City Council Agenda

Grimes City Council
January 27, 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 01-2226 Approving Previous Meeting Minutes
   b. Resolution 01-2326 Claims Report $1,581,302.79
   c. Resolution 01-2426 Approving Payments for Professional Services
      i. Invoice #4 ISG - NW 27th Street Trail Connection $1,427.50
      ii. Invoice #1 McClure Engineering Company - Water System On-Call Services $16,075.50
      iii. Invoice #11 McClure Engineering Company - SE 41st Street and SE Park Drive Extension $7,898.75
      iv. Invoice #36 McClure Engineering Company - Phase 1A Water System Improvements $4,638.00
      v. Invoice #16 OPN Architects, Inc. - Grimes Public Administration Building $5,497.57

vi. Invoice #1 Snyder & Associates,Inc. - 2025-2028 On-Call Traffic Planning and Engineering $12,182.90

vii. Invoice #12 Snyder & Associates, Inc. - E Gateway Dr. & E 1st St. Intersection Improvements $2,996.27

viii. Invoice #20 Weitz Company - Grimes Public Safety Center $13,977.00

d. Resolution 01-2526 Approving Capital Project Payment Requests

i. Pay Request #26 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements $120,974.33

ii. Pay Request #18 Preload, LLC - Grimes Ground Storage Reservoir $26,840.35

iii. Pay Request #15 Renda Electric - Grimes Public Safety Center $15,622.75

e. Resolution 01-2626 Approving Change Orders

i. Change Order #6 1st Interiors, Inc. - Grimes Public Safety Center $851.00

ii. Change Order #12 DDVI - Grimes Public Safety Center -$1,632.92

iii. Change Order #1 Preload, LLC - Grimes Ground Storage Reservoir -$14,128.50

f. Resolution 01-2726 Approving Offer to Purchase and Agreement - 19th SRF Pond - Brittenson

g. Resolution 01-2826 Approving Offer to Purchase and Agreement - 19th St SRF Pond - Siedenburg

h. Resolution 01-2926 Approving State of Iowa Alcohol Licenses

i. Resolution 01-3026 Ordering Construction of the SW 19th Street and SW Jazzwood Drive Overlay, and Fixing a Date for Hearing thereon and Taking of Bids Therefor

j. Resolution 01-3126 Accepting Insurance Settlement for Damaged Storm Sewer

k. Resolution 01-3226 Entering into a Cooperative Service Agreement with UDSA Wildlife Services

l. Resolution 01-3326 Approving Purchase and Disposal of Equipment

m. Resolution 01-3426 Approving the Purchase of Trees for a Community Tree Planting Program

n. Resolution 01-3526 Accepting Storm Sewer and Temporary Construction Easement Agreements for South James Plat 1 Lot 1

o. Resolution 01-3626 Accepting 2 Prime Contracts for the Grimes Public Safety Center

p. Resolution 01-3726 Approving Offer to Purchase and Agreement - 142nd St Reconstruction - EBH

q. Resolution 01-3826 Approving Personnel Transactions

PROPOSED ACTION ITEMS

1. Downtown Assessment Update
2. Resolution 01-3926 Approving the Execution of a GC26 Public Art Grant Agreement with BRAVO Greater Des Moines
3. Resolution 01-4026 Approving A Mural Agreement Between The City of Grimes, Iowa and TJK Properties, LLC
4. SE 5th St. and SE 6th St. Reconstruction

a. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for the SE 5th St. and SE 6th St. Reconstruction
b. Resolution 01-4126 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the SE 5th St. and SE 6th St. Reconstruction
c. Resolution 01-4226 Making Award of the Construction Contract for the SE 5th St. and SE 6th St. Reconstruction
d. Resolution 01-4326 Authorizing Construction Contract and Bond for the SE 5th St. and SE 6th St. Reconstruction

5. SE 2nd Street Water Main
   a. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for the SE 2nd Street Water Main
   b. Resolution 01-4426 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the SE 2nd Street Water Main
   c. Resolution 01-4526 Making Award of the Construction Contract for the SE 2nd Street Water Main
   d. Resolution 01-4626 Authorizing Construction Contract and Bond for the SE 2nd Street Water Main
6. Second Reading of Ordinance 808 Sienna Hills Rezone
7. Staff Reports
8. Mayor and City Council Reports
9. Adjournment

CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: Approving Previous Meeting Minutes

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

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

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

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION:

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

Prepared by:	Rachel Greving
Return to:	Rachel Greving

RESOLUTION 01-2226 APPROVING PREVIOUS MEETING MINUTES

Grimes Resolution No. 01-2226

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 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL MEETING
Tuesday, January 13, 2026

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor David Gisch January 13, 2026, 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: David Gisch, Council Members: Eric Johansen, Andrew Borcherding, Laurie DePhillips, Leslie Irlbeck, Jared Lovelady
   Absent: NA

4. Approval of Agenda

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

5. Public Forum

   Brian Hansen, 109 NW Calista Court, Grimes, voiced concerns pertaining to the approved site plan for a new public administration building at the address of 100 North James Street.

   Cindy Hansen, 109 NW Calista Court, Grimes, voiced concerns pertaining to the approved site plan for a new public administration building at the address of 100 North James Street.

   Kristen Hansen, 12705 NW 142nd Street, Madrid, voiced concerns pertaining to the approved site plan for a new public administration building at the address of 100 North James Street.

   Erin Helleso, 900 NE Silkwood Street, Grimes, announced that she is running for Iowa House of Representatives District 46.

   Joe Herman, 308 NW 8th Street, Grimes, voiced concerns pertaining to the approved site plan for a new public administration building at the address of 100 North James Street.

   Travis Simpson, 1012 SE 3rd Street, Grimes, voiced concerns pertaining to the approved site plan for a new public administration building at the address of 100 North James Street.

   Allen May, 608 NW 8th Street, Grimes, shared his concerns for future planning of the City of Grimes.

Vernon Adams, 113 NW Calista Court, Grimes, voiced concerns pertaining to the approved site plan for a new public administration building at the address of 100 North James Street.

Terri Golightly, 1810 NE Heritage Drive, Grimes, shared her concerns about public safety in Grimes including speeding and dog leash enforcement.

Mayor Gisch leaves meeting at 6:05 p.m.

6. Approval of the Consent Agenda

   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 01-0726 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

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

PROPOSED ACTION ITEMS

1. Ordinance 808 Sienna Hills Rezone

   Senior Planner Coffey presented details of the proposed rezone from agricultural to low density residential including a conceptual plan with approximately 93 single-family home lots.

   a. Public Hearing on Ordinance 808 Sienna Hills Rezone

      Mayor Pro Tem Johansen opened the Public Hearing at 6:09 p.m. No oral or written comments were made. Mayor Pro Tem Johansen closed the Public Hearing at 6:09 p.m.

   b. First Consideration of Ordinance 808 Sienna Hills Rezone

      Mayor Pro Tem Johansen explained the process that occurs for a rezone.

      Mayor Pro Tem Johansen asked for approval of First Consideration of Ordinance 808 Sienna Hills Rezone
      Moved by Irlbeck, Second by Lovelady, to approve First Consideration of Ordinance 808 Sienna Hills Rezone
      Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

2. Ordinance 809 Brookside Village North Rezone

Senior Planner Coffey shared particulars of the rezone from commercial to planned unit development. The conceptual plan includes commercial, medium, and high density residential. Coffey requested that the public hearing commence, but the first reading be tabled for the next meeting.

c. Public Hearing on Ordinance 809 Brookside Village North Rezone

Mayor Pro Tem Johansen opened the Public Hearing at 6:22 p.m. Terri Golightly, 1810 NE Heritage Drive, Grimes, communicated her concerns about using planned unit developments. Mayor Pro Tem Johansen closed the Public Hearing at 6:24 p.m.

d. First Consideration of Ordinance 809 Brookside Village North Rezone

Mayor Pro Tem Johansen asked for table of First Consideration of Ordinance 809 Brookside Village North Rezone
Moved by Borcherding, Second by DePhillips, to table First Consideration of Ordinance 809 Brookside Village North Rezone
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

3. Third Consideration of Ordinance 806 Fox Glen & Prairie Heights PUD Rezone

Senior Planner Coffey summarized the details of the rezone and explained the two changes made to the development agreement since the second consideration.

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

Moved by Borcherding, Second by DePhillips, to approve Final Passage of Ordinance 806 Fox Glen & Prairie Heights PUD Rezone
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

4. Staff Report

No staff report given.

5. Mayor and City Council Reports

Mayor Pro Tem Johansen noted that the legislative session has begun.

6. Adjournment

There being no further business, the meeting was adjourned at 6:37 p.m.
Motion by Borcherding, Second by DePhillips 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: 1/27/2026

AGENDA ITEM: Claims Report $1,581,302.79

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

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

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

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION:

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

Prepared by: Marcia Woodke
Return to: Marcia Woodke

RESOLUTION 01-2326 CLAIMS REPORT $1,581,302.79

Grimes Resolution No. 01-2326

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 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

Vendor Name	Description (Item)		Amount
Vendor: 0000001072 - ABSOLUTE CONCRETE CONSTRUCTION			
ABSOLUTE CONCRETE CONST...	S JAMES/SE 11TH ST IMPVMT ...		120,974.33
		Vendor 0000001072 - ABSOLUTE CONCRETE CONSTRUCTION Total:	**120,974.33**
Vendor: 0000004977 - AI ACQUISITION LLC			
AI ACQUISITION LLC	YOUTH BASKETBALL T-SHIRTS		1,485.00
		Vendor 0000004977 - AI ACQUISITION LLC Total:	**1,485.00**
Vendor: 0000003936 - AIRGAS USA LLC			
AIRGAS USA LLC	AIRGAS HAZMAT CHARGE		33.60
AIRGAS USA LLC	SUPPLIES FOR WELDING-OXY...		48.71
AIRGAS USA LLC	SUPPLIES FOR WELDING-ACET...		193.41
AIRGAS USA LLC	FUEL CHARGE		13.35
		Vendor 0000003936 - AIRGAS USA LLC Total:	**289.07**
Vendor: 0000001113 - ALLENDER BUTZKE ENGINEERS			
ALLENDER BUTZKE ENGINEERS	PROFESSIONAL SERVICES		1,999.68
		Vendor 0000001113 - ALLENDER BUTZKE ENGINEERS Total:	**1,999.68**
Vendor: 0000001115 - AMANDA RASMUSSEN			
AMANDA RASMUSSEN	EBS CHECK #2172 - 9/10/25		40.72
		Vendor 0000001115 - AMANDA RASMUSSEN Total:	**40.72**
Vendor: VEN01022 - AMAZON CAPITAL SERVICES - LIBRARY			
AMAZON CAPITAL SERVICES - ...	MAGIC OF UNTAMED HEARTS		11.40
AMAZON CAPITAL SERVICES - ...	MOST ELIGIBLE		11.40
AMAZON CAPITAL SERVICES - ...	SUNCATCHER ORNAMENTS		39.98
AMAZON CAPITAL SERVICES - ...	FLAT STANLEY		4.19
AMAZON CAPITAL SERVICES - ...	TONIEBOX LIGHT BLUE		79.99
AMAZON CAPITAL SERVICES - ...	RINGS OF FATE		18.14
AMAZON CAPITAL SERVICES - ...	VIPER		17.60
AMAZON CAPITAL SERVICES - ...	INVISIBLE WOMAN		16.50
AMAZON CAPITAL SERVICES - ...	BUCKEYE		16.50
AMAZON CAPITAL SERVICES - ...	FIRST TIME I SAW HIM		15.95
AMAZON CAPITAL SERVICES - ...	WEIGHTLESS		15.95
AMAZON CAPITAL SERVICES - ...	USB-C TO HDMI CABLE ADAPT...		12.95
AMAZON CAPITAL SERVICES - ...	HEKISN LARGE EYE PLASTIC S...		3.99
		Vendor VEN01022 - AMAZON CAPITAL SERVICES - LIBRARY Total:	**264.54**
Vendor: AMAZON CAPITAL SERVI - AMAZON CAPITAL SERVICES			
AMAZON CAPITAL SERVICES	Toner		205.58
AMAZON CAPITAL SERVICES	LAPTOP MOUNT		132.04
		Vendor AMAZON CAPITAL SERVI - AMAZON CAPITAL SERVICES Total:	**337.62**
Vendor: 0000004760 - ASCENDANCE TRUCKS MIDWEST LLC			
ASCENDANCE TRUCKS MIDWE...	PLOW TRUCKS		573,036.00
ASCENDANCE TRUCKS MIDWE...	TELEMATICS		447.75
ASCENDANCE TRUCKS MIDWE...	TELEMATICS		447.75
ASCENDANCE TRUCKS MIDWE...	TELEMATICS		447.76
		Vendor 0000004760 - ASCENDANCE TRUCKS MIDWEST LLC Total:	**574,379.26**
Vendor: 0000001165 - BDI SIGNS			
BDI SIGNS	CUSTOM DOUBLE SIDED SIGNS		63.00
BDI SIGNS	YOUTH PROGRAM SIGNAGE		110.00
		Vendor 0000001165 - BDI SIGNS Total:	**173.00**
Vendor: 0000001164 - BLACK HILLS ENERGY			
BLACK HILLS ENERGY	GAS		2,627.80
		Vendor 0000001164 - BLACK HILLS ENERGY Total:	**2,627.80**

Vendor Name	Description (Item)	Amount
Vendor: 0000001182 - BOMGAARS		
BOMGAARS	BULK BOLTS	0.88
BOMGAARS	FASTENERS	1.32
BOMGAARS	FASTENERS	3.80
BOMGAARS	BULK BOLTS	2.87
BOMGAARS	INKZALL MARKER	3.99
BOMGAARS	INKZALL MARKER	13.98
BOMGAARS	REINTS CLOTHING ALLOWANC...	74.99
BOMGAARS	WELDING REPLACEMENT HEA...	15.99
BOMGAARS	EYE BOLT	29.98
BOMGAARS	EYE BOLT	37.98
BOMGAARS	CLEVIS	8.98
BOMGAARS	HIGH TEST CHAIN	59.85
BOMGAARS	ANCHOR SHACKLE	10.98
BOMGAARS	BULK BOLTS	3.19
	Vendor 0000001182 - BOMGAARS Total:	**268.78**
Vendor: 0000002849 - BULK TRANSPORT CO EAST INC		
BULK TRANSPORT CO EAST INC	HAULING QUICKLIME-CIWW	2,241.53
	Vendor 0000002849 - BULK TRANSPORT CO EAST INC Total:	**2,241.53**
Vendor: 0000001214 - CAPITAL CITY EQUIP. CO.		
CAPITAL CITY EQUIP. CO.	SKID- TOOTH BUCK	70.48
CAPITAL CITY EQUIP. CO.	SKID- PIN FLEX	19.00
	Vendor 0000001214 - CAPITAL CITY EQUIP. CO. Total:	**89.48**
Vendor: 0000002326 - CENTURY LINK		
CENTURY LINK	1/10-2/9/26 PHONE SERVICE	108.33
CENTURY LINK	1/13-2/12/26 PHONE SERVICE	152.06
CENTURY LINK	1/10-2/9/26 PHONE SERVICE	287.69
CENTURY LINK	1/1/-1/31/26 PHONE SERVICE	152.06
CENTURY LINK	1/10-2/9/26 PHONE SER-CIW...	420.53
CENTURY LINK	1/10-2/9/26 PHONE SERVICE	213.62
CENTURY LINK	1/10-2/9/26 PHONE SERVICE	124.58
CENTURY LINK	1/10-2/9/26 PHONE SERVICE	76.03
CENTURY LINK	1/10-2/9/26 PHONE SERVICE	217.29
CENTURY LINK	1/10-2/9/26 PHONE SERVICE	288.84
	Vendor 0000002326 - CENTURY LINK Total:	**2,041.03**
Vendor: 0000001403 - CFI SALES		
CFI SALES	TIRES FOR W-118-LT245/75R1...	1,404.49
	Vendor 0000001403 - CFI SALES Total:	**1,404.49**
Vendor: 0000002141 - CINTAS FIRST AID & SAFETY		
CINTAS FIRST AID & SAFETY	LIFELINE VIEW AED AGREEME...	112.50
CINTAS FIRST AID & SAFETY	LIFELINE VIEW AED AGREEME...	225.00
CINTAS FIRST AID & SAFETY	LIFELINE VIEW AED AGREEME...	234.00
CINTAS FIRST AID & SAFETY	LIFELINE VIEW AED AGREEME...	225.00
CINTAS FIRST AID & SAFETY	LIFELINE VIEW AED AGREEME...	197.17
CINTAS FIRST AID & SAFETY	LIFELINE VIEW AED AGREEME...	234.00
CINTAS FIRST AID & SAFETY	LIFELINE VIEW AED AGREEME...	112.50
	Vendor 0000002141 - CINTAS FIRST AID & SAFETY Total:	**1,340.17**
Vendor: 0000001241 - CITY OF DES MOINES		
CITY OF DES MOINES	WRA FEBRUARY 2026	241,349.20
	Vendor 0000001241 - CITY OF DES MOINES Total:	**241,349.20**
Vendor: 0000004360 - CITY OF GRIMES HSA		
CITY OF GRIMES HSA	HSA - Employer Contribution	2,936.00
CITY OF GRIMES HSA	HSA - Employer Contribution	1,200.00
CITY OF GRIMES HSA	HSA - Employer Contribution	132.00
CITY OF GRIMES HSA	HSA - Employer Contribution	132.00
CITY OF GRIMES HSA	HSA - Employer Contribution	400.00
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	841.31
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	137.00

Vendor Name	Description (Item)	Amount
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	75.07
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	75.08
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	25.00
	Vendor 0000004360 - CITY OF GRIMES HSA Total:	**5,953.46**
Vendor: 0000004247 - CITY OF GRIMES/FLEX		
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	1,077.62
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	180.77
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	72.39
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	164.69
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDI...	3.00
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	1,480.80
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	192.31
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	367.32
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPEN...	174.98
	Vendor 0000004247 - CITY OF GRIMES/FLEX Total:	**3,713.88**
Vendor: 0000001248 - COLLECTION SERVICES CENTE		
COLLECTION SERVICES CENTE	IA CHILD SUPPORT	957.68
	Vendor 0000001248 - COLLECTION SERVICES CENTE Total:	**957.68**
Vendor: 0000002266 - CONTRACTOR SOLUTIONS		
CONTRACTOR SOLUTIONS	VAC TRAILER RENTAL	1,793.60
	Vendor 0000002266 - CONTRACTOR SOLUTIONS Total:	**1,793.60**
Vendor: 0000001261 - CORE & MAIN		
CORE & MAIN	WIRE CONNECTORS FOR SMA...	50.00
	Vendor 0000001261 - CORE & MAIN Total:	**50.00**
Vendor: 0000002463 - CSG FORTE PAYMENTS INC		
CSG FORTE PAYMENTS INC	CC FEES-REC/GCC/PLEX	88.04
CSG FORTE PAYMENTS INC	CC FEES-REC/GCC/PLEX	142.51
CSG FORTE PAYMENTS INC	CC FEES-REC/GCC/PLEX	82.28
CSG FORTE PAYMENTS INC	CC FEES	41.80
CSG FORTE PAYMENTS INC	CC FEES	107.54
CSG FORTE PAYMENTS INC	CC FEES	107.54
CSG FORTE PAYMENTS INC	CC FEES	493.74
CSG FORTE PAYMENTS INC	CC FEES	493.74
CSG FORTE PAYMENTS INC	CC FEES	2,251.84
CSG FORTE PAYMENTS INC	CC FEES	2,251.85
	Vendor 0000002463 - CSG FORTE PAYMENTS INC Total:	**6,060.88**
Vendor: 0000002486 - DES MOINES WATER WORKS		
DES MOINES WATER WORKS	CIWW DEC 25 CONSUMPTION	85,924.59
DES MOINES WATER WORKS	CIWW EXP/JOINT FIXED JAN 2...	32,263.00
	Vendor 0000002486 - DES MOINES WATER WORKS Total:	**118,187.59**
Vendor: 0000004753 - E O JOHNSON CO INC		
E O JOHNSON CO INC	COPIER CONTRACT 10/15-1/1...	115.16
	Vendor 0000004753 - E O JOHNSON CO INC Total:	**115.16**
Vendor: 0000002409 - EFTPS		
EFTPS	SOCIAL SECURITY	20,123.30
EFTPS	SOCIAL SECURITY	3,335.60
EFTPS	SOCIAL SECURITY	2,586.16
EFTPS	SOCIAL SECURITY	2,250.08
EFTPS	SOCIAL SECURITY	745.40
EFTPS	FEDERAL WITHHOLDING	13,971.99
EFTPS	FEDERAL WITHHOLDING	2,054.38
EFTPS	FEDERAL WITHHOLDING	1,553.16
EFTPS	FEDERAL WITHHOLDING	1,408.16
EFTPS	FEDERAL WITHHOLDING	492.76
EFTPS	MEDICARE	4,706.22
EFTPS	MEDICARE	780.08
EFTPS	MEDICARE	604.88
EFTPS	MEDICARE	526.16

Vendor Name	Description (Item)	Amount
EFTPS	MEDICARE	174.30
	Vendor 0000002409 - EFTPS Total:	**55,312.63**
Vendor: 0000002493 - EJS SUPPLY		
EJS SUPPLY	TARIFF CHARGES	213.16
EJS SUPPLY	PLOW BLADE PARTS-KUPER XC..	2,356.33
	Vendor 0000002493 - EJS SUPPLY Total:	**2,569.49**
Vendor: 0000001030 - ELITE ELECTRIC & UTILITY		
ELITE ELECTRIC & UTILITY	PROFESSIONAL SERVICES	423.00
	Vendor 0000001030 - ELITE ELECTRIC & UTILITY Total:	**423.00**
Vendor: 0000004029 - EMPLOYEE BENEFIT SYSTEMS		
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	483.73
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	42.46
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	12.90
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	21.00
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	9.21
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	16,492.63
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	1,444.90
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	2,373.65
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	1,860.74
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	554.81
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	423.61
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	46.10
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	50.73
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	43.03
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	344.25
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	28.35
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	28.23
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	24.80
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	6.47
EMPLOYEE BENEFIT SYSTEMS	FEBRUARY 2026 PREMIUMS	5,370.75
EMPLOYEE BENEFIT SYSTEMS	FEBRUARY 2026 PREMIUMS	2,554.46
EMPLOYEE BENEFIT SYSTEMS	FEBRUARY 2026 PREMIUMS	3,245.92
EMPLOYEE BENEFIT SYSTEMS	FEBRUARY 2026 PREMIUMS	604.85
EMPLOYEE BENEFIT SYSTEMS	FEBRUARY 2026 PREMIUMS	765.01
EMPLOYEE BENEFIT SYSTEMS	FEBRUARY 2026 PREMIUMS	1,307.42
EMPLOYEE BENEFIT SYSTEMS	FEBRUARY 2026 PREMIUMS	137.19
EMPLOYEE BENEFIT SYSTEMS	FEBRUARY 2026 PREMIUMS	844.68
EMPLOYEE BENEFIT SYSTEMS	FEBRUARY 2026 PREMIUMS	1,120.89
EMPLOYEE BENEFIT SYSTEMS	FEBRUARY 2026 PREMIUMS	11.90
EMPLOYEE BENEFIT SYSTEMS	FEBRUARY 2026 PREMIUMS	731.83
EMPLOYEE BENEFIT SYSTEMS	FEBRUARY 2026 PREMIUMS	1,373.26
EMPLOYEE BENEFIT SYSTEMS	FEBRUARY 2026 PREMIUMS	1,321.93
EMPLOYEE BENEFIT SYSTEMS	FEBRUARY 2026 PREMIUMS	896.57
	Vendor 0000004029 - EMPLOYEE BENEFIT SYSTEMS Total:	**44,578.26**
Vendor: 0000001039 - EOCENE ENVIRONMENTAL GROUP INC		
EOCENE ENVIRONMENTAL G...	PROFESSIONAL SERVICES-GR...	1,080.00
	Vendor 0000001039 - EOCENE ENVIRONMENTAL GROUP INC Total:	**1,080.00**
Vendor: 0000002466 - ERIK FISK		
ERIK FISK	EBS #2169 9/10/25	20.04
ERIK FISK	EBS #2079 6/18/25	90.00
	Vendor 0000002466 - ERIK FISK Total:	**110.04**
Vendor: 0000001117 - EUROFINS ENVIRONMENT TESTING		
EUROFINS ENVIRONMENT TES...	STATE MANDATED LABS- DRI...	337.50
	Vendor 0000001117 - EUROFINS ENVIRONMENT TESTING Total:	**337.50**
Vendor: 0000001375 - EXCEL MECHANICAL CO		
EXCEL MECHANICAL CO	SE 37TH LIFT STATION QUART...	213.36
EXCEL MECHANICAL CO	NW LIFT STATION QUARTERLY ..	213.36

Vendor Name	Description (Item)	Amount
EXCEL MECHANICAL CO	QUARTERLY INSPECTION WELL..	332.54
	Vendor 0000001375 - EXCEL MECHANICAL CO Total:	**759.26**
Vendor: 0000003746 - GENERAL TRAFFIC CONTROLS INC		
GENERAL TRAFFIC CONTROLS ...	GRIDSMART TROUBLESHOOTI...	870.00
	Vendor 0000003746 - GENERAL TRAFFIC CONTROLS INC Total:	**870.00**
Vendor: 0000002989 - GREAT-WEST TRUST COMPANY, LLC		
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMP...	1,005.00
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...	1,078.00
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
	Vendor 0000002989 - GREAT-WEST TRUST COMPANY, LLC Total:	**2,393.00**
Vendor: 0000001455 - HAWKINS INC.		
HAWKINS INC.	CHEMICALS-CIWW	4,749.62
	Vendor 0000001455 - HAWKINS INC. Total:	**4,749.62**
Vendor: 0000004320 - HEARTLAND BUSINESS SYSTEMS LLC		
HEARTLAND BUSINESS SYSTE...	HPE Aruba SSE Foundation su...	774.00
	Vendor 0000004320 - HEARTLAND BUSINESS SYSTEMS LLC Total:	**774.00**
Vendor: 0000001354 - HOME DEPOT CREDIT SERVICE		
HOME DEPOT CREDIT SERVICE	LIME PLANT CALBE MACHINE ...	597.00
	Vendor 0000001354 - HOME DEPOT CREDIT SERVICE Total:	**597.00**
Vendor: 0000004025 - I&S GROUP, INC		
I&S GROUP, INC	NW 27TH STREET TRAIL	1,427.50
	Vendor 0000004025 - I&S GROUP, INC Total:	**1,427.50**
Vendor: 0000002383 - INFOMAX OFFICE SYSTEMS, I		
INFOMAX OFFICE SYSTEMS, I	COPIER CONTRACT-LIBRARY	544.27
	Vendor 0000002383 - INFOMAX OFFICE SYSTEMS, I Total:	**544.27**
Vendor: VEN01017 - INGRAM LIBRARY SERVICES LLC		
INGRAM LIBRARY SERVICES LLC	ARIEL TAKES THE REINS	24.29
INGRAM LIBRARY SERVICES LLC	CAMPING TRIP	24.29
INGRAM LIBRARY SERVICES LLC	SIMPLY MORE	18.39
INGRAM LIBRARY SERVICES LLC	I AM GLINDA	5.15
INGRAM LIBRARY SERVICES LLC	NASH FALLS LP	24.10
INGRAM LIBRARY SERVICES LLC	NEXT TIME WILL BE OUR TURN	14.32
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 24	8.44
INGRAM LIBRARY SERVICES LLC	WIGGLER'S BIG JOKE	20.24
INGRAM LIBRARY SERVICES LLC	EAT YOURSELF HAPPY	31.99
INGRAM LIBRARY SERVICES LLC	GINGERBREAD MAN	7.49
INGRAM LIBRARY SERVICES LLC	AMAZING GENERATION	11.24
INGRAM LIBRARY SERVICES LLC	DRAGONBREATH 8 NIGHTMA...	20.24
INGRAM LIBRARY SERVICES LLC	BITTY AND BUB BEST BUDS	11.24
INGRAM LIBRARY SERVICES LLC	TATE TUBER SPACE SPUD	11.24
INGRAM LIBRARY SERVICES LLC	MONA'S EYES	17.56
INGRAM LIBRARY SERVICES LLC	MY SISTER THE WEREBEAST	13.79
INGRAM LIBRARY SERVICES LLC	FLESH	21.88
INGRAM LIBRARY SERVICES LLC	HOW THE GHOST ARMY HOO...	11.49
	Vendor VEN01017 - INGRAM LIBRARY SERVICES LLC Total:	**297.38**
Vendor: 0000001528 - INTEGRATED PRINT SOLUTIONS		
INTEGRATED PRINT SOLUTIONS	PROGRAM GUIDE POSTCARDS	1,729.28
	Vendor 0000001528 - INTEGRATED PRINT SOLUTIONS Total:	**1,729.28**
Vendor: 0000001541 - IOWA PRISON INDUSTRIES		
IOWA PRISON INDUSTRIES	SIGN BLANKS- CUSTOM 90 X 18	453.60
IOWA PRISON INDUSTRIES	SIGN BLANKS- CUSTOM 78 X 18	488.88
IOWA PRISON INDUSTRIES	SHEETING OVERLAY 48X50 YD	1,090.00

Vendor Name	Description (Item)	Amount
IOWA PRISON INDUSTRIES	SHEETING HIP 48X50 WHITE	1,820.00
	Vendor 0000001541 - IOWA PRISON INDUSTRIES Total:	**3,852.48**
Vendor: 0000001546 - IOWA SIGNAL INC		
IOWA SIGNAL INC	SIGN SUPPLIES-24" SIGN BAR	45.00
IOWA SIGNAL INC	SIGN SUPPLIES-18" SIGN BAR	120.00
IOWA SIGNAL INC	SIGN SUPPLIES-96" ASTRO BR...	140.00
IOWA SIGNAL INC	SIGN SUPPLIES-84" ASTRO BR...	270.00
IOWA SIGNAL INC	SIGN SUPPLIES-62" ASTRO BR...	130.00
	Vendor 0000001546 - IOWA SIGNAL INC Total:	**705.00**
Vendor: 0000001548 - IOWA STORMWATER EDUCATION		
IOWA STORMWATER EDUCAT...	ISWEP TRAINING-SALTMARSH	45.00
	Vendor 0000001548 - IOWA STORMWATER EDUCATION Total:	**45.00**
Vendor: 0000002518 - ITRON, INC		
ITRON, INC	SOFTWARE TO READ THORPE...	1,646.62
	Vendor 0000002518 - ITRON, INC Total:	**1,646.62**
Vendor: 0000001631 - KLINE ELECTRIC INC		
KLINE ELECTRIC INC	NE MAIN ST STREETLIGHT RE...	377.70
	Vendor 0000001631 - KLINE ELECTRIC INC Total:	**377.70**
Vendor: 0000001654 - LEAF		
LEAF	COPIER CONTRACT - PARKS	87.72
	Vendor 0000001654 - LEAF Total:	**87.72**
Vendor: 0000003131 - LUMEN CENTURY LINK		
LUMEN CENTURY LINK	12/12-1/11/26 PHONE SERVICE	43.83
LUMEN CENTURY LINK	12/12-1/11/26 PHONE SERVICE	43.82
LUMEN CENTURY LINK	12/12-1/11/26 PHONE SERVICE	43.83
LUMEN CENTURY LINK	12/12-1/11/26 PHONE SERVICE	43.82
	Vendor 0000003131 - LUMEN CENTURY LINK Total:	**175.30**
Vendor: 0000001713 - MAIL SERVICES		
MAIL SERVICES	UB MONTHLY STATEMENTS	1,733.25
MAIL SERVICES	UB MONTHLY STATEMENTS	1,733.24
	Vendor 0000001713 - MAIL SERVICES Total:	**3,466.49**
Vendor: 0000002988 - MATRIX TRUST COMPANY (DEN)		
MATRIX TRUST COMPANY (D...	DEFER COMP PRETAX - MATR..	942.30
	Vendor 0000002988 - MATRIX TRUST COMPANY (DEN) Total:	**942.30**
Vendor: 0000002830 - MCCLURE ENGINEERING		
MCCLURE ENGINEERING	WATER SYS IMPROV PHASE 1A..	4,638.00
MCCLURE ENGINEERING	WATER SYS ON-CALL SRVCS #1	16,075.50
MCCLURE ENGINEERING	SE 41ST ST/SE PARK DR EXT #...	7,898.75
	Vendor 0000002830 - MCCLURE ENGINEERING Total:	**28,612.25**
Vendor: 0000001726 - MEDIACOM		
MEDIACOM	PW INTERNET AND TV	402.37
	Vendor 0000001726 - MEDIACOM Total:	**402.37**
Vendor: 0000002713 - MENARDS - GRIMES		
MENARDS - GRIMES	SPECIAL EVENTS SUPPLIES	496.43
MENARDS - GRIMES	SPECIAL EVENTS SUPPLIES	49.97
MENARDS - GRIMES	U-BOLT 1/4"X1-1/8"X3-1/2	13.90
MENARDS - GRIMES	RO PRO SPRAY PRIMER GRAY	29.64
MENARDS - GRIMES	3" EXT SCREW T25	46.98
MENARDS - GRIMES	2" EXT SCREW T25	46.98
MENARDS - GRIMES	1-1/4" EXT SCREW T25	46.98
MENARDS - GRIMES	ENGINE DEGREASER	4.84
MENARDS - GRIMES	CHAIN AND CABLE LUBE	16.47
MENARDS - GRIMES	3-IN-ONE GDL 11 OZ	52.43
MENARDS - GRIMES	GARAGE DOOR LUBRICANT	111.68
MENARDS - GRIMES	CBT GOLD EXT FINISH	55.98
MENARDS - GRIMES	MASTER 9X3/8 WOVEN CO	10.98
MENARDS - GRIMES	2X12-10'	81.72

Vendor Name	Description (Item)	Amount
MENARDS - GRIMES	9" PAINT TRAY LINER	0.98
MENARDS - GRIMES	LIGHT BULBS FOR GCC- 48" T8...	169.98
MENARDS - GRIMES	GALV WIRE 16GA 100'	4.24
MENARDS - GRIMES	IMPLEMENT SPRAY K. ORANGE	5.85
MENARDS - GRIMES	1/8 ALUM SHORT RIVET	11.04
MENARDS - GRIMES	H-D RIVET TOOL KIT	11.04
MENARDS - GRIMES	CLASSIC X 12' MAIN	40.35
MENARDS - GRIMES	5/8"X5" WEDGE ANCHOR	20.98
MENARDS - GRIMES	FAST SET ANCHORING EPOXY	22.99
MENARDS - GRIMES	CONCRETE MIX	17.92
MENARDS - GRIMES	PURDY 9"X3/4" RR COVER	14.43
MENARDS - GRIMES	DISTILLED WATER GALLON	21.00
MENARDS - GRIMES	MASTER 2" TS BRUSH	23.77
MENARDS - GRIMES	PURDY 2" FLEX PUTTY KNIFE	9.33
MENARDS - GRIMES	MIX-ALL MIXER	3.76
MENARDS - GRIMES	DETAIL SANDING SPONGE	3.05
MENARDS - GRIMES	LOC SUPER GLUE TO GO 3PK	2.54
MENARDS - GRIMES	GE ADVANCED W&D SIL	8.48
MENARDS - GRIMES	MAC CONSTRUCTION ADH	6.66
MENARDS - GRIMES	DRYDEX SPACKLING QT	7.62
MENARDS - GRIMES	4" PVC CLEANOUT TEE W/PLU...	16.97
MENARDS - GRIMES	3/4" 90DEG COPPER ELBOW-C...	0.84
MENARDS - GRIMES	3/4" COPPER COUPL W/ STOP...	2.02
MENARDS - GRIMES	1-1/2" X 10YD WATERPROOF-...	4.04
MENARDS - GRIMES	2"X2" FLEX COUPLING-CIWW	4.07
MENARDS - GRIMES	8" RECIP BLADE 18T METAL-C...	5.25
MENARDS - GRIMES	METAL TURRET NOZZLE-CIWW	9.33
MENARDS - GRIMES	3/4" 90 DEG BRASS ELBOW-C...	10.17
MENARDS - GRIMES	ZINC SHUT-OFF VALVE-CIWW	11.19
MENARDS - GRIMES	3/4" X2' COPPER PIPE-CIWW	12.23
MENARDS - GRIMES	4"X10' CELL CORE PVC PIP-CI...	14.99
MENARDS - GRIMES	SOLDER KIT-CIWW	16.14
MENARDS - GRIMES	METAL ADJUSTABLE NOZZLE-C...	4.24
	Vendor 0000002713 - MENARDS - GRIMES Total:	**1,582.47**
Vendor: 0000001738 - METRO WASTE AUTHORITY		
METRO WASTE AUTHORITY	YARD WASTE STICKERS	450.00
METRO WASTE AUTHORITY	EXTRA GARBAGE STICKERS	100.00
	Vendor 0000001738 - METRO WASTE AUTHORITY Total:	**550.00**
Vendor: 0000004633 - METRONET SYSTEMS HOLDINGS LLC		
METRONET SYSTEMS HOLDIN...	INTERNET FOR FLEXNET SYST...	219.95
	Vendor 0000004633 - METRONET SYSTEMS HOLDINGS LLC Total:	**219.95**
Vendor: 0000001771 - MIDWEST WHEEL COMPANIES		
MIDWEST WHEEL COMPANIES	FLOOR MATS-2 NEW TRUCKS	446.39
	Vendor 0000001771 - MIDWEST WHEEL COMPANIES Total:	**446.39**
Vendor: 0000001787 - MTI DISTRIBUTING INC.		
MTI DISTRIBUTING INC.	TORO DRAG TIRE/RIM REPLAC...	246.34
	Vendor 0000001787 - MTI DISTRIBUTING INC. Total:	**246.34**
Vendor: 0000001802 - NAPA AUTO PARTS		
NAPA AUTO PARTS	FUSE-AUTOMOTIVE BP/ FMX L	22.95
NAPA AUTO PARTS	FUSE-AUTOMOTIVE MICRO2 ...	6.60
NAPA AUTO PARTS	RETURN FUSE-AUTOMOTIVE ...	-22.95
	Vendor 0000001802 - NAPA AUTO PARTS Total:	**6.60**
Vendor: 0000003129 - NILLES ASSOCIATES		
NILLES ASSOCIATES	SWMP AND SP REVIEW-UNIT...	1,200.00
NILLES ASSOCIATES	SWMP AND SP REVIEW- STARK..	1,200.00
	Vendor 0000003129 - NILLES ASSOCIATES Total:	**2,400.00**

Vendor Name	Description (Item)	Amount
Vendor: 0000002515 - OMNISITE		
OMNISITE	SCADA ALARM CALLOUT SERV...	152.00
	Vendor 0000002515 - OMNISITE Total:	**152.00**
Vendor: 0000002532 - OPN ARCHITECTS		
OPN ARCHITECTS	PROFESSIONAL SERVICES-PUB...	5,497.57
	Vendor 0000002532 - OPN ARCHITECTS Total:	**5,497.57**
Vendor: 0000004022 - PER MAR SECURITY SERVICES		
PER MAR SECURITY SERVICES	GCC SECURITY SERVICES	239.13
	Vendor 0000004022 - PER MAR SECURITY SERVICES Total:	**239.13**
Vendor: 0000004490 - PLAYAWAY PRODUCTS		
PLAYAWAY PRODUCTS	POISONED KING AUDIO	53.24
PLAYAWAY PRODUCTS	IMPOSSIBLE CREATURES AUD...	53.24
PLAYAWAY PRODUCTS	OPPENHEIMER AND THE ATO...	53.24
PLAYAWAY PRODUCTS	AI INCIDENT AUDIO	56.99
PLAYAWAY PRODUCTS	GAMERS AUDIO	71.24
PLAYAWAY PRODUCTS	BLACKBIRD GIRLS AUDIO	68.24
	Vendor 0000004490 - PLAYAWAY PRODUCTS Total:	**356.19**
Vendor: 0000004667 - PRELOAD LLC		
PRELOAD LLC	GRIMES GRND STORAGE RESE...	26,840.35
	Vendor 0000004667 - PRELOAD LLC Total:	**26,840.35**
Vendor: 0000004073 - PRO WEST & ASSOCIATES		
PRO WEST & ASSOCIATES	GIS DATA CONFIRMATION SE...	376.46
PRO WEST & ASSOCIATES	GIS DATA CONFIRMATION SE...	376.45
PRO WEST & ASSOCIATES	GIS DATA CONFIRMATION SE...	376.46
PRO WEST & ASSOCIATES	SANITARY & STORMWATER D...	2,382.77
PRO WEST & ASSOCIATES	SANITARY & STORMWATER D...	2,382.77
	Vendor 0000004073 - PRO WEST & ASSOCIATES Total:	**5,894.91**
Vendor: 0000004802 - RENDA ELECTRIC		
RENDA ELECTRIC	GRIMES PUBLIC SAFETY CENT...	15,622.75
	Vendor 0000004802 - RENDA ELECTRIC Total:	**15,622.75**
Vendor: 0000003949 - SCENTAIR TECHNOLOGIES, LLC		
SCENTAIR TECHNOLOGIES, LLC	PW IONIZATION 1/10/26-2/9/...	162.00
	Vendor 0000003949 - SCENTAIR TECHNOLOGIES, LLC Total:	**162.00**
Vendor: 0000005046 - SCI COMMUNICATIONS INC		
SCI COMMUNICATIONS INC	PUBLIC SAFETY FURNITURE	93.48
	Vendor 0000005046 - SCI COMMUNICATIONS INC Total:	**93.48**
Vendor: 0000001180 - SHADRAN INDUSTRIAL & SANI		
SHADRAN INDUSTRIAL & SANI	DECEMBER 2025 JANITORIAL -...	971.25
	Vendor 0000001180 - SHADRAN INDUSTRIAL & SANI Total:	**971.25**
Vendor: 0000004457 - SIDEKICK DEVELOPMENT		
SIDEKICK DEVELOPMENT	PROFESSIONAL SERVICES	4,500.00
	Vendor 0000004457 - SIDEKICK DEVELOPMENT Total:	**4,500.00**
Vendor: 0000002031 - SNYDER & ASSOCIATES		
SNYDER & ASSOCIATES	E GATEWAY DR/E 1ST INTERST...	2,996.27
SNYDER & ASSOCIATES	25-28 ON CALL TRF PLNG ENG...	12,182.90
	Vendor 0000002031 - SNYDER & ASSOCIATES Total:	**15,179.17**
Vendor: 0000002048 - SPRAYER SPECIALTIES		
SPRAYER SPECIALTIES	1/2" S.S PLUG	11.24
SPRAYER SPECIALTIES	BRINE TANK BRACKET FOR S-2...	2,500.00
	Vendor 0000002048 - SPRAYER SPECIALTIES Total:	**2,511.24**
Vendor: 0000002062 - STATE STEEL OF DES MOINES		
STATE STEEL OF DES MOINES	WRA LIFT STATION CACH BAS...	249.00
STATE STEEL OF DES MOINES	WRA LIFT STATION CACH BAS...	122.00
	Vendor 0000002062 - STATE STEEL OF DES MOINES Total:	**371.00**
Vendor: 0000002067 - STIVERS FORD		
STIVERS FORD	FLOOR MATS-BUCKET TRUCK	124.84

Vendor Name	Description (Item)	Amount
STIVERS FORD	GU5Z 14526 G : FUSE	8.25
	Vendor 0000002067 - STIVERS FORD Total:	**133.09**
Vendor: 0000004675 - TEAM SERVICES INC		
TEAM SERVICES INC	PROFESSIONAL SERVICES	1,813.47
	Vendor 0000004675 - TEAM SERVICES INC Total:	**1,813.47**
Vendor: 0000004210 - THE WEITZ COMPANY		
THE WEITZ COMPANY	GRIMES PUBLIC SAFETY CENT...	13,977.00
	Vendor 0000004210 - THE WEITZ COMPANY Total:	**13,977.00**
Vendor: 0000002121 - TRAFFIC CONTROL CORPORATI		
TRAFFIC CONTROL CORPORATI	TRAFFIC SIGNAL CONTROLLER...	1,025.00
	Vendor 0000002121 - TRAFFIC CONTROL CORPORATI Total:	**1,025.00**
Vendor: 0000001554 - TYLER TECHNOLOGIES		
TYLER TECHNOLOGIES	Professional Services - Tyler P...	1,160.00
TYLER TECHNOLOGIES	Professional Services - Tyler P...	1,625.00
	Vendor 0000001554 - TYLER TECHNOLOGIES Total:	**2,785.00**
Vendor: 0000002147 - ULINE		
ULINE	FUEL CABINET	1,899.43
ULINE	FUEL CABINET	1,151.17
ULINE	GRINDERS	20.00
ULINE	FUEL CABINET	1,151.16
ULINE	GRINDERS	20.00
ULINE	HEAVY DUTY SAFETY BOLLARD...	231.58
	Vendor 0000002147 - ULINE Total:	**4,473.34**
Vendor: 0000002133 - UNITED RENTALS		
UNITED RENTALS	EQUIPMENT RENTAL-SCISSOR ...	634.00
	Vendor 0000002133 - UNITED RENTALS Total:	**634.00**
Vendor: 0000002137 - USW UTILITY GROUP		
USW UTILITY GROUP	DECEMBER 2025 SERVICES - C...	53,023.74
	Vendor 0000002137 - USW UTILITY GROUP Total:	**53,023.74**
Vendor: 0000002986 - Valic/AIG		
Valic/AIG	DEFER COMP PRETAX - VALIC	340.00
Valic/AIG	DEFER COMP PRETAX - VALIC	9.01
Valic/AIG	DEFER COMP PRETAX - VALIC	8.99
Valic/AIG	DEFERRED COMP ROTH - VALIC	167.50
Valic/AIG	DEFERRED COMP ROTH - VALIC	300.00
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:	**1,040.50**
Vendor: 0000002149 - VERIZON WIRELESS		
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	314.78
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	60.06
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	59.44
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	20.02
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	13.34
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	40.04
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	13.34
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	20.02
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	13.33
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	20.02
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	60.06
	Vendor 0000002149 - VERIZON WIRELESS Total:	**634.45**
Vendor: 0000004752 - VESTIS GROUP INC		
VESTIS GROUP INC	GCC RUG RENTAL	192.07
	Vendor 0000004752 - VESTIS GROUP INC Total:	**192.07**
Vendor: 0000002970 - Voya International Trust Co.		
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	2,874.24

Vendor Name	Description (Item)	Amount
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	398.46
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	398.46
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	600.00
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	23.50
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	23.50
	Vendor 0000002970 - Voya International Trust Co. Total:	**4,318.16**
Vendor: 0000002198 - WEBSPEC DESIGN		
WEBSPEC DESIGN	WEBSITE HOSTING	1,560.00
WEBSPEC DESIGN	WEBSITE CALENDAR PLUGIN	75.00
	Vendor 0000002198 - WEBSPEC DESIGN Total:	**1,635.00**
Vendor: 0000002213 - WRIGHT OUTDOOR SOLUTIONS		
WRIGHT OUTDOOR SOLUTIO...	PLANT MAINTENANCE-LIBRARY	166.00
	Vendor 0000002213 - WRIGHT OUTDOOR SOLUTIONS Total:	**166.00**
	PAYROLL DATED 1/23/20256	**164,605.77**
	Grand Total	**1,581,302.79**

Fund Summary

Fund	Payment Amount
001 - GENERAL	104,198.71
002 - LIBRARY FUND	13,105.97
110 - ROAD USE TAX	9,497.36
112 - EMPLOYEE BENEFITS	16,845.66
301 - CAPITAL PROJECT FUND	205.58
309 - CP-PARKS	1,999.68
358 - ANN TRAIL IMPRV & PLAN	1,427.50
369 - SE 11TH & JAMES	122,787.80
371 - 11TH & GATEWAY SIGNAL	2,996.27
374 - WATER PRODUCTION PROJECTS	31,901.35
378 - FIRE STATION	29,693.23
385 - SE 41ST & SE PARK EXTNSN	7,898.75
387 - CITY HALL PROJECT	9,997.57
399 - EQUIP REVOLVING PROGRAM	575,821.00
600 - WATER	216,598.17
610 - SEWER	258,079.12
670 - LANDFILL/GARBAGE	550.00
740 - STORM WATER	10,267.86
750 - MULTIPLEX	2,825.44
FUND SUMMARY TOTAL	**1,416,697.02**
PAYROLL DATED 1/23/2026	**164,605.77**
Grand Total	**1,581,302.79**

RESOLUTION 01-2426 APPROVING PAYMENTS FOR PROFESSIONAL SERVICES

Grimes Resolution No. 01-2426

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 27, 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: January 27, 2026 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: December 1, 2025 Through: December 31, 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:	$ 24,978.50			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 24,978.50		
Less previous applications for payment:		$ 23,551.00		
SUBTOTAL			$	1,427.50
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	1,427.50
Balance to finish, including retainage:		$ 47,871.50		
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

Hayley Schull January 12, 2026

Signature Date

City of Grimes Staff Approval:

Signature 1-20-26

Date

Submit to: *Engineering Department*

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

Date Printed: 1/12/2026

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	December 23, 2025	$ 10,175.00
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Previous Applications for Payment

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TOTAL **$ 23,551.00**

Record of Change Orders

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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 127172
Date 12/31/2025

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	$ 2,335.00	$ 120.00
Topographic and Boundary Survey	$ 3,600.00	$ 3,280.00	$ 320.00
Right of Way Exhibits	$ 4,200.00	$ 1,236.00	$ 800.00
Right of Way Acquisition (JCG)	$ 27,000.00		
Preliminary Design and Plans	$ 16,700.00	$ 16,700.00	
Check/Final Plans	$ 12,400.00		
Permitting	$ 750.00		$ 187.50
Bidding	$ 4,400.00		
Reimbursables			
	$ 72,850.00	**$ 23,551.00**	**$ 1,427.50**

Invoice Amount **$1,427.50**

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

CITY OF GRIMES

Project Title: Water System On-Call Services
Contractor: McClure Engineering Company
Address: 1360 NW 121st Street, Clive, Iowa 50325
Finance Budget Code: 600-810-6407 ***Finance Project #***
Vendor Project or Invoice #: 2025002750-000 ***PO #***
Original Contract Date: November 25, 2025 ***Vendor #*** 2830

Date of Council Meeting: January 27, 2026 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: November 30, 2025 Through: December 27, 2025

Contract Summary

Original Contract Amount:	$ 60,000.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 60,000.00	
Total completed and stored to date:	$ 16,075.50		
Retainage: 5 % of Completed Work:			
Total Earned less Retainage:		$ 16,075.50	
Less previous applications for payment:		$ -	
SUBTOTAL			$ 16,075.50
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 16,075.50
Balance to finish, including retainage:		$ 43,924.50	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: McClure Engineering Company

Firm Name

Heather Dallen

Digitally signed by Heather Dallen
DN: E=hdallen@mcclurevision.com, O=McClure Engineering Co, CN=Heather Dallen
Date: 2026.01.07 16:03:17-06'00'

Signature Date: January 7, 2026

City of Grimes Staff Approval:

Signature Date: 1-20-26

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
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$** _____

Record of Change Orders

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TOTAL **$** -

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	November 25, 2025
Original Contract Time:	-
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

1360 NW 121st Street
Clive, IA 50325

Matt Ahrens
City of Grimes, IA
101 NE Harvey St
Grimes, IA 50111

December 29, 2025
Project No: 2025002750-000
Invoice No: 165100
Due Date: January 28, 2026

Project 2025002750-000 Grimes Water System On-Call Services

Professional Services from November 30, 2025 to December 27, 2025

Phase 901 On-Call Services

	Hours	Rate	Amount	
Crew Member	2.00	75.00	150.00	
Engineer IV	22.00	215.00	4,730.00	
Engineer V	4.00	285.00	1,140.00	
Principal	3.00	270.00	810.00	
Engineering Technician III	15.00	155.00	2,325.00	
Project Manager II	5.50	205.00	1,127.50	
Crew Chief	4.00	150.00	600.00	
Team Leader	7.50	250.00	1,875.00	
Project Coordinator	.50	135.00	67.50	
Engineer I	25.50	125.00	3,187.50	
Totals	89.00		16,012.50	
Total Labor				**16,012.50**

Mileage (.90 p/mile) **63.00**

Total this Phase **$16,075.50**

Total Due this Invoice **$16,075.50**

Grimes Water System On-Call Services
MEC #2025002750-000

December 2025 Labor Detail (to-date)

Date	Phase	Category Description	Name	Hours	Rate	Invoice Amount	Billing Extension
SW 19th Street Water Transmission Main Lowering							
8/25/2025	901	Team Leader	Potter, Alex	0.50	$ 250.00	$ 125.00	$ 125.00
8/26/2025	901	Team Leader	Potter, Alex	1.00	$ 250.00	$ 250.00	$ 250.00
8/28/2025	901	Team Leader	Potter, Alex	0.50	$ 250.00	$ 125.00	$ 125.00
8/29/2025	901	Team Leader	Potter, Alex	1.50	$ 250.00	$ 375.00	$ 375.00
9/3/2025	901	Team Leader	Potter, Alex	0.25	$ 250.00	$ 62.50	$ 62.50
9/4/2025	901	Engineering Technician III	Chudzinski, Kevin	2.00	$ 155.00	$ 310.00	$ 310.00
9/10/2025	901	Team Leader	Potter, Alex	0.25	$ 250.00	$ 62.50	$ 62.50
9/25/2025	901	Crew Member	Luther, Rylan	2.00	$ 75.00	$ 150.00	$ 150.00
9/25/2025	901	Crew Chief	Thurman, Keefer	2.00	$ 150.00	$ 300.00	$ 300.00
10/14/2025	901	Crew Chief	Thurman, Keefer	2.00	$ 150.00	$ 300.00	$ 300.00
11/3/2025	901	Team Leader	Potter, Alex	0.25	$ 250.00	$ 62.50	$ 62.50
11/5/2025	901	Team Leader	Potter, Alex	0.50	$ 250.00	$ 125.00	$ 125.00
						SUBTOTAL	**$ 2,247.50**
Miscellaneous Hydraulic Modeling Requests							
9/22/2025	901	Engineer I	O'Neill, Maggie	1.00	$ 125.00	$ 125.00	$ 125.00
9/23/2025	901	Project Manager II	Gross, CJ	0.50	$ 205.00	$ 102.50	$ 102.50
9/23/2025	901	Engineer I	O'Neill, Maggie	1.00	$ 125.00	$ 125.00	$ 125.00
11/18/2025	901	Team Leader	Potter, Alex	1.00	$ 250.00	$ 250.00	$ 250.00
12/17/2025	901	Team Leader	Potter, Alex	1.00	$ 250.00	$ 250.00	$ 250.00
12/18/2025	901	Project Manager II	Gross, CJ	0.50	$ 205.00	$ 102.50	$ 102.50
12/18/2025	901	Team Leader	Potter, Alex	0.50	$ 250.00	$ 125.00	$ 125.00
						SUBTOTAL	**$ 1,080.00**
CIWW Asset Transfer DWSRF Coordination							
9/30/2025	901	Project Manager II	Gross, CJ	0.50	$ 205.00	$ 102.50	$ 102.50
10/8/2025	901	Project Manager II	Gross, CJ	1.00	$ 205.00	$ 205.00	$ 205.00
10/9/2025	901	Project Manager II	Gross, CJ	1.00	$ 205.00	$ 205.00	$ 205.00
10/21/2025	901	Project Manager II	Gross, CJ	1.00	$ 205.00	$ 205.00	$ 205.00
						SUBTOTAL	**$ 717.50**
Xenia Water Service Territory Review							
11/3/2025	901	Engineer V	Anderson, Derick	1.00	$ 285.00	$ 285.00	$ 285.00
11/3/2025	901	Engineering Technician III	French, Becky	0.75	$ 155.00	$ 116.25	$ 116.25
11/6/2025	901	Engineering Technician III	French, Becky	2.00	$ 155.00	$ 310.00	$ 310.00
11/10/2025	901	Engineering Technician III	French, Becky	6.00	$ 155.00	$ 930.00	$ 930.00
11/11/2025	901	Engineering Technician III	French, Becky	4.25	$ 155.00	$ 658.75	$ 658.75
12/16/2025	901	Project Manager II	Gross, CJ	0.50	$ 205.00	$ 102.50	$ 102.50
12/22/2025	901	Project Manager II	Gross, CJ	0.50	$ 205.00	$ 102.50	$ 102.50
12/22/2025	901	Engineer I	Olesberg, Mary	2	125.00	$ 250.00	$ 250.00
12/23/2025	901	Engineer I	Olesberg, Mary	3	125.00	$ 375.00	$ 375.00
						SUBTOTAL	**$ 3,130.00**
WTP Low-Service Pump Failure Analysis							
11/4/2025	901	Principal	Brons, Gary	0.50	$ 270.00	$ 135.00	$ 135.00
11/4/2025	901	Engineer IV	Prevost, Cole	1.00	$ 215.00	$ 215.00	$ 215.00
11/4/2025	901	Engineer IV	Spading, Connor	3.00	$ 215.00	$ 645.00	$ 645.00
11/5/2025	901	Engineer IV	Prevost, Cole	3.00	$ 215.00	$ 645.00	$ 645.00
11/5/2025	901	Engineer IV	Spading, Connor	8.00	$ 215.00	$ 1,720.00	$ 1,720.00
11/6/2025	901	Engineer V	Anderson, Derick	1.00	$ 285.00	$ 285.00	$ 285.00
11/6/2025	901	Principal	Brons, Gary	1.00	$ 270.00	$ 270.00	$ 270.00
11/6/2025	901	Engineer IV	Prevost, Cole	1.00	$ 215.00	$ 215.00	$ 215.00
11/7/2025	901	Engineer IV	Prevost, Cole	1.00	$ 215.00	$ 215.00	$ 215.00
11/11/2025	901	Team Leader	Potter, Alex	0.25	$ 250.00	$ 62.50	$ 62.50
11/13/2025	901	Engineer IV	Prevost, Cole	1.00	$ 215.00	$ 215.00	$ 215.00
11/14/2025	901	Principal	Brons, Gary	1.00	$ 270.00	$ 270.00	$ 270.00

11/17/2025 901	Principal	Brons, Gary	0.50	$ 270.00	$ 135.00	$	135.00
11/17/2025 901	Engineer IV	Prevost, Cole	1.00	$ 215.00	$ 215.00	$	215.00
11/18/2025 901	Engineer I	Sedam, Chasey	1.00	$ 125.00	$ 125.00	$	125.00
11/19/2025 901	Engineer I	Sedam, Chasey	1.00	$ 125.00	$ 125.00	$	125.00
11/20/2025 901	Project Coordinator	Albers, Emily	0.50	$ 135.00	$ 67.50	$	67.50
12/3/2025 901	Engineer IV	Prevost, Cole	1.00	$ 215.00	$ 215.00	$	215.00
12/4/2025 901	Engineer V	Anderson, Derick	2.00	$ 285.00	$ 570.00	$	570.00
12/4/2025 901	Engineer IV	Prevost, Cole	2.00	$ 215.00	$ 430.00	$	430.00
12/5/2025 901	Engineer I	Sedam, Chasey	1.50	$ 125.00	$ 187.50	$	187.50
12/8/2025 901	Engineer I	Sedam, Chasey	4.00	$ 125.00	$ 500.00	$	500.00
12/9/2025 901	Engineer I	Sedam, Chasey	1.50	$ 125.00	$ 187.50	$	187.50
12/12/2025 901	Engineer I	Sedam, Chasey	2.00	$ 125.00	$ 250.00	$	250.00
12/15/2025 901	Engineer I	Sedam, Chasey	2.50	$ 125.00	$ 312.50	$	312.50
12/18/2025 901	Engineer I	Sedam, Chasey	2.50	$ 125.00	$ 312.50	$	312.50
12/23/2025 901	Engineer I	Sedam, Chasey	2.50	$ 125.00	$ 312.50	$	312.50
					SUBTOTAL	**$**	**8,837.50**
					TOTAL INVOICE (LABOR)	**$**	**16,012.50**

Grimes Water System On-Call Services
MEC #2025002750-000

December 2025 Expense Detail (to-date)

Date	Phase	Unit Table	Unit	Description	Quantity	Rate	Invoice Amount	Billing Extension
SW 19th Street Water Transmission Main Lowering								
9/25/2025	901	SURVEY - STANDARD TABLE	000021		50	$ 0.90	$ 45.00	$ 45.00
10/14/2025	901	SURVEY - STANDARD TABLE	000021		20	$ 0.90	$ 18.00	$ 18.00
							SUBTOTAL	**$ 63.00**
							TOTAL INVOICE (EXPENSE)	**$ 63.00**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

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

Date of Council Meeting: January 27, 2026 **PAYMENT REQUEST #** 11
PAYMENT PERIOD: From: November 30, 2025 Through: December 27, 2025

Contract Summary

Original Contract Amount:	$ 179,700.00			
Net change by Change Orders:	$ 151,555.00			
Contract Amount to Date: (line 1 ± 2)		$ 331,255.00		
Total completed and stored to date:	$ 177,092.52			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 177,092.52		
Less previous applications for payment:		$ 169,193.77		
SUBTOTAL			$	7,898.75
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	7,898.75
Balance to finish, including retainage:		$ 154,162.48		
Contract Time Remaining (If applicable)	-	WORKING DAYS		

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: McClure Engineering Company

Firm Name

Signature January 9, 2026

Date

City of Grimes Staff Approval:

Signature 1-20-26

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	December 26, 2023	$ 5,872.59
2	February 13, 2024	$ 6,283.75
3	March 12, 2024	$ 7,407.50
4	April 9, 2024	$ 34,256.30
5	May 14, 2024	$ 23,880.59
6	April 22, 2025	$ 76,925.54
7	June 24, 2025	$ 3,298.75
8	August 26, 2025	$ 4,685.00
9	October 14, 2025	$ 5,625.00
10	November 25, 2025	$ 958.75
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 169,193.77**

Record of Change Orders

No.	Date	Amount
1	November 25, 2025	$ 151,555.00
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TOTAL **$ 151,555.00**

Contract Time Remaining

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

1360 NW 121st Street
Clive, IA 50325

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

December 30, 2025
Project No: 2022001381-001
Invoice No: 165086
Due Date: January 29, 2026

