



City Council Agenda

Grimes City Council
February 24, 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 02-2126 Approving Previous Meeting Minutes
 - b. Resolution 02-2226 Claims Report \$1,483,331.49
 - c. Receiving and Filing Reports
 - i. Finance Report for January 2026
 - ii. Johnston-Grimes Metropolitan Fire District 2025 Annual Report
 - d. Resolution 02-2326 Approving Payments for Professional Services
 - i. Invoice #37 McClure Engineering Company — Phase 1A Water System Improvements \$3,866.25
 - ii. Invoice #17 OPN Architects, Inc - Grimes Public Administration Building \$6,369.58
 - iii. Invoice #5 ISG - NW 27th Street Trail Connection \$10,028.33
 - e. Resolution 02-2426 Approving Capital Project Payment Requests

- i. Pay Application # 14 (Retainage) 1st Interiors Inc. — Grimes Public Safety Center \$23,468.05
- ii. Pay Application # 1 US Erectors — Grimes Administration Building \$44,911.00
- iii. Pay Application #5 (Retainage) Midwest Automatic Fire Sprinkler Company – Grimes Public Safety Center \$3,840.00
- iv. Pay Application #11 (Retainage) Mid-American Glazing Systems - Grimes Public Safety Center \$20,303.60
- v. Pay Application #1 Kruck Plumbing & Heating Co, Inc. — Grimes Administration Building \$22,148.98
- vi. Pay Application #1 Iowa Earth Works - SW 19th Street SRF Sponsored Pond \$160,499.11
- vii. Pay Application #9 (Retainage) Hopkins Roofing - Grimes Public Safety Center \$15,512.50
- viii. Pay Application #7 (Retainage) Henkel Construction Company - Grimes Public Safety Center \$64,026.17
- ix. Pay Application #6 Henkel Construction Company - Grimes Public Safety Center \$10,061.93
- x. Pay Application #6 (Retainage) Forrest & Associate, Inc. — Grimes Public Safety Center \$13,575.06
- xi. Pay Application #12 (Retainage) DDVI - Grimes Public Safety Center \$65,984.49
- xii. Pay Application #1 Ford Metro Inc. - Grimes Administration Building \$10,941.60
- f. Resolution 02-2526 To Amend Contract for Professional Services with The Weitz Company, LLC for the Grimes Public Administration Building
- g. Resolution 02-2626 To Enter Into Contract for Professional Services with Tune for the Grimes Public Administration Building
- h. Resolution 02-2726 Ordering Construction of the SW 19th Street Water Transmission Main Extension, and Fixing a Date for Hearing thereon and Taking of Bids Therefor
- i. Resolution 02-2826 Approving to Enter into an Aquatic Vegetation and Algae Management Contract
- j. Resolution 02-2926 Setting the date for Public Hearing and additional action on proposal to enter into a General Obligation Loan Agreement and to borrow money thereunder
- k. Resolution 02-3026 to Make a One-Time Water and Sewer Adjustment for a Customer
- l. Resolution 02-3126 Setting the date for Public Hearing on the Fiscal Year 2026-2027 Proposed City Property Tax Levy
- m. Resolution 02-3226 Approving Amended Offer to Purchase and Agreement - Shipley - 142nd Street Improvements
- n. Resolution 02-3326 Approving Amended Offer to Purchase and Agreement - EBH Inc - 142nd Street Improvements
- o. Resolution 02-3426 Approving Temporary Construction Easement - Marco Properties - 19th Street SRF Pond

- p. Resolution 02-3526 Approving Consent and Agreement to Improvements Within An Overland Flowage Easement and Storm Sewer Easement for Lot 3 of Beaverbrooke West Plat 6 - 921 NW Calista Drive
- q. Resolution 02-3626 to Amend Contract for Professional Services with OPN Architects for the Grimes Public Administration Building

PROPOSED ACTION ITEMS

- 1. Resolution 02-3726 Approving Professional Services Agreement - ISG - Waterworks Park Phase 2 Improvements
- 2. NE Destination Drive Extension – Phase 2
 - a. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for the NE Destination Drive Extension — Phase 2
 - b. Resolution 02-3826 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the NE Destination Drive Extension — Phase 2
- 3. SW 19th Street and SW Jazzwood Drive Overlay
 - a. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for the SW 19th Street and SW Jazzwood Drive Overlay
 - b. Resolution 02-3926 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the SW 19th Street and SW Jazzwood Drive Overlay
- 4. Ordinance 810 Establishing Standards for Small Wireless Facilities
 - a. Public Hearing on Ordinance 810 Establishing Standards for Small Wireless Facilities
 - b. First Consideration of Ordinance 810 Establishing Standards for Small Wireless Facilities
- 5. Resolution 02-4026 Approving Revised Economic Development Incentive Policy for the City of Grimes, Iowa
- 6. Resolution 02-4126 Approving Final Plat of Rider Logistics Center Plat 2 and Certain Related Easements and Agreements
- 7. Second Reading of Ordinance 809 Brookside Village North Rezone
- 8. Grimes Strategic Plan Communications Update
- 9. Staff Reports
- 10. Mayor and City Council Reports
- 11. Adjournment



AGENDA ITEM: Approving Previous Meeting Minutes

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

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:

Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

Rachel Greving, City Clerk, 515-986-4050, rgreving@grimesiowa.gov

Prepared by: Rachel Greving

Return to: Rachel Greving

RESOLUTION 02-2126 APPROVING PREVIOUS MEETING MINUTES

Grimes Resolution No. 02-2126

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 February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

CITY COUNCIL MEETING
Tuesday, February 10, 2026

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor David Gisch February 10, 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 Borcharding, Laurie DePhillips, Leslie Irlbeck, Jared Lovelady
Absent: NA

4. Approval of Agenda

Mayor Gisch asked for approval of the agenda.
Moved by Borcharding, 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, communicated his disappointment with the location of the approved Public Administration Building at Waterworks Park.

Joe Herman, 308 NW 8th Street, Grimes, shared his thoughts on the approved site plan for the Public Administration Building.

6. Approval of the Consent Agenda

- a. Resolution 02-0126 Approving Previous Meeting Minutes
- b. Resolution 02-0226 Claims Report \$1,241,123.39
- c. Receiving and Filing Reports
 - i. Finance Report for December 2025
- d. Resolution 02-0326 Approving Payments for Professional Services
 - i. Invoice #3 Foth Infrastructure & Environment, LLC - SW 19th St. SRF Sponsored Pond \$44,847.47
 - ii. Invoice #13 Foth Infrastructure & Environment, LLC - S James Street Improvements - SE 37th St. to SE 11th St. \$33,050.06
 - iii. Invoice #27 Foth Infrastructure & Environment, LLC - S James St. & SE 11th St. Improvements \$20,007.00
 - iv. Invoice #5 MSA Professional Services, Inc. - SE 2nd Street Water Main \$6,596.36

- v. Invoice #15 MSA Professional Services, Inc. - SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstructon \$3,844.36
- vi. Invoice #31 Snyder & Associates, Inc. - NE Destination Dr. & NE Beaverbrooke Blvd. Improvements \$5,039.41
- e. Resolution 02-0426 Approving Capital Project Payment Requests
 - i. Pay Request #26 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements \$31,238.47
- f. Resolution 02-0526 Approving Change Orders
 - i. Change Order #1 Iowa Earth Works - SW 19th Street SRF Sponsored Pond \$4,150.00
 - ii. Change Order #8 Renda Electric - Grimes Public Safety Center \$942.00
- g. Resolution 02-0626 Setting Date for Public Hearing on Urban Renewal Plan Amendment
- h. Resolution 02-0726 Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Brookside North, LLC, Including Annual Appropriation Tax Increment Payments
- i. Resolution 02-0826 Awarding the Bid for the Sanitary Sewer Televising Project
- j. Resolution 02-0926 Approving Amendment to Janitorial Services Agreement for City-Owned Facilities
- k. Resolution 02-1026 Renewing Contract of Horticulture Maintenance and Amendment of Contract
- l. Resolution 02-1126 Approving Water Meter and Smart Point Purchase- Municipal Supply, Inc
- m. Resolution 02-1226 Authorizing Cleaning Out Reed Beds
- n. Resolution 02-1326 Setting the Date, Time and Place for a Public Hearing on a Proposed Ordinance Establishing Chapter 8-6 of the Grimes Code of Ordinances Relating to Small Wireless Facilities in the Public Right-of-Way
- o. Resolution 02-1426 Accepting 1 Prime Contract for the Grimes Public Safety Center
- p. Resolution 02-1526 Accepting Public Improvements for Brookside Village Plat 2 Sanitary Sewer Extension

Mayor Gisch asked for approval of the consent agenda.

Moved by Borchering, Second by Irlbeck, to approve the consent agenda.

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

PROPOSED ACTION ITEMS

1. Resolution 02-1626 Approving Amateur Athletic Union Hy-Vee Multiplex rental agreement

Parks and Recreation Director Becker shared details of the agreement for an event including athletes from 29 states and 24 countries.

Mayor Gisch asked for approval of Resolution 02-1626 Approving Amateur Athletic Union Hy-Vee Multiplex rental agreement

Moved by Johansen, Second by DePhillips, to approve Resolution 02-1626 Approving Amateur Athletic Union Hy-Vee Multiplex rental agreement

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

2. Resolution 02-1726 Making Award of Construction Contract for the 142nd Street Paving Project – Meredith Drive to Waterford Road

Development Services Director Pfaltzgraff presented the details of the joint paving project with the City of Urbandale.

Mayor Gisch asked for approval of Resolution 02-1726 Making Award of Construction Contract for the 142nd Street Paving Project – Meredith Drive to Waterford Road

Moved by Johansen, Second by Lovelady, to approve Resolution 02-1726 Making Award of Construction Contract for the 142nd Street Paving Project – Meredith Drive to Waterford Road

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

3. Resolution 02-1826 To Enter Into Contract for Professional Services With HR Green, Inc. for SE 37th Street East Gap Improvements

Development Services Director Pfaltzgraff presented a timeline starting in 2017 that showed road improvements to the road systems in this area and shared that this is also a joint project with the City of Urbandale.

Mayor Gisch asked for approval of Resolution 02-1826 To Enter Into Contract for Professional Services With HR Green, Inc. for SE 37th Street East Gap Improvements

Moved by Borcharding, Second by Irlbeck, to approve Resolution 02-1826 To Enter Into Contract for Professional Services With HR Green, Inc. for SE 37th Street East Gap Improvements

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

4. Resolution 02-1926 Approving Final Plat of Harvest Pointe Plat 1 and Certain Related Easements and Agreements

Senior Planner Coffey provided details pertaining to the proposed final plat including 56 single-family lots.

Mayor Gisch asked for approval of Resolution 02-1926 approving Final Plat of Harvest Pointe Plat 1 and Certain Related Easements and Agreements

Moved by Johansen, Second by DePhillips, to approve Resolution 02-1926 approving Final Plat of Harvest Pointe Plat 1 and Certain Related Easements and Agreements

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

5. Resolution 02-2026 Approving Final Plat of Brookside Village Plat 2 and Certain Related Easements and Agreements

Senior Planner Coffey presented the features of the final plat including 3 commercial lots.

Mayor Gisch asked for approval of Resolution 02-1926 approving Final Plat of Brookside Village Plat 2 and Certain Related Easements and Agreements

Moved by Johansen, Second by Bocherding, to approve Resolution 02-1926 approving Final Plat of Brookside Village Plat 2 and Certain Related Easements and Agreements

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

6. Third Reading of Ordinance 808 Sienna Hills Rezone

Senior Planner Coffey reported that there have been no changes since the first and second readings and provided a short review of the proposed rezone.

Mayor Gisch asked for approval of Third Reading of Ordinance 808 Sienna Hills Rezone
Moved by Borcharding, Second by Irlbeck, to approve Third Reading of Ordinance 808 Sienna Hills Rezone

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

Mayor Gisch asked for approval of Final Passage of Ordinance 808 Sienna Hills Rezone
Moved by Borcharding, Second by Irlbeck, to approve Final Passage of Ordinance 808 Sienna Hills Rezone

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

7. First Reading of Ordinance 809 Brookside Village North Rezone

Senior Planner Coffey gave an overview of the proposed rezone with a conceptual plan including 8 acres of medium-density residential and 6 acres of high-density residential and a fee in lieu of the parkland dedication.

Council members asked questions about the park that the fee in lieu would be contributed to for park improvements.

Mayor Gisch asked for approval of First Reading of Ordinance 809 Brookside Village North Rezone
Moved by Borcharding, Second by DePhillips, to approve First Reading of Ordinance 809 Brookside Village North Rezone

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

Staff Report

No staff report given.

Mayor and City Council Reports

Mayor and Council members shared their first meeting experiences in their appointed roles on other boards.

Adjournment

There being no further business, the meeting was adjourned at 6:40 p.m.

Motion by DePhillips, Second by Johansen to adjourn.

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

ATTEST:

Rachel Greving, City Clerk

David Gisch, Mayor

CITY COUNCIL CIP AND BUDGET WORKSHOP
Tuesday, February 10, 2026

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor David Gisch February 10, 2026, at 6:52 p.m. at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa.

BUSINESS MEETING AGENDA

1. Call to Order
2. CIP and Budget Workshop

City staff presented the proposed FY27 budgets for each department. Mayor and Council reviewed the proposals and discussed potential adjustments and alternatives to address staffing and operational needs.

3. Adjournment

There being no further business, the meeting was adjourned at 9:50 p.m.
Motion by Johansen, Second by Lovelady to adjourn.
Roll Call: Ayes: All; Nays: None; Motion passes: 4 - 0.

ATTEST:

Rachel Greving, City Clerk

David Gisch, Mayor

CITY COUNCIL CIP AND BUDGET WORKSHOP
Monday, February 16, 2026

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor David Gisch February 16, 2026, at 4:06 p.m. at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa.

BUSINESS MEETING AGENDA

1. Call to Order
2. CIP and Budget Workshop

City staff presented the overall proposed FY27 budget. Mayor and Council reviewed the proposals and discussed potential adjustments and alternatives to address staffing and operational needs.

3. Adjournment

There being no further business, the meeting was adjourned at 5:07 p.m.
Motion by Irlbeck, Second by Borcharding 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: 2/24/2026

AGENDA ITEM: Claims Report \$1,483,331.49

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

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:

Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

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

Prepared by: Marcia Woodke

Return to: Marcia Woodke

RESOLUTION 02-2226 CLAIMS REPORT \$1,483,331.49

Grimes Resolution No. 02-2226

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 February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk



Grimes, IA

Expense Approval Report

By Vendor Name

Payment Dates 2/11/2026 - 2/24/2026

Vendor Name	Description (Item)	Amount
Vendor: 0000004804 - 1ST INTERIORS INC		
1ST INTERIORS INC	GRIMES PUBLIC SAFETY CENT...	23,468.05
Vendor 0000004804 - 1ST INTERIORS INC Total:		23,468.05
Vendor: 0000004391 - AGRILAND FS INC		
AGRILAND FS INC	DIESEL FUEL	106.64
AGRILAND FS INC	DIESEL FUEL	24.80
AGRILAND FS INC	DIESEL FUEL	320.21
AGRILAND FS INC	DIESEL FUEL	23.08
AGRILAND FS INC	DIESEL FUEL	63.24
AGRILAND FS INC	UNLEADED FUEL	79.24
AGRILAND FS INC	UNLEADED FUEL	33.97
AGRILAND FS INC	UNLEADED FUEL	67.30
AGRILAND FS INC	UNLEADED FUEL	49.24
AGRILAND FS INC	UNLEADED FUEL	25.18
AGRILAND FS INC	UNLEADED FUEL	43.89
AGRILAND FS INC	UNLEADED FUEL	37.69
AGRILAND FS INC	UNLEADED FUEL	237.85
AGRILAND FS INC	DIESEL FUEL	399.50
AGRILAND FS INC	DIESEL FUEL	95.28
AGRILAND FS INC	DIESEL FUEL	38.46
AGRILAND FS INC	DIESEL FUEL	341.44
AGRILAND FS INC	DIESEL FUEL	185.12
AGRILAND FS INC	DIESEL FUEL	23.25
AGRILAND FS INC	UNLEADED FUEL	52.67
AGRILAND FS INC	UNLEADED FUEL	151.62
AGRILAND FS INC	UNLEADED FUEL	166.10
AGRILAND FS INC	UNLEADED FUEL	66.60
AGRILAND FS INC	UNLEADED FUEL	57.23
AGRILAND FS INC	UNLEADED FUEL	110.12
Vendor 0000004391 - AGRILAND FS INC Total:		2,799.72
Vendor: VEN01022 - AMAZON CAPITAL SERVICES - LIBRARY		
AMAZON CAPITAL SERVICES - ... FOSTERING A CIVIL WORKPLA...		31.19
AMAZON CAPITAL SERVICES - ... WILD KRATTS CATS AND DOGS		4.68
AMAZON CAPITAL SERVICES - ... MY LIFE WITH THE WALTER B...		7.24
AMAZON CAPITAL SERVICES - ... GRAVE DANGER		14.16
AMAZON CAPITAL SERVICES - ... TRUE DEVOTION		17.99
AMAZON CAPITAL SERVICES - ... THEO OF GOLDEN		16.50
AMAZON CAPITAL SERVICES - ... RIGHT TO REMAIN		16.50
AMAZON CAPITAL SERVICES - ... GERM-X ORIGINAL HAND SAN...		23.20
AMAZON CAPITAL SERVICES - ... STAPLERS		3.81
AMAZON CAPITAL SERVICES - ... COMIX LINED STICKY EASEL P...		44.99
AMAZON CAPITAL SERVICES - ... AMAZON BASICS HEAVY-DUTY...		28.06
AMAZON CAPITAL SERVICES - ... CHEX MIX REMIX CHEESY PIZZA		5.49
AMAZON CAPITAL SERVICES - ... GOLDFISH FLAVOR BLASTED X...		2.00
AMAZON CAPITAL SERVICES - ... GOLDFISH PIZZA CHEESE CRA...		2.00
AMAZON CAPITAL SERVICES - ... NESTLE COFFEE MATE ORIGIN...		24.50
AMAZON CAPITAL SERVICES - ... GAME CHANGER		17.70
AMAZON CAPITAL SERVICES - ... TOUGH GUY		16.99
AMAZON CAPITAL SERVICES - ... IT'S NOT HER		16.50
AMAZON CAPITAL SERVICES - ... IN HIS WAKE		10.19
AMAZON CAPITAL SERVICES - ... OF COURSE IT'S GOOD		18.89
AMAZON CAPITAL SERVICES - ... WOMAN DOWN		15.94
AMAZON CAPITAL SERVICES - ... FIRST STATE OF BEING		12.99
AMAZON CAPITAL SERVICES - ... BEDTIME FOR ZOE		15.00

Expense Approval Report

Payment Dates: 2/11/2026 - 2/24/2026

Vendor Name	Description (Item)	Amount
AMAZON CAPITAL SERVICES - ...	VENO 2 PACK CLEAR BEACH B...	14.53
AMAZON CAPITAL SERVICES - ...	123 DO THE ROBOT	19.94
AMAZON CAPITAL SERVICES - ...	CORRESPONDENT	30.80
AMAZON CAPITAL SERVICES - ...	HALF HIS AGE	16.50
AMAZON CAPITAL SERVICES - ...	MY HUSBAND'S WIFE	15.94
Vendor VEN01022 - AMAZON CAPITAL SERVICES - LIBRARY Total:		464.22

Vendor: AMAZON CAPITAL SERVI - AMAZON CAPITAL SERVICES

AMAZON CAPITAL SERVICES	CREDIT FOR INV #1D7F-DYXW...	-15.04
AMAZON CAPITAL SERVICES	CREDIT FOR INV #1D7F-DYXW...	-42.68
AMAZON CAPITAL SERVICES	YOUTH BASKETBALL WRISTBA...	58.57
AMAZON CAPITAL SERVICES	CREDIT FOR INV #1D7F-DYXW...	-15.03
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES-COFFEE, FIL...	192.12
Vendor AMAZON CAPITAL SERVI - AMAZON CAPITAL SERVICES Total:		177.94

Vendor: 0000004760 - ASCENDANCE TRUCKS MIDWEST LLC

ASCENDANCE TRUCKS MIDWE...	PROFESSIONAL SERVICES-TEL...	623.49
ASCENDANCE TRUCKS MIDWE...	PROFESSIONAL SERVICES-TEL...	623.49
ASCENDANCE TRUCKS MIDWE...	PROFESSIONAL SERVICES-TEL...	623.48
Vendor 0000004760 - ASCENDANCE TRUCKS MIDWEST LLC Total:		1,870.46

Vendor: 0000001150 - BANKERS TRUST COMPANY

BANKERS TRUST COMPANY	GANNETT MEDIA-DSM REGIST...	21.19
BANKERS TRUST COMPANY	SMOKEY ROW-PARTNER MEET..	8.04
BANKERS TRUST COMPANY	2026 ANNUAL BUILDER LUNC...	33.85
BANKERS TRUST COMPANY	CPM CONSORTIUM-MEMBER ...	100.00
BANKERS TRUST COMPANY	INTERNATIONAL TRANS FEE-S...	0.99
BANKERS TRUST COMPANY	SOUNDSCAPE-ANNUAL SUBS...	99.00
BANKERS TRUST COMPANY	HYVEE-FUNERAL FLOWERS-BR...	100.00
BANKERS TRUST COMPANY	VERIFIED FIRST- DS BACKGRO...	51.00
BANKERS TRUST COMPANY	NPELRA GRIEVANCE ARB/CON...	1,235.00
BANKERS TRUST COMPANY	NPELRA CON REGIS-EDGETON	890.00
BANKERS TRUST COMPANY	NPELRA-MEMBER RENEW-FISK	215.00
BANKERS TRUST COMPANY	OPENAI SUBSCRIPTION-FISK	21.40
BANKERS TRUST COMPANY	VERIFIED FIRST-CREDIT CARD ...	1.48
BANKERS TRUST COMPANY	WORKBOOTS/PANTS-FERRARA	234.98
BANKERS TRUST COMPANY	OPENAI SUBSCRIPTION-AHRE...	21.40
BANKERS TRUST COMPANY	INSTITUTE FOR TRANSP-HAN...	325.00
BANKERS TRUST COMPANY	UNIVERSITY OF WI/TRAINING -..	1,045.00
BANKERS TRUST COMPANY	ICC-BUILDING INSP EXAM-BA...	255.00
BANKERS TRUST COMPANY	ASPHALT CONF-HANSON/FER...	1,260.00
BANKERS TRUST COMPANY	ICPA CREDIT	-150.00
BANKERS TRUST COMPANY	MICROSOFT SUBSCRIPTION	2.58
BANKERS TRUST COMPANY	COGNITO - TEAMS SUBSCRIPT...	44.00
BANKERS TRUST COMPANY	CONCRETE WRKSH-TEIG/JAC...	940.00
BANKERS TRUST COMPANY	ACE HARDWARE-CAULK LEXEL...	14.99
BANKERS TRUST COMPANY	IAWEA-WW COLLECT EXAM/...	240.00
BANKERS TRUST COMPANY	IAWEA MEMBERSHIP	30.00
BANKERS TRUST COMPANY	IAWEA - NASSCO CERT/CAPAL...	1,240.00
BANKERS TRUST COMPANY	ELECTRONIC SERVICES-LEGAL ...	86.53
BANKERS TRUST COMPANY	ELECTRONIC SERVICES-LEGAL ...	137.23
BANKERS TRUST COMPANY	WALMART - CITY HALL OFFICE...	177.22
BANKERS TRUST COMPANY	WHEN I WORK - SCHEDULING ...	50.00
BANKERS TRUST COMPANY	SKY ZONE-SUMMER ADVENT...	930.40
BANKERS TRUST COMPANY	MIDAMERICAN RECPLEX-SU...	457.50
BANKERS TRUST COMPANY	WALMART- CLOROX WIPES	43.12
BANKERS TRUST COMPANY	USPS - STAMPS	3.90
BANKERS TRUST COMPANY	SFMA CONF HOTEL-MILLER/S...	3,592.26
BANKERS TRUST COMPANY	IPRA STATE CONF-MILLER	275.00
BANKERS TRUST COMPANY	HAWK ELECTRONICS-ELECTRI...	73.10
BANKERS TRUST COMPANY	ASFPM CFM RENEWAL/MEM...	310.00
BANKERS TRUST COMPANY	THOMPSON LEARNING-INSPE...	249.00

Expense Approval Report

Payment Dates: 2/11/2026 - 2/24/2026

Vendor Name	Description (Item)	Amount
BANKERS TRUST COMPANY	ICC - BUILDING INSP EXAM - B...	255.00
BANKERS TRUST COMPANY	PLANETIZEN AICP EXAM PREP...	349.00
BANKERS TRUST COMPANY	ASFPM - 2025 CONF- PFALTZ...	299.00
BANKERS TRUST COMPANY	2026 APA CONF HOTEL-COFFE...	1,663.58
BANKERS TRUST COMPANY	APA 2026 CONF-COFFEY/HOO...	2,641.00
BANKERS TRUST COMPANY	THE SHINE SHOP-CARWASH F...	191.92
BANKERS TRUST COMPANY	USPS - CERTIFIED MAIL	10.48
BANKERS TRUST COMPANY	ALA - CLASS REGISTRATION/HE..	129.00
BANKERS TRUST COMPANY	ALA MEMBERSHIP - HEID/KERR	542.00
BANKERS TRUST COMPANY	HY-VEE - PLANT FOR STAFF M...	14.99
BANKERS TRUST COMPANY	USPS - STAMPS/POSTAGE	164.50
BANKERS TRUST COMPANY	WALMART - PROGRAMMING ...	102.14
Vendor 0000001150 - BANKERS TRUST COMPANY Total:		21,027.77
Vendor: 0000001164 - BLACK HILLS ENERGY		
BLACK HILLS ENERGY	GAS	2,542.34
Vendor 0000001164 - BLACK HILLS ENERGY Total:		2,542.34
Vendor: VEN01018 - BLACKSTONE AUDIO INC		
BLACKSTONE AUDIO INC	MY HUSBAND'S WIFE	33.99
BLACKSTONE AUDIO INC	FINAL SCORE AUDIO	42.49
Vendor VEN01018 - BLACKSTONE AUDIO INC Total:		76.48
Vendor: 0000001182 - BOMGAARS		
BOMGAARS	FLOOR DRY	49.95
BOMGAARS	BULK BOLTS	4.15
BOMGAARS	GREASE GUN	169.99
BOMGAARS	COUPLER	49.98
BOMGAARS	CENTAUR MOLY GREASE	35.94
BOMGAARS	BAIT STATION	12.99
BOMGAARS	CENTAUR MOLY GREASE	29.95
BOMGAARS	RE-TRACTABLE RATCHET	29.99
BOMGAARS	RV ANTIFREEZE	39.92
BOMGAARS	5 GALLON BUCKET	11.98
BOMGAARS	GREIMAN CLOTHING ALLOW...	209.99
BOMGAARS	CLOTHING ALLOWANCE- FAJA...	262.34
BOMGAARS	TOOLS FOR TRAFFIC SIGNAL C...	249.98
BOMGAARS	S109 BATTERY	54.99
BOMGAARS	MULTI TOOL	189.99
BOMGAARS	BATTERY	59.99
BOMGAARS	FLORES GARCIA CLOTHING AL...	149.99
BOMGAARS	BOOTS	154.99
Vendor 0000001182 - BOMGAARS Total:		1,767.10
Vendor: 0000004219 - BRADLEY FEICK		
BRADLEY FEICK	IRWA 2026 CONF PARKING	39.00
Vendor 0000004219 - BRADLEY FEICK Total:		39.00
Vendor: 0000001214 - CAPITAL CITY EQUIP. CO.		
CAPITAL CITY EQUIP. CO.	SUPPLIES FOR S-404	164.71
Vendor 0000001214 - CAPITAL CITY EQUIP. CO. Total:		164.71
Vendor: VEN01023 - CENTRAL IOWA FARM STORE INC		
CENTRAL IOWA FARM STORE ...	TIRE ROTATION	367.95
CENTRAL IOWA FARM STORE ...	BOOM ARM ADJUSTMENT	899.39
CENTRAL IOWA FARM STORE ...	GREASE ZERKS	155.23
CENTRAL IOWA FARM STORE ...	MIRROR REPLACEMENT	158.97
CENTRAL IOWA FARM STORE ...	MISC MATERIALS	37.94
Vendor VEN01023 - CENTRAL IOWA FARM STORE INC Total:		1,619.48
Vendor: 0000001228 - CENTRAL IOWA PEST		
CENTRAL IOWA PEST	PEST CONTROL- OLD FIRE STA...	70.00
Vendor 0000001228 - CENTRAL IOWA PEST Total:		70.00
Vendor: 0000002326 - CENTURY LINK		
CENTURY LINK	2/10-3/9/26 PHONE SERVICE	108.33

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Vendor Name	Description (Item)	Amount
CENTURY LINK	2/10-3/9/26 PHONE SERVICE	287.59
CENTURY LINK	2/1-2/28/26 PHONE SERVICE	152.06
CENTURY LINK	2/10-3/9/26 PHONE SERVICE-...	441.49
CENTURY LINK	2/10-3/9/26 PHONE SERVICE	213.62
CENTURY LINK	2/10-3/9/26 PHONE SERVICE	124.58
CENTURY LINK	2/10-3/9/26 PHONE SERVICE	76.03
CENTURY LINK	2/10-3/9/26 PHONE SERVICE	217.35
CENTURY LINK	2/10-3/9/26 PHONE SERVICE	288.84
Vendor 0000002326 - CENTURY LINK Total:		1,909.89
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
Vendor 0000002141 - CINTAS FIRST AID & SAFETY Total:		571.50
Vendor: 0000001241 - CITY OF DES MOINES		
CITY OF DES MOINES	WRA MARCH 2026	241,349.20
Vendor 0000001241 - CITY OF DES MOINES Total:		241,349.20
Vendor: 0000004360 - CITY OF GRIMES HSA		
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	841.31
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	137.00
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	75.08
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	75.07
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCT...	25.00
Vendor 0000004360 - CITY OF GRIMES HSA Total:		1,153.46
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...	1,480.79
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...	174.99
Vendor 0000004247 - CITY OF GRIMES/FLEX Total:		3,713.88
Vendor: 0000001240 - CITY OF JOHNSTON		
CITY OF JOHNSTON	BLACK HILLS REIMBURSE-200 S..	720.15
Vendor 0000001240 - CITY OF JOHNSTON Total:		720.15
Vendor: 0000004820 - CLEANING CONNECTION INC		
CLEANING CONNECTION INC	CARPET CLEANING-LIBRARY F...	250.00
Vendor 0000004820 - CLEANING CONNECTION INC Total:		250.00
Vendor: 0000001248 - COLLECTION SERVICES CENTE		
COLLECTION SERVICES CENTE	IA CHILD SUPPORT	957.68
Vendor 0000001248 - COLLECTION SERVICES CENTE Total:		957.68
Vendor: 0000004250 - CONFLUENCE, INC		
CONFLUENCE, INC	PROFESSIONAL SERVICES	8,687.37
CONFLUENCE, INC	PROFESSIONAL SERVICES	17,677.66
Vendor 0000004250 - CONFLUENCE, INC Total:		26,365.03
Vendor: 0000002463 - CSG FORTE PAYMENTS INC		
CSG FORTE PAYMENTS INC	CC FEES-REC/GCC/PLEX	1.36
CSG FORTE PAYMENTS INC	CC FEES-REC/GCC/PLEX	141.76
CSG FORTE PAYMENTS INC	CC FEES-REC/GCC/PLEX	343.61
CSG FORTE PAYMENTS INC	CC FEES-REC/GCC/PLEX	63.38
CSG FORTE PAYMENTS INC	CC FEES	53.73
CSG FORTE PAYMENTS INC	CC FEES	53.72
CSG FORTE PAYMENTS INC	CC FEES	2.50

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Vendor Name	Description (Item)	Amount
CSG FORTE PAYMENTS INC	CC FEES	2.50
Vendor 0000002463 - CSG FORTE PAYMENTS INC Total:		662.56
Vendor: 0000001057 - D&K PRODUCTS		
D&K PRODUCTS	TURF SEED	340.00
Vendor 0000001057 - D&K PRODUCTS Total:		340.00
Vendor: 0000001521 - D.I.A.L./ELEVATOR SAFETY BUREA		
D.I.A.L./ELEVATOR SAFETY BU...	ANNUAL INSPECTION-SPLASH ...	170.00
Vendor 0000001521 - D.I.A.L./ELEVATOR SAFETY BUREA Total:		170.00
Vendor: 0000001291 - DALLAS COUNTY NEWS, INC.		
DALLAS COUNTY NEWS, INC.	SUBSCRIPTION RENEWAL	46.83
Vendor 0000001291 - DALLAS COUNTY NEWS, INC. Total:		46.83
Vendor: 0000004793 - DDVI INC		
DDVI INC	GRIMES PUBLIC SAFETY CENT...	65,984.49
Vendor 0000004793 - DDVI INC Total:		65,984.49
Vendor: 0000002486 - DES MOINES WATER WORKS		
DES MOINES WATER WORKS	CIWWJAN 26 CONSUMPTION	89,738.85
Vendor 0000002486 - DES MOINES WATER WORKS Total:		89,738.85
Vendor: 0000001445 - DORSEY & WHITNEY LLP		
DORSEY & WHITNEY LLP	2025 SRF WATER BOND FEES-...	14,000.00
Vendor 0000001445 - DORSEY & WHITNEY LLP Total:		14,000.00
Vendor: 0000004753 - E O JOHNSON CO INC		
E O JOHNSON CO INC	COPIER CONTRACT - DEV SERV	49.56
Vendor 0000004753 - E O JOHNSON CO INC Total:		49.56
Vendor: 0000002409 - EFTPS		
EFTPS	SOCIAL SECURITY	20,070.70
EFTPS	SOCIAL SECURITY	3,316.58
EFTPS	SOCIAL SECURITY	2,648.40
EFTPS	SOCIAL SECURITY	2,207.20
EFTPS	SOCIAL SECURITY	767.72
EFTPS	FEDERAL WITHHOLDING	13,561.71
EFTPS	FEDERAL WITHHOLDING	2,065.52
EFTPS	FEDERAL WITHHOLDING	1,639.60
EFTPS	FEDERAL WITHHOLDING	1,353.68
EFTPS	FEDERAL WITHHOLDING	513.00
EFTPS	MEDICARE	4,694.00
EFTPS	MEDICARE	775.60
EFTPS	MEDICARE	619.40
EFTPS	MEDICARE	516.16
EFTPS	MEDICARE	179.52
Vendor 0000002409 - EFTPS Total:		54,928.79
Vendor: 0000002493 - EJS SUPPLY		
EJS SUPPLY	PLOW BLADE PARTS- KUPER X...	3,198.07
Vendor 0000002493 - EJS SUPPLY Total:		3,198.07
Vendor: 0000002310 - ELM USA		
ELM USA	DISC BUFFER-LIBRARY	25.00
Vendor 0000002310 - ELM USA Total:		25.00
Vendor: 0000004029 - EMPLOYEE BENEFIT SYSTEMS		
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	510.94
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	42.46
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	12.89
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	21.02
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	9.21
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	17,033.18
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	1,444.90
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	2,373.66
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	1,860.78
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	554.81

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Vendor Name	Description (Item)	Amount
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	425.93
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	46.10
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	50.74
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	43.01
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	368.48
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	28.35
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	28.22
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	24.80
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSU...	6.47
EMPLOYEE BENEFIT SYSTEMS	MARCH 2026 PREMIUMS	7,349.53
EMPLOYEE BENEFIT SYSTEMS	MARCH 2026 PREMIUMS	2,867.89
EMPLOYEE BENEFIT SYSTEMS	MARCH 2026 PREMIUMS	3,245.92
EMPLOYEE BENEFIT SYSTEMS	MARCH 2026 PREMIUMS	410.90
EMPLOYEE BENEFIT SYSTEMS	MARCH 2026 PREMIUMS	972.68
EMPLOYEE BENEFIT SYSTEMS	MARCH 2026 PREMIUMS	1,307.42
EMPLOYEE BENEFIT SYSTEMS	MARCH 2026 PREMIUMS	137.19
EMPLOYEE BENEFIT SYSTEMS	MARCH 2026 PREMIUMS	844.68
EMPLOYEE BENEFIT SYSTEMS	MARCH 2026 PREMIUMS	1,120.84
EMPLOYEE BENEFIT SYSTEMS	MARCH 2026 PREMIUMS	11.90
EMPLOYEE BENEFIT SYSTEMS	MARCH 2026 PREMIUMS	731.82
EMPLOYEE BENEFIT SYSTEMS	MARCH 2026 PREMIUMS	1,307.02
EMPLOYEE BENEFIT SYSTEMS	MARCH 2026 PREMIUMS	1,299.98
EMPLOYEE BENEFIT SYSTEMS	MARCH 2026 PREMIUMS	671.40
Vendor 0000004029 - EMPLOYEE BENEFIT SYSTEMS Total:		47,165.12
Vendor: 0000002370 - ENVISIONWARE INC.		
ENVISIONWARE INC.	SUBSCRIPTION WEB-BASED P...	428.82
ENVISIONWARE INC.	ANNUAL SUBSCRIPTION VERI...	606.38
Vendor 0000002370 - ENVISIONWARE INC. Total:		1,035.20
Vendor: 0000002593 - ESRI		
ESRI	Software	71.50
ESRI	Software	71.50
ESRI	Software	71.50
ESRI	Software	71.50
ESRI	Software	71.50
Vendor 0000002593 - ESRI Total:		357.50
Vendor: 0000001117 - EUROFINS ENVIRONMENT TESTING		
EUROFINS ENVIRONMENT TES...	STATE LABS- DRINKING WATE...	358.00
Vendor 0000001117 - EUROFINS ENVIRONMENT TESTING Total:		358.00
Vendor: 0000001375 - EXCEL MECHANICAL CO		
EXCEL MECHANICAL CO	QUARTERLY INSPECTION-DEC...	1,912.74
EXCEL MECHANICAL CO	SE GATEWAY LIFT STATION Q...	213.36
EXCEL MECHANICAL CO	WRA LIFT STATION QUARTERL...	708.96
EXCEL MECHANICAL CO	QUARTERLY INSPECTION- PW...	1,955.06
EXCEL MECHANICAL CO	OLD SHOP- HANGING HEATER...	796.19
EXCEL MECHANICAL CO	VRV CONDENSER UNIT # 2 TO...	11,867.40
EXCEL MECHANICAL CO	OLD LIBRARY PLUMBING REPA...	728.10
EXCEL MECHANICAL CO	MENS RESTROOM REPAIR	564.72
Vendor 0000001375 - EXCEL MECHANICAL CO Total:		18,746.53
Vendor: 0000001370 - FASTENAL		
FASTENAL	SUPPLIES FOR SIGNS	38.60
Vendor 0000001370 - FASTENAL Total:		38.60
Vendor: 0000004676 - FIRST CHOICE COFFEE		
FIRST CHOICE COFFEE	LITTLE JOE POD BREWER REN...	40.00
FIRST CHOICE COFFEE	EQUIPMENT MAINT	2.00
Vendor 0000004676 - FIRST CHOICE COFFEE Total:		42.00
Vendor: VEN01071 - FORD METRO INC		
FORD METRO INC	GRIMES ADMIN BUILDING #1	10,941.60
Vendor VEN01071 - FORD METRO INC Total:		10,941.60

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Vendor Name	Description (Item)	Amount
Vendor: 0000004260 - FORREST & ASSOCIATE, INC		
FORREST & ASSOCIATE, INC	GRIMES PUBLIC SAFETY CENT...	13,575.06
Vendor 0000004260 - FORREST & ASSOCIATE, INC Total:		13,575.06
Vendor: 0000004922 - FUEL CLOUD OPCO LLC		
FUEL CLOUD OPCO LLC	ANNUAL FEE- FUEL USAGE SO...	750.00
FUEL CLOUD OPCO LLC	ANNUAL FEE- FUEL USAGE SO...	750.00
Vendor 0000004922 - FUEL CLOUD OPCO LLC Total:		1,500.00
Vendor: 0000003746 - GENERAL TRAFFIC CONTROLS INC		
GENERAL TRAFFIC CONTROLS ... MATERIALS		29,050.20
Vendor 0000003746 - GENERAL TRAFFIC CONTROLS INC Total:		29,050.20
Vendor: 0000001421 - GRAINGER		
GRAINGER	ELECTRIC CAULKING GUN	344.01
Vendor 0000001421 - GRAINGER Total:		344.01
Vendor: 0000001425 - GREATER DES MOINES CVB		
GREATER DES MOINES CVB	JANUARY 2026 HOTEL/MOTEL...	2,817.20
Vendor 0000001425 - GREATER DES MOINES CVB Total:		2,817.20
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: 0000001440 - HALLETT MATERIALS		
HALLETT MATERIALS	1" CLEAN ROCK	861.00
Vendor 0000001440 - HALLETT MATERIALS Total:		861.00
Vendor: 0000001450 - HAWKEYE TRUCK EQUIPMENT		
HAWKEYE TRUCK EQUIPMENT	SUPPLIES FOR S-208-PREWET ...	1,000.00
Vendor 0000001450 - HAWKEYE TRUCK EQUIPMENT Total:		1,000.00
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: 0000004796 - HENKEL CONSTRUCTION COMPANY		
HENKEL CONSTRUCTION COM...	GRIMES PUBLIC SAFETY CENT...	64,026.17
HENKEL CONSTRUCTION COM...	GRIMES PUBLIC SAFETY CENT...	10,061.93
Vendor 0000004796 - HENKEL CONSTRUCTION COMPANY Total:		74,088.10
Vendor: 0000004798 - HOPKINS ROOFING INC		
HOPKINS ROOFING INC	GRIMES PUBLIC SAFETY CENT...	15,512.50
Vendor 0000004798 - HOPKINS ROOFING INC Total:		15,512.50
Vendor: 0000001490 - HOTSYS CLEANING SYSTEMS		
HOTSYS CLEANING SYSTEMS	HOTSYS SUPPLIES	329.37
Vendor 0000001490 - HOTSYS CLEANING SYSTEMS Total:		329.37
Vendor: 0000004657 - HOUSBY MACK LLC		
HOUSBY MACK LLC	SWEEPER REPAIR (S-404)	9,769.36
HOUSBY MACK LLC	SERVICE S-404	1,188.55
Vendor 0000004657 - HOUSBY MACK LLC Total:		10,957.91
Vendor: 0000004025 - I&S GROUP, INC		
I&S GROUP, INC	NW 27TH STREET TRAIL	10,028.33
Vendor 0000004025 - I&S GROUP, INC Total:		10,028.33
Vendor: VEN01017 - INGRAM LIBRARY SERVICES LLC		
INGRAM LIBRARY SERVICES LLC	TALONS OF POWER	20.09
INGRAM LIBRARY SERVICES LLC	BECAUSE OF A SHOE	20.49
INGRAM LIBRARY SERVICES LLC	RE-DO LIST	13.87

