funding

BACKGROUND: City Staff, with the assistance of our grant services agency, have prepared an application to the EPA Brownfield Community-Wide Assessment Grant Funding. The three primary projects that the City is seeking environmental assistance and assessment on:

1. Grimes Community Complex Redevelopment
2. Rails to Trails Conversion
3. Waste Water Treatment Plan Demolition

The grant services may also identify additional sites throughout the City, which would lead to the inclusion of different projects.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____

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

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS: 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 THE FILING OF A GRANT APPLICATION THROUGH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) FOR BROWNFIELD COMMUNITY-WIDE ASSESSMENT GRANT FUNDING

Grimes Resolution No.

WHEREAS, EPA established the Brownfield Community-Wide Assessment Grant Program and has announced availability under said Program; and,

WHEREAS, the City is an eligible applicant; and,

WHEREAS, the U.S. EPA Brownfields Cleanup Grant program is a source of funding to conduct environmental assessment, inventory of brownfield sites, and planning activities for redevelopment within the target area and community-wide; and,

WHEREAS, the City Council has reviewed the request and found it to be in the best interest of the city.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, on this 13th day of January, 2026, the City of Grimes City Council, hereby authorizes and directs staff to submit an U.S. EPA Brownfields Community-Wide Assessment Grant application.

PASSED and APPROVED on January 13, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk



AGENDA ITEM: Ordinance 808 Sienna Hills Rezone

BACKGROUND: The applicant, Solid Ground, LLC, is requesting approval of a rezone for approximately 34.03 acres generally located north of SW 19th Street and between SW Jazzwood Drive and SW County Line Road from A-1 (Agricultural District) to R-4 (PUD). The PUD proposes traditional single-family residential development across the entire property. The PUD is established to simplify the side yard setbacks for the lots and to establish architectural requirements for 20% masonry on the fronts or to provide additional decorative design elements in lieu of masonry.

Parkland dedication for Sienna Hills is not required. When the City purchased the greenway to the west from the previous property owner, it was negotiated that the greenway would satisfy the parkland dedication requirements for the property. A trail connection from the development will be provided to the future trail in the greenway.

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 to accommodate future 5-lane road construction. A 5' sidewalk will be required along the north side of SW 19th Street. A 10' trail will be constructed on the south side of SW 19th Street in Urbandale.

A 30' landscape buffer will be required along SW 19th Street with 4' berm and landscaping.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: Planning & Zoning Commission recommendation of approval - 01/06/2026

Parks & Recreation Advisory Board recommendation of approval - 11/18/2025

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

ORDINANCE #808

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 SIENNA HILLS 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 34.03 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 Solid Ground, 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:

David Gisch, Mayor

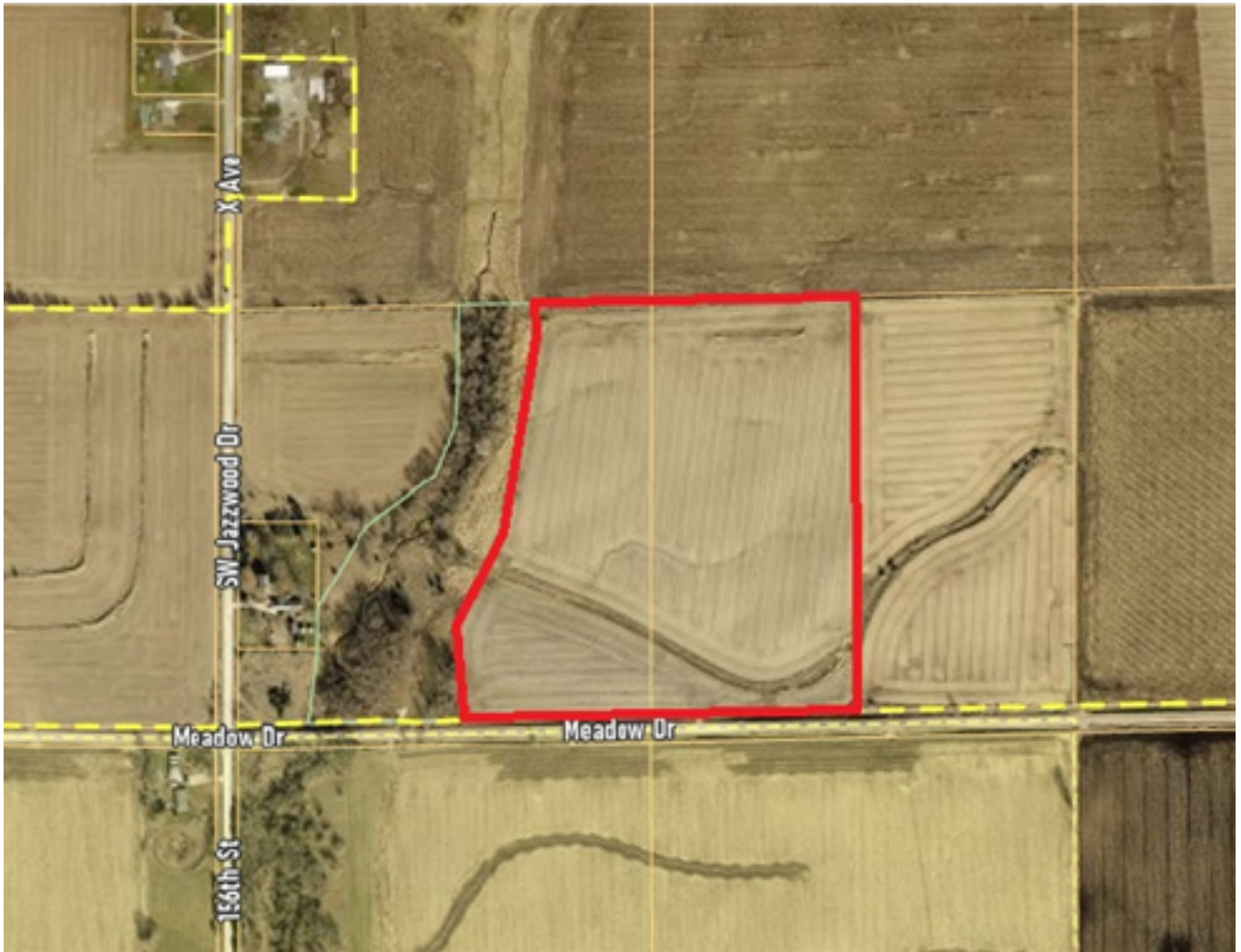
Rachel Greving, City Clerk

Exhibit A - Legal Description of Property

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.



DATE

January 6, 2026

PROJECT NAME

Sienna Hills Rezone

APPLICANT

Solid Ground, LLC

REQUESTED ACTION

Request to rezone 34.03 acres to allow the development of single-family lots

LOCATION

Generally located north of SW 19th Street and between SW Jazzwood Drive and SW County Line Road

ZONING

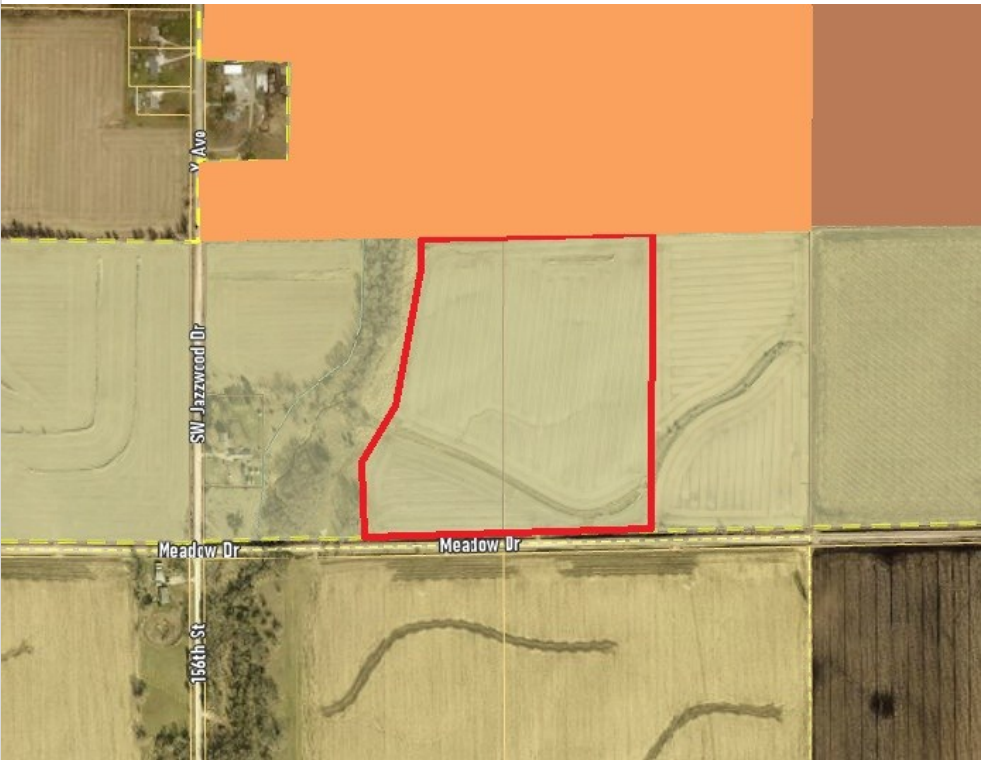
Current – A-1
Proposed – R-4 (PUD)

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	Low-Density Residential/Parks & Recreation	A-1
North	Vacant	Low-Density Residential	R-2 60
South	Vacant	Mixed Residential (Urbandale)	A-1 (Urbandale)
East	Vacant	Low-Density Residential	A-1
West	Vacant	Greenway/Low-Density Residential	A-1/Proposed R-2 70

PARKS

The Parks and Trails Master Plan does not identify a park on the property but does show a trail through the greenway to the west.

When the City purchased the greenway just west of Sienna Hills, the City negotiated the parkland dedication requirements with the previous property owner. The greenway was to satisfied the required parkland dedication for the rest of the property, which includes the proposed Sienna Hills development. Therefore, no parkland dedication is required and no fee lieu will be provided. The development will provide a trail connection to the future proposed trail in the greenway.

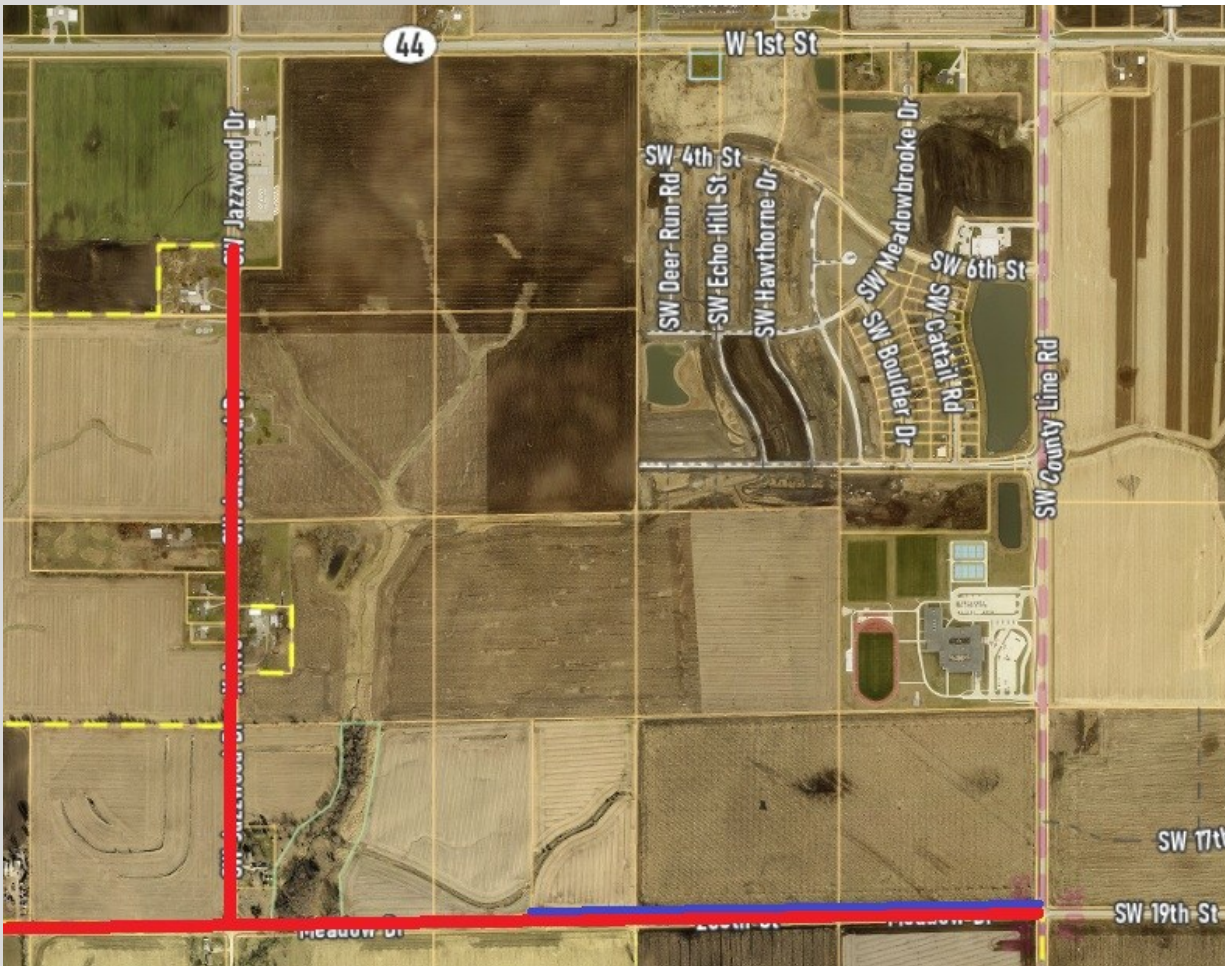
The Parks and Recreation Advisory Board recommended approval.

Future Land Use Map



The future land use plan identifies the property as Low-Density Residential. The proposed R-4 zoning will allow the development of single-family lots, consistent with the future land use plan. The density will be consistent with the Low-Density Residential category for up to 6 dwelling units per acre. A portion of the property is shown as Parks & Recreation. Because the parkland was previously negotiated with the purchase of the greenway, no additional parkland will be provided. However, the private detention for the development will be provided abutting the greenway, giving the illusion of an expanded greenway and increasing open space along the future trail.