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

Professional Services from November 30, 2025 to December 27, 2025

Phase 500 Final Design

Task 501 Final Design and Plans

	Hours	Rate	Amount	
Project Manager I	5.00	185.00	925.00	
Engineer II	3.00	155.00	465.00	
Totals	8.00		1,390.00	
Total Labor				**1,390.00**
		Total this Task		**$1,390.00**
		Total this Phase		**$1,390.00**

Phase 600 Construction Services

Task 602 Advertising, Bidding, Contract Award

	Hours	Rate	Amount	
Administrative Assistant	2.50	85.00	212.50	
Project Manager I	26.00	185.00	4,810.00	
Totals	28.50		5,022.50	
Total Labor				**5,022.50**
		Total this Task		**$5,022.50**
		Total this Phase		**$5,022.50**

Phase 850 Project Management

Task 851 Project Management and Coordination

	Hours	Rate	Amount	
Project Manager I	6.50	185.00	1,202.50	
Project Coordinator	.50	135.00	67.50	
Engineer I	.25	125.00	31.25	
Totals	7.25		1,301.25	
Total Labor				**1,301.25**
		Total this Task		**$1,301.25**

Project	2022001381-001	Grimes SE 41st Street and SE Park Drive	Invoice	165086

Task 852 Misc. Fee and Expenses

	Hours	Rate	Amount	
Project Manager I	1.00	185.00	185.00	
Totals	1.00		185.00	
Total Labor				**185.00**
			Total this Task	**$185.00**
			Total this Phase	**$1,486.25**

	Current	Prior	To-Date	
Total Billings	7,898.75	169,193.77	177,092.52	
Contract Limit (not-to-exceed)			331,255.00	
Contract Limit Remaining			154,162.48	
			Total Due this Invoice	**$7,898.75**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

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

Date of Council Meeting: January 27, 2026 **PAYMENT REQUEST #** 36
PAYMENT PERIOD: From: October 26, 2025 Through: December 27, 2025

Contract Summary

Original Contract Amount:	$ 1,168,650.00		
Net change by Change Orders:	$ 461,500.00		
Contract Amount to Date: (line 1 ± 2)		$ 1,630,150.00	
Total completed and stored to date:	$ 1,304,302.35		
Retainage: 5 % of Completed Work:			
Total Earned less Retainage:		$ 1,304,302.35	
Less previous applications for payment:		$ 1,299,664.35	
SUBTOTAL			$ 4,638.00
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 4,638.00
Balance to finish, including retainage:		$ 325,847.65	
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

Date

Engineer / Consultant Approval: McClure Engineering Co

Heather Dallen Digitally signed by Heather Dallen DN: E=hdallen@mcclurevision.com, O=McClure Engineering Co, CN=Heather Dallen Date: 2026.01.06 09:21:34-06'00'

Firm Name

Signature

January 6, 2026

Date

City of Grimes Staff Approval:

Signature

1-20-26

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 27, 2022	$ 9,533.25
2	October 25, 2022	$ 69,899.99
3	November 22, 2022	$ 79,736.54
4	December 27, 2022	$ 42,120.02
5	January 24, 2023	$ 69,644.61
6	February 14, 2023	$ 79,545.35
7	March 23, 2023	$ 80,719.55
8	April 25, 2023	$ 102,195.11
9	May 23, 2023	$ 45,750.47
10	June 27, 2023	$ 76,818.83
11	July 25, 2023	$ 76,239.09
12	August 22, 2023	$ 31,601.15
13	September 26, 2023	$ 32,613.69
14	October 24, 2023	$ 25,947.21
15	November 28, 2023	$ 16,792.38
16	December 12, 2023	$ 27,465.60
17	February 27, 2024	$ 42,548.84
18	March 26, 2024	$ 5,664.53
19	April 23, 2024	$ 27,983.33
20	June 25, 2024	$ 49,268.13
21	July 23, 2024	$ 57,818.26
22	August 27, 2024	$ 41,974.07
23	October 8, 2024	$ 60,879.88
24	October 22, 2024	$ 31,340.46
25	November 26, 2024	$ 30,149.92
26	December 24, 2024	$ 19,490.42
27	January 28, 2025	$ 11,166.49
28	February 25, 2025	$ 10,337.50
29	April 22, 2025	$ 17,345.39
30	May 27/2025	$ 3,262.57
31	June 24, 2025	$ 8,421.63
32	July 22, 2025	$ 4,794.35
33	September 9, 2025	$ 4,981.85
34	October 28, 2025	$ 3,620.35
35	November 25, 2025	$ 1,993.54

Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 1,299,664.35**

Record of Change Orders

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

Contract Time Remaining

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

1360 NW 121st Street
Clive, IA 50325

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

December 29, 2025
Project No: 0000211186-040
Invoice No: 165008
Due Date: January 28, 2026

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

Professional Services from November 30, 2025 to December 27, 2025

Phase 651 Resident Project Representative

	Hours	Rate	Amount	
Project Manager I	14.00	185.00	2,590.00	
Totals	14.00		2,590.00	
Total Labor				**2,590.00**

Mileage (.70/.686 p/mile) **63.00**

Total this Phase **$2,653.00**

Phase 851 Project Administration

	Hours	Rate	Amount	
Project Coordinator	.25	135.00	33.75	
Totals	.25		33.75	
Total Labor				**33.75**

Total this Phase **$33.75**

	Current	Prior	To-Date	
Total Billings	2,686.75	546,224.06	548,910.81	
Contract Limit (not-to-exceed)			613,100.00	
Contract Limit Remaining			64,189.19	
Total Due this Invoice				**$2,686.75**

Outstanding Invoices

Number	Date	Balance
164705	12/1/2025	1,951.25
Total		**1,951.25**

1360 NW 121st Street
Clive, IA 50325

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

December 01, 2025
Project No: 0000211186-040
Invoice No: 164705
Due Date: December 31, 2025

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

Professional Services from October 26, 2025 to November 29, 2025

Phase 651 Resident Project Representative

	Hours	Rate	Amount	
Project Manager I	10.00	185.00	1,850.00	
Totals	10.00		1,850.00	
Total Labor				**1,850.00**
		Total this Phase		**$1,850.00**

Phase 851 Project Administration

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

	Current	Prior	To-Date	
Total Billings	1,951.25	544,272.81	546,224.06	
Contract Limit (not-to-exceed)			613,100.00	
Contract Limit Remaining			66,875.94	
		Total Due this Invoice		**$1,951.25**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

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

Date of Council Meeting: January 27, 2026 **PAYMENT REQUEST #** 16
PAYMENT PERIOD: From: December 1, 2025 Through: December 31, 2025

Contract Summary

Original Contract Amount:	$ 668,900.00		
Net change by Change Orders:	$ 79,000.00		
Contract Amount to Date: (line 1 ± 2)		$ 747,900.00	
Total completed and stored to date:	$ 596,303.81		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 596,303.81	
Less previous applications for payment:		$ 590,806.24	
SUBTOTAL			$ 5,497.57
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 5,497.57
Balance to finish, including retainage:		$ 151,596.19	
Contract Time Remaining (If applicable)	- WORKING DAYS		

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: OPN Architects, Inc

Firm Name

Signature 1/7/2026

Date

City of Grimes Staff Approval:

Signature 1-20-26

Date

Submit to: *Engineering Department*

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

Date Printed: 1/7/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	October 8, 2024	$ 10,106.25
2	October 22, 2024	$ 16,779.97
3	November 26, 2024	$ 6,428.62
4	December 10, 2024	$ 3,295.59
5	January 28, 2025	$ 19,825.46
6	March 11, 2025	$ 23,638.63
7	April 22, 2025	$ 78,618.72
8	May 27, 2025	$ 57,399.77
9	June 24,2025	$ 47,510.72
10	July 22, 2025	$ 91,728.13
11	August 26, 2025	$ 59,930.63
12	September 23, 2025	$ 112,668.02
13	October 28, 2025	$ 25,441.41
14	November 11, 2025	$ 2,246.57
15	December 16, 2025	$ 35,187.75
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Previous Applications for Payment

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TOTAL $ 590,806.24

Record of Change Orders

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

Contract Time Remaining

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

OPN ARCHITECTS

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

INVOICE

Invoice Number: 24826000-16
Date: December 31, 2025
Project Number: 24826000

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Grimes Public Administration Building

For Professional Services Rendered Through: December 31, 2025

Fee Services

	Contract Amount	Percent Complete	Fee Earned	Prior Billings	Current Billings
PreDesign	$27,500.00	100.00	$27,500.00	$27,500.00	$0.00
Schematic Design	$88,666.00	100.00	$88,666.00	$88,666.00	$0.00
Design Development	$171,398.00	100.00	$171,398.00	$171,398.00	$0.00
Construction Documents	$213,058.00	100.00	$213,058.00	$213,058.00	$0.00
Bidding/Negotiations	$24,192.00	75.25	$18,204.48	$13,710.21	$4,494.27
Construction Administration	$144,086.00	1.05	$1,512.90	$1,512.90	$0.00
Add Services (Amendments)	$79,000.00	96.16	$75,964.43	$74,961.13	$1,003.30
	$747,900.00		**$596,303.81**	**$590,806.24**	**$5,497.57**

$5,497.57

Invoice Total **$5,497.57**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title: 2025-2028 On Call Traffic Planning and Engineering Services
Contractor: Snyder & Associates, Inc.
Address: 2727 Snyder Blvd., PO Box 1159, Ankeny Iowa 50023
Finance Budget Code: 001-170-6407 ***Finance Project #***
Vendor Project or Invoice #: 125.1246.010 ***PO #***
Original Contract Date: September 23, 2025 ***Vendor #*** 2031

Date of Council Meeting: January 27, 2026 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: September 23, 2025 Through: November 30, 2025

Contract Summary

Original Contract Amount:	$ 20,000.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 20,000.00	
Total completed and stored to date:	$ 12,182.90		
Retainage: ____ % of Completed Work:			
Total Earned less Retainage:		$ 12,182.90	
Less previous applications for payment:			
SUBTOTAL			$ 12,182.90
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 12,182.90
Balance to finish, including retainage:		$ 7,817.10	
Contract Time Remaining (If applicable)	- CALENDAR DAYS		

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

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

Todd Kurx
Signature

12/31/25
Date

Engineer / Consultant Approval:
Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

1-20-26
Date

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

Date Printed: 12/16/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
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Previous Applications for Payment

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TOTAL **$ -**

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TOTAL **$ -**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	September 23, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

December 31, 2025

Matt Ahrens, P.E.
City of Grimes
410 SE Main Street #102
Grimes, IA 50111

Invoice No: 125.1246.010 - 1

Vendor Number 2031

Budget Code 001-170-6407

Email
engineering@grimesiowa.gov

Project **125.1246.010** **2025-2028 On Call Traffic Planning and Engineering Services**

Professional Services through November 30, 2025

Basic Services

On Call Traffic Services 25-26
Hourly Services

	Hours	Rate	Amount	
Engineer VIII	32.00	206.00	6,592.00	
Total Services	32.00		6,592.00	
				6,592.00
Employee Mileage			39.90	
Total Expenses			**39.90**	**39.90**
		Task Subtotal		**$6,631.90**

	Total	Prior	Current
Billings to Date	**6,631.90**	**0.00**	**6,631.90**

On Call Traffic Services 26-27

Task Subtotal **0.00**

On Call Traffic Services 27-28

Task Subtotal **0.00**

Dev Traffic Review

Task Subtotal **0.00**

SW 37th St & SW Brookside Dr Review
Hourly Services

	Hours	Rate	Amount	
Engineer VIII	17.50	206.00	3,605.00	
Engineer I	7.00	120.00	840.00	
Lead Technician	.50	156.00	78.00	
Technician VI	7.00	116.00	812.00	
Total Services	32.00		5,335.00	
				5,335.00

Traffic Counts/Traffic Data	216.00	
Total Expenses	**216.00**	**216.00**
Task Subtotal		**$5,551.00**

	Total	Prior	Current
Billings to Date	**5,551.00**	**0.00**	**5,551.00**

Phase Subtotal	**$12,182.90**
Amount Due this Invoice	**$12,182.90**

	Total	Prior	Current
Billings to Date	**12,182.90**	**0.00**	**12,182.90**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Todd Knox

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	East Gateway Dr & East 1st St Intersection Improvements		
Contractor:	Snyder & Associates, Inc.		
Address:	2727 Snyder Blvd., PO Box 1159, Ankeny Iowa 50023		
Finance Budget Code:	371-210-6407	***Finance Project #***	
Vendor Project or Invoice #:	123.0366.01	***PO #***	
Original Contract Date:	March 14, 2023	***Vendor #***	2031

Date of Council Meeting: January 27, 2026 **PAYMENT REQUEST #** 12

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

Contract Summary

Original Contract Amount:	$ 165,400.00			
Net change by Change Orders:	$ 199,000.00			
Contract Amount to Date: (line 1 ± 2)		$ 364,400.00		
Total completed and stored to date:	$ 195,613.26			
Retainage: 0 % of Completed Work:				
Total Earned less Retainage:		$ 195,613.26		
Less previous applications for payment:		$ 192,616.99		
SUBTOTAL			$	2,996.27
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	2,996.27
Balance to finish, including retainage:		$ 168,786.74		
Contract Time Remaining (If applicable)	- Working Days			

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

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

Jordan Stoermer
Signature — Date: 01/06/2026

Engineer / Consultant Approval:
Firm Name

Signature — Date

City of Grimes Staff Approval:
Signature — Date: 1-20-26

City of Grimes Council Approval: Council 1-27-26
Signature — Date

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

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 9, 2023	$ 11,742.93
2	June 27, 2023	$ 19,471.82
3	July 11, 2023	$ 32,135.65
4	August 8, 2023	$ 45,112.50
5	September 12, 2023	$ 12,758.00
6	October 10, 2023	$ 10,574.75
7	November 14, 2023	$ 14,117.50
8	December 12, 2023	$ 8,168.78
9	February 13, 2024	$ 7,226.36
10	May 14, 2024	$ 14,062.00
11	October 14, 2025	$ 17,246.70
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Previous Applications for Payment

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TOTAL **$ 192,616.99**

Record of Change Orders

No.	Date	Amount
1	March 26, 2024	$ 161,100.00
2	August 26, 2025	$ 37,900.00
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TOTAL **$ 199,000.00**

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	March 14, 2023
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

December 31, 2025

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

Invoice No: 123.0366.010 - 12

Finance Budget Code 371-210-6407

Email engineering@grimesiowa.gov

Project **123.0366.010** **E Gateway Drive & East 1st Street Intersection Impr**

Professional Services through November 30, 2025

		Hours	Rate	Amount	
Principal Engineer II		.25	245.00	61.25	
Right-of-Way Agent III		11.75	137.00	1,609.75	
Right-of-Way Agent II		2.00	123.00	246.00	
Engineer II		.50	123.00	61.50	
Administrative II		1.00	75.00	75.00	
	Total Services	15.50		2,053.50	
	Total Services				**2,053.50**

Iowa Appraisal				
9/11/2025	Iowa Appraisal and Research Corp.	Consultation	200.00	
10/28/2025	Iowa Appraisal	Services	200.00	
Iowa Title Company-				
9/19/2025	Iowa Title Company-	Commercial Report of Title	500.00	
	Total Consultants		**900.00**	**900.00**

Employee Mileage	33.60	
Postage/Freight/Delivery	9.17	
Total Expenses	**42.77**	**42.77**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	2,996.27	192,616.99	195,613.26
Limit			364,400.00
Remaining			168,786.74

Amount Due this Invoice **$2,996.27**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Jordan Stoermer

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Grimes Public Safety Center
Contractor:	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: January 27, 2026 **PAYMENT REQUEST #** 20

PAYMENT PERIOD: From: December 1, 2025 Through: December 31, 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:	$ 1,355,512.00			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 1,355,512.00		
Less previous applications for payment:		$ 1,341,535.00		
SUBTOTAL			$	13,977.00
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	13,977.00
Balance to finish, including retainage:		$ 205,258.00		
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 1-20-26
Date

Submit to: *Engineering Department*

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

Date Printed: 1/7/2026

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	December 23, 2025	$ 31,776.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 1,341,535.00**

Record of Change Orders

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

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: Grimes Public Safety Center
PROJECT: # X242400

APPLICATION NO: 21
PERIOD TO:
12/01/25
12/31/25

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

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

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

1.ORIGINAL CONTRACT SUM	$ 755,400.00
2.Net change by Change Order	$ 805,370.00
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	$ 1,560,770.00
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)	$ 1,355,512.00
5. RETAINAGE:	
a. 5% completed work (Column D + E on G703)	$ -
b. 5% of Stored Material (Column F on G703) included in above number	$ -
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)	$ -
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	$ 1,355,512.00
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS	$ 1,341,535.00
8.CURRENT PAYMENT NOW DUE	$ 13,977.00
9.BALANCE TO FINISH, PLUS RETAINAGE. (Line 3 less Line 6)	$ 205,258.00

CHANGE ORDER SUMMARY

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

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 January 7, 2026

State of: IOWA County of: POLK
subscribed and sworn to before me this January 7, 2026

NOTARY PUBLIC:
My Commission Expires:

Jeni Day
Notary Public

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

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 13,977.00
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

Prj #	X242400		App # :	21			Pd From:	1-Dec-25
Prj Name	Grimes Public Safety Center		App Date:	7-Jan-26			PD TO :	31-Dec-25
Sub:			Retain :	5.00%				

A	B	C1	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS PRESENTLY	Total Completed			
Item Number	Description of Work	SOV	PREVIOUS (D+E)	This Period	STORED (NOT IN D OR E)	And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	The Weitz Company - Construction Manager								
1	Preconstruction	80,720.00	80,720			80,720	100%		
2	General Conditions, $833,583								
	Staffing & Travel	753,743.00	737,343	12,863		750,206	100%	3,537	
	Temporary Generator & Fuel/Temporary Utilities	43,000.00	17,031			17,031	40%	25,969	
	Cell Phones/Connectivity/Office Supplies/Copier	46,840.00	38,022			38,022	81%	8,818	
3	Cost of Work General Requirements, $324,717								
	Trailer/Latrines/Access/Safety/Signage/SWPPP/Layout	186,589.00	110,124	1,051		111,175	60%	75,414	
	Temporary Heating & Cooling/Warehousing/Cleaning	128,128.00	36,545	63		36,608	29%	91,520	
4	Fee (3.5%) per Prime Volume Summary below	321,750.00	321,750			321,750	100%		
	Prime Volume Summary								
1	BP #01 - Grading & Utilities - Sandstone	$568,790	568,790.40			568,790.40	100%		
2	BP #02 - General Construction - DDVI	$1,391,604	1,388,736.18			1,388,736.18	100%	2,868	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	$483,311	484,941.00			484,941.00	100%	(1,630)	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	1,752,286.33			1,752,286.33	100%		
10	BP #10 - Electrical - Renda Electric	$940,068	921,623.14	16,445.00		938,068.14	100%	2,000	46,903.41
11	BP #11 - Paving - Core Construction	$473,854	473,854.31			473,854.31	100%		23,692.72
12	BP #12 - Landscaping - Alpha Landscapes	$89,373	89,373.00			89,373.00	100%		4,468.65
	Prime Contractors Total	$8,042,866.56	8,014,159.45	16,445.00		8,030,604.45	100%	12,262	285,476.39
	WEITZ TOTAL	$ 1,560,770	1,341,535.00	13,977.00		1,355,512.00	87%	$ 205,258	$ -

For Pay Application: 21
Period Ending: 12/31/25

PARTIAL WAIVER OF LIEN

STATE OF: Iowa)
COUNTY OF: Polk)

TO WHOM IT MAY CONCERN:

WHEREAS THE undersigned has been employed by The Weitz Company

to furnish LABOR/MATERIAL/SERVICES

for the premises known as Grimes Public Safety Center

of which City of Grimes is the Owner.

THE UNDERSIGNED, for and in consideration of Thirteen Thousand, Nine Hundred Seventy-Seven Dollars and 00/000

13,977.00) 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 7 day of January 2026

****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 7 day of January 2026

Jeni Day
Notary Public

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

RESOLUTION 01-2526 APPROVING CAPITAL PROJECT PAYMENT REQUESTS

Grimes Resolution No. 01-2526

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 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

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

Date of Council Meeting: January 27, 2026 **PAYMENT REQUEST #** 26
PAYMENT PERIOD: From: December 1, 2025 Through: December 31, 2025

Contract Summary

Original Contract Amount:	$ 9,047,309.99			
Net change by Change Orders:	$ 223,974.17			
Contract Amount to Date: (line 1 ± 2)		$ 9,271,284.16		
Total completed and stored to date:	$ 8,034,706.86			
Retainage: 5 % of Completed Work:	$ 401,735.34			
Total Earned less Retainage:		$ 7,632,971.52		
Less previous applications for payment:		$ 7,511,997.19		
SUBTOTAL			$	120,974.33
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	120,974.33
Balance to finish, including retainage:		$ 1,638,312.64		
Contract Time Remaining (If applicable)	-	CALENDAR DAYS		

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

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

Kane Crawford
Signature

1/8/2026
Date

Engineer / Consultant Approval:
Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

1-9-2026
Date

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

Date Printed: 1/8/2026

CONTRACT PRICE DETAIL

ITEM NO.	SUDAS ITEM CODE	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
1	2.01	CLEARING AND GRUBBING, UNITS	UNIT	74.80		74.80	$ 150.00	$ 11,220.00	-	$ -	$ -	$ -	74.80	0.00%
2	2.02	CLEARING AND GRUBBING, ACRE	ACRE	1.00		1.00	$ 9,500.00	$ 9,500.00	1.00	$ 9,500.00	$ -	$ 9,500.00	-	100.00%
3	2.03	TOPSOIL, ON-SITE	CY	9,848.00		9,848.00	$ 8.50	$ 83,708.00	9,848.00	$ 83,708.00	$ -	$ 83,708.00	-	100.00%
4	2.04	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	13,150.00		13,150.00	$ 3.55	$ 46,682.50	12,442.00	$ 44,169.10	$ -	$ 44,169.10	708.00	94.62%
5	2.05	EXCAVATION, CLASS 10, CHANNEL	CY	1,286.00		1,286.00	$ 4.75	$ 6,108.50	470.00	$ 2,232.50	$ -	$ 2,232.50	816.00	36.55%
6	2.06	EXCAVATION, CLASS 10, CONTRACTOR FURNISH	CY	20,641.00		20,641.00	$ 14.00	$ 288,974.00	18,290.00	$ 256,060.00	$ -	$ 256,060.00	2,351.00	88.61%
7	2.07	EXCAVATION, CLASS 10, WASTE	CY	4,667.00		4,667.00	$ 11.00	$ 51,337.00	4,246.00	$ 46,706.00	$ -	$ 46,706.00	421.00	90.98%
8	2.08	BELOW GRADE EXCAVATION (CORE OUT)	CY	1,100.00		1,100.00	$ 81.25	$ 89,375.00	344.74	$ 28,010.13	$ -	$ 28,010.13	755.26	31.34%
9	2.09	SUBGRADE PREPARATION, 12 IN.	SY	33,087.00		33,087.00	$ 2.75	$ 90,989.25	18,004.37	$ 49,512.02	$ -	$ 49,512.02	15,082.63	54.42%
10	2.10	SUBGRADE TREATMENT, GEOGRID, TRIANGULAR, TYPE 3	SY	12,500.00		12,500.00	$ 5.00	$ 62,500.00	6,827.50	$ 34,137.50	$ -	$ 34,137.50	5,672.50	54.62%
11	2.11	MODIFIED SUBBASE	CY	6,084.00		6,084.00	$ 69.50	$ 422,838.00	6,084.00	$ 422,838.00	$ -	$ 422,838.00	-	100.00%
12	2.12	REMOVAL OF ABANDONED RAILROAD	LF	213.00		213.00	$ 15.00	$ 3,195.00	210.00	$ 3,150.00	$ -	$ 3,150.00	3.00	98.59%
13	3.01	TRENCH FOUNDATION	TON	100.00		100.00	$ 45.00	$ 4,500.00	-	$ -	$ -	$ -	100.00	0.00%
14	4.01	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN	LF	377.00		377.00	$ 70.50	$ 26,578.50	419.00	$ 29,539.50	$ -	$ 29,539.50	(42.00)	111.14%
15	4.02	STORM SEWER, TRENCHED, RCP, CLASS III, 24 IN.	LF	1,057.00		1,057.00	$ 91.50	$ 96,715.50	897.00	$ 82,075.50	$ -	$ 82,075.50	160.00	84.86%
16	4.03	STORM SEWER, TRENCHED, RCP, CLASS III, 30 IN.	LF	559.00		559.00	$ 103.00	$ 57,577.00	561.00	$ 57,783.00	$ -	$ 57,783.00	(2.00)	100.36%
17	4.04	STORM SEWER, TRENCHED, RCP, CLASS III, 36 IN.	LF	620.00		620.00	$ 106.50	$ 66,030.00	623.00	$ 66,349.50	$ -	$ 66,349.50	(3.00)	100.48%
18	4.05	STORM SEWER, TRENCHED, RCP, CLASS III, 42 IN.	LF	1,151.00		1,151.00	$ 167.50	$ 192,792.50	1,157.00	$ 193,797.50	$ -	$ 193,797.50	(6.00)	100.52%
19	4.06	STORM SEWER, TRENCHED, RCP, CLASS III, 54 IN.	LF	961.00		961.00	$ 213.00	$ 204,693.00	962.00	$ 204,906.00	$ -	$ 204,906.00	(1.00)	100.10%
20	4.07	STORM SEWER, TRENCHED, RCP, CLASS V, 15 IN.	LF	1,571.00		1,571.00	$ 50.50	$ 79,335.50	1,162.00	$ 58,681.00	$ -	$ 58,681.00	409.00	73.97%
21	4.08	STORM SEWER, TRENCHED, RCP, CLASS V, 18 IN.	LF	536.00		536.00	$ 64.00	$ 34,304.00	236.00	$ 15,104.00	$ -	$ 15,104.00	300.00	44.03%
22	4.09	STORM SEWER, TRENCHED, HDPE, 12-IN	LF	127.00		127.00	$ 57.00	$ 7,239.00	122.00	$ 6,954.00	$ -	$ 6,954.00	5.00	96.06%
23	4.10	REMOVAL OF STORM SEWER, LESS THAN OR EQUAL TO 36 IN	LF	2,097.00		2,097.00	$ 19.50	$ 40,891.50	2,355.00	$ 45,922.50	$ -	$ 45,922.50	(258.00)	112.30%
24	4.11	REMOVAL OF STORM SEWER, GREATER THAN 36 IN.	LF	58.00		58.00	$ 35.50	$ 2,059.00	58.00	$ 2,059.00	$ -	$ 2,059.00	-	100.00%
25	4.12	PIPE CULVERT, DRIVEWAY, CMP, 12 IN.	LF	12.00		12.00	$ 60.00	$ 720.00	27.50	$ 1,650.00	$ -	$ 1,650.00	(15.50)	229.17%
26	4.13	PIPE APRON, CMP, 12 IN.	EA	2.00		2.00	$ 1,075.00	$ 2,150.00	2.00	$ 2,150.00	$ -	$ 2,150.00	-	100.00%
27	4.14	PIPE APRON, CONCRETE, 24 IN.	EA	4.00		4.00	$ 2,705.00	$ 10,820.00	4.00	$ 10,820.00	$ -	$ 10,820.00	-	100.00%
28	4.15	PIPE APRON, CONCRETE, 36 IN.	EA	2.00		2.00	$ 3,825.00	$ 7,650.00	2.00	$ 7,650.00	$ -	$ 7,650.00	-	100.00%
29	4.16	PIPE APRON, CONCRETE, 42 IN.	EA	1.00		1.00	$ 4,415.00	$ 4,415.00	1.00	$ 4,415.00	$ -	$ 4,415.00	-	100.00%
30	4.17	PIPE APRON, CONCRETE, 54 IN.	EA	2.00		2.00	$ 5,650.00	$ 11,300.00	2.00	$ 11,300.00	$ -	$ 11,300.00	-	100.00%
31	4.18	SUBDRAIN, CORRUGATED, PVC, TYPE 1, CASE B, 6 IN.	LF	9,111.00		9,111.00	$ 22.50	$ 204,997.50	6,408.50	$ 144,191.25	$ -	$ 144,191.25	2,702.50	70.34%
32	4.19	SUBDRAIN, CORRUGATED, HDPE, TYPE 1, CASE B, 6 IN.	LF	310.00		310.00	$ 22.50	$ 6,975.00	280.00	$ 6,300.00	$ -	$ 6,300.00	30.00	90.32%
33	4.20	SUBDRAIN CLEANOUT, TYPE A-1	EA	45.00		45.00	$ 905.00	$ 40,725.00	36.00	$ 32,580.00	$ -	$ 32,580.00	9.00	80.00%
34	4.21	SUBRAIN, OUTLET, CMP, CONNECTION TO INTAKE	EA	68.00		68.00	$ 400.00	$ 27,200.00	49.00	$ 19,600.00	$ -	$ 19,600.00	19.00	72.06%
35	4.22	FIELD TILE REPAIR, PVC, UNSPECIFIED DIAMETER	LF	250.00		250.00	$ 49.00	$ 12,250.00	484.50	$ 23,740.50	$ -	$ 23,740.50	(234.50)	193.80%
36	5.01	WATER MAIN, TRENCHED, PVC, DR18, 4 IN.	LF	120.00		120.00	$ 32.00	$ 3,840.00	117.00	$ 3,744.00	$ -	$ 3,744.00	3.00	97.50%
37	5.02	WATER MAIN, TRENCHED, PVC, DR18, 6 IN.	LF	56.00		56.00	$ 23.00	$ 1,288.00	42.50	$ 977.50	$ -	$ 977.50	13.50	75.89%
38	5.03	WATER MAIN, TRENCHED, PVC, DR18, 8 IN.	LF	666.00		666.00	$ 51.00	$ 33,966.00	1,103.20	$ 56,263.20	$ -	$ 56,263.20	(437.20)	165.65%
39	5.04	WATER MAIN, TRENCHED, PVC, DR18, 12 IN.	LF	26.00		26.00	$ 110.00	$ 2,860.00	38.50	$ 4,235.00	$ -	$ 4,235.00	(12.50)	148.08%
40	5.05	WATER MAIN,TRENCHED, DIP, C151, CLASS 52, 8 IN.	LF	28.00		28.00	$ 95.00	$ 2,660.00	-	$ -	$ -	$ -	28.00	0.00%
41	5.06	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF	1,008.00		1,008.00	$ 53.00	$ 53,424.00	518.50	$ 27,480.50	$ -	$ 27,480.50	489.50	51.44%
42	5.07	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 16 IN	LF	3,879.00		3,879.00	$ 124.00	$ 480,996.00	3,806.50	$ 472,006.00	$ 6,489.00	$ 478,495.00	72.50	98.13%
43	5.08	WATER MAIN W/ CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF	40.00		40.00	$ 200.00	$ 8,000.00	40.00	$ 8,000.00	$ -	$ 8,000.00	-	100.00%
44	5.09	WATER MAIN W/ CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC, DR18, 16 IN	LF	20.00		20.00	$ 455.00	$ 9,100.00	20.00	$ 9,100.00	$ -	$ 9,100.00	-	100.00%
45	5.10	FITTING, 6" BEND	EA	15.00		15.00	$ 900.00	$ 13,500.00	8.00	$ 7,200.00	$ -	$ 7,200.00	7.00	53.33%
46	5.11	FITTING, 6" CAP/PLUG	EA	1.00		1.00	$ 355.00	$ 355.00	4.00	$ 1,420.00	$ -	$ 1,420.00	(3.00)	400.00%
47	5.12	FITTING, 8" BEND	EA	48.00		48.00	$ 995.00	$ 47,760.00	36.00	$ 35,820.00	$ -	$ 35,820.00	12.00	75.00%
48	5.13	FITTING, 8" CAP/PLUG	EA	5.00		5.00	$ 450.00	$ 2,250.00	5.00	$ 2,250.00	$ -	$ 2,250.00	-	100.00%
49	5.14	FITTING, 8"X4" REDUCER	EA	1.00		1.00	$ 550.00	$ 550.00	1.00	$ 550.00	$ -	$ 550.00	-	100.00%
50	5.15	FITTING, 8"X6" TEE	EA	1.00		1.00	$ 1,015.00	$ 1,015.00	1.00	$ 1,015.00	$ -	$ 1,015.00	-	100.00%
51	5.16	FITTING, 8"X8" TEE	EA	2.00		2.00	$ 1,085.00	$ 2,170.00	2.00	$ 2,170.00	$ -	$ 2,170.00	-	100.00%
52	5.17	FITTING, 12" BEND	EA	1.00		1.00	$ 1,275.00	$ 1,275.00	4.00	$ 5,100.00	$ -	$ 5,100.00	(3.00)	400.00%
53	5.18	FITTING, 12" CAP/PLUG	EA	2.00		2.00	$ 685.00	$ 1,370.00	5.00	$ 3,425.00	$ -	$ 3,425.00	(3.00)	250.00%
54	5.19	FITTING, 12"X12" TEE	EA	1.00		1.00	$ 1,650.00	$ 1,650.00	1.00	$ 1,650.00	$ -	$ 1,650.00	-	100.00%
55	5.20	FITTING, 16" BEND	EA	22.00		22.00	$ 1,365.00	$ 30,030.00	24.00	$ 32,760.00	$ -	$ 32,760.00	(2.00)	109.09%

56	5.21	FITTING, 16" CAP/PLUG	EA	3.00		3.00	$ 1,165.00	$ 3,495.00	-	$ -	$ -	$ -	3.00	0.00%
57	5.22	FITTING, 16"X8" REDUCER	EA	1.00		1.00	$ 1,500.00	$ 1,500.00	1.00	$ 1,500.00	$ -	$ 1,500.00	-	100.00%
58	5.23	FITTING, 16"X6" TEE	EA	1.00		1.00	$ 2,180.00	$ 2,180.00	1.00	$ 2,180.00	$ -	$ 2,180.00	-	100.00%
59	5.24	FITTING, 16"X8" TEE	EA	10.00		10.00	$ 2,300.00	$ 23,000.00	10.00	$ 23,000.00	$ -	$ 23,000.00	-	100.00%
60	5.25	FITTING, 16"X12" TEE	EA	4.00		4.00	$ 2,550.00	$ 10,200.00	3.00	$ 7,650.00	$ -	$ 7,650.00	1.00	75.00%
61	5.26	FITTING, 16"X16" TEE	EA	1.00		1.00	$ 3,050.00	$ 3,050.00	1.00	$ 3,050.00	$ -	$ 3,050.00	-	100.00%
62	5.27	WATER SERVICE STUB, COPPER, 1 IN.	LF	270.00		270.00	$ 27.00	$ 7,290.00	184.00	$ 4,968.00	$ -	$ 4,968.00	86.00	68.15%
63	5.28	WATER SERVICE STUB, COPPER, 2 IN.	LF	10.00		10.00	$ 82.00	$ 820.00	29.00	$ 2,378.00	$ -	$ 2,378.00	(19.00)	290.00%
64	5.29	WATER SERVICE CORPORATION	EA	4.00		4.00	$ 795.00	$ 3,180.00	4.00	$ 3,180.00	$ -	$ 3,180.00	-	100.00%
65	5.30	WATER SERVICE CURB STOP AND BOX	EA	4.00		4.00	$ 1,010.00	$ 4,040.00	5.00	$ 5,050.00	$ -	$ 5,050.00	(1.00)	125.00%
66	5.31	WATER SERVICE, TEMPORARY CONNECTION	EA	4.00		4.00	$ 1,350.00	$ 5,400.00	-	$ -	$ -	$ -	4.00	0.00%
67	5.32	WATER MAIN REMOVAL	LF	4,534.00		4,534.00	$ 16.50	$ 74,811.00	3,666.00	$ 60,489.00	$ -	$ 60,489.00	868.00	80.86%
68	5.33	VALVE, GATE, 4 IN.	EA	1.00		1.00	$ 1,500.00	$ 1,500.00	1.00	$ 1,500.00	$ -	$ 1,500.00	-	100.00%
69	5.34	VALVE, GATE, 6 IN.	EA	3.00		3.00	$ 1,805.00	$ 5,415.00	1.00	$ 1,805.00	$ -	$ 1,805.00	2.00	33.33%
70	5.35	VALVE, GATE, 8 IN.	EA	14.00		14.00	$ 2,525.00	$ 35,350.00	13.00	$ 32,825.00	$ -	$ 32,825.00	1.00	92.86%
71	5.36	VALVE, GATE, 12 IN.	EA	1.00		1.00	$ 4,310.00	$ 4,310.00	1.00	$ 4,310.00	$ -	$ 4,310.00	-	100.00%
72	5.37	VALVE, GATE, 16 IN.	EA	7.00		7.00	$11,700.00	$ 81,900.00	9.00	$ 105,300.00	$ -	$ 105,300.00	(2.00)	128.57%
73	5.38	VALVE, GATE, 12 IN. LIVE INSERT	EA	2.00		2.00	$19,775.00	$ 39,550.00	-	$ -	$ -	$ -	2.00	0.00%
74	5.39	LINE STOP, 12 IN.	EA	2.00		2.00	$16,300.00	$ 32,600.00	-	$ -	$ -	$ -	2.00	0.00%
75	5.40	FIRE HYDRANT ASSEMBLY	EA	23.00		23.00	$ 7,690.00	$ 176,870.00	23.00	$ 176,870.00	$ -	$ 176,870.00	-	100.00%
76	5.41	FIRE HYDRANT ASSEMBLY REMOVAL	EA	7.00		7.00	$ 500.00	$ 3,500.00	6.00	$ 3,000.00	$ -	$ 3,000.00	1.00	85.71%
77	5.42	TEMPORARY CONNECTION, WATER MAIN	EA	2.00		2.00	$ 6,175.00	$ 12,350.00	1.00	$ 6,175.00	$ -	$ 6,175.00	1.00	50.00%
78	5.43	RELOCATION OF IRRIGATION METER	LS	1.00		1.00	$ 2,500.00	$ 2,500.00	0.50	$ 1,250.00	$ -	$ 1,250.00	0.50	50.00%
79	6.01	MANHOLE, SANITARY SEWER, SW-301, 48 IN.	EA	1.00		1.00	$ 4,360.00	$ 4,360.00	1.00	$ 4,360.00	$ -	$ 4,360.00	-	100.00%
80	6.02	MANHOLE, STORM SEWER, SW-401, 48 IN.	EA	5.00		5.00	$ 4,000.00	$ 20,000.00	4.00	$ 16,000.00	$ -	$ 16,000.00	1.00	80.00%
81	6.03	MANHOLE, STORM SEWER, SW-401, 60 IN.	EA	4.00		4.00	$ 4,615.00	$ 18,460.00	2.00	$ 9,230.00	$ -	$ 9,230.00	2.00	50.00%
82	6.04	MANHOLE, STORM SEWER, SW-401, 72 IN.	EA	6.00		6.00	$ 7,425.00	$ 44,550.00	6.00	$ 44,550.00	$ -	$ 44,550.00	-	100.00%
83	6.05	MANHOLE, STORM SEWER, SW-401, 96 IN.	EA	3.00		3.00	$13,500.00	$ 40,500.00	3.00	$ 40,500.00	$ -	$ 40,500.00	-	100.00%
84	6.06	INTAKE, SINGLE GRATE, SW-501	EA	4.00		4.00	$ 3,000.00	$ 12,000.00	3.00	$ 9,000.00	$ -	$ 9,000.00	1.00	75.00%
85	6.07	INTAKE, SINGLE GRATE W/ MANHOLE, SW-503	EA	1.00		1.00	$ 3,975.00	$ 3,975.00	1.00	$ 3,975.00	$ -	$ 3,975.00	-	100.00%
86	6.08	INTAKE, DOUBLE GRATE, SW-505	EA	18.00		18.00	$ 4,400.00	$ 79,200.00	14.00	$ 61,600.00	$ -	$ 61,600.00	4.00	77.78%
87	6.09	INTAKE, DOULBE GRATE, SW-505, MOD1	EA	1.00		1.00	$ 7,650.00	$ 7,650.00	1.00	$ 7,650.00	$ -	$ 7,650.00	-	100.00%
88	6.10	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506	EA	5.00		5.00	$ 6,500.00	$ 32,500.00	5.00	$ 32,500.00	$ -	$ 32,500.00	-	100.00%
89	6.11	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506, MOD1	EA	6.00		6.00	$ 9,450.00	$ 56,700.00	6.00	$ 56,700.00	$ -	$ 56,700.00	-	100.00%
90	6.12	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506, MOD2	EA	5.00		5.00	$11,725.00	$ 58,625.00	5.00	$ 58,625.00	$ -	$ 58,625.00	-	100.00%
91	6.13	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506, MOD3	EA	1.00		1.00	$11,675.00	$ 11,675.00	1.00	$ 11,675.00	$ -	$ 11,675.00	-	100.00%
92	6.14	INTAKE, CIRCULAR AREA, SW-512, CASE 1, 18 IN.	EA	2.00		2.00	$ 1,850.00	$ 3,700.00	1.00	$ 1,850.00	$ -	$ 1,850.00	1.00	50.00%
93	6.15	INTAKE, DRAIN BASIN, PVC, 12 IN. DOME GRATE	EA	3.00		3.00	$ 2,250.00	$ 6,750.00	4.00	$ 9,000.00	$ -	$ 9,000.00	(1.00)	133.33%
94	6.16	MANHOLE ADJUSTMENT, SANITARY, MINOR	EA	2.00		2.00	$ 2,025.00	$ 4,050.00	4.00	$ 8,100.00	$ -	$ 8,100.00	(2.00)	200.00%
95	6.17	MANHOLE ADJUSTMENT, SANITARY, MAJOR	EA	3.00		3.00	$ 3,050.00	$ 9,150.00	-	$ -	$ -	$ -	3.00	0.00%
96	6.18	INTAKE ADJUSTMENT, MAJOR	EA	1.00		1.00	$ 2,300.00	$ 2,300.00	-	$ -	$ -	$ -	1.00	0.00%
97	6.19	CONNECTION TO EXISTING INTAKE	EA	1.00		1.00	$ 4,550.00	$ 4,550.00	-	$ -	$ -	$ -	1.00	0.00%
98	6.20	REMOVE MANHOLE	EA	3.00		3.00	$ 750.00	$ 2,250.00	2.00	$ 1,500.00	$ -	$ 1,500.00	1.00	66.67%
99	6.21	REMOVE INTAKE	EA	8.00		8.00	$ 725.00	$ 5,800.00	7.00	$ 5,075.00	$ -	$ 5,075.00	1.00	87.50%
100	7.01	PAVEMENT, PCC, CLASS C, CLASS 4, 7 IN.	SY	954.00		954.00	$ 60.00	$ 57,240.00	929.00	$ 55,740.00	$ -	$ 55,740.00	25.00	97.38%
101	7.02	PAVEMENT, PCC, CLASS C, CLASS 4, 9 IN.	SY	26,596.00		26,596.00	$ 70.50	$ 1,875,018.00	21,795.01	$ 1,536,548.21	$ -	$ 1,536,548.21	4,800.99	81.95%
102	7.03	PAVEMENT, PCC, CLASS C, CLASS 4, 9 IN. COLORED	SY	500.00		500.00	$ 137.00	$ 68,500.00	500.00	$ 68,500.00	$ -	$ 68,500.00	-	100.00%
103	7.04	PAVEMENT, REINFORCED PCC, CLASS C, CLASS 4, 9 IN.	SY	700.00		700.00	$ 101.00	$ 70,700.00	292.80	$ 29,572.80	$ -	$ 29,572.80	407.20	41.83%
104	7.05	CONCRETE MEDIAN, DOWELED	SY	70.00		70.00	$ 160.00	$ 11,200.00	58.20	$ 9,312.00	$ -	$ 9,312.00	11.80	83.14%
105	7.06	PAVEMENT SAMPLES AND TESTING	LS	1.00		1.00	$ 7,500.00	$ 7,500.00	0.75	$ 5,625.00	$ -	$ 5,625.00	0.25	75.00%
106	7.07	REMOVAL OF SIDEWALK, SHARED USE PATH, OR DRIVEWAY	SY	3,075.00		3,075.00	$ 6.00	$ 18,450.00	2,636.10	$ 15,816.60	$ -	$ 15,816.60	438.90	85.73%
107	7.08	REMOVAL OF DRIVEWAY	SY	2,679.00		2,679.00	$ 6.50	$ 17,413.50	2,162.50	$ 14,056.25	$ -	$ 14,056.25	516.50	80.72%
108	7.09	REMOVAL OF CURB	LF	15.00		15.00	$ 16.00	$ 240.00	-	$ -	$ -	$ -	15.00	0.00%
109	7.10	SHARED USE PATH, PCC, 6 IN.	SY	6,565.00		6,565.00	$ 55.00	$ 361,075.00	5,408.45	$ 297,464.75	$ -	$ 297,464.75	1,156.55	82.38%
110	7.11	SIDEWALK, PCC, 5 IN.	SY	237.00		237.00	$ 60.00	$ 14,220.00	373.00	$ 22,380.00	$ -	$ 22,380.00	(136.00)	157.38%
111	7.12	SIDEWALK, CLASS A, PCC, 5 IN.	SY	66.00		66.00	$ 90.00	$ 5,940.00	74.50	$ 6,705.00	$ -	$ 6,705.00	(8.50)	112.88%
112	7.13	DETECTABLE WARNINGS	SF	666.00		666.00	$ 60.00	$ 39,960.00	333.60	$ 20,016.00	$ -	$ 20,016.00	332.40	50.09%
113	7.14	SIDEWALK TRENCH DRAIN	EA	1.00		1.00	$ 3,500.00	$ 3,500.00	1.00	$ 3,500.00	$ -	$ 3,500.00	-	100.00%
114	7.15	DRIVEWAY, PCC, 6 IN.	SY	324.00		324.00	$ 70.00	$ 22,680.00	245.50	$ 17,185.00	$ -	$ 17,185.00	78.50	75.77%
115	7.16	DRIVEWAY, PCC, 7 IN.	SY	2,862.00		2,862.00	$ 75.00	$ 214,650.00	2,740.72	$ 205,554.00	$ -	$ 205,554.00	121.28	95.76%

116	7.17	GRANULAR SURFACING, DRIVEWAY	TON	50.00		50.00	$ 47.00	$ 2,350.00	18.12	$ 851.64	$ -	$ 851.64	31.88	36.24%
117	7.18	PAVEMENT REMOVAL	SY	15,193.00		15,193.00	$ 5.50	$ 83,561.50	11,385.35	$ 62,619.43	$ -	$ 62,619.43	3,807.65	74.94%
118	7.19	CURB AND GUTTER REMOVAL	LF	280.00		280.00	$ 10.00	$ 2,800.00	208.50	$ 2,085.00	$ -	$ 2,085.00	71.50	74.46%
119	7.20	TEMPORARY PAVEMENT, PCC, 6 IN.	SY	1,077.00		1,077.00	$ 55.00	$ 59,235.00	925.18	$ 50,884.90	$ -	$ 50,884.90	151.82	85.90%
120	7.21	TEMPORARY PAVEMENT, HMA, 6 IN.	SY	1,643.00		1,643.00	$ 60.00	$ 98,580.00	1,779.60	$ 106,776.00	$ -	$ 106,776.00	(136.60)	108.31%
121	7.22	TEMPORARY GRANULAR	TON	300.00		300.00	$ 46.50	$ 13,950.00	339.33	$ 15,778.85	$ -	$ 15,778.85	(39.33)	113.11%
122	8.01	TRAFFIC SIGNALIZATION	LS	1.00		1.00	$ 150,000.00	$ 150,000.00	0.30	$ 45,000.00	$ 27,199.90	$ 72,199.90	0.70	30.00%
123	8.02	REMOVAL OF TEMPORARY TRAFFIC SIGNALIZATION	LS	1.00		1.00	$ 4,053.00	$ 4,053.00	1.00	$ 4,053.00	$ -	$ 4,053.00	-	100.00%
124	8.03	RELOCATION OF TEMPORARY SIGNAL POLE	LS	1.00		1.00	$ 1,121.00	$ 1,121.00	-	$ -	$ -	$ -	1.00	0.00%
125	8.04	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	126.21		126.21	$ 62.00	$ 7,825.02	116.56	$ 7,226.72	$ -	$ 7,226.72	9.65	92.35%
126	8.05	PAINTED PAVEMENT MARKINGS, DURABLE	STA	171.41		171.41	$ 132.00	$ 22,626.12	70.97	$ 9,368.04	$ -	$ 9,368.04	100.44	41.40%
127	8.06	WET, RETROFLECTIVE REMOVABLE TAPE MARKINGS	STA	10.64		10.64	$ 200.00	$ 2,128.00	7.46	$ 1,492.00	$ -	$ 1,492.00	3.18	70.11%
128	8.07	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	41.00		41.00	$ 250.00	$ 10,250.00	24.00	$ 6,000.00	$ -	$ 6,000.00	17.00	58.54%
129	8.08	PAVEMENT MARKINGS REMOVED	STA	154.85		154.85	$ 55.00	$ 8,516.75	66.23	$ 3,642.65	$ -	$ 3,642.65	88.62	42.77%
130	8.09	GROOVES CUT FOR PAVEMENT MARKINGS	STA	171.41		171.41	$ 95.00	$ 16,283.95	70.97	$ 6,742.15	$ -	$ 6,742.15	100.44	41.40%
131	8.10	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	41.00		41.00	$ 195.00	$ 7,995.00	24.00	$ 4,680.00	$ -	$ 4,680.00	17.00	58.54%
132	8.11	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	$75,000.00	$ 75,000.00	0.80	$ 60,000.00	$ -	$ 60,000.00	0.20	80.00%
133	8.12	TEMPORARY DIRECTIONAL AND ACCESS SIGNS	EA	10.00		10.00	$ 300.00	$ 3,000.00	7.00	$ 2,100.00	$ -	$ 2,100.00	3.00	70.00%
134	8.13	PORTABLE DYNAMIC MESSAGE BOARDS	CDAY	100.00		100.00	$ 100.00	$ 10,000.00	84.00	$ 8,400.00	$ -	$ 8,400.00	16.00	84.00%
135	8.14	TEMPORARY BARRIER RAIL, CONCRETE	LF	225.00		225.00	$ 40.00	$ 9,000.00	225.00	$ 9,000.00	$ -	$ 9,000.00	-	100.00%
136	8.15	TYPE A SIGN ASSEMBLY, REMOVE AND SALVAGE	EA	67.00		67.00	$ 100.00	$ 6,700.00	21.00	$ 2,100.00	$ -	$ 2,100.00	46.00	31.34%
137	8.16	FLASHING BEACON SIGN, REMOVE AND SALVAGE	EA	4.00		4.00	$ 441.00	$ 1,764.00	3.00	$ 1,323.00	$ -	$ 1,323.00	1.00	75.00%
138	8.17	FLASHING BEACON SIGN, REINSTALL	EA	2.00		2.00	$ 1,900.00	$ 3,800.00	-	$ -	$ -	$ -	2.00	0.00%
139	8.18	CONDUIT, HDPE, SDR 13.5, 2"	LF	4,230.00		4,230.00	$ 18.00	$ 76,140.00	4,045.00	$ 72,810.00	$ -	$ 72,810.00	185.00	95.63%
140	8.19	FIBER REMOVE AND REINSTALL	LF	4,955.00		4,955.00	$ 2.20	$ 10,901.00	-	$ -	$ -	$ -	4,955.00	0.00%
141	8.20	FUSION SPLICE	EA	28.00		28.00	$ 108.00	$ 3,024.00	28.00	$ 3,024.00	$ -	$ 3,024.00	-	100.00%
142	8.21	PULL ROPE	LF	4,445.00		4,445.00	$ 0.75	$ 3,333.75	4,445.00	$ 3,333.75	$ -	$ 3,333.75	-	100.00%
143	8.22	TRACER WIRE	LF	4,445.00		4,445.00	$ 1.10	$ 4,889.50	4,445.00	$ 4,889.50	$ -	$ 4,889.50	-	100.00%
144	8.23	HANDHOLE, TYPE II, FURNISH AND INSTALL	EA	4.00		4.00	$ 1,200.00	$ 4,800.00	4.00	$ 4,800.00	$ -	$ 4,800.00	-	100.00%
145	8.24	HANDHOLE, TYPE IV, FURNISH AND INSTALL	EA	1.00		1.00	$ 3,600.00	$ 3,600.00	1.00	$ 3,600.00	$ -	$ 3,600.00	-	100.00%
146	8.25	REMOVE HANDHOLE	EA	4.00		4.00	$ 375.00	$ 1,500.00	3.00	$ 1,125.00	$ -	$ 1,125.00	1.00	75.00%
147	9.01	CONVENTIONAL SEEDING, TYPE 1 (PERM. LAWN MIX.)	ACRE	9.00		9.00	$ 2,300.00	$ 20,700.00	5.86	$ 13,478.00	$ -	$ 13,478.00	3.14	65.11%
148	9.02	CONVENTIONAL SEEDING, TYPE 2 (SLOPE AND DITCH)	ACRE	2.00		2.00	$ 2,000.00	$ 4,000.00	2.07	$ 4,140.00	$ -	$ 4,140.00	(0.07)	103.50%
149	9.03	CONVENTIONAL SEEDING, TYPE 4 (URBAN TEMP. EROS. CONTROL MIX)	ACRE	15.00		15.00	$ 650.00	$ 9,750.00	9.68	$ 6,292.00	$ -	$ 6,292.00	5.32	64.53%
150	9.04	STORMWATER POLLUTION PREVENTION PLAN (SWPPP), PREPARATION	LS	1.00		1.00	$ 1,800.00	$ 1,800.00	1.00	$ 1,800.00	$ -	$ 1,800.00	-	100.00%
151	9.05	STORMWATER POLLUTION PREVENTION PLAN (SWPPP), MANAGEMENT	LS	1.00		1.00	$10,800.00	$ 10,800.00	0.40	$ 4,320.00	$ -	$ 4,320.00	0.60	40.00%
152	9.06	FILTER SOCK, 12 IN. INSTALLATION	LF	12,000.00		12,000.00	$ 2.75	$ 33,000.00	3,240.00	$ 8,910.00	$ -	$ 8,910.00	8,760.00	27.00%
153	9.07	FILTER SOCK, MAINTENANCE AND REMOVAL	LF	12,000.00		12,000.00	$ 0.20	$ 2,400.00	-	$ -	$ -	$ -	12,000.00	0.00%
154	9.08	TEMPORARY ROLLED EROSION CONTROL PRODUCTS (RECP), TYPE 2C	SY	6,000.00		6,000.00	$ 1.20	$ 7,200.00	4,238.40	$ 5,086.08	$ -	$ 5,086.08	1,761.60	70.64%
155	9.09	RIP RAP, CLASS E	TON	1,320.00		1,320.00	$ 80.50	$ 106,260.00	1,110.52	$ 89,396.86	$ -	$ 89,396.86	209.48	84.13%
156	9.10	RIP RAP, EROSION STONE	TON	16.00		16.00	$ 88.00	$ 1,408.00	39.27	$ 3,455.76	$ -	$ 3,455.76	(23.27)	245.44%
157	9.11	SILT FENCE OR SILT FENCE DITCH CHECK, INSTALLATION	LF	7,000.00		7,000.00	$ 1.75	$ 12,250.00	-	$ -	$ -	$ -	7,000.00	0.00%
158	9.12	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF	7,000.00		7,000.00	$ 0.05	$ 350.00	-	$ -	$ -	$ -	7,000.00	0.00%
159	9.13	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	7,000.00		7,000.00	$ 0.05	$ 350.00	-	$ -	$ -	$ -	7,000.00	0.00%
160	9.14	EROSION CONTROL, HYDROMULCHING	ACRE	13.00		13.00	$ 2,700.00	$ 35,100.00	18.05	$ 48,735.00	$ -	$ 48,735.00	(5.05)	138.85%
161	9.15	INLET PROTECTION DEVICE, DROP-IN, INSTALLATION	EA	84.00		84.00	$ 200.00	$ 16,800.00	56.00	$ 11,200.00	$ -	$ 11,200.00	28.00	66.67%
162	9.16	INLET PROTECTION DEVICE, DROP-IN, MAINTENANCE	EA	84.00		84.00	$ 10.00	$ 840.00	34.00	$ 340.00	$ -	$ 340.00	50.00	40.48%
163	9.17	INLET PROTECTION DEVICE, ROCK, INSTALLATION	EA	41.00		41.00	$ 205.00	$ 8,405.00	-	$ -	$ -	$ -	41.00	0.00%
164	9.18	INLET PROTECTION DEVICE, ROCK, MAINTENANCE	EA	41.00		41.00	$ 150.00	$ 6,150.00	-	$ -	$ -	$ -	41.00	0.00%
165	9.19	CHAIN LINK FENCE	LF	109.00		109.00	$ 28.35	$ 3,090.15	-	$ -	$ -	$ -	109.00	0.00%
166	9.20	REMOVE AND REINSTALL FENCE, WOOD	LF	30.00		30.00	$ 42.00	$ 1,260.00	-	$ -	$ -	$ -	30.00	0.00%
167	9.21	REMOVAL OF FENCE, CHAIN LINK	LF	109.00		109.00	$ 6.00	$ 654.00	114.00	$ 684.00	$ -	$ 684.00	(5.00)	104.59%
168	9.22	REMOVAL OF FENCE, FIELD FENCE	LF	637.00		637.00	$ 3.00	$ 1,911.00	-	$ -	$ -	$ -	637.00	0.00%
169	9.23	TEMPORARY FENCE, CONSTRUCTION	LF	500.00		500.00	$ 4.75	$ 2,375.00	-	$ -	$ -	$ -	500.00	0.00%
170	9.24	TEMPORARY FENCE, CHAIN LINK	LF	84.00		84.00	$ 8.50	$ 714.00	-	$ -	$ -	$ -	84.00	0.00%
171	9.25	MEMORIAL BENCH, REMOVAL AND SALVAGE TO CITY	EA	1.00		1.00	$ 2,500.00	$ 2,500.00	-	$ -	$ -	$ -	1.00	0.00%
172	11.01	MOBILIZATION	LS	1.00		1.00	$ 400,000.00	$ 400,000.00	1.00	$ 400,000.00	$ -	$ 400,000.00	-	100.00%
173	11.02	MAINTENANCE OF POSTAL SERVICE	LS	1.00		1.00	$14,000.00	$ 14,000.00	0.50	$ 7,000.00	$ -	$ 7,000.00	0.50	50.00%
174	11.03	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1.00		1.00	$14,000.00	$ 14,000.00	0.50	$ 7,000.00	$ -	$ 7,000.00	0.50	50.00%
175	11.04	CONCRETE WASHOUT	LS	1.00		1.00	$20,000.00	$ 20,000.00	0.83	$ 16,600.00	$ -	$ 16,600.00	0.17	83.00%