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Vendor Name	Description (Item)	Amount
INGRAM LIBRARY SERVICES LLC	VIGIL	16.10
INGRAM LIBRARY SERVICES LLC	FOREVER STRONG PLAYBOOK	23.01
INGRAM LIBRARY SERVICES LLC	DEAR DEBBIE	41.59
INGRAM LIBRARY SERVICES LLC	MY HUSBAND'S WIFE	16.80
INGRAM LIBRARY SERVICES LLC	DON'T THINK ABOUT DINNER	20.47
INGRAM LIBRARY SERVICES LLC	CLUE IN THE DIARY	7.49
INGRAM LIBRARY SERVICES LLC	SECRET RED GATE FARM	8.24
INGRAM LIBRARY SERVICES LLC	ALONG CAME A SPIDER	23.46
INGRAM LIBRARY SERVICES LLC	JIGSAW	26.25
INGRAM LIBRARY SERVICES LLC	ASVAB TOTAL PREP	32.99
INGRAM LIBRARY SERVICES LLC	MAKE IT OUT ALIVE	20.61
INGRAM LIBRARY SERVICES LLC	TWO CAN PLAY	23.95
INGRAM LIBRARY SERVICES LLC	BLUE LOCK 26	8.57
INGRAM LIBRARY SERVICES LLC	MAGIC IN YOU	11.21
INGRAM LIBRARY SERVICES LLC	ROYAL SPIN	26.25
Vendor VEN01017 - INGRAM LIBRARY SERVICES LLC Total:		361.44
Vendor: VEN01086 - INTERNATIONAL MUNICIPAL SIGNAL ASSOCIATION MIDWESTERN SECTION		
INTERNATIONAL MUNICIPAL S...	TRAINING-COENEN,GOODVIN,...	1,650.00
Vendor VEN01086 - INTERNATIONAL MUNICIPAL SIGNAL ASSOCIATION MIDWESTERN SECTION Total:		1,650.00
Vendor: 0000001525 - INTERSTATE BATTERY		
INTERSTATE BATTERY	BATTERY FOR TRAFFIC SIGNA...	1,701.78
INTERSTATE BATTERY	BATTERY FOR TRAFFIC SIGNA...	1,701.78
Vendor 0000001525 - INTERSTATE BATTERY Total:		3,403.56
Vendor: 0000001512 - IOWA ASSN OF MUNICIPAL UTILITIES		
IOWA ASSN OF MUNICIPAL UT...	SGCIS JAN-MARCH 2026 SAFE...	6,388.85
Vendor 0000001512 - IOWA ASSN OF MUNICIPAL UTILITIES Total:		6,388.85
Vendor: 0000001527 - IOWA DEPT OF REVENUE		
IOWA DEPT OF REVENUE	JANUARY 2026 WET TAX	18,640.25
IOWA DEPT OF REVENUE	JANUARY 2026 SALES TAX	4.38
IOWA DEPT OF REVENUE	JANUARY 2026 SALES TAX	5.25
IOWA DEPT OF REVENUE	JANUARY 2026 SALES TAX	59.50
IOWA DEPT OF REVENUE	JANUARY 2026 SALES TAX	5,439.54
IOWA DEPT OF REVENUE	JANUARY 2026 SALES TAX	2.20
IOWA DEPT OF REVENUE	JANUARY 2026 SALES TAX	1,779.03
IOWA DEPT OF REVENUE	JANUARY 2026 SALES TAX	280.42
Vendor 0000001527 - IOWA DEPT OF REVENUE Total:		26,210.57
Vendor: 0000001537 - IOWA ONE CALL		
IOWA ONE CALL	DECEMBER 2025 LOCATES	96.32
IOWA ONE CALL	DECEMBER 2025 LOCATES	96.33
IOWA ONE CALL	DECEMBER 2025 LOCATES	96.33
IOWA ONE CALL	DECEMBER 2025 LOCATES	96.32
Vendor 0000001537 - IOWA ONE CALL Total:		385.30
Vendor: 0000001546 - IOWA SIGNAL INC		
IOWA SIGNAL INC	BATTERY BACKUPS FOR TRAFF...	41,040.00
Vendor 0000001546 - IOWA SIGNAL INC Total:		41,040.00
Vendor: 0000001706 - JEFF MACKE		
JEFF MACKE	EBS CHECK #2208 - 10/15/25	1.02
Vendor 0000001706 - JEFF MACKE Total:		1.02
Vendor: 0000001138 - JOHNSON CONTROLS SECURITY		
JOHNSON CONTROLS SECURITY	PROFESSIONAL SERVICES- CH ...	1,033.62
Vendor 0000001138 - JOHNSON CONTROLS SECURITY Total:		1,033.62
Vendor: VEN01082 - JOSEPH JENSEN		
JOSEPH JENSEN	SW 19TH ST SFR SPONS POND...	160,499.11
Vendor VEN01082 - JOSEPH JENSEN Total:		160,499.11
Vendor: 0000002977 - JOSH PROHASKA		
JOSH PROHASKA	IRWA 2026 CONF PARKING	39.00
Vendor 0000002977 - JOSH PROHASKA Total:		39.00

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Vendor Name	Description (Item)	Amount
Vendor: 0000002443 - KANOPY INC		
KANOPY INC	DOWNLOADABLE MATERIALS	41.00
Vendor 0000002443 - KANOPY INC Total:		41.00
Vendor: 0000001630 - KLEENER IMAGE, INC.		
KLEENER IMAGE, INC.	ROCK	2,403.70
Vendor 0000001630 - KLEENER IMAGE, INC. Total:		2,403.70
Vendor: 0000001631 - KLINE ELECTRIC INC		
KLINE ELECTRIC INC	PROFESSIONAL SERVICES FOR...	205.36
Vendor 0000001631 - KLINE ELECTRIC INC Total:		205.36
Vendor: 0000004799 - KRUCK PLUMBING & HEATING		
KRUCK PLUMBING & HEATING	GRIMES ADMIN BUILDING #1	22,148.98
Vendor 0000004799 - KRUCK PLUMBING & HEATING Total:		22,148.98
Vendor: 0000001654 - LEAF		
LEAF	COPIER CONTRACT - PARKS	87.72
Vendor 0000001654 - LEAF Total:		87.72
Vendor: 0000001696 - LOGOED APPAREL & PROMOTIO		
LOGOED APPAREL & PROMOT...	APPAREL - MAYOR	55.44
LOGOED APPAREL & PROMOT...	APPAREL - GREVING	148.76
LOGOED APPAREL & PROMOT...	APPAREL - KIEGL/THORNB...	187.21
Vendor 0000001696 - LOGOED APPAREL & PROMOTIO Total:		391.41
Vendor: 0000003131 - LUMEN CENTURY LINK		
LUMEN CENTURY LINK	1/12-2/11/26 PHONE SERVICE	43.83
LUMEN CENTURY LINK	1/12-2/11/26 PHONE SERVICE	43.82
LUMEN CENTURY LINK	1/12-2/11/26 PHONE SERVICE	43.83
LUMEN CENTURY LINK	1/12-2/11/26 PHONE SERVICE	43.82
Vendor 0000003131 - LUMEN CENTURY LINK Total:		175.30
Vendor: 0000002530 - LYLE SUMEK ASSOCIATES INC		
LYLE SUMEK ASSOCIATES INC	STRATEGIC PLANNING - TRAV...	29,641.48
LYLE SUMEK ASSOCIATES INC	STRATEGIC PLANNING - FINAL...	2,750.00
Vendor 0000002530 - LYLE SUMEK ASSOCIATES INC Total:		32,391.48
Vendor: 0000001713 - MAIL SERVICES		
MAIL SERVICES	UB MONTHLY DISCONNECT	234.27
MAIL SERVICES	UB MONTHLY DISCONNECT	234.27
MAIL SERVICES	UB MONTHLY STATEMENTS	2,079.08
MAIL SERVICES	UB MONTHLY STATEMENTS	2,079.08
Vendor 0000001713 - MAIL SERVICES Total:		4,626.70
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..	3,866.25
Vendor 0000002830 - MCCLURE ENGINEERING Total:		3,866.25
Vendor: 0000001726 - MEDIACOM		
MEDIACOM	PW INTERNET AND TV	402.37
Vendor 0000001726 - MEDIACOM Total:		402.37
Vendor: 0000002713 - MENARDS - GRIMES		
MENARDS - GRIMES	MF-SKT 3/8 DR	3.97
MENARDS - GRIMES	3/8 X 5 HEX BOLT	9.78
MENARDS - GRIMES	MENDING BRACE	12.76
MENARDS - GRIMES	3/8 INSERT LOCK NUT	2.28
MENARDS - GRIMES	CASTER 8"	26.99
MENARDS - GRIMES	CLK GUN	34.99
MENARDS - GRIMES	40MM-70X25	0.89
MENARDS - GRIMES	4MM-70-20	2.67
MENARDS - GRIMES	ALL PURP ADHESIVE	11.88
MENARDS - GRIMES	1/2 PIN WASHER	20.98

Expense Approval Report

Payment Dates: 2/11/2026 - 2/24/2026

Vendor Name	Description (Item)	Amount
MENARDS - GRIMES	GOO GONE	25.96
MENARDS - GRIMES	MULTI CUTTING WHEEL	5.98
MENARDS - GRIMES	GCC BUILDING SUPPLIES	6.76
MENARDS - GRIMES	GCC BUILDING SUPPLIES	6.56
MENARDS - GRIMES	SHOEHANDLE WIRE BRUSH	1.98
MENARDS - GRIMES	DOOR CHAIN, ZINC PLATED	5.49
MENARDS - GRIMES	C-RHEX MAG HEX NUT DRIVE	9.99
MENARDS - GRIMES	LENOX 9/1 SCREWDRIVER	11.99
MENARDS - GRIMES	4-1/2" METAL CUTTING T27	17.34
MENARDS - GRIMES	SUPPLIES- LIME PLANT- CIWW	81.29
MENARDS - GRIMES	BUILDING MAINTENANCE SUP...	42.26
MENARDS - GRIMES	SUPPLIES	67.94
MENARDS - GRIMES	SUPPLIES FOR SIGNS	60.95
Vendor 0000002713 - MENARDS - GRIMES Total:		471.68
Vendor: 0000002261 - MERCYONE EAST DSM OCCUPATIONAL		
MERCYONE EAST DSM OCCUP...	UDS - Kurtz	66.00
Vendor 0000002261 - MERCYONE EAST DSM OCCUPATIONAL Total:		66.00
Vendor: 0000004800 - MID-AMERICAN GLAZING SYSTEMS		
MID-AMERICAN GLAZING SYS...	GRIMES PUBLIC SAFETY CENT...	20,303.60
Vendor 0000004800 - MID-AMERICAN GLAZING SYSTEMS Total:		20,303.60
Vendor: 0000004791 - MID-IOWA SOCCER ACADEMY		
MID-IOWA SOCCER ACADEMY	SPORTING IOWA 11-25 FIELD ...	3,097.50
Vendor 0000004791 - MID-IOWA SOCCER ACADEMY Total:		3,097.50
Vendor: 0000001764 - MIDWEST AUTOMATIC FIRE SP		
MIDWEST AUTOMATIC FIRE SP	GRIMES PUBLIC SAFETY CENT...	3,840.00
Vendor 0000001764 - MIDWEST AUTOMATIC FIRE SP Total:		3,840.00
Vendor: 0000001790 - MUNICIPAL SUPPLY, INC.		
MUNICIPAL SUPPLY, INC.	SUPPLIES CHEVALIA TRAIL DRA...	2,401.75
Vendor 0000001790 - MUNICIPAL SUPPLY, INC. Total:		2,401.75
Vendor: 0000001802 - NAPA AUTO PARTS		
NAPA AUTO PARTS	FUSES FOR TRUCKS	3.30
Vendor 0000001802 - NAPA AUTO PARTS Total:		3.30
Vendor: 0000001804 - NATIONWIDE OFFICE CLEANER		
NATIONWIDE OFFICE CLEANER	WINDOW CLEANING-LIBRARY	773.50
Vendor 0000001804 - NATIONWIDE OFFICE CLEANER Total:		773.50
Vendor: 0000002532 - OPN ARCHITECTS		
OPN ARCHITECTS	PROFESSIONAL SERVICES-PUB...	6,369.58
Vendor 0000002532 - OPN ARCHITECTS Total:		6,369.58
Vendor: 0000001891 - PIONEER MANUFACTURING CO		
PIONEER MANUFACTURING CO	P-REX MINI BRUSH	87.90
PIONEER MANUFACTURING CO	P-REX BLITZ PUMP	173.50
Vendor 0000001891 - PIONEER MANUFACTURING CO Total:		261.40
Vendor: 0000001888 - PITNEY BOWES, INC.		
PITNEY BOWES, INC.	POSTAGE METER REFILL	520.45
PITNEY BOWES, INC.	POSTAGE METER REFILL	30.34
PITNEY BOWES, INC.	POSTAGE METER REFILL	363.80
PITNEY BOWES, INC.	POSTAGE METER REFILL FEE	9.75
PITNEY BOWES, INC.	POSTAGE METER REFILL	85.41
Vendor 0000001888 - PITNEY BOWES, INC. Total:		1,009.75
Vendor: 0000001908 - POLK COUNTY EMERGENCY MGT		
POLK COUNTY EMERGENCY ...	FY25/26 28E AGREEMENT	7,905.00
Vendor 0000001908 - POLK COUNTY EMERGENCY MGT Total:		7,905.00
Vendor: 0000004472 - PRO QUEST LP		
PRO QUEST LP	DATABASE RENEWAL-LIBRARY	1,657.54
Vendor 0000004472 - PRO QUEST LP Total:		1,657.54

Expense Approval Report

Payment Dates: 2/11/2026 - 2/24/2026

Vendor Name	Description (Item)	Amount
Vendor: 0000004733 - PYE-BARKER FIRE & SAFETY		
PYE-BARKER FIRE & SAFETY	ANNUAL FIRE SUPPRESSION I...	455.00
Vendor 0000004733 - PYE-BARKER FIRE & SAFETY Total:		455.00
Vendor: 0000004660 - RTL EQUIPMENT INC		
RTL EQUIPMENT INC	EQUIPMENT RENTAL-MINI EX...	1,150.00
RTL EQUIPMENT INC	EQUIPMENT RENTAL-MINI EX...	150.00
Vendor 0000004660 - RTL EQUIPMENT INC Total:		1,300.00
Vendor: 0000004532 - SBS SERVICES GROUP LLC		
SBS SERVICES GROUP LLC	GCC CLEANING 1-1-26 TO 1-31...	2,026.44
SBS SERVICES GROUP LLC	JANITORIAL SERVICES-CITY HA...	628.52
Vendor 0000004532 - SBS SERVICES GROUP LLC Total:		2,654.96
Vendor: 0000003949 - SCENTAIR TECHNOLOGIES, LLC		
SCENTAIR TECHNOLOGIES, LLC	PW IONIZATION 2/10-3/9/26	162.00
Vendor 0000003949 - SCENTAIR TECHNOLOGIES, LLC Total:		162.00
Vendor: 0000004457 - SIDEKICK DEVELOPMENT		
SIDEKICK DEVELOPMENT	PROFESSIONAL SERVICES	5,100.00
SIDEKICK DEVELOPMENT	PROFESSIONAL SERVICES	4,500.00
Vendor 0000004457 - SIDEKICK DEVELOPMENT Total:		9,600.00
Vendor: 0000002030 - SMITH'S SEWER SERVICE		
SMITH'S SEWER SERVICE	JETTING SEWER SERVICE LINE-...	298.00
Vendor 0000002030 - SMITH'S SEWER SERVICE Total:		298.00
Vendor: 0000004989 - STEPHANIE MOSS		
STEPHANIE MOSS	EBS CHECK #2211 - 10/15/25	4.88
Vendor 0000004989 - STEPHANIE MOSS Total:		4.88
Vendor: 0000002994 - STEVE TIBBLES		
STEVE TIBBLES	EBS CHECK #2210 - 10/15/25	4.00
Vendor 0000002994 - STEVE TIBBLES Total:		4.00
Vendor: 0000002067 - STIVERS FORD		
STIVERS FORD	S-109 SEATBELT REPAIR- SEAT...	61.71
STIVERS FORD	EQUIPMENT PARTS S-110	796.80
STIVERS FORD	SUPPLIES FOR R-107	21.60
STIVERS FORD	W-124 ACCESSORY ADDITION	380.92
Vendor 0000002067 - STIVERS FORD Total:		1,261.03
Vendor: 0000004119 - SUBSURFACE SOLUTIONS		
SUBSURFACE SOLUTIONS	LOCATING SONDE	325.00
Vendor 0000004119 - SUBSURFACE SOLUTIONS Total:		325.00
Vendor: 0000002073 - TAPCO		
TAPCO	PED CROSSING SYSTEM	12,308.11
Vendor 0000002073 - TAPCO Total:		12,308.11
Vendor: 0000002007 - TITAN MACHINERY		
TITAN MACHINERY	HYDRAULIC COOLER- S401	1,194.30
Vendor 0000002007 - TITAN MACHINERY Total:		1,194.30
Vendor: 0000002105 - TOMPKINS INDUSTRIES INC.		
TOMPKINS INDUSTRIES INC.	SUPPLIES FOR S-206- CONTI-1...	254.61
Vendor 0000002105 - TOMPKINS INDUSTRIES INC. Total:		254.61
Vendor: 0000002121 - TRAFFIC CONTROL CORPORATION		
TRAFFIC CONTROL CORPORAT...	MATERIALS AND SUPPLIES	6,175.00
Vendor 0000002121 - TRAFFIC CONTROL CORPORATION Total:		6,175.00
Vendor: 0000002106 - TRIPLETT OFFICE ESSENTIAL		
TRIPLETT OFFICE ESSENTIAL	SUPPLIES-LORD DESK-REPLAC...	20.00
TRIPLETT OFFICE ESSENTIAL	OFFICE CHAIR	479.00
Vendor 0000002106 - TRIPLETT OFFICE ESSENTIAL Total:		499.00
Vendor: 0000001554 - TYLER TECHNOLOGIES		
TYLER TECHNOLOGIES	Professional Services - Tyler P...	1,214.58
TYLER TECHNOLOGIES	Professional Services - Tyler P...	250.00

Expense Approval Report

Payment Dates: 2/11/2026 - 2/24/2026

Vendor Name	Description (Item)	Amount
TYLER TECHNOLOGIES	Professional Services - Tyler P...	290.00
Vendor 0000001554 - TYLER TECHNOLOGIES Total:		1,754.58
Vendor: 0000002147 - ULINE		
ULINE	SPILL KIT	356.95
ULINE	GLOVES	64.00
Vendor 0000002147 - ULINE Total:		420.95
Vendor: 0000002127 - UNIQUE MANAGEMENT SERVICE		
UNIQUE MANAGEMENT SERV...	COLLECTION SERVICES-LIBRARY	93.20
Vendor 0000002127 - UNIQUE MANAGEMENT SERVICE Total:		93.20
Vendor: VEN01067 - US ERECTORS, INC		
US ERECTORS, INC	GRIMES ADMIN BUILDING #1	44,911.00
Vendor VEN01067 - US ERECTORS, INC Total:		44,911.00
Vendor: 0000002137 - USW UTILITY GROUP		
USW UTILITY GROUP	JANUARY 2026 SERVICES - CI...	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...	314.76
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	60.06
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	80.08
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...	20.02
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	13.33
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/I...	60.06
Vendor 0000002149 - VERIZON WIRELESS Total:		655.07
Vendor: 0000002970 - Voya International Trust Co.		
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	2,874.24
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	398.47
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	398.45
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: 0000002190 - WD DOOR		
WD DOOR	DOOR REPAIR	520.25
Vendor 0000002190 - WD DOOR Total:		520.25
Vendor: 0000002200 - WHITFIELD & EDDY, PLC		
WHITFIELD & EDDY, PLC	GENERAL - DECEMBER 2025	14,438.50
Vendor 0000002200 - WHITFIELD & EDDY, PLC Total:		14,438.50
Grand Total:		1,318,664.92
Payroll Dated 2.20.2026		164,666.57
GRAND TOTAL		1,483,331.49

Report Summary

Fund Summary

Fund	Payment Amount
001 - GENERAL	183,029.57
002 - LIBRARY FUND	26,357.69
110 - ROAD USE TAX	29,645.04
112 - EMPLOYEE BENEFITS	19,076.67
160 - HOTEL/MOTEL/ECON DEV	2,817.20
167 - RESTRICTED GIFTS	66.50
301 - CAPITAL PROJECT FUND	1,026.10
307 - CP-STORM WATER	160,499.11
317 - CP-COMP PLAN	26,365.03
340 - ANNUAL SIGNAL IMPROVEMENT	41,040.00
358 - ANN TRAIL IMPRV & PLAN	10,028.33
369 - SE 11TH & JAMES	35,225.20
374 - WATER PRODUCTION PROJECTS	3,866.25
378 - FIRE STATION	221,871.80
387 - CITY HALL PROJECT	88,871.16
399 - EQUIP REVOLVING PROGRAM	1,754.58
600 - WATER	189,398.24
610 - SEWER	260,603.62
670 - LANDFILL/GARBAGE	2.20
740 - STORM WATER	9,069.49
750 - MULTIPLEX	8,051.14
	1,318,664.92
PAYROLL DATED 2.20.2026	164,666.57
GRAND TOTAL	1,483,331.49

JANUARY 2026 MONTHLY REVENUE	GENERAL FUND	\$ 305,938.92	
	LIBRARY FUND	\$ 1,459.59	
	ROAD USE TAX FUND	\$ 177,713.11	
	EMPLOYEE BENEFITS FUND	\$ 20,327.56	
	LOCAL OPTION SALES TAX FUND	\$ 313,640.32	
	TAX INCREMENT FINANCE FUND	\$ 74,052.07	
	HOTEL/MOTEL/ECON DEV	\$ 11,268.81	
	DEBT SERVICE FUND	\$ 25,732.68	
	CAPITAL PROJECTS FUND	\$ 15,692.97	
	WATER FUND	\$ 774,500.89	
	SEWER FUND	\$ 512,437.05	
	LANDFILL/GARBAGE FUND	\$ 76,755.52	
	STORM WATER FUND	\$ 72,355.65	
	GRIMESPLEX FUND	\$ 61,119.75	
		\$ 2,442,994.89	



Grimes, IA

Treasurers Report

Summary

Date Range: 01/01/2026 - 01/31/2026

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
001 - GENERAL	7,908,015.45	305,938.92	568,700.98	0.00	0.00	7,645,253.39	7,645,253.39	0.00
002 - LIBRARY FUND	458,238.69	1,459.59	79,892.18	0.00	0.00	379,806.10	379,806.10	0.00
005 - FIRE /RESCUE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
110 - ROAD USE TAX	4,551,190.56	177,713.11	54,160.43	0.00	0.00	4,674,743.24	4,674,743.24	0.00
112 - EMPLOYEE BENEFITS	1,776,240.57	20,327.56	136,317.07	0.00	-403.79	1,660,654.85	1,660,654.85	0.00
119 - EMERGENCY FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121 - LOCAL OPTION SALES RAX	4,623,272.62	313,640.32	0.00	0.00	0.00	4,936,912.94	4,936,912.94	0.00
125 - TAX INCREMENT FINANCING	5,501,767.28	74,052.07	0.00	0.00	0.00	5,575,819.35	5,575,819.35	0.00
160 - HOTEL/MOTEL/ECON DEV	371,512.78	11,268.81	7,123.67	0.00	0.00	375,657.92	375,657.92	0.00
161 - ECO DEVELOPMENT REVOLVING	234,549.50	0.00	0.00	0.00	0.00	234,549.50	234,549.50	0.00
167 - RESTRICTED GIFTS	58,805.72	0.00	219.90	0.00	0.00	58,585.82	58,585.82	0.00
170 - FEMA-FIRE DEPT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
200 - DEBT SERVICE	1,215,829.53	25,732.68	0.00	0.00	0.00	1,241,562.21	1,241,562.21	0.00
301 - CAPITAL PROJECT FUND	2,570.57	0.00	296.18	0.00	0.00	2,274.39	2,274.39	0.00
302 - CP-ROAD DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
303 - CP-WALLACE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
304 - STM WATER MASTER PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
305 - CP-MAIN STREET	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
306 - CP-PRARIE/LITTLE BEAVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
307 - CP-STORM WATER	-73,990.90	0.00	0.00	0.00	0.00	-73,990.90	-73,990.90	0.00
308 - CP-SW COUNTY LINE ROAD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
309 - CP-PARKS	270,258.64	0.00	196,236.28	0.00	0.00	74,022.36	74,022.36	0.00
310 - CP-FIRE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
311 - CP-DOWNTOWN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
312 - CP-S JAMES/SE 37TH ST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
313 - GRIMES COMMUNITY COMPLEX IMP	545.11	0.00	0.00	0.00	0.00	545.11	545.11	0.00
314 - CP-NE GATEWAY/HOPE COMM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
315 - CP-N COMPLEX SANI CONNECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
316 - CP-WATER CAP IMPROVEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
317 - CP-COMP PLAN	32,010.73	0.00	0.00	0.00	0.00	32,010.73	32,010.73	0.00
318 - CP-CITY HALL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
319 - KENNYBROOK PK WQI IMPRV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
320 - CP-NEW JORDAN WELL 2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
321 - CP-ASR 2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
322 - CP-16" WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
323 - CP-WATER TOWER 2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
324 - CP-WATER PLANT EXP 2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Treasurers Report

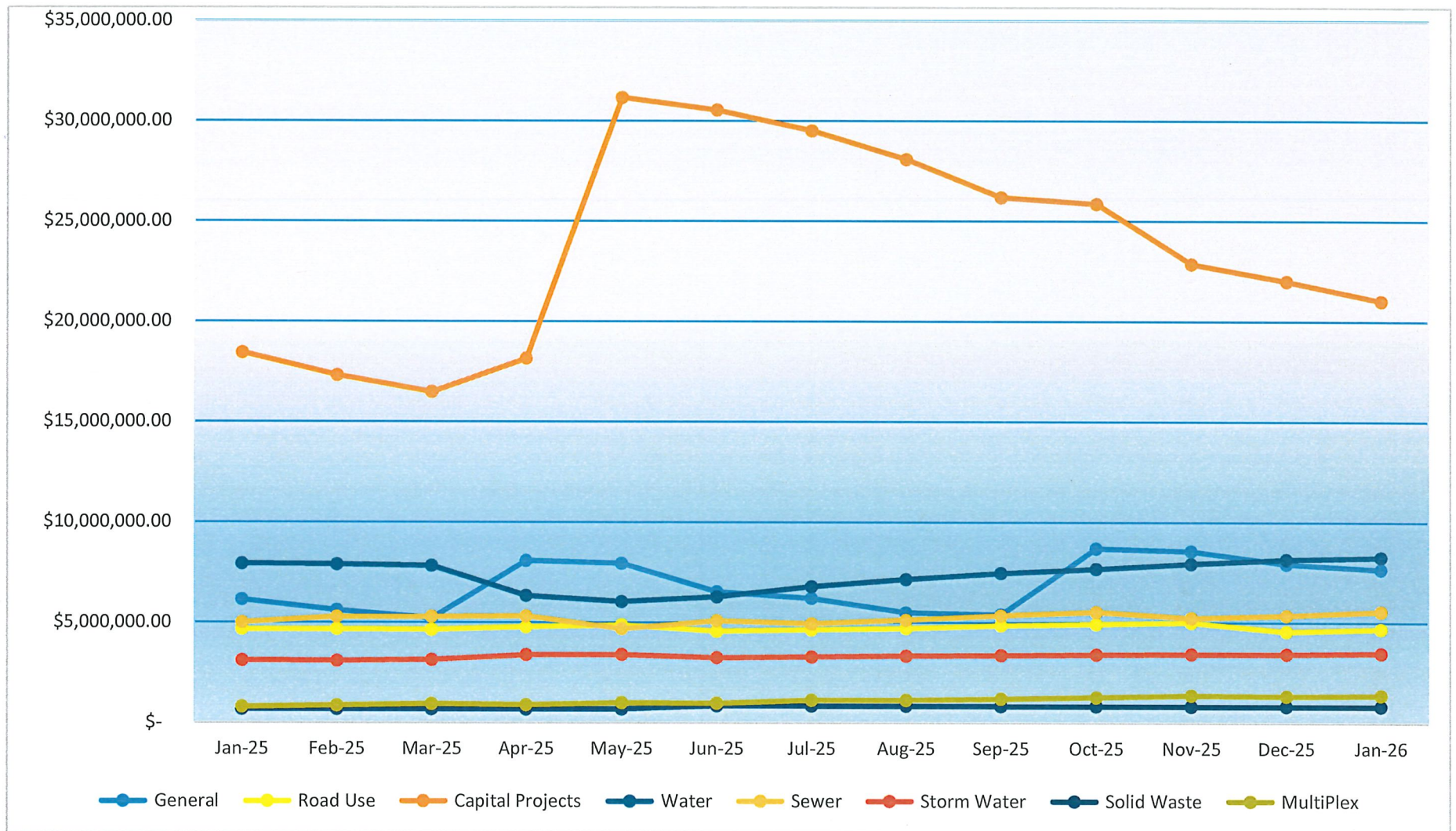
Date Range: 01/01/2026 - 01/31/2026

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
325 - SE 37TH HWY 141 PROJECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
326 - ANNUAL HMA PROJECT	3,555,890.85	0.00	0.00	0.00	0.00	3,555,890.85	3,555,890.85	0.00
327 - SE 19TH & SW CO OVERLAY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
328 - WRA SANI SEWER PHASE 1	-19,389.01	0.00	0.00	0.00	0.00	-19,389.01	-19,389.01	0.00
329 - NW TERRITORY LIFT STATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
330 - GIS MAPPING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
331 - 19TH ST SEWER EXTENSION	-1,264,003.95	0.00	0.00	0.00	0.00	-1,264,003.95	-1,264,003.95	0.00
332 - ROAD USE EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
333 - WRA PARALLEL SEWER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
334 - HWY 44 & COUNTY LN RD 2020	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
335 - ANN SANI SEWER I&I REHAB	18,208.40	0.00	0.00	0.00	0.00	18,208.40	18,208.40	0.00
336 - SE 11TH ST RR/JAMES 2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
337 - CP-N MAIN & BEAVERBK SIG	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
338 - FY20 DRAIN PRJ 2ND/BEAVER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
339 - HWY 44 STUDY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
340 - ANNUAL SIGNAL IMPROVEMENT	-635,084.64	0.00	0.00	0.00	0.00	-635,084.64	-635,084.64	0.00
341 - HWY 44 STUDY	156,674.32	0.00	0.00	0.00	0.00	156,674.32	156,674.32	0.00
342 - WATER SYSTEM STUDY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
343 - JAMES ST CORRIDOR STUDY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
344 - PAVEMENT COND ANALYSIS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
345 - ANNUAL WATER MAIN REPLACE	1,116,358.65	1,811.79	0.00	0.00	0.00	1,118,170.44	1,118,170.44	0.00
346 - HW TRAIL EXTENSION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
347 - N SPORTS COMPLEX PARKING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
348 - SPLASH PAD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
349 - SE 6TH & S JAMES INTERSECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
350 - GRIMES LIBRARY BLDG FUND	35,000.00	0.00	0.00	0.00	0.00	35,000.00	35,000.00	0.00
351 - 37TH ST IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
352 - TRL RDG/BEV/JACOB WTR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
353 - SANI SEWER STUDY	-66,462.24	0.00	0.00	0.00	0.00	-66,462.24	-66,462.24	0.00
354 - ANNUAL PCC PATCHING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
355 - TRAFFIC CALMING	5,877.10	0.00	0.00	0.00	0.00	5,877.10	5,877.10	0.00
356 - ANNUAL PAVEMENT PRESERVE	75,230.76	0.00	0.00	0.00	0.00	75,230.76	75,230.76	0.00
357 - S COMPLEX IRRIGATION PROJ	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
358 - ANN TRAIL IMPRV & PLAN	476,071.82	0.00	1,427.50	0.00	0.00	474,644.32	474,644.32	0.00
359 - EMERGENCY WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
360 - 19TH ST WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
361 - WW PLANT MBDR RETROFIT	-28,926.53	0.00	0.00	0.00	0.00	-28,926.53	-28,926.53	0.00
362 - WRA SANI SEWER PHASE 2	-94,494.57	0.00	0.00	0.00	0.00	-94,494.57	-94,494.57	0.00
363 - WRA SANI SEWER PHASE 3	-37,820.55	0.00	0.00	0.00	0.00	-37,820.55	-37,820.55	0.00
364 - WRA SANI SEWER PHASE 4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
365 - WALLACE FARM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
366 - JACOB ST OVERLAY PROJ	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
367 - MULTIPLEX	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Treasurers Report

Date Range: 01/01/2026 - 01/31/2026

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
368 - TRL RDG/BEAVER WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
369 - SE 11TH & JAMES	7,192,708.62	8,414.88	122,787.80	0.00	0.00	7,078,335.70	7,078,335.70	0.00
370 - 19TH & GATEWAY SIGNAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
371 - 11TH & GATEWAY SIGNAL	2,192,059.10	5,084.30	2,996.27	0.00	0.00	2,194,147.13	2,194,147.13	0.00
372 - N JORDAN WELL REPAIRS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
373 - BLDG ACCESS CONTROL PROJ	145,157.60	0.00	0.00	0.00	0.00	145,157.60	145,157.60	0.00
374 - WATER PRODUCTION PROJECTS	3,709,920.47	0.00	31,901.35	0.00	0.00	3,678,019.12	3,678,019.12	0.00
375 - NE DEST/NE BVRBROOKE IMP	-512,078.93	0.00	0.00	0.00	0.00	-512,078.93	-512,078.93	0.00
376 - SE TRL EXT TO SCHOOL	217,091.54	0.00	0.00	0.00	0.00	217,091.54	217,091.54	0.00
377 - HWY TRL EXT TO SCHOOL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
378 - FIRE STATION	624,542.89	382.00	39,868.50	0.00	1,543.67	583,512.72	583,512.72	0.00
379 - 100TH ST WIDENING	139,409.49	0.00	0.00	0.00	0.00	139,409.49	139,409.49	0.00
380 - HWY 141 CORR/INTERSECTION STUDY	3,252.90	0.00	0.00	0.00	0.00	3,252.90	3,252.90	0.00
381 - NO COUNTY LINE WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
382 - GROUND STORAGE RESERVOIR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
383 - JAMES ST WTP WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
384 - SEWER COMPLIANCE PROJECT	0.09	0.00	0.00	0.00	0.00	0.09	0.09	0.00
385 - SE 41ST & SE PARK EXTNSN	331,858.74	0.00	7,898.75	0.00	0.00	323,959.99	323,959.99	0.00
386 - THORPE AREA EXPANSION	-50,520.74	0.00	0.00	0.00	0.00	-50,520.74	-50,520.74	0.00
387 - CITY HALL PROJECT	1,326,324.99	0.00	9,997.57	0.00	0.00	1,316,327.42	1,316,327.42	0.00
399 - EQUIP REVOLVING PROGRAM	3,140,085.89	0.00	576,111.00	0.00	0.00	2,563,974.89	2,563,974.89	0.00
600 - WATER	6,756,313.41	794,114.98	633,317.40	0.00	0.00	6,917,110.99	6,917,110.99	0.00
601 - WATER DEPOSITS	303,266.45	-19,614.09	42,109.02	0.00	0.00	241,543.34	241,543.34	0.00
602 - WATER SINKING	903,616.93	0.00	0.00	0.00	0.00	903,616.93	903,616.93	0.00
603 - WATER REC BOND	183,629.96	0.00	0.00	0.00	0.00	183,629.96	183,629.96	0.00
610 - SEWER	4,782,005.21	512,437.05	310,945.06	0.00	0.00	4,983,497.20	4,983,497.20	0.00
611 - SEWER SINKING	567,273.03	0.00	0.00	0.00	0.00	567,273.03	567,273.03	0.00
670 - LANDFILL/GARBAGE	812,990.54	76,755.52	77,633.72	0.00	0.00	812,112.34	812,112.34	0.00
740 - STORM WATER	3,422,085.31	72,355.65	26,620.60	0.00	0.00	3,467,820.36	3,467,820.36	0.00
750 - MULTIPLEX	1,320,382.28	61,119.75	16,116.51	0.00	0.00	1,365,385.52	1,365,385.52	0.00
830 - OTHER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Report Total:	67,735,323.03	2,442,994.89	2,942,677.74	0.00	1,139.88	67,234,500.30	67,234,500.30	0.00





Grimes, IA

Detail Report Account Summary

Date Range: 01/01/2026 - 01/31/2026

Account	Name	Beginning Balance	Total Activity	Ending Balance
Fund: 001 - GENERAL				
001-0000-1109	CASH - GENERAL	5,303,013.81	-262,964.94	5,040,048.87
001-0000-1130	RESERVES	0.00	0.00	0.00
001-0000-1131	RESERVES	0.00	0.00	0.00
001-0000-1133	RESERVES - PARK & REC GOAL	0.00	0.00	0.00
001-0000-1150	CASH - IPAIT	68,553.95	202.88	68,756.83
001-0000-1160	SAVINGS - GENERAL FUND	0.00	0.00	0.00
001-0000-1171	CEMETERY CD 1 304927	35,512.77	0.00	35,512.77
001-0000-1172	CEMETERY CD 3 222910	22,806.16	0.00	22,806.16
001-0000-1173	CEMETERY CD 12014736	23,556.65	0.00	23,556.65
001-0000-1175	CD# 12396252 - GENERAL	2,454,572.11	0.00	2,454,572.11
Total Fund: 001 - GENERAL:		7,908,015.45	-262,762.06	7,645,253.39
Fund: 002 - LIBRARY FUND				
002-0000-1109	CASH - LIBRARY	458,238.69	-78,432.59	379,806.10
Total Fund: 002 - LIBRARY FUND:		458,238.69	-78,432.59	379,806.10
Fund: 005 - FIRE /RESCUE				
005-0000-1112	CASH-FD AUXILLARY	0.00	0.00	0.00
Total Fund: 005 - FIRE /RESCUE:		0.00	0.00	0.00
Fund: 110 - ROAD USE TAX				
110-0000-1109	CASH - ROAD USE	4,551,190.56	123,552.68	4,674,743.24
Total Fund: 110 - ROAD USE TAX:		4,551,190.56	123,552.68	4,674,743.24
Fund: 112 - EMPLOYEE BENEFITS				
112-0000-1109	CASH - EMPLOYEE BENEFITS	1,756,912.96	-116,766.59	1,640,146.37
112-0000-1111	CASH - FLEX	19,327.61	1,180.87	20,508.48
Total Fund: 112 - EMPLOYEE BENEFITS:		1,776,240.57	-115,585.72	1,660,654.85
Fund: 119 - EMERGENCY FUND				
119-0000-1109	CASH - EMERGENCY	0.00	0.00	0.00
Total Fund: 119 - EMERGENCY FUND:		0.00	0.00	0.00
Fund: 121 - LOCAL OPTION SALES RAX				
121-0000-1109	CASH - LOCAL OPTION SALES TAX	4,623,272.62	313,640.32	4,936,912.94
Total Fund: 121 - LOCAL OPTION SALES RAX:		4,623,272.62	313,640.32	4,936,912.94
Fund: 125 - TAX INCREMENT FINANCING				
125-0000-1109	CASH - TIF	5,501,767.28	74,052.07	5,575,819.35
Total Fund: 125 - TAX INCREMENT FINANCING:		5,501,767.28	74,052.07	5,575,819.35
Fund: 160 - HOTEL/MOTEL/ECON DEV				