Relation to Studies & Legal



— Asphalt overlay

— 24" water main

RELATION TO PLANS & PROJECTS

The City will complete an asphalt overlay on SW 19th Street and SW Jazzwood Drive and install water main along SW 19th Street from SW County Line Road to the Sienna Hills development in 2026.

The water main will be 24" consistent with the Water Systems study.

Sanitary for the development will be provided via the WRA trunk sewer.

Legal

A Zoning Change and Development Agreement will be established with the rezone to outline the zoning standards and public improvement responsibilities.

Right-of-way dedication along SW 19th Street will be required with the final plat to provide 60' to centerline to accommodate a future 5-lane road.

A roadway fee will be required with the final plat as contribution to the asphalt overlay on SW 19th Street. The development will not be responsible for any other road improvements to SW 19th Street.

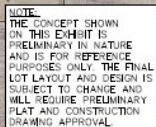
Site Layout

Access will be provided from SW 19th Street. The access spacing is consistent with the Grimes Street Design Guide. Future road connections will be provided to the north and east.

A 5' sidewalk will be provided along the north side of SW 19th Street and on both sides of the internal public streets. A 10' trail connection will be provided from the development to the future 10' trail along the greenway to the west.

All detention within the development will be private.

A 30' landscape buffer with 4' berm will be required along SW 19th Street. The buffer shall provide 1 overstory, 3 understory, and 1 evergreen tree every 50 linear feet.



Minimum Lot Size – 60' wide, 7,500 sf
Minimum Dwelling Size – 1,400 single-story, 1,600 more than one-story
Garage – Minimum 2-car
Setbacks –
 Front – 30'
 Secondary Front – 30'
 Side – 7'
 Rear – 25'
Height – 3 stories, 35' feet
Building Materials – Vinyl siding or James Hardi siding, 20% masonry on the front façade, designs without masonry can be approved if other design elements and decorative features are provided
Landscaping – 2 trees per lot
Open Space – Minimum 40%

Conclusion

STAFF RECOMMENDATION

Staff recommend approval of the Sienna Hills Rezone.

Conclusion

The applicant is requesting to rezone 34 acres from A-1 to R-4 for single-family lots.

The proposed zoning is consistent with the future land use plan.

There is no parkland dedication required for this development.

A trail connection will be provided from the development to the future 10' trail along the greenway to the west.

Right-of-way will be dedicated for SW 19th Street to accommodate future widening.

A landscape buffer will be provided along SW 19th Street.

**SIENNA HILLS
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: Solid Ground, LLC 1040 SE Frontier Avenue, Suite 160 Waukee, IA
50263 515-975-7411

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 10

Document or instrument number of previously recorded documents: N/A

**SIENNA HILLS
ZONING CHANGE AND DEVELOPMENT AGREEMENT**

THIS ZONING CHANGE AND DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this 2ND day of JANUARY, 2020, by and between the City of Grimes, IOWA, a municipal corporation (the "City") and Solid Ground, 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 single-family 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 single-family residential neighborhood, referred to herein as the Sienna Hills 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 north of SW 19th Street and between SW Jazzwood Drive and SW County Line Road, the Sienna Hills Development will consist of 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.
- 4) Single-Family Residential Regulations. 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 sixty (60) feet, and a minimum lot area of seven thousand five hundred (7,500) 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) FeetA 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-Foot 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, the 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.
- j) Open Space. The minimum permitted open space percentage for each lot is forty percent (40%).

5) 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, mechanical equipment, etc. to be implemented.
- b) 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 the SW 19th Street right-of-way. No fences shall be permitted within the buffer easements.
- c) SW 19th Street Buffer Landscape Quantities. Buffers along SW 19th Street 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.

- d) 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 development are desired; therefore, buffer vegetation may be clustered and situated to screen negative site elements such as transformers, rear yards, etc.
 - e) 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.
- 6) Lighting.
- a) Public Street Lighting. Street lighting associated with public streets shall be standard MidAmerican Energy Street Lights and black in color.
- 7) 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.
 - c) Trails. A ten (10) foot trail connection shall be provided from Sienna Hills to the future trail along the greenway to the west.
 - d) 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.
 - e) SW 19th Street Fees. The property owner shall provide a fee in the amount of \$150 per linear foot of frontage along SW 19th Street to contribute to the cost of the asphalt overlay that the City will construct on SW 19th Street. 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 expansions or improvements other than the required 5-foot sidewalk along the SW 19th Street frontage.
 - f) 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 sixty (60) feet to centerline.

(ii.) 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.

- 8) Parkland Dedication. Parkland dedication for the Sienna Hills property was previously negotiated with the City and the previous property owner through a purchase agreement for the greenway to the west. The greenway satisfied the parkland dedication needs for Sienna Hills, therefore no additional parkland dedication is required.
- 9) 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.
- 10) 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.
- 11) 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.
- 12) 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.
- 13) 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.
- 14) 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.
- 15) 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: _____

David Gisch, 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 David Gisch 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 _____, 20__, and that David Gisch 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

Solid Ground, LLC

By: ERIC GRUBB

Signature: [Signature]

Title: MEMBER-MANAGER

STATE OF IOWA)

ss:)

COUNTY OF Dallas)

On this 2 day of January, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Eric Grubb, the Manager of Solid Ground, 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.

[Signature]

Notary Public in and for the State of Iowa
My Commission expires 05-18-27

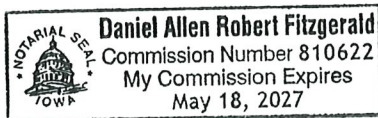


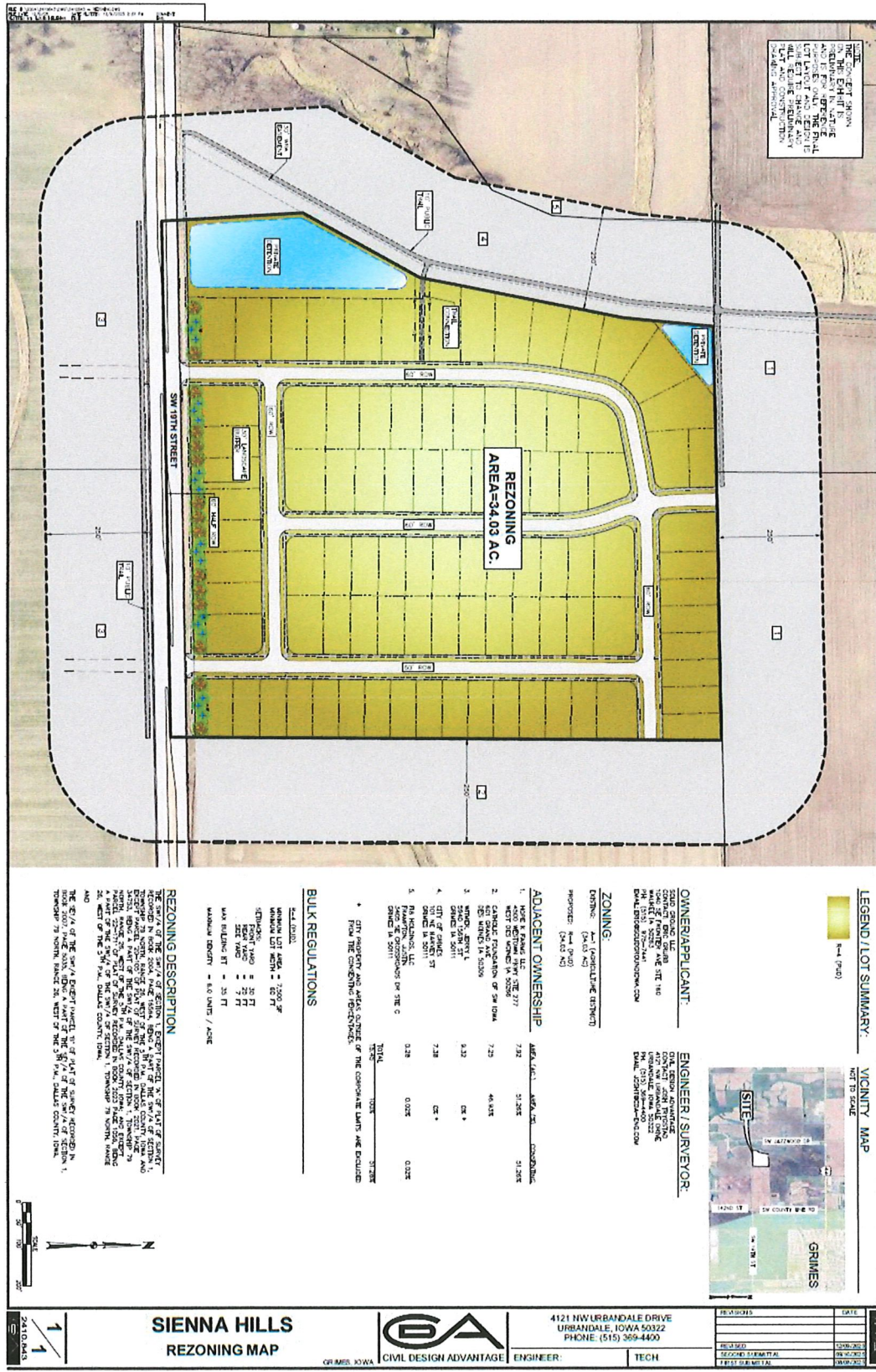
Exhibit A - Legal Description

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.

Exhibit B - Master Plan





AGENDA ITEM: Ordinance 809 Brookside Village North Rezone

BACKGROUND: The applicant, Brookside North, LLC, is requesting approval of a rezone for approximately 14.02 acres 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 (PUD). The PUD proposes two land use categories: medium-density residential and high-density residential. The medium-density area is proposed on the east side of the property abutting the existing townhome development to the east. The high-density residential area is proposed along Highway 141.

The future land use plan does not anticipate a public park on the property. However, because the rezone is for residential uses, parkland dedication is required. The developer is proposing to provide fee in lieu of land dedication to be used for future improvements to North Pointe Park. The Parks and Recreation Advisory Board recommended approval of the parkland proposal. The applicant recently completed the Brookside Village project to the southeast, which also provided fee in lieu for North Pointe Park. With the two projects, the City will have close to \$250,000 for improvements.

Extension of NE Destination Drive to NE 18th Street is planned through the property. With the DOT's planned closure of NE 18th Street at Highway 141, NE 18th Street will curve into NE Destination Drive. As part of the closure, a portion of right-of-way along NE 18th Street will be vacated. In addition, due to the rerouting of NE Destination Drive, the current public street stub for NE Pointe Drive will be vacated and become a private access for the Brookside Village North and Village Pointe Townhomes.

A 10' trail will be required along the east side of NE Destination Drive, which will connect the development to North Pointe Park.

Landscape buffering for the development is dependent on the building orientation and design. Buffers are required to hide rear and side building elevations unless the facades are designed with front doors, porches and other design features.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: Planning & Zoning Commission recommendation of approval - 01/06/2026

Parks & Recreation Advisory Board recommendation of approval - 08/27/2025

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

ORDINANCE #809

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 BROOKSIDE VILLAGE NORTH 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 14.02 acres legally described on Exhibit A (the "Property") from C-2 (General and Highway Service Commercial 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 Brookside North, 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:

David Gisch, Mayor

Rachel Greving, City Clerk

Exhibit A - Legal Description of Property

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).



DATE

January 6, 2026

PROJECT NAME

Brookside Village North Rezone

APPLICANT

Brookside North, LLC

REQUESTED ACTION

Approval to rezone 14.02 acres to allow for the development of multi-family and townhome dwellings

LOCATION

Generally located at the south-east corner of Highway 141 and NE 18th Street

ZONING

Current – C-2
Proposed – R-4

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	Mixed-Use/Medium-Density Residential	C-2
North	Vacant	Urban Fringe Overlay (Polk County)	Low-Density Residential (Polk County)
South	Vacant	Commercial/High-Density Residential	C-2/R-4
East	Medium-Density Residential	Medium-Density Residential	R-3/C-2
West	Highway 141	N/A Highway 141	N/A Highway 141

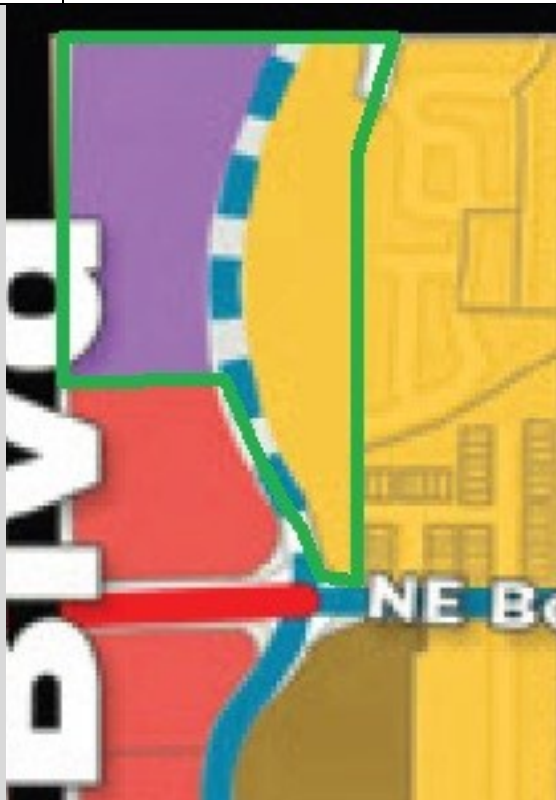
PARKS

The Parks and Trails Master Plan does not anticipate a park or trail improvements through the property.

The future land use plan does not anticipate a park on the property. However, parkland dedication is required. Therefore, the developer has opted to provide fee in lieu of land dedication to be used for future improvements to North Pointe Park.