176	12.01	COMPACTING BACKFILL ADJACENT TO BRIDGES, CULVERTS OR STRUCTURES	CY	38.00		38.00	$ 150.00	$ 5,700.00	38.00	$ 5,700.00	$ -	$ 5,700.00	-	100.00%
177	12.02	REMOVALS, AS PER PLAN	LS	1.00		1.00	$10,500.00	$ 10,500.00	-	$ -	$ -	$ -	1.00	0.00%
178	12.03	FLOODED BACKFILL	CY	685.00		685.00	$ 62.00	$ 42,470.00	685.00	$ 42,470.00	$ -	$ 42,470.00	-	100.00%
179	12.04	EXCAVATION, CLASS 20	CY	4,192.00		4,192.00	$ 16.50	$ 69,168.00	4,192.00	$ 69,168.00	$ -	$ 69,168.00	-	100.00%
180	12.05	GRANULAR MATERIAL FOR BLANKET	CY	349.00		349.00	$ 88.00	$ 30,712.00	349.00	$ 30,712.00	$ -	$ 30,712.00	-	100.00%
181	12.06	STRUCTURAL CONCRETE (RCB CULVERT)	CY	443.50		443.50	$ 640.00	$ 283,840.00	443.50	$ 283,840.00	$ -	$ 283,840.00	-	100.00%
182	12.07	REINFORCING STEEL	LBS	60,825.00		60,825.00	$ 1.50	$ 91,237.50	60,825.00	$ 91,237.50	$ -	$ 91,237.50	-	100.00%
183	12.08	PRECAST CONCRETE BOX CULVERT, 8 FT X 4 FT	LF	148.00		148.00	$ 625.00	$ 92,500.00	148.00	$ 92,500.00	$ -	$ 92,500.00	-	100.00%
184	12.09	PRECAST BOX CULVERT STRAIGHT END SECTION, 8 FTX 4 FT	EA	2.00		2.00	$15,000.00	$ 30,000.00	2.00	$ 30,000.00	$ -	$ 30,000.00	-	100.00%
185	12.10	TEMPORARY SHORING	LS	1.00		1.00	$116,000.00	$ 116,000.00	1.00	$ 116,000.00	$ -	$ 116,000.00	-	100.00%
186	12.11	EROSION STONE	TON	12.00		12.00	$ 88.00	$ 1,056.00	12.00	$ 1,056.00	$ -	$ 1,056.00	-	100.00%
187	12.12	FENCE, CHAIN LINK, VINYL COATED	LF	166.20		166.20	$ 175.00	$ 29,085.00	166.20	$ 29,085.00	$ -	$ 29,085.00	-	100.00%
188	12.13	REMOVE AND REINSTALL EXISTING PRECAST BOX CULVERT	LS	1.00		1.00	$40,000.00	$ 40,000.00	1.00	$ 40,000.00	$ -	$ 40,000.00	-	100.00%
		Change Order Item												
CO1.1		RCB COLLAR	EA		1.00	1.00	$10,000.00	$ 10,000.00	1.00	$ 10,000.00	$ -	$ 10,000.00	-	100.00%
CO1.2		COLD WEATHER PROTECTION	CY		357.50	357.50	$ 17.00	$ 6,077.50	357.50	$ 6,077.50	$ -	$ 6,077.50	-	100.00%
CO1.3		HOT WATER FEE	CY		357.50	357.50	$ 7.00	$ 2,502.50	357.50	$ 2,502.50	$ -	$ 2,502.50	-	100.00%
CO2.1		TRAFFIC SIGNAL BLACK PAINT	LS		1.00	1.00	$ 5,971.35	$ 5,971.35	-	$ -	$ -	$ -	1.00	0.00%
CO3.1		GAS UTILITY POTHOLING	LS		1.00	1.00	$ 1,155.00	$ 1,155.00	1.00	$ 1,155.00	$ -	$ 1,155.00	-	100.00%
CO4.1		EXISTING INTAKES CORE DRILLING	LS		1.00	1.00	$ 4,515.50	$ 4,515.50	1.00	$ 4,515.50	$ -	$ 4,515.50	-	100.00%
CO5.1		ADDITIONAL STREET DETOUR SIGNAGE	LS		1.00	1.00	$ 5,450.00	$ 5,450.00	1.00	$ 5,450.00	$ -	$ 5,450.00	-	100.00%
CO6.1		CEMENT STABILIZATION STAGE 3	LS		1.00	1.00	$63,669.00	$ 63,669.00	1.00	$ 63,669.00	$ -	$ 63,669.00	-	100.00%
CO7.1		SPLICE ENCLOSURE	EA		1.00	1.00	$ 8,744.67	$ 8,744.67	1.00	$ 8,744.67	$ -	$ 8,744.67	-	100.00%
CO7.2		FIBER OPTIC CABLE	LF		3,245.00	3,245.00	$ 4.17	$ 13,531.65	3,245.00	$ 13,531.65	$ -	$ 13,531.65	-	100.00%
CO7.3		REMOVAL OF FIBER OPTIC CABLE	LF		3,300.00	3,300.00	$ 2.31	$ 7,623.00	3,300.00	$ 7,623.00	$ -	$ 7,623.00	-	100.00%
CO7.4		INTAKE ADJUSTMENT	LS		1.00	1.00	$ 3,608.00	$ 3,608.00	1.00	$ 3,608.00	$ -	$ 3,608.00	-	100.00%
CO8.1		FIRE DEPARTMENT STORM CONNECTION	LS		1.00	1.00	$ 2,236.59	$ 2,236.59	1.00	$ 2,236.59	$ -	$ 2,236.59	-	100.00%
CO8.2		FIRE DEPARTMENT SANITARY SERVICE	LS		1.00	1.00	$ 7,286.14	$ 7,286.14	1.00	$ 7,286.14	$ -	$ 7,286.14	-	100.00%
CO8.3		FIX LEAKING VALVE	LS		1.00	1.00	$ 2,694.54	$ 2,694.54	1.00	$ 2,694.54	$ -	$ 2,694.54	-	100.00%
CO8.4		SANITARY AND STORM SEWER SE 6TH STREET	LS		1.00	1.00	$29,634.50	$ 29,634.50	1.00	$ 29,634.50	$ -	$ 29,634.50	-	100.00%
CO8.5		SUMP LINE CONNECTION	LS		1.00	1.00	$ 1,044.67	$ 1,044.67	1.00	$ 1,044.67	$ -	$ 1,044.67	-	100.00%
CO8.6		WATER TOWER STORM CONNECTION	LS		1.00	1.00	$ 2,900.30	$ 2,900.30	1.00	$ 2,900.30	$ -	$ 2,900.30	-	100.00%
CO8.7		WOOD FENCE	LS		1.00	1.00	$ 4,593.16	$ 4,593.16	1.00	$ 4,593.16	$ -	$ 4,593.16	-	100.00%
CO9.1		HYDRO EXCAVATE HIGH PRESSURE GAS MAIN	LS		1.00	1.00	$ 5,049.00	$ 5,049.00	1.00	$ 5,049.00	$ -	$ 5,049.00	-	100.00%
CO10.1		ADDITIONAL WOOD PRIVACY FENCE	LS		1.00	1.00	$ 2,102.10	$ 2,102.10	1.00	$ 2,102.10	$ -	$ 2,102.10	-	100.00%
CO11.1		ADDITIONAL CEMENT STABILIZATION	LS		1.00	1.00	$29,235.00	$ 29,235.00	1.00	$ 29,235.00	$ -	$ 29,235.00	-	100.00%
CO11.2		CONCRETE COLLAR	EA		1.00	1.00	$ 1,350.00	$ 1,350.00	1.00	$ 1,350.00	$ -	$ 1,350.00	-	100.00%
CO11.3		STRUCTURE S-113, SW-401 60" MANHOLE	EA		1.00	1.00	$ 3,000.00	$ 3,000.00	1.00	$ 3,000.00	$ -	$ 3,000.00	-	100.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE $ 9,271,284.16 $ 8,034,706.86 86.66%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 14, 2023	$ 29,996.25
2	December 26, 2023	$ 782,466.64
3	January 23, 2024	$ 987,543.39
4	February 13, 2024	$ 90,208.43
5	March 26, 2024	$ 231,925.01
6	April 23, 2024	$ 297,055.02
7	May 28, 2024	$ 210,212.09
8	June 25, 2024	$ 249,304.36
9	July 23, 2024	$ 155,465.31
10	August 27, 2024	$ 267,176.29
11	September 24, 2024	$ 403,825.46
12	October 22, 2024	$ 102,825.14
13	November 26, 2024	$ 371,350.70
14	December 24, 2024	$ 735,630.85
15	January 28, 2025	$ 104,443.98
16	February 25, 2025	$ 20,151.88
17	April 22, 2025	$ 124,692.14
18	May 27, 2025	$ 206,428.52
19	June 24, 2025	$ 320,466.39
20	July 22, 2025	$ 214,641.34
21	August 26, 2025	$ 364,293.56
22	September 23, 2025	$ 248,495.92
23	October 28, 2025	$ 321,425.36
24	December 16, 2025	$ 307,205.05
25	December 16, 2025	$ 364,768.11
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Previous Applications for Payment

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TOTAL **$ 7,511,997.19**

Record of Change Orders

No.	Date	Amount
1	January 23, 2024	$ 18,580.00
2	March 26, 2024	$ 5,971.35
3	May 28, 2024	$ 1,155.00
4	June 25, 2024	$ 4,515.50
5	October 22, 2024	$ 5,450.00
6	November 26, 2024	$ 63,669.00
7	April 22, 2025	$ 33,507.32
8	May 27, 2025	$ 50,389.90
9	June 24, 2025	$ 5,049.00
10	November 25, 2025	$ 2,102.10
11	December 16, 2025	$ 33,585.00
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TOTAL **$ 223,974.17**

Contract Time Remaining

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

Date Printed: 1/8/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

STORED MATERIALS COST

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	PROPOSED STORED VALUE	QUANTITY CHANGE - 1	QUANTITY CHANGE - 2	TOTAL VALUE	EQUIVALENT UNIT PRICE	STORED AMOUNT	REMAINING AMOUNT	VALUE OF STORED MATERIALS REMAINING	PERCENT REMAINING
1	CLEARING AND GRUBBING, UNITS	UNIT				$ -	$ 150.00	0.00	0.00	$ -	0.00%
2	CLEARING AND GRUBBING, ACRE	ACRE				$ -	$ 9,500.00	0.00	0.00	$ -	0.00%
3	TOPSOIL, ON-SITE	CY				$ -	$ 8.50	0.00	0.00	$ -	0.00%
4	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY				$ -	$ 3.55	0.00	0.00	$ -	0.00%
5	EXCAVATION, CLASS 10, CHANNEL	CY				$ -	$ 4.75	0.00	0.00	$ -	0.00%
6	EXCAVATION, CLASS 10, CONTRACTOR FURNISH	CY				$ -	$ 14.00	0.00	0.00	$ -	0.00%
7	EXCAVATION, CLASS 10, WASTE	CY				$ -	$ 11.00	0.00	0.00	$ -	0.00%
8	BELOW GRADE EXCAVATION (CORE OUT)	CY				$ -	$ 81.25	0.00	0.00	$ -	0.00%
9	SUBGRADE PREPARATION, 12 IN.	SY				$ -	$ 2.75	0.00	0.00	$ -	0.00%
10	SUBGRADE TREATMENT, GEOGRID, TRIANGULAR, TYPE 3	SY				$ -	$ 5.00	0.00	0.00	$ -	0.00%
11	MODIFIED SUBBASE	CY				$ -	$ 69.50	0.00	0.00	$ -	0.00%
12	REMOVAL OF ABANDONED RAILROAD	LF				$ -	$ 15.00	0.00	0.00	$ -	0.00%
13	TRENCH FOUNDATION	TON				$ -	$ 45.00	0.00	0.00	$ -	0.00%
14	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN.	LF				$ -	$ 70.50	0.00	0.00	$ -	0.00%
15	STORM SEWER, TRENCHED, RCP, CLASS III, 24 IN.	LF				$ -	$ 91.50	0.00	0.00	$ -	0.00%
16	STORM SEWER, TRENCHED, RCP, CLASS III, 30 IN.	LF				$ -	$ 103.00	0.00	0.00	$ -	0.00%
17	STORM SEWER, TRENCHED, RCP, CLASS III, 36 IN.	LF				$ -	$ 106.50	0.00	0.00	$ -	0.00%
18	STORM SEWER, TRENCHED, RCP, CLASS III, 42 IN.	LF				$ -	$ 167.50	0.00	0.00	$ -	0.00%
19	STORM SEWER, TRENCHED, RCP, CLASS III, 54 IN.	LF				$ -	$ 213.00	0.00	0.00	$ -	0.00%
20	STORM SEWER, TRENCHED, RCP, CLASS V, 15 IN.	LF				$ -	$ 50.50	0.00	0.00	$ -	0.00%
21	STORM SEWER, TRENCHED, RCP, CLASS V, 18 IN.	LF				$ -	$ 64.00	0.00	0.00	$ -	0.00%
22	STORM SEWER, TRENCHED, HDPE, 12-IN	LF				$ -	$ 57.00	0.00	0.00	$ -	0.00%
23	REMOVAL OF STORM SEWER, LESS THAN OR EQUAL TO 36 IN.	LF				$ -	$ 19.50	0.00	0.00	$ -	0.00%
24	REMOVAL OF STORM SEWER, GREATER THAN 36 IN.	LF				$ -	$ 35.50	0.00	0.00	$ -	0.00%
25	PIPE CULVERT, DRIVEWAY, CMP, 12 IN.	LF				$ -	$ 60.00	0.00	0.00	$ -	0.00%
26	PIPE APRON, CMP, 12 IN.	EA				$ -	$ 1,075.00	0.00	0.00	$ -	0.00%
27	PIPE APRON, CONCRETE, 24 IN.	EA				$ -	$ 2,705.00	0.00	0.00	$ -	0.00%
28	PIPE APRON, CONCRETE, 36 IN.	EA				$ -	$ 3,825.00	0.00	0.00	$ -	0.00%
29	PIPE APRON, CONCRETE, 42 IN.	EA				$ -	$ 4,415.00	0.00	0.00	$ -	0.00%
30	PIPE APRON, CONCRETE, 54 IN.	EA				$ -	$ 5,650.00	0.00	0.00	$ -	0.00%
31	SUBDRAIN, CORRUGATED, PVC, TYPE 1, CASE B, 6 IN.	LF				$ -	$ 22.50	0.00	0.00	$ -	0.00%
32	SUBDRAIN, CORRUGATED, HDPE, TYPE 1, CASE B, 6 IN.	LF				$ -	$ 22.50	0.00	0.00	$ -	0.00%
33	SUBDRAIN CLEANOUT, TYPE A-1	EA				$ -	$ 905.00	0.00	0.00	$ -	0.00%
34	SUBRAIN, OUTLET, CMP, CONNECTION TO INTAKE	EA				$ -	$ 400.00	0.00	0.00	$ -	0.00%
35	FIELD TILE REPAIR, PVC, UNSPECIFIED DIAMETER	LF				$ -	$ 49.00	0.00	0.00	$ -	0.00%
36	WATER MAIN, TRENCHED, PVC, DR18, 4 IN.	LF				$ -	$ 32.00	0.00	0.00	$ -	0.00%
37	WATER MAIN, TRENCHED, PVC, DR18, 6 IN.	LF				$ -	$ 23.00	0.00	0.00	$ -	0.00%
38	WATER MAIN, TRENCHED, PVC, DR18, 8 IN.	LF				$ -	$ 51.00	0.00	0.00	$ -	0.00%
39	WATER MAIN, TRENCHED, PVC, DR18, 12 IN.	LF				$ -	$ 110.00	0.00	0.00	$ -	0.00%
40	WATER MAIN,TRENCHED, DIP, C151, CLASS 52, 8 IN.	LF				$ -	$ 95.00	0.00	0.00	$ -	0.00%
41	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF				$ -	$ 53.00	0.00	0.00	$ -	0.00%
42	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 16 IN.	LF	$347,170.50			$347,170.50	$ 89.50	3879.00	72.50	$ 6,489	1.87%
43	WATER MAIN W/ CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF				$ -	$ 200.00	0.00	0.00	$ -	0.00%

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

92	INTAKE, CIRCULAR AREA, SW-512, CASE 1, 18 IN.	EA				$ -	$ 1,850.00	0.00	0.00	$ -	0.00%
93	INTAKE, DRAIN BASIN, PVC, 12 IN. DOME GRATE	EA				$ -	$ 2,250.00	0.00	0.00	$ -	0.00%
94	MANHOLE ADJUSTMENT, SANITARY, MINOR	EA				$ -	$ 2,025.00	0.00	0.00	$ -	0.00%
95	MANHOLE ADJUSTMENT, SANITARY, MAJOR	EA				$ -	$ 3,050.00	0.00	0.00	$ -	0.00%
96	INTAKE ADJUSTMENT, MAJOR	EA				$ -	$ 2,300.00	0.00	0.00	$ -	0.00%
97	CONNECTION TO EXISTING INTAKE	EA				$ -	$ 4,550.00	0.00	0.00	$ -	0.00%
98	REMOVE MANHOLE	EA				$ -	$ 750.00	0.00	0.00	$ -	0.00%
99	REMOVE INTAKE	EA				$ -	$ 725.00	0.00	0.00	$ -	0.00%
100	PAVEMENT, PCC, CLASS C, CLASS 4, 7 IN.	SY				$ -	$ 60.00	0.00	0.00	$ -	0.00%
101	PAVEMENT, PCC, CLASS C, CLASS 4, 9 IN.	SY	$132,255.26			$132,255.26	$ 7.29	18142.01	0.00	$ -	0.00%
102	PAVEMENT, PCC, CLASS C, CLASS 4, 9 IN. COLORED	SY				$ -	$ 137.00	0.00	0.00	$ -	0.00%
103	PAVEMENT, REINFORCED PCC, CLASS C, CLASS 4, 9 IN.	SY				$ -	$ 101.00	0.00	0.00	$ -	0.00%
104	CONCRETE MEDIAN, DOWELED	SY				$ -	$ 160.00	0.00	0.00	$ -	0.00%
105	PAVEMENT SAMPLES AND TESTING	LS				$ -	$ 7,500.00	0.00	0.00	$ -	0.00%
106	REMOVAL OF SIDEWALK, SHARED USE PATH, OR DRIVEWAY	SY				$ -	$ 6.00	0.00	0.00	$ -	0.00%
107	REMOVAL OF DRIVEWAY	SY				$ -	$ 6.50	0.00	0.00	$ -	0.00%
108	REMOVAL OF CURB	LF				$ -	$ 16.00	0.00	0.00	$ -	0.00%
109	SHARED USE PATH, PCC, 6 IN.	SY				$ -	$ 55.00	0.00	0.00	$ -	0.00%
110	SIDEWALK, PCC, 5 IN.	SY				$ -	$ 60.00	0.00	0.00	$ -	0.00%
111	SIDEWALK, CLASS A, PCC, 5 IN.	SY				$ -	$ 90.00	0.00	0.00	$ -	0.00%
112	DETECTABLE WARNINGS	SF				$ -	$ 60.00	0.00	0.00	$ -	0.00%
113	SIDEWALK TRENCH DRAIN	EA				$ -	$ 3,500.00	0.00	0.00	$ -	0.00%
114	DRIVEWAY, PCC, 6 IN.	SY				$ -	$ 70.00	0.00	0.00	$ -	0.00%
115	DRIVEWAY, PCC, 7 IN.	SY				$ -	$ 75.00	0.00	0.00	$ -	0.00%
116	GRANULAR SURFACING, DRIVEWAY	TON				$ -	$ 47.00	0.00	0.00	$ -	0.00%
117	PAVEMENT REMOVAL	SY				$ -	$ 5.50	0.00	0.00	$ -	0.00%
118	CURB AND GUTTER REMOVAL	LF				$ -	$ 10.00	0.00	0.00	$ -	0.00%
119	TEMPORARY PAVEMENT, PCC, 6 IN.	SY				$ -	$ 55.00	0.00	0.00	$ -	0.00%
120	TEMPORARY PAVEMENT, HMA, 6 IN.	SY				$ -	$ 60.00	0.00	0.00	$ -	0.00%
121	TEMPORARY GRANULAR	TON				$ -	$ 46.50	0.00	0.00	$ -	0.00%
122	TRAFFIC SIGNALIZATION	LS	$17,820.36	$54,379.54		$72,199.90	$150,000.00	0.48133267	0.18133267	$ 27,199.90	37.67%
123	REMOVAL OF TEMPORARY TRAFFIC SIGNALIZATION	LS				$ -	$ 4,053.00	0.00	0.00	$ -	0.00%
124	RELOCATION OF TEMPORARY SIGNAL POLE	LS				$ -	$ 1,121.00	0.00	0.00	$ -	0.00%
125	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA				$ -	$ 62.00	0.00	0.00	$ -	0.00%
126	PAINTED PAVEMENT MARKINGS, DURABLE	STA				$ -	$ 132.00	0.00	0.00	$ -	0.00%
127	WET, RETROFLECTIVE REMOVABLE TAPE MARKINGS	STA				$ -	$ 200.00	0.00	0.00	$ -	0.00%
128	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA				$ -	$ 250.00	0.00	0.00	$ -	0.00%
129	PAVEMENT MARKINGS REMOVED	STA				$ -	$ 55.00	0.00	0.00	$ -	0.00%
130	GROOVES CUT FOR PAVEMENT MARKINGS	STA				$ -	$ 95.00	0.00	0.00	$ -	0.00%
131	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA				$ -	$ 195.00	0.00	0.00	$ -	0.00%
132	TEMPORARY TRAFFIC CONTROL	LS				$ -	$75,000.00	0.00	0.00	$ -	0.00%
133	TEMPORARY DIRECTIONAL AND ACCESS SIGNS	EA				$ -	$ 300.00	0.00	0.00	$ -	0.00%
134	PORTABLE DYNAMIC MESSAGE BOARDS	CDAY				$ -	$ 100.00	0.00	0.00	$ -	0.00%
135	TEMPORARY BARRIER RAIL, CONCRETE	LF				$ -	$ 40.00	0.00	0.00	$ -	0.00%
136	TYPE A SIGN ASSEMBLY, REMOVE AND SALVAGE	EA				$ -	$ 100.00	0.00	0.00	$ -	0.00%
137	FLASHING BEACON SIGN, REMOVE AND SALVAGE	EA				$ -	$ 441.00	0.00	0.00	$ -	0.00%
138	FLASHING BEACON SIGN, REINSTALL	EA				$ -	$ 1,900.00	0.00	0.00	$ -	0.00%
139	CONDUIT, HDPE, SDR 13.5, 2"	LF				$ -	$ 18.00	0.00	0.00	$ -	0.00%

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

188	REMOVE AND REINSTALL EXISTING PRECAST BOX CULVERT	LS				$ -	$40,000.00	0.00	0.00	$ -	0.00%
	Change Order Item										
CO1.1	RCB COLLAR	EA				$ -	$10,000.00	0	-	$ -	0.00%
CO1.2	COLD WEATHER PROTECTION	CY				$ -	$ 17.00	0	-	$ -	0.00%
CO1.3	HOT WATER FEE	CY				$ -	$ 7.00	0	-	$ -	0.00%
CO2.1	TRAFFIC SIGNAL BLACK PAINT	LS				$ -	$ 5,971.35	0	-	$ -	0.00%
CO3.1	GAS UTILITY POTHOLING	LS				$ -	$ 1,155.00	0	-	$ -	0.00%
CO4.1	EXISTING INTAKES CORE DRILLING	LS				$ -	$ 4,515.50	0	-	$ -	0.00%
CO5.1	ADDITIONAL STREET DETOUR SIGNAGE	LS				$ -	$ 5,450.00	0	-	$ -	0.00%
CO6.1	CEMENT STABILIZATION STAGE 3	LS				$ -	$63,669.00	0	-	$ -	0.00%
CO7.1	SPLICE ENCLOSURE	EA				$ -	$ 8,744.67	0	-	$ -	0.00%
CO7.2	FIBER OPTIC CABLE	LF				$ -	$ 4.17	0	-	$ -	0.00%
CO7.3	REMOVAL OF FIBER OPTIC CABLE	LF				$ -	$ 2.31	0	-	$ -	0.00%
CO7.4	INTAKE ADJUSTMENT	LS				$ -	$ 3,608.00	0	-	$ -	0.00%
CO8.1	FIRE DEPARTMENT STORM CONNECTION	LS				$ -	$ 2,236.59	0	-	$ -	0.00%
CO8.2	FIRE DEPARTMENT SANITARY SERVICE	LS				$ -	$ 7,286.14	0	-	$ -	0.00%
CO8.3	FIX LEAKING VALVE	LS				$ -	$ 2,694.54	0	-	$ -	0.00%
CO8.4	SANITARY AND STORM SEWER SE 6TH STREET	LS				$ -	$29,634.50	0	-	$ -	0.00%
CO8.5	SUMP LINE CONNECTION	LS				$ -	$ 1,044.67	0	-	$ -	0.00%
CO8.6	WATER TOWER STORM CONNECTION	LS				$ -	$ 2,900.30	0	-	$ -	0.00%
CO8.7	WOOD FENCE	LS				$ -	$ 4,593.16	0	-	$ -	0.00%
CO9.1	HYDRO EXCAVATE HIGH PRESSURE GAS MAIN	LS				$ -	$ 5,049.00	0	-	$ -	0.00%
CO10.1	ADDITIONAL WOOD PRIVACY FENCE	LS				$ -	$ 2,102.10	0	-	$ -	0.00%
CO11.1	ADDITIONAL CEMENT STABILIZATION	LS				$ -	$29,235.00	0	-	$ -	0.00%
CO11.2	CONCRETE COLLAR	EA				$ -	$ 1,350.00	0	-	$ -	0.00%
CO11.3	STRUCTURE S-113, SW-401 60" MANHOLE	EA				$ -	$ 3,000.00	0	-	$ -	0.00%

TOTAL VALUE OF STORED MATERIALS AND VALUE OF STORED MARTERIALS REMAINING TO DATE $551,625.66 $ 33,688.90 6.11%

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Contractor's Application for Payment No. 18 (Eighteen) Sub-Final

Application Period: 5/1/2025 to 1/14/2026 **Application Date:** 1/14/2026

To (Owner):	City of Grimes, IA 101 NE Harvey Street, Grimes, Iowa 50111	**From (Contractor):**	Preload LLC 4000 Tower Rd., Louisville, KY 40219	**Via (Engineer):**	McClure Engineering Co. 1360 NW 121st St, Clive, IA 50325
Owner's DWSRF Number:	FS-77-23-DWSRF-024	**Contractor's Contract Number:**	23-PD014	**Engineer's Contract Number:**	211186-040
Project:	Grimes Ground Storage Reservoir	**Contract:**	One (1) 2.0 MG Ground Storage Tank		

Application For Payment - Change Order Summary

Approved Change Orders

Number	Additions	Deductions
01	$ -	$ 14,128.50
Totals:	$ -	$ 14,128.50
Net Change by Change Order:	$	(14,128.50)

1.	Original Contract Price	$	3,480,000.00
2.	Net change by Change Orders	$	(14,128.50)
3.	Current Contract Price (Line 1 ± 2)	$	3,465,871.50
4.	Total Completed and Stored to Date (Column F on Progress Estimate)	$	3,465,871.50
5.	Retainage		
a.	5.0% X $ 3,465,871.50 Work Completed	$	173,293.57
b.	5.0% X $ - Stored Material	$	-
c.	Early Release of Retainage	$	-
d.	Total Retainage (Line 5a + Line 5b - Line 5c)	$	173,293.57
6.	Amount Eligible to Date (Line 4 - Line 5d)	$	3,292,577.93
7.	Less Previous Payments (Line 6 from prior Application)	$	3,265,737.58
8.	Amount Due This Application	$	26,840.35
9.	Balance to Finish, Plus Retainage (Column G on Progress Estimate + Line 5 above)	$	173,293.57

Contractor's Certification

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

By: Logan Vaught Digitally signed by Logan Vaught Date: 2026.01.16 11:33:06 -05'00' Date:

Payment of: $26,840.35
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____ 1/16/26
(Engineer) (Date)

Payment of: $26,840.35
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ 1-20-26
(Owner) (Date)

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

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Finance Budget Code= 374-810-6499
Vendor#= 4667
Pay Request No. 18

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract):	One (1) 2.0 MG Ground Storage Tank				Application Number:	18 (Eighteen) Sub-Final		
Application Period:	5/1/2025	to	1/14/2026		Application Date:	1/14/2026		
			Work Completed					
A		B	C	D	E	F		G
Specification Section Number	Description	Scheduled Value ($)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F/B)	Balance to Finish (B - F)
General Requirements								
1.1	Bonds and Insurance	$ 27,900.00	$ 27,900.00	$ -		$ 27,900.00	100.00%	$ -
1.2	Tank Design Drawings and Calculations	$ 97,200.00	$ 97,200.00	$ -		$ 97,200.00	100.00%	$ -
1.3	Tank Crew Mobilization	$ 256,100.00	$ 256,100.00	$ -		$ 256,100.00	100.00%	$ -
1.4	Mobilization	$ 112,000.00	$ 112,000.00	$ -		$ 112,000.00	100.00%	$ -
Sitework								
2.1	Clear and Grub Site	$ 8,000.00	$ 8,000.00	$ -		$ 8,000.00	100.00%	$ -
2.2	SWPPP Management	$ 14,300.00	$ 12,870.00	$ 1,430.00		$ 14,300.00	100.00%	$ -
2.3	Silt Fence Install/Removal	$ 10,600.00	$ 8,957.00	$ 1,643.00		$ 10,600.00	100.00%	$ -
2.4	Install/Remove Construction Entrance	$ 6,100.00	$ 6,100.00	$ -		$ 6,100.00	100.00%	$ -
2.5	Relocate Existing Stock Pile and Site Grading	$ 145,700.00	$ 145,700.00	$ -		$ 145,700.00	100.00%	$ -
2.6	Tank Excavation	$ 125,200.00	$ 125,200.00	$ -		$ 125,200.00	100.00%	$ -
2.7	Tank Structural Backfill Price Adjustment No.1 ($35/CY)	$ 52,000.00	$ 37,871.50	$ 14,128.50		$ 52,000.00	100.00%	$ -
2.8	Tank Laydown Area, Crane Pads, and Panel Beds	$ 250,500.00	$ 250,500.00	$ -		$ 250,500.00	100.00%	$ -
2.9	Access Road Subgrade Improvements	$ 31,500.00	$ 31,500.00	$ -		$ 31,500.00	100.00%	$ -
2.10	7" PCC Driveway	$ 35,000.00	$ 35,000.00	$ -		$ 35,000.00	100.00%	$ -
2.11	Final Grading	$ 25,800.00	$ 23,220.00	$ 2,580.00		$ 25,800.00	100.00%	$ -
2.12	Seeding	$ 22,600.00	$ -	$ 22,600.00		$ 22,600.00	100.00%	$ -
Utility Work								
3.1	Provide and Install 16" DIP Inlet Piping	$ 106,500.00	$ 106,500.00	$ -		$ 106,500.00	100.00%	$ -
3.2	Provide and Install 24" DIP Inlet/Outlet Piping	$ 215,300.00	$ 215,300.00	$ -		$ 215,300.00	100.00%	$ -
3.3	Storm Sewer Work	$ 18,600.00	$ 18,600.00	$ -		$ 18,600.00	100.00%	$ -
Prestressed Concrete Tank								
Form, Reinforce & Pour Floor								
4.1	Footing Forms	$ 46,500.00	$ 46,500.00	$ -		$ 46,500.00	100.00%	$ -
4.2	Reinforcing	$ 108,500.00	$ 108,500.00	$ -		$ 108,500.00	100.00%	$ -
4.3	Place Floor/Footing Concrete	$ 155,000.00	$ 155,000.00	$ -		$ 155,000.00	100.00%	$ -

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A		B	Work Completed		E	F		G
Specification Section Number	Description	Scheduled Value ($)	C From Previous Application (C+D)	D This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F/B)	Balance to Finish (B - F)
Walls								
4.4	Install Beds	$ 41,400.00	$ 41,400.00	$ -		$ 41,400.00	100.00%	$ -
4.5	Form/Reinforce/Pour Panels	$ 186,000.00	$ 186,000.00	$ -		$ 186,000.00	100.00%	$ -
4.6	Erect Panels	$ 103,400.00	$ 103,400.00	$ -		$ 103,400.00	100.00%	$ -
4.7	Joints and Curbs	$ 41,400.00	$ 41,400.00	$ -		$ 41,400.00	100.00%	$ -
4.8	Shotcrete Diaphragm	$ 41,400.00	$ 41,400.00	$ -		$ 41,400.00	100.00%	$ -
Dome								
4.9	Erect Shoring	$ 74,000.00	$ 74,000.00	$ -		$ 74,000.00	100.00%	$ -
4.10	Erect Formwork	$ 55,500.00	$ 55,500.00	$ -		$ 55,500.00	100.00%	$ -
4.11	Reinforcing	$ 129,400.00	$ 129,400.00	$ -		$ 129,400.00	100.00%	$ -
4.12	Place Dome Concrete	$ 37,000.00	$ 37,000.00	$ -		$ 37,000.00	100.00%	$ -
4.13	Remove Formwork	$ 55,500.00	$ 55,500.00	$ -		$ 55,500.00	100.00%	$ -
Prestress								
4.14	Prestress	$ 86,700.00	$ 86,700.00	$ -		$ 86,700.00	100.00%	$ -
4.15	Wire Coat	$ 36,200.00	$ 36,200.00	$ -		$ 36,200.00	100.00%	$ -
4.16	Body Coat	$ 32,500.00	$ 32,500.00	$ -		$ 32,500.00	100.00%	$ -
4.17	Final Coat	$ 7,300.00	$ 7,300.00	$ -		$ 7,300.00	100.00%	$ -
Miscellaneous								
4.18	Tank Pipe, Fittings & Appurtenances	$ 76,000.00	$ 76,000.00	$ -		$ 76,000.00	100.00%	$ -
4.19	Ladder/ Vent/ Hatch/ Misc. Metals	$ 59,000.00	$ 59,000.00	$ -		$ 59,000.00	100.00%	$ -
4.20	Paint	$ 43,000.00	$ 43,000.00	$ -		$ 43,000.00	100.00%	$ -
4.21	Mixing System	$ 38,000.00	$ 38,000.00	$ -		$ 38,000.00	100.00%	$ -
Electrical								
5.1	Electrical Work	$ 335,400.00	$ 335,400.00	$ -	$ -	$ 335,400.00	100.00%	$ -
Architectural Treatment								
6.1	Install Brick Pilasters	$ 130,000.00	$ 130,000.00	$ -		$ 130,000.00	100.00%	$ -
Approved Project Change Orders								
CO-1.0	Adjustment of Project As-built Quantities	$ (14,128.50)	$ -	$ (14,128.50)		$ (14,128.50)	100.00%	$ -
	Total	$ 3,465,871.50	$ 3,437,618.50	$ 28,253.00	$ -	$ 3,465,871.50	100.00%	$ -

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Stored Material Summary

Contractor's Application

For (Contract):	One (1) 2.0 MG Ground Storage Tank							Application Number:	18 (Eighteen) Sub-Final	
Application Period:	5/1/2025	to	1/14/2026					Application Date:	1/14/2026	
A	B	C		D		E	Subtotal Amount Completed and Stored to Date (D + E)	F		G
Specification Section / Bid Item No.	Supplier Invoice Number	Description of Materials or Equipment Stored	Storage Location	Stored Previously: Date Placed into Storage (Month/Year)	Stored Previously: Amount ($)	Amount Stored this Month ($)		Incorporated in Work: Date (Month/ Year)	Incorporated in Work: Amount ($)	Materials Remaining in Storage ($) (D + E - F)
5.1	-	THHN Wire	Newton, IA	Nov-2023	$ 17,405.00	$ -	$ 17,405.00	Dec-2024	$ 17,405.00	$ -
					$ -		$ -			$ -
					$ -		$ -			$ -
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		Totals			$ 17,405.00	$ -	$ 17,405.00		$ 17,405.00	$ -

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Partial Pay Estimates Paid-to-Date

Contractor's Application

For (Contract):	Grimes Ground Storage Reservoir One (1) 2.0 MG Ground Storage Tank					**Application Number:**	18 (Eighteen) Sub-Final
						Application Date:	1/14/2026
Application Period:	From:	5/1/2025	To:	1/14/2026	**Contractor:**	Preload LLC 4000 Tower Rd., Louisville, KY 40219	

Original Contract Amount: **$ 3,480,000.00**

Approved Change Orders:

Number	Date	Amount
01	-	$ (14,128.50)

Revised Contract Amount: **$ 3,465,871.50**

Pay Estimates Paid-to-Date

Pay Estimate Number	Date	Amount
01	12/12/2023	$ 183,673.95
02	1/23/2024	$ 261,015.35
03	3/12/2024	$ 46,170.00
04	4/9/2024	$ 97,523.20
05	5/14/2024	$ 166,003.95
06	6/25/2024	$ 16,647.80
07	7/23/2024	$ 202,292.05
08	8/27/2024	$ 353,785.70
09	9/10/2024	$ 571,900.00
10	10/22/2024	$ 395,722.50
11	11/12/2024	$ 46,597.50
12	12/10/2024	$ 373,615.05
13	1/14/2025	$ 304,655.50
14	2/25/2025	$ 40,712.25
15	3/25/2025	$ 96,966.98
16	4/22/2025	$ 74,580.70
17	5/27/2025	$ 33,875.10
18 Sub-final		

Total Estimates Paid to Date: **$ 3,265,737.58**

Total Construction Cost: **$ 3,265,737.58**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

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

Date of Council Meeting: January 27, 2026 **PAYMENT REQUEST #** 15

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

Contract Summary

Original Contract Amount:	$ 893,910.00			
Net change by Change Orders:	$ 46,158.14			
Contract Amount to Date: (line 1 ± 2)		$ 940,068.14		
Total completed and stored to date:	$ 938,068.14			
Retainage: 5 % of Completed Work:	$ 46,903.41			
Total Earned less Retainage:		$ 891,164.73		
Less previous applications for payment:		$ 875,541.98		
SUBTOTAL			$	15,622.75
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	15,622.75
Balance to finish, including retainage:		$ 48,903.41		
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: Renda Electric
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects, Inc.
Firm Name

Signature 1/16/2026
Date

City of Grimes Staff Approval:

Signature 1-20-26
Date

Submit to: *Engineering Department*

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

Date Printed: 12/24/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 26, 2024	$ 40,299.00
2	December 24, 2024	$ 28,215.00
3	January 28, 2025	$ 47,880.00
4	February 25, 2025	$ 9,709.00
5	March 25, 2025	$ 57,000.00
6	April 22, 2025	$ 27,550.00
7	May 27, 2025	$ 104,975.00
8	June 24, 2025	$ 93,024.00
9	July 22, 2025	$ 97,325.60
10	August 26, 2025	$ 151,857.50
11	September 23, 2025	$ 105,940.00
12	October 28, 2025	$ 73,872.52
13	November 25, 2025	$ 31,259.75
14	December 23, 2025	$ 6,634.61
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 875,541.98**

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	December 16, 2025	$ 9,910.00
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25		

TOTAL **$ 46,158.14**

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: Grimes Public Safety Center
PROJECT: # X242400

APPLICATION NO: 18
PERIOD TO: 12/01/25
12/31/25

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)
12/16/25	PCO 038, 039, 040, 041, 042, 043	13,263.00	($11,468.07)
	TOTALS	144,958.20	($55,933.64)
Net change by Change Order			89,024.56

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		89,024.56
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,042,866.56
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		8,030,604.45
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$285,476.39	
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)		285,476.39
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		7,745,128.06
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		7,729,505.31
8.CURRENT PAYMENT NOW DUE		15,622.75
9.BALANCE TO FINISH, PLUS RETAINAGE. (Line 3 less Line 6)		297,738.50

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 January 7, 2026

State of: IOWA County of: POLK
subscribed and sworn to before me this January 7, 2026

NOTARY PUBLIC: Jeni Day Notary Public
My Commission Expires:

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

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 15,622.75
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

Prj #	X242400		App # :	18				Pd From:	12/1/2025
Prj Name	Grimes Public Safety Center		App Date:	1/7/2026				PD TO :	12/31/2025
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
Item Number	Description of Work	Updated SOV	WORK COMPLETED PREVIOUS (D+E)	This Period	MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	$568,790	568,790.40			568,790.40	100%		
2	BP #02 - General Construction - DDVI	$1,391,604	1,388,736.18			1,388,736.18	100%	2,868	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	$483,311	484,941.00			484,941.00	100%	(1,630)	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	1,752,286.33			1,752,286.33	100%		
10	BP #10 - Electrical - Renda Electric	$940,068	921,623.14	16,445.00		938,068.14	100%	2,000	46,903.41
11	BP #11 - Paving - Core Construction	$473,854	473,854.31			473,854.31	100%		23,692.72
12	BP #12 - Landscaping - Alpha Landscapes	$89,373	89,373.00			89,373.00	100%		4,468.65
	GRAND TOTAL	**8,042,866.56**	**8,014,159.45**	**16,445.00**		**8,030,604.45**	**100%**	**12,262**	**285,476.39**

CONTRACTOR'S APPLICATION FOR PAYMENT

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

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

PAYMENT APPLICATION NO: **15**
APPLICATION DATE: **12/23/2025**
PERIOD TO: **12/31/2025**

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	36,248.14	-
Approved This Month			
Number	Date Approved		
7	12/16/2025	9,910.00	
	TOTALS	46,158.14	-
Net change by Change Orders		46,158.14	

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: MARTIN DE GELMO Date: 12/23/2025

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**	$	46,158.14
3. **CONTRACT SUM TO DATE**	$	940,068.14
4. **TOTAL COMPLETED & STORED TO DATE**		938,068.14
RETAINAGE:		
a. 5% of Completed Work	$	46,903.41
b. 5% of Stored Material	$	-
5. **TOTAL RETAINAGE**	$	46,903.41
6. **TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total)	$	891,164.73
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Application)	$	875,541.98
8. **CURRENT PAYMENT DUE**	$	15,622.75
9. **REMAINING UNCOMPLETED CONTRACT** (Line 3 less Line 6)	$	48,903.41

State of Iowa County of Polk
Subscribed and sworn to before me on this date: 12/23/2025

Notary Public: Evan G. Elderkin
My Commission expires: November 4, 2028

NOTARIAL SEAL IOWA
EVAN G. ELDERKIN
Commission Number 843642
My Commission Expires
November 4, 2028

AMOUNT CERTIFIED $ 15,622.75
(Attach explanation if amount certified differs from the amount applied for.)

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.

ARCHITECT:

By: _____ Date _____

CONTINUATION SHEET

TO: City of Grimes

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

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

APPLICATION NUMBER: **15**
APPLICATION DATE: **12/23/2025**
PERIOD TO: **12/31/2025**

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (E + F)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
	Original Schedule of Values								
1	Mobilization - Labor	6,500.00	6,500.00	-	-	6,500.00	100.00%	-	325.00
2	Mobilization - Material	2,000.00	2,000.00	-	-	2,000.00	100.00%	-	100.00
3	Site - Labor	20,320.00	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	2,185.00	-	73,185.00	100.00%	-	3,659.25
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	3,050.00	-	70,050.00	97.22%	2,000.00	3,502.50
15	Fire Alarm - Labor	19,500.00	18,200.00	1,300.00	-	19,500.00	100.00%	-	975.00
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**	**6,535.00**	**-**	**891,910.00**	**99.78%**	**2,000.00**	**44,595.50**
	Change Orders								
1	MidAm Revisions for Transformer	18,818.00	18,818.00	-	-	18,818.00	100.00%	-	940.90
2	Panduit & Disconnect Switches	3,780.10	3,780.10	-	-	3,780.10	100.00%	-	189.01
3	Energy Code Review	3,195.69	3,195.69	-	-	3,195.69	100.00%	-	159.78
4	Black Finish on Security Cameras	1,754.55	1,754.55	-	-	1,754.55	100.00%	-	87.73
5	Phoenix Boxes at Sleeping Rooms	1,716.00	1,716.00	-	-	1,716.00	100.00%	-	85.80
6	Misc. Electrical Changes	6,983.80	6,983.80	-	-	6,983.80	100.00%	-	349.19
7	Siren Pole by Owner / Cord Reel to North Side of Bay	9,910.00		9,910.00	-	9,910.00	100.00%	-	495.50
	Total Change Orders	**46,158.14**	**36,248.14**	**9,910.00**	**-**	**46,158.14**	**100.00%**	**-**	**2,307.91**
	Total Construction Cost	**940,068.14**	**921,623.14**	**16,445.00**	**-**	**938,068.14**	**99.79%**	**2,000.00**	**46,903.41**

RESOLUTION 01-2626 APPROVING CHANGE ORDERS

Grimes Resolution No. 01-2626

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

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

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

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

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

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

PASSED and APPROVED on January 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

CHANGE ORDER FORM

CITY OF GRIMES

Project Title:	Grimes Public Safety Center		
Contractor:	1st Interiors, Inc.		
Address:	1100 SE Westbrooke Dr., Waukee, IA 50263		
Finance Budget Code:	378-150-6499	***Finance Project #***	0
Vendor Project or Invoice #:	X242400	***PO #***	0
Original Contract Date:	June 25, 2024	***Vendor #***	4804

Change Order Number: 6

Change Order Date: January 27, 2026

Purpose of Change Order:

PCO 048 (Change Event # 061): Painting Conduit for Added Cord Reels.

PCO 049 (Change Event # 065): Repainting Storage Double Doors

Cost will be net zero charge to owner.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	Painting Cord Reel Conduit		1.00	$ 615.00	$ 615.00
2	Double Door Painting		1.00	$ 236.00	$ 236.00
3					$ -
4					$ -
5					$ -
6					$ -
7					$ -
8					$ -
9					$ -
10					$ -
Change Order Number: 6 makes the following adjustments to the contract:					**$ 851.00**

Contractor Accepted: 1st Interiors, Inc.
Firm Name

Allyson Dunn
Signature

1/16/2024
Date

Engineer Approved: SVPA Architects, Inc
Firm Name

Signature

1/19/2026
Date

Owner Accepted: City of Grimes MSA 1-20-26

Signature

Title

Date

Attest for Owner:

Signature

Title

Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		$ 495,335.00
1	November 26, 2024	$ 155.00
2	March 25, 2025	$ 2,557.00
3	August 26, 2025	$ 2,559.00
4	November 25, 2025	$ (15,665.00)
5	December 16, 2025	$ (1,630.00)
6	January 27, 2026	$ 851.00
7		
8		
9		
10		
11		
12		
13		
14		
15		

Revised Contract Amount **$ 484,162.00**

CHANGE ORDER FORM

CITY OF GRIMES

Project Title:	Grimes Public Safety Center		
Contractor:	DDVI		
Address:	1817 N. 7th Street, Indianola, IA 50125		
Finance Budget Code:	378-150-6499	***Finance Project #***	0
Vendor Project or Invoice #:	X242400	***PO #***	0
Original Contract Date:	June 25, 2024	***Vendor #***	4793

Change Order Number: 12

Change Order Date: January 27, 2026

Purpose of Change Order:

PCO 046(Change Event 064): DDVI Delay - Drying Cabinet
Change Reason: Backcharge

This change event captures the delay associated with the drying cabinet. The cabinet ws ordered late and due to the lead time was not delivered to the site unti 12/16/2025. Delay is 26 calendar days (November 20, 2025 - December 16, 2025) assessed at $250/day = ($6,500).

1/26/2026: DDVI confirmed that they would be agreeable to half of the charge in order to get the project closed out. Spoke with Sidekick 1/9/2026 and agreed a ($3,250) backcharge is acceptable.

PCO 047(Change Event 062): Dayroom Solid Suface Sill
The millwork supplier was instructed to install a solid suface sill at this window location near the end of the project. The supplier noted this would incur cost , as the construction drawings do not call out specifically for a solid surface sill at this window and wasn't included in the bid. The cost was vetted by the Weitz team and Sidekick and determined to be acceptable.

PCO 049(Change Event 065): Repainting Storeage Double Doors
Change Reason: Backcharge
Two double doors wer noted in Falls of 2025 prior to punch to need replacement due to issue with the hinge pockets. The doors were ordered, but the lead times were significant. Door were replaced in late December of 2025 by DDVI and then painted in early January by 1st Interiors.

Cost will be net zero charge to the owner.

Change Order Number:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	Drying Cabinet Delay	1	1.00	$ (3,250.00)	$ (3,250.00)
2	Dayroom SS Sill	1	1.00	$ 1,853.08	$ 1,853.08
9	Backcharge Double Door Painting	1	1.00	$ (236.00)	$ (236.00)
10					$ -

Change Order Number: 12 makes the following adjustments to the contract: $ (1,632.92)

Contractor Accepted: DDVI (Firm Name)

Gina Piper (Signature) 1/15/20026 (Date)

Engineer Approved: SVPA Architects, Inc. (Firm Name)

(Signature) 1/19/2026 (Date)

Owner Accepted: City of Grimes MSA 1-20-26

(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	January 27, 2026	$ (1,632.92)
13		
14		
15		

Revised Contract Amount $ 1,385,283.86

CONTRACT CHANGE ORDER

		Change Order Number:	001
		MEC Project Number:	211186-040
		Contract Date:	7/25/2023
For Contracted Project:	Grimes, IA Ground Storage Reservoir - One (1) 2.0 MG Ground Storage Tank	Date of Issuance:	1/14/2026
		Effective Date:	
		Original Contract Price:	$ 3,480,000.00
Owner:	City of Grimes, IA 101 NE Harvey Street, Grimes, Iowa 50111	Current Contract Price:	$ 3,480,000.00
Contractor:	Preload LLC 4000 Tower Rd., Louisville, KY 40219	Current Contingency Allowance:	$ -
		Current Substantial Completion Date:	11/30/2024

You are hereby requested to comply with the following changes below from the original contracted plans and specifications.

Description of Changes	ADJUSTMENT to Contingency Allowance	DECREASE in Contract Price	INCREASE in Contract Price
1. Deduction for Unused Tank Structual Backfilll Price Adjustment No.1 ($35/CY)	$ -	$ 14,128.50	$ -
Totals:	$ -	$ 14,128.50	$ -
Contingency Allowance Remaining:	$ -		
Net Change to Contract Price:		$	(14,128.50)
Updated Contract Price:		$	3,465,871.50

Justification: See Attached Justification Breakdown.

The Amount of the Contingency Allowance will be **UNCHANGED** by the Sum of: *Zero and 00/100 Dollars*	$0.00
The Total Remaining Contingency Allowance including this and previous Change Orders will be: *Zero and 00/100 Dollars*	$0.00
The Amount of the Contract will be **DECREASED** by the Sum of: *Fourteen Thousand, One-Hundred Twenty-Eight and 50/100 Dollars*	($14,128.50)
The Total Contract Price including this and previous Change Orders will be: *Three Million, Four-Hundred Sixty-Five Thousand, Eight-Hundred Seventy-One and 50/100 Dollars*	$3,465,871.50
The Contract Period provided for Substantial Completion will be **UNCHANGED**:	11/30/2024

This Document will become a Supplement to the Contract dated 07/25/2023, and all Provisions will apply hereto.

Requested By:	Preload, LLC		1/16/26
	Contractor:	Preload LLC	Date
Recommended By:			1/16/2026
	Engineer:	McClure Engineering Co.	Date
Accepted By:	MSA 1-20-26		
	Owner:	City of Grimes, IA	Date
Approved by Funding Agency: (if applicable)			
			Date

This information will be used as a record of any changes to the Original Construction Contract.

Project Change Order Justification Breakdown

For (Contract):	Grimes, IA Ground Storage Reservoir - One (1) 2.0 MG Ground Storage Tank		Project Documentation:	
Item	Description	Approved Requested Change Order Value	Comment	
1	Deduction for Unused Tank Structual Backfilll Price Adjustment No.1 ($35/CY)	$ (14,128.50)		
2				
3				
4				
5				
	Totals	$ (14,128.50)		

CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: Resolution Approving Offer to Purchase and Agreement - 19th St SRF Pond - Brittenson

BACKGROUND: With the development of the construction plans for the SW 19th Street SRF Pond, it was determined that certain properties would need to be acquired to facilitate the construction project. The location of the pond within the Brittenson property, is identified as parkland on the Future Land Use Map. Staff worked with the owner to acquire the parkland ahead of any proposed development, while also reserving the ability to utilize the pond for their future stormwater management needs. The pond was designed with this in mind.

The City obtained an appraisal for the property, and negotiated an offer to purchase the property. The owner has reviewed the offer and executed the agreement.

BUDGETARY CONSIDERATIONS: $96,500.00, funded by the sponsored project grant.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

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

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the resolution.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Alex Pfaltzgraff, Development Services Director/Assistant City Manager , 515-986-4050, apfaltzgraff@grimesiowa.gov

Prepared by:	Alex Pfaltzgraff, AICP
Return to:	Alex Pfaltzgraff, AICP

Prepared by/Return to: Alex Pfaltzgraff, City of Grimes, 410 SE Main Street, Unit 102, Grimes, IA 50111 515.986.4050

SPACE ABOVE THIS LINE FOR RECORDER

OFFER TO PURCHASE AND AGREEMENT

PARCEL NO. **7925-07-200-012**
COUNTY: **Polk**
PROJECT NO. **N/A**
PROJECT NAME: **SW 19th Street Sponsored Project Pond**

TO: **Dennis Britson**

On this 12th day of January, 2026, the City of Grimes, Iowa, a municipal corporation organized under the laws of the State of Iowa (hereinafter referred to as "CITY" or "BUYER") acting by and through the undersigned, its authorized Agent, hereby offers to buy the real estate situated in Polk County, Iowa, and legally described on the attached **Plat of Survey and Exhibit A and a twelve-month construction easement as further described and limited below on the real estate legally described in the Easement Exhibit. This offer shall terminate on 30 days from offer date.** If accepted by SELLER, as evidenced by SELLER'S signature below, the parties agree as follows:

1. **SELLER AGREES to sell and furnish to BUYER a conveyance document, on form(s) furnished by Buyer, and Buyer agrees to buy the following real estate, hereinafter referred to as the premises as described on EXHIBIT A and which include the following buildings, improvements and other property: LAND ONLY.**

2. **Possession of the premises is the essence of this agreement and Buyer may enter and assume full use and enjoyment of the premises being aquired per the terms of this agreement. Buyer may enter and assume partial use of the Easment area, for the purposes of constructing the project and restoring the area disturbed for a period of 12 months. SELLER grants Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data.**
SELLER may surrender possession of the premises or building or improvement or any part thereof prior to the time at which SELLER has hereinafter agreed to do so, and agrees to give Buyer ten (10) days' notice of SELLER'S intention to do so in writing.

3. **Buyer agrees to pay the following amount at closing, on a date agreed to by the parties, and SELLER AGREES to grant the right of possession, convey easement, convey title and to surrender physical possession of the premises as shown on or before the dates listed below.**

PAYMENT AMOUNT	AGREED PERFORMANCE	DATE
$	on right of possession	
$	on conveyance of title	
$	on surrender of possession	
$ 96,500.00	on possession and conveyance	Within 30 Days of BUYER Approval

$ 96,500.00 TOTAL LUMP SUM

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

Land by Fee Title	1.35 ac.	$ 72,900.00
Underlying Fee Title	0 sq.ft.	$ 0.00
Permanent Easement	0 sq.ft.	$ 0.00
Temporary Easement(s)	5.47 ac.	$ 23,600.00
Landscaping/Other		$ 0.00
Total		$ 96,500.00

Additional Damages None

DISTRIBUTION: ONE COPY RETURNED TO BUYER -- ONE COPY RETAINED BY SELLER

4. SELLER WARRANTS that there are no tenants on the premises holding under lease except: Lyle Peitzman

5. Each page, Exhibit A, the Plat of Survey and Easement Exhibit areby this reference made part hereof.

6. This agreement shall apply to and bind the legal successors in interest of the Seller and SELLER AGREES to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession as required by the Code of Iowa, and agrees to warrant good and sufficient title. Names and addresses of lienholders are: None

7. SELLER shall secure a partial release of mortgage regarding the 1.35 acres being conveyed by warranty deed, as needed to permit this transaction. If a mortgage payoff is required, that amount shall be from SELLER's proceeds, but will not be a sales price reduction. SELLER agrees that amounts due and payable by SELLER that are unpaid at closing for real estate taxes, special assessments, mortgage payoffs, liens, or judgments shall be deducted at closing from the purchase price and paid by BUYER. An adjustment for accrued real estate taxes to the date of the closing shall be made at closing and deducted from the purchase price, with that prorated amount based upon the taxes for the year currently payable, unless the parties agree otherwise. SELLER AGREES to obtain court approval of this contract, if requested by Buyer, if title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to Buyer, but not attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed bills.

8. BUYER is responsible for and agrees that any drain tile and/or underground irrigation systems which are located within the premises and are damaged by construction shall be repaired, including any new installation necessary to maintain the existing drainage plan, at no expense to SELLER. BUYER shall have the right of entry upon SELLER'S remaining property along the right of way line, if necessary, for the purpose of connecting said drain tile and/or underground irrigation systems.

9. If SELLER holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of SELLER.

10. These premises are being acquired for public purposes and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa.

11. BUYER hereby gives notice of SELLER's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa.

12. BUYER hereby agrees to additionally warrant the project against any defects against the property as a result of the project for a period of one year following the completion and acceptance of the project. Defects may include, but are not limited to insufficient seeding/stabilization or settling of the property within the easement. BUYER shall seed a buffer strip at the boundary with SELLER'S remaining property.

13. BUYER hereby agrees to compensate the Tenant for crop damages for a period of three years. Corn shall be compensated at $1,200 per acre and Beans shall be compensated at $750 per acre. Year one shall be compensated at 100%, year two shall be compensated at 80% and year three shall be compensated at 60%.

14. SELLER states and warrants that there is no well, solid waste disposal site, hazardous substances, nor underground storage tanks on the premises described and sought herein, except: None

15. BUYER shall be responsible for the removal and relocation of any fences.

16. The easement is a construction easement for movement and storage of equipment during buildout of the pond. The surface of the property shall remain ungraded without any removal of soil, except as specifically agreed upon and detailed in the Easement Exhibit and herein, with no aggregate, i.e. driveway rock, placed in the easement area. For temporary easement grading, land is only being disturbed and graded to endure all land drains to the pond. Approximately 1-2' of fill will be placed with all proposed grading to tie into existing elevations at grading limits. Ground slopes will be very similar from existing to proposed conditions. Existing slopes are 1-3%, and slopes after grading will be 1-2%. Defined roadways and equipment storage areas will be used during construction to limit soil compaction. Ground cover, oats, will be planted to limit erosion, subject to requested alterations by SELLER. Topsoil will be stripped and stockpiled during construction and respread once grading activities and any other restoration of disturbed areas is complete. BUYER shall be responsible for all restoration of disturbed area within the easements. Disturbed areas shall be defined as any portion of the land turned over, graded, driven across in a manner that turned soil over, and eroded due to the construction. Restoration is expected to include rippers, tilling and aeration of compacted subsoil layers.

17. SELLER agrees to cooperate with BUYER in removing liens and encumbrances in order to convey marketable title to BUYER in conformity with Iowa law and the Title Standards of the Iowa State Bar Association. If possession and

conveyance are delayed due to SELLER's inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. SELLER understands that if necessary property rights cannot be acquired by voluntary purchase, BUYER may initiate action to acquire the property interests contemplated in this Agreement under power of eminent domain.

18. SELLER'S spouse, if not a title holder immediately preceding acceptance, executes this Agreement only for the purpose of relinquishing all rights of dower, homestead and distributive share or in compliance with Section 561.13 of the Code of Iowa and agrees to execute the conveyance documents for this purpose.

19. This Agreement shall not be binding until it has received the final approval by Resolution of the Grimes City Council.

20. GENERAL PROVISIONS.

a. This Agreement contains the entire agreement of the parties and no waiver, modification, release, or cancellation of this Agreement or any portion of this Agreement shall be binding unless evidenced by writing.
b. This Agreement shall be binding on the heirs, personal representatives, assigns, and successors of the parties.
c. This Agreement shall be governed by, construed, and enforced in accordance with the law of the State of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

X Dennis N. Britson
By: DENNIS N BRITSON
Marital Status: Married

X Barbara S. Britson
By: BARBARA S BRITSON
Marital Status: Married

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Dallas } ss:

On this 19th day of January, A.D. 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis N. Britson and Barbara S. Britson,

X to me personally known
or _____ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL) _____ (Sign in Ink)
Megan M. Dickinson (Print/Type Name)
Notary Public in and for the State of Iowa

Megan M. Dickinson
Commission Number 866321
My Commission Expires
July 24, 2028

CAPACITY CLAIMED BY SIGNER:
_ INDIVIDUAL
_ CORPORATE
Title(s) of Corporate Officer(s):
_____
_____
__ Corporate Seal is affixed
__ No Corporate Seal procured
_ PARTNER(s): __ Limited Partnership
__ General Partnership
_ ATTORNEY-IN-FACT
_ EXECUTOR(s) or TRUSTEE(s)
_ GUARDIAN(s) or CONSERVATOR(s)
_ OTHER:_____
SIGNER IS REPRESENTING:
List name(s) of person(s) or entity(ies)
_____
_____
_____

BUYER'S APPROVAL

_____
Signed by: David Gisch (Date)

_____
Attested by: Rachel Greving (Date)
BUYER'S ACKNOWLEDGMENT

STATE OF _____}
COUNTY OF _____} ss:

On this _____ day of _____, 20_____, before me, the undersigned, personally appeared _____, known to me to be an agent of the City of Grimes, Iowa and who did say that said instrument was signed on behalf of City by its authority duly recorded in its minutes, and said agent acknowledged the execution of said instrument, which signature appears hereon, to be the voluntary act and deed of the City and by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

CITY OF GRIMES

Foth

DRAWN: C.KIN

CHECKED: B.SPOTTS

SW 19TH STREET
SRF SPONSORED POND
PROPERTY IMPACT DISPLAY

100 0 50 100 200

SCALE: 1"= 100'

PARCEL 41

Plotted: Jul 31, 2025 - 11:57am by Kelly Fox (kelly.fox@bentley.com) C:\Users\kelly.fox\OneDrive - Bentley Systems, Inc\Documents\Projects\Grimes SW 19th Street SRF Sponsored Pond\CIVIL\Sheets\Property Displays\20250501 00_DSP_P41RC

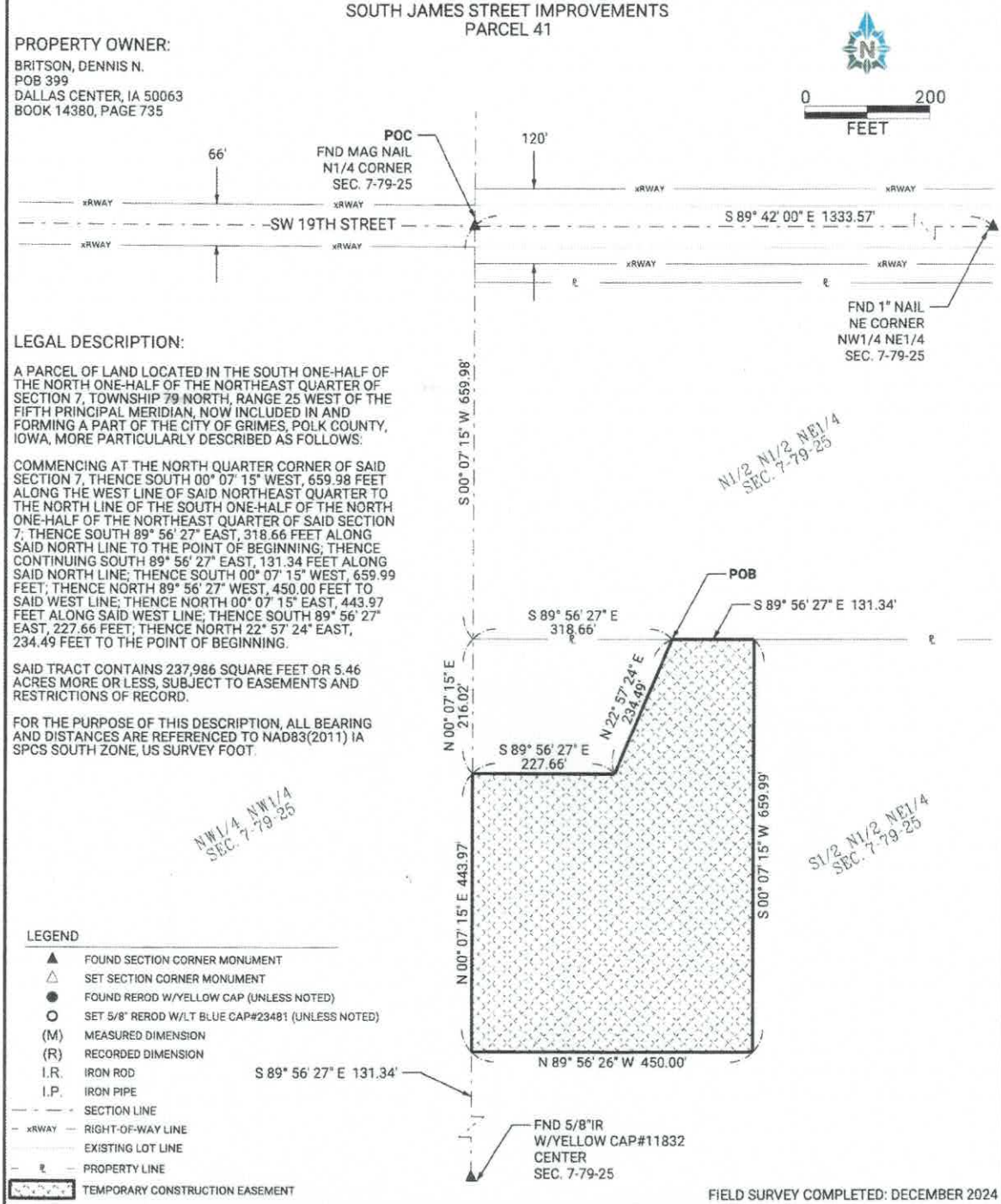
Prepared by David J. Overman, 106 SW 7th Street, Suite 200, Des Moines, IA 50309 ♦ Phone: 515-254-1393

TEMPORARY EASEMENT

EXHIBIT 41-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF GRIMES
SOUTH JAMES STREET IMPROVEMENTS
PARCEL 41

PROPERTY OWNER:
BRITSON, DENNIS N.
POB 399
DALLAS CENTER, IA 50063
BOOK 14380, PAGE 735



LEGEND

▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
●	FOUND REROD W/YELLOW CAP (UNLESS NOTED)
O	SET 5/8" REROD W/LT BLUE CAP#23481 (UNLESS NOTED)
(M)	MEASURED DIMENSION
(R)	RECORDED DIMENSION
I.R.	IRON ROD
I.P.	IRON PIPE
— - — - —	SECTION LINE
– xRWAY –	RIGHT-OF-WAY LINE
	EXISTING LOT LINE
– ℄ –	PROPERTY LINE
	TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE SOUTH 00° 07' 15" WEST, 659.98 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 89° 56' 27" EAST, 318.66 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 56' 27" EAST, 131.34 FEET ALONG SAID NORTH LINE; THENCE SOUTH 00° 07' 15" WEST, 659.99 FEET; THENCE NORTH 89° 56' 27" WEST, 450.00 FEET TO SAID WEST LINE; THENCE NORTH 00° 07' 15" EAST, 443.97 FEET ALONG SAID WEST LINE; THENCE SOUTH 89° 56' 27" EAST, 227.66 FEET; THENCE NORTH 22° 57' 24" EAST, 234.49 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 237,986 SQUARE FEET OR 5.46 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

FIELD SURVEY COMPLETED: DECEMBER 2024

SURVEY FOR:
CITY OF GRIMES
410 SE MAIN STREET
SUITE 102
GRIMES, IA 50111
PHONE: (515) 986-4050

FOTH PROJECT NO. 25G021-00 DATE: 11/17/2025

Foth Infrastructure & Environment, LLC
106 SW 7th Street, Suite 200 ♦ Des Moines, IA 50309-1624
♦ Phone: 515-254-1393 ♦

SHEET
1 OF 1

Index Legend	
City:	Grimes
County:	Polk County
Parcel ID:	311/00013-017-006
Description:	S 1/2 N 1/2 NE 1/4 SEC 7-T79N-R25W
Proprietor:	Dennis N. Britson
Surveyor:	David J. Overman, PLS, PE
Company:	Foth Infrastructure & Environment, LLC
Return To:	106 SW 7th Street, Suite 200 Des Moines, IA 50309 | (515) 254-1393

PLAT OF SURVEY

EXHIBIT "A"

PROPERTY OWNER:
BRITSON, DENNIS N.
POB 399
DALLAS CENTER, IA 50063
BOOK 14380, PAGE 735

PARCEL 2025-132
S 1/2 N 1/2 NE 1/4 SEC 7, T79N, R25W
CITY OF GRIMES, IOWA

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE SOUTH 00° 07' 15" WEST, 659.98 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89° 56' 27" EAST, 318.66 FEET ALONG SAID NORTH LINE; THENCE SOUTH 22° 57' 24" WEST, 234.49 FEET; THENCE NORTH 89° 56' 27" WEST, 227.66 FEET TO SAID WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 00° 07' 15" EAST, 216.02 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 59,007 SQUARE FEET OR 1.35 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

LEGEND

▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
●	FOUND REROD W/YELLOW CAP (UNLESS NOTED)
O	SET 5/8" REROD W/LT BLUE CAP#23481 (UNLESS NOTED)
(M)	MEASURED DIMENSION
(R)	RECORDED DIMENSION
I.R.	IRON ROD
I.P.	IRON PIPE
— · —	SECTION LINE
xRWAY	RIGHT-OF-WAY LINE
	EXISTING LOT LINE
℄	PROPERTY LINE

FIELD SURVEY COMPLETED: DECEMBER 2024

LICENSED PROFESSIONAL LAND SURVEYOR
DAVID J. OVERMAN
23481
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

11/18/2025
DAVID J. OVERMAN, P.L.S. — DATE
License Number: 23481
My license renewal date is DECEMBER 31, 2025
Pages or sheets covered by this seal:
Sheet 1 of 1

SURVEY FOR:
CITY OF GRIMES
410 SE MAIN STREET
SUITE 102
GRIMES, IA 50111
PHONE: (515) 986-4050

FOTH PROJECT NO. 25G021-00 DATE: 11/18/2025

Foth
Foth Infrastructure & Environment, LLC
106 SW 7th Street, Suite 200 ◇ Des Moines, IA 50309-1624
◇ Phone: 515-254-1393 ◇

SHEET
1 OF 1

CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: Resolution Approving Offer to Purchase and Agreement - 19th St SRF Pond - Siedenburg

BACKGROUND: With the development of the construction plans for the SW 19th Street SRF Pond, it was determined that certain properties would need to be acquired to facilitate the construction project. The location of the pond within the Siedenburg property, is identified as medium density on the Future Land Use Map. The City obtained an appraisal for the property, and negotiated an offer to purchase the property.