Detail Report

Date Range: 01/01/2026 - 01/31/2026

Account	Name	Beginning Balance	Total Activity	Ending Balance
160-0000-1109	CASH - HOTEL/MOTEL/ECON DEV	371,512.78	4,145.14	375,657.92
Total Fund: 160 - HOTEL/MOTEL/ECON DEV:		371,512.78	4,145.14	375,657.92
Fund: 161 - ECO DEVELOPMENT REVOLVING				
161-0000-1109	CASH - ECO DEVELOP REVOLVING	234,549.50	0.00	234,549.50
Total Fund: 161 - ECO DEVELOPMENT REVOLVING:		234,549.50	0.00	234,549.50
Fund: 167 - RESTRICTED GIFTS				
167-0000-1109	CASH - LIBRARY RESTRICTED GIF	58,805.72	-219.90	58,585.82
167-0000-1111	CASH - PARKS RESTRICTED GIFTS	0.00	0.00	0.00
Total Fund: 167 - RESTRICTED GIFTS:		58,805.72	-219.90	58,585.82
Fund: 200 - DEBT SERVICE				
200-0000-1109	CASH - DEBT SERVICE	1,212,142.54	25,720.47	1,237,863.01
200-0000-1150	CASH - IPAIT	3,686.99	12.21	3,699.20
Total Fund: 200 - DEBT SERVICE:		1,215,829.53	25,732.68	1,241,562.21
Fund: 301 - CAPITAL PROJECT FUND				
301-0000-1109	CASH - CAPITAL PROJECTS	2,570.57	-296.18	2,274.39
Total Fund: 301 - CAPITAL PROJECT FUND:		2,570.57	-296.18	2,274.39
Fund: 302 - CP-ROAD DEVELOPMENT				
302-0000-1109	CASH - CP - ROAD DEVELOPMENT	0.00	0.00	0.00
Total Fund: 302 - CP-ROAD DEVELOPMENT:		0.00	0.00	0.00
Fund: 303 - CP-WALLACE				
303-0000-1109	CASH - CP - WALLACE	0.00	0.00	0.00
Total Fund: 303 - CP-WALLACE:		0.00	0.00	0.00
Fund: 304 - STM WATER MASTER PLAN				
304-0000-1109	CASH - STM WATER MASTER PLAN	0.00	0.00	0.00
Total Fund: 304 - STM WATER MASTER PLAN:		0.00	0.00	0.00
Fund: 305 - CP-MAIN STREET				
305-0000-1109	CASH - CP - MAIN STREET	0.00	0.00	0.00
Total Fund: 305 - CP-MAIN STREET:		0.00	0.00	0.00
Fund: 306 - CP-PRARIE/LITTLE BEAVE				
306-0000-1109	CASH - CP - PRAIRIE/LITTLE BEAVER	0.00	0.00	0.00
Total Fund: 306 - CP-PRARIE/LITTLE BEAVE:		0.00	0.00	0.00
Fund: 307 - CP-STORM WATER				
307-0000-1109	CASH - CP - STORM WATER	-73,990.90	0.00	-73,990.90
Total Fund: 307 - CP-STORM WATER:		-73,990.90	0.00	-73,990.90
Fund: 308 - CP-SW COUNTY LINE ROAD				
308-0000-1109	CASH - CP SW COUNTY LINE ROAD	0.00	0.00	0.00
Total Fund: 308 - CP-SW COUNTY LINE ROAD:		0.00	0.00	0.00
Fund: 309 - CP-PARKS				
309-0000-1109	CASH - CP - PARKS	270,258.64	-196,236.28	74,022.36

Detail Report

Date Range: 01/01/2026 - 01/31/2026

Account	Name	Beginning Balance	Total Activity	Ending Balance
309-0000-1150	CASH - IPAIT	0.00	0.00	0.00
309-0000-1155	CASH - IPAIT HI-YIELD	0.00	0.00	0.00
Total Fund: 309 - CP-PARKS:		270,258.64	-196,236.28	74,022.36
Fund: 310 - CP-FIRE				
310-0000-1109	CASH - CP - FIRE	0.00	0.00	0.00
Total Fund: 310 - CP-FIRE:		0.00	0.00	0.00
Fund: 311 - CP-DOWNTOWN				
311-0000-1109	CASH - CP - DOWNTOWN	0.00	0.00	0.00
Total Fund: 311 - CP-DOWNTOWN:		0.00	0.00	0.00
Fund: 312 - CP-S JAMES/SE 37TH ST				
312-0000-1109	CASH - CP - S JAMES/SE 37TH ST	0.00	0.00	0.00
Total Fund: 312 - CP-S JAMES/SE 37TH ST:		0.00	0.00	0.00
Fund: 313 - GRIMES COMMUNITY COMPLEX IMP				
313-0000-1109	CASH - CP - GRIMES COMMUNITY COMPLEX	545.11	0.00	545.11
Total Fund: 313 - GRIMES COMMUNITY COMPLEX IMP:		545.11	0.00	545.11
Fund: 314 - CP-NE GATEWAY/HOPE COMM				
314-0000-1109	CASH - NE GATEWAY/HOPE COMM	0.00	0.00	0.00
Total Fund: 314 - CP-NE GATEWAY/HOPE COMM:		0.00	0.00	0.00
Fund: 315 - CP-N COMPLEX SANI CONNECT				
315-0000-1109	CASH - N COMPLEX SANI CONNECT	0.00	0.00	0.00
Total Fund: 315 - CP-N COMPLEX SANI CONNECT:		0.00	0.00	0.00
Fund: 316 - CP-WATER CAP IMPROVEMENT				
316-0000-1109	CASH - WATER CAP IMPROVEMENT	0.00	0.00	0.00
Total Fund: 316 - CP-WATER CAP IMPROVEMENT:		0.00	0.00	0.00
Fund: 317 - CP-COMP PLAN				
317-0000-1109	CASH - COMP PLAN	32,010.73	0.00	32,010.73
Total Fund: 317 - CP-COMP PLAN:		32,010.73	0.00	32,010.73
Fund: 318 - CP-CITY HALL				
318-0000-1109	CASH - CITY HALL PROJECT	0.00	0.00	0.00
Total Fund: 318 - CP-CITY HALL:		0.00	0.00	0.00
Fund: 319 - KENNYBROOK PK WQI IMPRV				
319-0000-1109	CASH - KENNYBROOK PK WQI IMP	0.00	0.00	0.00
Total Fund: 319 - KENNYBROOK PK WQI IMPRV:		0.00	0.00	0.00
Fund: 320 - CP-NEW JORDAN WELL 2019				
320-0000-1109	CASH - NEW JORDAN WELL 2019	0.00	0.00	0.00
Total Fund: 320 - CP-NEW JORDAN WELL 2019:		0.00	0.00	0.00
Fund: 321 - CP-ASR 2019				
321-0000-1109	CASH - ASR 2019	0.00	0.00	0.00
Total Fund: 321 - CP-ASR 2019:		0.00	0.00	0.00

Detail Report

Date Range: 01/01/2026 - 01/31/2026

Account	Name	Beginning Balance	Total Activity	Ending Balance
Fund: 322 - CP-16" WATER MAIN 322-0000-1109	CASH - 16" WATER MAIN	0.00	0.00	0.00
	Total Fund: 322 - CP-16" WATER MAIN:	0.00	0.00	0.00
Fund: 323 - CP-WATER TOWER 2019 323-0000-1109	CASH - WATER TOWER 2019	0.00	0.00	0.00
	Total Fund: 323 - CP-WATER TOWER 2019:	0.00	0.00	0.00
Fund: 324 - CP-WATER PLANT EXP 2019 324-0000-1109	CASH - WATER PLANT EXP 2019	0.00	0.00	0.00
	Total Fund: 324 - CP-WATER PLANT EXP 2019:	0.00	0.00	0.00
Fund: 325 - SE 37TH HWY 141 PROJECT 325-0000-1109	CASH - SE 37TH /HWY 141 PROJECT	0.00	0.00	0.00
	Total Fund: 325 - SE 37TH HWY 141 PROJECT:	0.00	0.00	0.00
Fund: 326 - ANNUAL HMA PROJECT 326-0000-1109 326-0000-1150	CASH - ANNUAL HMA PROJECTS	3,555,890.85	0.00	3,555,890.85
	CASH - IPAIT	0.00	0.00	0.00
	Total Fund: 326 - ANNUAL HMA PROJECT:	3,555,890.85	0.00	3,555,890.85
Fund: 327 - SE 19TH & SW CO OVERLAY 327-0000-1109	CASH - SW 19TH & SW CO OVERLAY	0.00	0.00	0.00
	Total Fund: 327 - SE 19TH & SW CO OVERLAY:	0.00	0.00	0.00
Fund: 328 - WRA SANI SEWER PHASE 1 328-0000-1109	CASH - WRA SANI SEWER PHASE 1	-19,389.01	0.00	-19,389.01
	Total Fund: 328 - WRA SANI SEWER PHASE 1:	-19,389.01	0.00	-19,389.01
Fund: 329 - NW TERRITORY LIFT STATION 329-0000-1109	CASH - NW TERRITORY LIFT STATION	0.00	0.00	0.00
	Total Fund: 329 - NW TERRITORY LIFT STATION:	0.00	0.00	0.00
Fund: 330 - GIS MAPPING 330-0000-1109	CASH - GIS MAPPING	0.00	0.00	0.00
	Total Fund: 330 - GIS MAPPING:	0.00	0.00	0.00
Fund: 331 - 19TH ST SEWER EXTENSION 331-0000-1109	CASH - 19TH ST SEWER EXTENSION	-1,264,003.95	0.00	-1,264,003.95
	Total Fund: 331 - 19TH ST SEWER EXTENSION:	-1,264,003.95	0.00	-1,264,003.95
Fund: 332 - ROAD USE EQUIPMENT 332-0000-1109	CASH - ROAD USE EQUIPMENT	0.00	0.00	0.00
	Total Fund: 332 - ROAD USE EQUIPMENT:	0.00	0.00	0.00
Fund: 333 - WRA PARALLEL SEWER 333-0000-1109	CASH - WRA PARALLEL SEWER	0.00	0.00	0.00
	Total Fund: 333 - WRA PARALLEL SEWER:	0.00	0.00	0.00
Fund: 334 - HWY 44 & COUNTY LN RD 2020 334-0000-1109	CASH - HWY 44 & CO LINE RD 2020	0.00	0.00	0.00

Detail Report

Date Range: 01/01/2026 - 01/31/2026

Account	Name	Beginning Balance	Total Activity	Ending Balance
Total Fund: 334 - HWY 44 & COUNTY LN RD 2020:		0.00	0.00	0.00
Fund: 335 - ANN SANI SEWER I&I REHAB 335-0000-1109	CASH - ANN SANI SWR I&I REHAB	18,208.40	0.00	18,208.40
Total Fund: 335 - ANN SANI SEWER I&I REHAB:		18,208.40	0.00	18,208.40
Fund: 336 - SE 11TH ST RR/JAMES 2019 336-0000-1109	CASH - SE 11TH RR/JAMES 2019	0.00	0.00	0.00
Total Fund: 336 - SE 11TH ST RR/JAMES 2019:		0.00	0.00	0.00
Fund: 337 - CP-N MAIN & BEAVERBK SIG 337-0000-1109	CASH - N MAIN & BEAVERBK SIGNAL	0.00	0.00	0.00
Total Fund: 337 - CP-N MAIN & BEAVERBK SIG:		0.00	0.00	0.00
Fund: 338 - FY20 DRAIN PRJ 2ND/BEAVER 338-0000-1109	CASH - FY20 DRAIN PRJ 2nd/BEAVER	0.00	0.00	0.00
Total Fund: 338 - FY20 DRAIN PRJ 2ND/BEAVER:		0.00	0.00	0.00
Fund: 339 - HWY 44 STUDY 339-0000-1109	CASH - HWY 141 & HWY 44 SIGNAL	0.00	0.00	0.00
Total Fund: 339 - HWY 44 STUDY:		0.00	0.00	0.00
Fund: 340 - ANNUAL SIGNAL IMPROVEMENT 340-0000-1109	CASH - ANNUAL SIGNAL IMPROVEMENT	-635,084.64	0.00	-635,084.64
Total Fund: 340 - ANNUAL SIGNAL IMPROVEMENT:		-635,084.64	0.00	-635,084.64
Fund: 341 - HWY 44 STUDY 341-0000-1109	CASH - HWY 44 STUDY	156,674.32	0.00	156,674.32
Total Fund: 341 - HWY 44 STUDY:		156,674.32	0.00	156,674.32
Fund: 342 - WATER SYSTEM STUDY 342-0000-1109	CASH - WATER SYSTEM STUDY	0.00	0.00	0.00
Total Fund: 342 - WATER SYSTEM STUDY:		0.00	0.00	0.00
Fund: 343 - JAMES ST CORRIDOR STUDY 343-0000-1109	CASH - JAMES ST CORRIDOR STUDY	0.00	0.00	0.00
Total Fund: 343 - JAMES ST CORRIDOR STUDY:		0.00	0.00	0.00
Fund: 344 - PAVEMENT COND ANALYSIS 344-0000-1109	CASH - PAVEMENT COND ANALYSIS	0.00	0.00	0.00
Total Fund: 344 - PAVEMENT COND ANALYSIS:		0.00	0.00	0.00
Fund: 345 - ANNUAL WATER MAIN REPLACE 345-0000-1109	CASH - ANNUAL WATER MAIN REPLACE	589,928.53	0.00	589,928.53
345-0000-1150	CASH - IPAIT	526,430.12	1,811.79	528,241.91
345-0000-1155	CASH - IPAIT HI-YIELD	0.00	0.00	0.00
Total Fund: 345 - ANNUAL WATER MAIN REPLACE:		1,116,358.65	1,811.79	1,118,170.44
Fund: 346 - HW TRAIL EXTENSION 346-0000-1109	CASH - HWY 44 TRAIL EXTENSION	0.00	0.00	0.00
Total Fund: 346 - HW TRAIL EXTENSION:		0.00	0.00	0.00

Detail Report

Date Range: 01/01/2026 - 01/31/2026

Account	Name	Beginning Balance	Total Activity	Ending Balance
Fund: 347 - N SPORTS COMPLEX PARKING 347-0000-1109	CASH - N SPORTS COMPLEX PARKING	0.00	0.00	0.00
	Total Fund: 347 - N SPORTS COMPLEX PARKING:	0.00	0.00	0.00
Fund: 348 - SPLASH PAD 348-0000-1109	CASH - SPLASH PAD	0.00	0.00	0.00
	Total Fund: 348 - SPLASH PAD:	0.00	0.00	0.00
Fund: 349 - SE 6TH & S JAMES INTERSECT 349-0000-1109	CASH - SE 6TH & JAMES INTERSEC	0.00	0.00	0.00
	Total Fund: 349 - SE 6TH & S JAMES INTERSECT:	0.00	0.00	0.00
Fund: 350 - GRIMES LIBRARY BLDG FUND 350-0000-1109	CASH - GRIMES LIB BLDG	35,000.00	0.00	35,000.00
	Total Fund: 350 - GRIMES LIBRARY BLDG FUND:	35,000.00	0.00	35,000.00
Fund: 351 - 37TH ST IMPROVEMENTS 351-0000-1109	CASH - 37TH ST IMPROVEMENTS	0.00	0.00	0.00
	Total Fund: 351 - 37TH ST IMPROVEMENTS:	0.00	0.00	0.00
Fund: 352 - TRL RDG/BEV/JACOB WTR 352-0000-1109	CASH - TRL RD/BEAV/JAC WTR MN	0.00	0.00	0.00
	Total Fund: 352 - TRL RDG/BEV/JACOB WTR:	0.00	0.00	0.00
Fund: 353 - SANI SEWER STUDY 353-0000-1109	CASH - SANI SEWER STUDY	-66,462.24	0.00	-66,462.24
	Total Fund: 353 - SANI SEWER STUDY:	-66,462.24	0.00	-66,462.24
Fund: 354 - ANNUAL PCC PATCHING 354-0000-1109	CASH - ANNUAL PCC PATCHING	0.00	0.00	0.00
	Total Fund: 354 - ANNUAL PCC PATCHING:	0.00	0.00	0.00
Fund: 355 - TRAFFIC CALMING 355-0000-1109	CASH - TRAFFIC CALMING	5,877.10	0.00	5,877.10
	Total Fund: 355 - TRAFFIC CALMING:	5,877.10	0.00	5,877.10
Fund: 356 - ANNUAL PAVEMENT PRESERVE 356-0000-1109	CASH - ANNUAL PAVEMENT PRESERVE	75,230.76	0.00	75,230.76
	Total Fund: 356 - ANNUAL PAVEMENT PRESERVE:	75,230.76	0.00	75,230.76
Fund: 357 - S COMPLEX IRRIGATION PROJ 357-0000-1109	CASH - S COMPLEX IRRIGATION	0.00	0.00	0.00
	Total Fund: 357 - S COMPLEX IRRIGATION PROJ:	0.00	0.00	0.00
Fund: 358 - ANN TRAIL IMPRV & PLAN 358-0000-1109 358-0000-1150 358-0000-1155	CASH - ANN TRAIL IMP & PLANNING	476,071.82	-1,427.50	474,644.32
	CASH - IPAIT	0.00	0.00	0.00
	CASH - IPAIT HI-YIELD	0.00	0.00	0.00
	Total Fund: 358 - ANN TRAIL IMPRV & PLAN:	476,071.82	-1,427.50	474,644.32
Fund: 359 - EMERGENCY WATER MAIN				

Detail Report

Date Range: 01/01/2026 - 01/31/2026

Account	Name	Beginning Balance	Total Activity	Ending Balance
359-0000-1109	CASH - EMERGENCY WATER MAIN	0.00	0.00	0.00
Total Fund: 359 - EMERGENCY WATER MAIN:		0.00	0.00	0.00
Fund: 360 - 19TH ST WATER MAIN				
360-0000-1109	CASH - 19TH ST WATER MAIN	0.00	0.00	0.00
Total Fund: 360 - 19TH ST WATER MAIN:		0.00	0.00	0.00
Fund: 361 - WW PLANT MBDR RETROFIT				
361-0000-1109	CASH - WW PLANT MBDR RETROFIT	-28,926.53	0.00	-28,926.53
Total Fund: 361 - WW PLANT MBDR RETROFIT:		-28,926.53	0.00	-28,926.53
Fund: 362 - WRA SANI SEWER PHASE 2				
362-0000-1109	CASH - WRA SANI SEWER PHASE 2	-94,494.57	0.00	-94,494.57
Total Fund: 362 - WRA SANI SEWER PHASE 2:		-94,494.57	0.00	-94,494.57
Fund: 363 - WRA SANI SEWER PHASE 3				
363-0000-1109	CASH - WRA SANI SWR PHS 3	-37,820.55	0.00	-37,820.55
Total Fund: 363 - WRA SANI SEWER PHASE 3:		-37,820.55	0.00	-37,820.55
Fund: 364 - WRA SANI SEWER PHASE 4				
364-0000-1109	CASH - WRA SANI SWR PHS 4	0.00	0.00	0.00
Total Fund: 364 - WRA SANI SEWER PHASE 4:		0.00	0.00	0.00
Fund: 365 - WALLACE FARM				
365-0000-1109	CASH - WALLACE FARM	0.00	0.00	0.00
Total Fund: 365 - WALLACE FARM:		0.00	0.00	0.00
Fund: 366 - JACOB ST OVERLAY PROJ				
366-0000-1109	CASH - JACOB ST OVERLAY	0.00	0.00	0.00
366-0000-1150	CASH - IPAIT	0.00	0.00	0.00
Total Fund: 366 - JACOB ST OVERLAY PROJ:		0.00	0.00	0.00
Fund: 367 - MULTIPLEX				
367-0000-1109	CASH - GRIMEPLEX	0.00	0.00	0.00
367-0000-1150	CASH - IPAIT	0.00	0.00	0.00
367-0000-1155	CASH - IPAIT HI-YIELD	0.00	0.00	0.00
Total Fund: 367 - MULTIPLEX:		0.00	0.00	0.00
Fund: 368 - TRL RDG/BEAVER WATER MAIN				
368-0000-1109	CASH - TRL RDG/BEAVER WTR MAIN	0.00	0.00	0.00
Total Fund: 368 - TRL RDG/BEAVER WATER MAIN:		0.00	0.00	0.00
Fund: 369 - SE 11TH & JAMES				
369-0000-1109	CASH - SE 11TH & JAMES	1,765,234.53	-122,787.80	1,642,446.73
369-0000-1150	CASH - IPAIT	2,427,474.09	8,414.88	2,435,888.97
369-0000-1155	CASH - IPAIT HI-YIELD	3,000,000.00	0.00	3,000,000.00
Total Fund: 369 - SE 11TH & JAMES:		7,192,708.62	-114,372.92	7,078,335.70
Fund: 370 - 19TH & GATEWAY SIGNAL				
370-0000-1109	CASH - 19TH & GATEWAY SIGNAL	0.00	0.00	0.00

Detail Report

Date Range: 01/01/2026 - 01/31/2026

Account	Name	Beginning Balance	Total Activity	Ending Balance
Total Fund: 370 - 19TH & GATEWAY SIGNAL:		0.00	0.00	0.00
Fund: 371 - 11TH & GATEWAY SIGNAL				
371-0000-1109	CASH - 11TH & GATEWAY SIGNAL	714,903.93	-2,996.27	711,907.66
371-0000-1150	CASH - IPAIT	1,477,155.17	5,084.30	1,482,239.47
371-0000-1155	CASH - IPAIT HI-YIELD	0.00	0.00	0.00
Total Fund: 371 - 11TH & GATEWAY SIGNAL:		2,192,059.10	2,088.03	2,194,147.13
Fund: 372 - N JORDAN WELL REPAIRS				
372-0000-1109	CASH - N JORDAN WELL REPAIR	0.00	0.00	0.00
Total Fund: 372 - N JORDAN WELL REPAIRS:		0.00	0.00	0.00
Fund: 373 - BLDG ACCESS CONTROL PROJ				
373-0000-1109	CASH - BLDG ACCESS CONT PROJ	145,157.60	0.00	145,157.60
373-0000-1150	CASH - IPAIT	0.00	0.00	0.00
Total Fund: 373 - BLDG ACCESS CONTROL PROJ:		145,157.60	0.00	145,157.60
Fund: 374 - WATER PRODUCTION PROJECTS				
374-0000-1109	CASH - WTR PRODUCTION PROJECTS	3,709,920.47	-31,901.35	3,678,019.12
Total Fund: 374 - WATER PRODUCTION PROJECTS:		3,709,920.47	-31,901.35	3,678,019.12
Fund: 375 - NE DEST/NE BVRBROOKE IMP				
375-0000-1109	CASH - NE DEST/NE BVRBROOKE IMP	-512,078.93	0.00	-512,078.93
Total Fund: 375 - NE DEST/NE BVRBROOKE IMP:		-512,078.93	0.00	-512,078.93
Fund: 376 - SE TRL EXT TO SCHOOL				
376-0000-1109	CASH - SE TRL RDG RD RECONSTRUCT	217,091.54	0.00	217,091.54
376-0000-1150	CASH - IPAIT	0.00	0.00	0.00
Total Fund: 376 - SE TRL EXT TO SCHOOL:		217,091.54	0.00	217,091.54
Fund: 377 - HWY TRL EXT TO SCHOOL				
377-0000-1109	CASH - HWY 44 TRL EXT SCHOOL	0.00	0.00	0.00
Total Fund: 377 - HWY TRL EXT TO SCHOOL:		0.00	0.00	0.00
Fund: 378 - FIRE STATION				
378-0000-1109	CASH - FIRE STATION	-226,930.53	810,443.25	583,512.72
378-0000-1150	CASH - IPAIT	851,473.42	-851,473.42	0.00
378-0000-1155	CASH - IPAIT HI-YIELD	0.00	0.00	0.00
Total Fund: 378 - FIRE STATION:		624,542.89	-41,030.17	583,512.72
Fund: 379 - 100TH ST WIDENING				
379-0000-1109	CASH - 100TH ST WIDENING	139,409.49	0.00	139,409.49
379-0000-1150	CASH - IPAIT	0.00	0.00	0.00
Total Fund: 379 - 100TH ST WIDENING:		139,409.49	0.00	139,409.49
Fund: 380 - HWY 141 CORR/INTERSECTION STUDY				
380-0000-1109	CASH - HWY 141 CORR/INTERS STDY	3,252.90	0.00	3,252.90
380-0000-1150	CASH - IPAIT	0.00	0.00	0.00
Total Fund: 380 - HWY 141 CORR/INTERSECTION STUDY:		3,252.90	0.00	3,252.90
Fund: 381 - NO COUNTY LINE WATER MAIN				

Detail Report

Date Range: 01/01/2026 - 01/31/2026

Account	Name	Beginning Balance	Total Activity	Ending Balance
381-0000-1109	CASH - N COUNTY LINE WATER MAIN	0.00	0.00	0.00
Total Fund: 381 - NO COUNTY LINE WATER MAIN:		0.00	0.00	0.00
Fund: 382 - GROUND STORAGE RESERVOIR				
382-0000-1109	CASH - GRND STORAGE RESERVOIR	0.00	0.00	0.00
Total Fund: 382 - GROUND STORAGE RESERVOIR:		0.00	0.00	0.00
Fund: 383 - JAMES ST WTP WATER MAIN				
383-0000-1109	CASH - JAMES ST WTR WATER MAIN	0.00	0.00	0.00
Total Fund: 383 - JAMES ST WTP WATER MAIN:		0.00	0.00	0.00
Fund: 384 - SEWER COMPLIANCE PROJECT				
384-0000-1109	CASH - SEWER COMPLIANCE	0.09	0.00	0.09
Total Fund: 384 - SEWER COMPLIANCE PROJECT:		0.09	0.00	0.09
Fund: 385 - SE 41ST & SE PARK EXTNSN				
385-0000-1109	CASH - SE 41ST & SE PARK EXT	331,858.74	-7,898.75	323,959.99
Total Fund: 385 - SE 41ST & SE PARK EXTNSN:		331,858.74	-7,898.75	323,959.99
Fund: 386 - THORPE AREA EXPANSION				
386-0000-1109	CASH - THORPE AREA EXPANSION	-50,520.74	0.00	-50,520.74
Total Fund: 386 - THORPE AREA EXPANSION:		-50,520.74	0.00	-50,520.74
Fund: 387 - CITY HALL PROJECT				
387-0000-1109	CASH - CITY HALL PROJECT	1,326,324.99	-9,997.57	1,316,327.42
Total Fund: 387 - CITY HALL PROJECT:		1,326,324.99	-9,997.57	1,316,327.42
Fund: 399 - EQUIP REVOLVING PROGRAM				
399-0000-1109	CASH - EQUIP REVOLVING PROG	3,140,085.89	-576,111.00	2,563,974.89
Total Fund: 399 - EQUIP REVOLVING PROGRAM:		3,140,085.89	-576,111.00	2,563,974.89
Fund: 600 - WATER				
600-0000-1109	CASH - WATER	4,528,419.97	159,381.87	4,687,801.84
600-0000-1130	RESERVES - WATER TAPPING	0.00	0.00	0.00
600-0000-1131	RESERVES - WATER	0.00	0.00	0.00
600-0000-1160	SAVINGS - WATER TAPPING	1,117,322.06	0.00	1,117,322.06
600-0000-1162	SAVINGS - VISION	1,110,571.38	1,415.71	1,111,987.09
600-0000-1178	CHARTER SEW TAP CD	0.00	0.00	0.00
Total Fund: 600 - WATER:		6,756,313.41	160,797.58	6,917,110.99
Fund: 601 - WATER DEPOSITS				
601-0000-1109	CASH - WATER DEPOSITS	300,639.28	-61,723.11	238,916.17
601-0000-1170	WATER DEPOSIT CD 25712	2,627.17	0.00	2,627.17
Total Fund: 601 - WATER DEPOSITS:		303,266.45	-61,723.11	241,543.34
Fund: 602 - WATER SINKING				
602-0000-1109	CASH - WATER SINKING	903,616.93	0.00	903,616.93
Total Fund: 602 - WATER SINKING:		903,616.93	0.00	903,616.93
Fund: 603 - WATER REC BOND				
603-0000-1109	CASH - WATER REC BOND	183,629.96	0.00	183,629.96

Detail Report

Date Range: 01/01/2026 - 01/31/2026

Account	Name	Beginning Balance	Total Activity	Ending Balance
Total Fund: 603 - WATER REC BOND:		183,629.96	0.00	183,629.96
Fund: 610 - SEWER				
610-0000-1109	CASH - SEWER	2,142,875.68	198,917.26	2,341,792.94
610-0000-1130	RESERVES - SEWER TAPPING	0.00	0.00	0.00
610-0000-1131	RESERVES - SEWER	0.00	0.00	0.00
610-0000-1160	SAVINGS - SEWER TAPPING	0.00	0.00	0.00
610-0000-1161	SAVINGS - SEWER TAPPING	1,139,124.53	2,574.73	1,141,699.26
610-0000-1178	CHARTER SEW TAP CD	5.00	0.00	5.00
610-0000-1179	SEWER RESERVES	1,500,000.00	0.00	1,500,000.00
Total Fund: 610 - SEWER:		4,782,005.21	201,491.99	4,983,497.20
Fund: 611 - SEWER SINKING				
611-0000-1109	CASH - SEWER SINKING	567,273.03	0.00	567,273.03
Total Fund: 611 - SEWER SINKING:		567,273.03	0.00	567,273.03
Fund: 670 - LANDFILL/GARBAGE				
670-0000-1109	CASH - SOLID WASTE	812,990.54	-878.20	812,112.34
Total Fund: 670 - LANDFILL/GARBAGE:		812,990.54	-878.20	812,112.34
Fund: 740 - STORM WATER				
740-0000-1109	CASH - STORM WATER	3,370,150.93	45,735.05	3,415,885.98
740-0000-1131	RESERVES - STORM WATER	0.00	0.00	0.00
740-0000-1160	SAVINGS - STORM WATER	51,934.38	0.00	51,934.38
Total Fund: 740 - STORM WATER:		3,422,085.31	45,735.05	3,467,820.36
Fund: 750 - MULTIPLEX				
750-0000-1109	CASH - GRIMESPLEX	1,070,382.28	45,003.24	1,115,385.52
750-0000-1131	RESERVES- MULTIPLEX CAPITAL IMPROV	250,000.00	0.00	250,000.00
Total Fund: 750 - MULTIPLEX:		1,320,382.28	45,003.24	1,365,385.52
Grand Totals:		67,735,323.03	-500,822.73	67,234,500.30

Fund Summary

Fund	Beginning Balance	Total Activity	Ending Balance
001 - GENERAL	7,908,015.45	-262,762.06	7,645,253.39
002 - LIBRARY FUND	458,238.69	-78,432.59	379,806.10
005 - FIRE /RESCUE	0.00	0.00	0.00
110 - ROAD USE TAX	4,551,190.56	123,552.68	4,674,743.24
112 - EMPLOYEE BENEFITS	1,776,240.57	-115,585.72	1,660,654.85
119 - EMERGENCY FUND	0.00	0.00	0.00
121 - LOCAL OPTION SALES RAX	4,623,272.62	313,640.32	4,936,912.94
125 - TAX INCREMENT FINANCING	5,501,767.28	74,052.07	5,575,819.35
160 - HOTEL/MOTEL/ECON DEV	371,512.78	4,145.14	375,657.92
161 - ECO DEVELOPMENT REVOLVING	234,549.50	0.00	234,549.50
167 - RESTRICTED GIFTS	58,805.72	-219.90	58,585.82
200 - DEBT SERVICE	1,215,829.53	25,732.68	1,241,562.21
301 - CAPITAL PROJECT FUND	2,570.57	-296.18	2,274.39
302 - CP-ROAD DEVELOPMENT	0.00	0.00	0.00
303 - CP-WALLACE	0.00	0.00	0.00
304 - STM WATER MASTER PLAN	0.00	0.00	0.00
305 - CP-MAIN STREET	0.00	0.00	0.00
306 - CP-PRARIE/LITTLE BEAVE	0.00	0.00	0.00
307 - CP-STORM WATER	-73,990.90	0.00	-73,990.90
308 - CP-SW COUNTY LINE ROAD	0.00	0.00	0.00
309 - CP-PARKS	270,258.64	-196,236.28	74,022.36
310 - CP-FIRE	0.00	0.00	0.00
311 - CP-DOWNTOWN	0.00	0.00	0.00
312 - CP-S JAMES/SE 37TH ST	0.00	0.00	0.00
313 - GRIMES COMMUNITY COMPLEX IMF	545.11	0.00	545.11
314 - CP-NE GATEWAY/HOPE COMM	0.00	0.00	0.00
315 - CP-N COMPLEX SANI CONNECT	0.00	0.00	0.00
316 - CP-WATER CAP IMPROVEMENT	0.00	0.00	0.00
317 - CP-COMP PLAN	32,010.73	0.00	32,010.73
318 - CP-CITY HALL	0.00	0.00	0.00
319 - KENNYBROOK PK WQI IMPRV	0.00	0.00	0.00
320 - CP-NEW JORDAN WELL 2019	0.00	0.00	0.00
321 - CP-ASR 2019	0.00	0.00	0.00
322 - CP-16" WATER MAIN	0.00	0.00	0.00
323 - CP-WATER TOWER 2019	0.00	0.00	0.00
324 - CP-WATER PLANT EXP 2019	0.00	0.00	0.00
325 - SE 37TH HWY 141 PROJECT	0.00	0.00	0.00
326 - ANNUAL HMA PROJECT	3,555,890.85	0.00	3,555,890.85
327 - SE 19TH & SW CO OVERLAY	0.00	0.00	0.00
328 - WRA SANI SEWER PHASE 1	-19,389.01	0.00	-19,389.01
329 - NW TERRITORY LIFT STATION	0.00	0.00	0.00
330 - GIS MAPPING	0.00	0.00	0.00

Fund Summary

331 - 19TH ST SEWER EXTENSION	-1,264,003.95	0.00	-1,264,003.95
332 - ROAD USE EQUIPMENT	0.00	0.00	0.00
333 - WRA PARALLEL SEWER	0.00	0.00	0.00
334 - HWY 44 & COUNTY LN RD 2020	0.00	0.00	0.00
335 - ANN SANI SEWER I&I REHAB	18,208.40	0.00	18,208.40
336 - SE 11TH ST RR/JAMES 2019	0.00	0.00	0.00
337 - CP-N MAIN & BEAVERBK SIG	0.00	0.00	0.00
338 - FY20 DRAIN PRJ 2ND/BEAVER	0.00	0.00	0.00
339 - HWY 44 STUDY	0.00	0.00	0.00
340 - ANNUAL SIGNAL IMPROVEMENT	-635,084.64	0.00	-635,084.64
341 - HWY 44 STUDY	156,674.32	0.00	156,674.32
342 - WATER SYSTEM STUDY	0.00	0.00	0.00
343 - JAMES ST CORRIDOR STUDY	0.00	0.00	0.00
344 - PAVEMENT COND ANALYSIS	0.00	0.00	0.00
345 - ANNUAL WATER MAIN REPLACE	1,116,358.65	1,811.79	1,118,170.44
346 - HW TRAIL EXTENSION	0.00	0.00	0.00
347 - N SPORTS COMPLEX PARKING	0.00	0.00	0.00
348 - SPLASH PAD	0.00	0.00	0.00
349 - SE 6TH & S JAMES INTERSECT	0.00	0.00	0.00
350 - GRIMES LIBRARY BLDG FUND	35,000.00	0.00	35,000.00
351 - 37TH ST IMPROVEMENTS	0.00	0.00	0.00
352 - TRL RDG/BEV/JACOB WTR	0.00	0.00	0.00
353 - SANI SEWER STUDY	-66,462.24	0.00	-66,462.24
354 - ANNUAL PCC PATCHING	0.00	0.00	0.00
355 - TRAFFIC CALMING	5,877.10	0.00	5,877.10
356 - ANNUAL PAVEMENT PRESERVE	75,230.76	0.00	75,230.76
357 - S COMPLEX IRRIGATION PROJ	0.00	0.00	0.00
358 - ANN TRAIL IMPRV & PLAN	476,071.82	-1,427.50	474,644.32
359 - EMERGENCY WATER MAIN	0.00	0.00	0.00
360 - 19TH ST WATER MAIN	0.00	0.00	0.00
361 - WW PLANT MBDR RETROFIT	-28,926.53	0.00	-28,926.53
362 - WRA SANI SEWER PHASE 2	-94,494.57	0.00	-94,494.57
363 - WRA SANI SEWER PHASE 3	-37,820.55	0.00	-37,820.55
364 - WRA SANI SEWER PHASE 4	0.00	0.00	0.00
365 - WALLACE FARM	0.00	0.00	0.00
366 - JACOB ST OVERLAY PROJ	0.00	0.00	0.00
367 - MULTIPLEX	0.00	0.00	0.00
368 - TRL RDG/BEAVER WATER MAIN	0.00	0.00	0.00
369 - SE 11TH & JAMES	7,192,708.62	-114,372.92	7,078,335.70
370 - 19TH & GATEWAY SIGNAL	0.00	0.00	0.00
371 - 11TH & GATEWAY SIGNAL	2,192,059.10	2,088.03	2,194,147.13
372 - N JORDAN WELL REPAIRS	0.00	0.00	0.00
373 - BLDG ACCESS CONTROL PROJ	145,157.60	0.00	145,157.60

Fund Summary

374 - WATER PRODUCTION PROJECTS	3,709,920.47	-31,901.35	3,678,019.12
375 - NE DEST/NE BVRBROOKE IMP	-512,078.93	0.00	-512,078.93
376 - SE TRL EXT TO SCHOOL	217,091.54	0.00	217,091.54
377 - HWY TRL EXT TO SCHOOL	0.00	0.00	0.00
378 - FIRE STATION	624,542.89	-41,030.17	583,512.72
379 - 100TH ST WIDENING	139,409.49	0.00	139,409.49
380 - HWY 141 CORR/INTERSECTION STU	3,252.90	0.00	3,252.90
381 - NO COUNTY LINE WATER MAIN	0.00	0.00	0.00
382 - GROUND STORAGE RESERVOIR	0.00	0.00	0.00
383 - JAMES ST WTP WATER MAIN	0.00	0.00	0.00
384 - SEWER COMPLIANCE PROJECT	0.09	0.00	0.09
385 - SE 41ST & SE PARK EXTNSN	331,858.74	-7,898.75	323,959.99
386 - THORPE AREA EXPANSION	-50,520.74	0.00	-50,520.74
387 - CITY HALL PROJECT	1,326,324.99	-9,997.57	1,316,327.42
399 - EQUIP REVOLVING PROGRAM	3,140,085.89	-576,111.00	2,563,974.89
600 - WATER	6,756,313.41	160,797.58	6,917,110.99
601 - WATER DEPOSITS	303,266.45	-61,723.11	241,543.34
602 - WATER SINKING	903,616.93	0.00	903,616.93
603 - WATER REC BOND	183,629.96	0.00	183,629.96
610 - SEWER	4,782,005.21	201,491.99	4,983,497.20
611 - SEWER SINKING	567,273.03	0.00	567,273.03
670 - LANDFILL/GARBAGE	812,990.54	-878.20	812,112.34
740 - STORM WATER	3,422,085.31	45,735.05	3,467,820.36
750 - MULTIPLEX	1,320,382.28	45,003.24	1,365,385.52
Grand Total:	67,735,323.03	-500,822.73	67,234,500.30