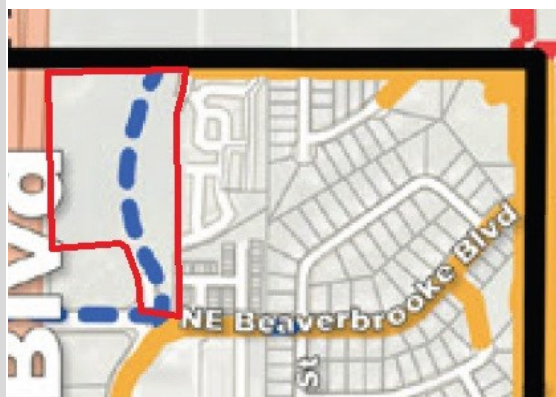
The trails plan in the comprehensive plan identifies a trail through the property along NE Destination Drive to connect to the existing trail along NE 18th Street and Destination Drive to the south.

The Parks and Recreation Advisory Board recommended approval.



Future Land Use Map

The proposed rezone is partially inconsistent with the mixed-use future land use designation as no commercial uses are proposed within the rezone area. However, the proposed high-density residential zoning is compatible with the neighboring commercial zoning and the proposed medium-density residential. This rezone application was submitted prior to the adoption of the new future land use plan and is consistent with the previous Mixed-Use 1 designation when the rezone was submitted for consideration. Staff are supportive of the proposed rezone and its compatibility with the current and future development in the area.



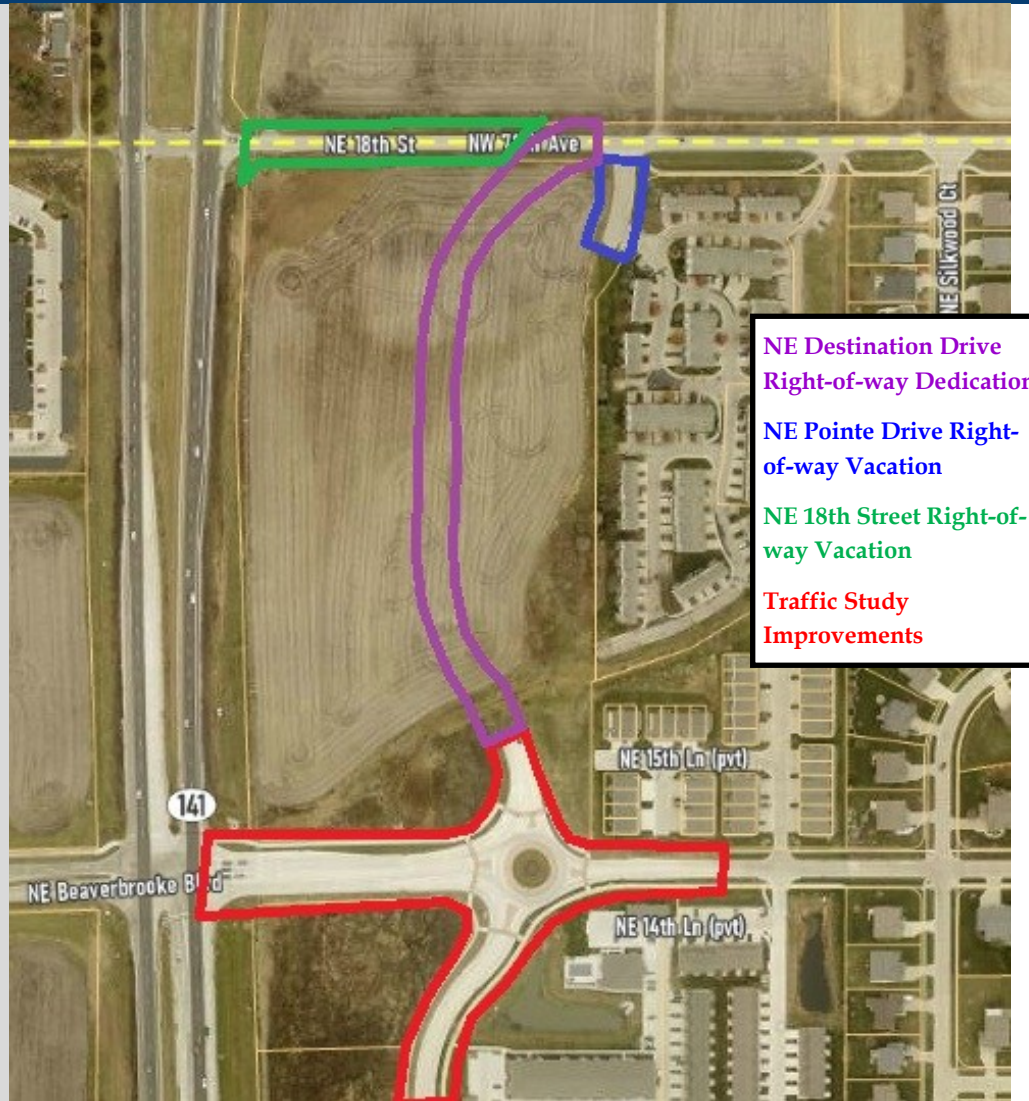
Trail Map

Relation to Studies & Legal

RELATION TO STUDIES

A traffic study was completed for the intersections of NE Beaverbrooke Blvd and Highway 141, and NE Beaverbrooke Blvd and NE Destination Drive. The roundabout and Highway 141 intersection improvements were constructed in compliance with the traffic study and will accommodate the proposed multi-family and townhome development.

Access spacing and locations along NE Destination Drive will follow the Grimes Street Design Guide. A shared access will be provided for the multi-family site and future commercial development to the south due to access limitations along NE Beaverbrooke Blvd and to meet spacing requirements from the roundabout.



Legal

The site will be subject to the Brookside Village North Zoning Change and Development Agreement that will establish the zoning standards and public improvement responsibilities for the development.

Right-of-way for NE Destination Drive will be required through the development.

NE 18th Street will be routed south and will be closed by the DOT at Highway 141. As such, a portion of the NE 18th Street right-of-way will likely be vacated and dedicated to the Brookside Village North development.

There is a stub of public right-of-way called NE Pointe Drive the northeast corner of the rezone property. Because of the NE 18th Street and NE Destination Drive alignment, the right-of-way is no longer required for the City. As the project progresses, the City will likely vacate the right-of-way and dedicate the property to Brookside North, LLC and/or the neighboring townhome development.

Rezone Concept & Development Standards

STREET ACCESS

Access to the development will be provided from NE Destination Drive.

PEDESTRIAN ACCESS

A 5' public sidewalk will be provided on the west side of NE Destination Drive and a 10' trail will be provided on the east side of connecting to the existing trail on NE 18th Street leading to North Pointe Park.

DEVELOPMENT STANDARDS

Medium-Density Residential Area

Permitted Use — attached and detached townhomes

Maximum Density — 8 dwelling units/acre

Minimum Lot Size — None. Postage stamp lots permitted.

Setbacks —

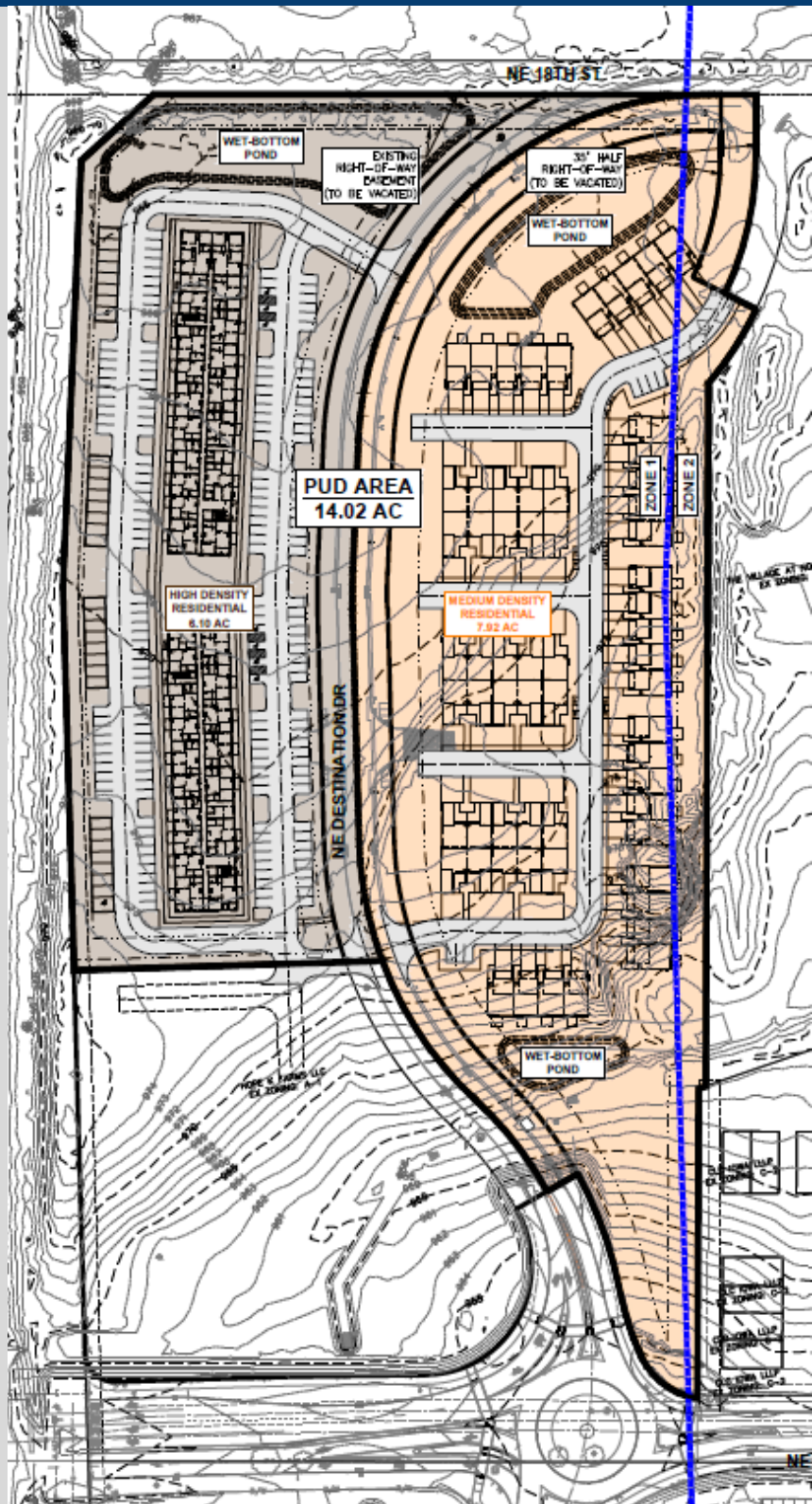
- All External Property Lines — 30', except when units have front doors fronting streets, in which case 25'
- Postage Stamps Lots — 0'
- Buildings Faces with Driveways — 20' from Private Street or Private Sidewalk
- Building Faces with No Driveways along the Private Street — 10' from Private Street or Private Sidewalk
- Building Separation — 16' Between Building Groups
- Building Separation — 10' Between Detached Units

Minimum Dwelling Size — 900sf

Maximum Height — 2 stories, 35'

Minimum Garage Size — 2-car

Building Materials — 30-50% masonry, staff and developer are working to finalize the requirements



Rezone Concept & Development Standards cont'd

DEVELOPMENT STANDARDS

Medium-Density Residential Area Continued

Minimum Open Space – 40%

Landscaping –

- 1 tree/1000 sf required open space
- 1 tree/50' of public street frontage
- Foundation plantings along public street facades
- 30' buffer along public streets when sides and rear of units face public streets, berm may be required, staff and developer are working out details

High-Density Residential Area

Permitted Use – multi-family dwellings

Maximum Density – 20 dwelling units/acre

Minimum Lot Size – None. Postage stamp lots permitted.

Setbacks –

Front & Rear – 30'

Side – 20'

Building Separation – 20'

Minimum Dwelling Size – 450sf

Maximum Height – 4 stories, 50'

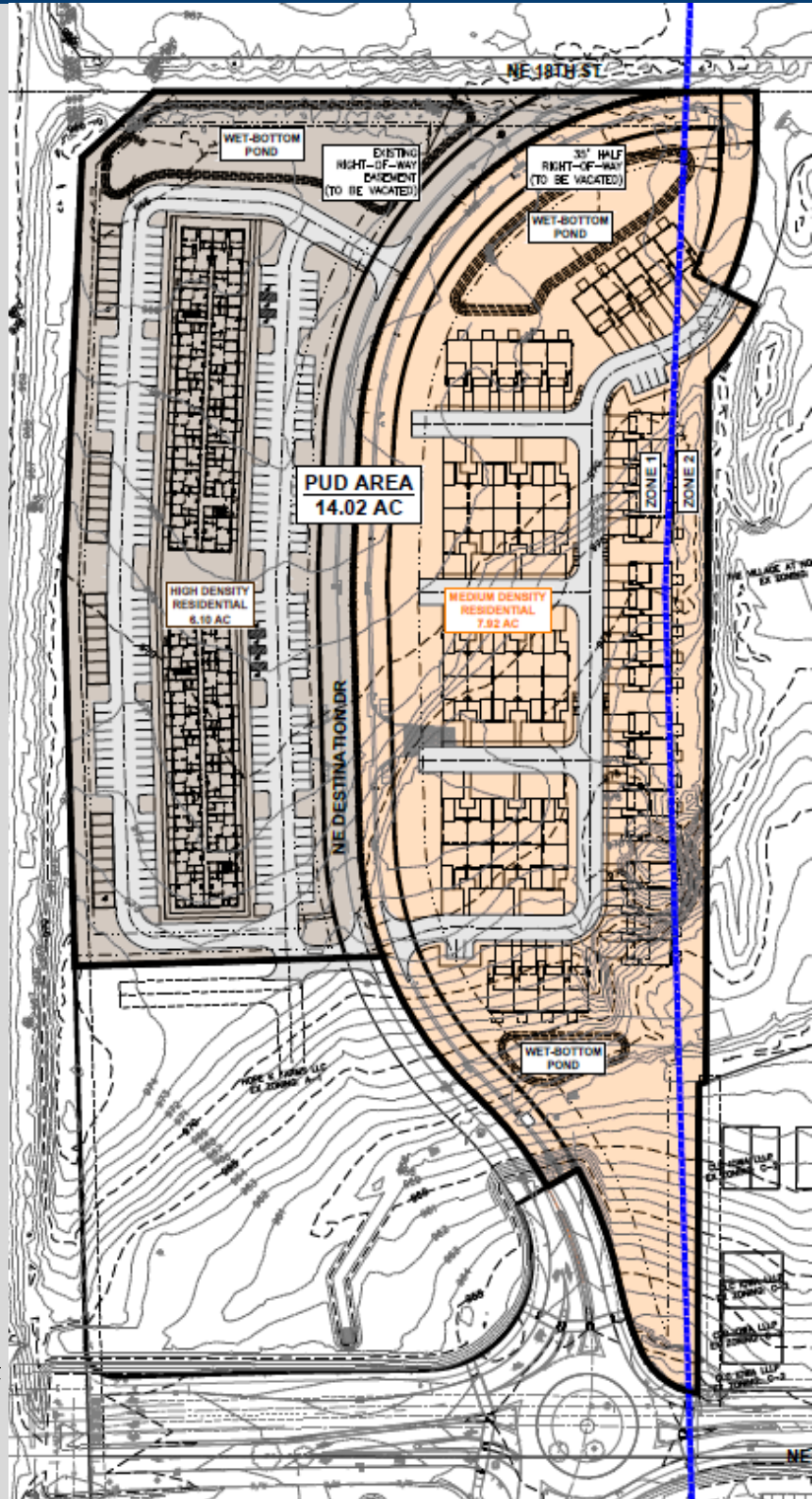
Garages – provided for 25% of units

Building Materials – 75% masonry, all other Highway 141 Zone 1 requirements apply, a requirement to limit Nichiha type material percentage may be added, staff and developer to work out details

Accessory Structures – match principal building design

Minimum Open Space – 40%

Landscaping – 2 trees/1000 sf required open space, follow Highway 141 requirements



All Highway 141 Mixed Use Development Corridor District requirements will apply unless otherwise stated in the development agreement.