Staff worked with the owner to craft a purchase agreement that recognized credits toward the purchase price, based upon certain development fees that are owed by the developer for parkland and improvements to 19th Street. The purchase agreement also indicates that the City will initiate a process to amend their development agreement, to recognize the following:

1. Satisfaction of owed development fees
2. Continuation of the currently permitted number of units/density
3. Revise bulk regulations for the multifamily portions of the development to permit it to go to 4 stories rather than 3 as currently permitted.

Staff does not have any concerns with the proposed development agreement amendments. The projects capital fund is not reliant upon the street fees, and the parkland dedication is a true correlation. As it pertains to the number of units and height, staff has evaluated the request and find it acceptable. The shift in property is related to storm water management, which their development would have traditionally been required to provide, leaving the density the same. The increase to 4 stories gives the developer some additional flexibility, which has recently been provided to other projects as well.

The owner has reviewed the offer and executed the agreement.

BUDGETARY CONSIDERATIONS: $411,000, funded by SRF grant

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

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

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the resolution.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Alex Pfaltzgraff, Development Services Director/Assistant City Manager , 515-986-4050, apfaltzgraff@grimesiowa.gov

Prepared by:	Alex Pfaltzgraff, AICP
Return to:	Alex Pfaltzgraff, AICP

Prepared by/Return to: Alex Pfaltzgraff, City of Grimes, 410 SE Main Street, Unit 102, Grimes, IA 50111 515.986.4050

SPACE ABOVE THIS LINE FOR RECORDER

OFFER TO PURCHASE AND AGREEMENT

PARCEL NO. **7925-07-200-018**
COUNTY: **Polk**
PROJECT NO. **N/A**
PROJECT NAME: **SW 19th Street Sponsored Project Pond**

TO: **Horizon Advisors, LC**

On this 19th day of January 2026, the City of Grimes, Iowa, a municipal corporation organized under the laws of the State of Iowa (hereinafter referred to as "CITY" or "BUYER") acting by and through the undersigned, its authorized Agent, hereby offers to buy the real estate situated in Polk County, Iowa, and legally described on the attached **Exhibit A and Exhibit A-1 (the "Premises"). This offer shall terminate on 30 days from offer date.** If accepted by SELLER, as evidenced by SELLER'S signature below, the parties agree as follows:

1. **SELLER AGREES to sell and furnish to BUYER adequate title as required under Iowa law, on form(s) furnished by SELLER, and Buyer agrees to buy the following real estate, hereinafter referred to as the Premises as described on EXHIBIT A and which include the following buildings, improvements and other property: LAND ONLY.**

2. **SELLER grants Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data; provided, however, that Buyer indemnify and hold Seller, its contract vendor, agents, representatives, successors and assigns ("Seller Parties"), free and harmless in connection with any loss or claim suffered or incurred by Seller Parties resulting from such pre-Closing access to the Premises by Buyer.**

3. **Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title and to surrender physical possession of the premises as shown on or before the dates listed below.**

PAYMENT AMOUNT	AGREED PERFORMANCE	DATE
$ _____	on right of possession	_____
$ _____	on conveyance of title	_____
$ _____	on surrender of possession	_____
$ 411,000.00	on possession and conveyance	Within 30 Days of BUYER Approval of title per §21, no later than February 24, 2026.

$ 411,000.00 **TOTAL LUMP SUM**

BREAKDOWN:	ac. = acres / sq.ft. = square feet	
Land by Fee Title	5.90 ac.	$ 400,000.00
Underlying Fee Title	0 sq.ft.	$ 0.00
Permanent Easement	0 sq.ft.	$ 0.00
Temporary Easement(s)	1.05 ac.	$ 11,000.00
Landscaping/Other		$ 0.00
Total		$ 411,000.00

Additional Damages None

DISTRIBUTION: ONE COPY RETURNED TO BUYER -- ONE COPY RETAINED BY SELLER

4. SELLER WARRANTS that there are no tenants on the premises holding under lease except: N/A

5. Each page and each attachment is by this reference made part hereof.

6. This agreement shall apply to and bind the legal successors in interest of the Seller and SELLER AGREES to pay all liens and assessments against the Premises, or to obtain a release of the Premises from such liens and assessments, including all taxes and special assessments payable until surrender of possession as required by the Code of Iowa, and agrees to warrant good and sufficient title as to the Premises. Names and addresses of lienholders are: Diane Britson, 1111 Snake Dance Drive, Harkjer Heights, TX 76548.

7. SELLER agrees that amounts payable by SELLER for real estate taxes, special assessments (excluding the fees being waived in Section 19), and such other fees or costs as agreed upon by the parties in connection with conveying adequate title may, as applicable, be deducted at closing from the purchase price. For avoidance of doubt, the fees being waived in Section 19 are the Parkland Dedication Fee and SW 19th Street Assessment Fee, and these fees shall not be payable by SELLER. SELLER AGREES to obtain court approval of this contract, if requested by Buyer, if title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to Buyer, but not attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed bills.

8. BUYER agrees that any drain tile and/or underground irrigation systems which are located within the premises and are damaged by construction shall be repaired at no expense to SELLER to a condition equal to or better than its pre-construction condition. BUYER shall have the limited, non-exclusive, temporary right of entry upon SELLER'S remaining property solely during the active construction period, upon not less than forty-eight (48) hours' prior notice to SELLER, and solely to the extent reasonably necessary, for the one-time purpose of reconnecting said drain tile and/or underground irrigation systems damaged by BUYER's construction activities. This right of entry shall automatically terminate upon completion of such reconnection and restoration, and shall not create any permanent or ongoing easement or access right across SELLER'S remaining property. BUYER shall restore all disturbed areas to their pre-entry condition.

9. If SELLER holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of SELLER.

10. These premises are being acquired for public purposes and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa.

11. BUYER hereby gives notice of SELLER's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa.

12. BUYER hereby agrees to additionally warrant the project against any defects against the Premises as a result of the project for a period of one year following the completion and acceptance of the project. Defects may include, but are not limited to insufficient seeding/stabilization or settling and/or grading of the Premises within the easement.

13. To the best of the SELLERS knowledge, the SELLER states and warrants that there is no well, solid waste disposal site, hazardous substances, nor underground storage tanks on the premises described and sought herein, except: None

14. Unless exempt, SELLER shall provide BUYER with a duly executed ground water hazard statement at Closing. Notwithstanding the foregoing, BUYER acknowledges that the premises are being acquired for stormwater detention and drainage purposes, and BUYER hereby assumes sole responsibility for, and agrees to comply with, all environmental, stormwater, and regulatory requirements applicable to the design, construction, operation, maintenance, and use of the pond and related facilities, including without limitation any obligations arising under NPDES, MS4, or similar regulatory programs.

    BUYER shall defend, indemnify, and hold SELLER harmless from and against any and all claims, liabilities, penalties, fines, costs, or expenses (including reasonable attorneys' fees) arising out of or related to environmental conditions, stormwater discharges, sediment, runoff, or regulatory compliance resulting from BUYER'S construction, ownership, operation, or maintenance of the pond and easement areas, except to the extent caused by SELLER'S willful misconduct. This provision shall survive closing and conveyance.

15. BUYER shall be responsible for the removal and relocation of any fences.

16. BUYER shall be responsible for all restoration disturbed area within the easements.

17. SELLER shall have the right to discharge their storm water into the regional basin/pond, in a manner consistent with the specifications of Grimes and relevant storm water regulations The pond and related facilities shall be constructed,

operated, and maintained substantially in accordance with the project plans approved as of the date of this Agreement. BUYER shall not materially expand the pond or materially increase the stormwater burden imposed upon SELLER'S remaining property without the further written agreement of SELLER. Nothing herein shall prohibit routine maintenance, repair, or replacement in kind.

18. BUYER shall maintain the pond in a good and workmanlike, commercially reasonable, and professionally accepted manner, including all structural components, sediment capacity, slopes, and areas around the pond, consistent with applicable regulatory requirements and approved plans, keeping the areas free of any significant algae growth and noxious weeds.

In the event SELLER reasonably determines that BUYER has failed to adequately maintain the pond, SELLER shall provide written notice to BUYER describing such deficiency. BUYER shall have thirty (30) days after receipt of such notice to cure, or such shorter period as may be reasonably required in the event of an emergency condition. If BUYER fails to timely cure, SELLER may, but shall not be obligated to, undertake such maintenance as is reasonably necessary, and BUYER shall reimburse SELLER for all reasonable costs incurred within thirty (30) days of demand.

19. BUYER will facilitate and accomplish the amendment of, and agree to the amendment of, the requisite processes to update any relevant agreements pertaining to the fees being waived in Section 20, as well as amend certain provisions, in the James PUD, related to the continuation of up to 404 units west of proposed Norton Street upon the adjoining Premises, as well as establishing a maximum height restriction of 4 stories for the multi-family development.

20. BUYER shall waive the following fees, owed to the BUYER by the SELLER, by virtue of the current Planned Unit Development on the Premises

a. Parkland Dedication Fee - $138,000.00
b. SW 19th Street Assessment Fee - $236,000.00

21. SELLER agrees to cooperate with BUYER in removing liens and encumbrances in order to convey marketable title to BUYER in conformity with Iowa law and the Title Standards of the Iowa State Bar Association. If possession and conveyance are delayed due to SELLER's inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. SELLER understands that if necessary property rights cannot be acquired by voluntary purchase, BUYER may initiate action to acquire the property interests contemplated in this Agreement under power of eminent domain under substantially the same terms and conditions with respect to purchase price as is set forth herein.

22. SELLER'S spouse, if not a title holder immediately preceding acceptance, executes this Agreement only for the purpose of relinquishing all rights of dower, homestead and distributive share or in compliance with Section 561.13 of the Code of Iowa and agrees to execute the conveyance documents for this purpose.

23. This Agreement shall not be binding until it has received the final approval by Resolution of the Grimes City Council.

24. GENERAL PROVISIONS.

a. This Agreement contains the entire agreement of the parties and no waiver, modification, release, or cancellation of this Agreement or any portion of this Agreement shall be binding unless evidenced by writing.
b. This Agreement shall be binding on the heirs, personal representatives, assigns, and successors of the parties.
c. This Agreement shall be governed by, construed, and enforced in accordance with the law of the State of Iowa.
d. Only the deed, permanent easements, and such other instruments as are expressly approved in writing by SELLER may be recorded against the premises or SELLER'S remaining property. Any temporary easement or right of entry granted herein shall automatically terminate upon completion of the applicable work, and BUYER shall record, at its sole cost, any releases or affidavits reasonably necessary to confirm such termination in the public records.

(SIGNATURES ON FOLLOWING PAGE)

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

HORIZON ADVISORS, LC

X _____
By: Douglas A. Siedenburg

ALL PURPOSE ACKNOWLEDGMENT

STATE OF IOWA} COUNTY OF POLK} ss:

On this 19th day of January , A.D. 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared DOUGLAS A. SIEDENBURG _____,

___x___ to me personally known
or _____ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)

acted, executed the instrument.

(NOTARY SEAL) Peggy Hutchinson (Sign in Ink)
PEGGY HUTCHINSON (Print/Type Name)
Notary Public in and for the State of IOWA

CAPACITY CLAIMED BY SIGNER:
_ INDIVIDUAL
_ CORPORATE
Title(s) of Corporate Officer(s):
Managing Member
__Corporate Seal is affixed
__No Corporate Seal procured

_PARTNER(s): __Limited Partnership
__General Partnership
_ ATTORNEY-IN-FACT
_ EXECUTOR(s) or TRUSTEE(s)
_ GUARDIAN(s) or CONSERVATOR(s)
_ OTHER:_____
SIGNER IS REPRESENTING:
List name(s) of person(s) or entity(ies)

N/A

NOTARIAL SEAL IOWA
PEGGY HUTCHINSON
Commission No. 162434
My Commission Expires
November 04, 2027

BUYER'S APPROVAL

_____
Signed by: Scott Mikkelsen (Date)

_____
Attested by: Rachel Greving (Date)

BUYER'S ACKNOWLEDGMENT

STATE OF _____}
COUNTY OF _____} ss:

On this _____ day of _____, 20_____, before me, the undersigned, personally appeared _____, known to me to be an agent of the City of Grimes, Iowa and who did say that said instrument was signed on behalf of City by its authority duly recorded in its minutes, and said agent acknowledged the execution of said instrument, which signature appears hereon, to be the voluntary act and deed of the City and by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

A.

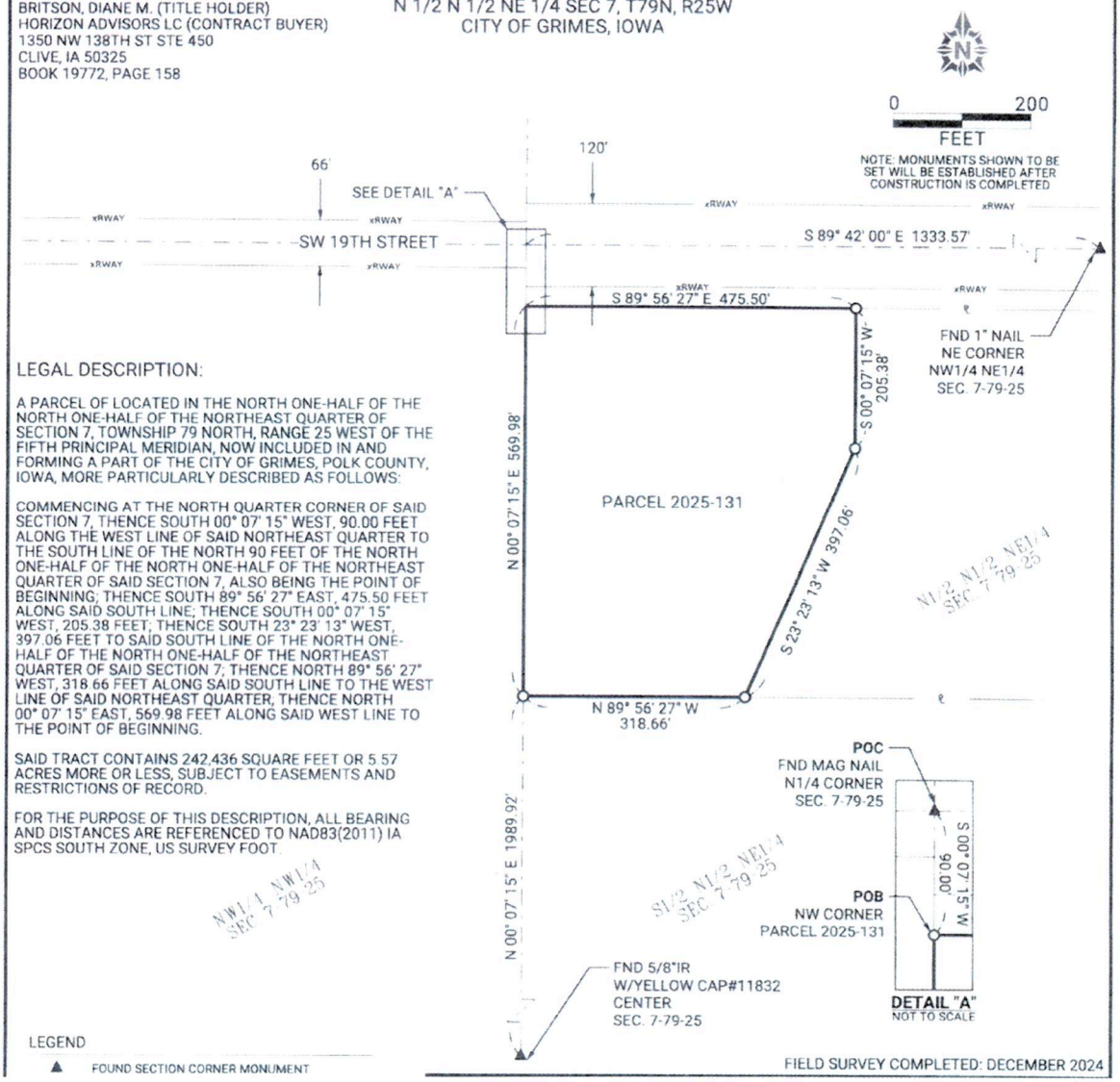
Index Legend	
City:	Grimes
County:	Polk County
Parcel ID:	311/00013-021-000
Description:	N 1/2 N 1/2 NE 1/4 SEC 7-T79N-R25W
Proprietor:	Diane M. Britson
Surveyor:	David J. Overman, PLS, PE
Company:	Foth Infrastructure & Environment, LLC
Return To:	106 SW 7th Street, Suite 200 Des Moines, IA 50309 | (515) 254-1393

PLAT OF SURVEY

EXHIBIT "A"

PROPERTY OWNER:
BRITSON, DIANE M. (TITLE HOLDER)
HORIZON ADVISORS LC (CONTRACT BUYER)
1350 NW 138TH ST STE 450
CLIVE, IA 50325
BOOK 19772, PAGE 158

PARCEL 2025-131
N 1/2 N 1/2 NE 1/4 SEC 7, T79N, R25W
CITY OF GRIMES, IOWA



LEGAL DESCRIPTION:

A PARCEL OF LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE SOUTH 00° 07' 15" WEST, 90.00 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH 90 FEET OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89° 56' 27" EAST, 475.50 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 00° 07' 15" WEST, 205.38 FEET; THENCE SOUTH 23° 23' 13" WEST, 397.06 FEET TO SAID SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 89° 56' 27" WEST, 318.66 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00° 07' 15" EAST, 569.98 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 242,436 SQUARE FEET OR 5.57 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

LEGEND

▲ FOUND SECTION CORNER MONUMENT

FIELD SURVEY COMPLETED: DECEMBER 2024

Index Legend	
City:	Grimes
County:	Polk County
Parcel ID:	311/42507-200-017
Description:	N 1/2 N 1/2 NE 1/4 SEC 7-T79N-R25W
Proprietor:	Horizon Advisors, L.C.
Surveyor:	David J. Overman, PLS, PE
Company:	Foth Infrastructure & Environment, LLC
Return To:	106 SW 7th Street, Suite 200 Des Moines, IA 50309 | (515) 254-1393

A-1

PLAT OF SURVEY

EXHIBIT "A"

PROPERTY OWNER:
HORIZON ADVISORS LC
1350 NW 138TH ST STE 450
CLIVE, IA 50325

PARCEL 2025-130
N 1/2 N 1/2 NE 1/4 SEC 7, T79N, R25W
CITY OF GRIMES, IOWA

0 100
FEET

NOTE: MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED AFTER CONSTRUCTION IS COMPLETED

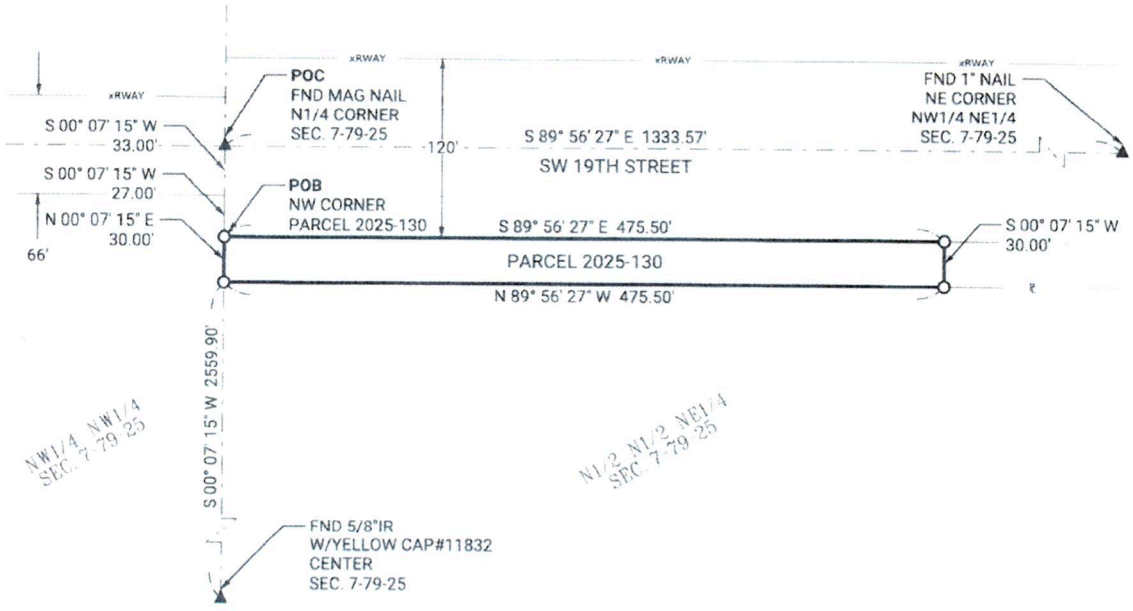
LEGAL DESCRIPTION:

A PARCEL OF LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, THENCE SOUTH 00° 07' 15" WEST, 33.00 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SW 19TH STREET; THENCE CONTINUING SOUTH 00° 07' 15" WEST, 27.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89° 56' 27" EAST, 475.50 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00° 07' 15" WEST, 30.00 FEET TO THE SOUTH LINE OF THE NORTH 90 FEET OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 89° 56' 27" WEST, 475.50 FEET ALONG SAID SOUTH LINE TO SAID WEST LINE; THENCE NORTH 00° 07' 15" EAST, 30.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 14,265 SQUARE FEET OR 0.33 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.



LEGEND

▲ FOUND SECTION CORNER MONUMENT

FIELD SURVEY COMPLETED: DECEMBER 2024

CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: Approving State of Iowa Alcohol Licenses

BACKGROUND: In accordance with Grimes City Code Section 5-1-4, the City Council is required to approve or disapprove the issuance of liquor licenses and retail wine and beer permits. Following Council approval, the City Clerk will forward the approved applications, as listed in Exhibit A, to the Iowa Alcoholic Beverage Division for further action.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

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

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION:

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

Prepared by:	Rachel Greving
Return to:	Rachel Greving

RESOLUTION 01-2926 APPROVING STATE OF IOWA ALCOHOL LICENSES

Grimes Resolution No. 01-2926

WHEREAS, the Grimes City Code 5-1-4 states the City Council shall either approve or disapprove the issuance of liquor licenses or retail wine and beer permits;

WHEREAS, after consideration by the City Council, the City Clerk shall forward such a decision to the Iowa Alcoholic Beverage Division for further action;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the following alcohol licenses are approved, and the City Clerk is directed to forward this decision to the Iowa Alcoholic Beverage Division for final approval.

PASSED and APPROVED on January 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

City Council Meeting January 27, 2026
Alcohol Licenses

1. Quik Trip #531 – 1900 SE 37th Street
2. Dollar General Store – 421 SE Gateway Drive
3. Pour Choices – 1895 SE Grimes Boulevard
4. Destination Grille (MultiPlex) – 1000 NE Heritage Drive

CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: SW 19th Street and SW Jazzwood Drive Overlay – 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 SW 19th Street and SW Jazzwood Drive Overlay project. The proposed schedule for this project is to set the dates for the bid letting and public hearing January 27th, hold the bid opening on February 17th @ 10:30 AM, hold the public hearing on February 24th @ 5:30 PM and award the project following the public hearing.

The SW 19th Street and SW Jazzwood Drive Overlay resurfacing with Hot Mix Asphalt (HMA) pavement of SW 19th Street from Countyline Road to 2,360 feet west of SW Jazzwood Drive and 5,360 feet along SW Jazzwood Drive. This project is scheduled to start after the preconstruction meeting, which is expected to occur in the spring of 2026 and reach full completion within 30 working days. The project includes $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 $1,180,200.00. This project will be funded through corresponding CIP line item.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

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

BOARD/COMMISION ACTIONS: None

STAFF RECOMMENDATION: The staff recommends that the City Council approves the resolution to set the bid letting date of February 17th @ 10:30 AM and public hearing date of February 24th @ 5:30 PM.

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

Prepared by: Aaron Jarosh

Return to: Matt Ahrens

RESOLUTION 01-3026 ORDERING CONSTRUCTION OF THE SW 19TH STREET AND SW JAZZWOOD DRIVE OVERLAY, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR

Grimes Resolution No. 01-3026

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the SW 19th Street and SW Jazzwood Drive Overlay; 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 SW 19th Street and SW Jazzwood Drive Overlay, 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 SW 19th Street and SW Jazzwood Drive Overlay resurfacing with Hot Mix Asphalt (HMA) pavement of SW 19th Street from Countyline Road to 2,360 feet west of SW Jazzwood Drive and 5,360 feet along SW Jazzwood Drive. The project includes full depth HMA overlay, granular shoulder, traffic control, pavement markings, and miscellaneous associated work necessary to complete the project.

The improvements include construction of approximately 4056 Tons of HMA, 37283 SY of subgrade preparation and cement treatment, traffic control, pavement markings, and miscellaneous associated work necessary to complete the project.

Section 2. That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders approved as a part of the specifications.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a Notice to Bidders once in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site

sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to February 17, 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 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

SW 19TH STREET AND SW JAZZWOOD DRIVE OVERLAY

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 **SW 19th Street and SW Jazzwood Overlay** 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 #202, Grimes, Iowa, 50111.

Time and Place for Filing Sealed Proposals

Sealed bids for the work comprising the improvements as stated below must be filed before **10:30 A.M.** according to the clock in the Grimes City Council Chambers on the **17th 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 17th day of February, 2026,** in said City Council Chambers, 410 SE Main Street #202, Grimes, Iowa, 50111. Bids will be considered by the City of Grimes City Council at its meeting at **5:30 P.M. on the 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 1, 2026,** and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur in March 2026.

Contract Documents

A copy of said plans, specifications, and form of contract, and estimated total cost is now on file in the office of the City Clerk and may be examined at Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa, 50111.

An electronic copy of the Contract Documents is available at www.grimesiowa.gov under the "Business" section by selecting "Bids & RFPs" then "Project Bids" for no cost. Project information, estimated total cost and plan holder information is available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at www.QuestCDN.com. Neither Owner nor Engineer will be responsible for Bidding Documents, including addenda, if any, obtained from sources other than QuestCDN or from the Engineer.

Paper copies of the Contract Documents are available from the City of Grimes Development Services Department, 410 SE Main Street, Grimes, Iowa 50111, for a fee of Fifty Dollars ($50.00) per set. The printing is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a reusable condition, and (2) they are returned within fourteen (14) calendar days after the award of the project. You must call 515-986-4050 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

SW 19TH STREET AND SW JAZZWOOD DRIVE OVERLAY

The SW 19th Street and SW Jazzwood Drive Overlay resurfacing with Hot Mix Asphalt (HMA) pavement of SW 19th Street from Countyline Road to 2,360 feet west of SW Jazzwood Drive and 5,360 feet along SW Jazzwood Drive from SW 19th Street to HWY 44.

The improvements include construction of approximately 4056 Tons of HMA, 37283 SY of subgrade preparation and cement treatment, traffic control, pavement markings, and miscellaneous associated work necessary to complete the project.

Bid Security

Each Bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the City of Grimes, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions to Bidders and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a Bid Bond on the form provided in the Contract Documents with corporate Surety satisfactory to the City of Grimes. The bid shall contain no condition except as provided in the specifications.

The City of Grimes reserves the right to defer acceptance of any bid for a period of sixty (60) calendar days after receipt of bids and no bid may be withdrawn during this period.

Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Grimes and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Grimes from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of **four (4)** years from and after acceptance of the Contract.

Title VI Compliance

The City of Grimes, Iowa, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Payment

Payments will be made on the basis of estimates prepared by the Contractor and approved by the Engineer, solely for the purpose of payment; approval by the Engineer, or the City Council, shall not be deemed as approval or acceptance of the workmanship or materials. The Contractor will be compensated for 97% of the work completed during a payment period, with the remaining 3% being retained in accordance with the Iowa Code. Regular payments approved by the Engineer will be made following the next scheduled City Council meeting. The retainage payment will be released following acceptance of the project by the City of Grimes and satisfaction of the retainage payment provisions and requirements stipulated in the Iowa Code.

Sales Tax Exemption

The City of Grimes will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Tax exemption certificates are applicable only for the specific project for which the tax exemption certificate is issued.

Completion of Work

The Contractor shall fully complete the overall project within **Thirty (30) working days**. Full completion for the overall project shall be defined as all pavement construction completed, granular shoulder placed, and street striping completed, with the street fully open to traffic. Should the Contractor fail to fully complete the work within this timeframe, liquidated damages of Five Hundred Dollars ($500) 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 **27th 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 **30th day of January, 2026.**

Published in a newspaper with local circulation the **10th day of February, 2026**

CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: Resolution Accepting Insurance Settlement for Damaged Storm Sewer

BACKGROUND: On or about August 13, 2025, a sewer damage occurrence was discovered in the 1400 Block of SE 19th Street, Grimes, Iowa. The damage resulted in a property damage claim involving Infrasource Construction, LLC and MidAmerican Energy Company. Following investigation and negotiations through HMS Insurance, a settlement has been reached to compensate the City of Grimes for damages related to this occurrence.

BUDGETARY CONSIDERATIONS: The City will receive $109,000.00 to offset costs associated with the damage and related repairs.

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

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

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION: 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 TO ACCEPT INSURANCE SETTLEMENT FOR DAMAGED STORM SEWER

Grimes Resolution No. 01-3126

WHEREAS, a sewer damage occurrence was discovered on or about August 13, 2025, in the 1400 Block of SE 19th Street, Grimes, Iowa; and

WHEREAS, the City of Grimes submitted a property damage claim related to said occurrence, identified as HMS Claim No. P 949-423733; and

WHEREAS, Infrasource Construction, LLC and MidAmerican Energy Company, through their insurer, have agreed to resolve the claim for the total sum of One Hundred Nine Thousand Dollars ($109,000.00); and

WHEREAS, acceptance of the settlement requires execution of a Property Damage Release, fully resolving all claims arising from the occurrence; and

WHEREAS, City staff has reviewed the settlement terms and determined that acceptance is in the best interest of the City of Grimes.

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

1. The City Council hereby approves the acceptance of the insurance settlement in the amount of $109,000.00 related to HMS Claim No. P 949-423733.

2. The Public Works Director is hereby authorized to execute all necessary documents, including the Property Damage Release, to finalize the settlement.

3. Settlement proceeds shall be deposited into the appropriate City fund as determined by the Finance Department.

PASSED and APPROVED on January 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

HMS Claim No.: P 949-423733

PROPERTY DAMAGE RELEASE

The undersigned, City of Grimes, (hereinafter "Releasor"), being of lawful age, for the sole consideration of the sum of One Hundred Nine Thousand Dollars ($109,000.00) to the undersigned, the receipt and sufficiency of which is hereby acknowledged, does hereby for himself/herself and for his/her heirs, executors, administrators, successors and assigns releases, acquits and forever discharges Infrasource Construction, LLC, MidAmerican Energy Company, and all of its/their parent corporations, parent entities, parents, subsidiary corporations, subsidiary entities, subsidiaries, affiliates, related companies, related entities, predecessors, predecessors in interest, successors, successors in interest, assigns, legal representatives, representatives, agents, servants, heirs, executors, administrators, officers, directors, shareholders, employees, employers, partners, attorneys, contractors, subcontractors, clients, customers, and insurers, and all other persons, firms, entities and corporations, (hereinafter "Released Parties") of and from any and all claims, actions, causes of action, demands, rights, damages, costs, loss of service, expenses and compensation whatsoever of any kind the undersigned has had, now has or which may hereafter accrue on account of or in any arising out of property damage and the consequences thereof, resulting or to result from a sewer damage occurrence that was discovered on or about August 13, 2025, at 1400 Block SE 19th Street, Grimes, Iowa.

The undersigned further agrees to covenant to indemnify, defend and save harmless the above-referenced released party or parties from and against all claims and demands whatsoever on account of or in any way arising out of said occurrence or its results to property. This release expresses a full and complete SETTLEMENT of a liability claimed and denied, regardless of the adequacy of the above consideration, and the acceptance of this release shall not operate as an admission of liability on the part of anyone nor as an estoppel, waiver or bar with respect to any claim the party or parties released may have against the undersigned. Witness my hand seal.

This Release contains the entire agreement between the parties hereto, and the terms of this Release are contractual and not a mere recital.

THE UNDERSIGNED HAS READ THE FOREGOING RELEASE, HAS HAD THE OPPORTUNITY TO CONSULT COUNSEL IF SO DESIRED IN EXPLAINING ITS TERMS, AND FULLY UNDERSTANDS ITS TERMS.

YOU ARE MAKING A FINAL SETTLEMENT.
THIS IS A RELEASE: READ BEFORE SIGNING.

Please have your signature notarized or verified by a witness.

Signed, sealed and delivered this ___ day of _____, 20___.

Claimant:

_____ **X**_____

Printed Name Signature

Witness:

_____ **X**_____

Printed Name Signature

State of _____, County of _____

Subscribed and sworn to before me this ___ day of _____**,** 20__.

_____

Notary Public

CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: Resolution Entering into a Cooperative Service Agreement with USDA Wildlife Services

BACKGROUND: The City of Grimes has experienced ongoing property damage and drainage concerns caused by beaver activity on City-owned property within Dallas and Polk Counties. This damage includes tree loss from girdling and gnawing, as well as impacts to drainage infrastructure resulting from burrowing, damming, and digging activities. These conditions can negatively affect public infrastructure, environmental resources, and public safety.

To address these issues, City staff has worked with the United States Department of Agriculture (USDA), Animal and Plant Health Inspection Service (APHIS), Wildlife Services (WS), which has statutory authority to provide wildlife damage management assistance to local governments. USDA Wildlife Services utilizes an Integrated Wildlife Damage Management approach that may include habitat modification and population management techniques, consistent with applicable federal and environmental regulations.

The proposed Cooperative Service Agreement establishes a partnership between the City of Grimes and USDA Wildlife Services to reduce and prevent beaver-related property damage on City property. The agreement term is from February 1, 2026 through January 31, 2028, with a total cost not to exceed $4,000.00. Services will be performed on a cost-recovery basis and invoiced based on actual costs incurred, as outlined in the agreement's Work Plan and Financial Plan

Approval of this agreement will allow the City to leverage specialized expertise and resources from USDA Wildlife Services to proactively manage wildlife-related impacts while ensuring compliance with federal environmental requirements.

BUDGETARY CONSIDERATIONS: Not to Exceed $4,000.00 utilizing budgeted funds

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

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

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION: 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 ENTER INTO A COOPERATIVE SERVICE AGREEMENT WITH USDA WILDLIFE SERVICES

Grimes Resolution No. 01-3226

WHEREAS, the City of Grimes has experienced property damage and drainage system impacts caused by beaver activity on City-owned property; and

WHEREAS, the United States Department of Agriculture, Animal and Plant Health Inspection Service, Wildlife Services, is authorized to assist local governments with wildlife damage management and public safety concerns; and

WHEREAS, the City of Grimes desires to enter into a Cooperative Service Agreement with USDA Wildlife Services to provide professional wildlife damage management services utilizing approved and regulated methods; and

WHEREAS, the proposed Cooperative Service Agreement is for the period of February 1, 2026 through January 31, 2028, with a total cost not to exceed $4,000.00, and will be funded through the approved Stormwater budget; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Public Works Director is hereby authorized to execute the Cooperative Service Agreement with the United States Department of Agriculture, Animal and Plant Health Inspection Service, Wildlife Services, and any related documents necessary to carry out the intent of this resolution.

PASSED and APPROVED on January 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

Clear Form

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 0579-0335. The time required to complete this information collection is estimated to average .083 hours 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.

OMB Approved
0579-0335
EXP. 09/2022

UNITED STATES DEPARTMENT OF AGRICULTURE
ANIMAL AND PLANT HEALTH INSPECTION SERVICE
WILDLIFE SERVICES

WORK INITIATION DOCUMENT FOR WILDLIFE DAMAGE MANAGEMENT

SECTION 1

1. WORK INITIATION DOCUMENT NUMBER

2. STATUS ☐ NEW ☒ RENEWAL

3A. TYPE OF WORK INITIATION DOCUMENT *(mark all that apply)*

☐ PRIVATE PROPERTY ☒ NON-PRIVATE PROPERTY ☐ TEMPORARY/CIVIL

☐ ADJACENT LANDOWNER ☐ AMENDMENT TO AN EXISTING WORK INITIATION DOCUMENT

3B. ASSIGN TO THESE SPECIAL GROUPS

(1)
(2)
(3)
(4)

SECTION 2

4. COOPERATOR NAME *(last, first, MI)*
Hensley, Kevin

5. COOPERATOR MAILING ADDRESS
1700 SE Destination Drive Grimes 5011

6. COMMON NAME
City of Grimes

7. COOPERATOR TELEPHONE NUMBER
515-514-1035

8. OWNER OR REPRESENTATIVE NAME *(if different from Cooperator)*

9. OWNER OR REPRESENTATIVE TELEPHONE NUMBER

10. OWNER OR REPRESENTATIVE ADDRESS *(if different from Cooperator)*

SECTION 3

11. PROPERTY / LAND CLASS INFORMATION

	COUNTY	PROPERTY	LAND CLASS	ACRES
A.	Polk	Grimes	COUNTY/CITY	10
B.	Dallas	Grimes	COUNTY/CITY	10
C.				
D.				
E.				
STATE	Iowa		TOTAL ACRES	20

12. ADJOINING PROPERTY WID NO.'s

A.	
B.	
C.	
D.	
E.	

13. TARGETED SPECIES

A.	BEAVERS	F.	
B.		G.	
C.		H.	
D.		I.	
E.		J.	

☐ 14. There are additional targeted species *(complete and attach WS Form 12 Addendum)*

SECTION 4

15. In consideration of the benefits to be derived from the proper management of damage caused by those species listed in Item 13 (and Item 14 if applicable), I, the undersigned Cooperator or Cooperator's representative, do hereby give my consent and concurrence to the Animal and Plant Health Inspection Service (APHIS) (to include its officials, employees, and agents) to use, upon lands owned, leased, or otherwise controlled by me, and identified by this Work Initiation Document, the following methods and devices (COMPONENTS):

A. TRAPS, BODY GRIP	B. TRAPS, CAGE	C. TRAPS, FOOTHOLD
D. TRAPS, SUITCASE	E. HAND TOOLS	F. FIREARMS

☐ 16. There are additional components *(complete and attach WS Form 12 Addendum)*

SECTION 5

17. I, the Cooperator or Cooperator's representative, have been informed of the methods and the manner in which the control materials and devices listed in Section 4 will be used, and of the possible hazards associated with their use. I understand that APHIS WS (to include its officers, employees, and agents) will exercise reasonable precautions to safeguard all persons to prevent injury to animal life other than those listed in Section 3, Item 13 (and Item 14, if applicable); guard against the mishandling of control devices and materials; and exercise due caution and proper judgment in all wildlife damage management operations. I understand that APHIS, WS will maintain restricted use pesticide application records on applications made under the Work Initiation Document, and that APHIS WS will provide copies of the records or record information promptly upon the property owner's or Cooperator's request. I understand that APHIS WS may collect Global Positioning System (GPS) coordinates at the project site as part of component or activity tracking or as wildlife disease monitoring or research data. If the Cooperator is leasing the property on which APHIS WS assistance is conducted, Cooperator agrees that the lease is current and will remain so while APHIS WS conducts operational activities on the property and will notify APHIS WS if the lease expires or is canceled. Lessee agrees to notify the landowner about any methods or devices (components) in use by APHIS WS on the property.

SECTION 6

18. In consideration of these understandings and of the benefits to be derived, I, the Cooperator or Cooperator's representative, agree to take reasonable precautions to prevent injury to livestock and other domestic animals; assume responsibility for injury to my property under my control when said injury is not the result of negligence on the part of APHIS WS; assist in maintaining such warning signs as APHIS may place for the purpose of notifying persons entering onto such lands of the possible hazards associated with the wildlife damage management measures in use there-on; and to give adequate warning of these possible hazards to persons I authorize to enter onto such lands. Further, in recognition of the benefits to be derived from the use of specified methods and devices authorized by this Work Initiation Document, I, the Cooperator or Cooperator's representative, agree not to concurrently use or allow to be used upon lands covered by this Work Initiation Document any toxic material that might reasonably be expected to take a species listed above in Section 3, Item 13 (and Item 14, if applicable), unless such use of said toxicant is agreed to by APHIS WS in writing.

19. SPECIAL CONSIDERATIONS:

20A. LANDOWNER, LESSEE, OR ADMINISTRATOR NAME AND TITLE	20B. SIGNATURE	20C. DATE

21A. APHIS REPRESENTATIVE NAME	21B. SIGNATURE	21C. DATE
Spencer Nelsen	SPENCER NELSEN Digitally signed by SPENCER NELSEN Date: 2025.11.04 13:46:10 -06'00'	

21D. APHIS REPRESENTATIVE TELEPHONE NUMBER	21E. STATE OFFICE ADDRESS
515-414-3292	1714 Commerce Court, Ste C Columbia, MO 65201

WS FORM 12A
OCT 2017

Clear Form

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 0579-0335. The time required to complete this information collection is estimated to average .017 hours 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.

OMB Approved
0579-0335
EXP. 09/2022

UNITED STATES DEPARTMENT OF AGRICULTURE
ANIMAL AND PLANT HEALTH INSPECTION SERVICE
WILDLIFE SERVICES

ADDENDUM TO A WORK INITIATION DOCUMENT

INSTRUCTIONS

1. In Items 1-3, enter the number of the Work Initiation Document for which this addendum is completed, as well as the agreement name and county located.
2. In Items 4-6, enter the Cooperator's name and telephone number, and the date the addendum is prepared.
3. In Items 7 and 8, enter the additional species that will be addressed and additional components to be used.
4. In Items 9 and 10, enter the Cooperator's and WS Employee's signatures and dates signed.
5. Attach to and distribute with the WS Form 12A or 12B work initiation document.

1. WORK INITIATION DOCUMENT NO.	2. AGREEMENT NAME	3. COUNTY
		Polk
4. COOPERATOR NAME	**5. TELEPHONE NUMBER**	**6. DATE *(MM DD YYYY)***
Hensley, Kevin	515-514-1035	

7. ADDITIONAL TARGETED SPECIES

K.	S.	AA.
L.	T.	BB.
M.	U.	CC.
N.	V.	DD.
O.	W.	EE.
P.	X.	FF.
Q.	Y.	GG
R.	Z.	HH.

8. ADDITIONAL COMPONENTS TO BE USED

G. **LEVELER, BEAVER POND**	O.	W.
H. **SNARES, NECK**	P.	X.
I.	Q.	Y.
J.	R.	Z.
K.	S.	AA.
L.	T.	BB.
M.	U.	CC.
N.	V.	DD.

9A. LANDOWNER, LESSEE, OR ADMINISTRATOR SIGNATURE	9B. DATE
10A. APHIS WS REPRESENTATIVE SIGNATURE	**10B. DATE**
SPENCER NELSEN Digitally signed by SPENCER NELSEN Date: 2025.11.04 13:49:04 -06'00'	

WS FORM 12 ADDENDUM
OCT 2017

For APHIS Use Only		
WS-ER (6/20) Dates: 2/1/26-1/31/28	Agrmnt Total: $4,000.00	APHIS Agreement No.: 26-7219-8187-RA
Customer #: 6020945	Period: 26XX	WBS: AP.RA.RX19.72.8187

COOPERATIVE SERVICE AGREEMENT
between
CITY OF GRIMES
and
UNITED STATES DEPARTMENT OF AGRICULTURE
ANIMAL AND PLANT HEALTH INSPECTION SERVICE (APHIS)
WILDLIFE SERVICES (WS)

ARTICLE 1

The purpose of this Cooperative Service Agreement is to cooperate in a wildlife damage management project as described in the attached Work Plan.

ARTICLE 2

APHIS WS has statutory authority under the Act of March 2, 1931 (46 Stat. 1468; 7 USCA 8351-7 USCA 8352) as amended, and the Act of December 22, 1987 (101Stat. 1329-331, 7 USCA 8353), to cooperate with States, local jurisdictions, individuals, public and private agencies, organizations, and institutions while conducting a program of wildlife services involving mammal and bird species that are reservoirs for zoonotic diseases, or animal species that are injurious and/or a nuisance to, among other things, agriculture, horticulture, forestry, animal husbandry, wildlife, and human health and safety.

ARTICLE 3

APHIS WS and City of Grimes mutually agree:

1. The parties' authorized representatives who shall be responsible for carrying out the provisions of this Agreement shall be:

   City of Grimes: Kevin Hensley, Public Works Director
   1700 SE Destination Drive
   Grimes, IA 50111

   APHIS WS: Travis Guerrant, State Director
   USDA, APHIS, WS
   1714 Commerce Court, Suite C
   Columbia, Missouri 65202

2. To meet as determined necessary by either party to discuss mutual program interests, accomplishments, needs, technology, and procedures to maintain or amend the Work Plan (Attachment A). Personnel authorized to attend meetings under this Agreement shall be the Public Works Director or his/her designee, the State Director or his/her designee, and/or those additional persons authorized and approved by the Public Works Director and the State Director.

3. APHIS WS shall perform services more fully set forth in the Work Plan, which is attached hereto and made a part hereof. The parties may mutually agree in writing, at any time during the term of this Agreement, to amend, modify, add or delete services from the Work Plan.

ARTICLE 4

City of Grimes agrees:

1. To authorize APHIS WS to conduct direct control activities to reduce human health and safety risks and property damage associated with wild animals and birds. These activities are defined in the Work Plan. APHIS WS will be considered an invitee on the lands controlled by City of Grimes. City of Grimes will be required to exercise reasonable care to warn APHIS WS as to dangerous conditions or activities in the project areas.

2. To reimburse APHIS WS for costs of services provided under this Agreement up to but not exceeding the amount specified in the Financial Plan (Attachment B). City Of Grimes will begin processing for payment invoices submitted by APHIS WS within 30 days of receipt. City of Grimes ensures and certifies that it is not currently debarred or suspended and is free of delinquent Federal debt.

3. To designate to APHIS WS the City of Grimes authorized individual whose responsibility shall be the coordination and administration of activities conducted pursuant to this Agreement.

4. To notify APHIS WS verbally or in writing as far in advance as practical of the date and time of any proposed meeting related to the program.

5. APHIS WS shall be responsible for administration and supervision of the program.

6. There will be no equipment with a procurement price of $5,000 or more per unit purchased directly with funds from the cooperator for use solely on this project. All other equipment purchased for the program is and will remain the property of APHIS WS.

7. To coordinate with APHIS WS before responding to any media requests related to project work.

8. The Cooperator will not be connected to the USDA APHIS computer network(s).

ARTICLE 5

APHIS WS Agrees:

1. To conduct activities at City of Grimes as described in the Work and Financial Plans.

2. Designate to City of Grimes the authorized APHIS WS individual who shall be responsible for the joint administration of the activities conducted pursuant to this Agreement.

3. That the performance of wildlife damage management actions by APHIS-WS under this agreement is contingent upon a determination by APHIS-WS that such actions are in compliance with the National Environmental Policy Act, Endangered Species Act, and any other applicable federal statutes. APHIS-WS will not make a final decision to conduct requested wildlife damage management actions until it has made the determination of such compliance.

4. To bill City of Grimes for actual costs incurred by APHIS WS during the performance of services agreed upon and specified in the Work Plan. APHIS WS shall keep records and receipts of all reimbursable expenditures hereunder for a period of not less than one year from the date of completion of the services provided under this Agreement and City of Grimes shall have the right to inspect and audit such records.

5. To coordinate with City of Grimes before responding to any media requests related to project work.

ARTICLE 6

This Agreement is contingent upon the passage by Congress of an appropriation from which expenditures may be legally met and shall not obligate APHIS upon failure of Congress to so appropriate. This Agreement may also be reduced or terminated if Congress only provides APHIS funds for a finite period under a Continuing Resolution.

ARTICLE 7

Nothing in this agreement shall prevent APHIS-WS from entering into separate agreements with any other organization or individual for the purpose of providing wildlife damage management services exclusive of those provided for under this agreement.

ARTICLE 8

Pursuant to Section 22, Title 41, United States Code, no member of or delegate to Congress shall be admitted to any share or part of this Agreement or to any benefit to arise therefrom.

ARTICLE 9

This agreement is not a procurement contract (31 U.S.C. 6303), nor is it considered a grant (31 U.S.C. 6304). In this agreement, APHIS-WS provides goods or services on a cost recovery basis to nonfederal recipients, in accordance with all applicable laws, regulations and policies.

ARTICLE 10

APHIS-WS assumes no liability for any actions or activities conducted under this agreement except to the extent that recourse or remedies are provided by Congress under the Federal Tort Claims Act (28 U.S.C. 1346(b), 2401(b), and 2671-2680).

ARTICLE 11

The United States Department of Agriculture prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or part of an individual's income is derived from any public assistance program. Not all prohibited bases apply to all programs.

ARTICLE 12

This Cooperative Service Agreement may be amended at any time by mutual agreement of the parties in writing. Also, this Agreement may be terminated at any time by mutual agreement of the parties in writing, or by one party provided that party notifies the other in writing at least 120 days prior to effecting such action. Further, in the event City of Grimes does not provide necessary funds, APHIS WS is relieved of the obligation to provide services under this agreement.

In accordance with the Debt Collection Improvement Act of 1996, the Department of Treasury requires a **Taxpayer Identification Number** for individuals or businesses conducting business with the agency.

City of Grimes Federal Taxpayer Identification Number (TIN) 42-6004731

APHIS Federal Tax Identification Number (TIN) 41-0696271

CITY OF GRIMES

BY: _____ _____
Kevin Hensley, Public Works Director Date
City of Grimes
1700 SE Destination Drive
Grimes, IA 50111

UNITED STATES DEPARTMENT OF AGRICULTURE
ANIMAL AND PLANT HEALTH INSPECTION SERVICE
WILDLIFE SERVICES

BY: _____ _____
Travis Guerrant, MO/IA State Director Date
USDA, APHIS, WS
1714 Commerce Ct., Suite C
Columbia, MO 65202

ATTACHMENT A
WORK PLAN

Introduction

The U.S. Department of Agriculture (USDA) is authorized to protect American agriculture and other resources from damage associated with wildlife. Wildlife Services' activities are conducted in cooperation with other Federal, State and local agencies; private organizations and individuals.

The APHIS WS program uses an Integrated Wildlife Damage Management (IWDM) approach (sometimes referred to as IPM or "Integrated Pest Management") in which a series of methods may be used or recommended to reduce wildlife damage. These methods include the alteration of cultural practices as well as habitat and behavioral modification to prevent damage. However, controlling wildlife damage may require that the offending animal(s) are killed or that the populations of the offending species be reduced.

Purpose

The City of Grimes has requested WS assistance in alleviating the property damage, caused by beavers. Gridling, gnawing, stripping can destroy mixed trees and burrowing, damming, and digging can affect drainage systems.

Planned USDA, APHIS, Wildlife Services Activities

WS will attempt to reduce and prevent damage caused by wildlife beavers on City of Grimes property in Dallas and Polk Counties in Iowa. WS plans to use conventional wildlife population management techniques which may include, but are not limited to cage traps, conibear traps, neck snares and other tools explicitly approved for use by City of Grimes in a USDA WS Form 12A (Work Initiation Document).

Effective Dates

The cooperative service agreement shall commence February 1, 2026 and expire January 31, 2028.

ATTACHMENT B - FINANCIAL PLAN

For the disbursement of funds from

City of Grimes - Iowa

to

USDA APHIS Wildlife Services

for

Minimizing wildlife-related property damage & risk to human health and safety

from

02/01/2026 TO 01/31/2028

Cost Element		Full Cost
Personnel Compensation		$2,450.29
Travel		$0.00
Other Services		$0.00
Supplies and Materials		$695.60
Equipment		$0.00
Subtotal (Direct Charges)		$3,145.89
Pooled Job Costs	11.00%	$346.05
Indirect Costs	16.15%	$508.06
Agreement Total		**$4,000.00**

The distribution of the budget from this Financial Plan may vary as necessary to accomplish the purpose of this agreement, but may not exceed: $4,000.00

* APHIS charges Indirect Costs to recover administrative costs associated with performing program work. Such costs may include office expenses, billing and collections, computers, National Environmental Policy Act (NEPA) compliance, training, and other mandatory requirements in support of the program but not specific to work on individual projects.

Financial Point of Contact

City of Grimes	Kevin Hensley	Phone:	515-514-1035
		Email:	khensley@grimesiowa.gov
APHIS WS:	Julie Quevreaux	Phone:	573-449-3033
		Email:	WSMOAdmin@usda.gov

CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: Resolution Approving Purchase and Disposal of Equipment

BACKGROUND: As part of our ongoing Equipment Replacement Program equipment is replaced as warranted to enhance operational efficiency and service quality. Two vehicles have been identified as part of the replacement program. The new vehicles will be purchased utilizing State Contract pricing. Four current vehicles in the fleet will be auctioned on Gov Deals and the funds received will be returned to the Equipment Replacement Fund.

BUDGETARY CONSIDERATIONS: State Contract Pricing

2026 Cushman Hauler 1200 X Gas Efi	$11,020.25
2026 Cushman Hauler 1200 X Gas Efi	$11,020.25

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

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

BOARD/COMMISION ACTIONS:

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: Kevin Hensley, JB, Alex Miller

RESOLUTION APPROVING PURCHASE AND DISPOSAL OF EQUIPMENT

Grimes Resolution No. 01-3326

WHEREAS, the City of Grimes has budgeted for and planned certain equipment purchases; and

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

WHEREAS, the Public Works Director recommends the following equipment acquisitions and/or disposals

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that:
The following acquisitions including add-ons and labor are hereby approved

Equipment Description	**Cost**
2026 Cushman Hauler 1200X Gas Efi	$11,020.25
2026 Cushman Hauler 1200X Gas Efi	$11,020.25

MAY IT BE FURTHER RESOLVED that:
The following disposals are hereby approved

Equipment Description	**Trade-in/Sale**	**Estimated Value**
1999 International Dump Truck 4700 (S-201)	Sale on Gov Deals	$9,500
2003 International Dump Truck 7300 (S-202)	Sale on Gov Deals	$10,000
2020 Cushman Hauler 800x Efi (R-414)	Sale on Gov Deals	$2,500
2020 Cushman Hauler 800X efi (R-415)	Sale on Gov Deals	$2,500
TOTAL		$24,500

MAY IT BE FURTHER RESOLVED that:
The Public Works Director is hereby authorized to carry out and execute any action necessary to fulfill the provisions of this resolution.

PASSED and APPROVED on January 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

Golf Cars of Iowa
5181 Maple Dr.
Pleasant Hill, Iowa 50327
515-266-4653
Fax 515-266-6288

City of Grimes 12-19-25
Att. Alex Miller
101 NE Harvey Street
Grimes, Iowa 50111
515-531-4051
515-313-3596
amiller@grimesiowa.gov

City of Grimes Omnia Force ID # 4009197
EZGO/Cushman Omnia Contract Number: R210201

Quote

2 - 2026 Cushman Hauler 1200X Gas Efi. $13,011 ea. Serial Numbers:
Patriot Blue Color N/C
Gray Seats N/C
Tail & Brake Lights $194 ea.
Top $450 ea.
Total $13,655 ea.
Omnia Discount 25% -$3,413.75 ea.

Factory Freight $529 ea.
Set Up & Delivery $250 ea.

Grand Total $22,040.50

Deliver to:

1700 SE Destination Drive
Grimes, Iowa 50111

Bid good for 30 days. We look forward to keep helping you with all your Cushman Hauler needs. If you need anything else, please let me know.

Thanks Again
Cole

CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: Resolution Approving the Purchase of Trees for a Community Tree Planting Program

BACKGROUND: During strategic planning the City Council prioritized a community tree planting program. A community tree purchasing program enables residents to buy trees at a reduced cost, encouraging tree planting and enhancing the urban canopy. This program promotes environmental stewardship, improves air quality, and supports biodiversity in the community. It also helps reduce stormwater runoff and enhance property values. Additionally, a community tree program fosters civic pride and engagement by involving residents directly in local beautification efforts and creating a shared responsibility for maintaining the community's natural resources. This will be the second year the City of Grimes has facilitated the program.

BUDGETARY CONSIDERATIONS: For the community tree purchasing program, three quotes have been obtained: Timber Pine Landscape and Nursery at $19,280, Bentley Ridge Tree Farm & Nursery at $20,180, and Great Plains Nursery at $24,265.

STRATEGIC PLANNING:
Prioritized: ____YES ____NO

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

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION: Staff Recommends Council Approval

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

Prepared by:	DG
Return to:	KH, JB

RESOLUTION TO APPROVE THE PURCHASE OF TREES FOR A COMMUNITY TREE PLANTING PROGRAM

Grimes Resolution No. 01-3426

WHEREAS, the City of Grimes recognizes the importance of enhancing its green spaces, reducing storm water runoff and promoting environmental sustainability.

WHEREAS, A Community Tree Purchasing Program can help achieve these goals; and

WHEREAS, ,; three quotes were obtained to ensure cost-effective purchasing options, with quotes as follows:

- Timber Pine Landscape and Nursery: $19,280
- Bentley Ridge Tree Farm & Nursery: $20,180
- Great Plains Nursery: $24,265; and,

WHEREAS, Timber Pine Landscape and Nursery submitted the lowest bid at $19,280, providing the most economical option for the City's budget for the tree purchasing program and;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Public Works Director is authorized to purchase trees from Timber Pine Landscape and Nursery for the quoted price of $19,280.