Budget Report Group Summary

For Fiscal: 2025-2026 Period Ending: 01/31/2026

IADep...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 001 - GENERAL						
1100 - Police	1,596,941.00	1,596,941.00	130,215.58	906,507.40	690,433.60	56.77%
1300 - Emergency Management	17,000.00	17,000.00	0.00	0.00	17,000.00	0.00%
1500 - Fire	1,065,796.00	1,065,796.00	2,983.11	423,093.92	642,702.08	39.70%
1600 - Ambulance	1,570,947.00	1,570,947.00	1,375.54	874,427.10	696,519.90	55.66%
1700 - Building Services	1,569,047.00	1,569,047.00	108,966.68	759,526.24	809,520.76	48.41%
1900 - Animal control	250.00	250.00	0.00	151.95	98.05	60.78%
2100 - Streets	1,019,660.00	1,019,660.00	115,836.08	674,862.84	344,797.16	66.19%
2300 - Street lighting	0.00	0.00	0.00	0.00	0.00	0.00%
2400 - Traffic Control/Safety	0.00	0.00	0.00	0.00	0.00	0.00%
2500 - Snow	5,000.00	5,000.00	0.00	91.82	4,908.18	1.84%
3500 - Water, Air, Mosquito	1,500.00	1,500.00	0.00	244.00	1,256.00	16.27%
4300 - Parks	606,797.00	611,047.00	30,695.22	301,044.01	310,002.99	49.27%
4310 - North Sports Complex	45,000.00	45,000.00	2,257.59	14,203.14	30,796.86	31.56%
4320 - South Sports Complex	45,000.00	45,000.00	5,248.66	18,169.78	26,830.22	40.38%
4400 - Recreation	335,536.00	335,536.00	20,309.39	224,251.41	111,284.59	66.83%
4410 - Rec-Youth Programs	48,000.00	53,000.00	12,396.90	40,994.25	12,005.75	77.35%
4420 - Rec-Youth Sports	0.00	0.00	5.25	2,264.88	-2,264.88	0.00%
4430 - Rec-Adult Programs	6,600.00	6,600.00	158.90	1,143.89	5,456.11	17.33%
4440 - Rec-Adult Sports	0.00	0.00	0.00	0.00	0.00	0.00%
4500 - Cemetery	121,000.00	121,000.00	827.90	61,201.94	59,798.06	50.58%
4600 - GCC-Community center	168,170.00	168,170.00	5,767.13	81,018.01	87,151.99	48.18%
4700 - Multi Plex	298,363.00	298,363.00	15,901.98	179,540.23	118,822.77	60.18%
4900 - Splashpad	46,800.00	46,800.00	1,482.25	24,897.35	21,902.65	53.20%
5200 - Economic Development	485,240.00	485,240.00	12,413.69	195,394.01	289,845.99	40.27%
6100 - Mayor,Council, Manager	282,965.00	309,765.00	19,862.96	144,459.33	165,305.67	46.64%
6200 - Clerk,Finance, Admin, HR	625,398.00	625,398.00	46,354.65	352,249.52	273,148.48	56.32%
6300 - Elections	31,300.00	31,300.00	5,303.54	28,153.54	3,146.46	89.95%
6400 - Legal Services/Attorney	260,800.00	260,800.00	1,259.12	97,531.82	163,268.18	37.40%
6500 - City Hall/General	311,465.00	311,465.00	10,307.06	106,025.05	205,439.95	34.04%
6600 - Tort Liability Insurance	131,250.00	131,250.00	0.00	0.00	131,250.00	0.00%
6700 - IT	397,484.00	397,484.00	17,631.43	192,124.44	205,359.56	48.34%
6990 - Other General Government	189,000.00	220,094.00	1,140.37	16,375.05	203,718.95	7.44%
9100 - Transfers In/Out	3,068,847.00	3,068,847.00	0.00	509,286.00	2,559,561.00	16.60%
Fund: 001 - GENERAL Total:	14,351,156.00	14,418,300.00	568,700.98	6,229,232.92	8,189,067.08	43.20%
Fund: 002 - LIBRARY FUND						
4100 - Library	1,073,574.00	1,073,574.00	79,892.18	600,103.25	473,470.75	55.90%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 002 - LIBRARY FUND Total:	1,073,574.00	1,073,574.00	79,892.18	600,103.25	473,470.75	55.90%
Fund: 005 - FIRE /RESCUE						
1600 - Ambulance	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 005 - FIRE /RESCUE Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 110 - ROAD USE TAX						
2100 - Streets	1,348,141.00	1,348,141.00	17,881.31	406,777.13	941,363.87	30.17%
2300 - Street lighting	233,000.00	233,000.00	15,649.75	112,401.81	120,598.19	48.24%
2400 - Traffic Control/Safety	35,000.00	35,000.00	870.00	46,309.31	-11,309.31	132.31%
2500 - Snow	342,600.00	342,600.00	19,759.37	85,544.33	257,055.67	24.97%
9100 - Transfers In/Out	1,538,933.00	1,538,933.00	0.00	538,933.00	1,000,000.00	35.02%
Fund: 110 - ROAD USE TAX Total:	3,497,674.00	3,497,674.00	54,160.43	1,189,965.58	2,307,708.42	34.02%
Fund: 112 - EMPLOYEE BENEFITS						
1100 - Police	0.00	0.00	0.00	0.00	0.00	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
IADep...						
1500 - Fire	181,776.00	181,776.00	0.00	76,324.00	105,452.00	41.99%
1600 - Ambulance	471,671.00	471,671.00	0.00	272,284.44	199,386.56	57.73%
1700 - Building Services	428,798.00	428,798.00	31,470.83	229,759.04	199,038.96	53.58%
2100 - Streets	512,632.00	532,632.00	35,265.79	270,719.57	261,912.43	50.83%
2500 - Snow	18,900.00	18,900.00	476.27	7,913.29	10,986.71	41.87%
4100 - Library	198,950.00	198,950.00	18,391.88	126,244.94	72,705.06	63.46%
4300 - Parks	134,089.00	134,089.00	7,164.23	53,353.69	80,735.31	39.79%
4400 - Recreation	72,398.00	72,398.00	8,754.86	49,843.01	22,554.99	68.85%
4500 - Cemetery	1,026.00	1,026.00	0.00	0.00	1,026.00	0.00%
4600 - GCC-Community center	0.00	0.00	143.63	1,340.52	-1,340.52	0.00%
4700 - Multi Plex	108,507.00	108,507.00	5,926.91	45,048.54	63,458.46	41.52%
4900 - Splashpad	3,760.00	3,760.00	0.00	0.00	3,760.00	0.00%
5200 - Economic Development	48,824.00	48,824.00	2,182.16	16,963.71	31,860.29	34.74%
6100 - Mayor,Council, Manager	63,201.00	67,201.00	5,411.04	31,735.86	35,465.14	47.23%
6200 - Clerk,Finance, Admin, HR	206,733.00	206,733.00	15,771.41	118,111.48	88,621.52	57.13%
6500 - City Hall/General	5,000.00	5,000.00	11.90	1,108.30	3,891.70	22.17%
6700 - IT	60,400.00	60,400.00	5,346.16	35,821.60	24,578.40	59.31%
8100 - Capital Projects - Water	0.00	0.00	0.00	0.00	0.00	0.00%
8150 - Sewer/Sewage Disposal	0.00	0.00	0.00	0.00	0.00	0.00%
8650 - Storm Water	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 112 - EMPLOYEE BENEFITS Total:	2,516,665.00	2,540,665.00	136,317.07	1,336,571.99	1,204,093.01	52.61%
Fund: 121 - LOCAL OPTION SALES RAX						
9100 - Transfers In/Out	2,579,035.00	2,579,035.00	0.00	0.00	2,579,035.00	0.00%
Fund: 121 - LOCAL OPTION SALES RAX Total:	2,579,035.00	2,579,035.00	0.00	0.00	2,579,035.00	0.00%
Fund: 125 - TAX INCREMENT FINANCING						
5200 - Economic Development	3,093,402.00	3,093,402.00	0.00	1,564,415.00	1,528,987.00	50.57%
9100 - Transfers In/Out	5,753,533.00	5,753,533.00	0.00	0.00	5,753,533.00	0.00%
Fund: 125 - TAX INCREMENT FINANCING Total:	8,846,935.00	8,846,935.00	0.00	1,564,415.00	7,282,520.00	17.68%
Fund: 160 - HOTEL/MOTEL/ECON DEV						
4300 - Parks	0.00	0.00	0.00	0.00	0.00	0.00%
5200 - Economic Development	52,000.00	52,000.00	7,123.67	44,431.79	7,568.21	85.45%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 160 - HOTEL/MOTEL/ECON DEV Total:	52,000.00	52,000.00	7,123.67	44,431.79	7,568.21	85.45%
Fund: 161 - ECO DEVELOPMENT REVOLVING						
5200 - Economic Development	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 161 - ECO DEVELOPMENT REVOLVING Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 167 - RESTRICTED GIFTS						
4100 - Library	27,228.00	27,228.00	219.90	662.28	26,565.72	2.43%
4300 - Parks	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 167 - RESTRICTED GIFTS Total:	27,228.00	27,228.00	219.90	662.28	26,565.72	2.43%
Fund: 170 - FEMA-FIRE DEPT						
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 170 - FEMA-FIRE DEPT Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 200 - DEBT SERVICE						
1500 - Fire	0.00	0.00	0.00	0.00	0.00	0.00%
2100 - Streets	282,145.00	282,145.00	0.00	21,372.50	260,772.50	7.58%
2110 - 2007 Bond	279,482.00	279,482.00	0.00	17,240.63	262,241.37	6.17%
2120 - 2009 Bond	1,286,726.00	1,303,726.00	0.00	279,062.82	1,024,663.18	21.41%
2130 - 2012 Bond	359,460.00	359,460.00	0.00	22,530.00	336,930.00	6.27%
2140 - 2015 Bond	0.00	0.00	0.00	0.00	0.00	0.00%
2150 - 2017A Bond	990,632.00	990,632.00	0.00	120,315.63	870,316.37	12.15%
2160 - 2017 Refinancing Bond	574,050.00	574,050.00	0.00	77,025.00	497,025.00	13.42%
2170 - 2018A Bond	0.00	0.00	0.00	0.00	0.00	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
IADep...						
2180 - 2020 Go Bond	592,200.00	592,200.00	0.00	53,900.00	538,300.00	9.10%
2190 - 2021A Go Bond	732,950.00	732,950.00	0.00	104,275.00	628,675.00	14.23%
2210 - 2021B Go Lost Bond	256,500.00	256,500.00	0.00	46,050.00	210,450.00	17.95%
2220 - 2022A Bond	663,000.00	663,000.00	0.00	126,800.00	536,200.00	19.13%
2230 - 2022B Bond	795,600.00	795,600.00	0.00	182,500.00	613,100.00	22.94%
2240 - 2023B Go Bond	1,223,950.00	1,223,950.00	0.00	331,675.00	892,275.00	27.10%
2250 - 2024A Go Bond	1,422,213.00	1,422,213.00	0.00	345,806.25	1,076,406.75	24.31%
2260 - 2025B Go Losst Bonds	277,671.00	281,211.00	0.00	82,804.97	198,406.03	29.45%
2270 - 2026A Go Bonds	0.00	0.00	0.00	0.00	0.00	0.00%
5200 - Economic Development	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 200 - DEBT SERVICE Total:	9,736,579.00	9,757,119.00	0.00	1,811,357.80	7,945,761.20	18.56%
Fund: 301 - CAPITAL PROJECT FUND						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
4100 - Library	0.00	0.00	0.00	0.00	0.00	0.00%
5200 - Economic Development	0.00	0.00	296.18	4,902.13	-4,902.13	0.00%
5900 - Other Comm & Eco Dev	0.00	0.00	0.00	0.00	0.00	0.00%
6500 - City Hall/General	0.00	0.00	0.00	0.00	0.00	0.00%
8100 - Capital Projects - Water	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 301 - CAPITAL PROJECT FUND Total:	0.00	0.00	296.18	4,902.13	-4,902.13	0.00%
Fund: 302 - CP-ROAD DEVELOPMENT						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
8150 - Sewer/Sewage Disposal	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 302 - CP-ROAD DEVELOPMENT Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 303 - CP-WALLACE						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 303 - CP-WALLACE Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 304 - STM WATER MASTER PLAN						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
8650 - Storm Water	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 304 - STM WATER MASTER PLAN Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 305 - CP-MAIN STREET						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 305 - CP-MAIN STREET Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 306 - CP-PRARIE/LITTLE BEAVE						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 306 - CP-PRARIE/LITTLE BEAVE Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 307 - CP-STORM WATER						
8650 - Storm Water	2,284,000.00	2,284,000.00	0.00	73,990.90	2,210,009.10	3.24%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 307 - CP-STORM WATER Total:	2,284,000.00	2,284,000.00	0.00	73,990.90	2,210,009.10	3.24%
Fund: 308 - CP-SW COUNTY LINE ROAD						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 308 - CP-SW COUNTY LINE ROAD Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 309 - CP-PARKS						
4200 - Museum,Band,Theater	0.00	0.00	0.00	89,223.42	-89,223.42	0.00%
4300 - Parks	755,000.00	755,000.00	196,236.28	1,233,059.95	-478,059.95	163.32%
4320 - South Sports Complex	0.00	0.00	0.00	0.00	0.00	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

		Original	Current	Period	Fiscal	Variance	Percent
IADep...		Total Budget	Total Budget	Activity	Activity	Favorable (Unfavorable)	Used
9100 - Transfers In/Out		42,000.00	42,000.00	0.00	0.00	42,000.00	0.00%
Fund: 309 - CP-PARKS Total:		797,000.00	797,000.00	196,236.28	1,322,283.37	-525,283.37	165.91%
Fund: 310 - CP-FIRE							
1500 - Fire		0.00	0.00	0.00	0.00	0.00	0.00%
1600 - Ambulance		0.00	0.00	0.00	0.00	0.00	0.00%
2100 - Streets		0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 310 - CP-FIRE Total:		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 311 - CP-DOWNTOWN							
5200 - Economic Development		0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 311 - CP-DOWNTOWN Total:		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 312 - CP-S JAMES/SE 37TH ST							
2100 - Streets		0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 312 - CP-S JAMES/SE 37TH ST Total:		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 313 - GRIMES COMMUNITY COMPLEX IMP							
2100 - Streets		0.00	0.00	0.00	0.00	0.00	0.00%
4600 - GCC-Community center		150,000.00	150,000.00	0.00	0.00	150,000.00	0.00%
9100 - Transfers In/Out		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 313 - GRIMES COMMUNITY COMPLEX IMP Total:		150,000.00	150,000.00	0.00	0.00	150,000.00	0.00%
Fund: 314 - CP-NE GATEWAY/HOPE COMM							
2100 - Streets		0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 314 - CP-NE GATEWAY/HOPE COMM Total:		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 315 - CP-N COMPLEX SANI CONNECT							
8150 - Sewer/Sewage Disposal		0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 315 - CP-N COMPLEX SANI CONNECT Total:		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 316 - CP-WATER CAP IMPROVEMENT							
9100 - Transfers In/Out		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 316 - CP-WATER CAP IMPROVEMENT Total:		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 317 - CP-COMP PLAN							
6500 - City Hall/General		0.00	0.00	0.00	76,658.01	-76,658.01	0.00%
9100 - Transfers In/Out		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 317 - CP-COMP PLAN Total:		0.00	0.00	0.00	76,658.01	-76,658.01	0.00%
Fund: 318 - CP-CITY HALL							
6500 - City Hall/General		0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 318 - CP-CITY HALL Total:		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 319 - KENNYBROOK PK WQI IMPRV							
8650 - Storm Water		0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 319 - KENNYBROOK PK WQI IMPRV Total:		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 320 - CP-NEW JORDAN WELL 2019							
8100 - Capital Projects - Water		0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 320 - CP-NEW JORDAN WELL 2019 Total:		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 321 - CP-ASR 2019							
8100 - Capital Projects - Water		0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 321 - CP-ASR 2019 Total:		0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 322 - CP-16" WATER MAIN							
8100 - Capital Projects - Water		0.00	0.00	0.00	0.00	0.00	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

IADep...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 322 - CP-16" WATER MAIN Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 323 - CP-WATER TOWER 2019						
8100 - Capital Projects - Water	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 323 - CP-WATER TOWER 2019 Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 324 - CP-WATER PLANT EXP 2019						
8100 - Capital Projects - Water	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 324 - CP-WATER PLANT EXP 2019 Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 325 - SE 37TH HWY 141 PROJECT						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 325 - SE 37TH HWY 141 PROJECT Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 326 - ANNUAL HMA PROJECT						
2100 - Streets	3,000,000.00	3,000,000.00	0.00	6,120.00	2,993,880.00	0.20%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 326 - ANNUAL HMA PROJECT Total:	3,000,000.00	3,000,000.00	0.00	6,120.00	2,993,880.00	0.20%
Fund: 327 - SE 19TH & SW CO OVERLAY						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 327 - SE 19TH & SW CO OVERLAY Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 328 - WRA SANI SEWER PHASE 1						
8150 - Sewer/Sewage Disposal	0.00	0.00	0.00	1,800.00	-1,800.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 328 - WRA SANI SEWER PHASE 1 Total:	0.00	0.00	0.00	1,800.00	-1,800.00	0.00%
Fund: 329 - NW TERRITORY LIFT STATION						
8150 - Sewer/Sewage Disposal	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 329 - NW TERRITORY LIFT STATION Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 330 - GIS MAPPING						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 330 - GIS MAPPING Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 331 - 19TH ST SEWER EXTENSION						
8150 - Sewer/Sewage Disposal	0.00	0.00	0.00	9,324.50	-9,324.50	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 331 - 19TH ST SEWER EXTENSION Total:	0.00	0.00	0.00	9,324.50	-9,324.50	0.00%
Fund: 332 - ROAD USE EQUIPMENT						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 332 - ROAD USE EQUIPMENT Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 333 - WRA PARALLEL SEWER						
8150 - Sewer/Sewage Disposal	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 333 - WRA PARALLEL SEWER Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 334 - HWY 44 & COUNTY LN RD 2020						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 334 - HWY 44 & COUNTY LN RD 2020 Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 335 - ANN SANI SEWER I&I REHAB						
8150 - Sewer/Sewage Disposal	438,500.00	438,500.00	0.00	0.00	438,500.00	0.00%
9100 - Transfers In/Out	7,500.00	7,500.00	0.00	0.00	7,500.00	0.00%
Fund: 335 - ANN SANI SEWER I&I REHAB Total:	446,000.00	446,000.00	0.00	0.00	446,000.00	0.00%

Budget Report

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IADep...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 336 - SE 11TH ST RR/JAMES 2019						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 336 - SE 11TH ST RR/JAMES 2019 Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 337 - CP-N MAIN & BEAVERBK SIG						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 337 - CP-N MAIN & BEAVERBK SIG Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 338 - FY20 DRAIN PRJ 2ND/BEAVER						
8650 - Storm Water	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 338 - FY20 DRAIN PRJ 2ND/BEAVER Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 339 - HWY 44 STUDY						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 339 - HWY 44 STUDY Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 340 - ANNUAL SIGNAL IMPROVEMENT						
2300 - Street lighting	600,000.00	600,000.00	0.00	141,484.82	458,515.18	23.58%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 340 - ANNUAL SIGNAL IMPROVEMENT Total:	600,000.00	600,000.00	0.00	141,484.82	458,515.18	23.58%
Fund: 341 - HWY 44 STUDY						
2100 - Streets	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 341 - HWY 44 STUDY Total:	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00%
Fund: 342 - WATER SYSTEM STUDY						
8100 - Capital Projects - Water	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 342 - WATER SYSTEM STUDY Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 343 - JAMES ST CORRIDOR STUDY						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 343 - JAMES ST CORRIDOR STUDY Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 344 - PAVEMENT COND ANALYSIS						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 344 - PAVEMENT COND ANALYSIS Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 345 - ANNUAL WATER MAIN REPLACE						
8100 - Capital Projects - Water	1,000,000.00	1,000,000.00	0.00	43,418.74	956,581.26	4.34%
9100 - Transfers In/Out	25,500.00	25,500.00	0.00	0.00	25,500.00	0.00%
Fund: 345 - ANNUAL WATER MAIN REPLACE Total:	1,025,500.00	1,025,500.00	0.00	43,418.74	982,081.26	4.23%
Fund: 346 - HW TRAIL EXTENSION						
4300 - Parks	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 346 - HW TRAIL EXTENSION Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 347 - N SPORTS COMPLEX PARKING						
4310 - North Sports Complex	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 347 - N SPORTS COMPLEX PARKING Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 348 - SPLASH PAD						
4300 - Parks	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 348 - SPLASH PAD Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 349 - SE 6TH & S JAMES INTERSECT						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%

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IADep...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 349 - SE 6TH & S JAMES INTERSECT Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 350 - GRIMES LIBRARY BLDG FUND						
4100 - Library	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 350 - GRIMES LIBRARY BLDG FUND Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 351 - 37TH ST IMPROVEMENTS						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 351 - 37TH ST IMPROVEMENTS Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 352 - TRL RDG/BEV/JACOB WTR						
8100 - Capital Projects - Water	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 352 - TRL RDG/BEV/JACOB WTR Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 353 - SANI SEWER STUDY						
8150 - Sewer/Sewage Disposal	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 353 - SANI SEWER STUDY Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 354 - ANNUAL PCC PATCHING						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 354 - ANNUAL PCC PATCHING Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 355 - TRAFFIC CALMING						
2400 - Traffic Control/Safety	200,000.00	200,000.00	0.00	0.00	200,000.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 355 - TRAFFIC CALMING Total:	200,000.00	200,000.00	0.00	0.00	200,000.00	0.00%
Fund: 356 - ANNUAL PAVEMENT PRESERVE						
2100 - Streets	75,000.00	75,000.00	0.00	0.00	75,000.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 356 - ANNUAL PAVEMENT PRESERVE Total:	75,000.00	75,000.00	0.00	0.00	75,000.00	0.00%
Fund: 357 - S COMPLEX IRRIGATION PROJ						
4300 - Parks	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 357 - S COMPLEX IRRIGATION PROJ Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 358 - ANN TRAIL IMPRV & PLAN						
4300 - Parks	300,000.00	300,000.00	1,427.50	24,978.50	275,021.50	8.33%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 358 - ANN TRAIL IMPRV & PLAN Total:	300,000.00	300,000.00	1,427.50	24,978.50	275,021.50	8.33%
Fund: 359 - EMERGENCY WATER MAIN						
8100 - Capital Projects - Water	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 359 - EMERGENCY WATER MAIN Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 360 - 19TH ST WATER MAIN						
8100 - Capital Projects - Water	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 360 - 19TH ST WATER MAIN Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 361 - WW PLANT MBDR RETROFIT						
8150 - Sewer/Sewage Disposal	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 361 - WW PLANT MBDR RETROFIT Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 362 - WRA SANI SEWER PHASE 2						
8150 - Sewer/Sewage Disposal	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 362 - WRA SANI SEWER PHASE 2 Total:	0.00	0.00	0.00	0.00	0.00	0.00%

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IADep...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 363 - WRA SANI SEWER PHASE 3						
8150 - Sewer/Sewage Disposal	0.00	0.00	0.00	4,463.05	-4,463.05	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 363 - WRA SANI SEWER PHASE 3 Total:	0.00	0.00	0.00	4,463.05	-4,463.05	0.00%
Fund: 364 - WRA SANI SEWER PHASE 4						
8150 - Sewer/Sewage Disposal	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 364 - WRA SANI SEWER PHASE 4 Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 365 - WALLACE FARM						
4300 - Parks	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 365 - WALLACE FARM Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 366 - JACOB ST OVERLAY PROJ						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 366 - JACOB ST OVERLAY PROJ Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 367 - MULTIPLEX						
4700 - Multi Plex	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 367 - MULTIPLEX Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 368 - TRL RDG/BEAVER WATER MAIN						
8100 - Capital Projects - Water	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 368 - TRL RDG/BEAVER WATER MAIN Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 369 - SE 11TH & JAMES						
2100 - Streets	9,990,000.00	9,990,000.00	122,787.80	2,329,407.04	7,660,592.96	23.32%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 369 - SE 11TH & JAMES Total:	9,990,000.00	9,990,000.00	122,787.80	2,329,407.04	7,660,592.96	23.32%
Fund: 370 - 19TH & GATEWAY SIGNAL						
2300 - Street lighting	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 370 - 19TH & GATEWAY SIGNAL Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 371 - 11TH & GATEWAY SIGNAL						
2100 - Streets	2,350,000.00	2,350,000.00	2,996.27	929,960.44	1,420,039.56	39.57%
2300 - Street lighting	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	42,000.00	42,000.00	0.00	0.00	42,000.00	0.00%
Fund: 371 - 11TH & GATEWAY SIGNAL Total:	2,392,000.00	2,392,000.00	2,996.27	929,960.44	1,462,039.56	38.88%
Fund: 372 - N JORDAN WELL REPAIRS						
8100 - Capital Projects - Water	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 372 - N JORDAN WELL REPAIRS Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 373 - BLDG ACCESS CONTROL PROJ						
6500 - City Hall/General	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 373 - BLDG ACCESS CONTROL PROJ Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 374 - WATER PRODUCTION PROJECTS						
8100 - Capital Projects - Water	0.00	0.00	31,901.35	123,857.01	-123,857.01	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 374 - WATER PRODUCTION PROJECTS Total:	0.00	0.00	31,901.35	123,857.01	-123,857.01	0.00%
Fund: 375 - NE DEST/NE BVRBROOKE IMP						
2100 - Streets	5,130,000.00	5,130,000.00	0.00	27,587.10	5,102,412.90	0.54%
9100 - Transfers In/Out	120,000.00	120,000.00	0.00	0.00	120,000.00	0.00%
Fund: 375 - NE DEST/NE BVRBROOKE IMP Total:	5,250,000.00	5,250,000.00	0.00	27,587.10	5,222,412.90	0.53%

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IADep...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 376 - SE TRL EXT TO SCHOOL						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 376 - SE TRL EXT TO SCHOOL Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 377 - HWY TRL EXT TO SCHOOL						
4300 - Parks	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 377 - HWY TRL EXT TO SCHOOL Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 378 - FIRE STATION						
1500 - Fire	4,500,000.00	4,500,000.00	39,868.50	3,739,125.24	760,874.76	83.09%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 378 - FIRE STATION Total:	4,500,000.00	4,500,000.00	39,868.50	3,739,125.24	760,874.76	83.09%
Fund: 379 - 100TH ST WIDENING						
2100 - Streets	0.00	0.00	0.00	10,554.27	-10,554.27	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 379 - 100TH ST WIDENING Total:	0.00	0.00	0.00	10,554.27	-10,554.27	0.00%
Fund: 380 - HWY 141 CORR/INTERSECTION STUDY						
2100 - Streets	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 380 - HWY 141 CORR/INTERSECTION STUDY Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 381 - NO COUNTY LINE WATER MAIN						
8100 - Capital Projects - Water	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 381 - NO COUNTY LINE WATER MAIN Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 382 - GROUND STORAGE RESERVOIR						
8100 - Capital Projects - Water	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 382 - GROUND STORAGE RESERVOIR Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 383 - JAMES ST WTP WATER MAIN						
8100 - Capital Projects - Water	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 383 - JAMES ST WTP WATER MAIN Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 384 - SEWER COMPLIANCE PROJECT						
8150 - Sewer/Sewage Disposal	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 384 - SEWER COMPLIANCE PROJECT Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 385 - SE 41ST & SE PARK EXTNSN						
2100 - Streets	2,658,000.00	2,658,000.00	7,898.75	19,167.50	2,638,832.50	0.72%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 385 - SE 41ST & SE PARK EXTNSN Total:	2,658,000.00	2,658,000.00	7,898.75	19,167.50	2,638,832.50	0.72%
Fund: 386 - THORPE AREA EXPANSION						
8100 - Capital Projects - Water	0.00	0.00	0.00	0.00	0.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 386 - THORPE AREA EXPANSION Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 387 - CITY HALL PROJECT						
6500 - City Hall/General	400,000.00	400,000.00	9,997.57	429,610.08	-29,610.08	107.40%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 387 - CITY HALL PROJECT Total:	400,000.00	400,000.00	9,997.57	429,610.08	-29,610.08	107.40%
Fund: 399 - EQUIP REVOLVING PROGRAM						
1500 - Fire	563,349.00	563,349.00	0.00	524,651.05	38,697.95	93.13%
1700 - Building Services	0.00	0.00	0.00	0.00	0.00	0.00%
2100 - Streets	471,000.00	471,000.00	573,036.00	634,107.00	-163,107.00	134.63%
4300 - Parks	105,000.00	105,000.00	0.00	0.00	105,000.00	0.00%
4700 - Multi Plex	17,000.00	17,000.00	0.00	0.00	17,000.00	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

IADep...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
6500 - City Hall/General	0.00	200,000.00	3,075.00	227,704.17	-27,704.17	113.85%
8100 - Capital Projects - Water	0.00	0.00	0.00	53,136.40	-53,136.40	0.00%
8150 - Sewer/Sewage Disposal	0.00	0.00	0.00	0.00	0.00	0.00%
8650 - Storm Water	400,000.00	400,000.00	0.00	0.00	400,000.00	0.00%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 399 - EQUIP REVOLVING PROGRAM Total:	1,556,349.00	1,756,349.00	576,111.00	1,439,598.62	316,750.38	81.97%
Fund: 600 - WATER						
8100 - Capital Projects - Water	7,322,183.00	12,322,183.00	633,317.40	8,610,195.91	3,711,987.09	69.88%
9100 - Transfers In/Out	2,853,571.00	2,853,571.00	0.00	21,211.00	2,832,360.00	0.74%
Fund: 600 - WATER Total:	10,175,754.00	15,175,754.00	633,317.40	8,631,406.91	6,544,347.09	56.88%
Fund: 601 - WATER DEPOSITS						
8100 - Capital Projects - Water	60,000.00	60,000.00	42,109.02	35,990.20	24,009.80	59.98%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 601 - WATER DEPOSITS Total:	60,000.00	60,000.00	42,109.02	35,990.20	24,009.80	59.98%
Fund: 602 - WATER SINKING						
8100 - Capital Projects - Water	482,360.00	482,360.00	0.00	67,952.32	414,407.68	14.09%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 602 - WATER SINKING Total:	482,360.00	482,360.00	0.00	67,952.32	414,407.68	14.09%
Fund: 603 - WATER REC BOND						
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 603 - WATER REC BOND Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 610 - SEWER						
8150 - Sewer/Sewage Disposal	4,664,318.00	4,664,318.00	310,945.06	2,484,899.53	2,179,418.47	53.27%
9100 - Transfers In/Out	1,810,235.00	1,810,235.00	0.00	127,995.00	1,682,240.00	7.07%
Fund: 610 - SEWER Total:	6,474,553.00	6,474,553.00	310,945.06	2,612,894.53	3,861,658.47	40.36%
Fund: 611 - SEWER SINKING						
8150 - Sewer/Sewage Disposal	1,432,241.00	1,432,241.00	0.00	372,030.00	1,060,211.00	25.98%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 611 - SEWER SINKING Total:	1,432,241.00	1,432,241.00	0.00	372,030.00	1,060,211.00	25.98%
Fund: 670 - LANDFILL/GARBAGE						
8400 - Landfill/Garbage	1,072,075.00	1,072,075.00	77,633.72	547,175.81	524,899.19	51.04%
9100 - Transfers In/Out	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 670 - LANDFILL/GARBAGE Total:	1,072,075.00	1,072,075.00	77,633.72	547,175.81	524,899.19	51.04%
Fund: 740 - STORM WATER						
8650 - Storm Water	643,646.00	646,329.00	26,620.60	209,304.09	437,024.91	32.38%
9100 - Transfers In/Out	441,136.00	441,136.00	0.00	51,136.00	390,000.00	11.59%
Fund: 740 - STORM WATER Total:	1,084,782.00	1,087,465.00	26,620.60	260,440.09	827,024.91	23.95%
Fund: 750 - MULTIPLEX						
8900 - Sports Complex	245,200.00	245,200.00	16,116.51	149,328.64	95,871.36	60.90%
9100 - Transfers In/Out	59,925.00	59,925.00	0.00	59,925.00	0.00	100.00%
Fund: 750 - MULTIPLEX Total:	305,125.00	305,125.00	16,116.51	209,253.64	95,871.36	68.58%
Report Total:	99,396,585.00	104,710,952.00	2,942,677.74	36,272,175.43	68,438,776.57	34.64%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
001 - GENERAL	14,351,156.00	14,418,300.00	568,700.98	6,229,232.92	8,189,067.08	43.20%
002 - LIBRARY FUND	1,073,574.00	1,073,574.00	79,892.18	600,103.25	473,470.75	55.90%
005 - FIRE /RESCUE	0.00	0.00	0.00	0.00	0.00	0.00%
110 - ROAD USE TAX	3,497,674.00	3,497,674.00	54,160.43	1,189,965.58	2,307,708.42	34.02%
112 - EMPLOYEE BENEFITS	2,516,665.00	2,540,665.00	136,317.07	1,336,571.99	1,204,093.01	52.61%
121 - LOCAL OPTION SALES RAX	2,579,035.00	2,579,035.00	0.00	0.00	2,579,035.00	0.00%
125 - TAX INCREMENT FINANCING	8,846,935.00	8,846,935.00	0.00	1,564,415.00	7,282,520.00	17.68%
160 - HOTEL/MOTEL/ECON DEV	52,000.00	52,000.00	7,123.67	44,431.79	7,568.21	85.45%
161 - ECO DEVELOPMENT REVOLV	0.00	0.00	0.00	0.00	0.00	0.00%
167 - RESTRICTED GIFTS	27,228.00	27,228.00	219.90	662.28	26,565.72	2.43%
170 - FEMA-FIRE DEPT	0.00	0.00	0.00	0.00	0.00	0.00%
200 - DEBT SERVICE	9,736,579.00	9,757,119.00	0.00	1,811,357.80	7,945,761.20	18.56%
301 - CAPITAL PROJECT FUND	0.00	0.00	296.18	4,902.13	-4,902.13	0.00%
302 - CP-ROAD DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0.00%
303 - CP-WALLACE	0.00	0.00	0.00	0.00	0.00	0.00%
304 - STM WATER MASTER PLAN	0.00	0.00	0.00	0.00	0.00	0.00%
305 - CP-MAIN STREET	0.00	0.00	0.00	0.00	0.00	0.00%
306 - CP-PRARIE/LITTLE BEAVE	0.00	0.00	0.00	0.00	0.00	0.00%
307 - CP-STORM WATER	2,284,000.00	2,284,000.00	0.00	73,990.90	2,210,009.10	3.24%
308 - CP-SW COUNTY LINE ROAD	0.00	0.00	0.00	0.00	0.00	0.00%
309 - CP-PARKS	797,000.00	797,000.00	196,236.28	1,322,283.37	-525,283.37	165.91%
310 - CP-FIRE	0.00	0.00	0.00	0.00	0.00	0.00%
311 - CP-DOWNTOWN	0.00	0.00	0.00	0.00	0.00	0.00%
312 - CP-S JAMES/SE 37TH ST	0.00	0.00	0.00	0.00	0.00	0.00%
313 - GRIMES COMMUNITY COMP	150,000.00	150,000.00	0.00	0.00	150,000.00	0.00%
314 - CP-NE GATEWAY/HOPE COM	0.00	0.00	0.00	0.00	0.00	0.00%
315 - CP-N COMPLEX SANI CONNE	0.00	0.00	0.00	0.00	0.00	0.00%
316 - CP-WATER CAP IMPROVEME	0.00	0.00	0.00	0.00	0.00	0.00%
317 - CP-COMP PLAN	0.00	0.00	0.00	76,658.01	-76,658.01	0.00%
318 - CP-CITY HALL	0.00	0.00	0.00	0.00	0.00	0.00%
319 - KENNYBROOK PK WQI IMPR	0.00	0.00	0.00	0.00	0.00	0.00%
320 - CP-NEW JORDAN WELL 2019	0.00	0.00	0.00	0.00	0.00	0.00%
321 - CP-ASR 2019	0.00	0.00	0.00	0.00	0.00	0.00%
322 - CP-16" WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00%
323 - CP-WATER TOWER 2019	0.00	0.00	0.00	0.00	0.00	0.00%
324 - CP-WATER PLANT EXP 2019	0.00	0.00	0.00	0.00	0.00	0.00%
325 - SE 37TH HWY 141 PROJECT	0.00	0.00	0.00	0.00	0.00	0.00%
326 - ANNUAL HMA PROJECT	3,000,000.00	3,000,000.00	0.00	6,120.00	2,993,880.00	0.20%
327 - SE 19TH & SW CO OVERLAY	0.00	0.00	0.00	0.00	0.00	0.00%
328 - WRA SANI SEWER PHASE 1	0.00	0.00	0.00	1,800.00	-1,800.00	0.00%
329 - NW TERRITORY LIFT STATION	0.00	0.00	0.00	0.00	0.00	0.00%
330 - GIS MAPPING	0.00	0.00	0.00	0.00	0.00	0.00%
331 - 19TH ST SEWER EXTENSION	0.00	0.00	0.00	9,324.50	-9,324.50	0.00%
332 - ROAD USE EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00%
333 - WRA PARALLEL SEWER	0.00	0.00	0.00	0.00	0.00	0.00%
334 - HWY 44 & COUNTY LN RD 2C	0.00	0.00	0.00	0.00	0.00	0.00%
335 - ANN SANI SEWER I&I REHAB	446,000.00	446,000.00	0.00	0.00	446,000.00	0.00%
336 - SE 11TH ST RR/JAMES 2019	0.00	0.00	0.00	0.00	0.00	0.00%
337 - CP-N MAIN & BEAVERBK SIG	0.00	0.00	0.00	0.00	0.00	0.00%
338 - FY20 DRAIN PRJ 2ND/BEAVE	0.00	0.00	0.00	0.00	0.00	0.00%
339 - HWY 44 STUDY	0.00	0.00	0.00	0.00	0.00	0.00%
340 - ANNUAL SIGNAL IMPROVEM	600,000.00	600,000.00	0.00	141,484.82	458,515.18	23.58%
341 - HWY 44 STUDY	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00%
342 - WATER SYSTEM STUDY	0.00	0.00	0.00	0.00	0.00	0.00%
343 - JAMES ST CORRIDOR STUDY	0.00	0.00	0.00	0.00	0.00	0.00%
344 - PAVEMENT COND ANALYSIS	0.00	0.00	0.00	0.00	0.00	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

345 - ANNUAL WATER MAIN REPL	1,025,500.00	1,025,500.00	0.00	43,418.74	982,081.26	4.23%
346 - HW TRAIL EXTENSION	0.00	0.00	0.00	0.00	0.00	0.00%
347 - N SPORTS COMPLEX PARKIN	0.00	0.00	0.00	0.00	0.00	0.00%
348 - SPLASH PAD	0.00	0.00	0.00	0.00	0.00	0.00%
349 - SE 6TH & S JAMES INTERSEC	0.00	0.00	0.00	0.00	0.00	0.00%
350 - GRIMES LIBRARY BLDG FUNI	0.00	0.00	0.00	0.00	0.00	0.00%
351 - 37TH ST IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00%
352 - TRL RDG/BEV/JACOB WTR	0.00	0.00	0.00	0.00	0.00	0.00%
353 - SANI SEWER STUDY	0.00	0.00	0.00	0.00	0.00	0.00%
354 - ANNUAL PCC PATCHING	0.00	0.00	0.00	0.00	0.00	0.00%
355 - TRAFFIC CALMING	200,000.00	200,000.00	0.00	0.00	200,000.00	0.00%
356 - ANNUAL PAVEMENT PRESER	75,000.00	75,000.00	0.00	0.00	75,000.00	0.00%
357 - S COMPLEX IRRIGATION PRC	0.00	0.00	0.00	0.00	0.00	0.00%
358 - ANN TRAIL IMPRV & PLAN	300,000.00	300,000.00	1,427.50	24,978.50	275,021.50	8.33%
359 - EMERGENCY WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00%
360 - 19TH ST WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00%
361 - WW PLANT MBDR RETROFIT	0.00	0.00	0.00	0.00	0.00	0.00%
362 - WRA SANI SEWER PHASE 2	0.00	0.00	0.00	0.00	0.00	0.00%
363 - WRA SANI SEWER PHASE 3	0.00	0.00	0.00	4,463.05	-4,463.05	0.00%
364 - WRA SANI SEWER PHASE 4	0.00	0.00	0.00	0.00	0.00	0.00%
365 - WALLACE FARM	0.00	0.00	0.00	0.00	0.00	0.00%
366 - JACOB ST OVERLAY PROJ	0.00	0.00	0.00	0.00	0.00	0.00%
367 - MULTIPLEX	0.00	0.00	0.00	0.00	0.00	0.00%
368 - TRL RDG/BEAVER WATER M/	0.00	0.00	0.00	0.00	0.00	0.00%
369 - SE 11TH & JAMES	9,990,000.00	9,990,000.00	122,787.80	2,329,407.04	7,660,592.96	23.32%
370 - 19TH & GATEWAY SIGNAL	0.00	0.00	0.00	0.00	0.00	0.00%
371 - 11TH & GATEWAY SIGNAL	2,392,000.00	2,392,000.00	2,996.27	929,960.44	1,462,039.56	38.88%
372 - N JORDAN WELL REPAIRS	0.00	0.00	0.00	0.00	0.00	0.00%
373 - BLDG ACCESS CONTROL PRO	0.00	0.00	0.00	0.00	0.00	0.00%
374 - WATER PRODUCTION PROJE	0.00	0.00	31,901.35	123,857.01	-123,857.01	0.00%
375 - NE DEST/NE BVRBROOKE IM	5,250,000.00	5,250,000.00	0.00	27,587.10	5,222,412.90	0.53%
376 - SE TRL EXT TO SCHOOL	0.00	0.00	0.00	0.00	0.00	0.00%
377 - HWY TRL EXT TO SCHOOL	0.00	0.00	0.00	0.00	0.00	0.00%
378 - FIRE STATION	4,500,000.00	4,500,000.00	39,868.50	3,739,125.24	760,874.76	83.09%
379 - 100TH ST WIDENING	0.00	0.00	0.00	10,554.27	-10,554.27	0.00%
380 - HWY 141 CORR/INTERSECTIC	0.00	0.00	0.00	0.00	0.00	0.00%
381 - NO COUNTY LINE WATER M/	0.00	0.00	0.00	0.00	0.00	0.00%
382 - GROUND STORAGE RESERVC	0.00	0.00	0.00	0.00	0.00	0.00%
383 - JAMES ST WTP WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00%
384 - SEWER COMPLIANCE PROJE	0.00	0.00	0.00	0.00	0.00	0.00%
385 - SE 41ST & SE PARK EXTNSN	2,658,000.00	2,658,000.00	7,898.75	19,167.50	2,638,832.50	0.72%
386 - THORPE AREA EXPANSION	0.00	0.00	0.00	0.00	0.00	0.00%
387 - CITY HALL PROJECT	400,000.00	400,000.00	9,997.57	429,610.08	-29,610.08	107.40%
399 - EQUIP REVOLVING PROGRAI	1,556,349.00	1,756,349.00	576,111.00	1,439,598.62	316,750.38	81.97%
600 - WATER	10,175,754.00	15,175,754.00	633,317.40	8,631,406.91	6,544,347.09	56.88%
601 - WATER DEPOSITS	60,000.00	60,000.00	42,109.02	35,990.20	24,009.80	59.98%
602 - WATER SINKING	482,360.00	482,360.00	0.00	67,952.32	414,407.68	14.09%
603 - WATER REC BOND	0.00	0.00	0.00	0.00	0.00	0.00%
610 - SEWER	6,474,553.00	6,474,553.00	310,945.06	2,612,894.53	3,861,658.47	40.36%
611 - SEWER SINKING	1,432,241.00	1,432,241.00	0.00	372,030.00	1,060,211.00	25.98%
670 - LANDFILL/GARBAGE	1,072,075.00	1,072,075.00	77,633.72	547,175.81	524,899.19	51.04%
740 - STORM WATER	1,084,782.00	1,087,465.00	26,620.60	260,440.09	827,024.91	23.95%
750 - MULTIPLEX	305,125.00	305,125.00	16,116.51	209,253.64	95,871.36	68.58%
Report Total:	99,396,585.00	104,710,952.00	2,942,677.74	36,272,175.43	68,438,776.57	34.64%



Grimes, IA

Budget Report Group Summary

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 001 - GENERAL						
Revenue	14,351,156.00	14,383,600.00	305,938.92	7,346,573.28	-7,037,026.72	51.08%
Fund: 001 - GENERAL Total:	14,351,156.00	14,383,600.00	305,938.92	7,346,573.28	-7,037,026.72	51.08%
Fund: 002 - LIBRARY FUND						
Revenue	1,073,572.00	1,073,572.00	1,459.59	558,646.37	-514,925.63	52.04%
Fund: 002 - LIBRARY FUND Total:	1,073,572.00	1,073,572.00	1,459.59	558,646.37	-514,925.63	52.04%
Fund: 005 - FIRE /RESCUE						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 005 - FIRE /RESCUE Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 110 - ROAD USE TAX						
Revenue	2,236,620.00	2,241,277.00	177,713.11	1,306,600.79	-934,676.21	58.30%
Fund: 110 - ROAD USE TAX Total:	2,236,620.00	2,241,277.00	177,713.11	1,306,600.79	-934,676.21	58.30%
Fund: 112 - EMPLOYEE BENEFITS						
Revenue	2,516,667.00	2,536,667.00	20,327.56	635,874.99	-1,900,792.01	25.07%
Fund: 112 - EMPLOYEE BENEFITS Total:	2,516,667.00	2,536,667.00	20,327.56	635,874.99	-1,900,792.01	25.07%
Fund: 121 - LOCAL OPTION SALES RAX						
Revenue	2,791,812.00	2,791,812.00	313,640.32	1,890,066.18	-901,745.82	67.70%
Fund: 121 - LOCAL OPTION SALES RAX Total:	2,791,812.00	2,791,812.00	313,640.32	1,890,066.18	-901,745.82	67.70%
Fund: 125 - TAX INCREMENT FINANCING						
Revenue	9,672,071.00	9,672,071.00	74,052.07	5,153,746.90	-4,518,324.10	53.28%
Fund: 125 - TAX INCREMENT FINANCING Total:	9,672,071.00	9,672,071.00	74,052.07	5,153,746.90	-4,518,324.10	53.28%
Fund: 160 - HOTEL/MOTEL/ECON DEV						
Revenue	78,000.00	78,000.00	11,268.81	90,792.05	12,792.05	116.40%
Fund: 160 - HOTEL/MOTEL/ECON DEV Total:	78,000.00	78,000.00	11,268.81	90,792.05	12,792.05	116.40%
Fund: 161 - ECO DEVELOPMENT REVOLVING						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 161 - ECO DEVELOPMENT REVOLVING Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 167 - RESTRICTED GIFTS						
Revenue	4,500.00	4,500.00	0.00	5,343.11	843.11	118.74%
Fund: 167 - RESTRICTED GIFTS Total:	4,500.00	4,500.00	0.00	5,343.11	843.11	118.74%
Fund: 200 - DEBT SERVICE						
Revenue	9,798,824.00	9,798,824.00	25,732.68	2,361,456.42	-7,437,367.58	24.10%
Fund: 200 - DEBT SERVICE Total:	9,798,824.00	9,798,824.00	25,732.68	2,361,456.42	-7,437,367.58	24.10%
Fund: 301 - CAPITAL PROJECT FUND						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 301 - CAPITAL PROJECT FUND Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 302 - CP-ROAD DEVELOPMENT						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 302 - CP-ROAD DEVELOPMENT Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 303 - CP-WALLACE						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 303 - CP-WALLACE Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 304 - STM WATER MASTER PLAN						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 304 - STM WATER MASTER PLAN Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 305 - CP-MAIN STREET						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%