Utilities & Conceptual Building Elevations

SANITARY

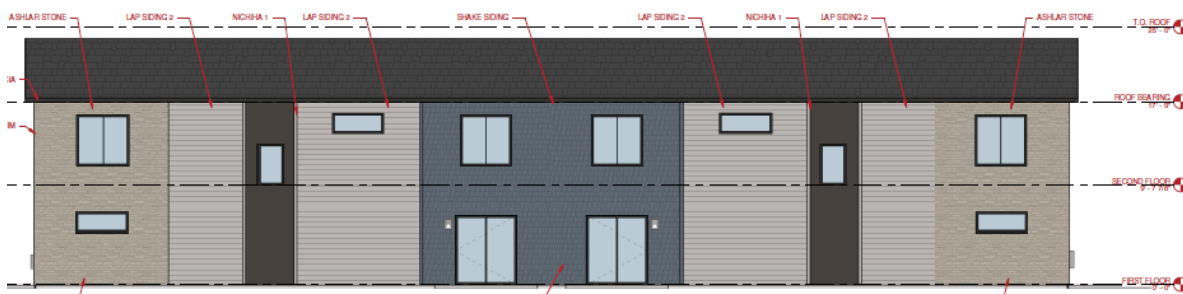
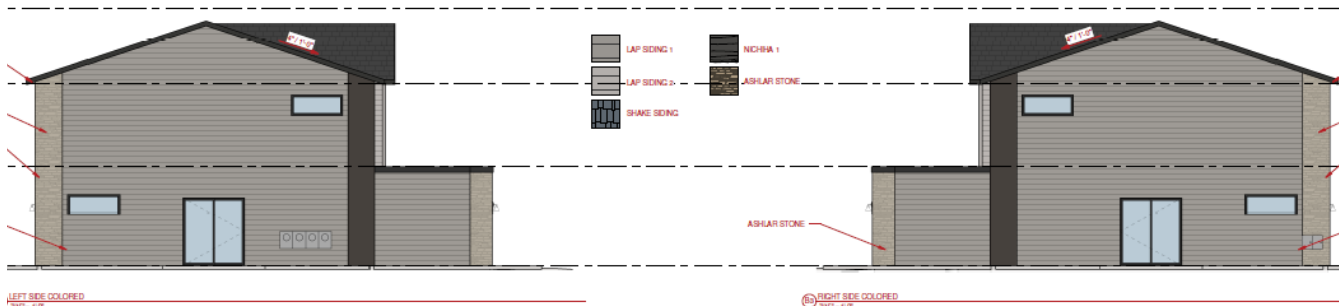
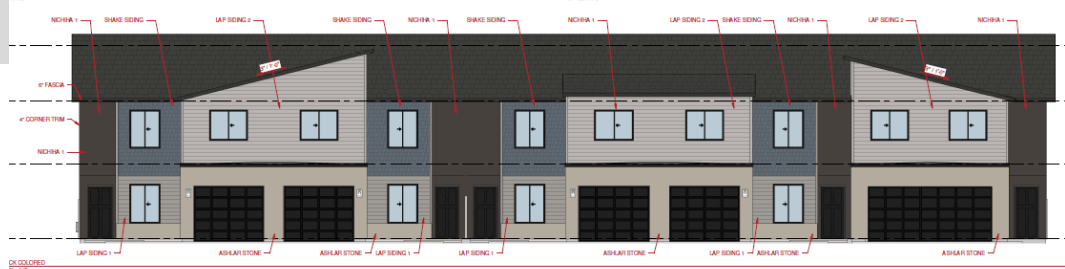
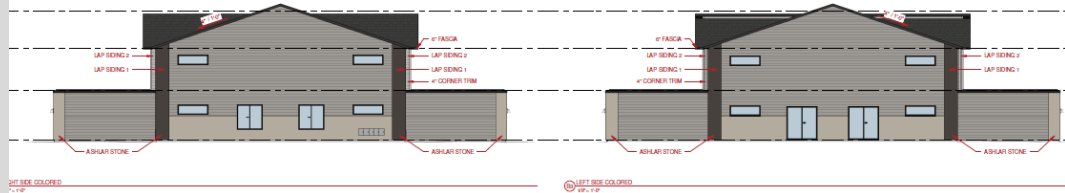
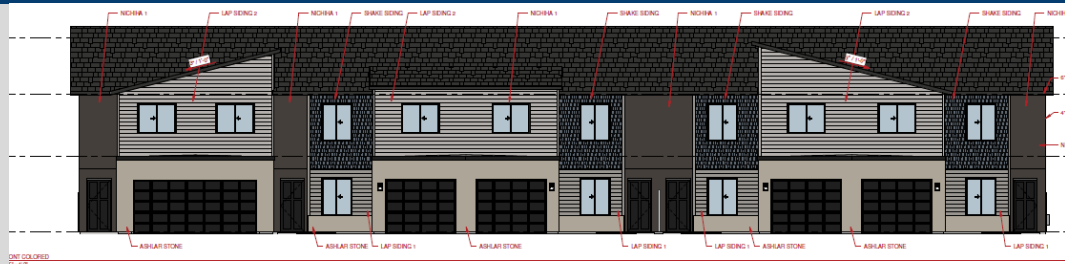
Sanitary will be extended from NE Destination Drive to serve each lot.

WATER

Water will be provided along NE Destination Drive.

STORM WATER

Private detention will be provided for each lot.



Conclusion

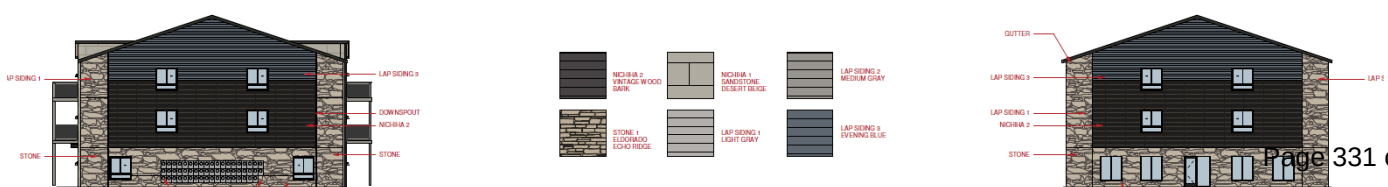
The applicant is requesting to rezone the property from C-2 to R-4 to allow the construction of multi-family and townhome dwellings across 14 acres.

A trail will be provided along the east side of NE Destination Drive and connect to the existing trail along NE 18th Street and North Pointe Park.

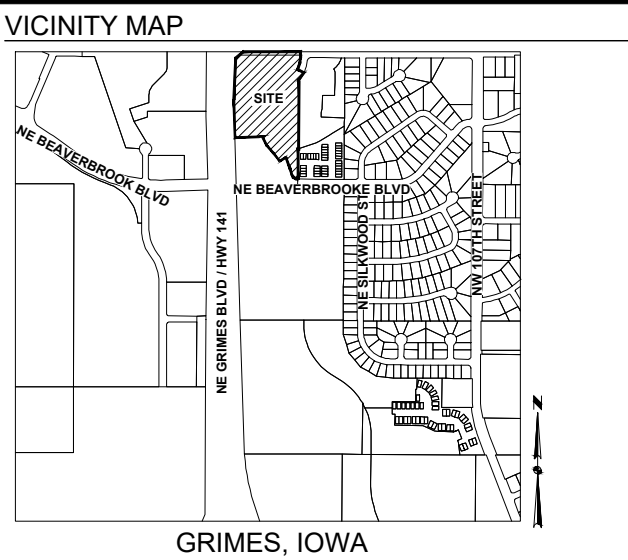
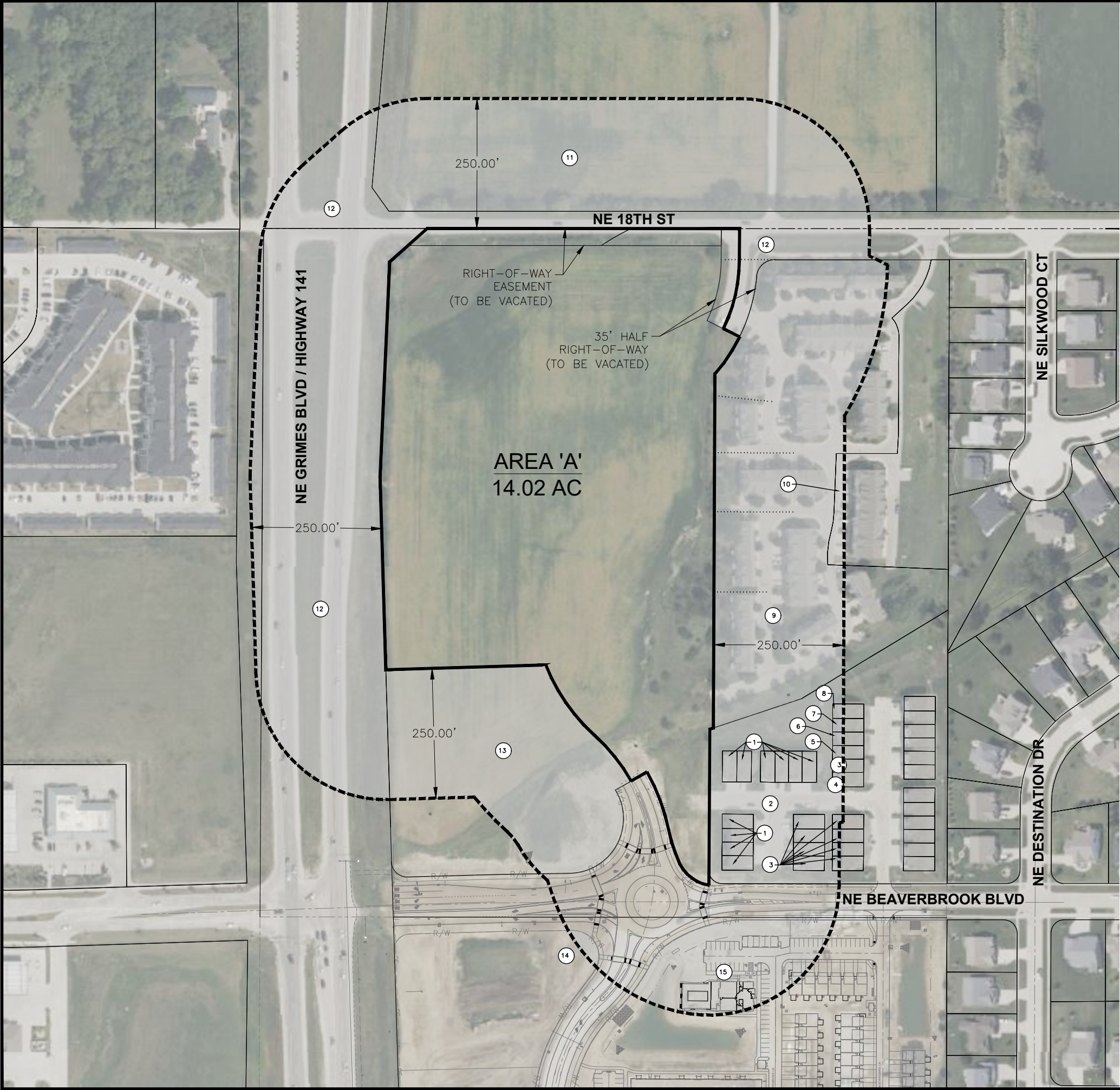
Portions of right-of-way along NE 18th Street and NE Pointe Drive will likely be vacated as this project progresses due to the closure of NE 18th Street at Highway 141 and the realignment of NE 18th Street and NE Destination Drive.

A Zoning Change and Development Agreement will be established to outline the zoning requirements and public improvement responsibilities for the development.

Staff recommend approval of the Brookside Village North Rezone subject to remaining staff comments for architecture and landscape buffers.