PASSED and APPROVED on January 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

Timberpine Inc.
18863 Jewell Dr
Earlham, IA 50072
Office: 515-207-2115

Estimate good for 30 days.
Prices for quantity shown only.

Company: **City of Grimes**
Attention: *David Guthrie*
Phone: *(515) 514-1036*
Email: *dguthrie@grimesiowa.gov*

We are pleased to submit the following landscape estimate:

Job Description: **Community Tree Purchase Program 2026**
per conversation with the City of Grimes and plant schedule dated 12/1/2025

QUANTITY	DESCRIPTION	Material	Installation
	Plant Material and Installation		
	No Warranty & Delivery ONLY on all Trees		*included*
10	1-1.5" Common Hackberry		
20	1-1.5" Red Maple		
10	*1-1.5" Yellowwood*		
10	*1-1.5" American Hornbeam for Blue Beech*		
10	1-1.5" Ivory Silk Japanese Lilac		
10	1-1.5" Autumn Brilliance Serviceberry *Single-Stem*		
10	1-1.5" Bur Oak		
20	1-1.5" Red Oak		
10	*1-1.5" Tupelo for Sour Gum*		
10	1-1.5" River Birch *Single-Stem*		
	Plant Material Total	**$19,280.00**	
	Plant Installation Total		**$0.00**
****** All Pricing is subject to change based on industry price increases for the upcoming 2026 season ******			
****** Pricing & Quantities based off of current inventory dated 12.01.2025 (Pricing & Quantities are subject to change) ******			
****** Exclude all Landscape Maintenance and Watering upon delivery ******			
****** All Pricing subject to change based on timing of installation ******			
****** Delivery to occur in the Spring of 2026 (Weather & Scheduling Permitted ******			
	Inclusions:		
	All Transportation, Delivery, and unloading of Trees		
	Exclusions		
	Rough grading, vegetation removal and disposal, topsoil and soil		
	amendments and fertilization of plants and turf are excluded.		
	Weed barrier fabric under mulch is excluded.		
	Pavers, retaining walls, boulders, and edging materials are excluded.		
	Watering of trees is excluded after delivery.		

Material Sub Total	$19,280.00
Installation Sub Total	$0.00
7% Tax - Material Only	$0.00
Estimate Total	**$19,280.00**

***Additional work outside the scope of this bid will be billed at standard labor rates. ***
TimberPine is not responsible for private locates.

Private locates include, but are not limited to, irrigation, private utilities, dog fence, septic laterals or other buried items.
*** Finance Charge of 1.5% per month will be charged on past due accounts.***

Estimate prepared by
Name: Erik Culp
Title: Project Manager

Acceptance by:
Date:
Signature:

CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: Resolution 01-3526 Accepting Storm Sewer and Temporary Construction Easement Agreements for South James Plat 1 Lot 1

BACKGROUND: As part of the South James and SE 19th Street Reconstruction 2024 CIP Project, public storm sewer infrastructure will be constructed. Therefore, a public storm sewer easement is required for the City to operate and maintain the storm sewer utility. A temporary construction easement is also desired to maintain access to the street reconstruction project.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the Resolution.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Alex Pfaltzgraff, Development Services Director/Assistant City Manager , 515-986-4050, apfaltzgraff@grimesiowa.gov

Prepared by:	Alivia Hoodjer, Assistant Planner
Return to:	Alex Pfaltzgraff, Assistant City Manager/Development Services Director

RESOLUTION 01-3526 ACCEPTING STORM SEWER AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENTS FOR SOUTH JAMES PLAT 1 LOT 1

Grimes Resolution No. 01-3526

WHEREAS, the City has developed plans for South James and SE 19th Street Reconstruction (the "Project"); and

WHEREAS, a storm sewer easement and temporary construction easement are necessary upon Lot 1 of South James Plat 1, an official plat in the City of Grimes, Iowa (the “Property”) to complete the Project; and

WHEREAS, Summit Creek Church (the "Property Owner") has executed the easement documents; and

WHEREAS, the City desires to accept the public storm sewer easement and the temporary construction easement.

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

1. That the public storm sewer easement and the temporary construction easement for Lot 1 of South James Plat 1 are hereby accepted and approved by the City Council of the City of Grimes.

2. That the City Clerk shall execute and record the easement agreement with Polk County, Iowa.

PASSED and APPROVED on January 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

STORM SEWER EASEMENT
Recorder's Cover Sheet

Preparer Information: Daryl Grabowski
Wesleyan Investment Foundation, Inc.
PO Box 7250
Fishers, Indiana 46038

Taxpayer Information: Summit Creek Church
PO Box 703
Grimes, Iowa 50111

Return To: City of Grimes
101 NE Harvey St.
Grimes, Iowa 50111
Phone (515) 986-3036

Grantor: Summit Creek Church

Grantee: City of Grimes, Iowa

Legal Description: See Exhibit A, attached.

Document or instrument number of previously recorded documents:

STORM SEWER EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned property owner(s) ("**Grantor**"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey unto the CITY OF GRIMES, IOWA, a municipal corporation (the "**City**"), a perpetual easement and right-of-way under, over, on, through, across and within the following described real estate:

See Exhibit A, attached ("**Easement Area**"),

for the purpose of the City constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining storm sewer, together with all necessary structures and appurtenances thereto, under, over, on, through, across and within said Easement Area.

This Easement ("**Easement**") shall be subject to the following terms and conditions:

1. **INTERFERENCE WITH USE**. Grantor shall not take any action which interferes with or detracts from the City's use of the Easement Area or rights granted in this Easement. Grantor shall not erect, construct, place or permit any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through across or within the Easement Area without obtaining the prior written consent of the City. The City shall have the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area, or may require the Grantor to do so at Grantor's sole expense.

2. **CHANGE OF GRADE PROHIBITED**. Grantor shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor, or may require the Grantor to do so at Grantor's sole expense.

3. **RIGHT OF ACCESS**. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area.

4. **MAINTENANCE**. The City shall not be responsible for any surface maintenance of the land located within the Easement Area whatsoever and that responsibility shall remain with the Grantor. The City may, however, perform such maintenance should it determine in its sole discretion such maintenance is needed.

5. **RESTORATION OBLIGATIONS**. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall

be limited to grading and one application of seed or other groundcover and shall not including replacement of any trees or shrubs. Subsequent restoration and maintenance shall be the sole responsibility of the Grantor at the Grantor's sole expense. The City shall not be responsible for any construction, reconstruction, replacement, repair or maintenance of any private improvements or structures placed or located within the Easement Area.

6. **LIABILITY**. Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage to any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold the City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.

7. **EASEMENT BENEFIT**. This Easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.

8. **EASEMENT RUNS WITH LAND**. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.

9. **APPROVAL BY CITY COUNCIL**. This Easement 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 Easement by the City Clerk.

Grantor does HEREBY COVENANT with the City that (i) Grantor holds said real estate described in this Easement by title in fee simple; (ii) Grantor has good and lawful authority to convey the same; and (iii) said Grantor covenants to WARRANT AND DEFEND the said premises against the claims of all persons whomsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this ____ day of _____, 20__.

[SIGNATURE PAGE(S) FOLLOW]

GRANTOR:

By: _____
Name of Person Signing

Finance Director
Title (Entity) or Marital Status (Individual)*

Summit Creek Church
Name of Business Entity (if applicable)

STATE OF Iowa)
) SS.
COUNTY OF Polk)

On this 9 day of December, 2025, before me, the undersigned, personally appeared Nick Wessels and Finance Director, [*insert "Single Person" or "Married Person"or Signor's Capacity if Business Entity*], [*Business Name, if applicable* Summit Creek Church] known to me to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Tasha Gibson
Notary Public in and for said State

NOTARIAL SEAL IOWA
TASHA GIBSON
Commission Number 767542
My Commission Expires
April 12, 2026

CONSENT AND SUBORDINATION OF MORTGAGE HOLDER.

Wesleyan Investment Foundation, Inc. ("**Lender**") is the holder of a Real Estate Mortgage dated June 6, 2025, and recorded June 9, 2025, in Book 2016 3 on Page 492 of the Hamilton County records. By signing this Easement, Lender, its successors and assigns, consents to the terms of this Easement and hereby subordinates its interest in the Easement Area to the interest of the City and its successors and assigns.

LENDER:

Wesleyan Investment Foundation, Inc.
Name of Lender

By: Daryl Grabowski
Name of Person Signing

SVP
Title

STATE OF INDIANA)
) SS.
COUNTY OF HAMILTON)

On this 22nd day of December, 2025, before me, the undersigned, personally appeared Daryl Grabowski and SVP, [*insert Signor's Title/Capacity*] Wesleyan Investment Foundation Inc [*Bank Name, if applicable*] known to me to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

HEIDI A. LEROY
Hancock County
NOTARY PUBLIC
Commission Number
NP0727898
NOTARY SEAL
My Commission Expires July 26, 2028
STATE OF INDIANA

Heidi A. LeRoy
Notary Public in and for said State

ACCEPTANCE BY CITY

STATE OF IOWA)
) SS
COUNTY OF POLK)

I, _____, City Clerk of the City of Grimes, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City of Grimes by Resolution No. _____, passed on the _____ day of _____, 20__, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 20 .

_____
City Clerk of Grimes, Iowa

EXHIBIT A
Legal Description

A PARCEL OF LAND LOCATED IN SOUTH JAMES PLAT 1, AN OFFICIAL PLAT, AS RECORDED IN BOOK 18533, PAGE 353 OF THE POLK COUNTY RECORDER'S OFFICE, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID SOUTH JAMES PLAT 1, THENCE NORTH 89° 48' 07" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 19TH STREET, 19.74 FEET; THENCE NORTH 00° 11' 53" EAST, 20.00 FEET; THENCE SOUTH 89° 48' 07" EAST, 19.71 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00° 06' 40" EAST ALONG SAID EAST LINE, 20.00 FEET TO THE POINT OF BEGINNING.

SAID TOTAL TRACT CONTAINS 394 SQUARE FEET OR 0.01 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: Grimes Public Safety Center – Acceptance of 2 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 DDVI, Inc. and 1st Interiors, Inc. for the Grimes Public Safety Center project.

BUDGETARY CONSIDERATIONS: This project's final construction contract amounts are:

Contractor: DDVI, Inc.
Total final cost: $1,385,283.86
Portion of project: BP 2 General Construction

Contractor: 1st Interiors, Inc.
Total final cost: $484,162.00
Portion of project: BP 7 Drywall, Framing, Acoustic & Paint

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

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

BOARD/COMMISION ACTIONS: None

STAFF RECOMMENDATION: The staff recommends that the City Council approves the resolution accepting the 2 contracts with DDVI, Inc. and 1st Interiors, Inc. 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 01-3626 ACCEPTING 2 PRIME CONTRACTS FOR THE GRIMES PUBLIC SAFETY CENTER

Grimes Resolution No. 01-3626

WHEREAS, on the **25th** day of **June**, **2024**, the Mayor and Clerk of the City of Grimes, Iowa, entered into construction contracts with **DDVI, Inc. and 1st Interiors, Inc.**, for the construction of certain public improvements generally described as the Grimes Public Safety Center; and

WHEREAS, the contractors have fully completed the construction of the public improvements in accordance with the terms and conditions of their contracts and plans and specifications, as shown by the certificate of the Engineer filed with the Clerk on **January 27, 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: DDVI, Inc.
Total final cost: $1,385,283.86
Portion of project: BP 2 General Construction

Contractor: 1st Interiors, Inc.
Total final cost: $484,162.00
Portion of project: BP 7 Drywall, Framing, Acoustic & Paint

PASSED and APPROVED on January 27, 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 2 General Construction – DDVI Inc., $1,385,283.86
- Bid Package 7 Drywall, Framing, Acoustic & Paint – 1st Interiors, $484,162.00

CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: Resolution Approving Offer to Purchase and Agreement - 142nd St Reconstruction - EBH

BACKGROUND:

The Cities of Urbandale and Grimes are jointly undertaking the 142nd Street Reconstruction Project, which involves the widening and reconstruction of 142nd Street from Meredith Drive north to Waterford Road. The project is a cooperative effort in which the City of Urbandale is serving as the lead agency, managing the design, coordination, and construction on behalf of both cities. Each respective City is handing ROW acquisition.

As part of the required right-of-way acquisition for this project, a parcel of land owned by MidAmerican Energy Company has been identified as necessary to accommodate roadway widening, grading, and utility relocations. The property is currently under contact, so staff was able to utilize their agreed upon purhcase price for the acquisition of the right-of-way.

BUDGETARY CONSIDERATIONS: $59,932.00, funded by the capital project funds.

STRATEGIC PLANNING:
Prioritized: ____YES _X___NO

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

BOARD/COMMISION ACTIONS: 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

Prepared by/Return to: Alex Pfaltzgraff, City of Grimes, 410 SE Main Street, Unit 102, Grimes, IA 50111 515.986.4050

SPACE ABOVE THIS LINE FOR RECORDER

OFFER TO PURCHASE AND AGREEMENT

PARCEL NO. **7925-18-100-002**
COUNTY: **Polk**
PROJECT NO. **N/A**
PROJECT NAME: **142nd Street Paving Project**

TO: EBH, INC

On this 20th day of January, 2026, the City of Grimes, Iowa, a municipal corporation organized under the laws of the State of Iowa (hereinafter referred to as "CITY" or "BUYER") acting by and through the undersigned, its authorized Agent, hereby offers to buy the real estate situated in Polk County, Iowa, and legally described on the attached **Acquisition Plat Exhibit. This offer shall terminate 30 days from offer date unless accepted.** If accepted by SELLER, as evidenced by SELLER'S signature below, the parties agree as follows:

1. **SELLER AGREES to sell and furnish to BUYER a conveyance document, on form(s) furnished by Buyer and approved by Seller, and Buyer agrees to buy the following real estate, hereinafter referred to as the premises as described on EXHIBIT A and which include the following buildings, improvements and other property: LAND ONLY. SELLER CONSENTS to any change of grade of the premises described on EXHIBIT A related to the project and accepts payment under this agreement for any and all damages arising therefrom. SELLER ACKNOWLEDGES full settlement and payment from Buyer for all condemnation claims per the terms of this agreement and discharges Buyer from any condemnation liability because of this agreement and the construction of this public improvement project.**

2. **Possession of the premises is the essence of this agreement and Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement after the closing. SELLER grants Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. SELLER may surrender possession of the premises or building or improvement or any part thereof prior to the time at which SELLER has hereinafter agreed to do so, and agrees to give Buyer ten (10) days' notice of SELLER'S intention to do so in writing. Notwithstanding the foregoing, in no event may Buyer damage any crops.**

3. **Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title and to surrender physical possession of the premises as shown on or before the dates listed below.**

PAYMENT AMOUNT	AGREED PERFORMANCE	DATE
$ _____	on right of possession	_____
$ _____	on conveyance of title	_____
$ _____	on surrender of possession	_____
$ 59,923.00	on possession and conveyance	Within 30 Days of BUYER Approval
		_____
		_____
$ 59,923.00	TOTAL LUMP SUM	

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

Land by Fee Title	21,844	sq.ft.	$ 59,923.00
Underlying Fee Title	0	sq.ft.	$ 0.00
Permanent Easement	0	sq.ft.	$ 0.00
Temporary Easement(s)	0	sq.ft.	$ 0.00
Landscaping/Other			$ 0.00
Total			$ 59,923.00

Additional Damages None

4. **SELLER WARRANTS that there are no tenants on the premises holding under leases except the existing farm tenant. Notwithstanding anything to the contrary in this agreement, the sale shall be subject to the rights of the existing farm**

tenant, and Buyer shall be responsible for working directly with such tenant to acquire any rights from such tenant.

5. **Each page and each attachment is by this reference made part hereof.**

6. **This agreement shall apply to and bind the legal successors in interest of the Seller and SELLER AGREES to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession as required by the Code of Iowa, and agrees to warrant good and sufficient title. Names and addresses of lienholders are: None**

7. **SELLER agrees that amounts payable by SELLER for real estate taxes, special assessments, mortgage payoffs, liens, or judgments shall be deducted at closing from the purchase price. SELLER AGREES to obtain court approval of this contract, if requested by Buyer, if title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to Buyer, but not attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed bills.**

8. **BUYER agrees that any drain tile and/or underground irrigation systems which are located within the premises and are damaged by construction shall be repaired at no expense to SELLER. BUYER shall have the right of entry upon SELLER'S remaining property along the right of way line, if necessary, for the purpose of connecting said drain tile and/or underground irrigation systems.**

9. **If SELLER holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of SELLER.**

10. **These premises are being acquired for public purposes and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa.**

11. **BUYER hereby gives notice of SELLER's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa.**

12. **BUYER hereby agrees to additionally warrant the project against any defects against the property as a result of the project for a period of one year following the completion and acceptance of the project. Defects may include, but are not limited to insufficient seeding/stabilization or settling of the property within the easement.**

13. **SELLER states and warrants that there is no known well, solid waste disposal site, hazardous substances, nor underground storage tanks on the premises described and sought herein, except: None**

14. **BUYER shall be responsible for the removal and relocation of any fences.**

15. **BUYER shall be responsible for all restoration disturbed area within the easements.**

16. **SELLER agrees to cooperate with BUYER in removing liens and encumbrances in order to convey marketable title to BUYER in conformity with Iowa law and the Title Standards of the Iowa State Bar Association. If possession and conveyance are delayed due to SELLER's inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. SELLER understands that if necessary property rights cannot be acquired by voluntary purchase, BUYER may initiate action to acquire the property interests contemplated in this Agreement under power of eminent domain.**

17. **SELLER'S spouse, if not a title holder immediately preceding acceptance, executes this Agreement only for the purpose of relinquishing all rights of dower, homestead and distributive share or in compliance with Section 561.13 of the Code of Iowa and agrees to execute the conveyance documents for this purpose.**

18. **This Agreement shall not be binding until it has received the final approval by Resolution of the Grimes City Council.**

19. **GENERAL PROVISIONS.**

    a. **This Agreement contains the entire agreement of the parties and no waiver, modification, release, or cancellation of this Agreement or any portion of this Agreement shall be binding unless evidenced by writing.**
    b. **This Agreement shall be binding on the heirs, personal representatives, assigns, and successors of the parties.**
    c. **This Agreement shall be governed by, construed, and enforced in accordance with the law of the State of Iowa.**
    d. **Notwithstanding anything to the contrary in this Agreement, Seller hereby discloses that the premises is subject to an existing purchase contract with a third party. Seller's obligations under this Agreement are contingent on Seller entering an amendment to such third party purchase contract to remove the premises from such third party purchase contract. In the event Seller is unable to enter such amendment, Seller may terminate this Agreement by providing written notice of termination to Buyer. Seller will not be required to enter such amendment until simultaneously with the closing of the transaction contemplated in this Agreement.**

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

EBH, INC.

X _____
Robert Bruce Goodwin, President

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Virginia }
COUNTY OF Fair Fax } ss:

On this 20 day of Jan, A.D. 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert Bruce Goodwin, President of EBH, Inc., who is either personally known by me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his on the instrument the entity upon behalf of which the person acted, executed the instrument.

(NOTARY SEAL) _____ (Sign in Ink)
Bryan cristian salgado (Print/Type Name)
Notary Public in and for the State of Virginia

Bryan Cristian Salgado-Rosales
Commonwealth of Virginia
Notary Public
Commission No. 00350423
My Commission Expires 1/31/2029

CAPACITY CLAIMED

BY SIGNER:
_ INDIVIDUAL
_ CORPORATE
Title(s) of Corporate Officer(s):
President
__ Corporate Seal is affixed
X No Corporate Seal procured
_ PARTNER(s): __ Limited Partnership
__ General Partnership
_ ATTORNEY-IN-FACT
_ EXECUTOR(s) or TRUSTEE(s)
_ GUARDIAN(s) or CONSERVATOR(s)
_ OTHER: _____
SIGNER IS REPRESENTING:
List name(s) of person(s) or entity(ies)
EBH, Inc.

BUYER'S APPROVAL

_____
Signed by: Scott Mikkelsen (Date)

_____
Attested by: Rachel Greving (Date)

BUYER'S ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss:

On this _____ day of _____, 20_____, before me, the undersigned, personally appeared _____, known to me to be an agent of the City of Grimes, Iowa and who did say that said instrument was signed on behalf of City by its authority duly recorded in its minutes, and said agent acknowledged the execution of said instrument, which signature appears hereon, to be the voluntary act and deed of the City and by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

Acquisition Plat Exhibit
[See Following Pages]

ACQUISITION PLAT

PREPARED FOR

CITY OF GRIMES
101 NE HARVEY ST
GRIMES, IOWA 50111

PROPRIETOR

CAPITAL AGRI PROP SERV
801 WARRENVILLE RD STE 150
LISLE, IL 60532

SUBJECT PROPERTY LEGAL DESCRIPTION

THE SOUTH 819 FEET OF THE NORTH 1974 FEET OF THE WEST 118.5 RODS OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

DESCRIPTION OF ACQUISITION AREA

THAT PART OF THE SOUTH 819 FEET OF THE NORTH 1974 FEET OF THE WEST 118.5 RODS OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 18; THENCE N 00° 11' 42" W, ALONG THE WEST LINE OF SAID NW FRL 1/4 OF SAID SECTION 18, A DISTANCE OF 160.10 FEET, TO THE NORTH LINE OF THE SOUTH 819 FEET OF THE NORTH 1974 FEET OF THE WEST 118.5 RODS OF THE NW FRL 1/4 OF SAID SECTION 18; THENCE N 89° 59' 28" E, ALONG SAID NORTH LINE OF THE SOUTH 819 FEET OF THE NORTH 1974 FEET OF THE WEST 118.5 RODS OF THE NW FRL 1/4 OF SAID SECTION 18, A DISTANCE OF 60.00 FEET; THENCE S 00° 11' 42" E, A DISTANCE OF 809.05 FEET, TO THE SOUTH LINE OF THE SOUTH 819 FEET OF THE NORTH 1974 FEET OF THE WEST 118.5 RODS OF THE NW FRL 1/4 OF SAID SECTION 18; THENCE S 89° 59' 28" W, ALONG SAID SOUTH LINE OF THE SOUTH 819 FEET OF THE NORTH 1974 FEET OF THE WEST 118.5 RODS OF THE NW FRL 1/4 OF SAID SECTION 18, A DISTANCE OF 60.00 FEET, TO SAID WEST LINE OF THE NW FRL 1/4 OF SECTION 18; THENCE N 00° 11' 42" W, ALONG SAID WEST LINE OF THE NW FRL 1/4 OF SECTION 18, A DISTANCE OF 648.95 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.114 ACRES (48,543 SQ. FT.) MORE OR LESS, INCLUDING 0.613 ACRES (26,699 SQ. FT.) OF EXISTING R.O.W. FOR A NET AREA OF 0.501 ACRES (21,844 SQ. FT.).

LEGEND

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

CERTIFICATION

LICENSED PROFESSIONAL LAND SURVEYOR
ADAM D. SCHOEPPNER
26306
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature:

Name: Adam D. Schoeppner, P.L.S. No. 26306 Date

My license renewal date is December 31, 2025 Date of survey: 12/28/23

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

NAI BS ASSOCIATES
1933 SW MAGAZINE ROAD
ANKENY, IOWA
50023-2555
(515) 965-0123 PHONE
(515) 965-3003 FAX
www.naibs.com

PROJECT: 142ND STREET PAVING PROJECT		NAI No.: 23112	DRAWN BY: JHP	DWG No.: 1/2
LOCATION: GRIMES, IOWA		DATE: 09/06/24	CHECKED BY: ADS	SHEET TITLE: RW-31

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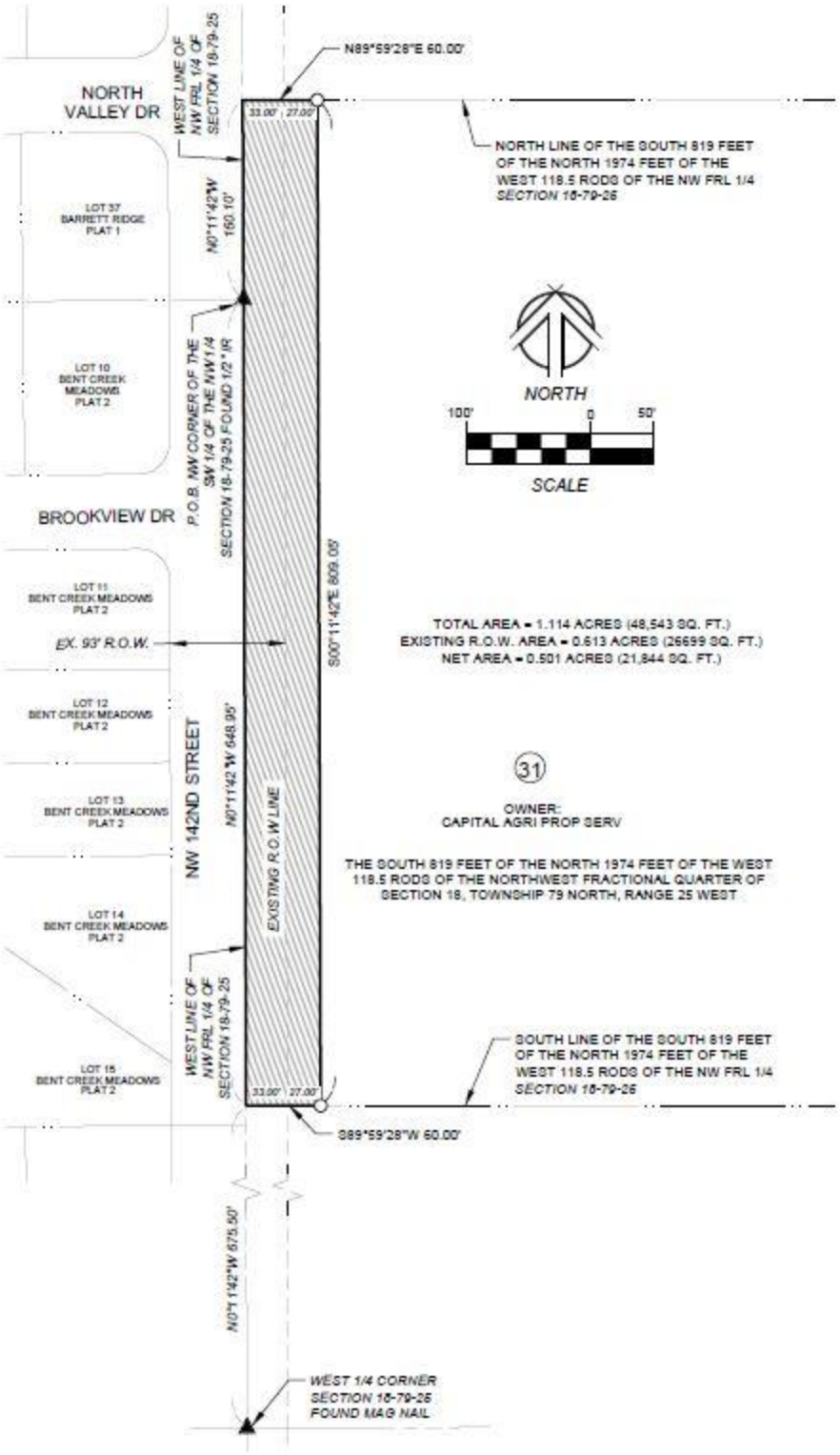
ACQUISITION PLAT



NYLES ASSOCIATES
1933 SW MAGAZINE ROAD
ANKENY, IOWA
50023-2555
(515) 965-2120 PHONE
(515) 965-3222 FAX
www.nylesinc.com

PROJECT:	NAI No.:	DRAWN BY:	DWG No.:
142ND STREET PAVING PROJECT	23112	JHP	2/2
LOCATION:	DATE:	CHECKED BY:	SHEET TITLE:
GRIMES, IOWA	09/06/24	ADS	RW-31

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CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: Resolution Approving Personnel Transactions

BACKGROUND: This resolution authorizes internship job descriptions consistent with the internship program policy established by City of Grimes Resolution 11-2324, as part of the normal course of business of the HR Department.

BUDGETARY CONSIDERATIONS: These positions were included in the previously approved budget for FY26 unless otherwise stated herein.

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

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

BOARD/COMMISION ACTIONS: n/a

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Erik Fisk, Director Human Resources, 515-986-3036, efisk@grimesiowa.gov

Prepared by:	Lindsey Edgeton
Return to:	Erik Fisk, Lindsey Edgeton, Marcia Woodke, Carol Thornburg

RESOLUTION APPROVING PERSONNEL TRANSACTIONS

Grimes Resolution No. 01-3826

WHEREAS, the Human Resources department, in consultation with the Engineering department, has developed a Civil Engineering Intern job description. A copy of the position is attached hereto and approved by this resolution.

WHEREAS, the Human Resources department, in consultation with the Information Technology department, has developed a GIS Intern job description. A copy of the position is attached hereto and approved by this resolution.

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

PASSED and APPROVED on January 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

City of Grimes (IA)
Civil Engineering Intern

Class Spec Code	Civil Engineering Intern	**Established Date**	
Last Revised Date	12/16/2025	**Salary Range**	$19.00 Hourly
Bargaining Unit	NA	**EEO**	Other
Occupational Group	N/A	**FLSA**	Non-Exempt
Benefit Code	N/A	**Physical Class**	N/A

Job Summary

Under the general supervision of the City Engineer or designee, the Civil Engineering Summer Intern provides technical and field support to the Engineering Division. The intern assists with construction observation, GIS and asset management, development and subdivision review support, and Capital Improvement Plan (CIP) activities. This position is intended to provide hands-on municipal engineering experience while supporting active public infrastructure projects and long-range capital planning efforts for the City of Grimes.

This is a full-time internship for the Summer of 2026 (10-12 weeks).

Essential Duties

- Assists engineering staff and inspectors with construction observation on roadway, utility, park, and other public infrastructure projects.
- Documents daily field activities, including quantities, photos, weather conditions, and progress notes.
- Assists with organizing construction documentation, pay item tracking, and punch list items.
- Supports GIS and asset management activities using ArcGIS Pro and Field Maps, including field data collection and map updates.
- Verifies and updates infrastructure asset information such as utilities, right-of-way features, sidewalks, trails, signage, and related datasets.
- Assists with Capital Improvement Plan (CIP) support tasks, including project mapping, schedule tracking, cost data organization, and preparation of project summaries.

- Assists staff with development and subdivision plan review activities under supervision, including review of plans for public infrastructure impacts and compliance with City standards.
- Prepares maps, spreadsheets, summaries, and technical documentation for internal use and presentations to City leadership.
- Participates in project meetings, site visits, and coordination with Public Works and other City departments as appropriate.
- Performs other duties and responsibilities as assigned

Periodic Job Duties/Responsibilities

- Assists with special projects related to capital planning, infrastructure inventory, or departmental initiatives.
- Supports preparation of exhibits and materials for internal meetings or public presentations

Qualifications

Education/Experience

- Current enrollment in an accredited Civil Engineering program (Sophomore through Senior preferred)
- Interest in municipal engineering, construction, or public infrastructure

Licenses/Certifications

- Valid Iowa driver's license

Knowledge and Skills

- Ability to read and interpret basic construction plans and drawings
- Strong organizational and communication skills
- Ability to work independently and as part of a team
- Proficiency with Microsoft Word and Excel
- Ability to communicate effectively with City staff, contractors, consultants, and the public
- Basic understanding of civil engineering principles and public infrastructure systems
- Familiarity with GIS software (ArcGIS) preferred but not required

Working Conditions and Physical Requirements

- The work will be split between a typical office setting and field conditions associated with an outdoor environment. In some instances, personal protective equipment (PPE) may be required, such as footwear, safety glasses, ear protection, hard hat, gloves and/or other gear as necessary.

- Occasional lifting/carrying of up to 50 pounds.
- Occasional exposure to extreme temperatures, noise intensity level, vibration, mechanical, electrical, chemical and dust/fume hazards.
- May also experience wet and/or humid spaces, uneven terrain, adverse weather conditions and poorly lit locations.
- Sufficient clarity of speech, hearing, vision and other communication capabilities, with or without reasonable accommodation which enables the individual to communicate effectively.
- Must also possess manual dexterity, with or without reasonable accommodation, to operate a personal computer and related equipment.

City of Grimes (IA)
GIS Intern

Class Spec Code	GIS Intern	**Established Date**	01/21/2026
Last Revised Date	01/21/2026	**Salary Range**	$17.00 Hourly $35,360.00 Annually
Bargaining Unit	NA	**EEO**	Other
Occupational Group	N/A	**FLSA**	Non-Exempt
Benefit Code	N/A	**Physical Class**	N/A

Job Summary

Under general supervision of the IT Director or designee, the GIS Intern provides technical support to the City GIS. The intern assists with the collection and maintenance of utility data, streets/Right of Way, planning, and/or parks data in support of municipal operations. This position is intended to offer hands-on experience with real GIS workflows, exposure to local government functions, and the opportunity to contribute to public infrastructure and planning projects. The internship may be tailored to meet academic requirements for credit.

Essential Duties

- Assist with updating and maintaining GIS spatial datasets; including utilities (sanitary, storm, water, fiber), street centerlines, signage/pavement markings, right-of-way, zoning boundaries, and recorded easements.
- Collect and edit GIS data using desktop tools (e.g., ArcGIS Pro) and mobile applications (e.g., ArcGIS Field Maps); conduct GPS field data collection as needed.
- Digitize features from record drawings, plans, and other spatial data sources into the GIS database.
- Perform quality control and quality assurance (QA/QC) checks on GIS data and attribute information.
- Support the creation of maps, reports, and visualizations to communicate spatial information to internal departments and the public.

- Assist in developing and maintaining web maps, dashboards, and GIS applications for internal and external use.

Periodic Job Duties/Responsibilities

- Collaborate with city staff to identify GIS needs and contribute to solutions across departments.
- Participate in team meetings and share project progress with supervisors and stakeholders.

Qualifications

Education/Experience

- Currently enrolled in or recent graduate of a degree program in Geographic Information Systems, Geography, Urban/Regional Planning, Civil Engineering, Computer Science, Environmental Science, or a related field.
- Completion of at least one GIS course using ArcGIS or similar software.

Licenses/Certifications

- Must possess or be able to obtain a valid driver's license and maintain an acceptable driving record for fieldwork.

Knowledge and Skills

- Proficiency with GIS desktop software (e.g., ArcGIS Pro); familiarity with ArcGIS Online, QGIS, Field Maps, or similar tools is a plus.
- Basic understanding of municipal infrastructure systems, zoning, or planning processes.
- Strong analytical and problem-solving capabilities, with attention to accuracy and detail.
- Effective oral and written communication skills and ability to work collaboratively.
- Prefer experience with GPS equipment and mobile data collection workflows.
- Prefer experience with relational databases, scripting (Python/ArcPy), or web mapping technologies.

Working Conditions and Physical Requirements

- The work will be split between a typical office setting and field conditions associated with an outdoor environment. In some instances, personal

protective equipment (PPE) may be required, such as footwear, safety glasses, ear protection, hard hat, gloves and/or other gear as necessary.

- Occasional lifting/carrying of up to 50 pounds.
- Occasional exposure to extreme temperatures, noise intensity level, vibration, mechanical, electrical, chemical and dust/fume hazards.
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CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: Downtown Assessment Update

BACKGROUND: As part of the City Council's 2024 strategic priority of revitalization of the Governors District, in April 2025, the City of Grimes, in partnership with Grimes Chamber and Economic Development (GCED), engaged the Iowa Economic Development Authority (IEDA) Downtown Resource Center to assess current conditions and provide recommendations for revitalization. The process included a review of past planning efforts and a driving and walking tour. Additionally, the process also included extensive public engagement, including a digital community-wide survey, and a series of 14 focus groups consisting of local residents, business owners, developers, students, long-time residents, elected officials, GCED representatives, and city staff. More than 200 stakeholders were engaged throughout the robust input process. The public input process and three-day onsite visit resulted in a final report of recommendations. Staff recommends a phased implementation of items included in the report and will initially prioritize defining leadership roles and responsibilities related to Governors District business engagement, completing a parking study, revising incentive policies to support continued revitalization, creating a plan to install additional plantings, benches, banners and bike racks, and develop additional communications strategies to disseminate updates and encourage engagement about the Governors District.

BUDGETARY CONSIDERATIONS: None

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

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

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:
Katie Lord, Economic Development Director, klord@grimesiowa.gov

Prepared by:	Katie Lord, Economic Development Director, klord@grimesiowa.gov
Return to:	Katie Lord, Economic Development Director, klord@grimesiowa.gov

Executive Summary – Downtown Assessment

As part of the City Council's 2024 strategic priority of revitalization of the Governors District, in April 2025, the City of Grimes, in partnership with Grimes Chamber and Economic Development (GCED), engaged the Iowa Economic Development Authority (IEDA) Downtown Resource Center to assess current conditions and provide recommendations for revitalization. The process included a review of past planning efforts and a driving and walking tour. Additionally, the process also included extensive public engagement, including a digital community-wide survey, and a series of 14 focus groups consisting of local residents, business owners, developers, students, long-time residents, elected officials, GCED representatives, and city staff. More than 200 stakeholders were engaged throughout the robust input process. The public input process and three-day onsite visit resulted in a final report of recommendations.

Public Engagement Insights

Results of the resident survey and in-person focus groups expressed strong pride in Grimes' small-town character and amenities, while also noting concerns about the downtown's identity, competition with newer districts, and lack of events and gathering spaces. The community voiced a desire to re-establish downtown as a prominent cultural and social hub of Grimes, with more opportunities for family-friendly attractions, dining and expanded retail options, events, and public art.

Key Recommendations

The IEDA Downtown Resource Assessment team provided its final report and organized its recommendations into four themes. These themes and an overview of some of the key actions to consider are included below:

1. **Leaders, Champions & Partners** – Define roles and responsibilities for downtown revitalization priorities; define the downtown's identity and consider rebranding; strengthen communications and engagement with downtown stakeholders; expand programming and events to draw consistent visitors.
2. **Public Space** – Activate Main Street with visible, incremental improvements such as plantings, benches, banners, bike racks; add wayfinding signage; enhance business signage and storefronts; add public art; improve and activate alleyways.
3. **Physical Development** – Address any zoning and regulatory barriers; incorporate the history of Grimes throughout downtown; explore mixed-use housing and boutique lodging to bring more residents and visitors downtown; prioritize appropriate rehabilitation of buildings; encourage high-quality infill development.
4. **Incentives & Funding** – Restructure and promote existing tools (such as tax increment financing and the City's Revolving Loan Fund); consider new grants and incentive

programs; define clear design guidelines; pursue state and regional funding opportunities for downtown improvements.

Early Wins
The Downtown Assessment process prompted immediate action on several visible and practical improvements within the Governors District. Following stakeholder input, City staff prioritized the maintenance and management of City-owned parking areas, as well as the need for clearer wayfinding. Since April 2025, parking lots have been cleared and new signage has been installed—welcoming visitors and clarifying regulations. Additional directional signage on Main Street now guides visitors to the City parking lot west of SE Main Street and north of SE 2nd Street. While a comprehensive parking study remains a future need, these initial steps represent measurable progress in enhancing accessibility and visitors' experience.

Public art also emerged as an early success story. A downtown property owner expressed interest in a mural project and Dallas Center–Grimes High School students expressed interest in providing design input. City staff coordinated the two groups and the high school students provided design input for a mural to be installed Spring of 2026. The City has received a public art grant from BRAVO Greater Des Moines to support the mural's installation.

These early efforts illustrate how community engagement is already driving visible change. They reflect the City's commitment to acting on input received through the Downtown Assessment and to continuing momentum toward a more vibrant, welcoming downtown.

Next Steps
Staff will prioritize the following actions, included within the Downtown Assessment final report:

- Incorporate downtown priorities into the new Comprehensive Plan.
- Define leadership and responsibilities for Governors District business engagement.
- Complete a parking study to define current and future parking needs to support continued revitalization.
- Review recommendations for development-related incentives into revised incentive policies and programs.
- Create a plan to launch short-term, visible "quick wins" to continue building momentum including installation of additional plantings, benches, banners or bike racks.
- Collaborate with the Marketing and Communications department to develop additional communications strategies to disseminate updates and encourage engagement about the Governors District.

GRIMES, IOWA

APRIL 29 – MAY 1, 2025

IOWA
Economic Development

Iowa Downtown Resource Center
1963 Bell Avenue, Suite 200 | Des Moines, Iowa 50315
Downtown Resource Center | Economic Development & Finance Authority

PURPOSE AND PROCESS

The City of Grimes Economic Development department and Grimes Chamber and Economic Development engaged the Iowa Downtown Resource Center (IDRC), a program of the Iowa Economic Development Authority (IEDA), to observe the current condition of Grimes' downtown and its relationship to the greater community. The following Downtown Assessment Report summarizes our observations and provides recommendations on how to focus improvements for the downtown area.

In preparation of this report, the Assessment Team learned about Grimes' downtown history, recent planning efforts, economic development and quality of life initiatives. The Team's familiarization process began with a review of materials supplied prior to the visit, a driving tour of the city and a walking tour of the Downtown Commercial District. The intensive three-day visit also included interviews with individuals and groups representing the public and private sectors, resulting in interaction with approximately 80 community leaders.

This document should serve as a call to action and aid the community in formulating strategies necessary to address the very serious issue of saving and improving downtown Grimes for future generations. However, it is important to understand that this report cannot and does not provide all the answers. Ultimately, your citizens must explore their options, decide what is relevant and realistic, and acquire additional resources as they address the future of Downtown Grimes.

Public engagement session conducted April 29, 2025, at the Grimes Community Complex.

GUIDING PHILOSOPHY

This Downtown Assessment report and recommendations for Grimes are based on the Team's downtown development experience. Their beliefs are grounded by the philosophy that for Downtown to re-establish itself as the social and commercial center of the community—the physical heart and soul of the city—Downtown must become more valuable physically, economically, socially and politically.

The health of Downtown has a direct impact upon the entire community's economic well-being. They are interconnected. Downtown revitalization IS economic development. Our recommendations take a holistic approach which include ideas for the built environment, organizational improvements, promotion and downtown image-building, all with the lens of economic vitality for the community.

Downtown Grimes is a prime and affordable location for incubating small businesses. This commercial center provides a compact environment for commerce, government and living spaces. If utilized to its full potential, downtown development potential can restrict sprawl, and the associated costs of extending city services and infrastructure.

Pedestrian-friendly environments are also convenient and accessible, serving as cultural, social, and civic engagement meccas. Historic downtown districts also serve as heritage tourism attractions.

A building's condition, the business' viability, and maximization of the building's square footage for income generation affect not only the property's value, but also the value of the neighboring properties and real estate in the entire community. Furthermore, investments in Downtown allow it to "pay its fair share" in taxes resulting in lessening the tax burdens of its citizens and city government.

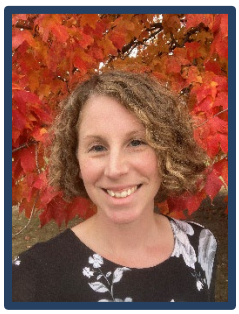
Most of our memories are directly associated with a place. We "go back" to places we feel good about. We "go back" to places where we have had positive shopping experiences. We "go back" to places where we have had fun. We "go back" to places we think are important. We are also attracted to places where we think we will have a positive experience. We must strive to make Downtown a "go to" kind of destination, not an area we pass by on our way to somewhere else.

ASSESSMENT TEAM

The Iowa Economic Development Authority's Assessment Team included five downtown development professionals:

SARAH LEMBKE, AIA, Design Coordinator, Iowa Downtown Resource Center, Iowa Economic Development Authority, Des Moines, Iowa. Sarah provides design assistance to Main Street Iowa Communities, leads trainings on design best practices, and works to highlight the importance of historic preservation on the economic vitality of downtowns. She enjoys getting the ball rolling on projects through conceptual renderings and finding causes of building maintenance issues through careful observation. She is a licensed Architect in the state of Iowa and meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Historic Architecture. Sarah is also certified by Grow America as a Historic Real Estate Finance Professional. Prior to joining the Iowa Downtown Resource Center team, Sarah worked in private architectural practice in Minnesota.

JEFF GEERTS, EcoDistricts AP, NCI CS & CM, Special Projects Manager, Iowa Economic Development Authority. Working for the Iowa Department of Natural Resources for 15 years and the Iowa Economic Development Authority for the last 17+ years, Jeff has more than 30 years of grant writing, grant management, and program development experience with an emphasis on environmentally sustainable development. Jeff is actively involved with several nonprofit organizations and currently is a board member of the Des Moines Heritage Trust. For 20+ years Jeff programmed an award-winning international comparative policy course in best practices for community leaders and graduate public administration students in the Drake University College of Business and Public Administration. Along with being an EcoDistricts Accredited Professional and certified in the National Charrette Institute's Charrette System and Charrette Management, Jeff has a Bachelor of Science degree in management science and statistics from St. Ambrose University and master's degree in public administration from Drake University.



SARAH PLOWMAN, Program Manager, Iowa Economic Development Authority, Des Moines, Iowa. As the program manager for the Community Development Block Grant (CDBG) program, Sarah primarily oversees the Downtown Revitalization façade rehabilitation awards, as well as manages the CDBG-Covid grant program. Her favorite accomplishments in the office involve creating technical assistance resources for grantees. She also loves crisscrossing the state, exploring new towns and seeing the CDBG-funded projects come to life. Last year, Sarah completed the nationally accredited Iowa Certified Public Manager (CPM) program jointly run by the State of Iowa and Drake University. Before her time with IEDA, Sarah worked for the City of Boston Office of Emergency Management.

JIM MILLER, a native Iowan, brings over 20 years of nonprofit leadership, serving as executive director, vice president and in senior administration roles. He is currently serving as Vice President of Development for Cedar Rapids-based Horizons: A Family Service Alliance, where he is helping to steer a $5M capital campaign, and leading development, fundraising, communications and marketing.

His previous service includes serving as Executive Director with The District: Czech Village & New Bohemia in Cedar Rapids, and the Historic Valley Junction Foundation in West Des Moines, a Great American Main Street Award (GAMSA) winning community during his tenure. His experience also includes serving as Illinois Main Street State Coordinator through Main Street America, CSPS Hall, and the National Czech & Slovak Museum & Library. A Certified Main Street Manager (CMSM), Jim also has a Certificate in Nonprofit Management (CNM) from the University of Illinois at Chicago and has served as a consultant for the National Main Street Center, worked in several states and regularly presented at the National Main Street Conference and other events. He is an active community volunteer and advocate, serving on the executive board of two performing arts organizations, loves local, Dolly Parton, and Dairy Queen.

DENNIS REYNOLDS delivers award winning master planning, urban design, site design and public art with his unique combination of innovative design; presentation and listening skills; quick hand drawings; and pro-active facilitation of the design process. Prior to creating his own consulting practice, Reynolds Urban Design, he provided senior level design services and leadership at HOK (Kansas City), Sasaki (Boston) and NBBJ (Columbus). He founded and led the innovative HOK S+V+E "Design Studio," facilitating cutting edge multi-disciplined design concepts. His major projects include Ho Chi Minh City's Thu Thiem Peninsula Master Plan, Nanjing Olympic Sports Park (that hosted the 2005 China Games and the 2008 Summer Olympics), The Great American Ballpark for the Cincinnati Reds and the Dubai Autodrome Formula One Racing Community. As Director of Design for a major Midwest real estate development company from 2005 to 2011, Dennis was responsible for groundbreaking projects including the "New Urbanist" Village of Ponderosa and "Shimmer" lakeside terrace. Recent projects include urban design, site design and public art for the emerging downtown Des Moines Bridge District, the North Kansas City Vision Plan, East Village's City Square, Bondurant's Swings and Fireflies, Overland Park Medical Center's "Heritage" public art trail and Edina Grandview Urban Design Concepts. Dennis has a Bachelor of Arts from Wheaton College with concentrations in Fine Arts, Economics and Group Dynamics and a Master of Landscape Architecture from Kansas State University.

INTRODUCTION

Exterior of Grimes City Hall.

Grimes, Iowa, located in Polk and Dallas Counties, is one of the fastest-growing communities in the state, with the 2020 census showing a population of 15,392, but a current estimated population of 19,000. Growth is coming so fast, in fact, that a special census count is currently underway to get a more accurate number ahead of the regular 10-year census. Yet, many long-term residents still hold to the memory of Grimes as a small town on the edge of the Des Moines metro. And despite its growth, many new residents cite the small-town feel and close-knit community as reasons they moved to Grimes.

At the heart of this ever-expanding city lies the historic downtown area. On paper, this area is known as the Governors District, but many long-term residents refer to it simply as “Downtown” or “Old Town,” feeling that the Governors District is a larger area than the original downtown commercial district. This area was affectionately described as the warmer and homier district, when compared to the new commercial areas that feel, “colder and not lived in.”

However, competition with other districts, such as the planned development of Hope District and Beaverbrooke Blvd. Corridor, has a real effect on the success of downtown. Multiple sources of pressure exist, such as the cluster of new chain restaurants and stores, as well as the proximity to the Hy-Vee Multiplex and other sports venues. The Team heard many people share their concerns for a growing lack of identity for Grimes – What makes us stand out from our neighboring communities? Have we grown too fast?

It is clear that now is the time for Grimes to make downtown a real priority. Now is the time to shape a future that honors the past while embracing modern needs, bringing the best of both worlds together. Our hope is that this assessment furthers the community-driven vision to revitalize and reimagine Grimes’ Historic Downtown area to promote it once again to a role as the cultural and economic hub of Grimes.

STRENGTHS AND ASSETS

The following strengths and assets were identified through a public survey conducted prior to the assessment visit, as well as the on-site interviews and meetings during the visit.

COMMUNITY

- Library
- Splash pad
- Multiplex, recreation facilities
- Large employment center
- Nonprofit organizations

DOWNTOWN

- Grimes Community Complex
  - 80,000 visitors, Senior meal site, special occasions, youth & adult programs
- Compact and walkable core
- Location in community
- Existing anchors eating/drinking
- Developable space

Overall, Grimes has a lot going on! The recreational opportunities and rich experiences offered in your community are full of opportunities to both grow and evolve into something truly special. We encourage you to keep these assets in mind as you continue through this report and planning for improvements. An important note for leaders in your planning process – many amenities and activities people said would bring them downtown were already offered elsewhere in the community! But residents articulated that bringing those things downtown is key to getting people there. Work to align your unique intangible assets of neighborly spirit and small-town community interaction with the unique backdrop of downtown.

Children playing at Grimes' Waterworks Park Splash Pad.

Sips on Main, a popular new wine bar located at 104 SE Main St.

RECOMMENDATIONS

The Assessment team's recommendations have been grouped into four themes with suggested time frames for specific projects.

1. **Leaders, Champions & Partners**
2. **Public Space**
3. **Physical Development**
4. **Incentives & Funding**

As stated in our community presentation, it is important to take one step at a time. This means two things – the first is that each community must take an incremental approach to improvement. The second is to acknowledge that the longer-term recommendations are not of much consequence until the shorter-term recommendations are addressed.

The Assessment Team hopes Grimes will take a critical approach to each recommendation and develop a plan to implement what is right for Grimes, on your timeline. We encourage you to approach this as a "working document," not letting it collect dust on a shelf. As the process gains momentum through the recommendations, community leadership will need to reassess goals, determine additional strategies, and develop more sophisticated approaches as you go.

Our goal is to work with leaders to identify the strengths, challenges, and opportunities in a constructive way to help the community improve the vitality of your downtown over time. We appreciate the openness and honesty of residents, and we appreciate that community leaders allowed the Assessment Team to be honest in their findings.

THEME 1: LEADERS, CHAMPIONS, AND PARTNERS

"We can only excel with broad community support. This includes support within the city itself and its council members, local nonprofit organizations, economic development groups, and, most importantly, residents of Grimes." – Anonymous focus group participant

The first theme, Leaders, Champions, and Partners, reflects the organizational and promotional aspects of running a great downtown district. Throughout our visit, we kept hearing the question, "Who is in charge of that?" Attendance at the assessment showed many individuals care and many organizations have similar missions to improve Grimes. But oftentimes, when this question about responsibilities was asked, the answers did not seem to be fully considered, straightforward, and sometimes lacked transparency. It is vital that Grimes' leaders take stock of their existing and potential partners and bring them together to communicate and implement a collective vision for downtown Grimes.

Grimes is currently going through a Comprehensive Planning process. This is fantastic! The challenge now is to implement and work on the plan that you are developing. Downtown revitalization is a simple concept but not as simple to pull off. How you respond to the plan will make all the difference. Have the right mindset going into implementation. This does require a shift from what you used to be to your current reality and your goals for the future.

Have a plan. Communicate the plan. Empower action. Inspire new leaders. Maintain and sustain. Remember that Grimes residents are not only interested in downtown but are ready to make a difference if given direction!

Left: Word cloud developed in the previous visioning project. Right: Poster in the Grimes Community Center sharing the survey and Public Meeting details.

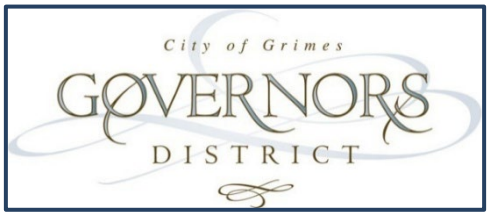
ACTION STEP 1 – GET ON THE SAME PAGE

ACTION STEP 1A – DEFINE AND ALIGN

Like any community, not everyone is on the same page. Throughout our meetings, it was clear the community in general is struggling with an identity crisis and when asked about downtown, we were given many different "hopes" of what it could be, without any true confidence of what downtown means today. Besides the intangible identity issue, we also noticed a true confusion about the physical location and geographical boundaries of "downtown." In a few cases, people even discussed new planned developments such as the "Hope District" area or the "Beaverbrooke Blvd. Corridor" downtown. We also heard in our discussions that the decision to locate the new City Hall near the Splash Pad was influenced by its proximity to the geographic center of Grimes and other community considerations. While these factors are valid, they raise questions about how the historic downtown area fits into the City's long-term vision for civic and community development.

And when asked who could accomplish the new hopes and dreams residents were coming up with for downtown – no one responded. The City and Chamber are partners in economic development and are doing a good job of defining certain tasks – like who manages Governors Day events – however, there is no one who seems to be a true champion for downtown.

- **Define your identity.** Some confusion in focus group discussions seemed to stem from the origin of the name of the district itself. Is the name, "The Governors District" really connected to the place? As you create a vision for the future of the historic downtown, consider whether this image reflects the sense of place. Conduct a community survey and visioning process to determine what downtown means to residents and whether the current naming resonates with residents and reflects the vision for the area.



- **Consider creating new downtown district boundaries.** The Governors District encompasses an area beyond the historic downtown core including areas of new development which are not naturally cohesive to the downtown core. So, we suggest thinking about another way to identify the smaller, original downtown core. A new, smaller "Downtown Grimes" district between E 1st Street (Highway 44) on the north and SE 4th Street on the south, is a more accurate reflection of "Old Grimes." The district boundaries we suggest extend just to alleys behind the commercial properties fronting SE Main Street.

Downtown assessment area defined by Grimes outlined in Red. Smaller area to consider for commercial in light green. Catalyst blocks light blue overlay.

- **Consider renaming and rebranding downtown properly.** "Old Town" or "Original Downtown" were terms affectionately used by long-time residents to describe a smaller historic core area. Perhaps a new "Downtown Grimes" or "Historic Downtown Grimes" district would be more appropriate to differentiate between the larger Governors District and the core area. Make a list of how this area is different than the Governors District as a whole and rename it to reflect this identity. Hire a branding consultant to create a branding package for the area which complements the City and Governors District branding.

- **Focus your resources by making a catalyst block.** Creating a new "Downtown Grimes" boundary would allow downtown economic development and placemaking to have a more specific focus that would increase sense of place and identity. To further that idea, if downtown development focuses on a smaller geographic area, each small move would be more impactful and more catalytic for neighboring blocks. A smaller focus area would also allow more of these small moves to take place, simply due to the cost savings offered by downsizing. For example, if the district goes from 6 blocks to 3 blocks along SE Main Street, that means half as many banners and new distinct street signs need to be purchased.

- **Prioritize your actions to match your capacity.** The City and the Chamber of Commerce are the leads on this assessment, but with so much going on in Grimes outside of downtown, the Assessment Team has some concern about capacity for implementation. With so much rapid growth in new construction, the city has their hands full! And the Chamber has a great staff in place, but with hundreds of members outside of the downtown area and other duties – like the Governors Day events – understandably directing much of their work outside of the core – how much time will truly be able to be devoted to new initiatives for downtown? The good news is that no one office, organization, or leader must do it all! Consider what actions can be delegated

between/to other organizations or removed from your lists. Additionally, much of the attention needed aligns with established processes. All that's needed is a small shift to ensure the downtown area is also receiving the attention of other areas. When communicating with developers looking for small-scale projects – direct them to downtown. A new coffee shop interested in Grimes – direct them downtown. Parks crews managing acres of public space – have them water some flower baskets.

ACTION STEP 1B – REFRAME AND COMMUNICATE

- **Make sure downtown is clearly prioritized in the new Comprehensive Plan.** A new comprehensive plan is in the works, but it is not clear how much of this plan will deal with downtown and how much of it will continue to be focused on tasks related to new construction on the outskirts of town. We would like to see a real recommitment to downtown from the city and for that commitment to be communicated to residents and developers through the action items, zoning, and incentive structures reflected in the Comp Plan.

- **Make a public recommitment to downtown when unveiling new plans.** Any of the actions suggested above to "Define and Align" downtown would create a perfect impetus for the City of Grimes to make a grand public recommitment to downtown. In order for a new district identity to be successfully achieved, real thought, public engagement, and tangible changes need to be made. Work on reframing the narrative from, "the new stuff is putting this place in the shadows" and "haves and the have-not's mentality of older verses newer residents" to "the city and the Chamber really care about downtown." Communicate to the public that the city and the Chamber are partners in downtown development and are listening to residents for the good of the community.

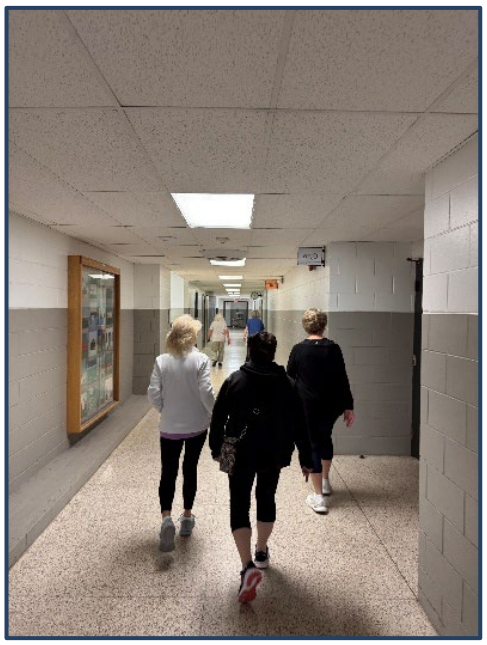
- **Reinforce public/private partnerships community wide.** Creativity in utilizing the strengths of existing organizations in Grimes and seeking out new partnerships is key to Grimes' successful community development. Outside of focused staff and task force efforts, continue to engage your partners – and once initiatives have been defined – have groups take ownership over specific initiatives that reflect their missions and skillsets. For example, school art classes can take the lead on banners. Grimes Parks and Recreation can partner with the school district to host programming in their sports facilities and gathering spaces. Perhaps the existing church congregations could construct pop-up vendor villages around the holidays. This would be a win-win for everyone by utilizing their valuable parking lot real estate, having the potential to create some added revenue for the church, and benefit start-ups and farmer's market vendors as a low-risk option to test their business concepts. Having pop up space would also increase the likelihood that these businesses think about Main Street when they are ready to open a permanent location!

First Presbyterian Church's parking lot has opportunity for pop-up vendor space like the shop below in Marion.

- **Bolster connections with regional partners.** Grimes' location is perfect for tapping into the strong regional organizations in Greater Des Moines and Iowa. Are you taking full advantage of partners like BRAVO Arts to flesh out Arts and Entertainment District ideas and work to implement strategies from your Public Art and Culture Master Plan? Work with AARP Iowa for accessibility improvements. Other partnerships to assess include the Greater DSM Partnership, Mid-American, and DMACC's Business Resources Department.

Bolster your existing connection with BRAVO from increasing art outside of downtown for a more targeted approach to public art and placemaking in your core three blocks.

- **Engage stakeholders in discussions regarding next steps for the Community Center.** As the City considers next steps for the Community Center—whether demolition, rehabilitation (our recommendation), or repurposing—it's important to engage all stakeholder groups in the conversation. While some directly connected to the facility are aware of the discussions, others who regularly use the space may not yet be informed about the timeline or potential impacts. The new City Hall will provide a modern space for City staff, but many community programs currently housed in the Community Center—such as Parks and Recreation activities, youth and senior programs, fitness classes, and community meals—will need to find new locations. Additionally, the Center serves as a free or low-cost gathering space for many local groups, and its closure could affect their ability to meet and serve the community. Transparent communication and early engagement will be key to minimizing disruption. If changes are made, providing adequate notice and helping groups explore alternative spaces within the downtown area can help ensure continuity of services and maintain community trust. Sharing stories about the building's role in Grimes and inviting public input can also foster a sense of shared ownership in the planning process.



Walkers doing their daily laps inside the Grimes Community Center.

- **Increase communication efforts surrounding downtown**. Make sure the right messages are going to the right people. Simple, but important things such as mural regulations – "Is the word 'Grimes' allowed to be on a mural?" – have been misunderstood. This misunderstanding has inadvertently caused the development of at least one potential mural project to come to a standstill. We suggest that twice a year, leaders from the following organizations meet to discuss what they've done and plan to do in the future: City of Grimes, Grimes Chamber & Economic Development, the Governors District Alliance (if rekindled), Dallas Center-Grimes School District, Grimes Heritage Society, Grimes Community Foundation, Grimes Volunteer Support Services, and any other community organization with a stake in downtown, like the churches in the district. This will help clarify who is doing what and eliminate confusion.