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Fund: 305 - CP-MAIN STREET Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 306 - CP-PRARIE/LITTLE BEAVE						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 306 - CP-PRARIE/LITTLE BEAVE Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 307 - CP-STORM WATER						
Revenue	2,284,000.00	2,284,000.00	0.00	0.00	-2,284,000.00	0.00%
Fund: 307 - CP-STORM WATER Total:	2,284,000.00	2,284,000.00	0.00	0.00	-2,284,000.00	0.00%
Fund: 308 - CP-SW COUNTY LINE ROAD						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 308 - CP-SW COUNTY LINE ROAD Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 309 - CP-PARKS						
Revenue	750,000.00	750,000.00	0.00	101,927.46	-648,072.54	13.59%
Fund: 309 - CP-PARKS Total:	750,000.00	750,000.00	0.00	101,927.46	-648,072.54	13.59%
Fund: 310 - CP-FIRE						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 310 - CP-FIRE Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 311 - CP-DOWNTOWN						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 311 - CP-DOWNTOWN Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 312 - CP-S JAMES/SE 37TH ST						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 312 - CP-S JAMES/SE 37TH ST Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 313 - GRIMES COMMUNITY COMPLEX IMP						
Revenue	100,000.00	100,000.00	0.00	0.00	-100,000.00	0.00%
Fund: 313 - GRIMES COMMUNITY COMPLEX IMP Total:	100,000.00	100,000.00	0.00	0.00	-100,000.00	0.00%
Fund: 314 - CP-NE GATEWAY/HOPE COMM						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 314 - CP-NE GATEWAY/HOPE COMM Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 315 - CP-N COMPLEX SANI CONNECT						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 315 - CP-N COMPLEX SANI CONNECT Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 316 - CP-WATER CAP IMPROVEMENT						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 316 - CP-WATER CAP IMPROVEMENT Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 317 - CP-COMP PLAN						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 317 - CP-COMP PLAN Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 318 - CP-CITY HALL						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 318 - CP-CITY HALL Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 319 - KENNYBROOK PK WQI IMPRV						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 319 - KENNYBROOK PK WQI IMPRV Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 320 - CP-NEW JORDAN WELL 2019						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 320 - CP-NEW JORDAN WELL 2019 Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 321 - CP-ASR 2019						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 321 - CP-ASR 2019 Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 322 - CP-16" WATER MAIN						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 322 - CP-16" WATER MAIN Total:	0.00	0.00	0.00	0.00	0.00	0.00%

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Fund: 323 - CP-WATER TOWER 2019						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 323 - CP-WATER TOWER 2019 Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 324 - CP-WATER PLANT EXP 2019						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 324 - CP-WATER PLANT EXP 2019 Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 325 - SE 37TH HWY 141 PROJECT						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 325 - SE 37TH HWY 141 PROJECT Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 326 - ANNUAL HMA PROJECT						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 326 - ANNUAL HMA PROJECT Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 327 - SE 19TH & SW CO OVERLAY						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 327 - SE 19TH & SW CO OVERLAY Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 328 - WRA SANI SEWER PHASE 1						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 328 - WRA SANI SEWER PHASE 1 Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 329 - NW TERRITORY LIFT STATION						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 329 - NW TERRITORY LIFT STATION Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 330 - GIS MAPPING						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 330 - GIS MAPPING Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 331 - 19TH ST SEWER EXTENSION						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 331 - 19TH ST SEWER EXTENSION Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 332 - ROAD USE EQUIPMENT						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 332 - ROAD USE EQUIPMENT Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 333 - WRA PARALLEL SEWER						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 333 - WRA PARALLEL SEWER Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 334 - HWY 44 & COUNTY LN RD 2020						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 334 - HWY 44 & COUNTY LN RD 2020 Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 335 - ANN SANI SEWER I&I REHAB						
Revenue	350,000.00	350,000.00	0.00	0.00	-350,000.00	0.00%
Fund: 335 - ANN SANI SEWER I&I REHAB Total:	350,000.00	350,000.00	0.00	0.00	-350,000.00	0.00%
Fund: 336 - SE 11TH ST RR/JAMES 2019						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 336 - SE 11TH ST RR/JAMES 2019 Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 337 - CP-N MAIN & BEAVERBK SIG						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 337 - CP-N MAIN & BEAVERBK SIG Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 338 - FY20 DRAIN PRJ 2ND/BEAVER						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 338 - FY20 DRAIN PRJ 2ND/BEAVER Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 339 - HWY 44 STUDY						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 339 - HWY 44 STUDY Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 340 - ANNUAL SIGNAL IMPROVEMENT						
Revenue	600,000.00	600,000.00	0.00	0.00	-600,000.00	0.00%

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Fund: 340 - ANNUAL SIGNAL IMPROVEMENT Total:	600,000.00	600,000.00	0.00	0.00	-600,000.00	0.00%
Fund: 341 - HWY 44 STUDY						
Revenue	0.00	0.00	0.00	189,674.32	189,674.32	0.00%
Fund: 341 - HWY 44 STUDY Total:	0.00	0.00	0.00	189,674.32	189,674.32	0.00%
Fund: 342 - WATER SYSTEM STUDY						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 342 - WATER SYSTEM STUDY Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 343 - JAMES ST CORRIDOR STUDY						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 343 - JAMES ST CORRIDOR STUDY Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 344 - PAVEMENT COND ANALYSIS						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 344 - PAVEMENT COND ANALYSIS Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 345 - ANNUAL WATER MAIN REPLACE						
Revenue	1,000,000.00	1,000,000.00	1,811.79	13,650.06	-986,349.94	1.37%
Fund: 345 - ANNUAL WATER MAIN REPLACE Total:	1,000,000.00	1,000,000.00	1,811.79	13,650.06	-986,349.94	1.37%
Fund: 346 - HW TRAIL EXTENSION						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 346 - HW TRAIL EXTENSION Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 347 - N SPORTS COMPLEX PARKING						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 347 - N SPORTS COMPLEX PARKING Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 348 - SPLASH PAD						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 348 - SPLASH PAD Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 349 - SE 6TH & S JAMES INTERSECT						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 349 - SE 6TH & S JAMES INTERSECT Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 350 - GRIMES LIBRARY BLDG FUND						
Revenue	0.00	0.00	0.00	35,000.00	35,000.00	0.00%
Fund: 350 - GRIMES LIBRARY BLDG FUND Total:	0.00	0.00	0.00	35,000.00	35,000.00	0.00%
Fund: 351 - 37TH ST IMPROVEMENTS						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 351 - 37TH ST IMPROVEMENTS Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 352 - TRL RDG/BEV/JACOB WTR						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 352 - TRL RDG/BEV/JACOB WTR Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 353 - SANI SEWER STUDY						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 353 - SANI SEWER STUDY Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 354 - ANNUAL PCC PATCHING						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 354 - ANNUAL PCC PATCHING Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 355 - TRAFFIC CALMING						
Revenue	200,000.00	200,000.00	0.00	0.00	-200,000.00	0.00%
Fund: 355 - TRAFFIC CALMING Total:	200,000.00	200,000.00	0.00	0.00	-200,000.00	0.00%
Fund: 356 - ANNUAL PAVEMENT PRESERVE						
Revenue	75,000.00	75,000.00	0.00	230.76	-74,769.24	0.31%
Fund: 356 - ANNUAL PAVEMENT PRESERVE Total:	75,000.00	75,000.00	0.00	230.76	-74,769.24	0.31%
Fund: 357 - S COMPLEX IRRIGATION PROJ						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 357 - S COMPLEX IRRIGATION PROJ Total:	0.00	0.00	0.00	0.00	0.00	0.00%

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Fund: 358 - ANN TRAIL IMPRV & PLAN						
Revenue	300,000.00	300,000.00	0.00	0.00	-300,000.00	0.00%
Fund: 358 - ANN TRAIL IMPRV & PLAN Total:	300,000.00	300,000.00	0.00	0.00	-300,000.00	0.00%
Fund: 359 - EMERGENCY WATER MAIN						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 359 - EMERGENCY WATER MAIN Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 360 - 19TH ST WATER MAIN						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 360 - 19TH ST WATER MAIN Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 361 - WW PLANT MBDR RETROFIT						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 361 - WW PLANT MBDR RETROFIT Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 362 - WRA SANI SEWER PHASE 2						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 362 - WRA SANI SEWER PHASE 2 Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 363 - WRA SANI SEWER PHASE 3						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 363 - WRA SANI SEWER PHASE 3 Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 364 - WRA SANI SEWER PHASE 4						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 364 - WRA SANI SEWER PHASE 4 Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 365 - WALLACE FARM						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 365 - WALLACE FARM Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 366 - JACOB ST OVERLAY PROJ						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 366 - JACOB ST OVERLAY PROJ Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 367 - MULTIPLEX						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 367 - MULTIPLEX Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 368 - TRL RDG/BEAVER WATER MAIN						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 368 - TRL RDG/BEAVER WATER MAIN Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 369 - SE 11TH & JAMES						
Revenue	6,000,000.00	6,000,000.00	8,414.88	67,651.30	-5,932,348.70	1.13%
Fund: 369 - SE 11TH & JAMES Total:	6,000,000.00	6,000,000.00	8,414.88	67,651.30	-5,932,348.70	1.13%
Fund: 370 - 19TH & GATEWAY SIGNAL						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 370 - 19TH & GATEWAY SIGNAL Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 371 - 11TH & GATEWAY SIGNAL						
Revenue	2,200,000.00	2,200,000.00	5,084.30	39,231.70	-2,160,768.30	1.78%
Fund: 371 - 11TH & GATEWAY SIGNAL Total:	2,200,000.00	2,200,000.00	5,084.30	39,231.70	-2,160,768.30	1.78%
Fund: 372 - N JORDAN WELL REPAIRS						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 372 - N JORDAN WELL REPAIRS Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 373 - BLDG ACCESS CONTROL PROJ						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 373 - BLDG ACCESS CONTROL PROJ Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 374 - WATER PRODUCTION PROJECTS						
Revenue	0.00	0.00	0.00	13,215.98	13,215.98	0.00%
Fund: 374 - WATER PRODUCTION PROJECTS Total:	0.00	0.00	0.00	13,215.98	13,215.98	0.00%
Fund: 375 - NE DEST/NE BVRBROOKE IMP						
Revenue	5,100,000.00	5,100,000.00	0.00	0.00	-5,100,000.00	0.00%

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Fund: 375 - NE DEST/NE BVRBROOKE IMP Total:	5,100,000.00	5,100,000.00	0.00	0.00	-5,100,000.00	0.00%
Fund: 376 - SE TRL EXT TO SCHOOL						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 376 - SE TRL EXT TO SCHOOL Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 377 - HWY TRL EXT TO SCHOOL						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 377 - HWY TRL EXT TO SCHOOL Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 378 - FIRE STATION						
Revenue	0.00	0.00	382.00	33,957.59	33,957.59	0.00%
Fund: 378 - FIRE STATION Total:	0.00	0.00	382.00	33,957.59	33,957.59	0.00%
Fund: 379 - 100TH ST WIDENING						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 379 - 100TH ST WIDENING Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 380 - HWY 141 CORR/INTERSECTION STUDY						
Revenue	0.00	0.00	0.00	381.28	381.28	0.00%
Fund: 380 - HWY 141 CORR/INTERSECTION STUDY Total:	0.00	0.00	0.00	381.28	381.28	0.00%
Fund: 381 - NO COUNTY LINE WATER MAIN						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 381 - NO COUNTY LINE WATER MAIN Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 382 - GROUND STORAGE RESERVOIR						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 382 - GROUND STORAGE RESERVOIR Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 383 - JAMES ST WTP WATER MAIN						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 383 - JAMES ST WTP WATER MAIN Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 384 - SEWER COMPLIANCE PROJECT						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 384 - SEWER COMPLIANCE PROJECT Total:	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 385 - SE 41ST & SE PARK EXTNSN						
Revenue	1,533,391.00	1,533,391.00	0.00	1,052.51	-1,532,338.49	0.07%
Fund: 385 - SE 41ST & SE PARK EXTNSN Total:	1,533,391.00	1,533,391.00	0.00	1,052.51	-1,532,338.49	0.07%
Fund: 386 - THORPE AREA EXPANSION						
Revenue	1,800,000.00	1,800,000.00	0.00	0.00	-1,800,000.00	0.00%
Fund: 386 - THORPE AREA EXPANSION Total:	1,800,000.00	1,800,000.00	0.00	0.00	-1,800,000.00	0.00%
Fund: 387 - CITY HALL PROJECT						
Revenue	2,000,000.00	2,000,000.00	0.00	5,064.93	-1,994,935.07	0.25%
Fund: 387 - CITY HALL PROJECT Total:	2,000,000.00	2,000,000.00	0.00	5,064.93	-1,994,935.07	0.25%
Fund: 399 - EQUIP REVOLVING PROGRAM						
Revenue	1,157,766.00	1,157,766.00	0.00	734,941.26	-422,824.74	63.48%
Fund: 399 - EQUIP REVOLVING PROGRAM Total:	1,157,766.00	1,157,766.00	0.00	734,941.26	-422,824.74	63.48%
Fund: 600 - WATER						
Revenue	10,761,130.00	15,761,130.00	794,114.98	10,699,369.05	-5,061,760.95	67.88%
Fund: 600 - WATER Total:	10,761,130.00	15,761,130.00	794,114.98	10,699,369.05	-5,061,760.95	67.88%
Fund: 601 - WATER DEPOSITS						
Revenue	60,000.00	60,000.00	-19,614.09	12,123.79	-47,876.21	20.21%
Fund: 601 - WATER DEPOSITS Total:	60,000.00	60,000.00	-19,614.09	12,123.79	-47,876.21	20.21%
Fund: 602 - WATER SINKING						
Revenue	482,360.00	482,360.00	0.00	0.00	-482,360.00	0.00%
Fund: 602 - WATER SINKING Total:	482,360.00	482,360.00	0.00	0.00	-482,360.00	0.00%
Fund: 603 - WATER REC BOND						
Revenue	0.00	0.00	0.00	0.00	0.00	0.00%
Fund: 603 - WATER REC BOND Total:	0.00	0.00	0.00	0.00	0.00	0.00%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 610 - SEWER						
Revenue	5,805,822.00	5,805,822.00	512,437.05	3,353,817.32	-2,452,004.68	57.77%
Fund: 610 - SEWER Total:	5,805,822.00	5,805,822.00	512,437.05	3,353,817.32	-2,452,004.68	57.77%
Fund: 611 - SEWER SINKING						
Revenue	1,432,240.00	1,432,240.00	0.00	100,000.00	-1,332,240.00	6.98%
Fund: 611 - SEWER SINKING Total:	1,432,240.00	1,432,240.00	0.00	100,000.00	-1,332,240.00	6.98%
Fund: 670 - LANDFILL/GARBAGE						
Revenue	1,072,075.00	1,072,075.00	76,755.52	515,545.14	-556,529.86	48.09%
Fund: 670 - LANDFILL/GARBAGE Total:	1,072,075.00	1,072,075.00	76,755.52	515,545.14	-556,529.86	48.09%
Fund: 740 - STORM WATER						
Revenue	840,737.00	843,420.00	72,355.65	500,355.24	-343,064.76	59.32%
Fund: 740 - STORM WATER Total:	840,737.00	843,420.00	72,355.65	500,355.24	-343,064.76	59.32%
Fund: 750 - MULTIPLEX						
Revenue	1,280,000.00	1,280,000.00	61,119.75	615,008.71	-664,991.29	48.05%
Fund: 750 - MULTIPLEX Total:	1,280,000.00	1,280,000.00	61,119.75	615,008.71	-664,991.29	48.05%
Report Total:	89,707,743.00	94,767,527.00	2,442,994.89	36,381,298.49	-58,386,228.51	38.39%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
001 - GENERAL	14,351,156.00	14,383,600.00	305,938.92	7,346,573.28	-7,037,026.72	51.08%
002 - LIBRARY FUND	1,073,572.00	1,073,572.00	1,459.59	558,646.37	-514,925.63	52.04%
005 - FIRE /RESCUE	0.00	0.00	0.00	0.00	0.00	0.00%
110 - ROAD USE TAX	2,236,620.00	2,241,277.00	177,713.11	1,306,600.79	-934,676.21	58.30%
112 - EMPLOYEE BENEFITS	2,516,667.00	2,536,667.00	20,327.56	635,874.99	-1,900,792.01	25.07%
121 - LOCAL OPTION SALES RAX	2,791,812.00	2,791,812.00	313,640.32	1,890,066.18	-901,745.82	67.70%
125 - TAX INCREMENT FINANCING	9,672,071.00	9,672,071.00	74,052.07	5,153,746.90	-4,518,324.10	53.28%
160 - HOTEL/MOTEL/ECON DEV	78,000.00	78,000.00	11,268.81	90,792.05	12,792.05	116.40%
161 - ECO DEVELOPMENT REVOLV	0.00	0.00	0.00	0.00	0.00	0.00%
167 - RESTRICTED GIFTS	4,500.00	4,500.00	0.00	5,343.11	843.11	118.74%
200 - DEBT SERVICE	9,798,824.00	9,798,824.00	25,732.68	2,361,456.42	-7,437,367.58	24.10%
301 - CAPITAL PROJECT FUND	0.00	0.00	0.00	0.00	0.00	0.00%
302 - CP-ROAD DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0.00%
303 - CP-WALLACE	0.00	0.00	0.00	0.00	0.00	0.00%
304 - STM WATER MASTER PLAN	0.00	0.00	0.00	0.00	0.00	0.00%
305 - CP-MAIN STREET	0.00	0.00	0.00	0.00	0.00	0.00%
306 - CP-PRARIE/LITTLE BEAVE	0.00	0.00	0.00	0.00	0.00	0.00%
307 - CP-STORM WATER	2,284,000.00	2,284,000.00	0.00	0.00	-2,284,000.00	0.00%
308 - CP-SW COUNTY LINE ROAD	0.00	0.00	0.00	0.00	0.00	0.00%
309 - CP-PARKS	750,000.00	750,000.00	0.00	101,927.46	-648,072.54	13.59%
310 - CP-FIRE	0.00	0.00	0.00	0.00	0.00	0.00%
311 - CP-DOWNTOWN	0.00	0.00	0.00	0.00	0.00	0.00%
312 - CP-S JAMES/SE 37TH ST	0.00	0.00	0.00	0.00	0.00	0.00%
313 - GRIMES COMMUNITY COMP	100,000.00	100,000.00	0.00	0.00	-100,000.00	0.00%
314 - CP-NE GATEWAY/HOPE CON	0.00	0.00	0.00	0.00	0.00	0.00%
315 - CP-N COMPLEX SANI CONNE	0.00	0.00	0.00	0.00	0.00	0.00%
316 - CP-WATER CAP IMPROVEME	0.00	0.00	0.00	0.00	0.00	0.00%
317 - CP-COMP PLAN	0.00	0.00	0.00	0.00	0.00	0.00%
318 - CP-CITY HALL	0.00	0.00	0.00	0.00	0.00	0.00%
319 - KENNYBROOK PK WQI IMPR'	0.00	0.00	0.00	0.00	0.00	0.00%
320 - CP-NEW JORDAN WELL 2019	0.00	0.00	0.00	0.00	0.00	0.00%
321 - CP-ASR 2019	0.00	0.00	0.00	0.00	0.00	0.00%
322 - CP-16" WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00%
323 - CP-WATER TOWER 2019	0.00	0.00	0.00	0.00	0.00	0.00%
324 - CP-WATER PLANT EXP 2019	0.00	0.00	0.00	0.00	0.00	0.00%
325 - SE 37TH HWY 141 PROJECT	0.00	0.00	0.00	0.00	0.00	0.00%
326 - ANNUAL HMA PROJECT	0.00	0.00	0.00	0.00	0.00	0.00%
327 - SE 19TH & SW CO OVERLAY	0.00	0.00	0.00	0.00	0.00	0.00%
328 - WRA SANI SEWER PHASE 1	0.00	0.00	0.00	0.00	0.00	0.00%
329 - NW TERRITORY LIFT STATION	0.00	0.00	0.00	0.00	0.00	0.00%
330 - GIS MAPPING	0.00	0.00	0.00	0.00	0.00	0.00%
331 - 19TH ST SEWER EXTENSION	0.00	0.00	0.00	0.00	0.00	0.00%
332 - ROAD USE EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00%
333 - WRA PARALLEL SEWER	0.00	0.00	0.00	0.00	0.00	0.00%
334 - HWY 44 & COUNTY LN RD 2C	0.00	0.00	0.00	0.00	0.00	0.00%
335 - ANN SANI SEWER I&I REHAB	350,000.00	350,000.00	0.00	0.00	-350,000.00	0.00%
336 - SE 11TH ST RR/JAMES 2019	0.00	0.00	0.00	0.00	0.00	0.00%
337 - CP-N MAIN & BEAVERBK SIG	0.00	0.00	0.00	0.00	0.00	0.00%
338 - FY20 DRAIN PRJ 2ND/BEAVE	0.00	0.00	0.00	0.00	0.00	0.00%
339 - HWY 44 STUDY	0.00	0.00	0.00	0.00	0.00	0.00%
340 - ANNUAL SIGNAL IMPROVEM	600,000.00	600,000.00	0.00	0.00	-600,000.00	0.00%
341 - HWY 44 STUDY	0.00	0.00	0.00	189,674.32	189,674.32	0.00%
342 - WATER SYSTEM STUDY	0.00	0.00	0.00	0.00	0.00	0.00%
343 - JAMES ST CORRIDOR STUDY	0.00	0.00	0.00	0.00	0.00	0.00%
344 - PAVEMENT COND ANALYSIS	0.00	0.00	0.00	0.00	0.00	0.00%
345 - ANNUAL WATER MAIN REPL	1,000,000.00	1,000,000.00	1,811.79	13,650.06	-986,349.94	1.37%

Budget Report

For Fiscal: 2025-2026 Period Ending: 01/31/2026

346 - HW TRAIL EXTENSION	0.00	0.00	0.00	0.00	0.00	0.00%
347 - N SPORTS COMPLEX PARKIN	0.00	0.00	0.00	0.00	0.00	0.00%
348 - SPLASH PAD	0.00	0.00	0.00	0.00	0.00	0.00%
349 - SE 6TH & S JAMES INTERSEC	0.00	0.00	0.00	0.00	0.00	0.00%
350 - GRIMES LIBRARY BLDG FUNI	0.00	0.00	0.00	35,000.00	35,000.00	0.00%
351 - 37TH ST IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00%
352 - TRL RDG/BEV/JACOB WTR	0.00	0.00	0.00	0.00	0.00	0.00%
353 - SANI SEWER STUDY	0.00	0.00	0.00	0.00	0.00	0.00%
354 - ANNUAL PCC PATCHING	0.00	0.00	0.00	0.00	0.00	0.00%
355 - TRAFFIC CALMING	200,000.00	200,000.00	0.00	0.00	-200,000.00	0.00%
356 - ANNUAL PAVEMENT PRESER	75,000.00	75,000.00	0.00	230.76	-74,769.24	0.31%
357 - S COMPLEX IRRIGATION PRC	0.00	0.00	0.00	0.00	0.00	0.00%
358 - ANN TRAIL IMPRV & PLAN	300,000.00	300,000.00	0.00	0.00	-300,000.00	0.00%
359 - EMERGENCY WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00%
360 - 19TH ST WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00%
361 - WW PLANT MBDR RETROFIT	0.00	0.00	0.00	0.00	0.00	0.00%
362 - WRA SANI SEWER PHASE 2	0.00	0.00	0.00	0.00	0.00	0.00%
363 - WRA SANI SEWER PHASE 3	0.00	0.00	0.00	0.00	0.00	0.00%
364 - WRA SANI SEWER PHASE 4	0.00	0.00	0.00	0.00	0.00	0.00%
365 - WALLACE FARM	0.00	0.00	0.00	0.00	0.00	0.00%
366 - JACOB ST OVERLAY PROJ	0.00	0.00	0.00	0.00	0.00	0.00%
367 - MULTIPLEX	0.00	0.00	0.00	0.00	0.00	0.00%
368 - TRL RDG/BEAVER WATER M/	0.00	0.00	0.00	0.00	0.00	0.00%
369 - SE 11TH & JAMES	6,000,000.00	6,000,000.00	8,414.88	67,651.30	-5,932,348.70	1.13%
370 - 19TH & GATEWAY SIGNAL	0.00	0.00	0.00	0.00	0.00	0.00%
371 - 11TH & GATEWAY SIGNAL	2,200,000.00	2,200,000.00	5,084.30	39,231.70	-2,160,768.30	1.78%
372 - N JORDAN WELL REPAIRS	0.00	0.00	0.00	0.00	0.00	0.00%
373 - BLDG ACCESS CONTROL PRO	0.00	0.00	0.00	0.00	0.00	0.00%
374 - WATER PRODUCTION PROJE	0.00	0.00	0.00	13,215.98	13,215.98	0.00%
375 - NE DEST/NE BVRBROOKE IM	5,100,000.00	5,100,000.00	0.00	0.00	-5,100,000.00	0.00%
376 - SE TRL EXT TO SCHOOL	0.00	0.00	0.00	0.00	0.00	0.00%
377 - HWY TRL EXT TO SCHOOL	0.00	0.00	0.00	0.00	0.00	0.00%
378 - FIRE STATION	0.00	0.00	382.00	33,957.59	33,957.59	0.00%
379 - 100TH ST WIDENING	0.00	0.00	0.00	0.00	0.00	0.00%
380 - HWY 141 CORR/INTERSECTIC	0.00	0.00	0.00	381.28	381.28	0.00%
381 - NO COUNTY LINE WATER M/	0.00	0.00	0.00	0.00	0.00	0.00%
382 - GROUND STORAGE RESERVIC	0.00	0.00	0.00	0.00	0.00	0.00%
383 - JAMES ST WTP WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00%
384 - SEWER COMPLIANCE PROJE	0.00	0.00	0.00	0.00	0.00	0.00%
385 - SE 41ST & SE PARK EXTNSN	1,533,391.00	1,533,391.00	0.00	1,052.51	-1,532,338.49	0.07%
386 - THORPE AREA EXPANSION	1,800,000.00	1,800,000.00	0.00	0.00	-1,800,000.00	0.00%
387 - CITY HALL PROJECT	2,000,000.00	2,000,000.00	0.00	5,064.93	-1,994,935.07	0.25%
399 - EQUIP REVOLVING PROGRAI	1,157,766.00	1,157,766.00	0.00	734,941.26	-422,824.74	63.48%
600 - WATER	10,761,130.00	15,761,130.00	794,114.98	10,699,369.05	-5,061,760.95	67.88%
601 - WATER DEPOSITS	60,000.00	60,000.00	-19,614.09	12,123.79	-47,876.21	20.21%
602 - WATER SINKING	482,360.00	482,360.00	0.00	0.00	-482,360.00	0.00%
603 - WATER REC BOND	0.00	0.00	0.00	0.00	0.00	0.00%
610 - SEWER	5,805,822.00	5,805,822.00	512,437.05	3,353,817.32	-2,452,004.68	57.77%
611 - SEWER SINKING	1,432,240.00	1,432,240.00	0.00	100,000.00	-1,332,240.00	6.98%
670 - LANDFILL/GARBAGE	1,072,075.00	1,072,075.00	76,755.52	515,545.14	-556,529.86	48.09%
740 - STORM WATER	840,737.00	843,420.00	72,355.65	500,355.24	-343,064.76	59.32%
750 - MULTIPLEX	1,280,000.00	1,280,000.00	61,119.75	615,008.71	-664,991.29	48.05%
Report Total:	89,707,743.00	94,767,527.00	2,442,994.89	36,381,298.49	-58,386,228.51	38.39%

2025 ANNUAL REPORT

JOHNSTON- GRIMES METROPOLITAN FIRE DISTRICT



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A NOTE FROM THE CHIEF

On June 30, 2025, I began my tenure as Fire Chief of the Johnston-Grimes Metropolitan Fire District, succeeding Fire Chief Jim Clark. As a longtime resident of the Fire District, it is an honor to serve and lead the dedicated men and women of the JGMFD and the residents we protect. I am a strong proponent of shared resources, and the collaboration between the City of Johnston and the City of Grimes to form the Johnston-Grimes Metropolitan Fire District was instrumental in my decision to pursue this opportunity and lead this growing organization.

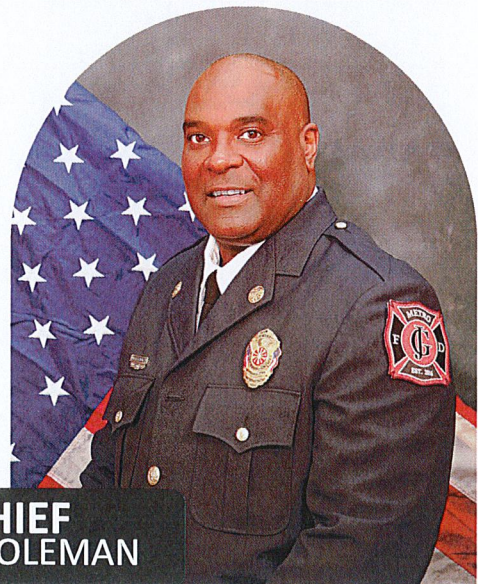
My initial priority upon assuming leadership was to meet with personnel, listen, and gather feedback while assessing the needs of the Fire District. This input has provided valuable insight into our workplace culture and identified areas where improvement is needed. Personnel health and safety, along with fostering a positive workplace culture, will remain top priorities. Building strong relationships with Department Directors in the Cities of Johnston and Grimes, elected officials, Fire Board members, and other stakeholders has also been a key focus.

The JGMFD is experiencing rapid growth and currently serves approximately 40,000 residents across a 55-square-mile area. The Fire District both provides and relies upon mutual aid support with surrounding agencies. In 2025, JGMFD was one of the fastest-growing organizations in the Des Moines metro area, experiencing a 10% increase in overall call volume with 4,894 calls for service. Working collaboratively with the Fire Board and elected officials in Johnston and Grimes to improve staffing levels and meet increasing service demands will be a priority.

Recruitment and retention remain ongoing focuses of my tenure as Fire Chief. Shortly after my appointment, an active recruitment campaign was implemented, resulting in the hiring of five firefighters to fill vacant positions. The Fire District is currently at full authorized strength. Additionally, the District hired its first Administrative Assistant on September 8, filling a vital support role. On October 20, an Assistant Chief of EMS and Training was hired, bringing a wealth of experience to the organization.

On December 8, a grand opening was held for Fire Station 37 in Grimes. This 16,500-square-foot facility enhances firefighter health and safety while improving turnout times and long-term response capabilities. Additionally, all three fire stations were equipped with the Phoenix G2 Fire Station Alerting System, providing independent station alerting and critical information for responding personnel.

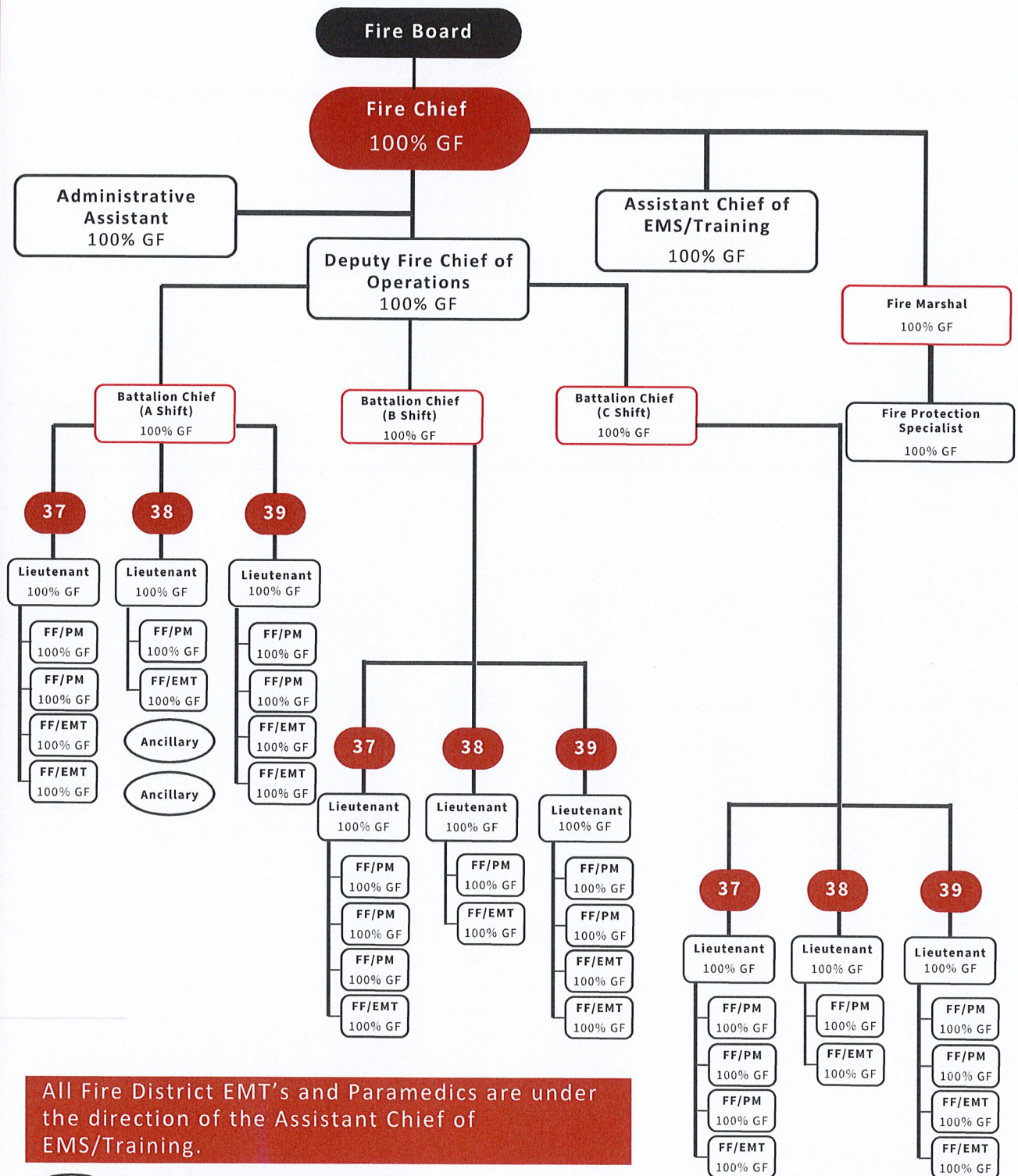
The Peer Support Committee was re-emphasized, and ministerial support was added to further support personnel and their families. In 2026, the Fire District will continue its commitment to providing a welcoming, supportive, and healthy work environment for all members of the Johnston-Grimes Metropolitan Fire District.



FIRE CHIEF
PERCY COLEMAN



OUR DISTRICT



All Fire District EMT's and Paramedics are under the direction of the Assistant Chief of EMS/Training.

Ancillary Full-time 48 hours, but not attached to a shift

FF = Firefighter
PM = Paramedic
EMT = Emergency Medical Technician

FIRE EMPLOYEES

Line staff: 45
Administrative staff: 4
Total: 49

2025 Overview

The firefighters, paramedics, and EMTs of the Johnston-Grimes Metro Fire District serve the Johnston and Grimes areas. We also provide support to other communities in the metro area when extra help is needed.

The Fire District uses an all-hazards approach to emergencies. This means we respond to many types of incidents, including fires, medical emergencies, and rescue situations. Our team is trained to handle:

- Water rescues, including swift-water and ice rescues
- Trench collapses
- Vehicle extrications
- Hazardous materials incidents
- Advanced emergency medical services

The Operations Division is responsible for delivering these services. Each day, at least 11 personnel are on duty across three stations located in Johnston and Grimes. The district staffs the following equipment:

- Three fire suppression vehicles (Two Engines and one truck)
- One Battalion Chief
- Three Ambulances

In 2025, we added ambulance five, which is housed at Station 38, to improve service. The Fire District also provides mutual aid to neighboring communities.

This year, the Johnston-Grimes Metro Fire District responded to 4,894 incidents, which is a 10% increase from 2024, marking our busiest year ever.

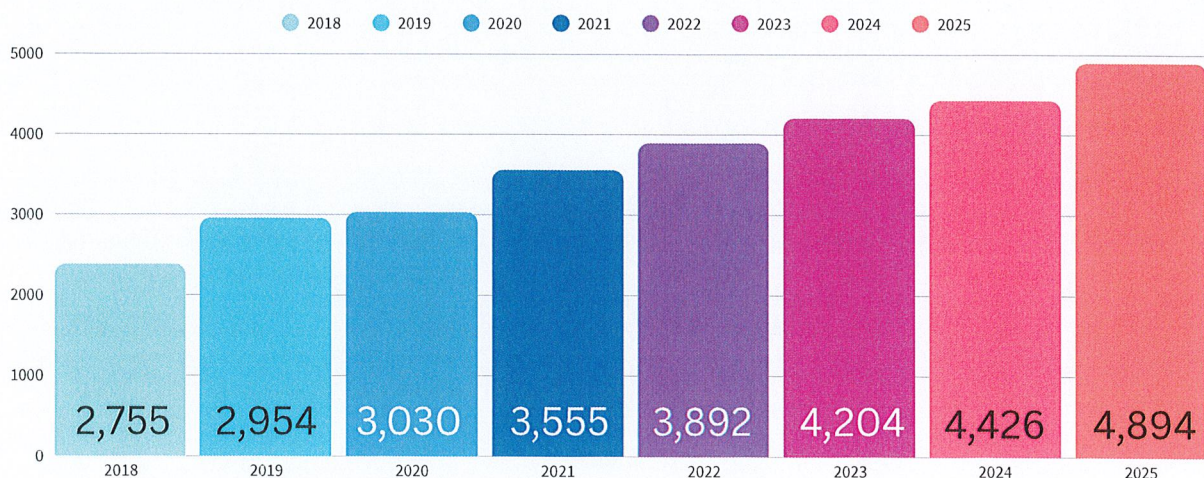
The Operations Division continues to train and equip firefighters with the latest techniques and tools to perform their work safely and effectively. We look forward to a safe and productive 2026 for all members of the Johnston-Grimes Metro Fire District.

TOTAL CALLS FOR SERVICE

In 2025, the department responded to 4,894 total calls for service. This is a 10.6 percent increase compared to 2024.

Call Breakdown

- Emergency Medical Services (EMS): 3,779 calls (77.22 percent)
- Fire Services: 1,115 calls (22.78 percent)



Service Area and Stations

The Johnston-Grimes Metro Fire District covers 55 square miles. Our service area includes both suburban and rural communities in:

- Johnston
- Grimes
- Polk County
- Jefferson Township
- Webster Township
- Grant Township
- Walnut Township

The district is divided into three first-due response areas. We operate three fire stations located throughout these areas to provide quick emergency response:

- **Station 37** – Built in 2025, located at 2001 SW 6th Street, Grimes. This station houses an engine, an ambulance, a water tender, and a brush truck.
- **Station 38** – Built in 2012, located at 10225 NW 62nd Avenue, Johnston. This station houses an engine and an ambulance.
- **Station 39** – Built in 2014, located at 6373 Merle Hay Road, Johnston. This is our headquarters station and home to senior staff. It houses a tower/ladder truck, an ambulance, two water rescue boats, and two personal watercraft.

These strategically located stations allow the Fire District to provide fast and effective emergency services across the entire service area.