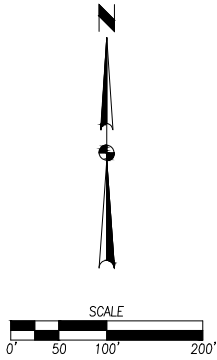
FILE: H:\2025\2502077\OWN\REZONING\2502077-REZONING MAP.DWG
PLOTTER: J. J. MURRAY DATE: 12/24/2025 12:52 PM
COMMENTS: CDA



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 LOCATED WITHIN THE HIGHWAY 141 MIXED USE CORRIDOR)



REVISIONS		DATE
THIRD SUBMITTAL		12/24/2025
SECOND SUBMITTAL		11/13/2025
FIRST SUBMITTAL		07/14/2025

TECH: CWO	
ENGINEER: JMM	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400

BROOKSIDE VILLAGE NORTH
REZONING MAP

GRIMES, IOWA

1 / **2**
2502.077

FILE: H:\2025\2502077\OWG REZONING\2502077-REZONING MAP.DWG
DATE PLOTTED: 12/24/2025 12:52 PM
DRAWN BY: JARED MURRAY
COMMENT: DWG

ADJACENT OWNERSHIP

	Area(ac.)	Area(%)	CONSENTING
1. CLC IOWA LLLP 7270 NW58TH ST JOHNSTON, IA 50131	0.38	2.45%	
2. NORTH POINTE TOWNHOMES OWNER ASSOCIATION 10604 NW75TH PL JOHNSTON, IA 50131	1.37	8.84%	
3. SAND PARTNERS OF HOLYOKE LLC 7270 NW58TH ST JOHNSTON, IA 50131	0.20	1.29%	
4. WATSON, TERMAR D 1500 NE MOCKINGBIRD LN GRIMES, IA 50111	0.01	0.06%	
5. VAN LENNEP, SARA NICOLE 1508 NE MOCKINGBIRD LN GRIMES, IA 50111	0.01	0.06%	
6. DEAN, STENVEN M JR 1512 NE MOCKINGBIRD LN GRIMES, IA 50111	0.01	0.06%	
7. JORDAN ZAVIRA 1516 NE MOCKING BIRD LN GRIMES, IA 50111	0.01	0.06%	
8. JIAN JIN 2020 IRREVOCABLE FAMILY TRUST 1520 NE MOCKING BIRD LN GRIMES, IA 50111	0.01	0.06%	
9. THE VILLAGE AT NORTH POINTE 2980 99TH ST URBANDALE, IA 50822	4.89	31.55%	31.55%
10. NORTH POINTE PROPERTIES CONDOMINIUMS 4720 MORTENSEN RD STE 105 AMES, IA 50014	0.11	0.71%	
11. HOFF, ENVER B JR 809 NOTTINGHAM PKWY LOUISVILLE, KY 40222	4.40	28.39%	
12. PUBLIC RIGHT-OF-WAY (NOT INCLUDED IN AREA PERCENTAGES)	7.98	-	
13. HOPE K FARMS LLC 4500 WESTOWN PKWY STE 227 WEST DES MOINES, IA 50266	2.93	18.90%	18.90%
14. SIGNATURE ERNST HOLDINGS LLC 4800 E 57TH ST SIOLUX FALLS, SD 57108	0.04	0.26%	0.26%
15. BROOKSIDE VILLAGE COMMONS LLC 150 E 4TH PL STE 600 SIOLUX FALLS, SD 57104	1.13	7.29%	7.29%
TOTAL:	15.50	100.00%	58.00%

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:

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°41'08" 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).

2

2

2502.077

BROOKSIDE VILLAGE NORTH

REZONING MAP

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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

TECH: CWO

ENGINEER: JMM

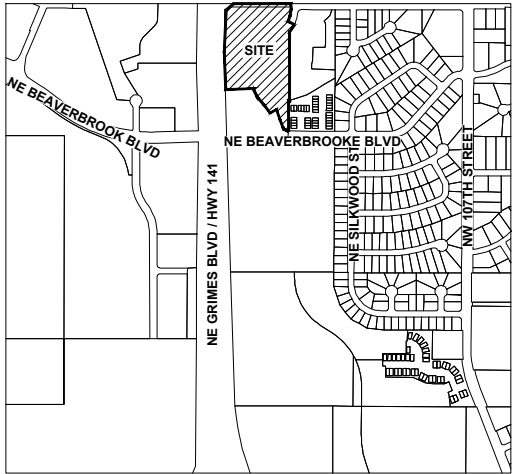
REVISIONS

DATE		
12/24/2025		
11/13/2025	THIRD SUBMITTAL	
07/14/2025	SECOND SUBMITTAL	
	FIRST SUBMITTAL	

Page 333 of 378

FILE: H:\2025\2502077\2502077-LAND USE EXHIBIT.DWG
DATE PLOTTED: 12/24/2025 15:50 PM
DRAWN BY: JARED MURRAY
CHECKED BY: JARED MURRAY

VICINITY MAP



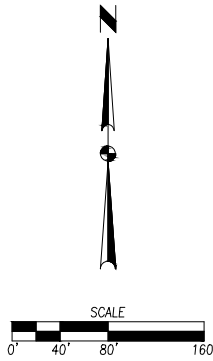
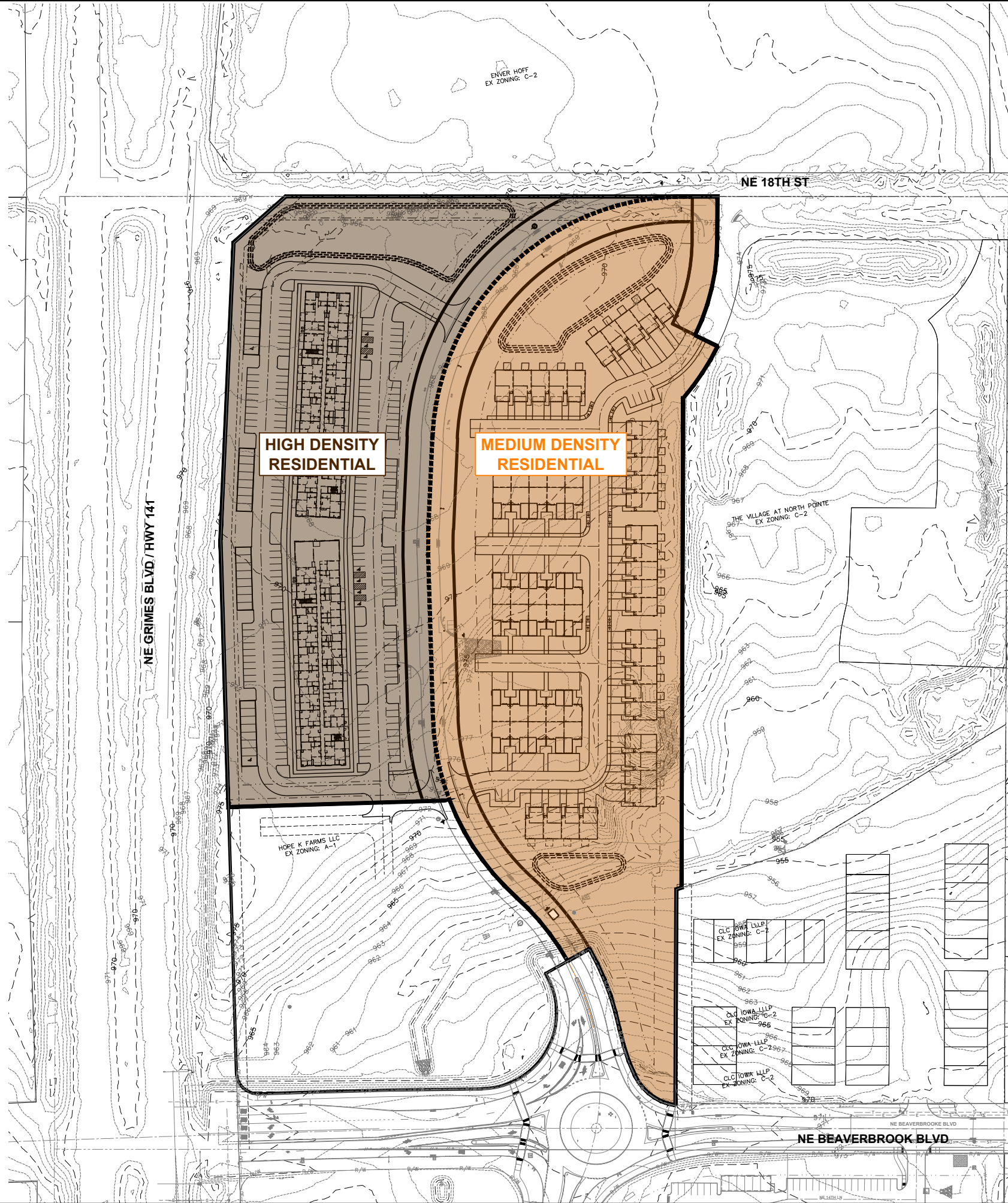
GRIMES, IOWA

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



1

BROOKSIDE VILLAGE NORTH

1

LAND USE EXHIBIT

2502.077

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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

TECH: CWO

ENGINEER: JMM

REVISIONS

DATE	REVISIONS
12/24/2025	THIRD SUBMITTAL
11/13/2025	SECOND SUBMITTAL
07/14/2025	FIRST SUBMITTAL

NE BEAVERBROOK BLVD

NE BEAVERBROOKE BLVD

NE GRIMES BLVD / HWY 141

NE SILKWOOD ST

NW 10TH STREET

NEAVERBROOKE BLVD

SITE

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

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

EXISTING: A-1 (AGRICULTURE DISTRICT)

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

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 W/ UNDERLYING R-3 HIGH

LOT AREA = 265.704 SF (6.10 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%

DENSITY = 118 UNITS (19.34 UNITS/AC)

PARKING REQUIRED

1.5 SPACES / EFFICIENCY (STUDIO) UNIT (11 UNITS)	= 17 SPACES
1.75 SPACES / 1 AND 2 BEDROOM UNITS (97 UNITS)	= 170 SPACES
<u>2.0 SPACES / 3+ BEDROOM UNITS (10 UNITS)</u>	<u>= 20 SPACES</u>
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
<u>ACCESSIBLE GARAGE SPACES</u>	=	<u>2 SPACES</u>
TOTAL PROVIDED	=	211 SPACES

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 130°55'11" 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 00°28'28" WEST, 119.50 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '2025-38' THENCE SOUTH 00°32'17" WEST ALONG THE SOUTHWEST CORNER OF SAID PARCEL '2025-38', A DISTANCE OF 36.00 FEET; THENCE SOUTHWESTERLY 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).

PUD W/ UNDERLYING R-3 MED

LOT AREA = 345,038 SF (7.92 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%

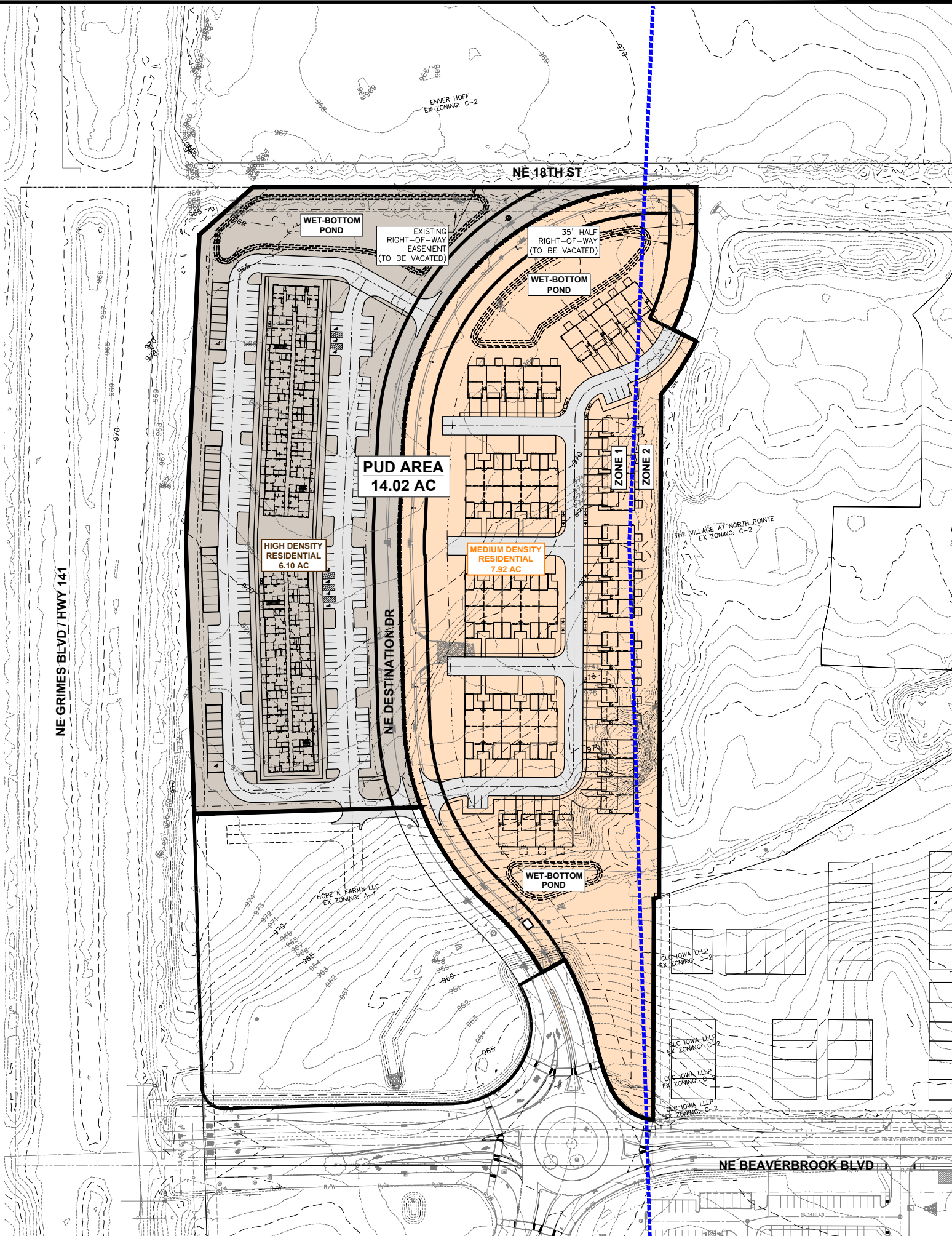
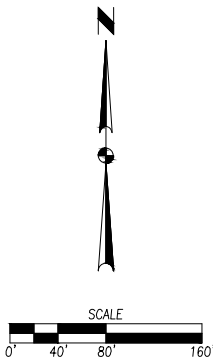
DENSITY = 63 UNITS (7.95 UNITS/AC)

PARKING REQUIRED

$$\begin{array}{lcl} 2 \text{ SPACES / UNIT} + & & = 126 \text{ SPACES} \\ 1 \text{ VISITOR SPACE / 5 UNITS} & & = 12.6 \text{ SPACES} \end{array}$$

PARKING PROVIDED

GARAGES	= 96 SPACES
DRIVEWAY	= 96 SPACES
STANDARD SPACES	= 13 SPACES



REVIEWS	DATE
THIRD SUBMITTAL	12/24/2025
SECOND SUBMITTAL	11/13/2025
FIRST SUBMITTAL	07/14/2025

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

TECH:

ENGINEER: JMM



CRIMES, IOWA

BROOKSIDE VILLAGE NORTH

PUD EXHIBIT

1/1
2502.077
GA

**BROOKSIDE VILLAGE NORTH
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: Brookside North, LLC, 3430 SE Destination Dr Ste 400 Grimes, IA
50111 515-630-6043

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 14

Document or instrument number of previously recorded documents: N/A

**BROOKSIDE VILLAGE NORTH
ZONING CHANGE AND DEVELOPMENT AGREEMENT**

THIS ZONING CHANGE AND DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2026, by and between the City of Grimes, IOWA, a municipal corporation (the "City") and Brookside North, LLC, (referred to herein as "Property Owner"), collectively referred to 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 C-2.