ACTION STEP 2 – – EMPOWER YOUR BUSINESSES

"Why doesn't the Governors District Alliance still exist? We don't know each other."

- **Bring back the Governors District Alliance (GDA).** Business owners have a huge stake in the future of downtown. Your business owners are partners, who can discuss and share ideas with each other, boost each other up, help firm up plans for larger district improvements, and work together on community events. We heard from your newer business owners that they were disappointed the group dissolved! According to the business group, the downfall of the group was that leadership transitions were not effectively managed, and a lack of participation lead the group to disband in 2021. The 501(c)3 nonprofit organization was initially formed with guidance from Grimes Chamber and Economic Development after the Grimes Citizen Visioning Project. We encourage reviving this group to champion downtown improvement efforts. If the Chamber can provide some initial startup assistance, periodic check-ins may be all that is necessary from the Chamber to keep the organization running smoothly.

- **Create a comprehensive list of downtown businesses and their public hours.** Several businesses appeared to have inconsistent hours, limited hours, or hours that were completely opposite of their neighboring businesses. This discourages people from parking and walking to visit multiple locations at once. In some cases, this lack of consistency completely discourages people from coming downtown at all. Providing a comprehensive list of businesses including their offerings and business hours on the city website –or the Governors District Alliance website once reestablished – not only gives you a way to market and promote your businesses but also gives leaders the ability to assess potential changes that would improve business. For example, having at least three businesses on a block overlap their hours of operation (for at least two hours) would drastically improve patronage. Accomplishing this might be as simple as having one business open an hour earlier and another close an hour later.

- **Help your business owners update their online presence.** There were several businesses that were open that did not appear to be on the list of businesses the Chamber and city provided to the assessment team. In addition, when looking up a business online, there were several businesses with little or no information available. Consider hosting a business development workshop or series of workshops aimed at helping your businesses amp up their online

presence. At a minimum, encourage each business to have an updated Google profile with a general description of products or menus, business hours, contact information, and website if they have one.

- **Develop a business referral program.** It is not good enough to hope that businesses making referrals to each other will happen. Actively assess and promote opportunities for synergy between businesses. To do this, businesses must know each other. Do several business-to-business tours, perhaps five business at a time. Ask each toured business to talk about their store, what they sell and discuss their future plans. Look for ways to cross promote. Develop cheat sheets for businesses that give information about each downtown business (by type).

- **Encourage existing businesses to diversify their offerings.** The business mix downtown could be improved. There should be something for everyone downtown. Service businesses are the most prominent currently, but residents voiced the desire for more products, places to hang out, and family-oriented eating establishments. Although business recruitment is important, consider encouraging existing businesses to add products and possibly alter their environments to meet district needs. For example, an existing salon could create a small boutique area with clothing items and possibly handmade cards and gifts. Someone may easily be able to add an espresso machine for lattes. Could an existing restaurant/bar open a "family room" in an adjacent space? Could an existing business partner with a restaurant off Main Street provide limited items in the district or could a farmer's market vendor sell homemade bakery items in an existing business? A good example of a diversified business is Grundy Center's Natural Grind. The coffee shop has an attached meeting space that hosts everything from reoccurring community group meetings to yoga and even vitamin infusions. It also has a sizable boutique at the front of the shop, as well as grab and go bakery goods and lunch boxes.

Natural Grind in Grundy Center, Iowa. Top to bottom: Boutique at front, coffee shop and café, and event space in the back.

ACTION STEP 3 – BRING EVENTS DOWNTOWN

In multiple focus group meetings, we heard about the absence of community events and festivals in the core of the Governors District. Many Governors Day festival events are held at the South Sports Complex, located just southwest of the study area, and considered part of the broader Governors District. The power of events is all about numbers - people, traffic and revenue - with a strong need to grow all those numbers in the core district.

- **Create a balanced calendar of events.** Successful downtowns are open all day, with daytime and evening events. Frequent small events as well as larger events are key. Get each existing organization to run their own small event downtown to share the love and work within your capacity. We highly encourage a strong focus on adding, returning, restarting, and/or growing events to bring people to the district, whether for the first time or as a regular visitor. Begin with a close evaluation of community surveys about what residents and visitors want to see in the district. Also be sure to look to similar communities throughout Iowa and the region for their successful events and festivals. Keep in mind that you could replicate some of these ideas but also be careful not to become a direct competitor with another adjacent community's event types or schedule, as this can lead to small numbers for both events.

- **Hold events on the street!** The lack of permanent event space in downtown is viewed as a big weakness by the community, but you are forgetting that the street is one of your biggest events spaces! Also, remember that most events bring in rental equipment – like you do for Governors Day stages and tents. Can we learn from the state fair and do shuttles to other venues for events?

- **Designate appropriate parking space.** Lack of parking space was cited as an excuse for why there aren't any events on Main Street. However, there is ample parking space for most events you would have downtown. Be sure to make parking maps for the district and include those on event websites. Clearly label public parking areas, and provide directional signage, especially for event parking. And if parking is a true issue for a specific event, get creative! Consider getting shuttle buses to move people from off-site parking like the state fair does! Most people do not mind parking in a designated event lot for the right event.

Event and festival suggestions to consider include:

- **Farmer's Market -** Bring the market back downtown to support locally grown produce and keep revenue local. Successful small-scale food production merchants like bakeries and product vendors may also be more likely to open their own brick and mortar shop downtown or have their products picked up by another business if the market is held on Main Street.

- **Music, Arts, and Culture Festivals** – Grimes residents expressed a particular interest in arts, culture, and entertainment. Several of our focus groups even mentioned that turning Downtown Grimes into an Arts and Entertainment district would be a great way to differentiate between different commercial areas in Grimes and create a new image for Main Street.

- **Pub crawls** – the Governors District Alliance would be a great organization to put on a series of pub crawls, aimed at supporting your existing eating and drinking establishments. Get creative on themes and make sure there is a target audience for each pub crawl – besides people who already enjoy Grimes' bars.

- **Seasonal Events** – People expressed interest in making Grimes' downtown a year-round event space. They would like to see an expanded Christmas event like the Ottumwa Christmas lights, but also events catered to ushering in new seasons like Spring and Fall.

- **Themed youth and family-oriented events** – Consider a themed community event each quarter, with an emphasis on connecting with families. National Ice Cream Day? National Watermelon Day? Community Mural Day? Many ideas can be found on the International Festival & Events Association website - www.ifea.com and www.nationaldaycalendar.com.

- **History and heritage events** – Governors Days is well-established and great for the community. Bring a larger focus of this event to the Governors District. Consider adding costumed historic walking tours, signage for historic buildings and locations, and a strong focus on the history of this community. May is Historic Preservation Month; look for ideas from the National Trust for Historic Preservation (www.savingplaces.org) while also working closely with the Grimes Heritage Society. This also provides a strong opportunity for that organization to build awareness and interest in their archives to Grimes residents.

We were impressed by the new business owners, young parents, and high schoolers who attended the focus groups. These residents are energetic and passionate about their community. Keep developing leaders who can recruit other volunteers, lead meetings, brainstorm ideas, join a committee and get community input that helps you reach consensus on what you want downtown Grimes to be in 10 years, 20 years and beyond.

ACTION STEP 4 – DEVELOP NEW LEADERS

- **Enlist new community champions to be part of the downtown revitalization effort.** Make targeted and personal asks for champions through phone calls, in-person asks, or email. Possible candidates include:
    - Young professionals
    - Students working on their Purple Cord
    - Employees from companies that provide flex time
    - Grimes Heritage Society members

- **Provide professional development opportunities for high school students.** (chamber job shadowing, event leadership, design process for new banners, etc.) Communities, counties and states work to develop new leaders, as well as put effort into retaining their young people after they graduate high school or college. Although challenging, professional skill development is an ever-evolving process. As your interactions with students and young professionals continue, some people naturally begin moving into more of a leadership role, but others need more time. Acknowledge this growth happens at different rates and nurture it.

- **Define on-going volunteer needs.** Assess your needs to determine what roles you need to recruit for. From the onset, determine how youth and young adults can become engaged in meaningful roles. Include them in early discussions as their input and participation is valuable.

- **Make volunteer time and duties clear.** When asking for help, say what you need and for how long. This is especially important when recruiting youth. Don't say, "Will you volunteer?" Instead, say, "We need you to pick up trash that blew into the park on Saturday from 10-11 a.m." or "Would you help set up for the concert series for three hours a month for the next three months?"

- **Consider a person's interests, talents and connections when making the ask.** For instance, ask a contractor to help take down signage on buildings or their advice on building projects. Ask a retailer to coordinate a pop-up event. Seek out young adults for their opinions and assistance when planning public art initiatives and events targeted towards youth.

THEME 2: PUBLIC SPACE

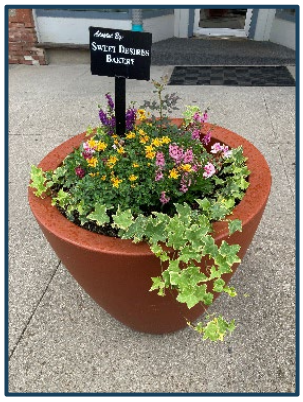
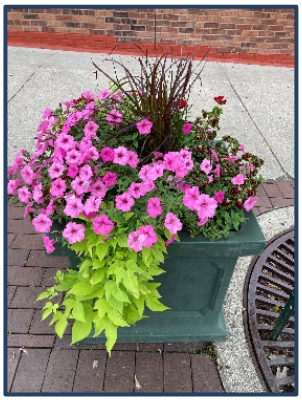
"Streets and their sidewalks—the main public places of a city—are its most vital organs." —Jane Jacobs

In many communities, streets and sidewalks—public space—can equal 30 to 35 percent of the entire land area in a community. Communities have a finite amount of land available to support the local quality of life while providing the revenue necessary to maintain city operations and services. It is the responsibility of all, and to the benefit of all, that the community maximizes its return on investment in the public realm, including streets and sidewalks.

As you implement improvements to the public space on and adjacent to Main Street, seek to create an engaging street experience every 20 feet for the downtown pedestrian. Having something about every 20 feet along a downtown stroll encourages visitors to spend more time downtown—meeting people, connecting to community, shopping, drinking, and dining. Below are several action steps that the Downtown Assessment Team believes will enhance and leverage downtown public space for the greatest return for the community while at the same time supporting the welcoming, safe, and vibrant downtown that Grimes residents desire.

ACTION STEPS

ACTION STEP 1 – ADD BLOOMS, BENCHES, BANNERS, AND BIKE RACKS

To add vibrancy and life to the downtown streetscape, start with the petunias. Main Street currently lacks color, warmth, and some of the basic amenities that contribute to an enjoyable downtown experience. Community surveys and focus group discussions identified a desire by residents to have more seating available on Main Street. Quality streetlight fixtures currently exist on Main Street but the ability to add banners and hanging plants to those fixtures has not been utilized.

- **Work with local businesses and partners to add colorful plantings to the Main Street streetscape.** Plantings could be medium sized planters, hanging baskets, or both. Just a handful of strategically placed planters on each block can have a major visual impact. This is a quick, high-impact project that could be completed over a weekend. Get a group of volunteers together to make it happen, have fun, share the results on social media, and celebrate the accomplishment.

- **Install benches along Main Street.** This is another impactful downtown improvement that could be completed at a low cost and in a matter of days to weeks instead of months to years. Benches could be a purchased “off-the-shelf” variety fitting the look and feel you desire for Main Street, or the benches could be fun and funky handcrafted benches by local artisans, students, and metal fabricators. Keep benches at least 20 feet from trash cans. Where space allows, group

benches to support impromptu gatherings. Also place benches perpendicular to the curb, so users can see up and down the street.

- **Strategically place bike racks along Main Street.** Bike racks are sorely missing downtown, while biking is seeing tremendous growth throughout the metro area, and Grimes wants to become a more bike-friendly location. Place bike racks in visible locations close to destinations for bicyclists. Make sure bike racks do not get in the way of pedestrian movement on sidewalks and at intersections.

With few options for bike parking, a bicycle is locked up on a light pole.

- **Add banners to the streetlight poles.** Work with local school arts programs, artists, and graphic design firms to add seasonal banners throughout the year to the Main Street light poles.

ACTION STEP 2 – ENHANCE BUSINESS SIGNS

- **Establish a business sign incentive program and partner with local talent to assist with business sign design.** Signs are critically important to a successful retail establishment. A good sign not only identifies the business, but it also communicates to potential customers about the nature of the business itself. There are different types of signs that work at different scales—main identifying signs, pedestrian scaled signs and informational signs. They should all work together when communicating to customers to create an interesting image for the business. Lighted signs can add a warm and vibrant effect to the evening streetscape while attracting additional visitors. Signs can also be a form of public art on the streetscape. Unique and interesting signs add to the overall ambience and character of a commercial district.

Examples of business signs that reflect the businesses and enhance the look and feel of the street.

RENDERING OF STREETSCAPE RECOMMENDATIONS

Upper left: Existing photo of street. Below: Conceptual rendering by Sarah Lembke, showing student artwork on banners (circled in light green), bike racks, planters, street trees, and landscaping at intersections.

ACTION STEP 3 – WINDOWS, ATTRACTIVE AND ACTIVE

Current condition in downtown Grimes, with blinds drawn and bars on the door.

Lift the shades. Pull back the curtains. Clean the windows. Don't over clutter windows with posters and flyers. Avoid the use of heavily tinted glass. Light up your window displays. Well-lit window displays showcase the products and services within, provide a sense of vibrancy to downtown, and provide great ambient lighting for evening strolls downtown. Having attractive window displays can add interest and vibrancy to downtown and encourage shopping and strolling. Unfortunately, nearly all windows in downtown Grimes currently have closed blinds or curtains preventing the downtown visitor from knowing what is going on inside a business or what that business has to offer. Closed off windows reinforce the perception that a downtown is dead, and nothing is going on there—a perception you do not want to reinforce.

Passing by a restaurant or storefront window and seeing the place buzzing with activity brings a downtown to life and encourages people to stop and be part of the action. Great window displays tell us what you sell, entice people to shop, and can even facilitate after-hours shopping by customers strolling by the windows outside of normal business hours.

- **Identify local expertise in designing beautiful window displays and put those talented individuals to work.** Existing store owners with good displays, local artisans, and interior designers could be paired with existing store operators and building owners with vacant storefronts to design their window displays. Utilize vacant storefronts to display rotating exhibits from local artisans, school programs, museums, etc., or to promote the products of downtown businesses. Change the window displays at least seasonally.

Current conditions in downtown Grimes, with blinds drawn and bars on the door.

Examples of storefront windows that add vibrancy to downtown and say, "Come on in. There's a lot going on here."

ACTION STEP 4 – ADD PUBLIC ART

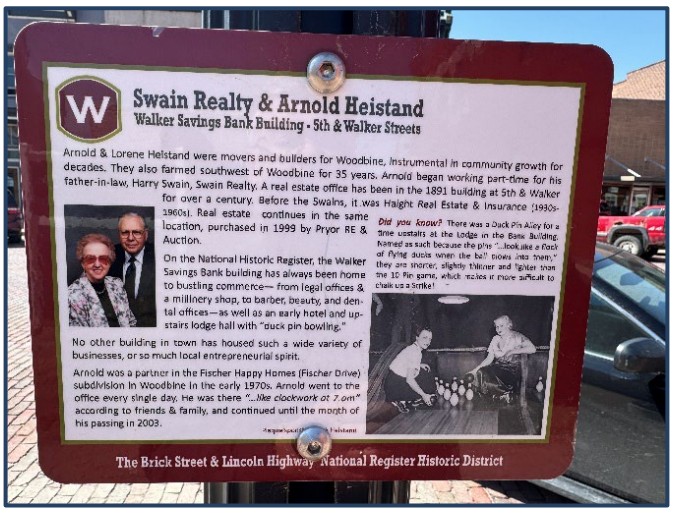
Very little public art exists on Main Street. Adding public art is yet another way to add interest and vibrancy to a downtown. Public art can also serve as an avenue to share, tell, and celebrate the history of Grimes. Integrating public art into downtown can take place in a variety of forms and can also be done in a way to leverage existing resources and to address more than one issue at the same time. For example, public infrastructure and amenities can be designed also as public art. Some examples include taking an artistic approach to banners, benches, crosswalks, street signs, utility hole covers, building plaques, bike racks, etc. A quick, low-cost way to add art downtown may be to work with the school art program and feature student artwork in downtown storefronts and on streetlight pole banners. Projection art is another flexible and creative way to quickly infuse art into downtowns.

Public art can also be a mechanism for celebrating Grimes' history. Since downtown is in the Governors District, perhaps there are sculptural ways to celebrate the governors of Iowa or maybe a history walk that celebrates Iowa's governors or famous Grimes residents or events.

Bike rack designed and built by West Union students. Student designed banner, fabricated by local metalsmith.

Working with local artists, school arts programs, and local fabricators to design, make, and install public art is one way to build local capacity for the arts while simultaneously building local support for downtown investment.

In Woodbine, Iowa, the community developed a series of plaques telling interesting stories not only about downtown buildings, but also the interesting characters of the community (see below). In West Union, Iowa, student groups designed the metal street banners and bike racks. The bike racks were then produced by the school's industrial tech program and a local metalsmith produced the street banners (see below). In West Des



Examples of Artistic Approaches to Sharing Local History

Moines' Valley Junction, local business owners and artists partnered to develop artistic business signs. The University of Minnesota has a wonderful Scholars Walk celebrating the work of scholars from the university (see above).

ACTION STEP 5 – ADD OUTDOOR DINING

One of the best ways to add visual vibrancy to downtown and to encourage people to visit downtown for longer, is outdoor drinking and dining opportunities. Downtown Grimes has a few popular drinking and eating businesses, but the current outdoor dining opportunities are limited. The rear patio at Stevie C's is really nice, but the rear, fenced in location is not visible from the street thus limiting the patio's impact on visual vibrancy. Seek opportunities to add more outdoor drinking and dining space in the front of buildings along Main Street. Build upon the small table and chair sets currently on Main Street. Add some planters and lighting such as string lights to add ambiance and define those seating areas. As new development occurs along Main Street, consider front setbacks of approximately three feet so the sidewalk can be widened in those areas to provide room for small, outdoor dining spaces and outdoor displays.

Outdoor dining examples.

ACTION STEP 6 – ADD SHADE

Studies show that trees provide many benefits including, shade, habitat, stormwater management, and increased sales. The recommended action step is to add street trees throughout downtown. Key considerations are the right species in the right location with access to air and water) and a long-term maintenance plan. Plant trees at intersections, community gathering locations, and at the outer edges of business buildings and not in the center of storefronts. The City of Des Moines and Iowa State University Extension provide lists of recommended street trees.

ACTION STEP 7 – IMPROVE AND ACTIVATE ALLEYWAYS

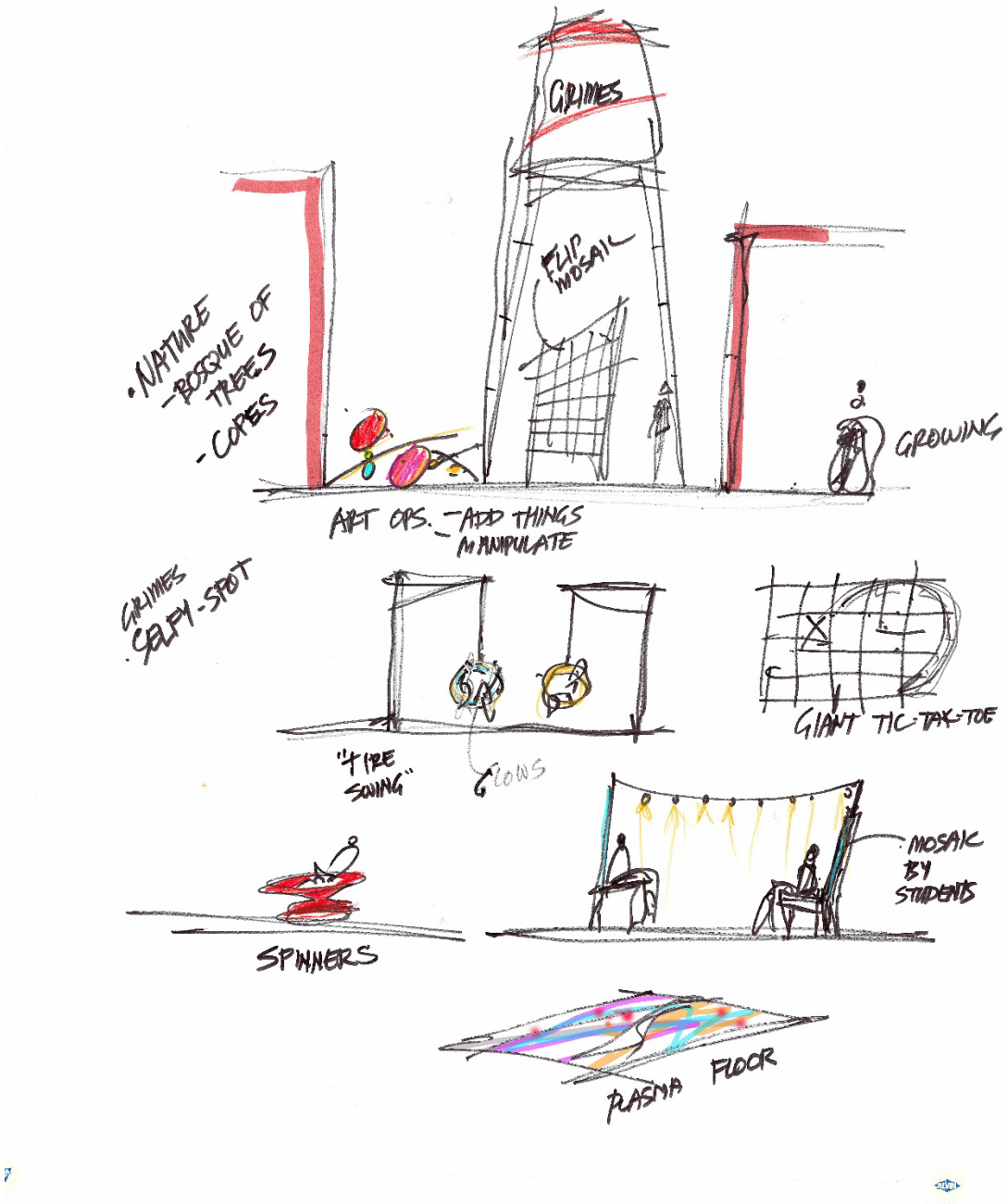
Add "Free Parking" signs to off Main Street parking lots, clean up alleyways, and install directional signs to lead visitors from parking areas to Main Street businesses. The grid of streets and alleys surrounding Main Street provides many opportunities to connect the local neighborhood residents and parking areas off Main Street to Main Street businesses. Several opportunities exist to improve the connection between parking lots behind Main Street buildings to Main Street by creating visually interesting and safe alleyways. Jefferson, Ottumwa, Perry, and the Valley Junction area of West Des Moines have examples of attractive alleyways connecting parking to their central commercial district.

Maintain the historical patterns of downtown connectivity through streets and alleys when assessing new developments.

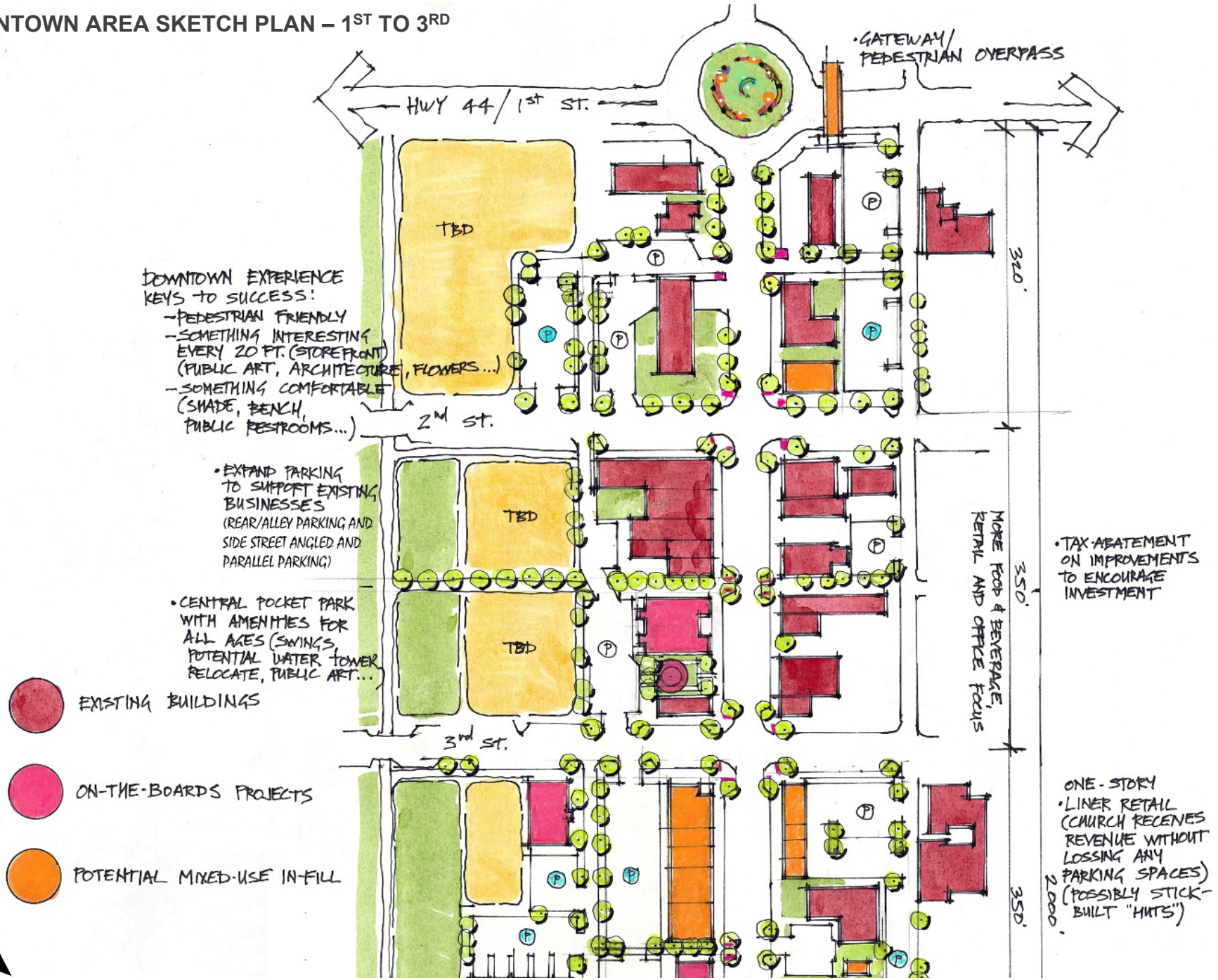
Attractive Alleyways – Jefferson, Ottumwa, Perry (left to right)

ALLEY ACTIVATION IDEAS FROM HIGH SCHOOL STUDENTS

The drawings below were created by Dennis Reynolds in collaboration with the Dallas Center – Grimes Community High Schoolers who met with us to share their ideas for the future of Grimes. The students came up with many innovative ideas, such as an interactive mosaic wall that could morph as individual tiles are flipped on a series of pivots – creating a new art piece each time, moving and hanging furniture so people can turn in any direction conformably for conversation, a selfie spot with a Grimes water tower background, giant yard games, hanging lights, and a plasma or other interactive floor. These creative ideas took “interactive alleyway” to a whole new level!



DOWNTOWN AREA SKETCH PLAN – 1ST TO 3RD



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DOWNTOWN AREA SKETCH PLAN – 3RD TO 6TH

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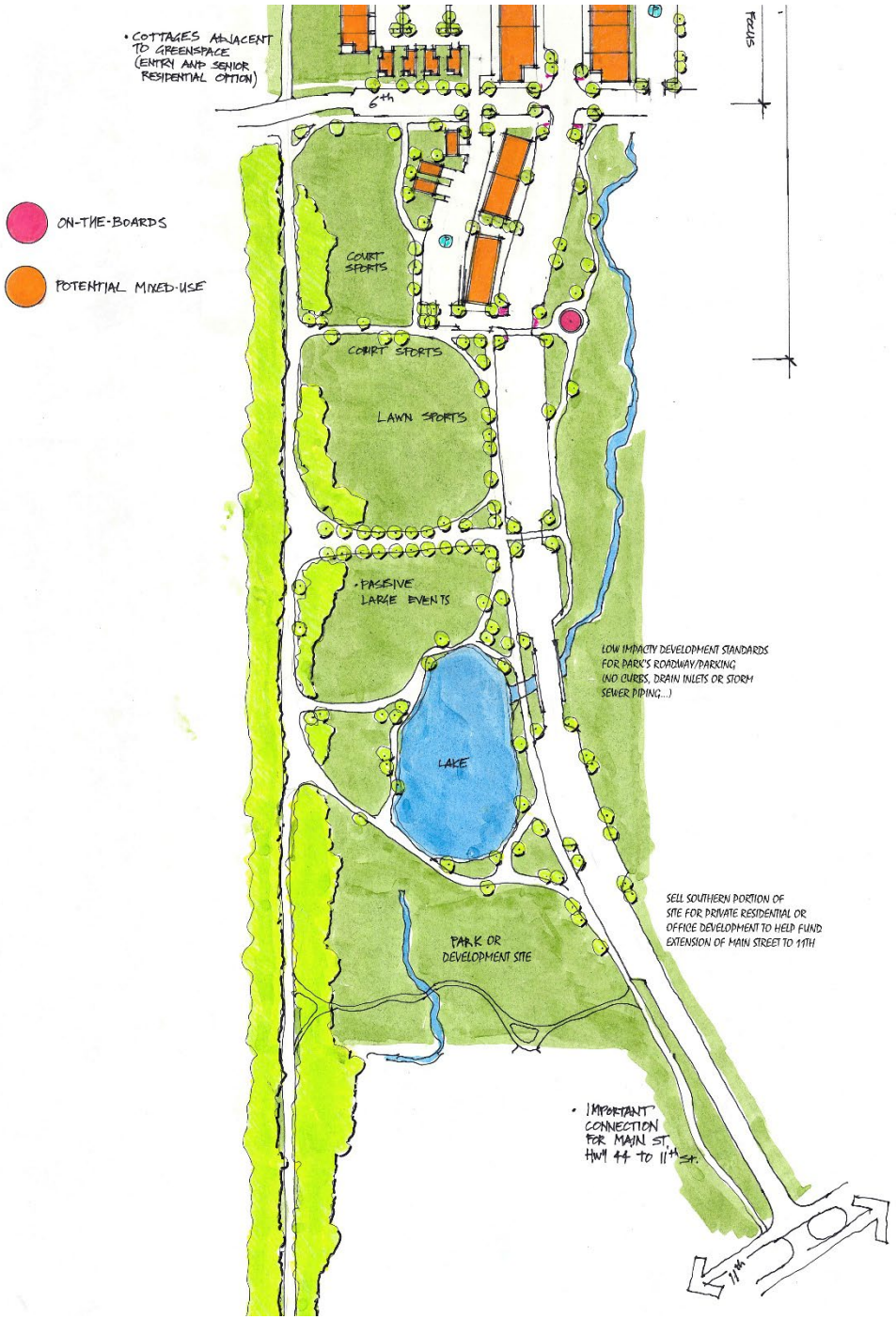
DOWNTOWN AREA SKETCH PLAN – 6TH TO 11TH



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ACTION STEP 8 – ADD WAYFINDING

How people travel in communities—via car, bike or foot; one-way or two-way traffic; two lanes or four lanes; 20 mph, 35 mph, or 55 mph—impacts the community experience and the size and location of wayfinding signs. The Downtown Assessment Team did not see any wayfinding signs identifying entrances to the Governors District or historic downtown. With new traffic changes including widening of Highway 44 and the addition of roundabouts, you will need to be geographically deliberate in driving traffic to expedite development in downtown.

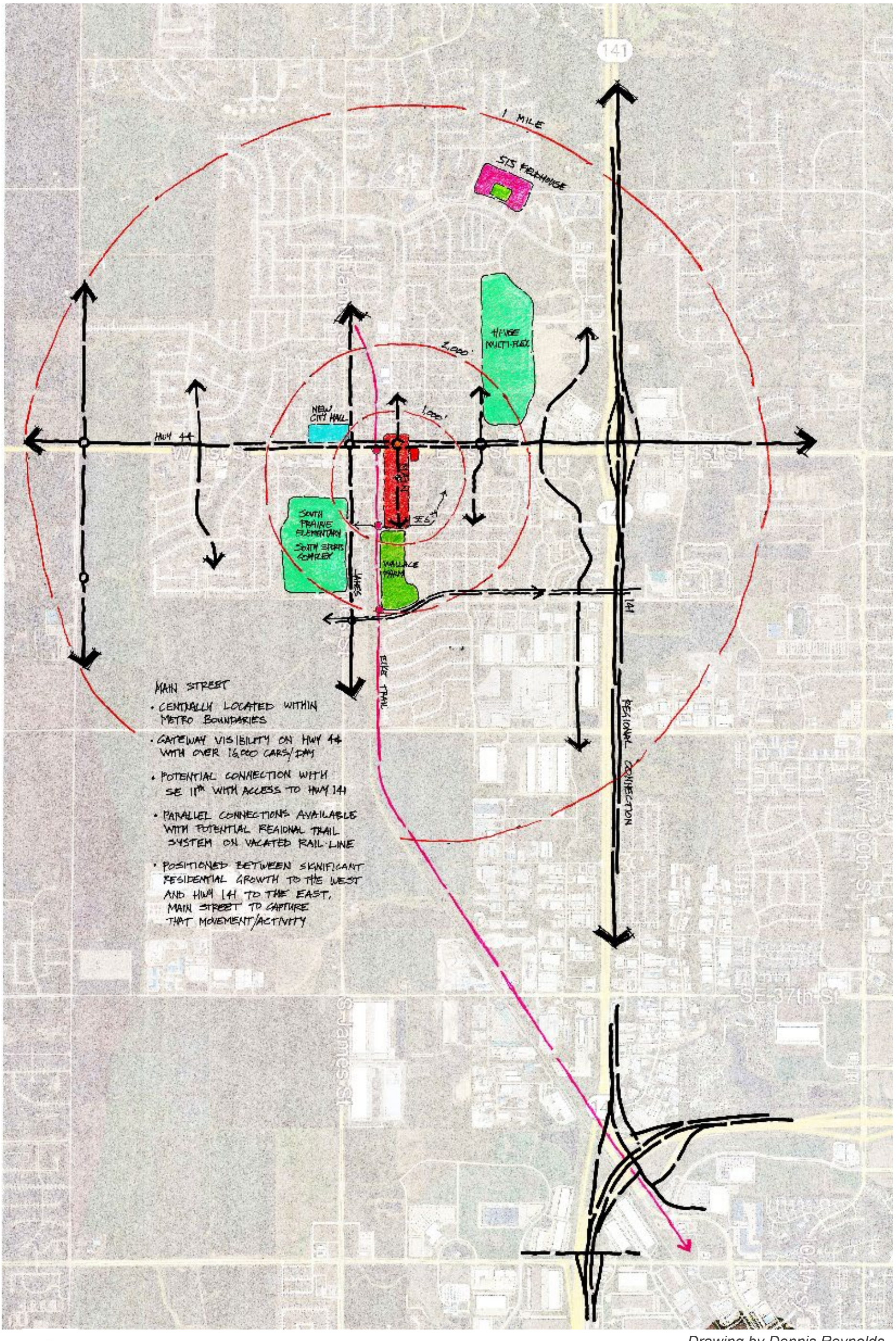
- **Install wayfinding directional signs at various strategic locations to capture the attention of locals and visitors.** Potential strategic wayfinding sign locations include the Highway 141 and Highway 44 interchange, 1st Street and Main Street, and James Street and Southeast 6th Street. Gather a small group of people—local and non-local people—to drive the community together approaching from multiple directions to identify where more wayfinding is needed.

Current condition of wayfinding in Grimes is focused on high-speed traffic.

DOWNTOWN AREA GATEWAY CONCEPT

Create attractive wayfinding, gateway signs, and landscape medians on Highway 44 when it is widened and roundabouts are added. This is a good way to provide a safe trail crossing and ensure high-speed traffic knows they are approaching SE Main Street. Conceptual Rendering by Sarah Lembke.

COMMUNITY MAP *SHOWING ADJACENCIES AND PROPOSED COMMUNITY CONNECTIONS TO CAPITALIZE ON*



Drawing by Dennis Reynolds

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THEME 3: PHYSICAL DEVELOPMENT

Grimes residents suffer from a lack of knowledge regarding their physical resources and assets in downtown. They also seem to feel that the City in general is more concerned with the "new and shiny" in development than maintaining those assets or undergoing appropriate rehabilitations. As a whole, it seems like the community suffers from the throwaway culture dominant all too common in our cities today. But these buildings will house businesses for generations to come as long as they have the proper maintenance. Before the public can value and cherish the local architectural fabric, they must first understand and appreciate it. A well-known quote from the Senegalese forestry scientist, Baba Dioum sums up this idea quite well:

> *"In the end, we will conserve (save) only what we love; we will love only what we understand, and we will understand only what we are taught."*

Considering building improvements with a "one building a time" approach is always the way to go. We encourage you to make a real effort to reverse the tide and make those first few moves that will set Grimes up to be a downtown revitalization success story.

ACTION STEPS

ACTION STEP 1 – MAKE YOUR HISTORY TANGIBLE

- **Engage the Grimes Heritage Society on key downtown initiatives.** As mentioned in *Theme 1: Leaders, Champions, and Partners*, working with other organizations to improve downtown Grimes is vital. Make your relationship with the Grimes Heritage Society a priority. The historical information, maps, photos, and physical artifacts housed in the Grimes Heritage Museum is a huge resource to be tapped! Work with the existing members to rebuild their Board of Directors, committees, and volunteer base.

- **Assist the Grimes Heritage Society in finding a new home.** As you develop partnerships with the Grimes Heritage Society and firm up plans for the Community Center, look for ways to establish a permanent local history exhibit downtown. This would increase the visibility of the Grimes Heritage Society and provide a way for more people to see their extensive collection of historic artifacts.

- **Work with the Grimes Heritage Society to collect historic photographs for each building in the commercial core.** Having this documentation on hand will be instrumental in understanding what you used to have, what you have now, and help you determine what you want future development to look like. According to long-time residents, many buildings were originally two stories and were lost over time from fire and deferred maintenance. It was mentioned that "when buildings went from two stories to one, downtown "lost the ambiance." Put these photos together in one place and in an easy-to-digest format. Making a historic downtown Grimes photographic guide can help guide historically appropriate building rehabilitation and could be instrumental in sparking inspiration for larger physical development projects.

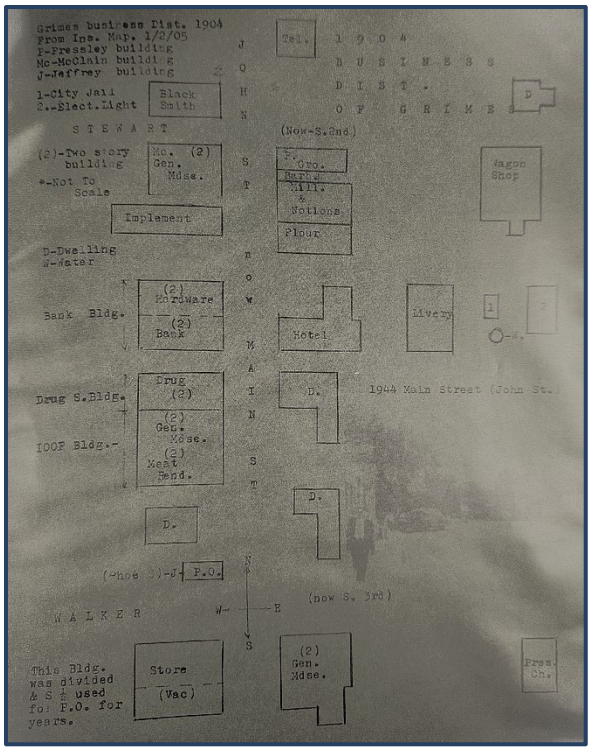
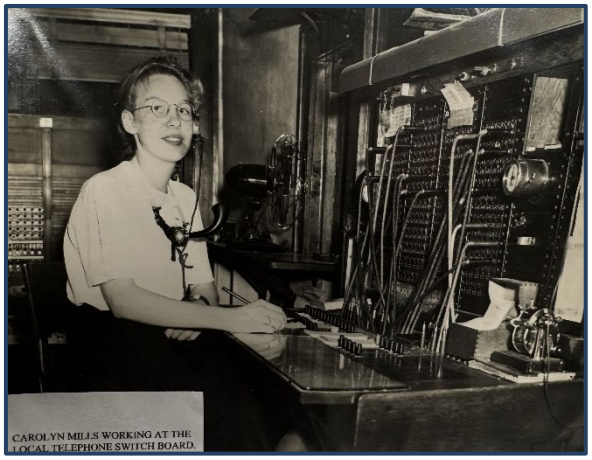


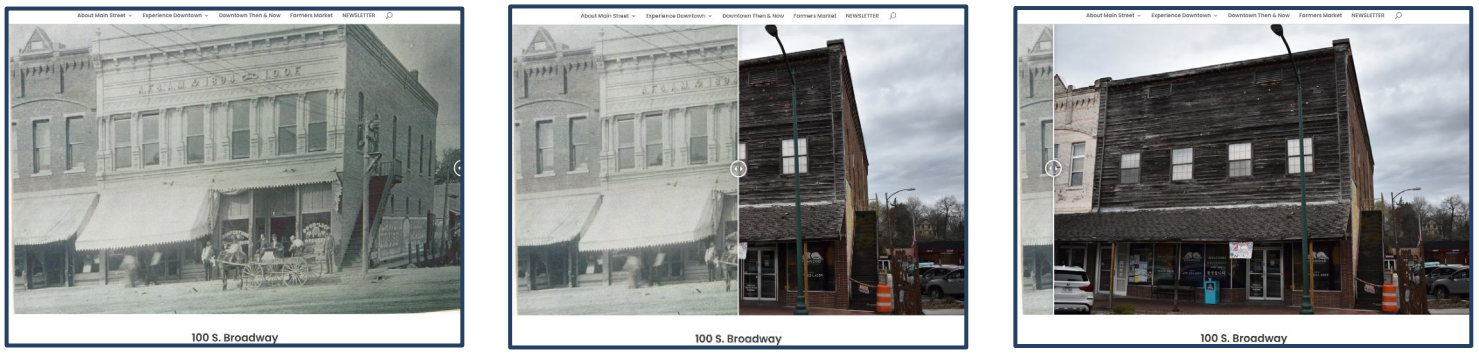
Diagram of the "Grimes business Dist. 1904," showing that John Street is "now Main Street" after it was renamed, along with many other streets such as Stewart (Now 2nd Street).

- **Do a Downtown Grimes oral history project.** We do not typically mention individual people in these reports, but it must be said that Marie Hutcheson is a huge source of information that must be utilized! According to others that we talked to, "Marie IS Mrs. Grimes." Conduct a series of interviews with "Mrs. Grimes" and other longtime residents to capture and document the untold stories of growing up in Grimes in various decades. Interesting tidbits we heard include stories of the old library where the Mustang Grill was most recently, a corner of a building temporarily being held up by a 55-gallon steel drum, and that the phone company on SE Main Street used to give their extra metal rings to kids. Consider connecting with the experts at the Iowa Labor History Society (ILHS) for resources and potential partnerships to discuss both the past history of Grimes workforce and begin to document and recognize the major moments that are happening right now as a result of Grimes' major growth.



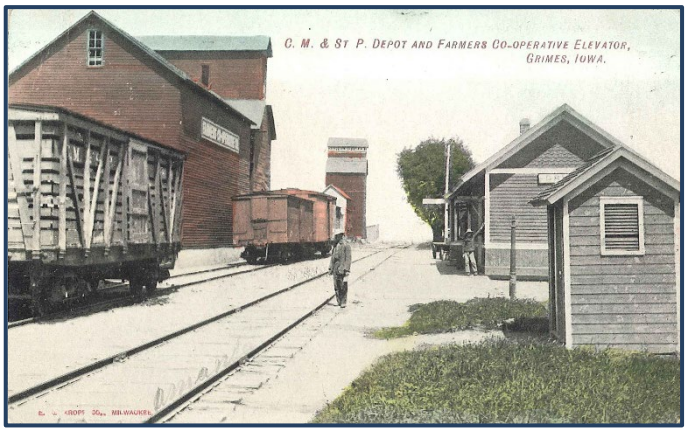
"Carolyn Mills working at the local telephone switch board."

- **Post QR codes in the windows of buildings throughout downtown.** This is a quick, low-cost way to start making Grimes' history tangible! When scanned, the QR code directs the user to a history of the individual building. White, vinyl window decals could be used for a polished and unified look. Hint – find a crafty person with a Cricut or similar cutting machine for ultimate flexibility and low cost. Alternatively, a local signage manufacturer could be hired for the most permanent and professional appearance. Consider adding interactive photograph sliders showing what was there and what is there now!



Main Street Siloam Springs, AR "Then and Now" interactive webpage slider showing a historic vs current photo.

- **Install interpretive signs at key locations in the district.** According to the residents we met with, the only historical plaque in Grimes is at the fire station. Work to get more plaques and free-standing signs at key locations. Each sign should focus on a particular topic relating to the history of Downtown Grimes. This could include the impact of the railroad on the development of Grimes, any major catastrophes that occurred downtown - like major fires- and lost significant structures. Consider adding historic photographs in key locations to show how different vistas have changed throughout the years and show the buildings that you no longer have. These signs can not only tell your history, but they can also help reinforce the walkability and pedestrian feel of downtown.



Railroad Depot and COOP Elevator in Grimes circa 1910 – a good example of what could be placed on an interpretive sign by the railroad.

- **Hold downtown walking tours.** These tours can be stand-alone events but are often more successful when held during another event drawing people downtown. Ask recent retirees and students to be tour docents. This could be a great professional development opportunity for high schoolers and new leaders!

- **Work with the school district to incorporate "downtown history" projects into courses.** There are numerous opportunities to partner with specific classes on targeted projects, and a bonus is that parents and grandparents would love to visit downtown to see their students' work! We heard the high schoolers mention that they feel they are the "peacemakers" who want to successfully blend old and new in the community. One of the suggestions they had to do this was to make a mural showing all the buildings that aren't there anymore merging with the new Grimes. It is clear the younger generations embrace both history and change for Grimes and this is a huge asset for you!

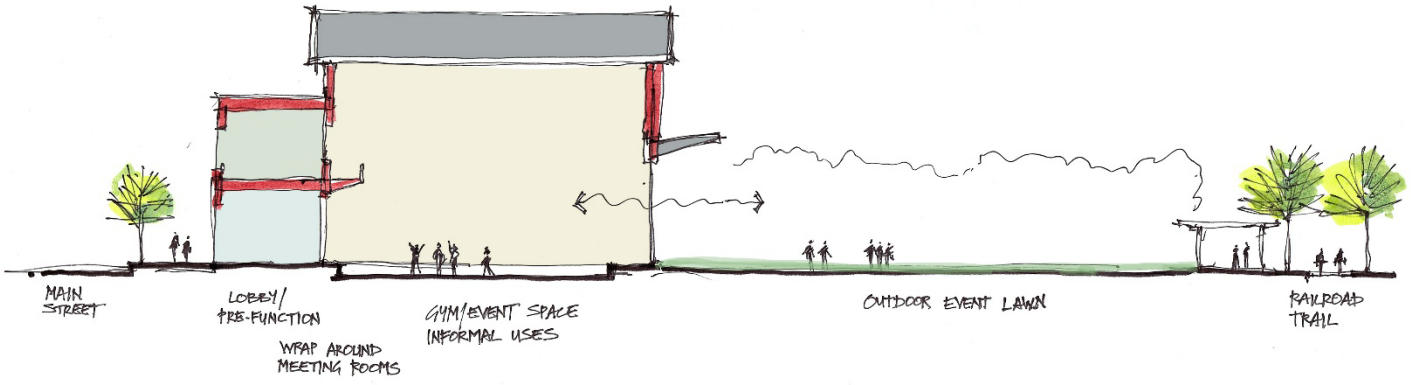
This blank wall at SE 2nd St and SE Main Street is a prime location for a mural!

ACTION STEP 2 - MAINTAIN AND REHABILIATE YOUR PHYSICAL ASSETS

Grimes has seen the loss of several older buildings due to determinations that they had reached the "end of useful life." While these decisions are often made with good intentions, they can sometimes overlook opportunities to preserve and adapt existing structures. Rehabilitation and thoughtful additions can reinvigorate public buildings, retain community character, and reduce long-term costs. Leading by example in the stewardship of public property means investing in routine maintenance, upgrading buildings as needs evolve, and planning for growth in a sustainable way. We recommend a comprehensive review of all City-owned facilities to explore creative possibilities—could existing buildings be reimagined or expanded to meet future needs?

The history of the Grimes Public Library offers a valuable lens through which to reflect on how public assets are managed. Since 1972, the library has moved three times—first from 213 SE Main Street, then to 200 North James Street in 1994, and most recently to 200 NE Beaverbrooke Blvd in 2024. These transitions reflect the City's responsiveness to growth and changing needs. However, when compared to other Iowa communities, the relatively short lifespan of each facility stands out. Many public libraries across the state have been maintained, expanded, and adapted over time rather than replaced. For example, of the 101 Carnegie Libraries built in Iowa between 1892 and 1917, only 8 have been demolished—demonstrating the long-term value of thoughtful stewardship. While Grimes never had a Carnegie Library, its legacy offers a model worth considering. With proactive planning, routine maintenance, and creative reuse, public buildings in Grimes can serve generations to come. There's an opportunity to shift toward a mindset that sees existing assets not as outdated, but as adaptable foundations for future growth.

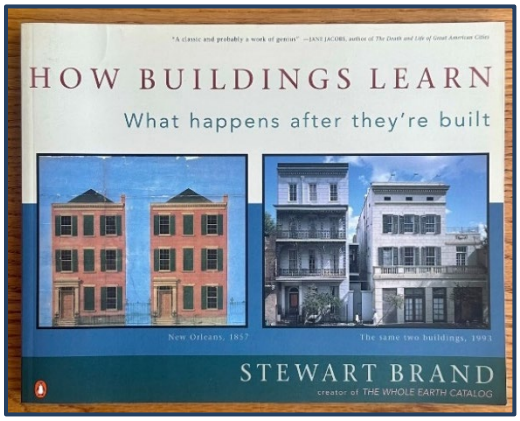
- **Limit demolition of buildings and lead by example.** We encourage you to promote the downtown as a "central point" rather than geographically central point in the community. Explore



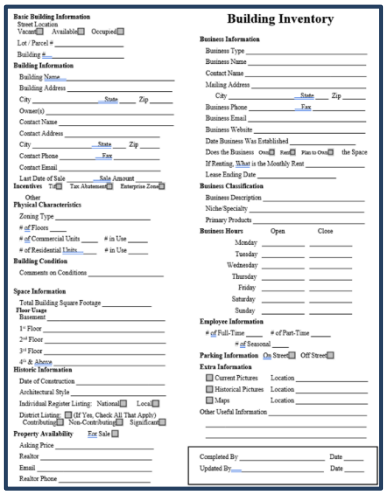
Conceptual section drawing for proposed Community Center rehabilitation, by Dennis Reynolds.

options to renovate and/or expand existing facilities downtown and develop new civic places downtown to spur investment and activity.

- **Make preliminary growth plans for all public buildings ahead of time to prioritize additions and rehabilitations rather than building new facilities.** Lead by example and limit the demolition of public buildings. While building new public buildings is not inherently bad, construction of new buildings is not automatically the superior option. Sometimes abandoning facilities has greater costs to a community than doing a large rehabilitation project or building additions. Decommissioned civic buildings that once served specific functions are often difficult to repurpose. If left vacant long enough, they can become unsafe issues for the city to address. If immediately demolished, the cost is often remarkably high and on top of that – you are also spending money on new construction. Demolished materials are often not salvageable and go to the landfill. It is worth considering all options for facilities to ensure the most appropriate and responsible decision is made. Consider creating an RFP process to pique the interest of private developers and solicit reuse ideas, to be used in the event that public facilities are vacated. This practice can result in great projects that will not only make these buildings productive once again but can turn them into showcase projects for your community! In his groundbreaking book, *How Buildings* Learn, Stewart Brand says, *"A building is not something you finish. A building is something you start."*

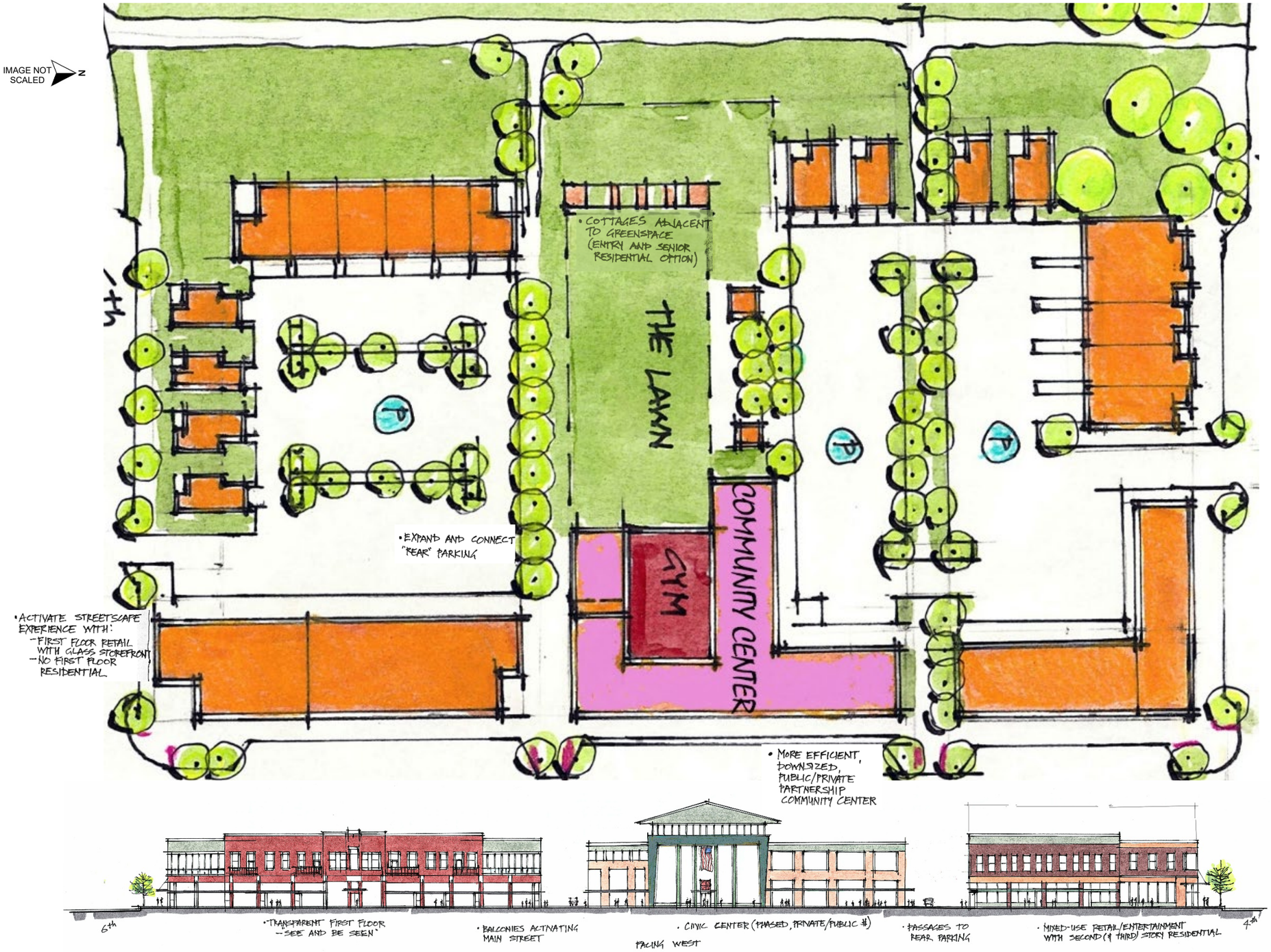


- **Create a building and business inventory.** Inventory all your downtown buildings but most certainly your vacancies. Collect all the information you need such as ownership, square footage, building conditions, past uses, etc. This will give you a better idea of the realities of what you have and give you a tool to be more proactive in determining what you want to see. An example of information to collect during the inventory is in the assessment resources folder.



CONCEPTUAL DRAWINGS FOR PROPOSED COMMUNITY CENTER PROJECT by Dennis Reynolds

IMAGE NOT SCALED



Existing interior view of the Community Complex gym.

Inspiration image of a gym with a statement roof and ceiling.

- **Determine whether elements of the community center are salvageable.** Without exception, the largest 'people attractor' is the Grimes Community Complex, which draws children, adults and families for many reasons, including athletics, meetings, classes, church and private events. As presented during our visit, we strongly encourage redevelopment of this space while maintaining the heart of the facility and retaining that attraction with a new look and feel. We also heard repeated comments to preserve this facility and location. The reality is that this building needs significant system upgrades, a reconfiguration of extraneous space, and an exterior facelift - but losing the community center's key location is a mistake you want to avoid. We recommend keeping some of the basic layout and multipurpose rooms at the center of the building, reworking shared space to create an impressive and attractive street-facing entrance, reworking the mechanical, electrical, and plumbing systems for energy and maintenance efficiency, and putting a new "statement roof" over the gymnasium to reinvigorate this cherished and pragmatic multipurpose space.

- **Proactively invest in your existing buildings instead of paying for demolition.** Private building owners have shared that while they're eager to invest in their properties, limited access to capital often prevents them from moving forward with improvements. To address this, we recommend creating downtown incentive programs that include matching fund requirements. This approach fosters a collaborative partnership between the City and property owners,

ensuring that private investment continues to be leveraged alongside public support. Proactive investment today can help the City avoid more costly interventions in the future. When we speak with other communities about property owner incentives, we often point out the alternative: waiting until buildings deteriorate to the point of becoming safety hazards—at which point the City may be forced to spend even more money on demolition.

- **Walk your alleys to identify backs of buildings that could use attention.** In addition to the improvements recommended in Theme 2: Public Space, Action Step 7- Improve Alleyways, you also need to think about how the physical space between buildings and appearance of building rears contributes to use of your alleys. The historic pattern of alleyways in Grimes are key. In Grimes, there was much concern about parking, especially for downtown events and peak bar hours. Part of encouraging parking lot use off Main Street is making sure that the pedestrian experience from the lots to the street is pleasant and businesses have good alternate entrances. In addition, consider limiting what types of vehicles and other property can be left in the alleyways. Our team noticed many abandoned vehicles, recreational vehicle storage, and trailers parked along the backs of the buildings directly fronting SE Main Street.

CONCEPTUAL BUILDING RENDERING

Upper photos Existing photos of 221 SE Main Street and adjacent lot. Lower: Conceptual rendering by Maia Fiala Jessen, showing how removing the shingled awning, replacing windows and doors, repainting, adding signage, lighting, street trees, and activating the adjacent lot with seating changes the streetscape.

ACTION STEP 3 – BE PROACTIVE, NOT REACTIVE

Grimes has experienced both the benefits and challenges of rapid growth. Understandably, you have been focused on keeping up with immediate development pressures, but it's time to shift towards a more proactive approach. We encourage you to focus some of your capacity on planning for the future rather than reacting to agendas presented by private developers - making their agenda your agenda.

Consider - what is your "Zone of Proximal Development" as a city? This concept in educational psychology means that teachers should ask what is the space between what a learner can do independently and what they can achieve with guidance and support? This is the way to empower learners by making sure they have a certain level of success that motivates them to keep growing. What scaffolding (policies, incentives, infrastructure) does the city need to guide growth toward its desired outcomes?

Many residents expressed a desire to emulate the success of places like Historic Valley Junction, where a significant portion of spending comes from visitors. That's a great long-term goal—but what's the first step? How can Grimes make their own community fall in love with the downtown district and build momentum from there?

- **Set achievable goals to restart and advance paused projects.** Wallace Park—formerly Wallace Farm—is a city-owned property located on the south side of the Governors District and near Grimes' historic central business district. After acquiring the site, the City of Grimes collaborated with Confluence Inc. to develop initial design concepts. Early community feedback was enthusiastic, especially around the idea of transforming the park into a concert venue and a landscaped space that honors Grimes' heritage. However, progress stalled. The city demolished the historic farm structures, and due to budget constraints and a lack of consensus on a preferred design, further development was paused. Despite this, our team sees Wallace Park as a vital link in the north-south flow of public space through the community. Events like Governors Days could benefit from a seamless connection between downtown, the Community Complex, and the park. To help move the project forward, we've developed new design concepts that better illustrate the relationship between potential developments around the Community Complex and Wallace Park. We recommend convening as a city to review these designs and reignite the planning process with renewed focus and community input.

CITY OF GRIMES ZONING MAP

- C-1 (General Commerical)
- C-2 (General and Highway Service Commerical)
- M-1 (Limited Industrial)
- M-1A (Commerical and Limited Light Industrial)
- M-2 (Light Industrial)
- R-2 (Single and Two Family Dwelling)
- R-3 (Multiple Family Dwelling)
- R-4 (Planned Residential Development)

- **Consider reworking local ordinances.** It is time for the city to get aggressive about creating ordinances that get you what you desire – fully occupied buildings that provide a quality return on investment. Establish clear steps in your pursuit of a small-town feel with modern amenities, encouraging zero setbacks and pedestrian-friendly design through consistent application, rather than on a case-by-case basis. Defining your desires will help create a cohesive visual and functional character for the district, as opposed to the patchwork identity currently happening at the edges of Main Street.
- **Reassess existing zoning for the downtown core.** Most of downtown is zoned C-1 (General Commercial), with some areas zoned C-2 (Highway Commercial) and R-4 (Planned Residential Development). Residential uses are not allowed in commercial zones, requiring rezoning or Planned Unit Developments (PUDs) for mixed-use. While PUDs have allowed for flexibility, including zero setbacks, a more streamlined approach like a defined overlay district could simplify the process and encourage more consistent development. The city should also consider whether downtown should support greater density in the core blocks with a fade into single-family residential on the periphery.
- **Increase transparency with potential developers of mixed-use properties.** Developers want clarity and predictability to reduce risk. The city can support this by sharing data on vacancy rates, leasing trends, and housing demand—especially for multifamily developments. Clearly outlining design standards and expectations upfront will help developers plan more effectively. Demonstrating that new multifamily units are leasing quickly can also counter the perception that such housing isn't wanted in Grimes.