Fire Station 37, 2001 SW 6th Street, Grimes



Fire Station 38, 10225 NW 62nd Avenue, Johnston



Fire Station 39, 6373 Merle Hay Road, Johnston



Service Area

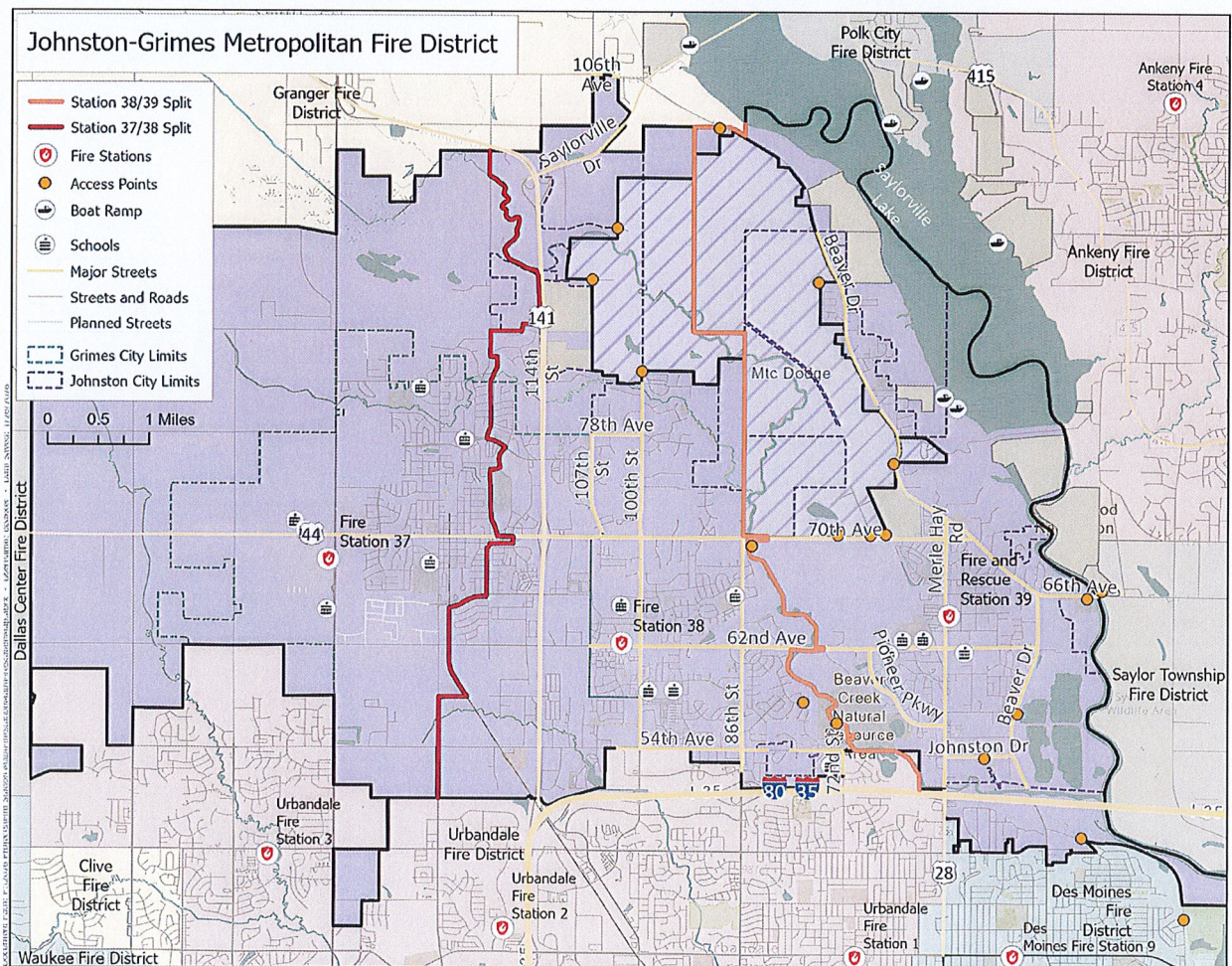
The Johnston-Grimes Metro Fire District serves defined boundaries within the cities of Johnston and Grimes. These boundaries are set to ensure timely and effective emergency response for all residents.

In Johnston, the district covers all residential, commercial, and industrial areas within the city limits. Parts of surrounding townships are included through mutual aid agreements.

In Grimes, the district provides coverage for the majority of the city, including suburban neighborhoods, rural properties, and key commercial corridors.

While the district's primary responsibility is within these boundaries, it also provides mutual aid to neighboring communities when additional resources are needed. This approach ensures residents in both cities, and nearby areas when necessary, receive prompt emergency services, including fire suppression, medical response, and specialized rescue operations.

The district's three strategically located stations allow personnel and equipment to respond efficiently and consistently across both communities.



Concurrent Call Volume

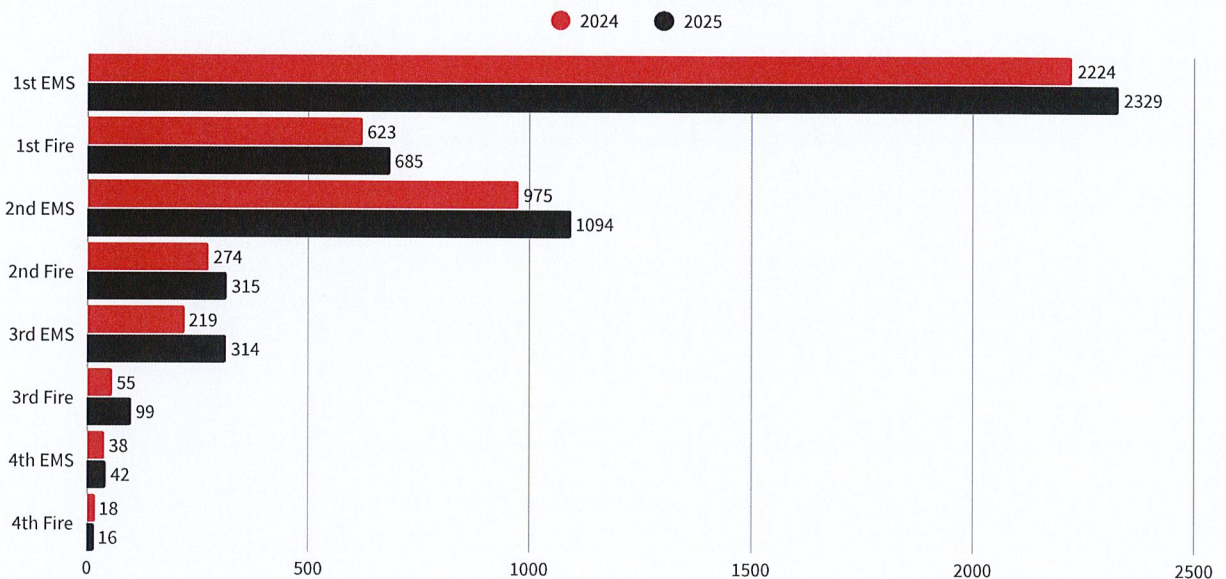
In 2025, the department experienced an increase in concurrent calls compared to 2024 across most alarm levels for both Emergency Medical Services (EMS) and Fire responses.

First alarm EMS calls increased from 2,224 in 2024 to 2,329 in 2025. First alarm Fire calls also rose, increasing from 623 to 685 calls.

Second alarm responses showed notable growth. EMS second alarm calls increased from 975 in 2024 to 1,094 in 2025, while Fire second alarm calls rose from 274 to 315.

Higher-level concurrent calls also increased. Third alarm EMS calls rose from 219 to 314, and third alarm Fire calls increased from 55 to 99. Fourth alarm EMS calls increased slightly from 38 to 42, while fourth alarm Fire calls decreased from 18 to 16.

Overall, the data shows a continued rise in incidents requiring multiple units and higher levels of response, reflecting increased demand on staffing and operational resources.



Calls by District

Between 2024 and 2025, the department saw increased call activity in most service districts, reflecting continued growth in service demand.

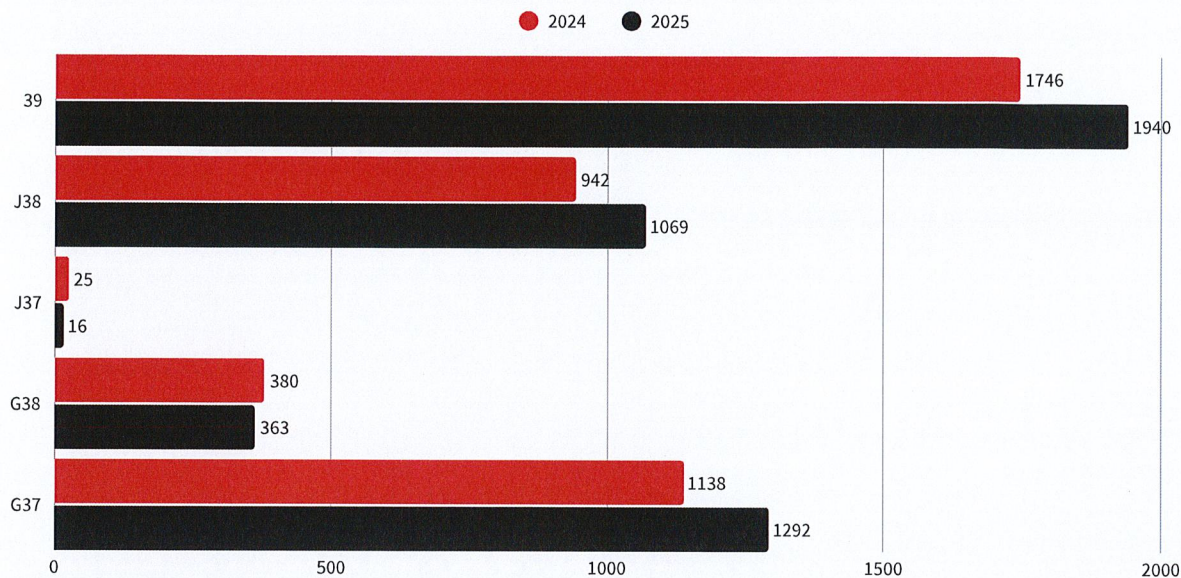
District 39 recorded 1,746 calls in 2024, increasing to 1,940 calls in 2025, representing one of the largest year-over-year increases. District J38 also experienced steady growth, with calls rising from 942 to 1,069.

District J37 remained a low-call-volume area. Calls decreased from 25 in 2024 to 16 in 2025, where small numerical changes can appear more pronounced due to the low total number of calls.

District G38 saw relatively stable activity, with a slight decrease from 380 calls in 2024 to 363 calls in 2025. District G37 continued to have high service demand. Calls increased from 1,138 in 2024 to 1,292 in 2025, continuing a multi-year upward trend.

Overall, the comparison between 2024 and 2025 shows increased call activity in most districts, with the most significant growth occurring in Districts 39, J38, and G37. These trends reflect ongoing development and population growth and will continue to inform staffing, resource allocation, and long-term planning efforts.

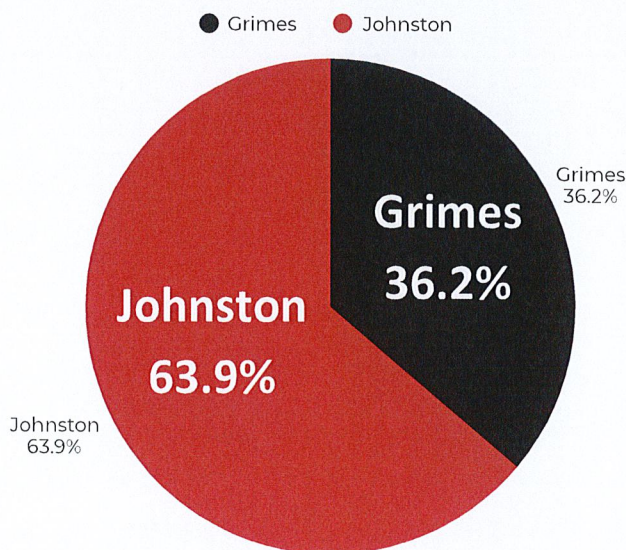
The chart below provides an overview the calls by district from 2024 to 2025.



2025 Emergency Response Overview by District

In 2025, the department responded to a total of 4,680 calls across our service area. Of these, Johnston accounted for 63.85% of calls (2,988 calls), while Grimes represented 36.15% (1,692 calls).

This distribution reflects the population density and call volume across the two districts, with Johnston generating a majority of the emergency responses. These figures include both primary and secondary responses, covering fire and EMS incidents, highlighting the department's ongoing commitment to timely and effective service throughout all areas of our community.



2025 Emergency Response Overview - Regional Comparison

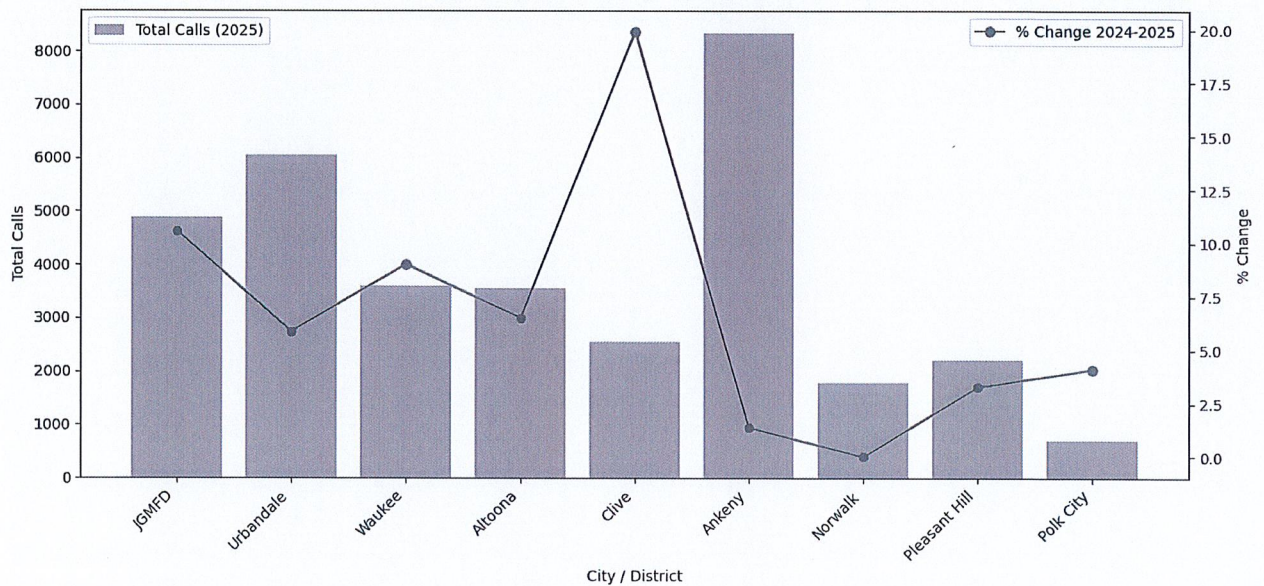
In 2025, fire and emergency services across the region experienced notable increases in call volume compared to 2024. Johnston–Grimes (JGMFD) responded to 4,894 calls, reflecting a 10.57% increase over the previous year, serving a population of approximately 40,000.

Other communities in the region also saw varying growth in emergency response demands:

- **Urbandale:** 6,058 calls for a population of 45,000 (+5.86%)
- **Waukee:** 3,595 calls for a population of 34,000 (+9.0%)
- **Altoona:** 3,566 calls for a population of 22,500 (+6.5%)
- **Clive:** 2,554 calls for a population of 20,000 (+19.89%)
- **Ankeny:** 8,349 calls for a population of 76,000 (+1.36%)
- **Norwalk:** 1,790 calls for a population of 15,000 (no change)
- **Pleasant Hill:** 2,218 calls for a population of 11,000 (+3.26%)
- **Polk City:** 714 calls for a population of 6,500 (+4.08%)

These figures demonstrate both the growth in demand for emergency services and the capacity of regional departments to respond efficiently. Clive, in particular, experienced the largest year-over-year increase at 19.89%, while JGMFD also saw a significant rise in call volume, highlighting increased service demands in our communities.

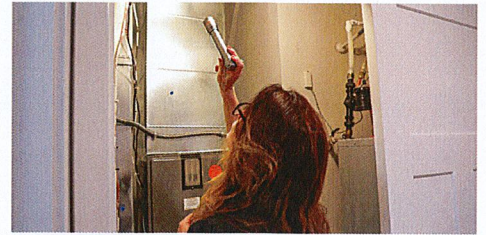
2025 Emergency Calls and Year-over-Year Change by City/District



Inspections and Safety Information

In 2025, the Johnston-Grimes Metro Fire District conducted a variety of inspections to ensure safety and code compliance across our communities. Key inspection activities included:

- Annual Business Inspections: 46
- Annual Liquor License Inspections: 146
- Construction Inspections: 17
- Complaints Investigated: 3
- Building Final Inspections: 44
- Fire Alarm Acceptance Inspections: 13
- Fire Sprinkler System Rough-In (RI): 4
- Fire Sprinkler System Hydro Testing: 7
- Fireworks Tent Inspections: 12
- Food Truck Inspections: 10
- Kitchen Hood Acceptance Inspections: 3
- School/Daycare Annual Inspections: 39
- Sprinkler Acceptance Testing: 4



These inspections are an important part of keeping both businesses and residents safe, ensuring that fire prevention standards are met and maintained.

Public Education and Community Engagement

The Fire District also actively promotes fire safety education and engages with the community:

- 49 public education events reached nearly 5,500 attendees
- Smoke detector programs: 253 smoke detector batteries were replaced in 65 homes, and 108 smoke detectors were replaced in 35 homes
- Community events and programs:
 - 58 development review projects, including site plans, preliminary and final plats
 - “Rides to School” in fire apparatus – 3 events
 - Fire station tours – 12 events
 - Assisted DCG 6th grade mock trial prep
 - Delivered a Kitchen Safety course at DCG school
 - Supported the Boy Scouts with the Unity Point Fire Safety House Simulation trailer
 - Participated in the Home Show and street washing activities

Through these programs, the district promotes fire safety awareness, provides hands-on learning experiences, and builds strong relationships with residents, schools, and local organizations.



49
Public Education
Events



5,500
attendees



Growing our Team in 2025

In 2025, JGMFD proudly welcomed 11 new members to our team, raising our total line staff to 45 and increasing our administrative staff by two. Each new addition brings valuable experience; however, they must all undergo a rigorous one-year probationary period to uphold the department's high standards.

Administrative Staff



Fire Chief
Percy Coleman



Assistant Chief EMS/Training
Tony Sposeto



Battalion Chief
Jessica Smith



Administrative Assistant
Sheena Signs

Crew Members



Firefighter/EMT
Ben Hansen



Firefighter/EMT
Jonce Hale



Firefighter/Paramedic
Nicholas Jordan



Firefighter/EMT
Logan Schaufelberger



Firefighter/EMT
Jake Kurt



Firefighter/Paramedic
Grayson O' Brien



Firefighter/Paramedic
Branden Chiles



Firefighter/Paramedic
Jeremiah Pratt



Firefighter/EMT
Taylor Mehmen

EMERGENCY MEDICAL SERVICES

On October 20, 2025, I was fortunate enough to begin my journey with the Johnston-Grimes Metropolitan Fire District as the Assistant Chief of EMS and Training. In the short time I have had the opportunity to work alongside the amazing men and women within this organization, I have been extremely impressed with the culture these personnel have that expresses a level of experience, talent, and strong work ethic that is so encouraging for the present and future of this organization. I am extremely excited for this opportunity, and I am grateful for the leadership in both the cities of Johnston and Grimes, the leadership of this organization, the men and women of this organization, and the public for their trust in me to oversee the EMS operations within our communities we serve.

In the short time I have been here so far, in 2025, we were able to begin the initiation of some projects and begin setting up our goals for 2026 and beyond. We will focus diligently on continuing to build upon being a high-performing EMS system by implementing protocols, procedures, and equipment that ensure our preparation and response to medical emergencies are fast, effective, and high-quality. High-quality EMS is not just about getting an ambulance there quickly; equally important is getting the right care to the right patient at the right time.

In 2025, we began setting up the foundation to create and/or enhance how our EMS system operates with the following goals in mind.



ASSISTANT CHIEF OF EMS
TONY SPOSETO



Rapid, Reliable, Response

Help arrives quickly, no matter where you live or what time you call. Stations and units are strategically located so life-saving care starts as soon as possible.

- In 2025, we began setting up our system by making a few changes in operations that will help to ensure a more rapid, reliable response by doing the following:
 - Previously there was a central medication dispensing vending machine at Station 38. We added a medication dispensing vending machine at Station 37 so that crews at that station would not have to travel to Station 38 out of their territory to replace medications after a medical call.
 - Previously all three stations would have to both fill and replace oxygen at Station 39. We have now setup each station with their own ability to fill and replace oxygen at each of their stations, again with the goal of keeping apparatus in their own territories for a quicker response.
 - We received a new ambulance in November of 2025. Ensuring we are maintaining and replacing our aging fleet of ambulances relates directly to providing a rapid and reliable response to our community. At the end of 2025, we began working on a replacement plan that will ensure we are keeping our fleet of ambulances reliable when we need to respond.

Improved Response Readiness in 2025



Medications
Stocked at
Station 37



Oxygen
Refilled at all
stations



New Ambulance
added to the
fleet

Faster Response - Closer to Home

Highly Trained Professionals

In 2025, the department continued using an online learning management system that was started in 2024 in order to provide online training opportunities for personnel in several different topics and categories.

- At the end of 2025, with the implementation of a new software platform, First Due, we began the setup of a training module within this platform to an integrated learning management system, as well as a way to assign, track, and keep records of these trainings in one central repository. After completion of this setup, the integration will eliminate the need for duplicate software, creating significant cost savings.
- In order to be a high-performing system, it is important to implement and execute training in multiple ways. The online learning management system affords us the opportunity to provide supplemental training with a deeper dive into various topics. However, it is also essential to provide in person training that is both classroom and skills based to integrate knowledge and skills into real world scenarios.
 - In 2025, we continued our relationship with the University of Iowa's Simulation in Motion mobile SIM lab. Our partnership with them grew in 2025 as we moved from quarterly training to monthly training in order to incorporate more critical thinking scenarios along with skills development. This value and appreciation of this opportunity and partnership provide an invaluable resource for training with the most innovative equipment at no cost to us.
 - At the end of 2025, we began working on lining up additional opportunities to bring in outside experts on various topics to begin providing some additional classroom education for personnel.
 - At the end of 2025, we also began working on setting up a process that will allow us to utilize data to drive our training. We will begin utilizing data to show us where our strengths and weaknesses are, and focus on developing more training in the areas where improvement is needed.



High Quality Medical Care

Patients receive evidence-based treatment such as CPR, medication, and trauma care that improves outcomes, survival, and recovery.

- In 2024, a revision and addition of protocols gave personnel in 2025 the opportunity to utilize these new protocols to provide high-quality care to their communities.
- In 2025, we began looking at equipment that will need to be replaced or added in order to continue providing high-quality medical care. We have also worked on additional protocols that can be added, and have begun the initial process to set up and execute those in 2026.



Strong Medical Oversight

EMS providers work under physician guidance and carefully follow protocols developed by the Medical Director to ensure consistent, safe, and effective care.

- With the addition of the Assistant Chief of EMS and Training in 2025, there can be a more consistent, focused conduit with our Medical Director, Dr. Benjamin Sweet, to build upon and enhance our EMS system. This position will also provide EMS support and leadership for all personnel alongside the Medical Director to continue to enhance our EMS system.
- In 2025, the Medical Director provided leadership and support for personnel and provided guidance, training, and feedback. Dr. Sweet was instrumental in 2025 in training and development with personnel on the new video laryngoscope device used for intubating patients with severely compromised airways and difficulty breathing.

Seamless Coordination

A high-performing system works seamlessly with fire departments, law enforcement, hospitals, dispatch centers, and emergency management to continually enhance the quality and consistency of care essential for our communities.

- In 2025, we continued our collaboration with neighboring fire and EMS partners to both receive and offer mutual aid when necessary. This level of partnership and cooperation is deeply valued, as it ensures we can rely on one another when help is needed. We extend our heartfelt thanks to our fire and EMS partners for their unwavering support and collaboration.
- Our ongoing collaboration with the Johnston Police Department and Polk County Sheriff's Office in 2025 played a crucial role in ensuring the safety of our personnel and the communities we serve. We are sincerely grateful to our law enforcement partners for their steadfast support and partnership.
- Too often, the vital role of a dispatcher goes unnoticed. The expertise required for this job, along with its inherent stress, cannot be overstated. Dispatchers must provide comfort to callers while assessing the nature of the call, offer instructions, determine which resources to deploy, and keep in touch with first responders. Once the responders arrive and the call concludes, dispatchers rarely learn the outcome. It's akin to reading an entire book without ever knowing the ending. We wish to express our deep appreciation to the Polk County Dispatch Center for their ongoing support and guidance, which they provide us every single day.
- In 2025, we worked closely with the Polk County Dispatch Center and their public safety IT support staff to set-up our new software for Fire and EMS incident reports, First Due.



Accountability and Improvement

Performance is measured and reviewed. Data is used to improve response times, patient outcomes, and overall service to the community.

- The acquisition, setup, and initiation of First Due software in 2025 was a large undertaking, requiring the participation and effort of many to reach our go live date of midnight on January 1, 2026. Thanks to the outstanding efforts of many, we were able to hit our target date and goal. When it comes to accountability and improvement, there is nothing more important than data. Data will continue to drive every decision we make in the future, so having software that will allow us to produce reports providing an accurate and fiscally responsible approach to what we do in the future.

In a medical emergency, seconds and minutes can mean the difference between life and death. A high-performing EMS system saves lives, reduces long-term injury, and ensures our community receives dependable service and care when it is needed most. We appreciate all of the support and appreciation from the communities we serve, and we will continue to work hard to provide the highest level of care. 2026 will be both a busy and exciting year for us, and we look forward to highlighting at the end of 2026 the progress and changes we have made.

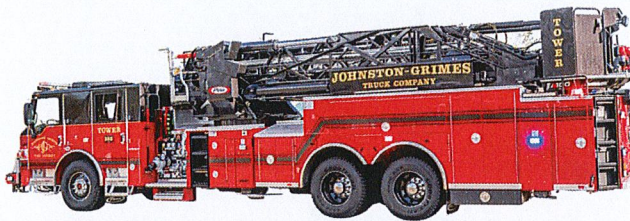
2025 APPARATUS AND VEHICLE UPDATES

The Johnston-Grimes Metro Fire District added several new vehicles and apparatus to our fleet in 2025, improving our capabilities and response times:

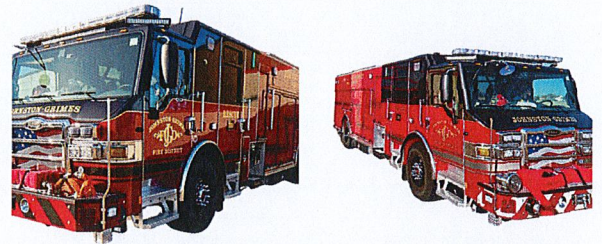
- **June 2025:** A 2025 Pierce 100 foot Tower Ladder was delivered and is housed at Station 39.
- **October 2025:** A Pierce Rescue Engine was delivered and assigned to Station 38.
- **December 2025:** An AEV Ford F550 Ambulance was delivered and assigned to Station 38.
- **January 2025:** A new Tahoe command vehicle for Chief 380 was delivered and assigned to Station 39.
- **February 2025:** A new Chevy Silverado command vehicle for the Training/EMS Chief (C370) was delivered.

These additions strengthen the district's ability to respond effectively to emergencies and support ongoing training and operations.

2025 Pierce 100 foot Tower Ladder



Pierce Rescue Engine



AEV Ford F550 Ambulance



New Tahoe command vehicle



Chevy Silverado command vehicle



FIRE STATION 37, GRIMES

On December 11, 2025, the City of Grimes and the Johnston-Grimes Metropolitan Fire District (JGMFD) celebrated the official opening of Fire Station 37, also known as the Grimes Public Safety Building. This 16,500-square-foot facility serves both JGMFD and our partners at the Polk County Sheriff's Department. The Sheriff's Department occupies dedicated office space and a conference room to support deputies and staff assigned to the area.

Fire Station 37 features four apparatus bays designed to house frontline and reserve apparatus, with capacity for future growth. Each bay is equipped with a dedicated diesel exhaust capture system to reduce personnel and visitor exposure, significantly improving overall health and safety. The apparatus bays also include display monitors that provide responders with critical incident information, along with a turnout time clock to support performance and accountability.

Firefighter health and safety were central to the station's design. A clearly defined workflow incorporates gross and medium decontamination rooms to reduce occupational cancer exposure and help maintain clean living quarters throughout the station.

The station includes individual sleeping quarters and is equipped with the Phoenix G2 Fire Station Alerting System. This system provides apparatus-specific alerts, enhancing firefighter safety while improving turnout times and overall response performance.

The facility offers a modern training room with advanced audio-visual technology to support internal training and allow the Fire District to host external training programs. A secure medication vending and equipment room enhances the security and accountability of EMS medications and equipment. In addition, a dedicated report room provides personnel with appropriate space to complete required medical and fire documentation and conduct Fire District business.

Firefighters have access to updated fitness equipment and adequate space for physical training. The station also includes both interior and exterior training areas, allowing crews to train more frequently while remaining within their first-due response area.

The members of the Johnston-Grimes Metropolitan Fire District extend their sincere gratitude to all stakeholders whose collaboration and support made this facility possible for the Fire District and the residents of the City of Grimes.



RESOLUTION 02-2326 APPROVING PAYMENTS FOR PROFESSIONAL SERVICES

Grimes Resolution No. 02-2326

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 February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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: February 24, 2026 **PAYMENT REQUEST #** 37
PAYMENT PERIOD: From: December 28, 2025 Through: January 31, 2026

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:	\$	1,308,168.60	
Retainage: 5 % of Completed Work:			
Total Earned less Retainage:	\$	1,308,168.60	
Less previous applications for payment:	\$	1,304,302.35	
SUBTOTAL			\$ 3,866.25

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 3,866.25

Balance to finish, including retainage: \$ 321,981.40

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: 2026.02.10 15:25:12-06'00'

Signature

February 10, 2026

Date

City of Grimes Staff Approval:

Signature

2-13-26

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

TOTAL \$ 1,304,302.35

Previous Applications for Payment

No.	Date	Amount
36	January 27, 2026	\$ 4,638.00
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Record of Change Orders

No.	Date	Amount
1	August 8, 2023	\$ 461,500.00
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25		

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

February 02, 2026
Project No: 0000211186-040
Invoice No: 165901
Due Date: March 04, 2026

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

Professional Services from December 28, 2025 to January 31, 2026

Phase 303 SRF Loan Administration

	Hours	Rate	Amount	
Project Coordinator	1.25	150.00	183.75	
Principal I	2.00	275.00	550.00	
Totals	3.25		733.75	
Total Labor				733.75
Total this Phase				\$733.75

Phase 651 Resident Project Representative

	Hours	Rate	Amount	
Project Manager II	4.00	205.00	820.00	
Totals	4.00		820.00	
Total Labor				820.00

Consultants

Krishna Engineering Consultants, Inc.			2,200.00	
Total Consultants			2,200.00	2,200.00
Total this Phase				\$3,020.00

Phase 851 Project Administration

	Hours	Rate	Amount	
Project Coordinator	.75	150.00	112.50	
Totals	.75		112.50	
Total Labor				112.50
Total this Phase				\$112.50

	Current	Prior	To-Date	
Total Billings	3,866.25	548,910.81	552,777.06	
Contract Limit (not-to-exceed)			613,100.00	
Contract Limit Remaining			60,322.94	
Total Due this Invoice				\$3,866.25

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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: February 24, 2026 **PAYMENT REQUEST #** 17
PAYMENT PERIOD: From: January 1, 2026 Through: January 31, 2026

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:	\$	602,673.39	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	602,673.39	
Less previous applications for payment:	\$	596,303.81	
SUBTOTAL	\$		6,369.58

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 6,369.58

Balance to finish, including retainage: \$ 145,226.61

Contract Time Remaining (If applicable) - WORKING DAYS

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval:

OPN Architects, Inc

Firm Name

Signature Date

City of Grimes Staff Approval:

Signature Date

Submit to:

Engineering Department

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	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 9, 2025	\$ 35,187.75
16	January 27, 2026	\$ 5,497.57
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 596,303.81

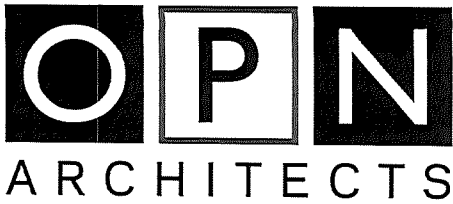
Record of Change Orders

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:	-



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

INVOICE

Invoice Number: 24826000-17
Date: January 31, 2026
Project Number: 24826000

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Grimes Public Administration Building

For Professional Services Rendered Through: January 31, 2026

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	78.50	\$18,990.72	\$18,204.48	\$786.24
Construction Administration	\$144,086.00	4.93	\$7,096.24	\$1,512.90	\$5,583.34
Add Services (Amendments)	\$79,000.00	96.16	\$75,964.43	\$75,964.43	\$0.00
	\$747,900.00		\$602,673.39	\$596,303.81	\$6,369.58

\$6,369.58

Invoice Total

\$6,369.58

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: February 24, 2026 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: January 1, 2026 Through: January 31, 2026

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:	\$	35,006.83	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	35,006.83	
Less previous applications for payment:	\$	24,978.50	
SUBTOTAL	\$		10,028.33

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 10,028.33

Balance to finish, including retainage: \$ 37,843.17

Contract Time Remaining (If applicable) - WORKING DAYS

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

ISG

Firm Name

Nayley Schull

February 16, 2026

Signature

Date

City of Grimes Staff Approval:

Signature

Date

2-17-26

Submit to:

Engineering Department

E-mail:

engineering@grimesiowa.gov

Phone:

(515) 986-4050

Fax:

(515) 986-4480

Date Printed: 2/16/2026

Page 90 of 360

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
4	January 27, 2026	\$ 1,427.50
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Previous Applications for Payment

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TOTAL \$ 24,978.50

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 128661
Date 01/31/2026

**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	\$ 2,455.00	\$ 880.00
Topographic and Boundary Survey	\$ 3,600.00	\$ 3,600.00	
Right of Way Exhibits	\$ 4,200.00	\$ 2,036.00	\$ 2,164.00
Right of Way Acquisition (JCG)	\$ 27,000.00		
Preliminary Design and Plans	\$ 16,700.00	\$ 16,700.00	
Check/Final Plans	\$ 12,400.00		\$ 6,984.33
Permitting	\$ 750.00	\$ 187.50	
Bidding	\$ 4,400.00		
Reimbursables			
	\$ 72,850.00	\$ 24,978.50	\$ 10,028.33
	Invoice Amount		\$10,028.33

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

RESOLUTION 02-2426 APPROVING CAPITAL PROJECT PAYMENT REQUESTS

Grimes Resolution No. 02-2426

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 February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: February 24, 2026 **PAYMENT REQUEST #** 14 (Retainage)
PAYMENT PERIOD: From: January 1, 2026 Through: January 31, 2026

Contract Summary

Original Contract Amount:	\$	495,335.00	
Net change by Change Orders:	\$	(11,173.00)	
Contract Amount to Date: (line 1 ± 2)	\$	484,162.00	
Total completed and stored to date:	\$	484,162.00	
Retainage: 5 % of Completed Work:			
Total Earned less Retainage:	\$	484,162.00	
Less previous applications for payment:	\$	460,693.95	
SUBTOTAL			\$ 23,468.05

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 23,468.05

Balance to finish, including retainage: \$ -

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

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

Signature Date

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

Signature Date 2/13/2026

City of Grimes Staff Approval:
Signature Date 2-13-26

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	August 27, 2024	\$ 6,650.00
2	January 28, 2025	\$ 4,750.00
3	February 25, 2025	\$ 119,355.15
4	March 25, 2025	\$ 86,868.95
5	April 22, 2025	\$ 4,047.00
6	May 27, 2025	\$ 35,103.45
7	June 24, 2025	\$ 45,815.65
8	July 22, 2025	\$ 48,854.70
9	August 26, 2025	\$ 31,350.00
10	September 23, 2025	\$ 50,553.30
11	October 28, 2025	\$ 16,681.05
12	November 25, 2025	\$ 6,546.45
13	December 23, 2025	\$ 4,118.25
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 460,693.95

Record of Change Orders

No.	Date	Amount
1	November 26, 2024	\$ 155.00
2	March 25, 2025	\$ 2,557.00
3	August 26, 2025	\$ 2,559.00
4	November 25, 2025	\$ (15,665.00)
5	December 16, 2025	\$ (1,630.00)
6	January 27, 2026	\$ 851.00
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TOTAL \$ (11,173.00)

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

G732 Cma (formerly G702 Cma)

PAGE ONE OF

5

PAGES

TO OWNER:

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

FROM CONTRACTOR:

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

PROJECT:

Grimes Public Safety Center
Drywall, Framing, ACT, Painting

VIA CONSTRUCTION MANAGER:

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

VIA ARCHITECT:

APPLICATION NO:

14

APPLICATION DATE:

1/15/2026

PERIOD TO:

1/31/2026

INVOICE #:

DW5745-15

PROJECT NOS:

Distribution to:

☐

OWNER

☐

ARCHITECT

☒

CONSTRUCTION MANAGER

☐

CONTRACTOR

☐

OTHER

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

CONTRACT DATE:

March 21, 2022

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	495,335.00
2. Net change by Change Orders	\$	(11,173.00)
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	484,162.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	484,162.00
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	\$	0.00
b. 5 % of Stored Material (Column F on G703)	\$	-
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	-
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	484,162.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	459,953.90
8. CURRENT PAYMENT DUE	\$	23,468.05
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	-

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 6,122.00	\$ 17,295.00
Total approved this Month	\$ -	\$ -
TOTALS	\$ 6,122.00	\$ 17,295.00
NET CHANGES by Change Order	\$	(11,173.00)

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

CONTRACTOR:

By: *[Signature]*

Date: 01/16/2026

State of:

Iowa

County of:

Dallas

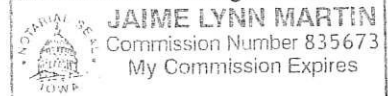
Subscribed and sworn to before me this 16th day of January 2026

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

Notary Public:

My Commission expires:

11/15/2027



CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$

CONSTRUCTION MANAGER:

By:

Date:

ARCHITECT:

By:

Date:

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

CONTINUATION SHEET

G703

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

APPLICATION NO: 14
APPLICATION DATE: 1/15/26

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

PERIOD TO: 1/31/26

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

ARCHITECT'S PROJECT NO: 0

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	Engineering	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	100.00%	\$0.00	\$250.00
2	Bonding	\$7,000.00	\$7,000.00	\$0.00	\$0.00	\$7,000.00	100.00%	\$0.00	\$350.00
3	Allowance	\$20,000.00	\$20,000.00	\$0.00	\$0.00	\$20,000.00	100.00%	\$0.00	\$1,000.00
4	Ext Framing/Sheathing Material	\$100,808.00	\$100,808.00	\$0.00	\$0.00	\$100,808.00	100.00%	\$0.00	\$5,040.40
5	Ext Framing/Sheathing Labor	\$85,197.00	\$85,197.00	\$0.00	\$0.00	\$85,197.00	100.00%	\$0.00	\$4,259.85
6	Interior Framing/Drywall Material	\$80,188.00	\$80,188.00	\$0.00	\$0.00	\$80,188.00	100.00%	\$0.00	\$4,009.40
7	Interior Framing/Drywall Labor	\$107,295.00	\$107,295.00	\$0.00	\$0.00	\$107,295.00	100.00%	\$0.00	\$5,364.75
8	Acoustical Material	\$14,602.00	\$14,602.00	\$0.00	\$0.00	\$14,602.00	100.00%	\$0.00	\$730.10
9	Acoustical Labor	\$10,468.00	\$10,468.00	\$0.00	\$0.00	\$10,468.00	100.00%	\$0.00	\$523.40
10	Painting	\$64,777.00	\$64,777.00	\$0.00	\$0.00	\$64,777.00	100.00%	\$0.00	\$3,238.85
11		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
12	CO#1 - PR 2 Wall Type Kitchen 104	\$155.00	\$155.00	\$0.00	\$0.00	\$155.00	100.00%	\$0.00	\$7.75
13	CO#2 - RFI 37 Insulation Change	(\$661.00)	(\$661.00)	\$0.00	\$0.00	(\$661.00)	100.00%	\$0.00	(\$33.05)
14	CO#2 - PR8 Envelope Change	\$2,768.00	\$2,768.00	\$0.00	\$0.00	\$2,768.00	100.00%	\$0.00	\$138.40
15	CO#2 - Vestibule Wall Change	\$450.00	\$450.00	\$0.00	\$0.00	\$450.00	100.00%	\$0.00	\$22.50
16	CO#3 - PCO 22 Plywood IT Closet	\$400.00	\$400.00	\$0.00	\$0.00	\$400.00	100.00%	\$0.00	\$20.00
17	CO#3 - PCO 23 Phoenix Boxes	\$2,159.00	\$2,159.00	\$0.00	\$0.00	\$2,159.00	100.00%	\$0.00	\$107.95
18	CO#4 - Eliminate VWC	(\$5,000.00)	(\$5,000.00)	\$0.00	\$0.00	(\$5,000.00)	100.00%	\$0.00	(\$250.00)
19	CO#4 - Close Out Allowance	(\$10,665.00)	(\$10,665.00)	\$0.00	\$0.00	(\$10,665.00)	100.00%	\$0.00	(\$533.25)
20	CO#5 - Mech Rm Paint Elimination	(\$1,630.00)	(\$1,630.00)	\$0.00	\$0.00	(\$1,630.00)	100.00%	\$0.00	(\$81.50)
21	CO#6 - FWO 64607,64609,64610	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
22	CO#6 - FWO 64616	\$236.00	\$236.00	\$0.00	\$0.00	\$236.00	100.00%	\$0.00	\$11.80
23	CO#6 - FWO 64617	\$615.00	\$615.00	\$0.00	\$0.00	\$615.00	100.00%	\$0.00	\$30.75
24			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
25			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
26			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
27			\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
28	Release Retainage		\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	(\$24,208.10) (\$23,468.05)
	PAGE TOTALS	\$484,162.00	\$484,162.00	\$0.00	\$0.00	\$484,162.00	100.00%	\$0.00	\$0.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Administration Building
Contractor: US Erectors
Address: 5760 Metro East Drive, Pleasant Hill, IA 50327
Finance Budget Code: 387-650-6499 **Finance Project #**
Vendor Project or Invoice #: X246400 **PO #**
Original Contract Date: December 16, 2025 **Vendor #** 1067

Date of Council Meeting: February 24, 2026 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: January 1, 2026 Through: January 31, 2026

Contract Summary

Original Contract Amount:	\$	1,305,400.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	1,305,400.00	
Total completed and stored to date:	\$	46,300.00	
Retainage: 3 % of Completed Work:	\$	1,389.00	
Total Earned less Retainage:	\$	44,911.00	
Less previous applications for payment:	\$	-	
SUBTOTAL	\$	44,911.00	
OTHER CHARGES (Attach an itemized list)	\$	-	
CURRENT PAYMENT DUE	\$	44,911.00	
Balance to finish, including retainage:	\$	1,260,489.00	

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: US Erectors
Firm Name

Signature Date

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

Signature Date 02/10/2026

City of Grimes Staff Approval:

Signature Date 2-13-26

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

No.	Date	Amount
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TOTAL \$ -

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	December 16, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

CONTRACT DATE:

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

CONTRACTOR'S APPLICATION FOR PAYMENT

0.00

February 4, 2026

1.ORIGINAL CONTRACT SUM	8,523,948.00
2.Net change by Change Order	0.00
3.CONTRACT SUM TO DATE (Line 1+2)	8,523,948.00
(Column C on G703)	
4.TOTAL COMPLETED & STORED TO DATE	80,414.00
(Column G on G703)	
5. RETAINAGE:	
a. 3% completed work	\$2,412.42
(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).	2,412.42
6.TOTAL EARNED LESS RETAINAGE	78,001.58
(Line 4 less Line 5 Total)	
7.LESS PREVIOUS CERTIFICATES FOR	
PAYMENTS	
8.CURRENT PAYMENT NOW DUE	78,001.58
9.BALANCE TO FINISH, PLUS RETAINAGE.	8,445,946.42
(Line 3 less Line 6)	

JENI DAY
Commission Number 75193
My Commission Expires
March 25, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

A	B	C1	C2	C1	D	E	F	G		H	I
Item Number	Description of Work	Scheduled Value	GMP Budget Update	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
					PREVIOUS (D+E)	This Period					
	Prime Volume										
1	BP #01 - Demo, Grading & Utilities - Sandstone	\$748,567		\$748,567						748,567	
2	BP #02 - General Construction - DDVI	\$1,605,000		\$1,605,000						1,605,000	
3	BP #03 - Precast & Steel M&L - US Erectors	\$1,305,400		\$1,305,400		46,300.00		46,300.00	4%	1,259,100	1,389.00
4	BP #04 - Roofing & Sheet Metal - Bailey Roofing	\$241,000		\$241,000						241,000	
5	BP #05 - Aluminum & Glazing - Ford Metro	\$564,000		\$564,000		11,280.00		11,280.00	2%	552,720	338.40
6	BP #06 - Drywall - Graphite	\$674,000		\$674,000						674,000	
7	BP #07 - Fire Protection - Midwest Automatic Fire	\$66,400		\$66,400						66,400	
8	BP #08 - Mechanical - Kruck Plumbing & Heating	\$1,240,700		\$1,240,700		22,834.00		22,834.00	2%	1,217,866	685.02
9	BP #09 - Electrical - Brad Moeller Electric	\$1,248,000		\$1,248,000						1,248,000	
10	BP #10 - Audio & Visual - Tri City Electric	\$244,326		\$244,326						244,326	
11	BP #11 - Site Paving - Nelson Construction	\$480,000		\$480,000						480,000	
12	BP #12 - Landscaping - Whitfields Lawn & Graden	\$106,555		\$106,555						106,555	
	GRAND TOTAL	8,523,948		8,523,948.31		80,414.00		80,414.00	1%	8,443,534	2,412.42

REQUEST FOR PAYMENT

From: US Erectors, Inc.
5760 Metro East Drive
Pleasant Hill, IA 50327

To: The Weitz Company
611 5th Ave
Des Moines, IA 50309

Invoice: 46172179
Draw: 1
Invoice date: 1/16/2026
Period ending date: 1/31/2026

Contract For:

Request for payment:

Original contract amount	\$1,305,400.00	
Approved changes	\$0.00	
Revised contract amount		\$1,305,400.00
Contract completed to date		\$46,300.00
Add-ons to date	\$0.00	
Taxes to date	\$0.00	
Less retainage	\$1,389.00	
Total completed less retainage		\$44,911.00
Less previous requests	\$0.00	
Current request for payment		\$44,911.00
Current billing		\$46,300.00
Current additional charges	\$0.00	
Current tax	\$0.00	
Less current retainage	\$1,389.00	
Current amount due		\$44,911.00
Remaining contract to bill	\$1,260,489.00	

Project: 2500-089
Grimes Public Admin Building

Contract date:

Architect:

Scope:

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

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the The Weitz Company relating to the above referenced project. I also certify that the contractor has paid all amounts previously billed and paid by the owner.