WHEREAS, the Property Owner has submitted a master plan prepared by Civil Design Advantage, identifying the Property to be developed with multi-family and townhome residential development 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 C-2 to R-4, 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 C-2 to R-4 (PUD).
- 2) Master Plan. As required by the zoning regulations, the Property Owner has submitted a master plan, as shown on Exhibit "B", in conjunction with the Property Owners request for rezoning to R-4 to allow for the development of the property for a multi-family and townhome residential neighborhood, referred to herein as Brookside Village North. The overall intent of the neighborhood is to provide reasonable accommodations for development, while preserving the natural areas, and integrating pedestrian pathways throughout 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 of 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 southeast corner of Highway 141 and NE 18th Street, Brookside Village North will consist of medium-density residential dwellings and high-density residential dwellings. Each use area is further described as follows.
- (a) Medium-Density Residential. Areas designated as Medium-Density Residential are intended for traditional attached townhome dwelling units. No single-family, multi-family, or commercial uses of any kind will be allowed in these areas. Limited opportunity for detached dwellings may be considered acceptable as determined by the Zoning Administrator, and provided they are constructed with the benefit of an owner's association. Driveways are to be connected to the private streets and circulation routes 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.
- (b) High-Density Residential. Areas designated as High-Density Residential generally are intended for traditional multi-family dwelling units. No traditional single-family, townhome development or commercial uses of any kind will be allowed in these areas. All construction shall conform to the Architectural Standards as set forth in this document and be reviewed by the City of Grimes.
- 4) Medium-Density Residential Area. This area is intended to accommodate the construction of attached townhome dwelling units with limited opportunity for detached townhomes dwelling units. The following regulations shall be applicable to any area identified as Medium-Density Residential, as generally shown on the Master Plan.
- (a) Density. The maximum permitted density shall be eight (8) units per acre.
- (b) Lot Dimensions. No minimum lot dimensions shall apply. Postage Stamp lot development is permitted.
- (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.) Buildings 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 Building Groups
- (vi.) Building Separation – Ten (10) Feet Between Detached Units

A two (2) foot projection for non-habitable space is permitted, however the projection must 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 two (2) stories above grade or thirty-five (35) feet maximum.

Garage. A minimum one (1) car attached garage shall be provided for no more than forty percent (50%) of the units. The remainder of the units shall have a minimum two (2) car attached garage.

- (f) Parking. Visitor Parking shall be provided in accordance with the Grimes Zoning Ordinance. For every five (5) units, one (1) visitor parking space shall be provided.
- (g) Building Materials. All units shall be constructed with combinations and varying sizes of horizontal and lap siding and architectural grade asphalt shingles. At a minimum , primary material shall be provided for twenty-five percent (25%) of the total of all building faces. Primary material shall be provided across each building face, exclusive of glazing. The percentage of primary material can vary across each building face. However, the front façade of the building shall include a primary material percentage equal to or greater than the other building faces.. Acceptable primary materials shall include a combination of earthtone colored brick, textured concrete block, marble, stone panels or other similar masonry material. Prohibited materials include smooth-faced concrete block, corrugated metal siding, split shakes and rough-sawn wood.
- (h) Façade Design. 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 should be made. Buildings should avoid flat plane construction and incorporate offsets of at least three (3) inches. Architectural design for townhome buildings shall attempt to lessen the plainness of appearance for side and rear elevations, which can be characteristic of large residential buildings. Buildings with plain walls and boxy appearance are not acceptable. Rooflines shall be gable, hip style or similar residential roof design.

- (i) Façade Repetition. Repetition of front facades shall be discouraged. To accomplish this, the following options are available:
- a. Each building shall differentiate units with building materials, rooflines, and offsets to avoid repetition of the same design for every unit in a row. A minimum of two (2) elevation packages shall be provided for each building type. The elevation packages for the building types shall include varying colors, siding textures, and/or varying brick, stone or masonry type, colors and/or location.
 - b. If all units in a building are principally designed the same (i.e. same offsets, rooflines, locations for material changes, locations and sizes of windows, etc.), a minimum of three (3) elevation packages shall be provided for each building type. The elevation packages for the building types shall include varying colors, siding textures, and/or varying brick, stone or masonry type, colors and/or location.
- (j) Façade Orientation. If units are oriented so that the front doors are facing the public streets, landscape berm and buffer is not required as noted in 6.b. of this Agreement. However, units oriented with front doors facing public streets shall be designed to incorporate front porches, dormers and/or other decorative treatments along the public streets to provide a street-oriented design and break up flat, blank walls. Sliding doors can be oriented toward the public street if porches or covered patios are provided. Dormers and/or other decorative treatments shall also be included in the façade where sliding doors face the public street. Landscape berm and buffer shall be required for building faces that are not designed to orient toward the public street, as noted in this subsection.
- (k) 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.
- (l) Open Space. A minimum of forty (40%) percent open space shall be provided.
- (m) 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 to a public street. 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.

- (n) Pedestrian. Connections from the units to a common pedestrian network shall be provided. Future accommodations for trail connections should be planned for and constructed by the property owner or association. A five (5) foot PCC sidewalk shall be provided on at least one side of any internal private street.

5) High-Density Residential Regulations. This area is intended to accommodate the construction of multi-family dwelling units. The following regulations shall be applicable to any area identified as High-Density Residential, as generally shown on the Master Plan.

- (a) Density. The maximum permitted density shall be twenty (20) units per acre.

- (b) Lot Dimensions. No minimum lot dimensions shall apply. Postage Stamp lot development is permitted.

- (c) Setbacks. The following setbacks shall apply to all units:

- (i.) Front Yard – Thirty (30) Feet
- (ii.) Rear Yard – Thirty (30) Feet
- (iii.) Side Yard – Twenty (20) Feet
- (iv.) Building Separation – Twenty (20) feet

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. The minimum finished floor area shall be four hundred fifty (450) square feet.

- (e) Height. The maximum height of any building shall be four (4) stories above grade or fifty (50) feet maximum.

- (f) Parking and Garages. Parking shall follow the parking requirements in the Grimes Zoning Ordinance for multi-family dwellings. Any detached garage structures shall not face the public streets. Accommodation for bicycle parking should be provided as part of the site design. A terminal landscaping island shall be provided at the beginning and end of every parking row. No more than twelve (12) parking spaces shall be provided without a landscaped island.

- (g) Building Materials. The primary material shall constitute at least seventy-five percent

(75%) of the wall area, excluding glass. The primary exterior material shall consist of a combination of earthtone colored brick, architectural concrete panels, textured concrete block, marble or stone panels. The standard shall apply to all sides of any building. The remaining exterior material shall be considered as building trim. No more than fifty (50%) total of each building face, exclusive of glazing, shall consist of Nichiha or comparable building material. All other building and architectural materials and design requirements for Highway 141 Mixed Use Development Corridor District Zone 1 shall be met.

- (h) Façade Design. A minimum of five (5) treatments which are proportionate to the building façade, shall be utilized to reduce the perceived scale of a building. The permitted list of treatments can be found in Section 12-11-1 of the Grimes Zoning Ordinance. Buildings shall avoid flat plane construction and incorporate offsets of at least three (3) inches.
- (i) Balconies. Balconies shall be a metal floating/cantilever design or incorporated into the architecture of the building with covered roofs and/or decorative railings and columns to match the materials utilized on the building. Wood balconies shall not be permitted.
- (j) 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.
- (k) Open Space. A minimum of forty percent (40%) open space shall be provided. Planned plazas, courtyards or other similar public spaces may be counted for not more than thirty (30%) percent of the required open space.
- (l) Landscaping. A minimum of two (2) trees per one thousand (1,000) square feet of required open space shall be provided. One shrub shall be planted for every five hundred (500) square feet of open space, but no less than three shrubs per lot. The trees shall be balled or burlap stock. The minimum height for evergreens shall be six (6) feet. The trees must live for at least twelve (12) months after planting or be replaced by the landowner.

Street trees shall be a combination of diverse species with no more than five (5) trees of a similar species in a single group. Required street trees and buffer trees may count towards the required open space trees. All landscaping shall meet the Highway 141 Mixed Use Development Corridor District landscaping requirements.

- (m) 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.
- (n) Signage. All signs constructed upon the site shall be in conformance with the Grimes Zoning Ordinance.

(o) Outdoor Storage. No outdoor storage is permitted.

6) 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) Medium-Density Residential Buffers. A thirty (30) foot buffer with three (3) foot tall berm shall be provided along public streets when the backs and sides 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. The thirty (30) foot landscape 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. If a berm is not feasible due to drainage patterns and utility conflicts, the thirty (30) foot landscape buffer shall be provided with the following number of trees per fifty (50) linear feet of buffer: Three (3) evergreen trees and two (2) understory trees.
- (c) Berming and Screening. Earth berming shall be implemented whenever possible to enhance buffering and screening of otherwise negative site elements and to aid in ensuring year-round screening, but is not required. 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 throughs associated with the businesses and other negative site elements such as trash enclosures, transformers, loading docks, etc.
- (d) Continuity. Buffers shall be so designed so as 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.

7) Lighting

- (a) Parking Lot & Accent Lighting. Multi-family uses shall provide adequate lighting for the parking areas. Accent lighting shall be provided on all buildings that face the public right-of-way, to accentuate the building form and architectural character. The maximum height for any light fixture shall be thirty-five (35) feet, except on the side or sides of a development abutting a residential use, in which case the maximum height of twenty-five (25) feet shall be permitted.
- (b) Private Street Lighting. Street Lighting associated with the private streets shall be provided within the Medium-Density and High-Density Residential Areas. All lights shall be

downcast, shaded or hooded, oriented inward to prevent intrusion into surrounding areas, 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 the public streets shall be standard MidAmerican Energy Street Lights and black in color.

8) Public and Site Improvements

- (a) Public Improvements. Public Improvements include the construction of the following:

- (i.) Property Owner agrees to construct the necessary water main, storm sewer, and sanitary sewers to serve the development. Public construction drawings shall be prepared and submitted for review and approval.
- (ii.) Property Owner agrees that they are responsible for the costs associated with the construction of NE Destination Drive as shown in the concept plan. Improvements and access shall be in accordance with the Traffic Impact Study prepared by Snyder and Associates.

- (b) Private Sidewalks. Five (5) foot PCC public sidewalks shall be provided on at least one side of all private streets.

- (c) Public Sidewalks. Five (5) foot PCC public sidewalks shall be provided on two sides of all public streets, unless otherwise referenced herein.

- (d) Public Trails. A ten (10) foot PCC trail shall be provided along the east side of NE Destination Drive.

- (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 sewer and watermain improvements must be submitted.

- (f) Street Right of Way and Easements. At the time of Final Plat, 70-Foot Right-of-Way for NE Destination Drive shall be granted to the City.

- (g) Access. Access locations for the development shall follow the Master Streets Design Guide. Access locations beyond the scope of these documents may be evaluated by the City Engineer for approval.

- 9) Parkland Dedication. Parkland dedication is required for residential development. The future land use plan does not anticipate a park on the Brookside Village North 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 North Pointe Park. The fee shall be calculated as noted below.

(a) Brookside Village North Parkland Calculations

i) Required Parkland Dedication

- (1) Number of multi-family units x 1.75 people per household x 0.0065 = total required acres of parkland dedication for multi-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

- 10) Highway 141 Mixed Use Development Corridor. The Brookside Village North Development shall follow the Highway 141 Mixed Use Development Corridor regulations except as otherwise stated in this Development Agreement.
- 11) 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.
- 12) 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.
- 13) Binding Personal Obligation and Assignment. The parties hereby acknowledge that the security provided for in this Agreement is not the exclusive remedy available to the City. The obligations of the Property Owner hereunder are personal. In addition to the lien rights described in this Agreement, the City shall have all remedies available to it at law or in equity under the laws of the State of Iowa. The personal obligations of the Property Owner shall not be assignable, and the parties shall not be released from the obligations hereunder by virtue of such assignment, unless prior written approval of such assignment and release is given to the City. In the event that Property Owner sells a plat to a new owner, the City shall agree to the assignment of the obligations created under this Agreement to the purchaser.
- 14) 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.

- 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) 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.
- 17) Recording. This Agreement shall be recorded with the Polk 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 PAGE TO FOLLOW]

CITY OF GRIMES, IOWA

By: _____

David Gisch, Mayor

Attest:

Rachel Greving, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF POLK)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared David Gisch and Rachel Greving, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 2026, and that David Gisch 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.