- **Restrict residential living to the first floors along Main Street.** To protect the retail, service, and restaurant environment in Downtown Grimes, one of the easiest things that the community can do is put a restriction on residents living in the first-floor storefronts in the downtown blocks. Make sure language will produce exactly the type of result you want to see. Grandfather existing multi-family properties and single-family dwellings in key areas in, but make sure that if any demolition takes place, an appropriate infill development is allowed to happen. Below is an example of the kind of ordinance that can be added.

BURLINGTON, IOWA

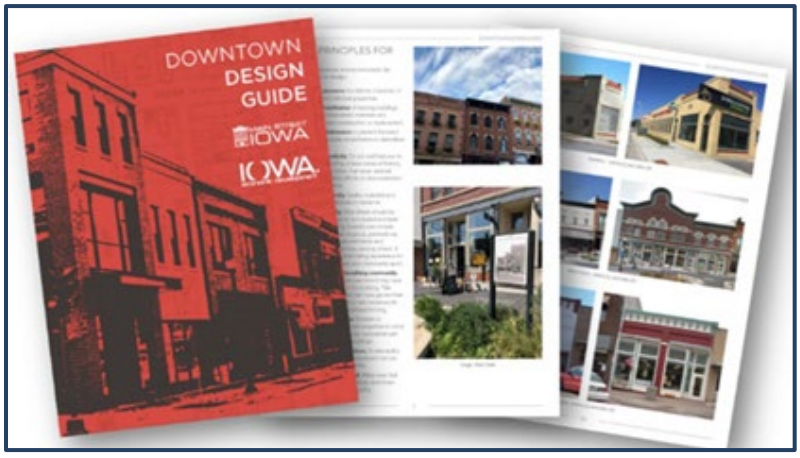
Zoning Code: Sec. 170.20.092 – C-3 Central Business District (Downtown Mixed Use): Use Categories "Household living" - Permitted only as upper story and/or in the rear of the ground floor for properties that are within the area bounded by Washington Street, 8th Street, railroad tracks and Front Street; excluding properties located adjacent to Washington Street from the alley between N. 6th St. and N. 7th St. to N. 8th St. Properties in the described area shall maintain a commercial storefront along public streets on the first floor of the building consisting of at least 50% of the depth of the building and entire width.

ACTION STEP 4 – ENCOURAGE APPROPRIATE REHABILITION PROJECTS

The condition of downtown buildings is a major indicator of community pride and directly affects the economic vitality of a downtown. Historic buildings are what make downtowns unique, providing a location for local businesses to serve the needs of local and regional consumers. Several buildings in downtown Grimes have had inappropriate materials used in past renovations which have significantly altered (or even erased) their historic nature. Vinyl and metal siding and other residential materials should never be used on downtown commercial buildings.

- **Provide guidance for downtown property owners.** Sensitive rehabilitation of historic buildings requires specific knowledge of proper treatments and traditional construction techniques and materials. The National Park Service and the State Historic Preservation Office are both resources for proper historic preservation techniques and practices. Consider targeted technical assistance to provide conceptual renderings of downtown building façade improvements. The Iowa Architectural Foundation can provide these services for a fee through their Community Design Program. Studio classes at ISU's College of Design may also be potential partners for targeted projects.

- **Utilize the Downtown Design Guide to encourage quality design for building improvements.** The Main Street Iowa program has a Downtown Design Guide that Grimes can utilize immediately. This guide addresses the physical materials going into these buildings as well as to their look and feel, cautioning against inappropriate material use and encouraging the preservation and retention of historic features. The guide also provides instruction and resources regarding maintenance and care for historic buildings to prevent decay or harm. In fact, the Downtown Design Guide as created by Main Street Iowa goes beyond simply building design; it also discusses wayfinding signage, public space, and other downtown design components. As you look to revitalize other aspects of Grimes' downtown, such as streetscapes and park space, use the Downtown Design Guide for those components as well. This design guide could also be adopted and utilized for design reviews for incentive programs.



Many of Grimes' historic buildings have faced well-intentioned but inappropriate rehabs. The building on the left had a gable roof added at some point (as opposed to a flat roof) and the one on the right has stone veneer on the front.

- **Encourage appropriate design and reinforce district character by creating local design guidelines.** Initially, you will want to start implementing guidance from the Iowa Downtown Design Guide, but a long-term goal would be to set up local guidelines to provide more specific standards based on your unique attributes and your vision. We heard that at one point design guidelines were drafted by RDG Planning and Design – could these be revisited? Conduct a visual preference survey as part of the process to define what residents most respond to in terms of signage, general vibe, etc. Guidelines can be implemented in three ways: as a voluntary or advisory document of best practices, an incentive-based standard, or a mandatory regulatory set of guidelines to be enforced. The way you handle this is up to you. See Theme 4: Incentives and Funding for more information.

- **Start with the low hanging fruit…buildings that need minor work and/or buildings with property owners that are interested in making an investment.** One project a year would be a great goal. Try to get 5 or 6 small building projects done in the next year or so. These projects are critical to building momentum and excitement about downtown. Celebrate them when they are finished with ribbon cuttings and other promotional activities.

- **Identify key buildings in need of major rehabilitation.** Contact the property owners of each building to gauge their ability to undertake a major project. Work with new owners of any downtown buildings to determine their capacity for undertaking a significant project. Integrate local City officials – fire marshal, building officials, elected officials, in this process to help identify issues and roadblocks that may be encountered during the rehab process.

- **Create move-in ready space.** The “best businesses” want to locate within the “best buildings.” The city must partner with downtown property owners to create the best-case scenario to make downtown a priority and make improvements to downtown buildings happen. If existing property owners are not willing to become part of this success, then downtown properties will need to change hands to more progressive ownership. Downtown development will only be successful when the appropriate players are at the table and there is broad-based community support. Adaptive reuse and full utilization of vacant or underperforming properties that adhere to appropriate design guidelines is essential. Do you have good move-in ready space? Availability of space could be a chicken and egg scenario.

- **Recognize and celebrate your successes when a project is completed.** Consider having a ribbon cutting. Present the owner with a framed “before and after” photo of the project. Even a “certificate of accomplishment” suitable for framing can be a positive public relations activity that can help change attitudes towards the condition of downtown and help create additional interest and investment in the local community.

Ribbon cutting and confetti pop for Coon Rapids’ Façade project celebration.

ACTION STEP 5 – ENCOURAGE QUALITY INFILL DEVELOPMENT

Quality new development does not mean creating something that looks old. Make sure to avoid creating a false sense of history. Downtown residential use is an important component in downtown revitalization. Living downtown is continuing to rise in popularity across the country. Many communities have seen the need for housing and initiated renovation projects in which apartment units are rented before the project is even completed. These spaces can offer affordable housing and produce numerous benefits. They increase the town's tax base and improve the property owner's cash flow.

- **Build high-quality mixed use infill buildings with first floor storefronts and unique upper story units.** Housing reduces overall vacancy rates in a mixed-use building because there tend to be more residential units, and they often turn over at different times. For example, if there are only two retail units and one space turns over, you are suddenly at 50% occupancy. On the other hand, even if you have this situation with retail, your overall occupancy of the building would be higher assuming you have more residential units filled. In other words, you are putting more of your eggs in different baskets. Add to that – vacant residential units are often on the market for shorter periods of time. Some areas are doing dense, small developments – for example, there are four units of housing with just 800 sf of retail. Consider if this is a good balance for downtown.

- **Define the housing typologies you want downtown.** Show how the housing typologies can solve "the missing middle." Now it's time to identify the appropriate housing types desired and make a plan to fill the gap. Some communities have allowed residential on the back 50% of a first floor in a downtown. This can be a great compromise as these units would be very accessible, but on the rear of existing downtown buildings and wouldn't disrupt the flow of businesses or customers on the storefront side.

- **Preserve housing affordability in the Governors District.** Rising rents for new builds, including studio apartments at $1,200, have raised concerns among existing residents about the accessibility of housing. Many noted a lack of housing options and worry that their own high schoolers may be priced out of returning to the community after college. The Governors District includes naturally occurring affordable housing—older homes, some multifamily, and smaller units—that, with reinvestment, can remain viable and contribute to a more balanced housing market. Preserving and improving this existing stock also supports workforce retention and economic stability. Investing in a range of housing options today can help avoid future costs related to declining property conditions and ensure the community remains resilient.

- **Consider incorporating small-scale boutique hotel use as a possible upper-story option for downtown.** Having “exclusive” short-stay options (maximum 10 units) for nightly or extended stays would be a huge asset to downtown, to house visitors for sporting events, as well as larger events and weekend getaways directly in the district.

These are typical single-storefront, single story buildings in Grimes. Consider focusing on multi-story mixed use for infill development.

THEME 4: INCENTIVES AND FUNDING

Grimes has seen tremendous investment in the expansion of the greater community in recent years. The explosion of population growth, creation of regional sports complexes and other attractions, and myriad future development plans are all noteworthy. As Grimes continues to evolve, however, the community must not become lackadaisical about investing in its historic core.

Now is the time to intentionally and creatively incentivize development of the downtown area. The Downtown Assessment Team heard about the new commercial and mixed-use spaces planned on Main Street, with some projects getting underway as early as this summer. How can Grimes capitalize on those first fruits and encourage them yet more?

Momentum will build if the City of Grimes is the first investor in this area. Once developers and investors see the city proactively spend time and resources in the Governors District, they will be more apt to follow with their own.

ACTION STEPS

ACTION STEP 1 – PICK THE LOW-HANGING FRUIT: BEGIN WITH THE "FOUR B'S"

- **Apply to programs that fund community art or find sponsorship opportunities for public space improvements.** To demonstrate commitment to Main Street, especially in light of city offices leaving the area, the City should start with easy beautification basics. Described in more detail in Theme 2: Public Space, "blooms, benches, banners, and bike racks" are simple yet effective ways to generate excitement. These investments are simple, low-cost, and can be quickly implemented even within this current season. They create a sense of place that is warm and inviting, with eye-catching visuals that show attention to detail. In short: they demonstrate that the space matters and that change is coming. When residents, business owners, developers, and investors see the "four B's" lining Main Street, they will think, "The City cares about this area; I should, too." This year, keep the implementation easy (simple and low-cost is okay as long as you make it happen!). With more time and planning, consider involving local students in design, and/or pursuing local art grants or parent sponsorship opportunities for funding.

ACTION STEP 2 – RESTRUCTURE AND EXPAND CURRENT INCENTIVES

Consider what tools you already have at your disposal, rework where necessary, and expand where possible. For example:

- **Adjust and promote your Revolving Loan Fund.** The City has a little-used Revolving Loan Fund. It does not appear to be well known throughout the community at large, nor is it tapped for regular use. Review previously funded projects and consider the loan's effectiveness. If allowable, are there ways you can adjust the program parameters to better incentivize development in the Governors District? Regardless, promote it more widely.

- **Consider creating a local grant specifically for existing downtown building improvements.** Do an informal survey of building/business owners to determine what type of assistance is most needed and create specific parameters for eligible activities, like façade improvements, signs/awnings, roofs, tuckpointing, etc.

- **Consider making a points-based system to determine local incentive eligibility.** Currently, development incentives offered by the City are typically negotiated on a project-by-project basis. However, this makes it difficult for developers to create a pro forma and therefore commit to projects without a known guarantee or set of parameters. Consider drafting a points-based system: that way, if developers meet certain criteria, they will know in advance what they would be eligible to receive.

- **Research other city's local incentives to duplicate.** When designing new incentives for development, investigate whether other cities' programs could be adapted for Grimes. For example, in one of the focus group interviews, one person mentioned the City of Perry. Perry runs a tax abatement program on both new construction of residential property and improvements to existing structures in their urban renewal area. Reach out to City of Perry administrators to learn the strengths and weaknesses of that program and then brainstorm how to adapt it to downtown Grimes . An overview can be found on their website here.

- **Create new incentives for specific types of housing development.** Mixed-use housing downtown was acknowledged as something desired for the Governors District. Could there be a program specifically for upper story housing, or for accessory dwelling units (ADUs) to encourage developers and property owners to build those types of housing rather than default to single-family? Mixed-use housing helps developers "pencil out" their plans because residential tenants anchor the commercial ones.

BIG PROGRAM APPLICATION
(Business Innovations Grant)

GRUNDY CENTER

BUSINESS NAME: _____ DATE: _____

BUSINESS ADDRESS: _____ PHONE: _____

Applicant Name: _____ Email: _____
Applicant Address: _____ Contact Phone: _____
(If different than above)
Property Owner Name: _____ Owner Phone: _____

Complete legal description: _____

Please provide a detailed description of your request:

Estimated Total Cost of Project: _____

Please provide a detailed list of project costs. _____

Timeline: Beginning Date: _____
Estimated Project Length: _____
Estimated Completion Date: _____

Please explain benefits to be gained from this request: _____

By signing this document, the applicant gives permission to the City Clerk to contact Grundy Center Municipal Utilities and Grundy County Treasurer to determine whether applicant has any past due accounts, and the applicant further authorizes Grundy Center Municipal Utilities and Grundy County Treasurer to release such account information to the City Clerk. By signing this document, the applicant certifies that the information on this application is complete and accurate to the best of my knowledge.

Property Owner Approval Signature Date Applicant Signature Date

Return this application and all documents to the City Clerk at 703 F Avenue, Ste 2, Grundy Center, IA 50638 or email to cityclerk@gcmuni.net. Thank you!
Complete Application Checklist:
i) _____ Estimate/Quote attached for all aspects of project.
ii) _____ If project over $20,000, two estimates/quotes for included project.
iii) _____ Contractor estimate/quote from Grundy County area is included.
iv) _____ Floor plans/drawings/before & after pictures must be included.
v) _____ Application signed by building/property owner.

1/23

- **Create a business relocation incentive program.** As storefront space opens up downtown, either via new construction or vacancies, be intentional about recruiting the types of businesses that will contribute to a vibrant downtown experience. Which Grimes or metro-area businesses would be most suitable in size and scale to the physical footprints of downtown buildings? How do you encourage diverse business offerings? What will draw people to the downtown and keep them there? Create incentives that will best benefit those types of businesses.

ACTION STEP 3 – ADOPT DESIGN GUIDELINES

- **Incorporate design review into local incentive applications.** Although some of the historic integrity of the buildings on Main Street has been lost over the years due to fire or demolition, it is critical to preserve what you have remaining. Additionally, as new construction begins to fill in the blocks between 1st and 4th streets, those new buildings would become greater assets to the downtown area if they adhered to quality design standards. Utilize the Downtown Design Guide created by Main Street Iowa to assess design appropriateness in applications.

- **Create and enforce local design guidelines for a smaller downtown district.** Besides incorporation into incentive applications, design guidelines could also be enforced via ordinance. Consider creating a more nuanced set of local design guidelines just for the smaller downtown district. These could either also be adopted for incentive processes or enforced via ordinance for all projects in the district, including ones that do not utilize incentives. Either way, set up a design review process for construction plans in order to ensure compliance with the guidelines.

"Design guidelines have made it much easier to administer the grant and to define a range of appropriate solutions to a variety of specific design issues."

- Mount Pleasant, IA

ACTION STEP 4 – PURSUE ADDITIONAL FUNDING

Many opportunities exist for grants, loans, or tax credits related to downtown development. Some are state or federally funded, others are regional or local. Some require the city to be the applicant, others a developer or nonprofit. Create a funding opportunity committee, research all of these and more, promote them to the appropriate applicants, and start applying! Don't forget about local foundations, too, such as the Grimes Community Foundation, and others. Reach out to involve them in planning, applications, networking, and perhaps applications for small, super-local funding opportunities for smaller-scale catalyst projects.

Housing Funding Opportunities:

Workforce Housing Tax Credit (IEDA) – developers receive a state investment tax credit for creating new housing (minimum 3+ units in a multi-family, 2+ upper story units, or 4+ single-family homes).

Community Catalyst Grant (IEDA) – city applies on behalf of 1-2 buildings; goal of rehabilitation to spur community economic growth; upper story housing is often a component of the scope of work.

Parks and Open Space Funding Opportunities:

Community Forestry Grant Program (Iowa DNR) – a collection of grants for cities, schools, or nonprofit organizations, to plant trees suitable to Iowa in public places such as rights-of-way and parks.

REAP City Parks & Open Spaces Grant Program (Iowa DNR) – city applies for funding to expand parks and open space and multi-purpose recreation, excluding organized sports facilities, swimming pools and playgrounds.

Land & Water Conservation Fund (Iowa DNR) – city applies for federal funding for either park/outdoor recreation equipment or parkland acquisition.

Community / Event Space Funding Opportunities:

Community Development Block Grant – Community Facilities (IEDA) – city applies for federal funds on behalf of a nonprofit such as a community center; funds used for physical rehab or expansion.

Community Development Grant (Polk County) – nonprofit applies for a large-scale community project; multiple eligible categories, including for example arts and culture, economic development, or recreational projects.

Legacy Grant (Prairie Meadows) – another large-scale grant opportunity that again focuses on themes such as arts and culture, education, economic development, etc.; applicants are nonprofits, schools, or units of political subdivisions.

Community Betterment Grant (Prairie Meadows & Polk County) – smaller-scale grants for nonprofit community services in similar categorical themes.

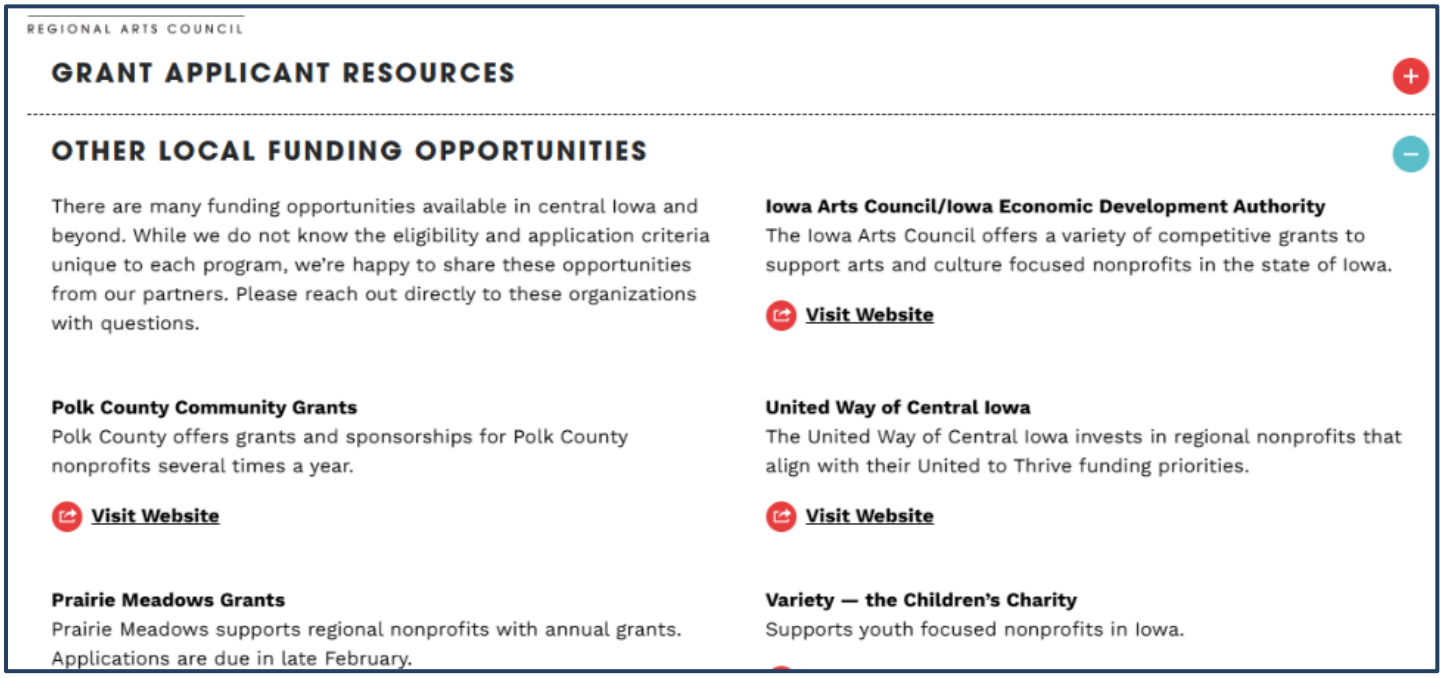
Public Art, Tourism, or other Organizational Collaboration Funding Opportunities:

Public Art Grant (BRAVO) – for government partners with a current 28E agreement with BRAVO, funds both new public art plans and projects.

Destination Iowa Grant (IEDA) – city, county, or nonprofit applies for funds for physical new construction or rehabilitation of an attraction that will draw tourists to the state.

Community Attraction & Tourism Grant (IEDA) – cities or nonprofits apply to create new, multi-purpose tourism facilities that are open to the public.

Nonprofit Strategic Alignment Grants (Community Foundation of Greater Des Moines) – nonprofits apply for small grants used to facilitate strategy between multiple nonprofits who are making coordinated / collaborated efforts to further a community project.



PRIORITIES

The Assessment team encourages Grimes to prioritize projects listed in this report and other opportunities we feel are of importance.

Theme	Immediate Priorities: (0-6 months)
1	Define your identity.
1	Prioritize your actions to match your capacity.
1	Make sure downtown is clearly prioritized in the new Comprehensive Plan.
1	Increase communication efforts surrounding downtown.
1	Bring back the Governors District Alliance (or create new business owner group).
1	Hold events on the street.
1	Create a comprehensive list of downtown businesses and their public hours.
1	Define on-going volunteer needs.
2	Work with local businesses and partners to add colorful plantings to Main Street.
3	Engage the Grimes Heritage Society on key downtown initiatives.
3	Consider reuse before demolition.
3	Create a plan for the community center and associated programming.
3	Consider investing in your existing buildings.
3	Create a building and business inventory.
3	Utilize the Downtown Design Guide.
3	Set realistic goals for paused projects.
3	Consider reworking local ordinances.
3	Provide guidance for downtown property owners.
3	Start with the low hanging fruit…buildings that need minor work and/or buildings with property owners that are interested in making an investment.
3	Consider how to support housing stock in and around the Governors District.
4	Adjust and promote your Revolving Loan Fund.
4	Research other city's local incentives to duplicate.

Theme	One Year Priorities (0-12 months)
1	Consider creating new downtown district boundaries.
1	Consider renaming and rebranding downtown proper.
1	Reinforce public/private partnerships community wide.
1	Engage stakeholders in discussions regarding next steps for the Community Center.
1	Help your business owners update their online presence.
1	Make specific volunteer asks, keeping skills, time and duties clear.
1	Create a balanced calendar of events.
2	Install benches along Main Street.
2	Strategically place bike racks along Main Street.
2	Add banners to light poles.
2	Add wayfinding in key areas to direct traffic to downtown.
3	Work with the Grimes Heritage Society to collect historic building photographs.
3	Do a Downtown Grimes oral history project.
3	Post QR codes in the windows of buildings throughout downtown.
3	Create local design guidelines.
3	Work with the school district to incorporate “downtown history” projects into courses.
3	Make preliminary growth plans for all public buildings.
3	Reassess existing zoning for the downtown core.
3	Identify key buildings in need of major rehabilitation.
3	Define the housing typologies you want downtown.
4	Consider creating a local grant specifically for existing downtown building improvements.

Theme	Longer term Projects: (0-24 months)
1	Make a public recommitment to downtown when unveiling new plans.
1	Enlist new community champions to be part of the downtown revitalization effort.
2	Make windows attractive and active.
2	Add public art to downtown.
2	Add outdoor dining.
2	Improve and activate alleyways.
3	Assist the Grimes Heritage Society in finding a new home.
3	Hold downtown walking tours.
3	Provide market data and clear design expectations to potential developers of mixed-use properties.
3	Create move-in ready space.
3	Consider small-scale boutique hotel use as an upper-story option for downtown.
3	Build high-quality mixed use infill buildings.
4	Create new incentives for specific types of housing development.
4	Create a business relocation incentive program.
4	Incorporate design review into local incentive applications.
4	Pursue additional funding from the state or national programs.

Theme	Down the Road….but plan now: (24 months +)
1	Focus your resources by making a catalyst block.
1	Bolster connections with regional partners.
1	Develop a business referral program.
1	Encourage existing businesses to diversify their offerings.
1	Designate appropriate parking space for events.
1	Provide professional development opportunities for high school students.
2	Establish a business sign incentive program and partner with local talent to assist with sign design.
3	Install interpretive signs at key locations in the district.
3	Walk your alleys to identify backs of buildings that could use attention.
3	Consider encouraging the development of new affordable housing options downtown.
4	Apply to programs that fund community art or find sponsorship opportunities for public space improvements downtown.
4	Enforce local design guidelines for a smaller downtown district.

CONTACTS

Iowa Downtown Resource Center, IEDA, ...515.348.6180
..... https://opportunityiowa.gov/community/downtown-resource-center
Keep Iowa Beautiful .....…….515.323.6507
.....https://www.keepiowabeautiful.com
ISU Iowa Community Indicators Program Retail Analysis ..... http://www.icip.iastate.edu/retail
Certified Local Governments, State Historic Society of Iowa..... 515.281.6826
CDBG Downtown Revitalization Program..... 515.348.6208
.https://opportunityiowa.gov/community/community-infrastructure/cdbg-programs/downtown-revitalization-fund

National and State Preservation Services and Programs:

National Trust for Historic Preservation ..... www.preservationnation.org
Main Street America (Main Street America Network Membership) ..... https://www.mainstreet.org
National Park Service Preservation Briefs .....https://www.nps.gov/tps/how-to-preserve/briefs.htm
State Historic Preservation Office ..... www.iowahistory.org

- Grimes Design Renderings
- Retail Events
- Preservation Brief: Rehabilitating Historic Storefronts
- Place-Signage
- Upper Story Housing Benefits
- Characteristics of a Successful Downtown
- Example: Vacant Building Registry and Ordinance

Hyperlinks:

- CDBG-Downtown Revitalization Grant
- Community Catalyst Grant Fact Sheet
- Design Guidelines
- Sidewalk Resource Guide: Restoring Social Life in Our Communities
- The Placemaking Process
- Eleven Principles for Making Great Community Places
- A Street You Go To, Not Just Through: Principles for Fostering Streets as Places
- How To Do Creative Placemaking
- Wikiblock
- Design Guidelines

CLOSING

It was a pleasure for our team to work in Grimes. Remember that you have great raw material that when recognized and built upon, can make for a vibrant downtown. The community also has many talented people with enormous potential to become leaders that will make a difference. These are your true assets! We hope this visit and report can assist in building a solid plan for downtown projects and improvements. We encourage leaders, organizations and volunteers to work collaboratively. Focus on projects that you get excited about. We are here for continued support. Good luck!

> “Everyone has the right
> to live in a great place.
>
> More importantly, everyone has the right
> to contribute to making the
> place where they already live great.”
>
> -Fred Kent

CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: Approving the Execution of a GC26 Public Art Grant Agreement with BRAVO Greater Des Moines

BACKGROUND: Bravo Greater Des Moines ("Bravo") administers the GC26 Public Art Grant (PAG) Program to support public art projects within participating local government jurisdictions. The City of Grimes is an eligible participant in the PAG Program pursuant to its existing 28E Agreement with Bravo and has received funding for various public art projects in the past.
The City applied for GC26 funding to support a mural project entitled "The Future is Bright," which aligns with the City's Public Art Master Plan and public feedback gathered during the Downtown Assessment conducted Spring 2025. Bravo has awarded the City a $13,500 public art grant for this project.
The mural will be painted on the south side of the building located at 210 SE Main Street in the Governors District. The mural will be owned by the property owner, and the property owner is responsible for maintenance, insurance, and repair in the event of damage. The total cost of the project is $20,000. Sherwin Williams has agreed to donate all paint supplies, and the building owner is contributing the remaining cost to complete the mural. The mural will be painted Spring 2026 with a ribbon cutting ceremony planned shortly after its installation.
Execution of a formal grant agreement is required for the City to accept the award and receive the grant funds. The grant funds will be received upon execution of the grant agreement and will be contributed directly to the property owner as a portion of the total project cost.
The proposed resolution authorizes staff to execute the grant agreement with Bravo, and instructs staff to comply with all rules associated with the Public Art Grant program.

BUDGETARY CONSIDERATIONS: None.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

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

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Katie Lord, Economic Development Director, klord@grimesiowa.gov

Prepared by: Katie Lord, Economic Development Director, klord@grimesiowa.gov
Return to: Katie Lord, Economic Development Director, klord@grimesiowa.gov

RESOLUTION 01-3926 APPROVING THE EXECUTION OF A GC26 PUBLIC ART GRANT AGREEMENT WITH BRAVO GREATER DES MOINES

Grimes Resolution No. 01-3926

WHEREAS, Bravo Greater Des Moines (“Bravo”) administers the Public Art Grant (PAG) Program to support public art projects within participating local government jurisdictions; and

WHEREAS, the City of Grimes has been awarded a GC26 Public Art Grant in the amount of $13,500 for the public art project entitled “The Future is Bright”; and

WHEREAS, the grant funds will support the planning, creation, and installation of public art consistent with the City’s Public Art Master Plan and community placemaking goals; and

WHEREAS, execution of a GC26 Public Art Grant Agreement is required in order for the City to accept and receive the awarded funds, which will be disbursed upon execution of the agreement.

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

1. The City Council hereby accepts the GC26 Public Art Grant award from Bravo Greater Des Moines in the amount of $13,500 for the project entitled “The Future is Bright.”
2. The City Manager, or designee, is hereby authorized to execute the GC26 Public Art Grant Agreement with Bravo Greater Des Moines.
3. City staff are authorized to take all actions necessary to administer the grant in accordance with the terms of the agreement, including submission of required reports and compliance with recognition requirements.

PASSED and APPROVED on January 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

GC26 Public Art Grant Agreement

This GC26 Public Art Grant (PAG) Agreement must be signed and fully submitted by 3:00 on January 30, 2026 unless additional time has been agreed upon by Bravo.

RECIPIENT

City of Grimes

PROJECT TITLE

“The Future is Bright”

GRANT AWARD

$13,500

FUNDING TERM

January 1, 2026 - December 31, 2026

PROJECT COMPLETION TERM

January 1, 2025 - December 31, 2027

GRANT CONTINGENCY

Failure to adhere to the terms herein may result in forfeiture of the grant award and may impact the eligibility of City of Grimes (“Recipient”) for future funding from Bravo Greater Des Moines (“Bravo”).

Section 1 – ELIGIBILITY

Recipient represents and warrants that it is eligible and in good standing with Bravo:

- Is a municipality with a current 28E Agreement with Bravo. Any termination or amendment of the current 28E Agreement may, in Bravo’s sole discretion, result in the termination, reduction, or delay of funds to Recipient and/or termination of this Public Art Grant Agreement;
- Fully and completely meets all requirements in this Agreement;
- Accurately represents its project and its activities in all documents submitted to Bravo. This includes, but is not limited to grant application, final reports, mid-year evaluations (if applicable), financial reports and any other information requested by Bravo;
- Continues to meet the grant eligibility criteria;
- Submits grant information, documents and reports on or before the due date

Section 2 – FUNDING

2.1 Funding Source The source of funding for the PAG Program is Bravo's local government partners, the cities of Altoona, Ankeny, Bondurant, Carlisle, Clive, Des Moines, Grimes, Indianola, Johnston, Norwalk, Pleasant Hill, Polk City, Urbandale, Waukee, West Des Moines and Windsor Heights and Polk County pursuant to 28E Agreements.

2.2 Receipt of Funds All payments under this Agreement are subject to the possession by Bravo of enough funds for the GC26 PAG Program. Any termination, reduction or delay of funds from Bravo's local government partners to Bravo may, in Bravo's sole discretion, result in the termination, reduction or delay of PAG funds to Recipient and/or termination of this Agreement.

2.3 Use of Funds Recipient hereby agrees that grant funding will be used within the funding term and for the awarded Project as described in the original application for funding or, if applicable, as described in the grant award notification provided to Recipient by Bravo. All grant funds not expended in a manner agreed to by Recipient and Bravo may result in the return of funds to Bravo. The project must be completed within the project completion term outlined above.

2.4 Cost Variation In the event that the actual project cost is less than the Total Project Cost amount specified in this Agreement, the Grant award may be reduced by the same ratio as the difference between the actual costs and the Total Project Cost specified in this Agreement divided by the Total Project Cost. Any Grant funds disbursed in excess of the reduced amount may need to be returned to Bravo.

Example: If the total amount spent to complete the Project is less than the Total Project Cost specified in this Agreement, Bravo shall calculate the amount of Grant funds to be returned as follows:

1. The actual amount spent on the project within the Funding Term is subtracted from the Total Project Cost specified in the Agreement to determine the change in the Project cost.
2. The change in the Project cost is divided by the Total Project Cost specified in the Agreement.
3. This percentage is multiplied by the original Grant Award.
4. The product is the amount of the Grant Award that Recipient must return to Bravo.

2.5 Prior Costs Grant funds may not be used to pay for expenditures made or costs incurred outside the dates of the Funding Term.

2.6 Disbursement of Funds Full payment of Grant funds will be made upon execution of this Agreement.

Section 3 – REPORTS

Recipient shall prepare and submit reports as specified below in the form and content specified by Bravo. Upon the request of Bravo, additional progress reporting may be required during the duration of this Agreement.

1. Midterm Report shall be provided by July 15, 2026.
2. Final Report shall be provided within 30 days of the project completion OR by January 15, 2028.

Section 4 – COVENANTS OF RECIPIENT

4.1 Affirmative Covenants Until the terms of this Agreement are fulfilled, Recipient covenants to Bravo that:

(a) Notice of Proceedings Recipient shall promptly notify Bravo of the initiation of any claims, lawsuits, bankruptcy proceedings or other proceedings brought against Recipient that would adversely impact the Project.

(b) Indemnification Recipient shall indemnify, defend and hold harmless Bravo and its officers, employees and agents from and against all losses, liabilities, penalties, fines, damages and claims, including but not limited to taxes and all related costs and expenses, including but not limited to reasonable attorneys' fees and disbursements and cost of investigation, litigation, settlement, judgments, interests and penalties arising from or in connection with the following:

1. Any claim, demand, action, citation or legal proceeding arising out of or resulting from the Project;
2. Any claim, demand, action, citation or legal proceeding arising out of or resulting from a breach by Recipient of any representation or warranty made by Recipient in this Agreement;
3. Any claim, demand, action, citation or legal proceeding arising out of or related to occurrences that Recipient is required to insure against as provided for in this Agreement; and
4. Any claim, demand, action, citation or legal proceeding that results from an act or omission of Recipient or any of its agents in its capacity as an employer of a person.

4.2 Negative Covenants Throughout the Funding Term of this Agreement, Recipient shall not, without prior written disclosure to Bravo and prior written consent of Bravo:

(a) Recipient's Interest Assign, waive or transfer any of Recipient's rights, powers, duties or obligations under this Agreement.

(b) Property/Collateral Sell, transfer, convey, assign, encumber or otherwise dispose of any of the real property for the Project.

(c) Restrictions Place or permit any restrictions, covenants or any similar limitations on the real property for the Project.

(d) Removal of Project Property Remove from the Project site all or any part of the Project property.

(e) Recipient Operation Materially change the scope or use of the Project or the nature of the business and activities being conducted or proposed to be conducted by Recipient as described in Recipient's application, unless the change is approved in writing by Bravo. Bravo shall determine the materiality of the change.

Section 5 – DEFAULT; REMEDIES & TERMINATION

5.1 Notice of Event(s) of Default Recipient shall promptly notify Bravo upon becoming aware of an actual or imminent Event of Default by Recipient.

5.2 Events of Default Each of the following shall constitute an Event of Default under this Agreement:

(a) Material Misrepresentation Any representation, warranty or statement made or furnished to Bravo by, or on behalf of, Recipient in connection with this Agreement to induce Bravo to make a Grant to Recipient shall be determined by Bravo to be incorrect, false, misleading or erroneous in any material respect when made or furnished.

(b) Noncompliance Recipient fails to comply with any of the terms contained in this Agreement or documents executed pursuant to this Agreement.

(c) Recipient Changes A material change in Recipient’s eligibility, as defined in Section 1, that occurs without prior written disclosure to Bravo.

(d) Misspending Recipient expends Grant funds for purposes not described in the GC24 Public Art Grant Application as approved by Bravo.

(e) Insolvency or Bankruptcy Recipient becomes insolvent or bankrupt, or admits in writing its inability to pay its debts as they mature, or makes an assignment for the benefit of creditors, or Recipient applies for or consents to the appointment of a trustee or receiver for Recipient or for the major part of its property; or if a trustee or receiver is appointed for Recipient or for all or a substantial part of the assets of Recipient and the order of such appointment is not discharged, vacated or stayed within sixty (60) days after such appointment; or if bankruptcy, reorganization, arrangement, insolvency or liquidation proceedings or other proceedings for relief under any bankruptcy or similar law or laws for the relief of debtors are instituted by or against Recipient and, if instituted against Recipient, are consented to, or, if contested by Recipient, such proceeding is not dismissed by the adverse parties or by an order, decree or judgment within sixty (60) days after such institution.

(f) Insurance Loss, theft, damage or destruction of any substantial portion of the Project property occurs for which there is either no insurance coverage or for which, in the opinion of Bravo, there is insufficient insurance coverage.

(g) Conveyance of Responsibilities Recipient assigns, waives or transfers any of Recipient's rights, powers, duties or obligations under this Agreement without written permission of Bravo.

(h) Conveyance of Property Recipient sells, transfers, conveys, assigns, encumbers or otherwise disposes of any real property of the Project without written permission of Bravo.

5.3 Notice of Default Bravo shall issue a written notice of default providing therein a thirty (30) day period during which Recipient shall have an opportunity to cure. Notwithstanding this Section 5.3, if Bravo determines cure is not possible or feasible, Bravo may immediately deem Recipient in default without prior written notice or opportunity to cure.

5.4 Remedies Upon Default Upon the occurrence of any Event of Default, Bravo shall have the right to terminate this Agreement and to require immediate repayment of the full amount of funds disbursed to Recipient under this Agreement without presentment, demand, protest, notice of protest, notice of intention to accelerate or other notice of any kind, all of which are expressly waived by Recipient.

5.5 Termination for Convenience In addition to termination due to an Event of Default or no allocation of PAG funds, this Agreement may be terminated in whole, or in part, when Bravo and Recipient agree that continuation would not produce beneficial results commensurate with the future disbursement of funds.

5.6 Procedure Upon Termination If this Agreement is terminated, Bravo may, in its sole discretion, allow reimbursement for costs expended up to the date of termination as determined by Bravo. Recipient shall return to Bravo all unencumbered Grant funds within one week of receipt of Notice of Termination.

Section 6 – MODIFICATION

This Agreement may only be amended through written prior approval of Bravo. Examples of situations where amendments are required include, but not limited to, extensions for completion of Project activities and changes to the Project including alternation of approved activities or inclusion of new activities. If the proposed amendment substantially alters the circumstances under which the Project funding was originally approved or if it is not in alignment with and does not uphold the investment priorities of Bravo, grant funds may need to be returned.

Section 7 – RECOGNITION

Recipient shall permanently recognize Bravo in its donor acknowledgment for the financial contribution to the Project.

CITY OF GRIMES, IOWA

By: _____
Name: **David Gisch**
Title: Mayor
Date:

CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: Approving a Mural Agreement Between the City of Grimes, Iowa and TJK Properties, LLC

BACKGROUND: The City of Grimes has been collaborating with TJK Properties LLC, owner of the property located at 210 SE Main Street, to explore the installation of a public art mural on the south-facing wall of the building.
The proposed mural project is consistent with feedback received during the City's Public Art Master Plan process. Throughout that engagement effort, residents expressed strong support for incorporating public art into visible, walkable areas of the community—particularly the Governors District—and emphasized the importance of art that reflects local identity, creates visual interest, and contributes to a sense of place. In addition, the mural concept aligns with input received by the State's consultant team and through student engagement efforts conducted during and following the Downtown Assessment Spring 2025.
The total cost of the project is $20,000. To support the project, in 2025, the City applied for and was awarded a $13,500 public art grant from BRAVO Greater Des Moines for the mural installation. Sherwin Williams has agreed to donate all paint supplies, and the building owner is contributing the remaining cost to complete the mural. The mural will be installed in the Spring of 2026.
The Mural Agreement formalizes roles and responsibilities related to the project including:

- Commitment by the City to contribute the $13,500 BRAVO Greater Des Moines grant toward the cost of mural installation.
- Responsibility of the property owner to maintain the mural, provide insurance coverage for the mural and ensure it remains visible and accessible to the public.
- Provisions allowing the City access for inspection and coordination related to maintenance.
- A requirement that the owner and/or artist obtain a right-of-way permit from the City's Public Works Department for installation or maintenance activities, with the City waiving applicable permit fees.
- Direction regarding restoration of the wall should the mural be damaged or removed in the future.

BUDGETARY CONSIDERATIONS: The City's financial obligation under the agreement is limited to the $13,500 BRAVO Greater Des Moines public art grant. Permit fees associated with right-of-way use will be waived as part of the City's support for the project. No additional City funds are required or committed.

STRATEGIC PLANNING:

Prioritized: _X___YES ____NO

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

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Katie Lord, Economic Development Director, klord@grimesiowa.gov

Prepared by:	Katie Lord, Economic Development Director, klord@grimesiowa.gov
Return to:	Katie Lord, Economic Development Director, klord@grimesiowa.gov

RESOLUTION 01-4026 APPROVING A MURAL AGREEMENT BETWEEN THE CITY OF GRIMES, IOWA AND TJK PROPERTIES, LLC

Grimes Resolution No. 01-4026

WHEREAS, the City of Grimes, Iowa ("City") desires to support public art that enhances community identity, placemaking, and cultural vitality; and
WHEREAS, TJK Properties LLC ("Owner") owns the property located at 210 SE Main Street, Grimes, Iowa, and has proposed the installation of a mural on the south-facing wall of the building; and
WHEREAS, the mural is intended to serve as a lasting piece of public art accessible and visible to the public; and
WHEREAS, the City has been awarded a $13,500 public art grant from BRAVO Greater Des Moines to support the installation of the mural; and
WHEREAS, the City and the Owner have negotiated a Mural Agreement that establishes the rights and responsibilities of the parties related to the installation, access, maintenance, and long-term preservation of the mural, including provisions related to right-of-way access and fee waivers; and
WHEREAS, the City Council has reviewed the Mural Agreement and the proposed mural, and finds that it is in the best interest of the City and its residents to approve the Agreement.

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

1. The Mural Agreement between the City of Grimes, Iowa and TJK Properties LLC, is hereby approved.
2. The Mayor is authorized to execute the Mural Agreement on behalf of the City, and the City Clerk is authorized to attest to the execution thereof.
3. The City's financial participation in the mural project shall be limited to the $13,500 BRAVO Greater Des Moines public art grant.
4. This Resolution shall be in full force and effect from and after its passage and approval, as provided by law.

PASSED and APPROVED on January 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

MURAL AGREEMENT

Between the City of Grimes, Iowa and TJK Properties LLC

This Mural Agreement ("Agreement") is entered into as of _____, 2026 ("Effective Date"), by and between the City of Grimes, Iowa, an Iowa municipal corporation ("City"), and TJK Properties LLC, an Iowa limited liability company, owner of the property located at 210 SE Main Street, Grimes, Iowa ("Owner").

RECITALS

WHEREAS, Owner owns the real property located at 210 SE Main Street, Grimes, Iowa (the "Property"); and

WHEREAS, the south-facing wall of the Property is a suitable location for a mural intended to serve as a lasting piece of public art for the benefit of the Grimes community (the "Mural"); and

WHEREAS, the City desires to support the installation and long-term visibility of the Mural as a public art feature; and

WHEREAS, the City and Owner previously entered into a Memorandum of Understanding outlining their shared intent regarding the Mural; and

WHEREAS, the City has been awarded public art funding through BRAVO Greater Des Moines and desires to apply such funds toward the Mural project; and

WHEREAS, the parties now desire to formalize their respective rights and obligations in a binding agreement suitable for approval by the Grimes City Council.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. PURPOSE

The purpose of this Agreement is to establish the responsibilities of the City and the Owner related to the installation, visibility, access, maintenance, and preservation of the Mural located on the south side of the Owner's building.

2. CITY RESPONSIBILITIES

2.1 Access for Installation and Maintenance

The City agrees to allow reasonable access to City-owned property, including the public right-of-way, as necessary for the installation, inspection, and maintenance of the Mural, subject to applicable safety requirements.

2.2 Grant Funding

The City has received a $13,500 public art grant from BRAVO Greater Des Moines for the mural project. Upon completion of the installation of the Mural, the City agrees to contribute the grant funds toward the cost of the Mural's installation by payment to the Owner, subject to compliance with applicable grant requirements and City policies. The City's financial contribution under this Agreement shall be limited to the amount of grant funds received, and the City shall have no obligation to provide additional funding beyond the awarded grant amount. The Owner will be responsible for paying the Artist who creates and installs the Mural.

3. OWNER RESPONSIBILITIES

3.1 Public Visibility

Owner shall ensure that the Mural remains visible and accessible to the public and shall not obstruct, remove, or materially alter the Mural without the prior written consent of the City.

3.2 Maintenance

Owner shall be solely responsible, at its own expense, for routine maintenance of the Mural, including cleaning, touch-ups, and preservation efforts necessary to keep the Mural in good condition. The City may periodically inspect the Mural and may provide non-binding guidance regarding appropriate maintenance methods or materials.

3.3 Insurance

Owner shall maintain property insurance coverage for the Property that includes coverage for the Mural against damage, vandalism, or loss.

4. DAMAGE OR DESTRUCTION

If the Mural is damaged beyond repair or destroyed, Owner shall, at its own expense and subject to City approval, restore the wall to a clean and visually acceptable condition. Owner agrees to make good-faith efforts to seek community or grant funding to commission replacement artwork but shall not be required to replace the Mural at the Owner's sole expense.

5. RIGHT-OF-WAY PERMIT AND FEE WAIVER

If installation, maintenance, or repair of the Mural requires use of the public right-of-way, the Owner and/or the artist shall apply for a right-of-way permit from the City of Grimes Public Works Department.

The City agrees to waive any applicable City fees associated with the right-of-way permit issued specifically for the installation, maintenance, or repair of the Mural. All work performed under such permit shall comply with City safety standards and permit conditions.

6. TERM AND TERMINATION

This Agreement shall run with the ownership of the Property and shall apply to the current Owner and any future owners unless terminated by mutual written agreement of the parties. Upon transfer of ownership, Owner shall provide notice of this Agreement to any successor in interest.

7. INDEMNIFICATION

To the extent permitted by Iowa law, Owner agrees to indemnify and hold harmless the City, its officers, employees, and agents from any claims, damages, or liabilities arising out of the installation, presence, or maintenance of the Mural, except to the extent caused by the negligent or wrongful acts of the City.

8. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa.

9. ENTIRE AGREEMENT

This Agreement represents the entire agreement between the parties regarding the Mural and supersedes any prior understandings or memoranda, including the prior Memorandum of Understanding.

SIGNATURES

CITY OF GRIMES, IOWA

By: _____
Name: **David Gisch**
Title: Mayor
Date:

TJK PROPERTIES LLC

By: _____
Name:
Title:
Date:

6. TERM AND TERMINATION

This Agreement shall run with the ownership of the Property and shall apply to the current Owner and any future owners unless terminated by mutual written agreement of the parties. Upon transfer of ownership, Owner shall provide notice of this Agreement to any successor in interest.

7. INDEMNIFICATION

To the extent permitted by Iowa law, Owner agrees to indemnify and hold harmless the City, its officers, employees, and agents from any claims, damages, or liabilities arising out of the installation, presence, or maintenance of the Mural, except to the extent caused by the negligent or wrongful acts of the City.

8. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa.

9. ENTIRE AGREEMENT

This Agreement represents the entire agreement between the parties regarding the Mural and supersedes any prior understandings or memoranda, including the prior Memorandum of Understanding.

SIGNATURES

CITY OF GRIMES, IOWA

By: _____
Name: **David Gisch**
Title: Mayor
Date:

TJK PROPERTIES LLC

By: _____
Name: DUSTIN ICUPICA
Title: OWNER
Date: 1/21/26

CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: SE 5th St. and SE 6th St. Reconstruction – Public Hearing and Award of Construction Contract.

BACKGROUND: The actions that are in front of the council are to hold a public hearing on the proposed Contract Documents (plans, specifications and form of contract) and estimated total cost and approve Resolutions to: 1) adopt plans, specifications, form of contract and estimate of cost; 2) making award of construction contract; and 3) approving construction contract and bonds. This project was bid on January 20, 2026 and the following are the results:

Sternquist Construction - $503,935.00	Con-Struct - $678,000.00
Concrete Technologies - $523,286.75	Mainline Construction - $682,402.00
Manatt's - $526,414.20	Shekar Engineering - $709,038.51
MPS Engineers - $546,152.70	Brothers Concrete - $745,239.94
All Star Concrete - $557,191.50	Reilly Construction Co. - $907,825.00
Absolute Group - $628,161.00	Engineers Estimate - $764,683.00

The results from the bidding showed great interest in this project for this type of work and the current bidding environment. The grouping of bids was good, with only one bid over the engineer's estimate and the low bidder being about 34% or approximately $260,748.00 under the engineer's estimate. The low bidder is Sternquist Construction of Indianola, Iowa. City staff and MSA have worked with Sternquist before and feel they can perform the work for this project.

BUDGETARY CONSIDERATIONS: This project came in at about $260,748.00 under the engineer's estimate and is in the current Capital Improvements Program for construction in the 2026 construction season.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

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

BOARD/COMMISION ACTIONS: None

STAFF RECOMMENDATION: The staff recommends that the City Council holds the public hearing and approves the three resolutions, as stated above.

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

Prepared by:	Matt Ahrens
Return to:	Matt Ahrens

BID TABULATION

PROJECT: SE 5th Street and SE 6th Street Reconstruction
OWNER: City of Grimes

PROJECT NO.: 09410029
BID DATE: 1/20/2026

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNITS	MSA ENGINEER'S ESTIMATE UNIT PRICE	MSA ENGINEER'S ESTIMATE TOTAL PRICE	STERNQUIST CONSTRUCTION, INC. INDIANOLA, IA UNIT PRICE	STERNQUIST CONSTRUCTION, INC. INDIANOLA, IA TOTAL PRICE	CONCRETE TECHNOLOGIES, INC. GRIMES, IA UNIT PRICE	CONCRETE TECHNOLOGIES, INC. GRIMES, IA TOTAL PRICE	MANATTS ANKENY, IA UNIT PRICE	MANATTS ANKENY, IA TOTAL PRICE	MPS ENGINEERS, PC DES MOINES, IA UNIT PRICE	MPS ENGINEERS, PC DES MOINES, IA TOTAL PRICE	ALL STAR CONCRETE JOHNSTON, IA UNIT PRICE	ALL STAR CONCRETE JOHNSTON, IA TOTAL PRICE
	EARTHWORK														
2.01	Topsoil, On-site, Compost-amended	213	CY	$ 100	$ 21,300.00	$ 50.00	$ 10,650.00	$ 52.50	$ 11,182.50	$ 55.00	$ 11,715.00	$ 44.00	$ 9,372.00	$ 50.00	$ 10,650.00
2.02	Excavation, Class 10	591	CY	$ 30	$ 17,730.00	$ 18.00	$ 10,638.00	$ 21.00	$ 12,411.00	$ 20.00	$ 11,820.00	$ 13.20	$ 7,801.20	$ 18.00	$ 10,638.00
2.03	Below Grade Excavation (Core Out)	383	CY	$ 20	$ 7,660.00	$ 18.00	$ 6,894.00	$ 10.50	$ 4,021.50	$ 20.00	$ 7,660.00	$ 8.00	$ 3,064.00	$ 18.00	$ 6,894.00
2.04	Subgrade Preparation, 6-in. Thickness	3,832	SY	$ 10	$ 38,320.00	$ 3.00	$ 11,496.00	$ 3.25	$ 12,454.00	$ 1.60	$ 6,131.20	$ 2.50	$ 9,580.00	$ 3.00	$ 11,496.00
2.05	Subgrade Treatment, Geogrid	383	SY	$ 4	$ 1,532.00	$ 3.00	$ 1,149.00	$ 4.25	$ 1,627.75	$ 3.50	$ 1,340.50	$ 3.50	$ 1,340.50	$ 3.00	$ 1,149.00
2.06	Subbase, Granular, 6-in. Thickness	3,832	SY	$ 15	$ 57,480.00	$ 11.00	$ 42,152.00	$ 11.50	$ 44,068.00	$ 8.50	$ 32,572.00	$ 14.00	$ 53,648.00	$ 11.00	$ 42,152.00
2.07	Compaction Testing, Moisture & Density Control	1	LS	$ 5,000	$ 5,000.00	$ 2,000.00	$ 2,000.00	$ 2,100.00	$ 2,100.00	$ 2,000.00	$ 2,000.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00
	TRENCH AND TRENCHLESS CONSTRUCTION														
3.01	Trench Compaction Testing	1	LS	$ 5,000	$ 5,000.00	$ 1,000.00	$ 1,000.00	$ 1,050.00	$ 1,050.00	$ 1,780.00	$ 1,780.00	$ 3,500.00	$ 3,500.00	$ 3,000.00	$ 3,000.00
	SEWERS AND DRAINS														
4.01	Storm Sewer, Trenched, PVC, 6-in.	5	LF	$ 40	$ 200.00	$ 85.00	$ 425.00	$ 157.50	$ 787.50	$ 304.00	$ 1,520.00	$ 250.00	$ 1,250.00	$ 85.00	$ 425.00
4.02	Storm Sewer, Trenched, RCP, 15-in.	679	LF	$ 90	$ 61,110.00	$ 70.00	$ 47,530.00	$ 70.50	$ 47,869.50	$ 69.00	$ 46,851.00	$ 69.00	$ 46,851.00	$ 70.00	$ 47,530.00
4.03	Removal of Storm Sewer, Less than 36-in.	590	LF	$ 40	$ 23,600.00	$ 18.00	$ 10,620.00	$ 9.50	$ 5,605.00	$ 10.50	$ 6,195.00	$ 20.00	$ 11,800.00	$ 18.00	$ 10,620.00
4.04	Removal of Temporary Storm Collar	2	EA	$ 750	$ 1,500.00	$ 500.00	$ 1,000.00	$ 5,250.00	$ 10,500.00	$ 5,500.00	$ 11,000.00	$ 750.00	$ 1,500.00	$ 500.00	$ 1,000.00
	WATER MAINS AND APPURTENANCES														
5.01	Water Main Lowering	1	EA	$ 6,000	$ 6,000.00	$ 6,500.00	$ 6,500.00	$ 2,625.00	$ 2,625.00	$ 3,300.00	$ 3,300.00	$ 5,400.00	$ 5,400.00	$ 6,500.00	$ 6,500.00
5.02	Valve Box Adjustment	2	EA	$ 1,000	$ 2,000.00	$ 400.00	$ 800.00	$ 157.50	$ 315.00	$ 550.00	$ 1,100.00	$ 800.00	$ 1,600.00	$ 400.00	$ 800.00
	STRUCTURES FOR SANITARY AND STORM SEWERS														
6.01	Intake, SW-501	1	EA	$ 4,500	$ 4,500.00	$ 3,250.00	$ 3,250.00	$ 3,360.00	$ 3,360.00	$ 4,000.00	$ 4,000.00	$ 5,000.00	$ 5,000.00	$ 3,250.00	$ 3,250.00
6.02	Intake, SW-503	1	EA	$ 5,000	$ 5,000.00	$ 5,750.00	$ 5,750.00	$ 4,830.00	$ 4,830.00	$ 5,500.00	$ 5,500.00	$ 5,300.00	$ 5,300.00	$ 5,750.00	$ 5,750.00
6.03	Intake, SW-505	1	EA	$ 6,500	$ 6,500.00	$ 5,750.00	$ 5,750.00	$ 4,935.00	$ 4,935.00	$ 5,500.00	$ 5,500.00	$ 6,000.00	$ 6,000.00	$ 5,750.00	$ 5,750.00
6.04	Intake, SW-506	1	EA	$ 8,000	$ 8,000.00	$ 6,750.00	$ 6,750.00	$ 6,510.00	$ 6,510.00	$ 7,000.00	$ 7,000.00	$ 6,500.00	$ 6,500.00	$ 6,750.00	$ 6,750.00
6.05	Manhole Adjustment, Minor	4	EA	$ 2,500	$ 10,000.00	$ 950.00	$ 3,800.00	$ 2,100.00	$ 8,400.00	$ 2,300.00	$ 9,200.00	$ 1,250.00	$ 5,000.00	$ 950.00	$ 3,800.00
6.06	Remove Intake	2	EA	$ 1,500	$ 3,000.00	$ 450.00	$ 900.00	$ 1,050.00	$ 2,100.00	$ 1,500.00	$ 3,000.00	$ 850.00	$ 1,700.00	$ 450.00	$ 900.00
	STREETS AND RELATED WORK														
7.01	Pavement, PCC, 7-in. Thickness	3,370	SY	$ 75	$ 252,750.00	$ 59.00	$ 198,830.00	$ 53.00	$ 178,610.00	$ 57.00	$ 192,090.00	$ 60.70	$ 204,559.00	$ 64.75	$ 218,207.50
7.02	PCC Pavement Samples and Testing	1	LS	$ 7,500	$ 7,500.00	$ 2,700.00	$ 2,700.00	$ 1,000.00	$ 1,000.00	$ 5,000.00	$ 5,000.00	$ 2,700.00	$ 2,700.00	$ 3,000.00	$ 3,000.00
7.03	Removal of Sidewalk	7	SY	$ 20	$ 140.00	$ 50.00	$ 350.00	$ 10.50	$ 73.50	$ 30.00	$ 210.00	$ 20.00	$ 140.00	$ 50.00	$ 350.00
7.04	Removal of Driveway	326	SY	$ 20	$ 6,520.00	$ 14.00	$ 4,564.00	$ 10.50	$ 3,423.00	$ 8.50	$ 2,771.00	$ 15.00	$ 4,890.00	$ 14.00	$ 4,564.00
7.05	Sidewalk, PCC, 4-in.	7	SY	$ 75	$ 525.00	$ 60.00	$ 420.00	$ 120.00	$ 840.00	$ 55.00	$ 385.00	$ 100.00	$ 700.00	$ 157.00	$ 1,099.00
7.06	Driveway, PCC, 6-in. Thickness	345	SY	$ 70	$ 24,150.00	$ 70.00	$ 24,150.00	$ 80.00	$ 27,600.00	$ 55.00	$ 18,975.00	$ 78.00	$ 26,910.00	$ 60.00	$ 20,700.00
7.07	Sidewalk Assurance Testing	1	LS	$ 4,000	$ 4,000.00	$ 500.00	$ 500.00	$ 2,625.00	$ 2,625.00	$ 2,000.00	$ 2,000.00	$ 500.00	$ 500.00	$ 1,500.00	$ 1,500.00
7.08	Pavement Removal	3,379	SY	$ 20	$ 67,580.00	$ 12.00	$ 40,548.00	$ 8.50	$ 28,721.50	$ 10.50	$ 35,479.50	$ 9.00	$ 30,411.00	$ 12.00	$ 40,548.00
	TRAFFIC CONTROL														
8.01	Temporary Traffic Control	1	LS	$ 10,000	$ 10,000.00	$ 9,950.00	$ 9,950.00	$ 6,355.00	$ 6,355.00	$ 9,950.00	$ 9,950.00	$ 12,000.00	$ 12,000.00	$ 9,500.00	$ 9,500.00
8.02	Remove and Reinstall Traffic Signs	1	EA	$ 500	$ 500.00	$ 400.00	$ 400.00	$ 213.50	$ 213.50	$ 400.00	$ 400.00	$ 2,000.00	$ 2,000.00	$ 300.00	$ 300.00
	SITE WORK AND LANDSCAPING														
9.01	Hydraulic Mulching, Temporary, BFM	0.21	AC	$ 5,000	$ 1,050.00	$ 3,700.00	$ 777.00	$ 6,825.00	$ 1,433.25	$ 3,700.00	$ 777.00	$ 5,500.00	$ 1,155.00	$ 3,700.00	$ 777.00
9.02	Sod	88	SQ	$ 72	$ 6,336.00	$ 79.00	$ 6,952.00	$ 110.25	$ 9,702.00	$ 79.00	$ 6,952.00	$ 95.00	$ 8,360.00	$ 79.00	$ 6,952.00
9.03	Watering Sod	21	KG	$ 450	$ 9,450.00	$ 100.00	$ 2,100.00	$ 105.00	$ 2,205.00	$ 100.00	$ 2,100.00	$ 1.00	$ 21.00	$ 100.00	$ 2,100.00
9.04	Wattle, Installation	1,500	LF	$ 3	$ 4,500.00	$ 1.70	$ 2,550.00	$ 2.25	$ 3,375.00	$ 1.70	$ 2,550.00	$ 1.90	$ 2,850.00	$ 1.70	$ 2,550.00
9.05	Wattle, Removal	1,500	LF	$ 1.50	$ 2,250.00	$ 0.10	$ 150.00	$ 0.25	$ 375.00	$ 0.10	$ 150.00	$ 0.10	$ 150.00	$ 0.10	$ 150.00
9.06	Inlet Protection Device, Drop-In, Installation & Removal	8	EA	$ 300	$ 2,400.00	$ 195.00	$ 1,560.00	$ 210.00	$ 1,680.00	$ 195.00	$ 1,560.00	$ 149.00	$ 1,192.00	$ 195.00	$ 1,560.00
9.07	Inlet Protection Device, Maintenance	8	EA	$ 50	$ 400.00	$ 10.00	$ 80.00	$ 52.50	$ 420.00	$ 10.00	$ 80.00	$ 1.00	$ 8.00	$ 10.00	$ 80.00
	MISCELLANEOUS														
11.01	Mobilization	1	LS	$ 60,000	$ 60,000.00	$ 13,000.00	$ 13,000.00	$ 58,875.75	$ 58,875.75	$ 50,000.00	$ 50,000.00	$ 42,500.00	$ 42,500.00	$ 40,000.00	$ 40,000.00
11.02	Maintenance of Postal Services	1	LS	$ 5,000	$ 5,000.00	$ 2,000.00	$ 2,000.00	$ 1,925.00	$ 1,925.00	$ 2,200.00	$ 2,200.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
11.03	Maintenance of Solid Waste Collection	1	LS	$ 4,500	$ 4,500.00	$ 5,000.00	$ 5,000.00	$ 364.50	$ 364.50	$ 5,000.00	$ 5,000.00	$ 6,500.00	$ 6,500.00	$ 8,000.00	$ 8,000.00
11.04	Concrete Washout	1	LS	$ 2,000	$ 2,000.00	$ 1,700.00	$ 1,700.00	$ 1,515.00	$ 1,515.00	$ 2,000.00	$ 2,000.00	$ 2,500.00	$ 2,500.00	$ 1,900.00	$ 1,900.00
11.05	Remove, Salvage, and Reinstall Mailbox	22	EA	$ 350	$ 7,700.00	$ 300.00	$ 6,600.00	$ 236.50	$ 5,203.00	$ 300.00	$ 6,600.00	$ 200.00	$ 4,400.00	$ 400.00	$ 8,800.00
	TOTAL:				**$ 764,683.00**		**$ 503,935.00**		**$ 523,286.75**		**$ 526,414.20**		**$ 546,152.70**		**$ 557,191.50**

*Extended price calculation error by Absolute Construction Group did not effect the overall contractor bid order or the overall contract low bid.