CONTRACTOR: US Erectors, Inc.

By: *[Signature]*
Date: 1/16/2026

State Of Iowa

County Of Polk

Subscribed and sworn to before me this 16 day of January, 2026
Notary Public *[Signature]*
My commission expires: 5-11-27



REQUEST FOR PAYMENT DETAIL

Project: 2500-089 / Grimes Public Admin Building

Invoice: 46172179

Draw: 1

Period Ending Date : 1/31/2026 Detail Page 2 of 2 Pages

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
01	GENERAL ADMIN								
02	Bonds	10,000.00		10,000.00		10,000.00	100.00		300.00
03	Mobilization	10,000.00						10,000.00	
04	STEEL MATERIAL								
05	Structural Material	105,000.00						105,000.00	
06	Structural Labor	52,000.00						52,000.00	
07	Structural Detailing	13,000.00		7,800.00		7,800.00	60.00	5,200.00	234.00
08	Structural Freight	8,000.00						8,000.00	
09	Misc. Material	6,000.00						6,000.00	
10	Misc. Labor	7,000.00						7,000.00	
11	Misc. Detailing	6,000.00						6,000.00	
12	Misc. Freight	5,000.00						5,000.00	
13	Joist and Deck	124,000.00						124,000.00	
14	Fin Inserts	50,000.00						50,000.00	
15	PRECAST MATERIAL								
16	Engineering	38,000.00		28,500.00		28,500.00	75.00	9,500.00	855.00
17	Wall Panels	459,000.00						459,000.00	
18	Trucking	77,000.00						77,000.00	
19	Patching	10,000.00						10,000.00	
20	Washing	14,000.00						14,000.00	
21	STEEL INSTALL								
22	Structural Steel	62,000.00						62,000.00	
23	Joists	27,000.00						27,000.00	
24	Decking	26,000.00						26,000.00	
25	Misc. Steel	45,000.00						45,000.00	
26	Stairs and Rails	5,800.00						5,800.00	
27	PRECAST INSTALL								
28	Precast Wall Panels	104,000.00						104,000.00	
29	GROUT AND CAULKING								
30	Grout Wall panels&Base plates	14,600.00						14,600.00	
31	Caulking Wall panels	27,000.00						27,000.00	

Totals	1,305,400.00		46,300.00		46,300.00	3.55	1,259,100.00	1,389.00
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APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: Midwest Automatic Fire Sprinkler Company
Address: 2001 DeWolf Street, Des Moines, Iowa 50316
Finance Budget Code: 378-150-6499 **Finance Project #**
Vendor Project or Invoice #: X242400 **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 1764

Date of Council Meeting: February 24, 2026 **PAYMENT REQUEST #** 5 (Retainage)
PAYMENT PERIOD: From: January 1, 2026 Through: January 31, 2026

Contract Summary

Original Contract Amount:	\$	76,800.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	76,800.00	
Total completed and stored to date:	\$	76,800.00	
Retainage: 5 % of Completed Work:			
Total Earned less Retainage:	\$	76,800.00	
Less previous applications for payment:	\$	72,960.00	
SUBTOTAL			\$ 3,840.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 3,840.00

Balance to finish, including retainage: \$ -

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

Construction Contractor Approval: Midwest Automatic Fire Sprinkler Company
Firm Name

Signature

Date

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

Signature

2/12/2026

Date

City of Grimes Staff Approval:
Signature Date 2-13-26

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 27, 2025	\$ 43,700.00
2	June 24, 2025	\$ 14,725.00
3	September 23, 2025	\$ 10,925.00
4	November 25, 2025	\$ 3,610.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 72,960.00

Record of Change Orders

No.	Date	Amount
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TOTAL \$ -

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: PROJECT: # X242400 ARCHITECT: SVPA Architects 1466 28th Street West Des Moines, IA 50266	Grimes Public Safety Center APPLICATION NO: 19 PERIOD TO: 01/01/26 01/31/26	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
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PRIME CONTRACT VOLUME SUMMARY

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

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; PC	28,640.21	
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)
1/13/26	PCO 046, 047, 048, 049	851.00	(\$1,632.92)
TOTALS		145,809.20	(\$57,566.56)
Net change by Change Order			88,242.64

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	88,242.64
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	8,042,084.64
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	8,036,964.64
5. RETAINAGE:	
a. 5% completed work	\$75,064.77
(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):	75,064.77
6. TOTAL EARNED LESS RETAINAGE	7,961,899.87
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	7,745,128.06
8. CURRENT PAYMENT NOW DUE	216,771.81
9. BALANCE TO FINISH, PLUS RETAINAGE	80,184.77
(Line 3 less Line 6)	

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison

February 4, 2026

State of: IOWA County of: POLK
 subscribed and sworn to before me this February 4, 2026

NOTARY PUBLIC:
 My Commission Expires:

Jeni Day
 Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 216,771.81
 (Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$568,790	568,790.40			568,790.40	100%		
2	BP #02 - General Construction - DDVI	\$1,385,284	1,388,736.18	(3,452.32)		1,385,283.86	100%		
3	BP #03 - Precast & Steel M&L - Henkel	\$1,278,956	1,269,931.82	10,591.51		1,280,523.33	100%	-1,567	
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	310,250.00			310,250.00	100%		
6	BP #06 - Aluminum & Glazing- MAGS	\$406,072	406,072.00			406,072.00	100%		
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$484,162	484,941.00	(779.00)		484,162.00	100%		
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	76,800.00			76,800.00	100%		
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	938,068.14			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	8,037,397.64	8,030,604.45	6,360.19		8,036,964.64	100%	433	75,064.77

APPLICATION AND CERTIFICATION FOR PAYMENT

CONSTRUCTION MANAGER-ADVISER EDITION

Page 1 of 2

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

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

APPLICATION NO: 24124304-R
Retainage

Distribution to:

☐	OWNER
☐	ARCHITECT
☐	CONTRACTOR
☐	
☐	

PERIOD TO: 10/31/25

FROM CONTRACTOR:

Midwest Auto Fire Sprinkler
2001 DeWolf Street
Des Moines, Iowa 50316

VIA ARCHITECT: _____

PROJECT NO: _____

CONTRACTOR'S APPLICATION FOR PAYMENT

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

- | | | |
|---|----|-----------|
| 1. ORIGINAL CONTRACT SUM | \$ | 76,800.00 |
| 2. NET CHANGES by Change Orders (see box below) | \$ | - |
| 3. CONTRACT SUM TO DATE (Line 1 ± 2) | \$ | 76,800.00 |
| 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) | \$ | 76,800.00 |
| 5. RETAINAGE: | | |
| a. _____ % of Completed Work (Column D + E on G703) | \$ | - |
| b. _____ % of Stored Material (Column F on G703) | | |
| TOTAL Retainage (Lines 5a + 5b or Total in Column I of G703) | \$ | - |
| 6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) | \$ | 76,800.00 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | \$ | 72,960.00 |
| 8. CURRENT PAYMENT DUE (Line 6 Less Line 7) | \$ | 3,840.00 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6 = Totals in Columns H + I of G703)) | \$ | - |

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$0.00
Total approved this Month		
TOTALS		\$0.00

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

CONTRACTOR: Midwest Automatic Fire Sprinkler Company

By: Jerry L. Bernholtz Date: October 14, 2025
Jerry L. Bernholtz, President

State of: Iowa
County Of: Polk
Subscribed and sworn to before

me this 14 day of October 2025



Notary Public: Sarah Beth Phillips
My Commission Expires: December 24, 2025

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED.....\$
(Attached explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the continuation sheet that changed to conform to the amount certified.)

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT:

By: _____ I BY:

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

CONTINUATION SHEET

AIA DOCUMENT G703

Page 2 of 2

CONTINUATION SHEET OF APPLICATION AND CERTIFICATE FOR PAYMENT

APPLICATION NO: 24124304-R

APPLICATION DATE: 10/14/25

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

PERIOD FROM: 09/01/25

Use Column 1 on Contracts where variable retainage for line items may apply.

PERIOD TO: 10/31/25

PROJECT NO:

[illegible]

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: February 24, 2026 **PAYMENT REQUEST #** 11 (Retainage)
PAYMENT PERIOD: From: January 1, 2026 Through: January 31, 2026

Contract Summary

Original Contract Amount:	\$	397,060.00	
Net change by Change Orders:	\$	9,012.00	
Contract Amount to Date: (line 1 ± 2)	\$	406,072.00	
Total completed and stored to date:	\$	406,072.00	
Retainage: 5 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	406,072.00	
Less previous applications for payment:	\$	385,768.40	
SUBTOTAL			\$ 20,303.60

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 20,303.60

Balance to finish, including retainage: \$ -

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

Construction Contractor Approval: Mid-American Glazing Systems
Firm Name

Signature Date

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

Signature Date 2/12/2026

City of Grimes Staff Approval:
Signature Date 2-13-26

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	August 27, 2024	\$ 4,482.10
2	October 22, 2024	\$ 5,852.95
3	April 22, 2025	\$ 1,884.80
4	May 27, 2025	\$ 13,853.85
5	June 24, 2025	\$ 45,852.70
6	July 22, 2025	\$ 30,594.75
7	August 26, 2025	\$ 153,423.10
8	September 23, 2025	\$ 74,395.45
9	November 10, 2025	\$ 44,316.55
10	November 25, 2025	\$ 11,112.15
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **\$ 385,768.40**

Record of Change Orders

No.	Date	Amount
1	March 25, 2025	\$ 5,026.00
2	July 22, 2025	\$ 4,986.00
3	November 25, 2025	\$ (1,000.00)
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TOTAL **\$ 9,012.00**

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):	PROJECT:	Grimes Public Safety Center	Distribution to:
City of Grimes	PROJECT: #	X242400	OWNER (1)
101 NE Harvey Street			ARCHITECT (3)
Grimes IA 50111			CONTRACTOR (1)
		APPLICATION NO: 19	
		PERIOD TO:	
		01/01/26	
		01/31/26	

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; PCO	28,640.21	
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)
1/13/26 PCO 046, 047, 048, 049	851.00	(\$1,632.92)
TOTALS	145,809.20	(\$57,566.56)
Net change by Change Order		88,242.64

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	88,242.64
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	8,042,084.64
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	8,036,964.64
5. RETAINAGE:	
a. 5% completed work	\$75,064.77
(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):	75,064.77
6. TOTAL EARNED LESS RETAINAGE	7,961,899.87
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	7,745,128.06
8. CURRENT PAYMENT NOW DUE	216,771.81
9. BALANCE TO FINISH, PLUS RETAINAGE	80,184.77
(Line 3 less Line 6)	

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison

February 4, 2026

State of: IOWA County of: POLK
subscribed and sworn to before me this February 4, 2026

NOTARY PUBLIC:
My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 216,771.81
(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 # :	19	Pd From:	1/1/2026
Prj Name	Grimes Public Safety Center	App Date:	2/4/2026	PD TO :	1/31/2026
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$568,790	568,790.40			568,790.40	100%		
2	BP #02 - General Construction - DDVI	\$1,385,284	1,388,736.18	(3,452.32)		1,385,283.86	100%		
3	BP #03 - Precast & Steel M&L - Henkel	\$1,278,956	1,269,931.82	10,591.51		1,280,523.33	100%	-1,567	
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	310,250.00			310,250.00	100%		
6	BP #06 - Aluminum & Glazing- MAGS	\$406,072	406,072.00			406,072.00	100%		
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$484,162	484,941.00	(779.00)		484,162.00	100%		
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	76,800.00			76,800.00	100%		
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	938,068.14			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	8,037,397.64	8,030,604.45	6,360.19		8,036,964.64	100%	433	75,064.77

TO OWNER / CONTRACTOR:

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

PROJECT:

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

FROM CONTRACTOR:

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

VIA ARCHITECT:

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

CONTRACT FOR:

Glass & Glazing

APPLICATION NO: 11 - RET

Distribution to:

OWNER

X ARCHITECT

CONTRACTOR

PERIOD TO: November 30, 2025

PROJECT NOS:

CONTRACT DATE: June 7, 2024

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM

\$ 397,060.00

2. Net change by Change Orders

\$ 9,012.00

3. CONTRACT SUM TO DATE (Line 1 + 2)

\$ 406,072.00

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

\$ 406,072.00

5. RETAINAGE:

a. 0% of Completed Work (Column D + E on G703)

\$ 0.00

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

\$ 0.00

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

\$ 0.00

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

\$ 406,072.00

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

\$ 385,768.40

8. CURRENT PAYMENT DUE

\$ 20,303.60

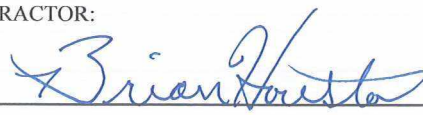
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)

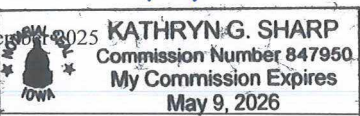
\$ 0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$10,012.00	
Total approved this Month		(\$1,000.00)
TOTALS	\$10,012.00	(\$1,000.00)
NET CHANGES by Change Order	\$9,012.00	

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

CONTRACTOR:

By:  Date: 11/18/25

State of: Iowa County of: Scott
Subscribed and sworn to before me this 18th day of November 2025
Notary Public: 
My Commission expires: 

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$

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

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

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

APPLICATION NO: 11 - RET
APPLICATION DATE: November 18, 2025
PERIOD TO: November 30, 2025
ARCHITECT'S PROJECT NO: 0

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)		
	STOREFRONTS AND ENTRANCES								
1	<u>Labor</u>								
	Aluminum CW & SF	\$55,248.00	\$55,248.00			\$55,248.00	100.00%		\$0.00
	Interior Glazing	\$4,207.00	\$4,207.00			\$4,207.00	100.00%		\$0.00
	Polycarbonate Panels	\$23,183.00	\$23,183.00			\$23,183.00	100.00%		\$0.00
	Composite panels	\$6,731.00	\$6,731.00			\$6,731.00	100.00%		\$0.00
2	<u>Materials</u>								
	Aluminum CW & SF	\$121,387.00	\$121,387.00			\$121,387.00	100.00%		\$0.00
	Interior Glazing	\$5,394.00	\$5,394.00			\$5,394.00	100.00%		\$0.00
	Polycarbonate Panels	\$134,759.00	\$134,759.00			\$134,759.00	100.00%		\$0.00
	Composite panels	\$24,195.00	\$24,195.00			\$24,195.00	100.00%		\$0.00
3	<u>Sublet</u>	\$4,916.00	\$4,916.00			\$4,916.00	100.00%		\$0.00
4	<u>Submittals and Shop Drawings</u>	\$12,322.00	\$12,322.00			\$12,322.00	100.00%		\$0.00
5	<u>Bonding</u>	\$4,718.00	\$4,718.00			\$4,718.00	100.00%		\$0.00
	CHANGE ORDERS / RFC								
1	CO 02 rev 1 ADD CW METAL AND THIRD ROW CAULK	\$5,026.00	\$5,026.00			\$5,026.00	100.00%		\$0.00
2	CO 03 add break metal @ Translucent head	\$4,986.00	\$4,986.00			\$4,986.00	100.00%		\$0.00
3	CO 7 credit for allowance	(\$1,000.00)	(\$1,000.00)			(\$1,000.00)	100.00%		\$0.00
	GRAND TOTALS	\$406,072.00	\$406,072.00	\$0.00	\$0.00	\$406,072.00		\$0.00	\$0.00

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Administration Building
Contractor: Kruck Plumbing & Heating Co, Inc.
Address: 615 Story Street, Boone, IA 50036
Finance Budget Code: 387-650-6499 **Finance Project #**
Vendor Project or Invoice #: X246400 **PO #**
Original Contract Date: December 16, 2025 **Vendor #** 4799

Date of Council Meeting: February 24, 2026 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: January 1, 2026 Through: January 31, 2026

Contract Summary

Original Contract Amount:	\$ 1,240,700.00	
Net change by Change Orders:	\$ -	
Contract Amount to Date: (line 1 ± 2)	\$ 1,240,700.00	
Total completed and stored to date:	\$ 22,834.00	
Retainage: 3 % of Completed Work:	\$ 685.02	
Total Earned less Retainage:	\$ 22,148.98	
Less previous applications for payment:	\$ -	
SUBTOTAL		\$ 22,148.98
OTHER CHARGES (Attach an itemized list)		\$ -
CURRENT PAYMENT DUE		\$ 22,148.98

Balance to finish, including retainage: \$ 1,218,551.02

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

Construction Contractor Approval: Kruck Plumbing & Heating Co, Inc.

Firm Name

Signature

Date

Engineer / Consultant Approval:

OPN Architects, Inc.

Firm Name

Signature

02/10/2026
Date

City of Grimes Staff Approval:

Signature

2-13-26
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
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ -

Record of Change Orders

No.	Date	Amount
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TOTAL \$ -

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	December 16, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

TO (OWNER):	PROJECT:	Grimes Adminstration Building	Distribution to:
City of Grimes	PROJECT: #	X246400	OWNER (1)
101 NE Harvey Street			ARCHITECT (3)
Grimes IA 50111		APPLICATION NO: 1	CONTRACTOR (1)

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

ARCHITECT:
OPN Architects
100 Court Avenue
Des Moines, IA 50309

APPLICATION NO: 1
PERIOD TO:
01/01/26
01/31/26

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

CONTRACT DATE:

[illegible]

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

1.ORIGINAL CONTRACT SUM	8,523,948.00
2.Net change by Change Order	0.00
3.CONTRACT SUM TO DATE (Line 1+2)	8,523,948.00
(Column C on G703)	
4.TOTAL COMPLETED & STORED TO DATE	80,414.00
(Column G on G703)	
5. RETAINAGE:	
a. 3% completed work	\$2,412.42
(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).	2,412.42
6.TOTAL EARNED LESS RETAINAGE	78,001.58
(Line 4 less Line 5 Total)	
7.LESS PREVIOUS CERTIFICATES FOR	
PAYMENTS	
8.CURRENT PAYMENT NOW DUE	78,001.58
9.BALANCE TO FINISH, PLUS RETAINAGE.	8,445,946.42
(Line 3 less Line 6)	

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison

February 4, 2026

State of: IOWA County of: POLK
subscribed and sworn to before me this February 4, 2026

NOTARY PUBLIC:
My Commission Expires:

Jeri Day
Notary Public



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.....\$_____78,001.58
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: OPN Architects

By: _____ Date: _____

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

A	B	C1	C2	C1	D	E	F	G		H	I
Item Number	Description of Work	Scheduled Value	GMP Budget Update	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 - Demo, Grading & Utilities - Sandstone	\$748,567		\$748,567						748,567	
2	BP #02 - General Construction - DDVI	\$1,605,000		\$1,605,000						1,605,000	
3	BP #03 - Precast & Steel M&L - US Erectors	\$1,305,400		\$1,305,400		46,300.00		46,300.00	4%	1,259,100	1,389.00
4	BP #04 - Roofing & Sheet Metal - Bailey Roofing	\$241,000		\$241,000						241,000	
5	BP #05 - Aluminum & Glazing - Ford Metro	\$564,000		\$564,000		11,280.00		11,280.00	2%	552,720	338.40
6	BP #06 - Drywall - Graphite	\$674,000		\$674,000						674,000	
7	BP #07 - Fire Protection - Midwest Automatic Fire	\$66,400		\$66,400						66,400	
8	BP #08 - Mechanical - Kruck Plumbing & Heating	\$1,240,700		\$1,240,700		22,834.00		22,834.00	2%	1,217,866	685.02
9	BP #09 - Electrical - Brad Moeller Electric	\$1,248,000		\$1,248,000						1,248,000	
10	BP #10 - Audio & Visual - Tri City Electric	\$244,326		\$244,326						244,326	
11	BP #11 - Site Paving - Nelson Construction	\$480,000		\$480,000						480,000	
12	BP #12 - Landscaping - Whitfields Lawn & Graden	\$106,555		\$106,555						106,555	
	GRAND TOTAL	8,523,948		8,523,948.31		80,414.00		80,414.00	1%	8,443,534	2,412.42

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: City of Grimes 101 NE Harvey St Grimes, IA 50111		PROJECT: Grimes Admin Building NW corner of 1st St/HWY 44 and James St Grimes, IA 50111	INVOICE NO: 210-01 APPLICATION NO: 1 PERIOD TO: 1/31/2026 CONTRACT DATE: 12/11/2025	DISTRIBUTION TO: OWNER CONST. MANAGER ARCHITECT FIELD OTHER
FROM CONTRACTOR: Kruck Plumbing & Heating Co., Inc. 615 Story Street Boone, IA 50036		VIA ARCHITECT: OPN Architects	PROJECT NO: 24826000 JOB NO: 210	

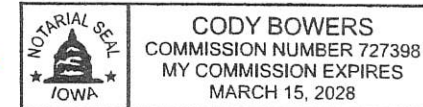
CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$ 1,240,700.00
2. NET CHANGES IN THE WORK	\$ 0.00
3. CONTRACT SUM TO DATE (LINE 1+/-2)	\$ 1,240,700.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet)	\$ 22,834.00
5. RETAINAGE	
a. _____% of Completed Work	\$ 450.00
b. _____% of Stored Material	\$ 235.02
Total Retainage	\$ 685.02
6. TOTAL EARNED LESS RETAINAGE	\$ 22,148.98
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	0.00
8. CURRENT PAYMENT DUE	\$ 22,148.98
9. BALANCE TO FINISH, PLUS RETAINAGE	\$ 1,218,551.02

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

CONTRACTOR:
By: Cody Bowers Date: 1/20/26
State of: IA
County of: Boone
Subscribed and sworn to before
me this 20 day of Jan 2026
Notary Public, Cody Bowers
My Commission expires: 3/15/2028



CERTIFICATE FOR PAYMENT

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

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

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

ARCHITECT: (NOTE: If Multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)
By: _____ Date: _____
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Invoice Number: 210-01
 Application Number: 1
 Application Date: 1/20/2026
 Period To: 1/31/2026
 Project No: 24826000
 Job Number: 210

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
1A	Allowance	5,000.00	0.00	0.00	0.00	0.00	0	5,000.00	0.00
1	General conditions/Bond - L	28,500.00	0.00	15,000.00	0.00	15,000.00	53	13,500.00	450.00
2	VDC/Submittals - L	45,000.00	0.00	0.00	0.00	0.00	0	45,000.00	0.00
3	UG San/Strom/Water - M	30,000.00	0.00	0.00	0.00	0.00	0	30,000.00	0.00
4	UG San/Strom/Water - L	25,000.00	0.00	0.00	0.00	0.00	0	25,000.00	0.00
5	AG Waste/Vent/Storm - M	29,000.00	0.00	0.00	0.00	0.00	0	29,000.00	0.00
6	AG Waste/Vent/Storm - L	22,000.00	0.00	0.00	0.00	0.00	0	22,000.00	0.00
7	DOM Water - M	55,000.00	0.00	0.00	0.00	0.00	0	55,000.00	0.00
8	DOM Water - L	25,000.00	0.00	0.00	0.00	0.00	0	25,000.00	0.00
9	Nat Gas/Condensate/Refrig - M	12,000.00	0.00	0.00	0.00	0.00	0	12,000.00	0.00
10	Nat Gas/Condensate/Refrig - L	10,000.00	0.00	0.00	0.00	0.00	0	10,000.00	0.00
11	Plumbing Fixtures/Drains - M	98,000.00	0.00	0.00	0.00	0.00	0	98,000.00	0.00
12	Plumbing Fixtures/Drains - L	16,000.00	0.00	0.00	0.00	0.00	0	16,000.00	0.00
13	Plumbing/HVAC Insulation - M	15,000.00	0.00	0.00	0.00	0.00	0	15,000.00	0.00
14	Plumbing/HVAC Insulation - L	15,000.00	0.00	0.00	0.00	0.00	0	15,000.00	0.00
15	HVAC Controls - M	46,000.00	0.00	0.00	0.00	0.00	0	46,000.00	0.00
16	HVAC Controls - L	46,000.00	0.00	0.00	0.00	0.00	0	46,000.00	0.00

CONTINUATION SHEET

Invoice Number: 210-01
 Application Number: 1
 Application Date: 1/20/2026
 Period To: 1/31/2026
 Project No: 24826000
 Job Number: 210

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
17	Test & Balance - L	13,000.00	0.00	0.00	0.00	0.00	0	13,000.00	0.00
18	Metal Duct & Accessories - M	100,000.00	0.00	0.00	7,834.00	7,834.00	8	92,166.00	235.02
19	Metal Duct & Accessories - L	85,000.00	0.00	0.00	0.00	0.00	0	85,000.00	0.00
20	EF/VAV/Registers - M	43,000.00	0.00	0.00	0.00	0.00	0	43,000.00	0.00
21	EF/VAV/Registers - L	14,000.00	0.00	0.00	0.00	0.00	0	14,000.00	0.00
22	RTU - M	360,000.00	0.00	0.00	0.00	0.00	0	360,000.00	0.00
23	RTU - L	15,000.00	0.00	0.00	0.00	0.00	0	15,000.00	0.00
24	CR AC / AC - M	71,000.00	0.00	0.00	0.00	0.00	0	71,000.00	0.00
25	CR AC / AC - L	10,000.00	0.00	0.00	0.00	0.00	0	10,000.00	0.00
26	Commissioning - L	7,200.00	0.00	0.00	0.00	0.00	0	7,200.00	0.00

		1,240,700.00	0.00	15,000.00	7,834.00	22,834.00	2	1,217,866.00	685.02
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Tabulation of Stored Materials

[illegible]

Attachment G
Tabulation of Stored Materials

AIA Line #	Invoice No. (Materials Added)	Description of Material	(1) Materials Stored in Last Application		(2) Material Added Since Last Application		(3) Materials Used Since Last Application		(4) Materials Stored In This Application		(5) Specification Section
			On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	
									0.00	0.00	
									0.00	0.00	
									0.00	0.00	
									0.00	0.00	
									0.00	0.00	
									0.00	0.00	
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									0.00	0.00	
									0.00	0.00	
									0.00	0.00	
									0.00	0.00	
									0.00	0.00	
									0.00	0.00	
TOTAL ALL PAGES			0.00	0.00	0.00	7,834.00	0.00	0.00	0.00	7,834.00	
Total										7,834.00	

VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Assured Partners
CONTRACTOR: Kruck Plumbing & Heating Co., Inc.
OWNER: City of Grimes
PROJECT: Grimes Admin Building

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
183331	12/11/2025		8,086.00

For a valuable consideration (in the amount of \$8,086.00), the receipt of which is hereby acknowledged:

1. Effective upon receipt from CONTRACTOR of the amount stated to be due in said Final Request for Payment or such lesser amount as CONTRACTOR may acknowledge to be due in accordance with the provision of the CONTRACT, VENDOR does now hereby absolutely waive all liens and rights or claims of lien against the PROPERTY which VENDOR ever had, has or may have, and does release the CONTRACTOR and OWNER from any claim, liability or debt by reason of labor, services, equipment, materials and rentals which have been or will be performed or furnished by VENDOR to or for the Project under the CONTRACT, including, without limitation, all "claims", "changes", "extras" and other charges of any description.
2. VENDOR further represents and certifies that no lien has been filed against the PROPERTY by VENDOR or any laborer, sub-contractor or material-man who has directly or indirectly furnished labor, services, equipment, rentals or materials to or for the PROJECT under the CONTRACT, and the VENDOR has paid all bills, taxes (including applicable Sales and Use Taxes) and charges at the agreed prices for all of said labor, services, equipment, rentals and materials which have been or are to be furnished to or for the PROJECT under the CONTRACT.
3. VENDOR authorizes CONTRACTOR to complete any blank spaces in this Document.

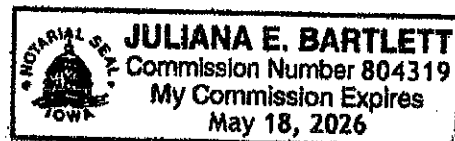
IN WITNESS WHEREOF, VENDOR has either individually or by its duly authorized representative set his hand and seal hereto this 13th day of January, 20 26.

Name of VENDOR: AssuredPartners Great Plains, LLC

By: J. I. Schmit
(Owner, Partner, Officer) (Please Designate)
Joseph I. Schmit, Senior Vice President, Surety

Sworn to and subscribed before the undersigned
this 13th day of January, 20 26.

Juliana E Bartlett
Juliana E. Bartlett
Notary Public





Morgan-Hauser Steel Inc
1810 E Anson St
Marshalltown IA 50158
United States
1 (641) 752-1522

INVOICE

INVOICE NO.: INV11255
INVOICE DATE: 1/12/2026
DATE SHIPPED: 1/12/2026
SO #: S1256
IF #: IF1347

SOLD TO:

KRUCK PLUMBING & HTG CO., INC.
615 Story Street
BOONE IA 50036
United States

Ship To

KRUCK PLUMBING & HTG CO. INC.
1810 217TH ROAD
BOONE IA 50036
United States
(515) 432-2210

REP			CUST PO.	TERMS		SHIP VIA		
Dave Mattox			Grimes	.5% 10 Net 30		OT		
PIECES	UNITS	UOM	WEIGHT	ITEM	DESCRIPTION	PRICE	UOM	EXT PRICE
9,005	9,005	LBS	9,005	2639	GALVANIZED COIL 26 GA. 60 G90	\$ 87.00	CWT	\$7,834.35

Subtotal \$7,834.35

Tax Total (%) \$0.00

Total \$7,834.35

PAYMENT DUE: 2/11/2026

\$7,834.35

DEDUCT \$39.17 IF PAYMENT IS MADE BY
1/22/2026

DUE BY: 2/11/2026



INV11255



Grimes Admin Bldg

Galv. Metal

Stored at:
1810 217th Road
Boone, Iowa 50036



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/20/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Holmes Murphy & Associates 2727 Grand Prairie Parkway Waukee IA 50263	CONTACT NAME: Andrew Boleyn PHONE (A/C, No, Ext): 515-381-7422 E-MAIL ADDRESS: aboleyn@holmesmurphy.com	FAX (A/C, No):
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : Integrity Insurance Company		10288
INSURER B : Cincinnati Insurance Company		10677
INSURER C : Integrity Property & Casualty Ins. Co.		12986
INSURER D : Integrity Select Insurance Company		10288
INSURER E : Westchester Surplus Lines Insurance Co.		10172
INSURER F :		

COVERAGES**CERTIFICATE NUMBER:** 1391272111**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			CPP2823900	1/1/2026	1/1/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
C	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			CA2823901	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			CUP2823903	1/1/2026	1/1/2027	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N	N / A	WCP2823902	1/1/2026	1/1/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
E B	Pollution Excess			G70921121005 EXS0734516	1/1/2026 1/1/2026	1/1/2028 1/1/2027	Limit Each Occurrence Aggregate 2,000,000 5,000,000 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Grimes Administration Building
Stored Material: Galv Metal. \$10,000
City of Grimes, OPN Architects, and the architect's consultants and The Weitz Company, LCC and the construction managers consultants are an Additional Insured on General Liability, including Completed operations, and Umbrella Liability on a primary and non-contributory basis as required by written contract with the insured, per policy terms and conditions. The General Liability, Automobile Liability, Umbrella Liability and Workers Compensation includes a Waiver of Subrogation in favor of City of Grimes, OPN Architects, and the architect's consultants and The Weitz Company, LCC and the construction managers consultants as required by written contract with the insured, per policy terms and conditions. Architects/Engineers are additional insureds for ongoing operations only

CERTIFICATE HOLDER**CANCELLATION**

City of Grimes
101 NE Harvey Street
Grimes IA 50111

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SW 19th Street SRF Sponsored Pond
Contractor: Iowa Earth Works
Address: PO Box 112 Huxley, IA 50124
Finance Budget Code: 307-865-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: November 25, 2025 **Vendor #** VEN01082

Date of Council Meeting: February 24, 2026 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: January 28, 2026 Through: February 12, 2026

Contract Summary

Original Contract Amount:	\$	1,365,025.15	
Net change by Change Orders:	\$	4,150.00	
Contract Amount to Date: (line 1 ± 2)	\$	1,369,175.15	
Total completed and stored to date:	\$	165,463.00	
Retainage: 3 % of Completed Work:	\$	4,963.89	
Total Earned less Retainage:	\$	160,499.11	
Less previous applications for payment:	\$	-	
SUBTOTAL			\$ 160,499.11
OTHER CHARGES (Attach an itemized list)			\$ -
CURRENT PAYMENT DUE			\$ 160,499.11
Balance to finish, including retainage:	\$	1,208,676.04	

Contract Time Remaining (If applicable) 230.00 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: Iowa Earth Works
Firm Name
Joe Jensen
Signature
2-12-26
Date

Engineer / Consultant Approval: Foth Infrastructure & Environment
Firm Name
Blair
Signature
2-12-2026
Date

City of Grimes Staff Approval:
Signature
2-13-26
Date

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
2.1	TOPSOIL, ONSITE	CY	20,972.00		20,972.00	\$ 5.00	\$ 104,860.00		\$ -	\$ -	\$ -	20,972.00	0.00%
2.2	TOPSOIL, WASTE	CY	18,657.00		18,657.00	\$ 3.00	\$ 55,971.00	7,500.00	\$ 22,500.00	\$ -	\$ 22,500.00	11,157.00	40.20%
2.3	EXCAVATION, CLASS 10	CY	25,988.00		25,988.00	\$ 3.00	\$ 77,964.00		\$ -	\$ -	\$ -	25,988.00	0.00%
2.4	EXCAVATION, CLASS 10, WASTE	CY	200,301.00		200,301.00	\$ 3.00	\$ 600,903.00	20,000.00	\$ 60,000.00	\$ -	\$ 60,000.00	180,301.00	9.98%
2.5	REMOVALS PER PLAN	LS	1.00		1.00	\$ 7,500.00	\$ 7,500.00	0.50	\$ 3,750.00	\$ -	\$ 3,750.00	0.50	50.00%
2.6	POND LINER	CY	21,000.00		21,000.00	\$ 3.00	\$ 63,000.00		\$ -	\$ -	\$ -	21,000.00	0.00%
4.1	STORM SEWER, TRENCHED, RCP, CLASS V, 12 IN	LF	20.00		20.00	\$ 120.00	\$ 2,400.00		\$ -	\$ -	\$ -	20.00	0.00%
4.2	STORM SEWER, TRENCHED, RCP, CLASS III, 24 IN	LF	77.00		77.00	\$ 122.00	\$ 9,394.00		\$ -	\$ -	\$ -	77.00	0.00%
4.3	STORM SEWER, TRENCHED, RCP, CLASS III, 30 IN	LF	246.00		246.00	\$ 147.00	\$ 36,162.00		\$ -	\$ -	\$ -	246.00	0.00%
4.4	STORM SEWER, TRENCHED, HDPE, 12 IN	LF	10.00		10.00	\$ 180.00	\$ 1,800.00		\$ -	\$ -	\$ -	10.00	0.00%
4.5	PIPE APRON, CONCRETE, 24-IN W/APRON GUARD AND FOOTING	EA	7.00		7.00	\$ 2,950.00	\$ 20,650.00		\$ -	\$ -	\$ -	7.00	0.00%
4.6	SUBDRAIN, CORRUGATED PE, TYPE 1, CASE A, 6-IN	LF	2,516.00		2,516.00	\$ 28.00	\$ 70,448.00		\$ -	\$ -	\$ -	2,516.00	0.00%
4.7	SUBDRAIN, OUTLET, FORESLOPE	EA	7.00		7.00	\$ 995.00	\$ 6,965.00		\$ -	\$ -	\$ -	7.00	0.00%
4.8	FIELD TILE REPAIR, PVC, UNSPECIFIED DIAMETER	LF	500.00		500.00	\$ 14.00	\$ 7,000.00		\$ -	\$ -	\$ -	500.00	0.00%
6.1	MANHOLE, SW-401, 72 IN.	EA	3.00		3.00	\$ 8,000.00	\$ 24,000.00		\$ -	\$ -	\$ -	3.00	0.00%
6.2	INTAKE, SW-513, 5 FT. X 5 FT.	EA	1.00		1.00	\$ 7,100.00	\$ 7,100.00		\$ -	\$ -	\$ -	1.00	0.00%
7.1	FULL DEPTH HMA PATCHES	SY	64.00		64.00	\$ 179.50	\$ 11,488.00		\$ -	\$ -	\$ -	64.00	0.00%
7.2	CURB AND GUTTER	LF	12.00		12.00	\$ 235.00	\$ 2,820.00		\$ -	\$ -	\$ -	12.00	0.00%
7.3	CURB AND GUTTER REMOVAL	LF	12.00		12.00	\$ 30.00	\$ 360.00		\$ -	\$ -	\$ -	12.00	0.00%
8.1	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	\$ 5,000.00	\$ 5,000.00		\$ -	\$ -	\$ -	1.00	0.00%
CO 8.2	ADDITIONAL TRAFFIC CONTROL	LS	-	1.00	1.00	\$ 4,150.00	\$ 4,150.00	0.25	\$ 1,037.50	\$ -	\$ 1,037.50	0.75	25.00%
9.1	CONVENTIONAL SEEDING & FERTILIZING TYPE 2 (PERMANENT COOL SEASON MIXTURE)	AC	0.40		0.40	\$ 1,600.00	\$ 640.00		\$ -	\$ -	\$ -	0.40	0.00%
9.2	ISWMM NATIVE SEED MIX 5	AC	7.10		7.10	\$ 1,300.00	\$ 9,230.00		\$ -	\$ -	\$ -	7.10	0.00%
9.3	CONVENTIONAL SEEDING & MULCHING TYPE 4 (URBAN TEMPORARY MIXTURE)	AC	18.10		18.10	\$ 700.00	\$ 12,670.00		\$ -	\$ -	\$ -	18.10	0.00%
9.4	WARRANTY	LS	1.00		1.00	\$ 3,000.00	\$ 3,000.00		\$ -	\$ -	\$ -	1.00	0.00%
9.5	STORM WATER POLLUTION PREVENTION PLAN (SWPPP), MANAGEMENT	LS	1.00		1.00	\$ 2,000.00	\$ 2,000.00	0.25	\$ 500.00	\$ -	\$ 500.00	0.75	25.00%
9.6	TEMPORARY ROLLED EROSION CONTROL PRODUCTS (RECP), TYPE 4	SY	19,075.00		19,075.00	\$ 1.55	\$ 29,566.25		\$ -	\$ -	\$ -	19,075.00	0.00%
9.7	WATTLE, INSTALLATION	LF	2,500.00		2,500.00	\$ 2.50	\$ 6,250.00		\$ -	\$ -	\$ -	2,500.00	0.00%
9.8	WATTLE, REMOVAL OF SEDIMENT	LF	2,500.00		2,500.00	\$ 0.10	\$ 250.00		\$ -	\$ -	\$ -	2,500.00	0.00%
9.9	WATTLE, REMOVAL OF DEVICE	LF	2,500.00		2,500.00	\$ 0.50	\$ 1,250.00		\$ -	\$ -	\$ -	2,500.00	0.00%
9.10	SILT FENCE, INSTALLATION	LF	3,481.00		3,481.00	\$ 1.70	\$ 5,917.70		\$ -	\$ -	\$ -	3,481.00	0.00%
9.11	SILT FENCE, REMOVAL OF SEDIMENT	LF	3,481.00		3,481.00	\$ 0.10	\$ 348.10		\$ -	\$ -	\$ -	3,481.00	0.00%
9.12	SILT FENCE, REMOVAL OF DEVICE	LF	3,481.00		3,481.00	\$ 0.10	\$ 348.10		\$ -	\$ -	\$ -	3,481.00	0.00%
9.13	RIP RAP, CLASS E	TON	881.00		881.00	\$ 70.00	\$ 61,670.00	384.65	\$ 26,925.50	\$ -	\$ 26,925.50	496.35	43.66%
9.14	STABILIZED CONSTRUCTION ENTRANCE	LS	1.00		1.00	\$ 3,000.00	\$ 3,000.00	0.25	\$ 750.00	\$ -	\$ 750.00	0.75	25.00%
9.15	ESTABLISHMENT AND MAINTENANCE, ISWMM NATIVE SEED MIX 5	LS	1.00		1.00	\$ 5,600.00	\$ 5,600.00		\$ -	\$ -	\$ -	1.00	0.00%
11.1	MOBILIZATION	LS	1.00		1.00	\$100,000.00	\$ 100,000.00	0.50	\$ 50,000.00	\$ -	\$ 50,000.00	0.50	50.00%
11.2	DEWATERING	LS	1.00		1.00	\$ 7,500.00	\$ 7,500.00		\$ -	\$ -	\$ -	1.00	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 1,369,175.15