Brookside North, LLC

By: _____

Signature: _____

Title: _____

STATE OF IOWA)

) ss:

COUNTY OF _____)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____, 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

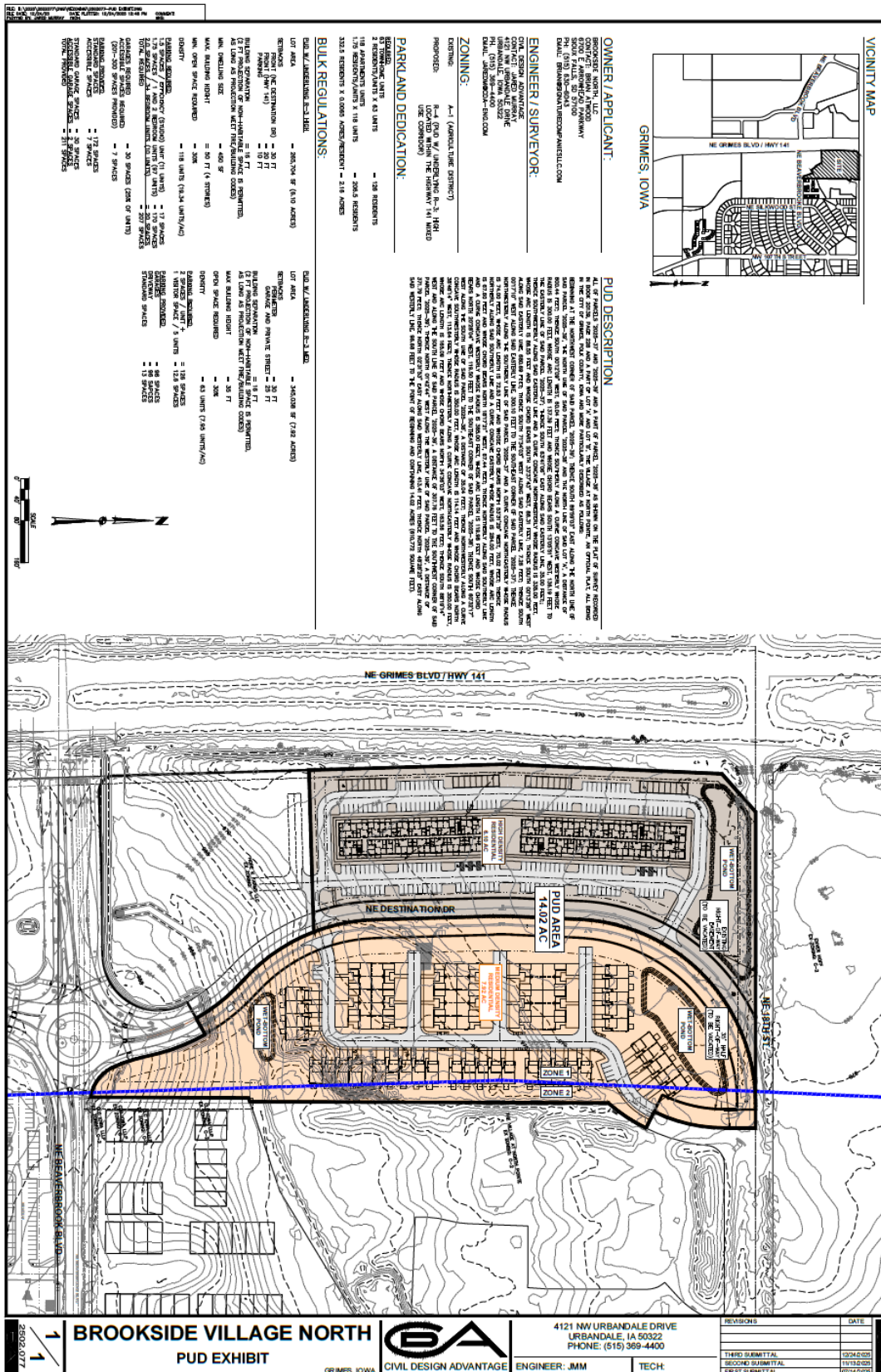
R-4 (PUD) Zoning District

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).

Exhibit B – Master Plan





AGENDA ITEM: Third Consideration 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.

Landscape buffering will be required along SW 19th Street and SW Jazzwood Drive and between land use transitions internal to the development.

There has been a change to remove the requirement for a trail connection from the development to the future greenway trail to the east. It has been determined that the crossing is not feasible. The future property owners will be able to access the greenway trail by utilizing the public sidewalks along SW Jazzwood Drive and SW 19th Street to access the trail.

An additional change has been made in the development agreement to remove the specific size for right-of-way dedication at the intersection of SW Jazzwood Drive and SW 19th Street. The right-of-way needs will be determined once preliminary designs for the roundabout are complete.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: Planning & Zoning Commission recommendation of approval - 11/04/2025

Parks & Recreation Advisory Board recommendation of approval - 11/18/2025

City Council approval of 1st Reading - 11/25/2025

City Council approval of 2nd Reading - 12/16/2025

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

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

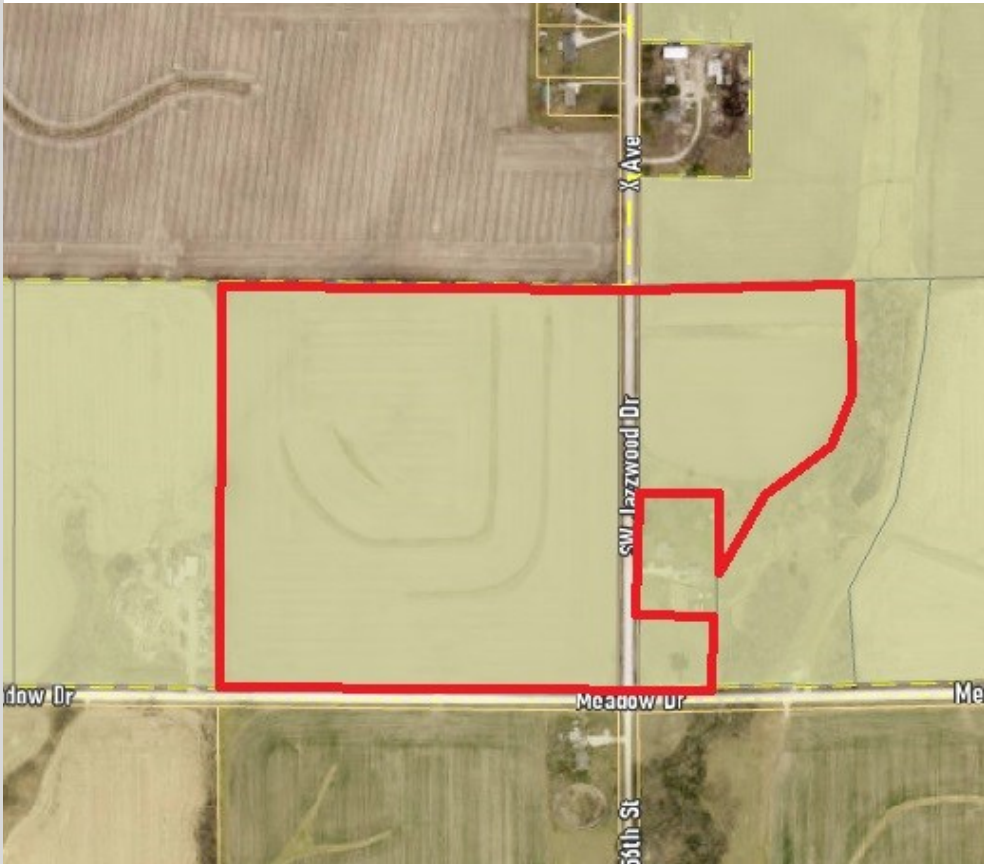
Current – A-1
Proposed – R-4 (PUD)

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

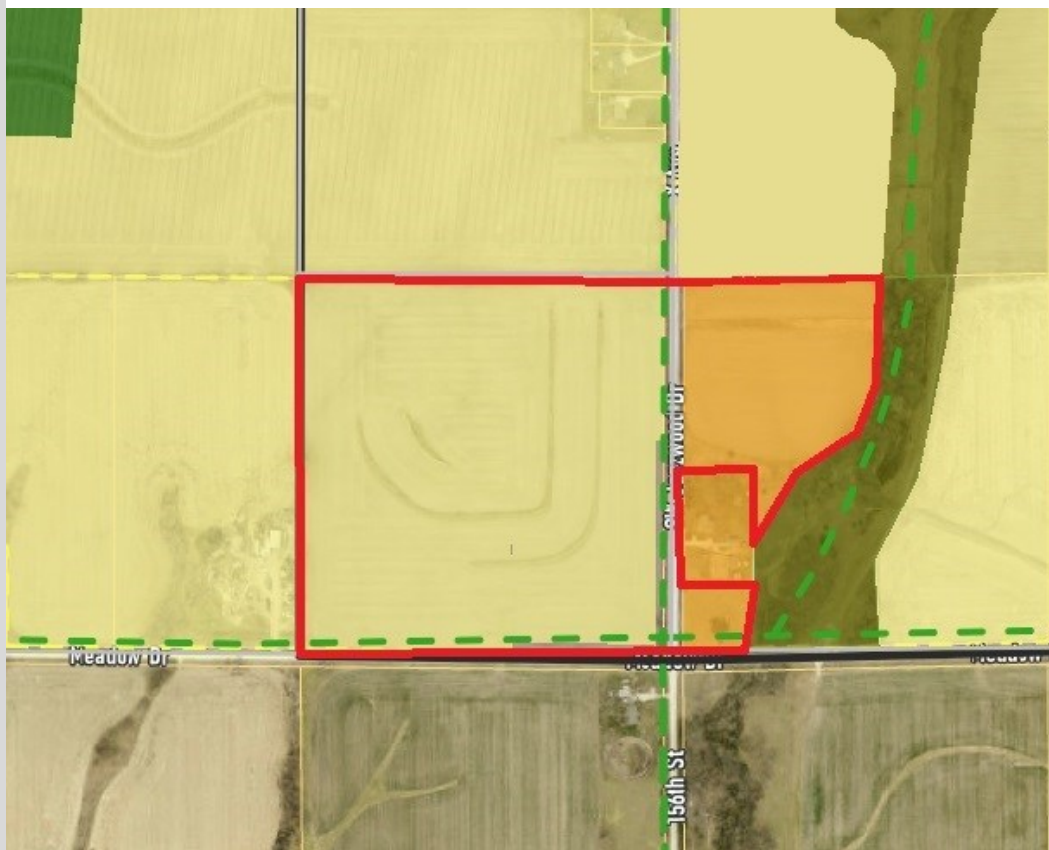
PARKS

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.

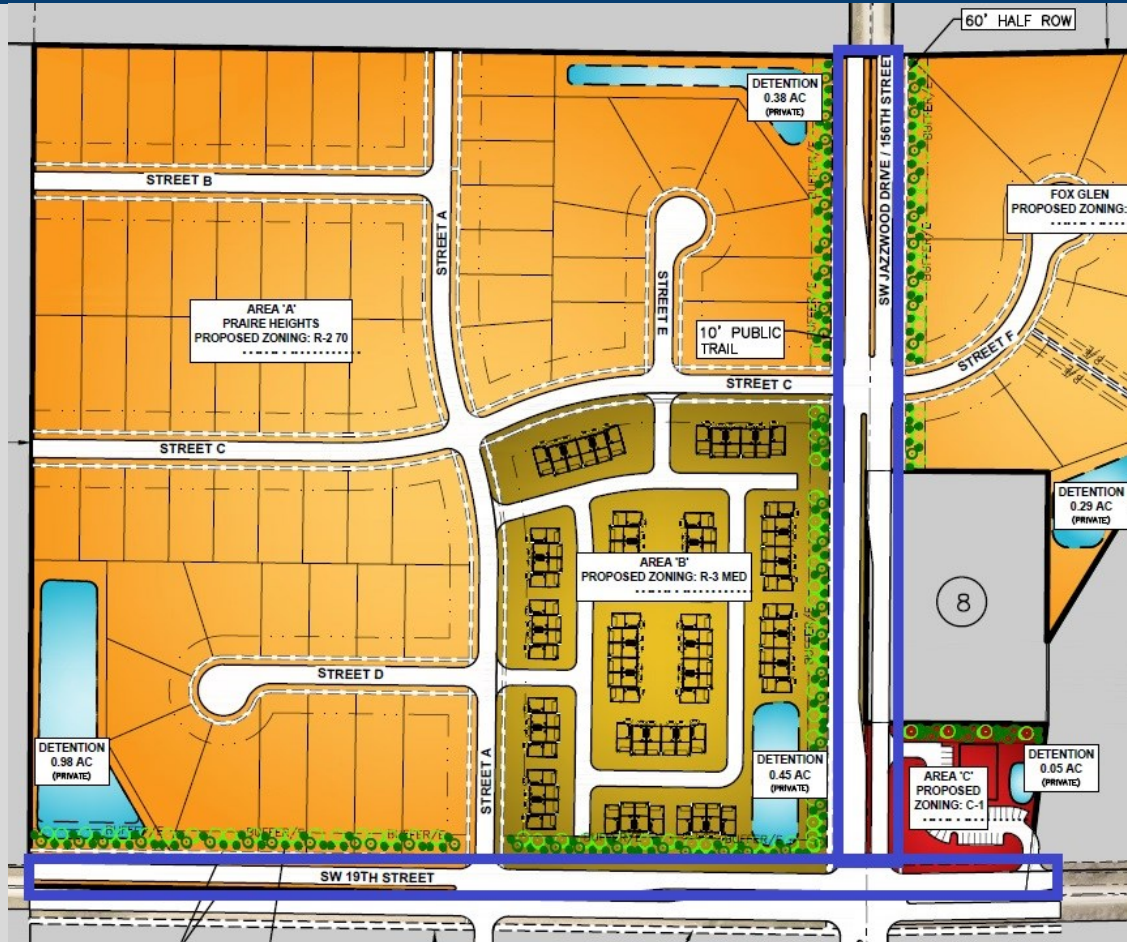
All public street right-of-way is consistent with the Grimes Street Design Guide.