BID TABULATION

PROJECT: SE 5th Street and SE 6th Street Reconstruction
OWNER: City of Grimes

PROJECT NO.: 09410029
BID DATE: 1/20/2026

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNITS	ABSOLUTE CONSTRUCTION GROUP GRANGER, IA		CON-STRUCT, INC. AMES, IA		MAINLINE CONSTRUCTION DES MOINES, IA		SHEKAR ENGINEERING, P.L.C. DES MOINES, IA		BROTHERS CONCRETE DES MOINES, IA		REILLY CONSTRUCTION OSSIAN, IA	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
	EARTHWORK														
2.01	Topsoil, On-site, Compost-amended	213	CY	$ 50.00	$ 10,650.00	$ 80.00	$ 17,040.00	$ 52.00	$ 11,076.00	$ 125.40	$ 26,710.20	$ 20.00	$ 4,260.00	$ 300.00	$ 63,900.00
2.02	Excavation, Class 10	591	CY	$ 18.00	$ 10,638.00	$ 40.00	$ 23,640.00	$ 46.00	$ 27,186.00	$ 18.24	$ 10,779.84	$ 7.50	$ 4,432.50	$ 105.00	$ 62,055.00
2.03	Below Grade Excavation (Core Out)	383	CY	$ 18.00	$ 6,894.00	$ 1.00	$ 383.00	$ 55.00	$ 21,065.00	$ 62.70	$ 24,014.10	$ 7.50	$ 2,872.50	$ 50.00	$ 19,150.00
2.04	Subgrade Preparation, 6-in. Thickness	3,832	SY	$ 3.00	$ 11,496.00	$ 3.00	$ 11,496.00	$ 4.00	$ 15,328.00	$ 3.71	$ 14,216.72	$ 4.00	$ 15,328.00	$ 8.00	$ 30,656.00
2.05	Subgrade Treatment, Geogrid	383	SY	$ 3.00	$ 1,149.00	$ 1.00	$ 383.00	$ 7.00	$ 2,681.00	$ 3.99	$ 1,528.17	$ 5.50	$ 2,106.50	$ 17.00	$ 6,511.00
2.06	Subbase, Granular, 6-in. Thickness	3,832	SY	$ 11.00	$ 42,152.00	$ 16.00	$ 61,312.00	$ 17.00	$ 65,144.00	$ 14.68	$ 56,253.76	$ 15.42	$ 59,089.44	$ 22.00	$ 84,304.00
2.07	Compaction Testing, Moisture & Density Control	1	LS	$ 1,650.00	$ 1,650.00	$ 5,000.00	$ 5,000.00	$ 6,200.00	$ 6,200.00	$ 3,990.00	$ 3,990.00	$ 1,500.00	$ 1,500.00	$ 5,000.00	$ 5,000.00
	TRENCH AND TRENCHLESS CONSTRUCTION														
3.01	Trench Compaction Testing	1	LS	$ 780.00	$ 780.00	$ 1,000.00	$ 1,000.00	$ 3,000.00	$ 3,000.00	$ 2,261.84	$ 2,261.84	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
	SEWERS AND DRAINS														
4.01	Storm Sewer, Trenched, PVC, 6-in.	5	LF	$ 85.00	$ 425.00	$ 200.00	$ 1,000.00	$ 452.00	$ 2,260.00	$ 171.73	$ 858.65	$ 185.00	$ 925.00	$ 250.00	$ 1,250.00
4.02	Storm Sewer, Trenched, RCP, 15-in.	679	LF	$ 70.00	$ 47,530.00	$ 75.00	$ 50,925.00	$ 102.00	$ 69,258.00	$ 90.92	$ 61,734.68	$ 130.00	$ 88,270.00	$ 90.00	$ 61,110.00
4.03	Removal of Storm Sewer, Less than 36-in.	590	LF	$ 18.00	$ 10,620.00	$ 15.00	$ 8,850.00	$ 30.00	$ 17,700.00	$ 10.33	$ 6,094.70	$ 65.00	$ 38,350.00	$ 30.00	$ 17,700.00
4.04	Removal of Temporary Storm Collar	2	EA	$ 500.00	$ 1,000.00	$ 6,000.00	$ 12,000.00	$ 670.00	$ 1,340.00	$ 2,292.62	$ 4,585.24	$ 2,500.00	$ 5,000.00	$ 1,500.00	$ 3,000.00
	WATER MAINS AND APPURTENANCES														
5.01	Water Main Lowering	1	EA	$ 6,500.00	$ 6,500.00	$ 2,750.00	$ 2,750.00	$ 8,000.00	$ 8,000.00	$ 5,354.58	$ 5,354.58	$ 950.00	$ 950.00	$ 15,000.00	$ 15,000.00
5.02	Valve Box Adjustment	2	EA	$ 400.00	$ 800.00	$ 250.00	$ 500.00	$ 190.00	$ 380.00	$ 840.11	$ 1,680.22	$ 450.00	$ 900.00	$ 1,000.00	$ 2,000.00
	STRUCTURES FOR SANITARY AND STORM SEWERS														
6.01	Intake, SW-501	1	EA	$ 3,250.00	$ 3,250.00	$ 4,000.00	$ 4,000.00	$ 5,100.00	$ 5,100.00	$ 4,488.44	$ 4,488.44	$ 5,850.00	$ 5,850.00	$ 5,000.00	$ 5,000.00
6.02	Intake, SW-503	1	EA	$ 5,750.00	$ 5,750.00	$ 5,000.00	$ 5,000.00	$ 6,900.00	$ 6,900.00	$ 7,339.97	$ 7,339.97	$ 7,862.00	$ 7,862.00	$ 7,500.00	$ 7,500.00
6.03	Intake, SW-505	1	EA	$ 5,750.00	$ 5,750.00	$ 5,000.00	$ 5,000.00	$ 6,600.00	$ 6,600.00	$ 7,144.06	$ 7,144.06	$ 7,862.00	$ 7,862.00	$ 7,000.00	$ 7,000.00
6.04	Intake, SW-506	1	EA	$ 6,750.00	$ 6,750.00	$ 7,000.00	$ 7,000.00	$ 8,800.00	$ 8,800.00	$ 10,837.25	$ 10,837.25	$ 9,854.00	$ 9,854.00	$ 10,000.00	$ 10,000.00
6.05	Manhole Adjustment, Minor	4	EA	$ 950.00	$ 3,800.00	$ 2,500.00	$ 10,000.00	$ 1,700.00	$ 6,800.00	$ 2,917.33	$ 11,669.32	$ 2,850.00	$ 11,400.00	$ 3,500.00	$ 14,000.00
6.06	Remove Intake	2	EA	$ 450.00	$ 900.00	$ 1,200.00	$ 2,400.00	$ 350.00	$ 700.00	$ 3,560.49	$ 7,120.98	$ 1,500.00	$ 3,000.00	$ 1,500.00	$ 3,000.00
	STREETS AND RELATED WORK														
7.01	Pavement, PCC, 7-in. Thickness	3,370	SY	$ 72.00	$ 242,640.00	$ 70.00	$ 235,900.00	$ 60.80	$ 204,896.00	$ 77.38	$ 260,770.60	$ 75.00	$ 252,750.00	$ 70.00	$ 235,900.00
7.02	PCC Pavement Samples and Testing	1	LS	$ 3,430.00	$ 3,430.00	$ 2,000.00	$ 2,000.00	$ 2,800.00	$ 2,800.00	$ 5,130.00	$ 5,130.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00
7.03	Removal of Sidewalk	7	SY	$ 50.00	$ 350.00	$ 50.00	$ 350.00	$ 20.00	$ 140.00	$ 17.10	$ 119.70	$ 21.00	$ 147.00	$ 125.00	$ 875.00
7.04	Removal of Driveway	326	SY	$ 14.00	$ 4,564.00	$ 20.00	$ 6,520.00	$ 21.00	$ 6,846.00	$ 17.10	$ 5,574.60	$ 21.00	$ 6,846.00	$ 50.00	$ 16,300.00
7.05	Sidewalk, PCC, 4-in.	7	SY	$ 125.00	$ 875.00	$ 80.00	$ 560.00	$ 62.00	$ 434.00	$ 73.23	$ 512.61	$ 185.00	$ 1,295.00	$ 70.00	$ 490.00
7.06	Driveway, PCC, 6-in. Thickness	345	SY	$ 75.00	$ 25,875.00	$ 60.00	$ 20,700.00	$ 73.00	$ 25,185.00	$ 77.61	$ 26,775.45	$ 75.00	$ 25,875.00	$ 80.00	$ 27,600.00
7.07	Sidewalk Assurance Testing	1	LS	$ 5,000.00	$ 5,000.00	$ 2,000.00	$ 2,000.00	$ 1,030.00	$ 1,030.00	$ 1,140.00	$ 1,140.00	$ 850.00	$ 850.00	$ 2,000.00	$ 2,000.00
7.08	Pavement Removal	3,379	SY	$ 12.00	$ 40,548.00	$ 20.00	$ 67,580.00	$ 9.00	$ 30,411.00	$ 9.12	$ 30,816.48	$ 15.00	$ 50,685.00	$ 16.00	$ 54,064.00
	TRAFFIC CONTROL														
8.01	Temporary Traffic Control	1	LS	$ 15,000.00	$ 15,000.00	$ 10,000.00	$ 10,000.00	$ 6,300.00	$ 6,300.00	$ 6,897.00	$ 6,897.00	$ 20,000.00	$ 20,000.00	$ 15,000.00	$ 15,000.00
8.02	Remove and Reinstall Traffic Signs	1	EA	$ 400.00	$ 400.00	$ 341.00	$ 341.00	$ 210.00	$ 210.00	$ 231.80	$ 231.80	$ 1,500.00	$ 1,500.00	$ 325.00	$ 325.00
	SITE WORK AND LANDSCAPING														
9.01	Hydraulic Mulching, Temporary, BFM	0.21	AC	$ 9,000.00	$ 1,890.00	$ 5,000.00	$ 1,050.00	$ 3,800.00	$ 798.00	$ 10,260.00	$ 2,154.60	$ 8,500.00	$ 1,785.00	$ 5,000.00	$ 1,050.00
9.02	Sod	88	SQ	$ 85.00	$ 7,480.00	$ 100.00	$ 8,800.00	$ 85.00	$ 7,480.00	$ 96.90	$ 8,527.20	$ 155.00	$ 13,640.00	$ 95.00	$ 8,360.00
9.03	Watering Sod	21	KG	$ 75.00	$ 1,575.00	$ 200.00	$ 4,200.00	$ 125.00	$ 2,625.00	$ 85.50	$ 1,795.50	$ 500.00	$ 10,500.00	$ 150.00	$ 3,150.00
9.04	Wattle, Installation	1,500	LF	$ 2.00	$ 3,000.00	$ 2.20	$ 3,300.00	$ 1.75	$ 2,625.00	$ 2.28	$ 3,420.00	$ 2.75	$ 4,125.00	$ 2.00	$ 3,000.00
9.05	Wattle, Removal	1,500	LF	$ 0.50	$ 750.00	$ 1.00	$ 1,500.00	$ 2.00	$ 3,000.00	$ 0.57	$ 855.00	$ 0.50	$ 750.00	$ 0.25	$ 375.00
9.06	Inlet Protection Device, Drop-In, Installation & Removal	8	EA	$ 250.00	$ 2,000.00	$ 250.00	$ 2,000.00	$ 260.00	$ 2,080.00	$ 285.00	$ 2,280.00	$ 185.00	$ 1,480.00	$ 250.00	$ 2,000.00
9.07	Inlet Protection Device, Maintenance	8	EA	$ 25.00	$ 200.00	$ 50.00	$ 400.00	$ 103.00	$ 824.00	$ 28.50	$ 228.00	$ 50.00	$ 400.00	$ 150.00	$ 1,200.00
	MISCELLANEOUS														
11.01	Mobilization	1	LS	$ 75,000.00	$ 75,000.00	$ 60,000.00	$ 60,000.00	$ 80,000.00	$ 80,000.00	$ 69,315.63	$ 69,315.63	$ 65,000.00	$ 65,000.00	$ 65,000.00	$ 65,000.00
11.02	Maintenance of Postal Services	1	LS	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 2,000.00	$ 2,000.00	$ 2,089.62	$ 2,089.62	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
11.03	Maintenance of Solid Waste Collection	1	LS	$ 5,500.00	$ 5,500.00	$ 6,000.00	$ 6,000.00	$ 10,000.00	$ 10,000.00	$ 3,955.80	$ 3,955.80	$ 2,500.00	$ 2,500.00	$ 15,000.00	$ 15,000.00
11.04	Concrete Washout	1	LS	$ 2,000.00	$ 2,000.00	$ 4,400.00	$ 4,400.00	$ 1,700.00	$ 1,700.00	$ 2,143.20	$ 2,143.20	$ 3,500.00	$ 3,500.00	$ 2,500.00	$ 2,500.00
11.05	Remove, Salvage, and Reinstall Mailbox	22	EA	$ 300.00	$ 6,600.00	$ 260.00	$ 5,720.00	$ 250.00	$ 5,500.00	$ 256.50	$ 5,643.00	$ 150.00	$ 3,300.00	$ 1,000.00	$ 22,000.00
	TOTAL:				**$ 628,161.00**		**$ 678,000.00**		**$ 682,402.00**		**$ 709,038.51**		**$ 745,239.94**		**$ 907,825.00**

*Extended price calculation error by Absolute Construction Group did not effect the overall contractor bid orde

RESOLUTION 01-4126 ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE SE 5TH ST. AND SE 6TH ST. RECONSTRUCTION

Grimes Resolution No. 01-4126

WHEREAS, on the **16th** day of **December**, **2025**, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the SE 5th St. and SE 6th St. Reconstruction; and

WHEREAS, notice of hearing on plans, specifications, form of contract and estimate of cost for the public improvements was published as required by law.

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

Section 1. That the plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the public improvements, as described in the preamble of this Resolution.

PASSED and APPROVED on January 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

RESOLUTION 01-4226 MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE SE 5TH ST. AND SE 6TH ST. RECONSTRUCTION

Grimes Resolution No. 01-4226

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

Section 1. That the following bid for the construction of certain public improvements described in general as the SE 5th St. and SE 6th St. Reconstruction, described in the plans and specifications heretofore adopted by this Council on January 27, 2026, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: Sternquist Construction Inc. of Indianola, IA

Amount of bid: $503,935.00

Portion of project: All construction work

Section 2. That the Mayor and Clerk are hereby directed to execute the contract with the contractor for the construction of the public improvements, such contract not to be binding on the City until approved by this Council.

PASSED and APPROVED on January 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

RESOLUTION 01-4326 AUTHORIZING CONSTRUCTION CONTRACT AND BOND FOR THE SE 5TH ST. AND SE 6TH ST. RECONSTRUCTION

Grimes Resolution No. 01-4326

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

That the construction contract and bond executed and insurance coverage for the construction of certain public improvements described in general as the SE 5th St. and SE 6th St. Reconstruction, and as described in detail in the plans and specifications heretofore approved, and which have been authorized to be signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor: Sternquist Construction, Inc. of Indianola, IA

Amount of bid: $503,935.00

Bond surety: _____

Date of bond: _____

Portion of project: All construction work

PASSED and APPROVED on January 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: SE 2nd Street Water Main – Public Hearing and Award of Construction Contract.

BACKGROUND: The actions that are in front of the council are to hold a public hearing on the proposed Contract Documents (plans, specifications and form of contract) and estimated total cost and approve Resolutions to: 1) adopt plans, specifications, form of contract and estimate of cost; 2) making award of construction contract; and 3) approving construction contract and bonds. This project was bid on January 20, 2026 and the following are the results:

MB Construction - $368,277.00	On Track Construction - $528,239.00
Busy Bee Construction - $422,900.38	Mainline Construction - $593,188.00
MPS Engineers - $438,957.00	Reilly Construction - $785,358.00
Jet Drain Services - $487,517.50	Engineers Estimate - $505,153.00
Max Smith Construction - $494,228.00	

The results from the bidding showed great interest in this project for this type of work and the current bidding environment. The grouping of bids was good, with the majority of the bids under the engineer's estimate and the low bidder being about 27% or approximately $136,876.00 under the engineer's estimate. The low bidder is MB Construction, LLC of Monticello, Missouri. City staff has not worked with MB Construction before, but MSA has experience with them and feels they can perform the work for this project.

BUDGETARY CONSIDERATIONS: This project came in at about $136,876.00 under the engineer's estimate and is in the current Capital Improvements Program for construction in the 2026 construction season.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

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

BOARD/COMMISION ACTIONS: None

STAFF RECOMMENDATION: The staff recommends that the City Council holds the public hearing and approves the three resolutions, as stated above.

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

Prepared by:	Matt Ahrens
Return to:	Matt Ahrens

BID TABULATION

PROJECT: SE 2ND STREET WATER MAIN
OWNER: CITY OF GRIMES

PROJECT NO.: 09410019
BID DATE: 1/20/2026

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNITS	MSA ENGINEER'S ESTIMATE		MB CONSTRUCTION, L.L.C. MONTICELLO, MO		BUSY BEE CONSTRUCTION, LLC LEWISTOWN, MO		MPS ENGINEERS, P.C. DES MOINES, IA		JET DRAIN SERVICES, LLC AMES, IA		MAX SMITH CONSTRUCTION, LLC CRESTON, IA		ON TRACK CONSTRUCTION NEVADA, IA		MAINLINE CONSTRUCTION, INC. DES MOINES, IA		REILLY CONSTRUCTION CO. LLC OSSIAN, IA	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
DIVISION 2: EARTHWORK																					
2.01	Clearing and Grubbing	1	LS	$ 16,000	$ 16,000.00	$ 6,000.00	$ 6,000.00	$ 20,000.00	$ 20,000.00	$ 8,600.00	$ 8,600.00	$ 24,000.00	$ 24,000.00	$ 8,000.00	$ 8,000.00	$ 9,990.00	$ 9,990.00	$ 23,500.00	$ 23,500.00	$ 25,000.00	$ 25,000.00
DIVISION 3: TRENCH AND TRENCHLESS CONSTRUCTION																					
3.01	Trench Compaction Testing	1	LS	$ 3,500	$ 3,500.00	$ 3,000.00	$ 3,000.00	$ 3,500.00	$ 3,500.00	$ 2,000.00	$ 2,000.00	$ 3,000.00	$ 3,000.00	$ 4,000.00	$ 4,000.00	$ 2,840.00	$ 2,840.00	$ 2,600.00	$ 2,600.00	$ 5,000.00	$ 5,000.00
DIVISION 5: WATER MAINS AND APPURTENANCES																					
5.01	Water Main, Trenched, C900 DR-18 PVC, 8-in.	80	LF	$ 100	$ 8,000.00	$ 60.00	$ 4,800.00	$ 65.33	$ 5,226.40	$ 76.00	$ 6,080.00	$ 90.00	$ 7,200.00	$ 75.00	$ 6,000.00	$ 120.00	$ 9,600.00	$ 50.00	$ 4,000.00	$ 75.00	$ 6,000.00
5.02	Water Main, Trenchless, C900 DR-18 PVC, 8-in.	1567	LF	$ 105	$ 164,535.00	$ 90.00	$ 141,030.00	$ 75.53	$ 118,355.51	$ 88.00	$ 137,896.00	$ 130.00	$ 203,710.00	$ 92.00	$ 144,164.00	$ 99.00	$ 155,133.00	$ 125.00	$ 195,875.00	$ 195.00	$ 305,565.00
5.03	Fitting, Cross, 8-in. x 8-in.	1	EA	$ 2,250	$ 2,250.00	$ 1,150.00	$ 1,150.00	$ 1,387.52	$ 1,387.52	$ 3,250.00	$ 3,250.00	$ 3,000.00	$ 3,000.00	$ 1,542.00	$ 1,542.00	$ 4,110.00	$ 4,110.00	$ 935.00	$ 935.00	$ 2,200.00	$ 2,200.00
5.04	Fitting, Tee, 8-in. x 6-in.	2	EA	$ 2,250	$ 4,500.00	$ 1,080.00	$ 2,160.00	$ 956.81	$ 1,913.62	$ 1,800.00	$ 3,600.00	$ 2,500.00	$ 5,000.00	$ 1,503.00	$ 3,006.00	$ 4,965.00	$ 9,930.00	$ 1,150.00	$ 2,300.00	$ 2,000.00	$ 4,000.00
5.05	Fitting, Tee, 8-in. x 8-in.	1	EA	$ 2,400	$ 2,400.00	$ 1,000.00	$ 1,000.00	$ 1,152.05	$ 1,152.05	$ 2,150.00	$ 2,150.00	$ 2,600.00	$ 2,600.00	$ 1,584.00	$ 1,584.00	$ 3,820.00	$ 3,820.00	$ 1,200.00	$ 1,200.00	$ 2,000.00	$ 2,000.00
5.06	Fitting, Bend, 45 Degree, 8-in.	4	EA	$ 2,250	$ 9,000.00	$ 600.00	$ 2,400.00	$ 753.07	$ 3,012.28	$ 1,150.00	$ 4,600.00	$ 2,250.00	$ 9,000.00	$ 984.00	$ 3,936.00	$ 1,735.00	$ 6,940.00	$ 650.00	$ 2,600.00	$ 1,250.00	$ 5,000.00
5.07	Water Service Stub, Same Side of Street, Copper, 1-in.	14	EA	$ 2,550	$ 35,700.00	$ 1,500.00	$ 21,000.00	$ 1,685.56	$ 23,597.84	$ 3,000.00	$ 42,000.00	$ 2,200.00	$ 30,800.00	$ 2,863.00	$ 40,082.00	$ 2,430.00	$ 34,020.00	$ 2,000.00	$ 28,000.00	$ 3,750.00	$ 52,500.00
5.08	Water Service Stub, Opposite Side of Street, Copper, 1-in.	9	EA	$ 4,400	$ 39,600.00	$ 2,500.00	$ 22,500.00	$ 3,320.05	$ 29,880.45	$ 4,500.00	$ 40,500.00	$ 4,000.00	$ 36,000.00	$ 3,714.00	$ 33,426.00	$ 5,530.00	$ 49,770.00	$ 5,500.00	$ 49,500.00	$ 9,250.00	$ 83,250.00
5.09	Connection to Existing Water Main	4	EA	$ 6,000	$ 24,000.00	$ 3,900.00	$ 15,600.00	$ 5,760.86	$ 23,043.44	$ 6,400.00	$ 25,600.00	$ 2,000.00	$ 8,000.00	$ 7,900.00	$ 31,600.00	$ 4,535.00	$ 18,140.00	$ 5,500.00	$ 22,000.00	$ 5,000.00	$ 20,000.00
5.10	Valve, Gate, RW, 8-in.	7	EA	$ 3,000	$ 21,000.00	$ 2,700.00	$ 18,900.00	$ 2,957.46	$ 20,702.22	$ 3,900.00	$ 27,300.00	$ 4,500.00	$ 31,500.00	$ 3,940.00	$ 27,580.00	$ 3,980.00	$ 27,860.00	$ 3,300.00	$ 23,100.00	$ 3,350.00	$ 23,450.00
5.11	Valve, Gate, RW, 6-in.	1	EA	$ 2,800	$ 2,800.00	$ 1,850.00	$ 1,850.00	$ 2,234.06	$ 2,234.06	$ 3,500.00	$ 3,500.00	$ 4,000.00	$ 4,000.00	$ 3,145.00	$ 3,145.00	$ 6,390.00	$ 6,390.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
5.12	Fire Hydrant Assembly	1	EA	$ 8,000	$ 8,000.00	$ 7,600.00	$ 7,600.00	$ 9,235.38	$ 9,235.38	$ 7,500.00	$ 7,500.00	$ 8,000.00	$ 8,000.00	$ 8,402.00	$ 8,402.00	$ 10,185.00	$ 10,185.00	$ 9,600.00	$ 9,600.00	$ 10,000.00	$ 10,000.00
5.13	Alternate Fire Hydrant Assembly	3	EA	$ 8,500	$ 25,500.00	$ 7,800.00	$ 23,400.00	$ 9,627.95	$ 28,883.85	$ 8,000.00	$ 24,000.00	$ 7,800.00	$ 23,400.00	$ 9,055.00	$ 27,165.00	$ 9,550.00	$ 28,650.00	$ 9,500.00	$ 28,500.00	$ 10,000.00	$ 30,000.00
5.14	Temporary 2-in. Flushing Device, Blowoff	1	EA	$ 3,000	$ 3,000.00	$ 1,475.00	$ 1,475.00	$ 1,610.76	$ 1,610.76	$ 2,500.00	$ 2,500.00	$ 1,500.00	$ 1,500.00	$ 3,652.00	$ 3,652.00	$ 1,750.00	$ 1,750.00	$ 1,600.00	$ 1,600.00	$ 2,250.00	$ 2,250.00
5.15	Fire Hydrant Removal	3	EA	$ 2,500	$ 7,500.00	$ 200.00	$ 600.00	$ 800.00	$ 2,400.00	$ 1,000.00	$ 3,000.00	$ 1,000.00	$ 3,000.00	$ 300.00	$ 900.00	$ 750.00	$ 2,250.00	$ 950.00	$ 2,850.00	$ 2,000.00	$ 6,000.00
5.16	Valve Box Removal	4	EA	$ 800	$ 3,200.00	$ 100.00	$ 400.00	$ 300.00	$ 1,200.00	$ 575.00	$ 2,300.00	$ 500.00	$ 2,000.00	$ 250.00	$ 1,000.00	$ 175.00	$ 700.00	$ 550.00	$ 2,200.00	$ 1,500.00	$ 6,000.00
DIVISION 7: STREETS AND RELATED WORK																					
7.01	PCC Pavement Samples and Testing	1	LS	$ 3,500	$ 3,500.00	$ 2,000.00	$ 2,000.00	$ 3,500.00	$ 3,500.00	$ 1,500.00	$ 1,500.00	$ 2,000.00	$ 2,000.00	$ 4,500.00	$ 4,500.00	$ 1,895.00	$ 1,895.00	$ 1,500.00	$ 1,500.00	$ 3,500.00	$ 3,500.00
7.02	Removal of Sidewalk	142	SY	$ 20	$ 2,840.00	$ 8.00	$ 1,136.00	$ 5.00	$ 710.00	$ 18.00	$ 2,556.00	$ 10.00	$ 1,420.00	$ 15.00	$ 2,130.00	$ 17.00	$ 2,414.00	$ 16.00	$ 2,272.00	$ 50.00	$ 7,100.00
7.03	Removal of Driveway	18	SY	$ 30	$ 540.00	$ 12.00	$ 216.00	$ 5.00	$ 90.00	$ 18.00	$ 324.00	$ 10.00	$ 180.00	$ 15.00	$ 270.00	$ 30.00	$ 540.00	$ 28.00	$ 504.00	$ 105.00	$ 1,890.00
7.04	Sidewalk, PCC, 4-in. Thickness	142	SY	$ 75	$ 10,650.00	$ 135.00	$ 19,170.00	$ 160.00	$ 22,720.00	$ 65.00	$ 9,230.00	$ 65.00	$ 9,230.00	$ 142.00	$ 20,164.00	$ 127.00	$ 18,034.00	$ 95.00	$ 13,490.00	$ 65.00	$ 9,230.00
7.05	Driveway, Paved, PCC, 6-in. Thickness	18	SY	$ 85	$ 1,530.00	$ 160.00	$ 2,880.00	$ 175.00	$ 3,150.00	$ 85.00	$ 1,530.00	$ 90.00	$ 1,620.00	$ 152.00	$ 2,736.00	$ 110.00	$ 1,980.00	$ 82.00	$ 1,476.00	$ 95.00	$ 1,710.00
7.06	Sidewalk Assurance Testing	1	LS	$ 1,500	$ 1,500.00	$ 2,000.00	$ 2,000.00	$ 3,500.00	$ 3,500.00	$ 500.00	$ 500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 1,010.00	$ 1,010.00	$ 900.00	$ 900.00	$ 125.00	$ 125.00
7.07	Full Depth Patches, HMA , 6in Thickness	92	SY	$ 175	$ 16,100.00	$ 145.00	$ 13,340.00	$ 180.00	$ 16,560.00	$ 45.00	$ 4,140.00	$ 140.00	$ 12,880.00	$ 155.00	$ 14,260.00	$ 208.00	$ 19,136.00	$ 140.00	$ 12,880.00	$ 215.00	$ 19,780.00
7.08	Full Depth Patches, PCC, 7in Thickness	28	SY	$ 200	$ 5,600.00	$ 160.00	$ 4,480.00	$ 180.00	$ 5,040.00	$ 100.00	$ 2,800.00	$ 135.00	$ 3,780.00	$ 158.00	$ 4,424.00	$ 214.00	$ 5,992.00	$ 100.00	$ 2,800.00	$ 115.00	$ 3,220.00
DIVISION 8: TRAFFIC CONTROL																					
8.01	Temporary Traffic Control	1	LS	$ 15,000	$ 15,000.00	$ 5,000.00	$ 5,000.00	$ 10,000.00	$ 10,000.00	$ 7,200.00	$ 7,200.00	$ 5,000.00	$ 5,000.00	$ 6,000.00	$ 6,000.00	$ 4,400.00	$ 4,400.00	$ 8,700.00	$ 8,700.00	$ 7,500.00	$ 7,500.00
8.02	Remove and Salvage Traffic Signs	1	EA	$ 50	$ 50.00	$ 500.00	$ 500.00	$ -	$ -	$ 1,200.00	$ 1,200.00	$ 500.00	$ 500.00	$ 300.00	$ 300.00	$ 450.00	$ 450.00	$ 88.00	$ 88.00	$ 300.00	$ 300.00
DIVISION 9: SITE WORK AND LANDSCAPING																					
9.01	Hydraulic Mulching, Temporary, BFM	1	LS	$ 2,800	$ 2,800.00	$ 2,000.00	$ 2,000.00	$ 5,000.00	$ 5,000.00	$ 4,000.00	$ 4,000.00	$ 1,000.00	$ 1,000.00	$ 3,000.00	$ 3,000.00	$ 2,020.00	$ 2,020.00	$ 980.00	$ 980.00	$ 1,000.00	$ 1,000.00
9.02	Sod	104	SQ	$ 72	$ 7,488.00	$ 200.00	$ 20,800.00	$ 192.50	$ 20,020.00	$ 95.00	$ 9,880.00	$ 85.00	$ 8,840.00	$ 130.00	$ 13,520.00	$ 155.00	$ 16,120.00	$ 85.00	$ 8,840.00	$ 85.00	$ 8,840.00
9.03	Watering Sod	25	KGAL	$ 450	$ 11,250.00	$ 120.00	$ 3,000.00	$ 315.00	$ 7,875.00	$ 1.00	$ 25.00	$ 105.00	$ 2,625.00	$ 70.00	$ 1,750.00	$ 86.00	$ 2,150.00	$ 105.00	$ 2,625.00	$ 105.00	$ 2,625.00
9.04	Wattle, Installation	430	LF	$ 3	$ 1,290.00	$ 10.00	$ 4,300.00	$ 4.00	$ 1,720.00	$ 1.90	$ 817.00	$ 2.50	$ 1,075.00	$ 2.00	$ 860.00	$ 3.00	$ 1,290.00	$ 2.00	$ 860.00	$ 2.00	$ 860.00
9.05	Wattle, Removal	430	LF	$ 1	$ 430.00	$ 3.00	$ 1,290.00	$ 1.00	$ 430.00	$ 0.10	$ 43.00	$ 0.25	$ 107.50	$ 1.00	$ 430.00	$ 1.00	$ 430.00	$ 0.10	$ 43.00	$ 0.10	$ 43.00
9.06	Intake Protection Device, Installation & Removal	2	EA	$ 250	$ 500.00	$ 250.00	$ 500.00	$ 1,000.00	$ 2,000.00	$ 149.00	$ 298.00	$ 250.00	$ 500.00	$ 500.00	$ 1,000.00	$ 250.00	$ 500.00	$ 200.00	$ 400.00	$ 200.00	$ 400.00
9.07	Intake Protection Device, Maintenance	2	EA	$ 50	$ 100.00	$ 100.00	$ 200.00	$ 100.00	$ 200.00	$ 1.00	$ 2.00	$ 25.00	$ 50.00	$ 250.00	$ 500.00	$ 25.00	$ 50.00	$ 10.00	$ 20.00	$ 10.00	$ 20.00
9.08	Removal and Reinstallation of Existing Fence	20	LF	$ 50	$ 1,000.00	$ 50.00	$ 1,000.00	$ 20.00	$ 400.00	$ 40.00	$ 800.00	$ 50.00	$ 1,000.00	$ 20.00	$ 400.00	$ 100.00	$ 2,000.00	$ 55.00	$ 1,100.00	$ 250.00	$ 5,000.00
DIVISION 11: MISCELLANEOUS																					
11.01	Mobilization	1	LS	$ 35,000	$ 35,000.00	$ 4,000.00	$ 4,000.00	$ 15,000.00	$ 15,000.00	$ 32,000.00	$ 32,000.00	$ 25,000.00	$ 25,000.00	$ 60,000.00	$ 60,000.00	$ 27,150.00	$ 27,150.00	$ 120,000.00	$ 120,000.00	$ 50,000.00	$ 50,000.00
11.02	Remove, Salvage & Reinstall Mailbox	1	EA	$ 500	$ 500.00	$ 100.00	$ 100.00	$ 150.00	$ 150.00	$ 400.00	$ 400.00	$ 250.00	$ 250.00	$ 300.00	$ 300.00	$ 200.00	$ 200.00	$ 350.00	$ 350.00	$ 1,000.00	$ 1,000.00
11.03	Concrete Washout	1	LS	$ 2,000	$ 2,000.00	$ 500.00	$ 500.00	$ 5,000.00	$ 5,000.00	$ 800.00	$ 800.00	$ 250.00	$ 250.00	$ 1,000.00	$ 1,000.00	$ 2,000.00	$ 2,000.00	$ 3,000.00	$ 3,000.00	$ 500.00	$ 500.00
11.04	Exploratory Potholing	1	LS	$ 5,000	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 2,500.00	$ 2,500.00	$ 12,536.00	$ 12,536.00	$ 2,000.00	$ 2,000.00	$ 5,000.00	$ 5,000.00	$ 36,400.00	$ 36,400.00	$ 7,500.00	$ 7,500.00	$ 70,000.00	$ 70,000.00
	TOTAL:				**$ 505,153.00**		**$ 368,277.00**		**$ 422,900.38**		**$ 438,957.00**		**$ 487,517.50**		**$ 494,228.00**		**$ 528,239.00**		**$ 593,188.00**		**$ 785,358.00**

*Extended price calculation error by Busy Busy Construction, LLC effected the overall contractor bid order but did not effect the overall contract low bid.

RESOLUTION 01-4426 ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE SE 2ND STREET WATER MAIN

Grimes Resolution No. 01-4426

WHEREAS, on the **16th** day of **December**, **2025**, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the SE 2nd Street Water Main; and

WHEREAS, notice of hearing on plans, specifications, form of contract and estimate of cost for the public improvements was published as required by law.

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

Section 1. That the plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the public improvements, as described in the preamble of this Resolution.

PASSED and APPROVED on January 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

RESOLUTION 01-4526 MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE SE 2ND STREET WATER MAIN

Grimes Resolution No. 01-4526

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

Section 1. That the following bid for the construction of certain public improvements described in general as the SE 2nd Street Water Main, described in the plans and specifications heretofore adopted by this Council on January 27, 2026, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: MB Construction, LLC of Monticello, MO

Amount of bid: $368,277.00

Portion of project: All construction work

Section 2. That the Mayor and Clerk are hereby directed to execute the contract with the contractor for the construction of the public improvements, such contract not to be binding on the City until approved by this Council.

PASSED and APPROVED on January 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

RESOLUTION 01-4626 AUTHORIZING CONSTRUCTION CONTRACT AND BOND FOR THE SE 2ND STREET WATER MAIN

Grimes Resolution No. 01-4626

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

That the construction contract and bond executed and insurance coverage for the construction of certain public improvements described in general as the SE 2nd Street Water Main, and as described in detail in the plans and specifications heretofore approved, and which have been authorized to be signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor: MB Construction, LLC of Monticello, MO

Amount of bid: $368,277.00

Bond surety: _____

Date of bond: _____

Portion of project: All construction work

PASSED and APPROVED on January 27, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL COMMUNICATION
Meeting Date: 1/27/2026

AGENDA ITEM: Second Reading of 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.

No changes proposed since first reading.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS: Planning & Zoning Commission recommendation of approval - 01/06/2026
Parks & Recreation Advisory Board recommendation of approval - 11/18/2025
City Council approved 1st reading - 01/13/2026

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

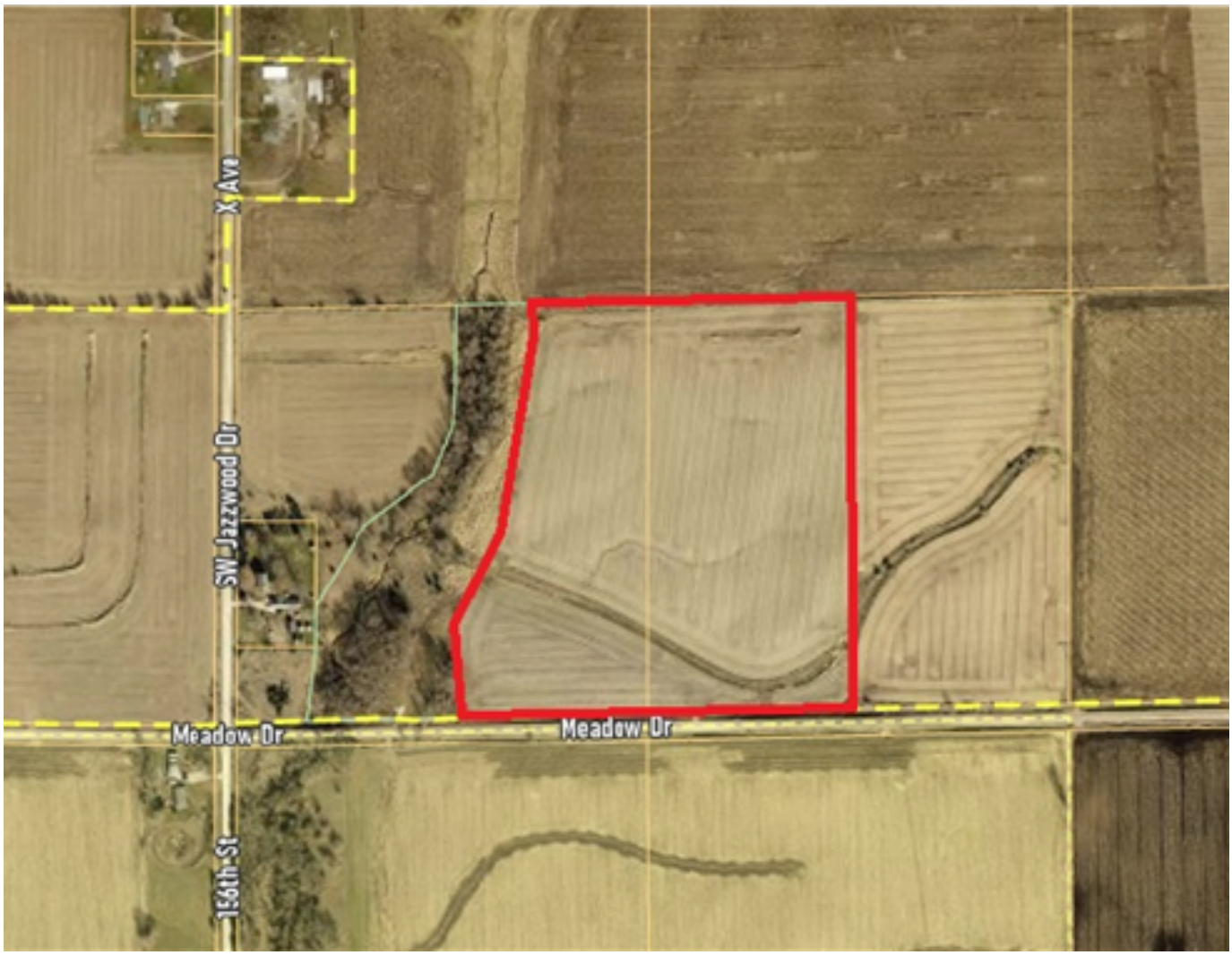
_____
Rachel Greving, City Clerk

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.



Planning & Zoning Staff Report

CITY OF GRIMES

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)

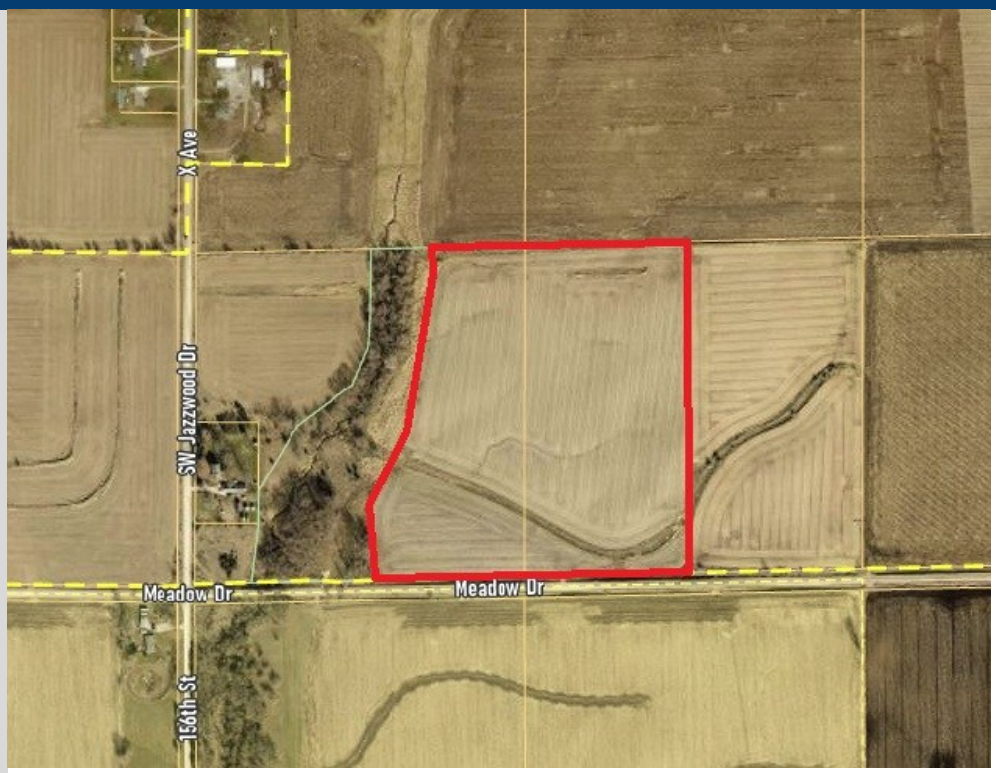
PLANNER

Evann Coffey

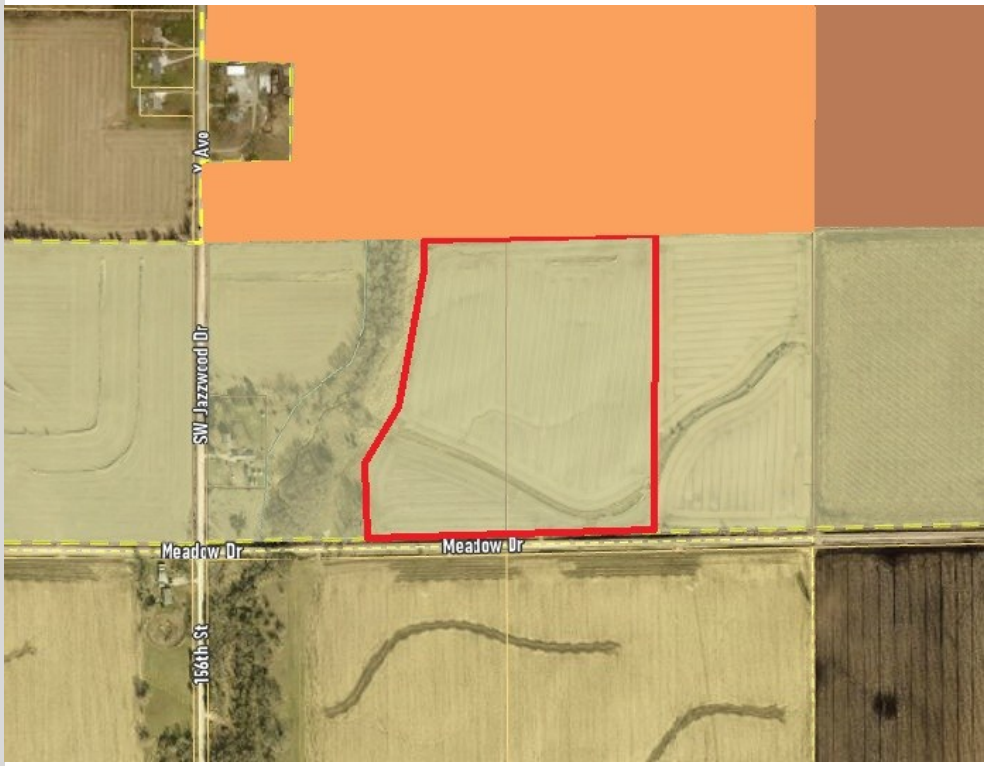
ecoffey@grimesiowa.gov

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

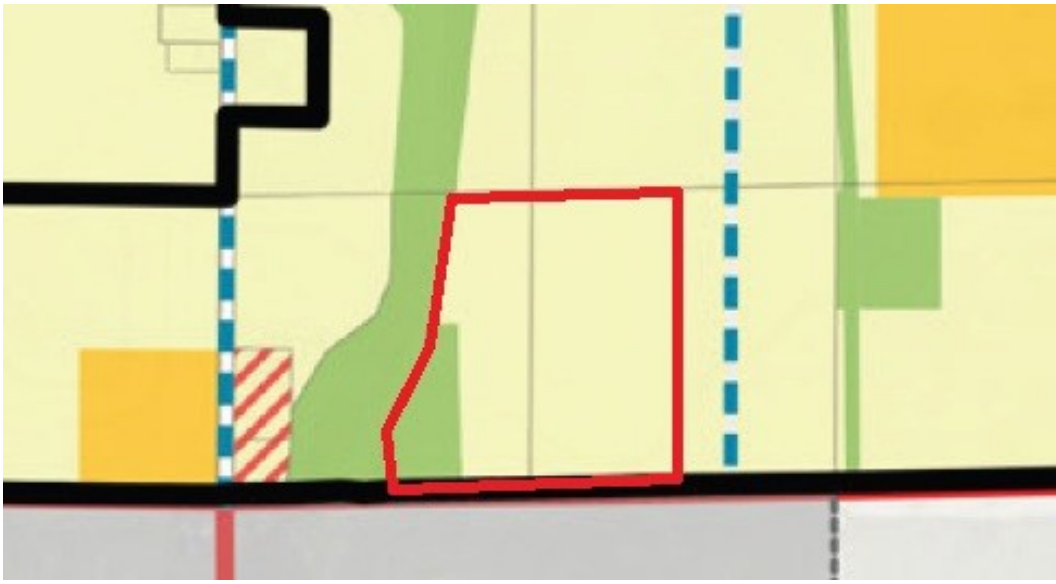
PARKS

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.

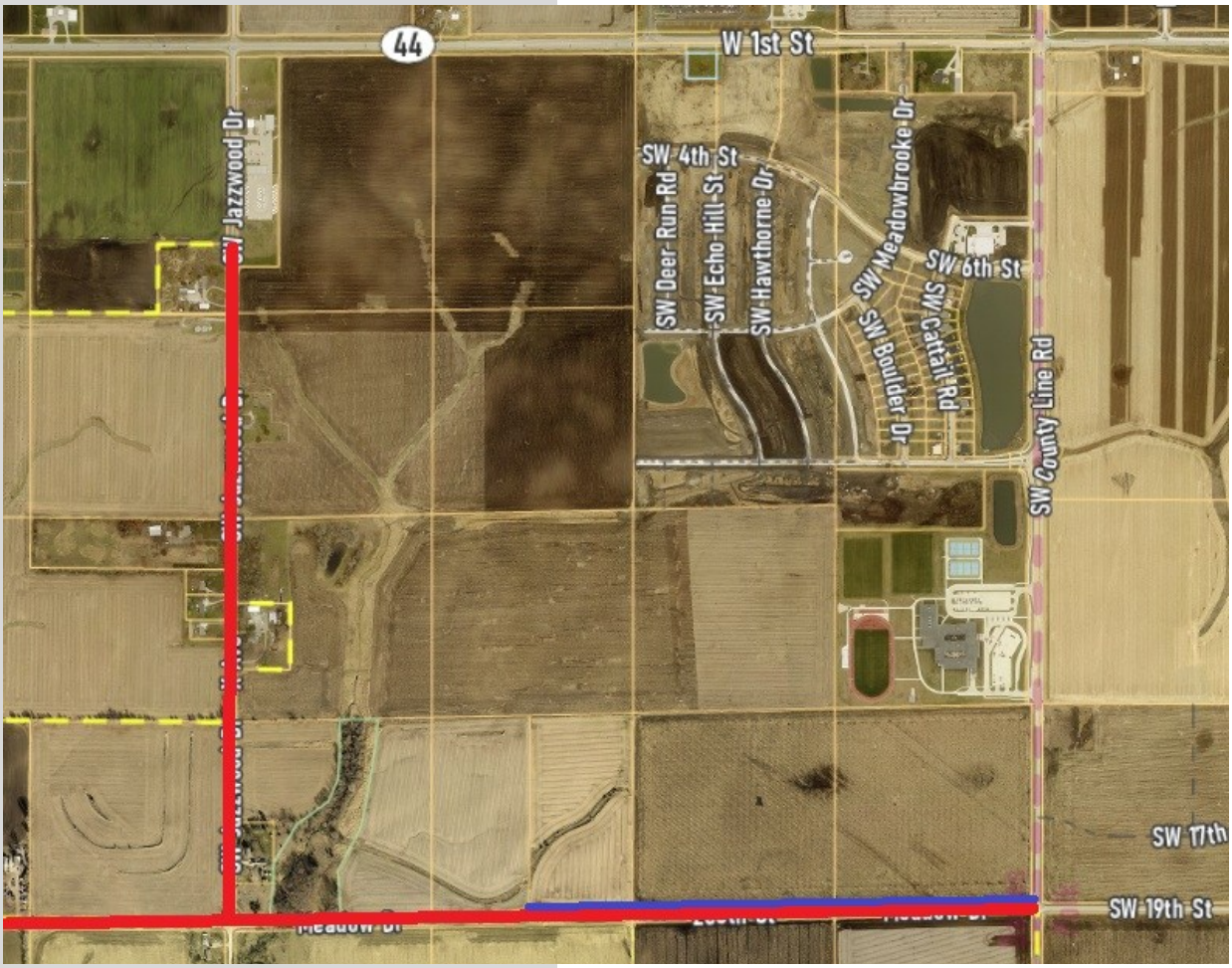
The Parks and Recreation Advisory Board recommended approval.

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

STREET ACCESS

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.

PEDESTRIAN ACCESS

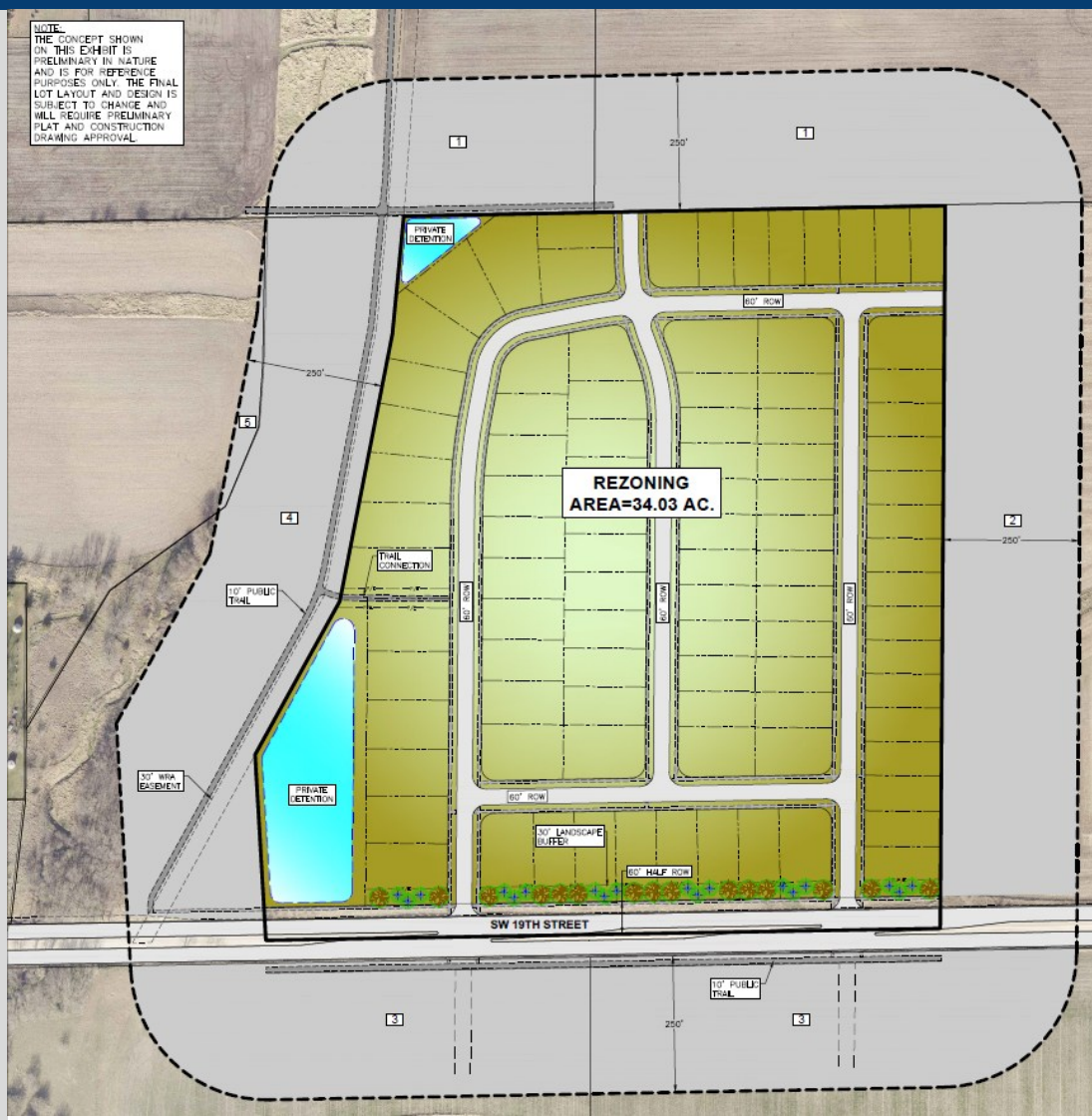
A 5′ sidewalk will be provided along the north side of SW 19th Street and on both sides of the internal public streets. A 10′ trail connection will be provided from the development to the future 10′ trail along the greenway to the west.

STORM WATER

All detention within the development will be private.

LANDSCAPING

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.



DEVELOPMENT STANDARDS

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.

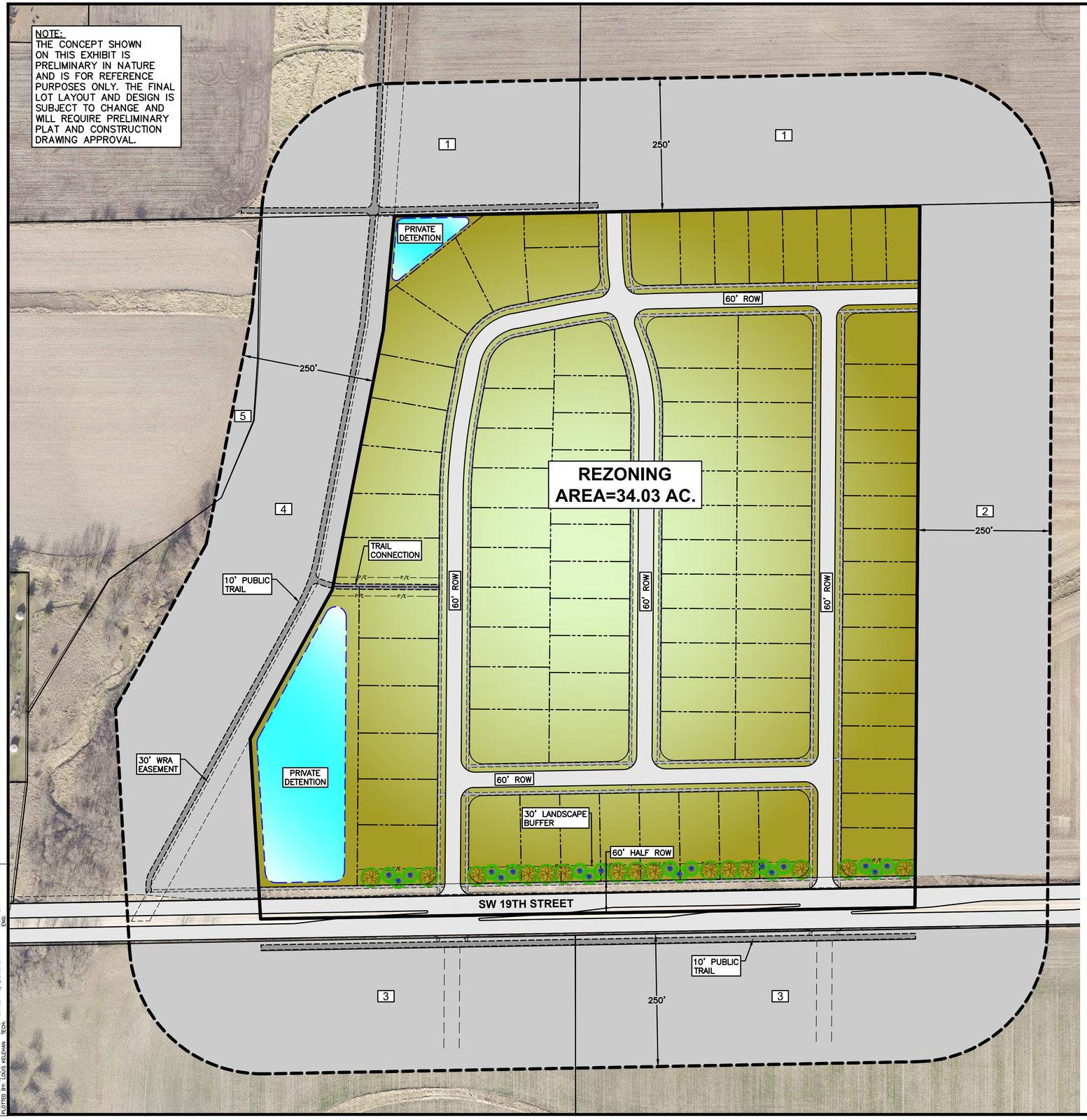
There is no parkland dedication required for this development.

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.

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

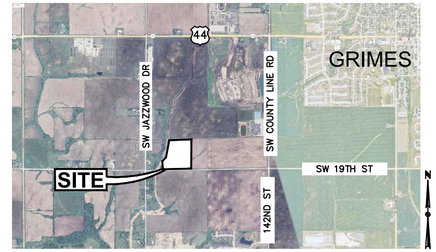


LEGEND / LOT SUMMARY:

R-4 (PUD)

VICINITY MAP

NOT TO SCALE



OWNER/APPLICANT:

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

ENGINEER / SURVEYOR:

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

ZONING:

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

PROPOSED: R-4 (PUD) (34.03 AC)

ADJACENT OWNERSHIP

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

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

BULK REGULATIONS

R-4 (PUD)

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

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

MAX BUILDING HT = 35 FT

MAXIMUM DENSITY = 6.0 UNITS / ACRE

REZONING DESCRIPTION

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

AND

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

N

SCALE
0' 50' 100' 200'

REVISIONS	DATE
FIRST SUBMITTAL	08/08/2025
SECOND SUBMITTAL	09/10/2025
REVISED	12/09/2025

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400
ENGINEER: TECH:
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

SIENNA HILLS
REZONING MAP

1 / 1
2410.843

COMMENT:
ENG:
FILE: R:\2024\2410843\DWG\2410843 - REZONING.DWG
FILE DATE: 12/9/2025 PLOTTED: 12/9/2025 2:07 PM
PLOTTED BY: LOUIS KEELHAN TECH:

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, 2026, 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) 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, 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: _____

Title: MEMBER - MANAGER

STATE OF IOWA)

ss:)

COUNTY OF Dallas)

On this 2 day of January, 2024, 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.

_____

Notary Public in and for the State of Iowa
My Commission expires 05-18-27

NOTARIAL SEAL IOWA
Daniel Allen Robert Fitzgerald
Commission Number 810622
My Commission Expires
May 18, 2027

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