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



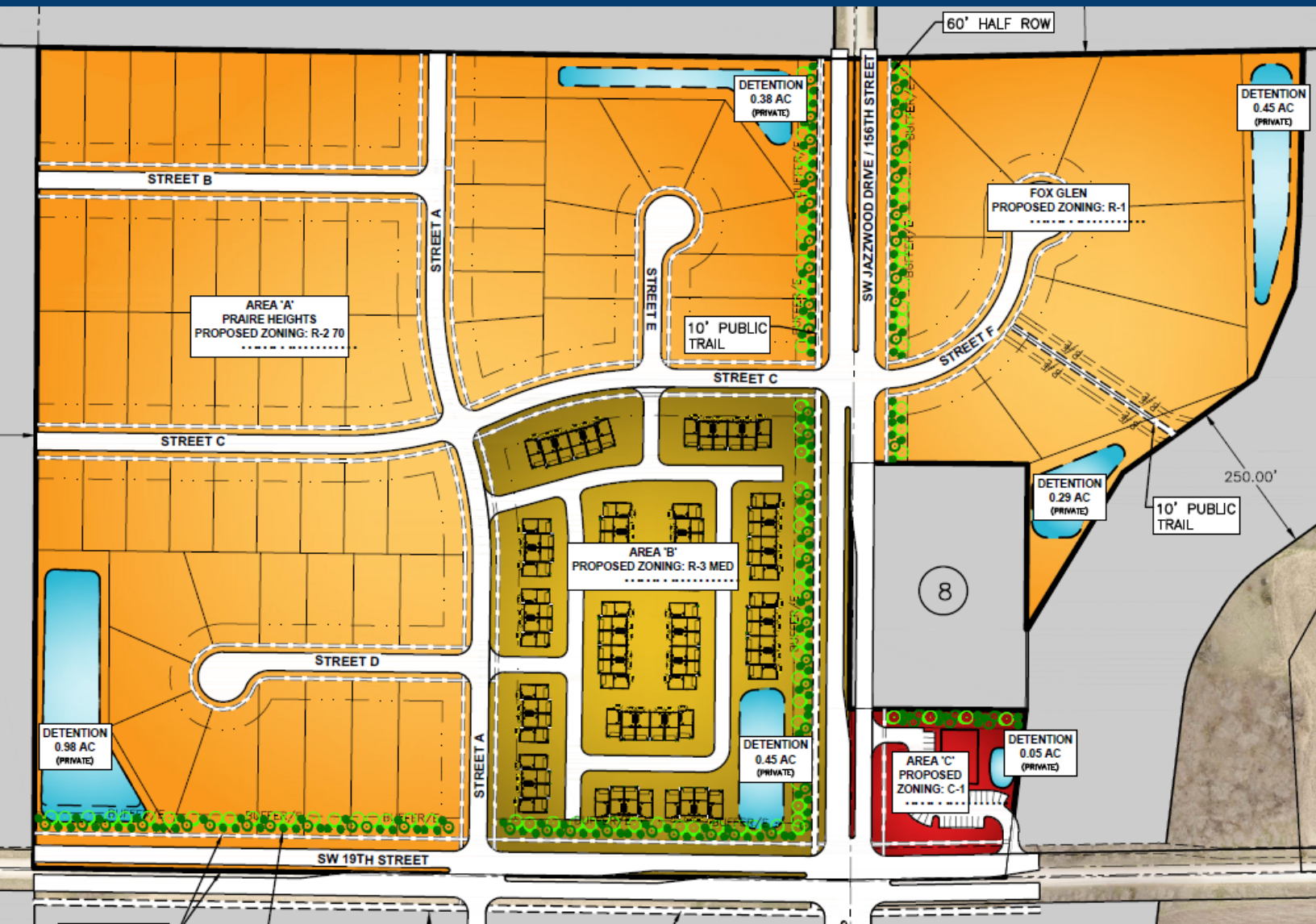
Legal

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

Utilities & Landscaping

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.

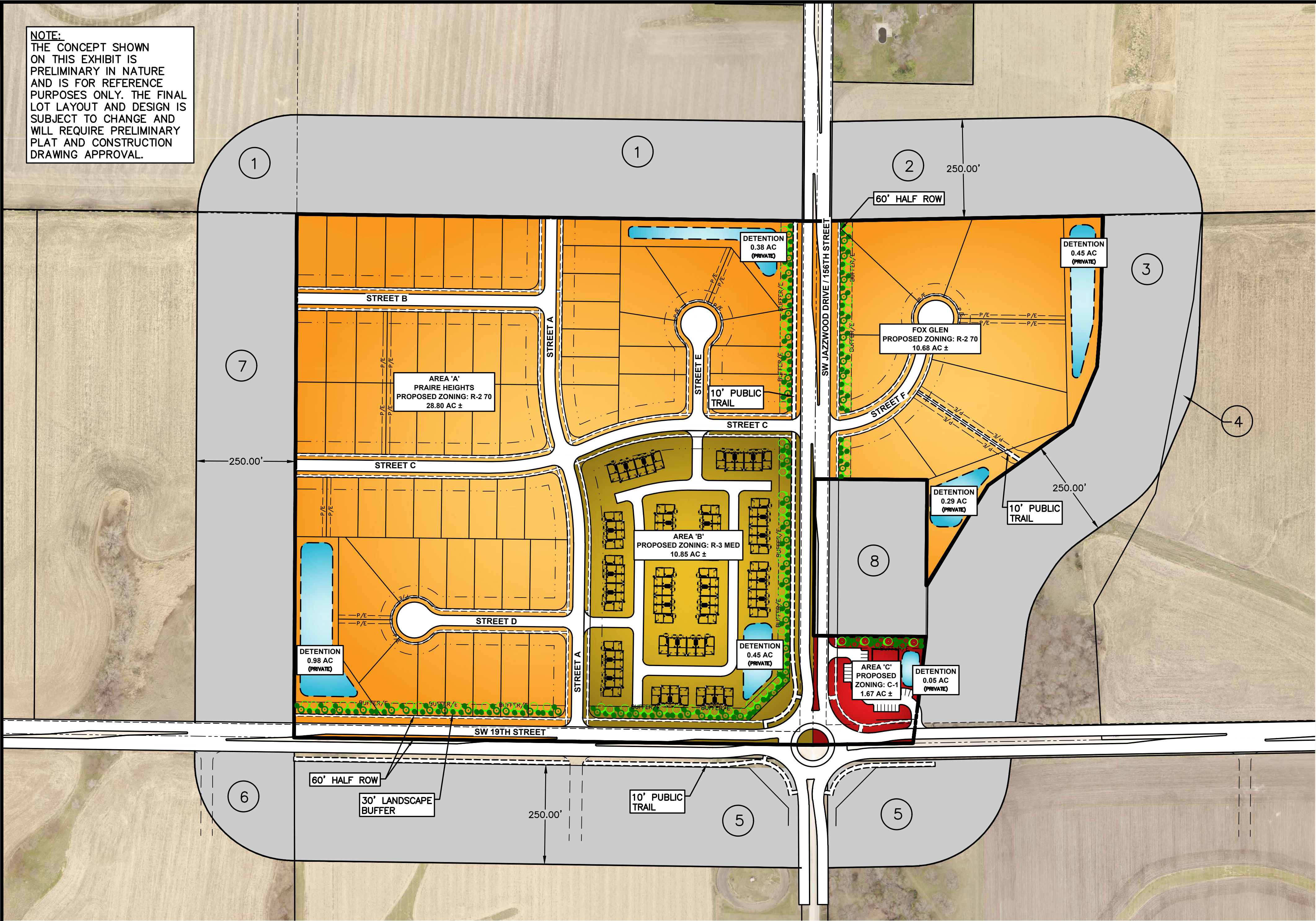
Right-of-way will be reserved along SW 19th Street and SW Jazzwood Drive for future widening. All public streets will be designed in accordance to the Grimes Street Design Guide.

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.

FILE: H:\2023\2502080\2502080 - REZONING MAP.DWG
PLOTED BY: JOSH TRYGSTAD
PLOTED ON: 11/14/2025 11:56 AM
COMMENTS: 11/14/2025 11:56 AM

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.



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

F18 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

ADJACENT OWNERSHIP:

Parcel No.	Owner Address	Mailing	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 PROPERTY
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')

DATE

11/14/2025

09/10/2025

08/08/2025

REVISIONS

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

TECH:

ENGINEER: JAT

2502.080

FOX GLEN & PRAIRIE HEIGHTS
REZONING MAP

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 – Ten (10) 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-Foot 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.

- 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.) Right-of-Way Chamfers at the northwest and northeast corners of the SW 19th Street and SW Jazzwood Drive intersection to accommodate future roundabout. Chamfer size will be based on designs for the roundabout once designs are available.
 - (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: _____

David Gisch, Mayor

Attest:

Rachel Greving, City Clerk

STATE OF IOWA)

) ss.

COUNTY OF POLK)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared David Gisch 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. 806 adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 2026, and that David Gisch 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

[illegible]

ADJACENT OWNERSHIP

Parcel Number	OWNER	AREA (A.C.)	FEEDING	CONVEYANCE
1	CONCRETE	0.00	0.00%	
2	CONCRETE	0.00	0.00%	
3	CONCRETE	0.00	0.00%	
4	CONCRETE	0.00	0.00%	
5	CONCRETE	0.00	0.00%	
6	CONCRETE	0.00	0.00%	
7	CONCRETE	0.00	0.00%	
8	CONCRETE	0.00	0.00%	
9	CONCRETE	0.00	0.00%	
10	CONCRETE	0.00	0.00%	
11	CONCRETE	0.00	0.00%	
12	CONCRETE	0.00	0.00%	
13	CONCRETE	0.00	0.00%	
14	CONCRETE	0.00	0.00%	
15	CONCRETE	0.00	0.00%	
16	CONCRETE	0.00	0.00%	
17	CONCRETE	0.00	0.00%	
18	CONCRETE	0.00	0.00%	
19	CONCRETE	0.00	0.00%	
20	CONCRETE	0.00	0.00%	
21	CONCRETE	0.00	0.00%	
22	CONCRETE	0.00	0.00%	
23	CONCRETE	0.00	0.00%	
24	CONCRETE	0.00	0.00%	
25	CONCRETE	0.00	0.00%	
26	CONCRETE	0.00	0.00%	
27	CONCRETE	0.00	0.00%	
28	CONCRETE	0.00	0.00%	
29	CONCRETE	0.00	0.00%	
30	CONCRETE	0.00	0.00%	
31	CONCRETE	0.00	0.00%	
32	CONCRETE	0.00	0.00%	
33	CONCRETE	0.00	0.00%	
34	CONCRETE	0.00	0.00%	
35	CONCRETE	0.00	0.00%	
36	CONCRETE	0.00	0.00%	
37	CONCRETE	0.00	0.00%	
38	CONCRETE	0.00	0.00%	
39	CONCRETE	0.00	0.00%	
40	CONCRETE	0.00	0.00%	
41	CONCRETE	0.00	0.00%	
42	CONCRETE	0.00	0.00%	
43	CONCRETE	0.00	0.00%	
44	CONCRETE	0.00	0.00%	
45	CONCRETE	0.00	0.00%	
46	CONCRETE	0.00	0.00%	
47	CONCRETE	0.00	0.00%	
48	CONCRETE	0.00	0.00%	
49	CONCRETE	0.00	0.00%	
50	CONCRETE	0.00	0.00%	
51	CONCRETE	0.00	0.00%	
52	CONCRETE	0.00	0.00%	
53	CONCRETE	0.00	0.00%	
54	CONCRETE	0.00	0.00%	
55	CONCRETE	0.00	0.00%	
56	CONCRETE	0.00	0.00%	
57	CONCRETE	0.00	0.00%	
58	CONCRETE	0.00	0.00%	
59	CONCRETE	0.00	0.00%	
60	CONCRETE	0.00	0.00%	
61	CONCRETE	0.00	0.00%	
62	CONCRETE	0.00	0.00%	
63	CONCRETE	0.00	0.00%	
64	CONCRETE	0.00	0.00%	
65	CONCRETE	0.00	0.00%	
66	CONCRETE	0.00	0.00%	
67	CONCRETE	0.00	0.00%	
68	CONCRETE	0.00	0.00%	
69	CONCRETE	0.00	0.00%	
70	CONCRETE	0.00	0.00%	
71	CONCRETE	0.00	0.00%	
72	CONCRETE	0.00	0.00%	
73	CONCRETE	0.00	0.00%	
74	CONCRETE	0.00	0.00%	
75	CONCRETE	0.00	0.00%	
76	CONCRETE	0.00	0.00%	
77	CONCRETE	0.00	0.00%	
78	CONCRETE	0.00	0.00%	
79	CONCRETE	0.00	0.00%	
80	CONCRETE	0.00	0.00%	
81	CONCRETE	0.00	0.00%	
82	CONCRE			

LEGEND:

	PEL (AE) AND AECL (AE)
	AECL (AE) AND AECL (AE)
	AECL (AE)
	AECL (AE) AND AECL (AE)
	AECL (AE)

IS A PROBLEM FOR THE AGING PATIENT? ACQUAINTANCE WITH THE AGING PATIENT ASSESSING MULTIPLE COORD. STRATEGIES IS A BILIRUBIN REPORT → 3 STRIKES AND YOU'RE IN!	IS A PROBLEM FOR THE AGING PATIENT? ACQUAINTANCE WITH THE AGING PATIENT ASSESSING MULTIPLE COORD. STRATEGIES IS A BILIRUBIN REPORT → 3 STRIKES AND YOU'RE IN!
IS A PROBLEM FOR THE AGING PATIENT? ACQUAINTANCE WITH THE AGING PATIENT ASSESSING MULTIPLE COORD. STRATEGIES IS A BILIRUBIN REPORT → 3 STRIKES AND YOU'RE IN!	IS A PROBLEM FOR THE AGING PATIENT? ACQUAINTANCE WITH THE AGING PATIENT ASSESSING MULTIPLE COORD. STRATEGIES IS A BILIRUBIN REPORT → 3 STRIKES AND YOU'RE IN!

2025.04.01	1/1	FOX GLEN & PRAIRIE HEIGHTS REZONING MAP		4121 N W URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	REVISED _____ _____ _____	DATE _____ _____ _____
		GRIMMER, IOWA CIVIL DESIGN ADVANTAGE		ENGINEER: JAT TECH:	REVISED _____ _____ _____	1115 42002 000110010 000000005