\$ 165,463.00

12.08%

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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70		

TOTAL \$ -

Record of Change Orders

No.	Date	Amount
1	February 10, 2026	\$ 4,150.00
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TOTAL \$ 4,150.00

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	November 25, 2025
Original Contract Time:	246.00
Added by Change Order:	-
Contract Time to Date:	246.00
Time Used to Date:	16.00
Contract Time Remaining:	230.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: February 24, 2026 **PAYMENT REQUEST #** 9 (Retainage)
PAYMENT PERIOD: From: January 1, 2026 Through: January 31, 2026

Contract Summary

Original Contract Amount:	\$	310,250.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	310,250.00	
Total completed and stored to date:	\$	310,250.00	
Retainage: 5 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	310,250.00	
Less previous applications for payment:	\$	294,737.50	
SUBTOTAL			\$ 15,512.50

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 15,512.50

Balance to finish, including retainage: \$ -

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

Construction Contractor Approval: Hopkins Roofing
Firm Name

Signature Date

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

Signature Date 2/12/2026

City of Grimes Staff Approval:
Signature Date 2-13-26

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 22, 2025	\$ 163,467.17
2	May 27, 2025	\$ 30,161.15
3	June 24, 2025	\$ 28,874.99
4	July 22, 2025	\$ 11,550.00
5	August 26, 2025	\$ 11,550.00
6	September 23, 2025	\$ 21,120.60
7	October 28, 2025	\$ 13,750.51
8	November 25, 2025	\$ 14,263.08
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Previous Applications for Payment

No.	Date	Amount
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37		
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TOTAL \$ 294,737.50

Record of Change Orders

No.	Date	Amount
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TOTAL \$ -

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes 101 NE Harvey Street Grimes IA 50111	PROJECT: PROJECT: # X242400 ARCHITECT: SVPA Architects 1466 28th Street West Des Moines, IA 50266	Grimes Public Safety Center APPLICATION NO: 19 PERIOD TO: 01/01/26 01/31/26	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
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PRIME CONTRACT VOLUME SUMMARY

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

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		
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; PCO	28,640.21
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)
1/13/26	PCO 046, 047, 048, 049	851.00 (\$1,632.92)
TOTALS	145,809.20	(\$57,566.56)
Net change by Change Order		88,242.64

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	88,242.64
3. CONTRACT SUM TO DATE (Line 1+2)	8,042,084.64
(Column C on G703)	
4. TOTAL COMPLETED & STORED TO DATE	8,036,964.64
(Column G on G703)	
5. RETAINAGE:	
a. 5% completed work	\$75,064.77
(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):	75,064.77
6. TOTAL EARNED LESS RETAINAGE	7,961,899.87
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENTS	7,745,128.06
8. CURRENT PAYMENT NOW DUE	216,771.81
9. BALANCE TO FINISH, PLUS RETAINAGE	80,184.77
(Line 3 less Line 6)	

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison

February 4, 2026

State of: IOWA County of: POLK
 subscribed and sworn to before me this February 4, 2026

NOTARY PUBLIC:
 My Commission Expires:

Jeni Day
 Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 216,771.81
 (Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$568,790	568,790.40			568,790.40	100%		
2	BP #02 - General Construction - DDVI	\$1,385,284	1,388,736.18	(3,452.32)		1,385,283.86	100%		
3	BP #03 - Precast & Steel M&L - Henkel	\$1,278,956	1,269,931.82	10,591.51		1,280,523.33	100%	-1,567	
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	310,250.00			310,250.00	100%		
6	BP #06 - Aluminum & Glazing- MAGS	\$406,072	406,072.00			406,072.00	100%		
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$484,162	484,941.00	(779.00)		484,162.00	100%		
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	76,800.00			76,800.00	100%		
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	938,068.14			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	8,037,397.64	8,030,604.45	6,360.19		8,036,964.64	100%	433	75,064.77

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 2 PAGES

TO OWNER:
Weitz Company
611 5th Ave Suite 300
Des Moines IA 50309
FROM CONTRACTOR:
Hopkins Roofing Inc
929 Opportunity Lane
Pella IA 50219

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

APPLICATION #: RETAINAGE Distribution to:
PERIOD TO:
PROJECT NOS:

CONTRACT DATE: 10/30/2024

☐	Owner
☐	Const. Mgr
☐	Architect
☐	Contractor

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM-----	\$	310,250.00
2. Net change by Change Orders-----	\$	
3. CONTRACT SUM TO DATE (Line 1 +/- 2)-----	\$	310,250.00
4. TOTAL COMPLETED TO DATE-----	\$	310,250.00

(Column G on Continuation Sheet)

5. RETAINAGE:

a. 5.0% of Completed Work \$
(Columns D+E on Continuation Sheet)

b. 5.0% of Stored Material \$
(Column F on Continuation Sheet)

Total Retainage (Line 5a + 5b or

Total in Column 1 of Continuation Sheet----- \$

6. TOTAL EARNED LESS RETAINAGE----- \$ 310,250.00
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)----- \$ 294,737.50

8. CURRENT PAYMENT DUE----- \$ 15,512.50

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

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

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

CONTRACTOR:

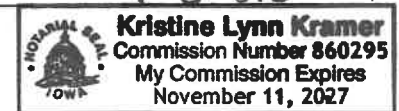
By: Sydney Visser

Date: 1-6-26

State of: Iowa
County of: Marion

Subscribed and sworn to before
me this 6 day of January

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



CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED -----

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

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

PROJECT:

Grimes Public Safety Center

20001 SW 6th St

Grimes IA 50111

Page 2 of 2 Pages

APPLICATION NUMBER: RETAINAGE

APPLICATION DATE: 01/06/26

PERIOD TO:

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not In D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage
			From Previous Application (D + E)	This Period					
1	Low Slope Material	167,905.39	167,905.39			167,905.39	100%		8,395.27
2	Low Slope Labor	121,578.93	121,578.93			121,578.93	100%		6,078.95
3	Equipment Rental	4,700.00	4,700.00			4,700.00	100%		235.00
4	Low Slope Miscellaneous	16,065.68	16,065.68			16,065.68	100%		803.28
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SUBTOTALS PAGE 2		310,250.00	310,250.00			310,250.00	100%		15,512.50

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: February 24, 2026 **PAYMENT REQUEST #** 7 (Retainage)
PAYMENT PERIOD: From: January 1, 2026 Through: January 31, 2026

Contract Summary

Original Contract Amount:	\$	1,273,000.00	
Net change by Change Orders:	\$	7,523.33	
Contract Amount to Date: (line 1 ± 2)	\$	1,280,523.33	
Total completed and stored to date:	\$	1,280,523.33	
Retainage: 5 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	1,280,523.33	
Less previous applications for payment:	\$	1,216,497.16	
SUBTOTAL			\$ 64,026.17

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 64,026.17

Balance to finish, including retainage: \$ -

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

Construction Contractor Approval: Henkel Construction Company
Firm Name

Signature Date

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

Signature Date 2/12/2026

City of Grimes Staff Approval:
Signature Date 2-13-26

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	January 28, 2025	\$ 30,390.50
2	February 25, 2025	\$ 761,852.50
3	March 25, 2025	\$ 244,020.80
4	June 24, 2025	\$ 104,076.13
5	November 10, 2025	\$ 66,095.30
6	February 24, 2026	\$ 10,061.93
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **\$ 1,216,497.16**

Record of Change Orders

No.	Date	Amount
1	April 8, 2025	\$ 2,323.82
2	November 25, 2025	\$ 3,632.51
3	January 13, 2026	\$ 1,567.00
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TOTAL **\$ 7,523.33**

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):	PROJECT:	Grimes Public Safety Center	Distribution to:	
City of Grimes	PROJECT: #	X242400	OWNER	(1)
101 NE Harvey Street			ARCHITECT	(3)
Grimes IA 50111			CONTRACTOR	(1)

APPLICATION NO: 19

PERIOD TO:

01/01/26

01/31/26

ARCHITECT:

SVPA Architects

1466 28th Street

West Des Moines, IA 50266

CONTRACT DATE:

PRIME CONTRACT VOLUME SUMMARY

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

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; PC	28,640.21	
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)
1/13/26	PCO 046, 047, 048, 049	851.00	(\$1,632.92)
TOTALS		145,809.20	(\$57,566.56)
Net change by Change Order			88,242.64

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	88,242.64
3.CONTRACT SUM TO DATE (Line 1+2)	8,042,084.64
(Column C on G703)	
4.TOTAL COMPLETED & STORED TO DATE	8,036,964.64
(Column G on G703)	
5. RETAINAGE:	
a. 5% completed work	\$75,064.77
(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):	75,064.77
6.TOTAL EARNED LESS RETAINAGE	7,961,899.87
(Line 4 less Line 5 Total)	
7.LESS PREVIOUS CERTIFICATES FOR	
PAYMENTS	7,745,128.06
8.CURRENT PAYMENT NOW DUE	216,771.81
9.BALANCE TO FINISH, PLUS RETAINAGE	80,184.77
(Line 3 less Line 6)	

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison

February 4, 2026

State of: IOWA

County of: POLK

subscribed and sworn to before me this

February 4, 2026

NOTARY PUBLIC:

My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 216,771.81
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$568,790	568,790.40			568,790.40	100%		
2	BP #02 - General Construction - DDVI	\$1,385,284	1,388,736.18	(3,452.32)		1,385,283.86	100%		
3	BP #03 - Precast & Steel M&L - Henkel	\$1,278,956	1,269,931.82	10,591.51		1,280,523.33	100%	-1,567	
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	310,250.00			310,250.00	100%		
6	BP #06 - Aluminum & Glazing- MAGS	\$406,072	406,072.00			406,072.00	100%		
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$484,162	484,941.00	(779.00)		484,162.00	100%		
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	76,800.00			76,800.00	100%		
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	938,068.14			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	8,037,397.64	8,030,604.45	6,360.19		8,036,964.64	100%	433	75,064.77

TO OWNER/CLIENT:

Weitz
611 5th Ave
Des Moines, Iowa 50309

PROJECT:

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

APPLICATION NO: 7

INVOICE NO: 2421A.07

PERIOD: 12/01/25 - 12/31/25

PROJECT NO: 2421A

CONTRACT DATE:

FROM CONTRACTOR:

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

VIA ARCHITECT/ENGINEER:

Casey White (SVPA Architects)
Des Moines, Iowa 50310

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	Original Contract Sum	\$1,273,000.00
2.	Net change by change orders	\$7,523.33
3.	Contract Sum to date (Line 1 + 2)	\$1,280,523.33
4.	Total completed and stored to date (Column G on detail sheet)	\$1,280,523.33
5.	Retainage:	
	a. 0.00% of completed work	\$0.00
	b. 0.00% of stored material	\$0.00
	Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$0.00
6.	Total earned less retainage (Line 4 less Line 5 Total)	\$1,280,523.33
7.	Less previous certificates for payment (Line 6 from prior certificate)	\$1,216,497.17
8.	Current payment due:	\$64,026.16
9.	Balance to finish, including retainage (Line 3 less Line 6)	\$0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$10,643.33	\$(3,120.00)
Total approved this month:	\$0.00	\$0.00
Totals:	\$10,643.33	\$(3,120.00)
Net change by change orders:	\$7,523.33	

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

CONTRACTOR: Henkel Construction Company

By: 

Mason Harms, Controller

Date: January 12, 2026

State of: Iowa

County of: Cerro Gordo

Subscribed and sworn to before

me this

Notary Public:

My commission expires:

day of

January 2026

ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED:

\$64,026.16

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

ARCHITECT/ENGINEER:

By: _____

Date: _____

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

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

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

APPLICATION NUMBER: 7

APPLICATION DATE: 12/31/2025

PERIOD: 12/01/25 - 12/31/25

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	1.C General Conditions.Misc. Credit	Supervision and Management-L	\$19,600.00	\$19,600.00	\$0.00	\$0.00	\$19,600.00	100.00%	\$0.00	\$0.00
2	1.C General Conditions.Misc. Credit	Bond and Insurance	\$10,300.00	\$10,300.00	\$0.00	\$0.00	\$10,300.00	100.00%	\$0.00	\$0.00
3	1.C General Conditions.Misc. Credit	Allowance for patching damage	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	100.00%	\$0.00	\$0.00
4	1.C General Conditions.Misc. Credit	Tools, Fuel and Equipment	\$93,700.00	\$93,700.00	\$0.00	\$0.00	\$93,700.00	100.00%	\$0.00	\$0.00
5	3.C Concrete.Misc. Credit	Set Precast Walls-L	\$54,700.00	\$54,700.00	\$0.00	\$0.00	\$54,700.00	100.00%	\$0.00	\$0.00
6	3.C Concrete.Misc. Credit	Furnish All Precast-M	\$583,400.00	\$583,400.00	\$0.00	\$0.00	\$583,400.00	100.00%	\$0.00	\$0.00
7	3.C Concrete.Misc. Credit	Grouting & Caulking-L/M	\$14,400.00	\$14,400.00	\$0.00	\$0.00	\$14,400.00	100.00%	\$0.00	\$0.00
8	5.C Steel.Misc. Credit	Set Structural Steel and Stairs-L	\$88,800.00	\$88,800.00	\$0.00	\$0.00	\$88,800.00	100.00%	\$0.00	\$0.00
9	5.C Steel.Misc. Credit	Furnish Structural Steel and Stairs-M	\$403,100.00	\$403,100.00	\$0.00	\$0.00	\$403,100.00	100.00%	\$0.00	\$0.00
TOTALS:			\$1,273,000.00	\$1,273,000.00	\$0.00	\$0.00	\$1,273,000.00	100.00%	\$0.00	\$0.00

Change Orders

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
10	PCCO#001 CO 01 PR08 Exterior Envelope Changes	\$2,323.82	\$2,323.82	\$0.00	\$0.00	\$2,323.82	100.00%	\$0.00	\$0.00
11	PCCO#002 CO 02-Guardian Plates	\$3,632.51	\$3,632.51	\$0.00	\$0.00	\$3,632.51	100.00%	\$0.00	\$0.00
12	PCCO#003 CO 03-Allowance Adj. and Trash Enclosure	\$1,567.00	\$1,567.00	\$0.00	\$0.00	\$1,567.00	100.00%	\$0.00	\$0.00
TOTALS:		\$7,523.33	\$7,523.33	\$0.00	\$0.00	\$7,523.33	100.00%	\$0.00	\$0.00

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
GRAND TOTALS:		\$1,280,523.33	\$1,280,523.33	\$0.00	\$0.00	\$1,280,523.33	100.00%	\$0.00	\$0.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: February 24, 2026 **PAYMENT REQUEST #** 6
PAYMENT PERIOD: From: January 1, 2026 Through: January 31, 2026

Contract Summary

Original Contract Amount:	\$	1,273,000.00	
Net change by Change Orders:	\$	7,523.33	
Contract Amount to Date: (line 1 ± 2)	\$	1,280,523.33	
Total completed and stored to date:	\$	1,280,523.33	
Retainage: 5 % of Completed Work:	\$	64,026.17	
Total Earned less Retainage:	\$	1,216,497.16	
Less previous applications for payment:	\$	1,206,435.23	
SUBTOTAL	\$		10,061.93

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 10,061.93

Balance to finish, including retainage: \$ 64,026.17

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

Construction Contractor Approval: Henkel Construction Company
Firm Name

Signature Date

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

Signature Date 2/12/2026

City of Grimes Staff Approval:
Signature Date 2-13-26

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	January 28, 2025	\$ 30,390.50
2	February 25, 2025	\$ 761,852.50
3	March 25, 2025	\$ 244,020.80
4	June 24, 2025	\$ 104,076.13
5	November 10, 2025	\$ 66,095.30
6		
7		
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Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
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42		
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44		
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48		
49		
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51		
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TOTAL \$ 1,206,435.23

Record of Change Orders

No.	Date	Amount
1	April 8, 2025	\$ 2,323.82
2	November 25, 2025	\$ 3,632.51
3	January 13, 2026	\$ 1,567.00
4		
5		
6		
7		
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23		
24		
25		

TOTAL \$ 7,523.33

Contract Time Remaining

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

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):	PROJECT:	Grimes Public Safety Center	Distribution to:	
City of Grimes	PROJECT: #	X242400	OWNER	(1)
101 NE Harvey Street			ARCHITECT	(3)
Grimes IA 50111			CONTRACTOR	(1)

APPLICATION NO: 19

PERIOD TO:

01/01/26

01/31/26

ARCHITECT:

SVPA Architects

1466 28th Street

West Des Moines, IA 50266

CONTRACT DATE:

PRIME CONTRACT VOLUME SUMMARY

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

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; PC	28,640.21	
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)
1/13/26	PCO 046, 047, 048, 049	851.00	(\$1,632.92)
TOTALS		145,809.20	(\$57,566.56)
Net change by Change Order			88,242.64

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	88,242.64
3. CONTRACT SUM TO DATE (Line 1+2)	8,042,084.64
(Column C on G703)	
4. TOTAL COMPLETED & STORED TO DATE	8,036,964.64
(Column G on G703)	
5. RETAINAGE:	
a. 5% completed work	\$75,064.77
(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):	75,064.77
6. TOTAL EARNED LESS RETAINAGE	7,961,899.87
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENTS	7,745,128.06
8. CURRENT PAYMENT NOW DUE	216,771.81
9. BALANCE TO FINISH, PLUS RETAINAGE	80,184.77
(Line 3 less Line 6)	

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison

February 4, 2026

State of: IOWA

County of: POLK

subscribed and sworn to before me this

February 4, 2026

NOTARY PUBLIC:

My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 216,771.81

(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 # :	19	Pd From:	1/1/2026
Prj Name	Grimes Public Safety Center	App Date:	2/4/2026	PD TO :	1/31/2026
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$568,790	568,790.40			568,790.40	100%		
2	BP #02 - General Construction - DDVI	\$1,385,284	1,388,736.18	(3,452.32)		1,385,283.86	100%		
3	BP #03 - Precast & Steel M&L - Henkel	\$1,278,956	1,269,931.82	10,591.51		1,280,523.33	100%	-1,567	
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	310,250.00			310,250.00	100%		
6	BP #06 - Aluminum & Glazing- MAGS	\$406,072	406,072.00			406,072.00	100%		
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$484,162	484,941.00	(779.00)		484,162.00	100%		
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	76,800.00			76,800.00	100%		
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	938,068.14			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	8,037,397.64	8,030,604.45	6,360.19		8,036,964.64	100%	433	75,064.77

TO OWNER/CLIENT:

Weitz
611 5th Ave
Des Moines, Iowa 50309

PROJECT:

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

APPLICATION NO: 6

INVOICE NO: 2421A.06

PERIOD: 09/01/25 - 12/31/25

PROJECT NO: 2421A

CONTRACT DATE:

FROM CONTRACTOR:

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

VIA ARCHITECT/ENGINEER:

Casey White (SVPA Architects)
Des Moines, Iowa 50310

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	Original Contract Sum	\$1,273,000.00
2.	Net change by change orders	\$7,523.33
3.	Contract Sum to date (Line 1 ± 2)	\$1,280,523.33
4.	Total completed and stored to date (Column G on detail sheet)	\$1,280,523.33
5.	Retainage:	
	a. 5.00% of completed work	\$64,026.16
	b. 0.00% of stored material	\$0.00
	Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$64,026.16
6.	Total earned less retainage (Line 4 less Line 5 Total)	\$1,216,497.17
7.	Less previous certificates for payment (Line 6 from prior certificate)	\$1,206,435.23
8.	Current payment due:	\$10,061.94
9.	Balance to finish, including retainage (Line 3 less Line 6)	\$64,026.16

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$2,323.82	\$0.00
Total approved this month:	\$8,319.51	\$(3,120.00)
Totals:	\$10,643.33	\$(3,120.00)
Net change by change orders:	\$7,523.33	

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

CONTRACTOR: Henkel Construction Company

By: *Mason Harms*

Mason Harms, Controller

Date: January 12, 2026

State of: IowaCounty of: Des Moines

Subscribed and sworn to before

me this

Notary Public:

My commission expires:

day of

January 2024

June 28, 2027



ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED:

\$10,061.94

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

ARCHITECT/ENGINEER:

By: _____

Date: _____

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

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

APPLICATION NUMBER: 6

Contractor's signed Certification is attached.

APPLICATION DATE: 12/31/2025

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

PERIOD: 09/01/25 - 12/31/25

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	1.C General Conditions.Misc. Credit	Supervision and Management-L	\$19,600.00	\$19,208.00	\$392.00	\$0.00	\$19,600.00	100.00%	\$0.00	\$980.00
2	1.C General Conditions.Misc. Credit	Bond and Insurance	\$10,300.00	\$10,300.00	\$0.00	\$0.00	\$10,300.00	100.00%	\$0.00	\$515.00
3	1.C General Conditions.Misc. Credit	Allowance for patching damage	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00	100.00%	\$0.00	\$250.00
4	1.C General Conditions.Misc. Credit	Tools, Fuel and Equipment	\$93,700.00	\$93,700.00	\$0.00	\$0.00	\$93,700.00	100.00%	\$0.00	\$4,685.00
5	3.C Concrete.Misc. Credit	Set Precast Walls-L	\$54,700.00	\$54,700.00	\$0.00	\$0.00	\$54,700.00	100.00%	\$0.00	\$2,735.00
6	3.C Concrete.Misc. Credit	Furnish All Precast-M	\$583,400.00	\$583,400.00	\$0.00	\$0.00	\$583,400.00	100.00%	\$0.00	\$29,170.00
7	3.C Concrete.Misc. Credit	Grouting & Caulking-L/M	\$14,400.00	\$14,400.00	\$0.00	\$0.00	\$14,400.00	100.00%	\$0.00	\$720.00
8	5.C Steel.Misc. Credit	Set Structural Steel and Stairs-L	\$88,800.00	\$88,800.00	\$0.00	\$0.00	\$88,800.00	100.00%	\$0.00	\$4,440.00
9	5.C Steel.Misc. Credit	Furnish Structural Steel and Stairs-M	\$403,100.00	\$403,100.00	\$0.00	\$0.00	\$403,100.00	100.00%	\$0.00	\$20,155.00
TOTALS:			\$1,273,000.00	\$1,267,608.00	\$5,392.00	\$0.00	\$1,273,000.00	100.00%	\$0.00	\$63,650.00

Change Orders

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
10	PCCO#001 CO 01 PR08 Exterior Envelope Changes	\$2,323.82	\$2,323.82	\$0.00	\$0.00	\$2,323.82	100.00%	\$0.00	\$116.19
11	PCCO#002 CO 02-Guardian Plates	\$3,632.51	\$0.00	\$3,632.51	\$0.00	\$3,632.51	100.00%	\$0.00	\$181.62
12	PCCO#003 CO 03-Allowance Adj. and Trash Enclosure	\$1,567.00	\$0.00	\$1,567.00	\$0.00	\$1,567.00	100.00%	\$0.00	\$78.35
TOTALS:		\$7,523.33	\$2,323.82	\$5,199.51	\$0.00	\$7,523.33	100.00%	\$0.00	\$376.16

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
GRAND TOTALS:		\$1,280,523.33	\$1,269,931.82	\$10,591.51	\$0.00	\$1,280,523.33	100.00%	\$0.00	\$64,026.16

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Public Safety Center
Contractor: Forrest & Associate, Inc.
Address: 817 SW 9th Street, Des Moines, IA 50309
Finance Budget Code: 378-150-6499 **Finance Project #**
Vendor Project or Invoice #: 14750 **PO #**
Original Contract Date: June 25, 2024 **Vendor #** 4260

Date of Council Meeting: February 24, 2026 **PAYMENT REQUEST #** 6 (Retainage)
PAYMENT PERIOD: From: January 1, 2026 Through: January 31, 2026

Contract Summary

Original Contract Amount:	\$	261,343.00	
Net change by Change Orders:	\$	10,158.27	
Contract Amount to Date: (line 1 ± 2)	\$	271,501.27	
Total completed and stored to date:	\$	271,501.27	
Retainage: 5 % of Completed Work:			
Total Earned less Retainage:	\$	271,501.27	
Less previous applications for payment:	\$	257,926.21	
SUBTOTAL			\$ 13,575.06

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 13,575.06

Balance to finish, including retainage: \$ -

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

Construction Contractor Approval: Forrest & Associate, Inc.
Firm Name

Signature Date

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

Signature Date 2/12/2026

City of Grimes Staff Approval:
Signature Date 2-13-26

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	August 27, 2024	\$ 2,234.40
2	March 25, 2025	\$ 35,625.00
3	April 22, 2025	\$ 95,004.75
4	May 27, 2025	\$ 109,810.37
5	June 24, 2025	\$ 15,251.69
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 257,926.21

Record of Change Orders

No.	Date	Amount
1	April 8, 2025	\$ 10,594.86
2	May 27, 2025	\$ (436.59)
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TOTAL \$ 10,158.27

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):	PROJECT:	Grimes Public Safety Center	Distribution to:
City of Grimes	PROJECT: #	X242400	OWNER (1)
101 NE Harvey Street			ARCHITECT (3)
Grimes IA 50111			CONTRACTOR (1)

APPLICATION NO: 19

PERIOD TO:

01/01/26

01/31/26

ARCHITECT:

SVPA Architects

1466 28th Street

West Des Moines, IA 50266

CONTRACT DATE:

PRIME CONTRACT VOLUME SUMMARY

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

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; PCO	28,640.21	
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)
1/13/26	PCO 046, 047, 048, 049	851.00	(\$1,632.92)
TOTALS		145,809.20	(\$57,566.56)
Net change by Change Order			88,242.64

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	88,242.64
3. CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)	8,042,084.64
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	8,036,964.64
5. RETAINAGE:	
a. 5% completed work	\$75,064.77
(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):	75,064.77
6. TOTAL EARNED LESS RETAINAGE	7,961,899.87
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	7,745,128.06
8. CURRENT PAYMENT NOW DUE	216,771.81
9. BALANCE TO FINISH, PLUS RETAINAGE	80,184.77
(Line 3 less Line 6)	

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison

February 4, 2026

State of: IOWA

County of: POLK

subscribed and sworn to before me this

February 4, 2026

NOTARY PUBLIC:

My Commission Expires:

Jeni Day
Notary Public

**ARCHITECT'S CERTIFICATE FOR PAYMENT**

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

AMOUNT CERTIFIED: \$ 216,771.81

(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 # :	19	Pd From:	1/1/2026
Prj Name	Grimes Public Safety Center	App Date:	2/4/2026	PD TO :	1/31/2026
Sub:		Retain :	5.00%		

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	\$568,790	568,790.40			568,790.40	100%		
2	BP #02 - General Construction - DDVI	\$1,385,284	1,388,736.18	(3,452.32)		1,385,283.86	100%		
3	BP #03 - Precast & Steel M&L - Henkel	\$1,278,956	1,269,931.82	10,591.51		1,280,523.33	100%	-1,567	
4	BP #04 - Masonry - Forrest & Associate	\$271,501	271,501.27			271,501.27	100%		
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	\$310,250	310,250.00			310,250.00	100%		
6	BP #06 - Aluminum & Glazing- MAGS	\$406,072	406,072.00			406,072.00	100%		
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	\$484,162	484,941.00	(779.00)		484,162.00	100%		
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	\$76,800	76,800.00			76,800.00	100%		
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	938,068.14			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	8,037,397.64	8,030,604.45	6,360.19		8,036,964.64	100%	433	75,064.77

CONTRACTOR'S APPLICATION AND CERTIFICATION FOR PAYMENT -- Const Manager-Adviser

TO OWNER:	Project :	Grimes Public Safety Center	APPLICATION NO:	6
W003 The Weitz Company	F&A Job #	241035	PERIOD TO:	02/03/26
611 5th Ave			APPLICATION DATE:	02/03/26
Des Moines, IA 50309	VIA ARCHITECT:		PROJECT NO.:	241035
FROM CONTRACTOR:			ORDER #	
FORREST & ASSOCIATE INC	Contract Date:	6/19/2024		
817 SW 9th Street				
Des Moines, IA 50309				

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1	ORIGINAL CONTRACT SUM	\$	261,343.00
2	Net change by Change Orders	\$	10,158.27
3	CONTRACT SUM TO DATE (LINE 1+2)	\$	271,501.27
4	TOTAL COMPLETED & STORED TO DATE:	\$	271,501.27
(Column G on pg 2)			
5	RETAINAGE: (Clear field J20 for retainer invoice)		
	5% of Progress Payment	\$	X
6	TOTAL EARNED LESS RETAINAGE	\$	271,501.27
(Line 4 less Line 5)			
7	LESS PREVIOUS CERTIFICATES FOR PAYMENT		
	(Line 6 from prior Certificate)	\$	257,926.21
8	CURRENT PAYMENT DUE	\$	13,575.06
9	BALANCE TO FINISH, INCLUDING RETAINAGE		
	(Line 3 less Line 6)	\$	-

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$ -
Total approved this Month	\$ 10,594.86	\$ 436.59
TOTALS	\$ 10,594.86	\$ 436.59
NET CHANGES by Change/Field Order	\$ 10,158.27	

Approved By Owner: _____

Date: _____

F&A FM130104

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

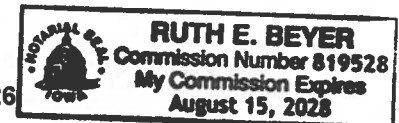
CONTRACTOR: **FORREST & ASSOCIATE INC**

By: *Justin R. Mehl* Date: 02/03/26

State of: Iowa

County of: Polk

Subscribed and sworn to before me this 03 day of February 2026



Notary Public:
My Commission Expires: 15-Aug-28

Ruth Beyer

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED

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

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT:

By: _____ Date: _____

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

SCHEDULE OF VALUES - ITEMIZATION SHEET

Due Date

03/05/26

PAGE ____ OF ____ PAGES

The Contractor's APPLICATION FOR AND CERTIFICATION OF PAYMENT (DMPSFM-500), containing Contractor's signed Certificate is attached. In calculations below, amounts are stated to the nearest dollar.

Application No. **6**

Application Date: 2/3/26

Period To: 2/3/26

Job: Grimes Public Safety Center

F&A Job # **241035**

\$ 261,343.00

Project No: 241035

A	B	C	D	E	F	G		H	I
ITEM	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED			TOTAL COMPLETED & STORED TO		BALANCE TO FINISH	RETAINAGE
			Previous Applications	Work in Place	Stored Materials	DATE (D+E+F)	% (G/C)	(C-G)	5%
					(not in D or E)				
	CONTRACT								\$ -
			\$ -			\$ -		\$ -	\$ -
	Bond	\$ 2,352.00	\$ 2,352.00			\$ 2,352.00	100%	\$ -	\$ -
	Mobilize & Setup	\$ 5,000.00	\$ 5,000.00			\$ 5,000.00	100%	\$ -	\$ -
			\$ -			\$ -		\$ -	\$ -
	CMU		\$ -			\$ -		\$ -	\$ -
	Materials	\$ 20,000.00	\$ 20,000.00			\$ 20,000.00	100%	\$ -	\$ -
	Labor	\$ 40,000.00	\$ 40,000.00			\$ 40,000.00	100%	\$ -	\$ -
			\$ -			\$ -		\$ -	\$ -
	Brick		\$ -			\$ -		\$ -	\$ -
	Materials	\$ 105,000.00	\$ 105,000.00			\$ 105,000.00	100%	\$ -	\$ -
	Labor	\$ 88,991.00	\$ 88,991.00			\$ 88,991.00	100%	\$ -	\$ -
			\$ -			\$ -		\$ -	\$ -
CO #1	Water for LB CMU	\$ 10,594.86	\$ 10,594.86			\$ 10,594.86	100%	\$ -	\$ -
CO #2	Rebar Credit	\$ (436.59)	\$ (436.59)			\$ (436.59)	100%	\$ -	\$ -
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> > >	Retainer Requested		\$ -			\$ -		\$ -	\$ -
	TOTALS *****	\$ 271,501.27	\$ 271,501.27	\$ -	\$ -	\$ 271,501.27	100%	\$ -	\$ -



Forrest & Associate INC.

Quality Masonry Renovation/Construction Since 1960

817 S.W. 9th Street • Des Moines, Iowa 50309-4579

Phone: 515-283-0497 • Fax: 515-283-0514

Email: Forrest@forrestassociate.com • Website: www.forrestassociate.com



INVOICE No. 15479

W003

The Weitz Company
611 5th Ave
Des Moines, IA 50309

DATE
JOB NO
LOCATION

February 03 2026
241035
Grimes Public Safety
Center

Pay App # Retainage

DATE	DESCRIPTION	AMOUNT
	ORIGINAL CONTRACT AMOUNT:	\$ 261,343.00
	Change Orders:	\$ 10,158.27
		\$ 271,501.27
	GROSS CONTRACT COMPLETED TO DATE:	\$ 271,501.27
	Less Previously Billed Gross:	\$ (257,926.21)
		\$ 13,575.06
		\$ -
	< < Retainage Due > > >	\$ 13,575.06

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



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

Date of Council Meeting: February 24, 2026 **PAYMENT REQUEST #** 12 (Retainage)
PAYMENT PERIOD: From: January 1, 2026 Through: January 31, 2026

Contract Summary

Original Contract Amount:	\$	1,365,000.00	
Net change by Change Orders:	\$	20,283.86	
Contract Amount to Date: (line 1 ± 2)	\$	1,385,283.86	
Total completed and stored to date:	\$	1,385,283.86	
Retainage: 5 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	1,385,283.86	
Less previous applications for payment:	\$	1,319,299.37	
SUBTOTAL			\$ 65,984.49

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 65,984.49

Balance to finish, including retainage: \$ -

Contract Time Remaining (If applicable) - CALENDAR DAYS

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

Construction Contractor Approval: DDVI
Firm Name

Signature Date

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

Signature Date 2/13/2026

City of Grimes Staff Approval:
Signature Date 2-13-26

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	December 24, 2024	\$ 197,600.48
2	January 28, 2025	\$ 19,374.96
3	April 22, 2025	\$ 97,052.54
4	May 27, 2025	\$ 186,795.84
5	June 24, 2025	\$ 314,898.88
6	July 22, 2025	\$ 56,978.67
7	August 26, 2025	\$ 38,405.06
8	September 23, 2025	\$ 15,362.98
9	October 28, 2025	\$ 322,561.90
10	November 25, 2025	\$ 68,547.59
11	December 23, 2025	\$ 1,720.47
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **\$ 1,319,299.37**

Record of Change Orders

No.	Date	Amount
1	November 26, 2026	\$ 1,162.44
2	February 11, 2025	\$ 751.37
3	March 25, 2025	\$ 2,738.32
4	May 27, 2025	\$ 436.59
5	June 24, 2025	\$ 1,631.87
6	August 26, 2025	\$ 1,914.00
7	September 23, 2025	\$ 10,613.74
8	October 14, 2025	\$ 8,990.43
9	November 25, 2025	\$ (1,363.98)
10	December 16, 2025	\$ (271.00)
11	January 13, 2026	\$ (4,687.00)
12	January 27, 2026	\$ (1,632.92)
13		
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TOTAL **\$ 20,283.86**

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 CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 PAGES

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

PROJECT: Grimes Public Safety

APPLICATION NO: 14 Retainage

Distribution to:

☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

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

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

PERIOD TO: 01/25/26

PROJECT NOS: 24-652

CONTRACT FOR: Grimes Public Safety

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM\$ 1,365,000.00
2. Net change by Change Orders\$ 20,283.86
3. CONTRACT SUM TO DATE (Line 1 & 2)\$ 1,385,283.86
4. TOTAL COMPLETED & STORED TO DATE\$ 1,385,283.86
(Column G on G703)
5. RETAINAGE:
a. 5 % of Completed Work \$ 0.00
(Column D + E on G703)
b. 5 % of Stored Material \$ 0.00
(Column F on G703)
Total Retainage (Lines 5a + 5b or
Total in Column I of G703)\$
6. TOTAL EARNED LESS RETAINAGE\$ 1,385,283.86
(Line 4 Less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR
PAYMENT (Line 6 from prior Certificate)\$ ~~1,316,019.67~~
8. CURRENT PAYMENT DUE\$ ~~69,264.19~~
9. BALANCE TO FINISH, INCLUDING RETAINAGE\$ 0.00
(Line 3 less Line 6)

ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$28,238.76	\$7,954.90
Total approved this Month		
TOTALS	\$28,238.76	\$7,954.90
NET CHANGES by Change Order	\$20,283.86	

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

CONTRACTOR:

By: *Anna Hu*Date: 1/26/2026

State of: Iowa
Subscribed and sworn to before me this
Notary Public: Rich Piper
My Commission expires: 2/14/2026

County of: Warren
26 day of January 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$

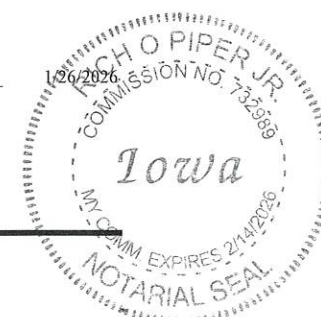
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____

Date: _____

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



CONTINUATION SHEET

Grimes

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

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

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

APPLICATION NO: 14 Retainage

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

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

CONTINUATION SHEET

Grimes Public Safety

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: #REF!

Contractor's signed certification is attached.

APPLICATION DATE: #REF!

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

PERIOD TO: #REF!

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

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	Polished Concrete - Labor	\$30,000.00	\$30,000.00			\$30,000.00	100.00%		\$1,500.00
	Polished Concrete - Material	\$17,200.00	\$17,200.00			\$17,200.00	100.00%		\$860.00
	Caulking	\$3,900.00	\$3,900.00			\$3,900.00	100.00%		\$195.00
	Concrete Sealers - Labor	\$3,750.00	\$3,750.00			\$3,750.00	100.00%		\$187.50
	Concrete Sealers - Material	\$2,400.00	\$2,400.00			\$2,400.00	100.00%		\$120.00
							#DIV/0!		
	Masonry - Labor	\$500.00	\$500.00			\$500.00	100.00%		\$25.00
	Masonry - Material	\$600.00	\$600.00			\$600.00	100.00%		\$30.00
							#DIV/0!		
	Structural Steel	\$3,500.00	\$3,500.00			\$3,500.00	100.00%		\$175.00
							#DIV/0!		
	Blocking/Plywood sheathing - Labor	\$1,380.00	\$1,380.00			\$1,380.00	100.00%		\$69.00
	Blocking/Plywood sheathing - Material	\$3,802.00	\$3,802.00			\$3,802.00	100.00%		\$190.10
							#DIV/0!		
	Casework - Labor	\$11,330.00	\$11,330.00			\$11,330.00	100.00%		\$566.50
	Casework - Material	\$120,838.00	\$120,838.00			\$120,838.00	100.00%		\$6,041.90
							#DIV/0!		
	Roof Plate - Labor	\$4,900.00	\$4,900.00			\$4,900.00	100.00%		\$245.00
	Roof Plate - Material	\$12,500.00	\$12,500.00			\$12,500.00	100.00%		\$625.00
							#DIV/0!		
	Caulking - Labor	\$4,100.00	\$4,100.00			\$4,100.00	100.00%		\$205.00
	Caulking - Material	\$4,100.00	\$4,100.00			\$4,100.00	100.00%		\$205.00
							#DIV/0!		
	Doors - Labor	\$9,920.00	\$9,920.00			\$9,920.00	100.00%		\$496.00
	Doors - Material	\$84,824.00	\$84,824.00			\$84,824.00	100.00%		\$4,241.20
							#DIV/0!		
	Section Doors - Labor	\$8,000.00	\$8,000.00			\$8,000.00	100.00%		\$400.00
	Section Doors - Material	\$55,400.00	\$55,400.00			\$55,400.00	100.00%		\$2,770.00
	Section Doors - Shop Drawings	\$4,000.00	\$4,000.00			\$4,000.00	100.00%		\$200.00
	Four-Fold Doors - Labor	\$12,000.00	\$12,000.00			\$12,000.00	100.00%		\$600.00
	Four-Fold Doors - Material	\$152,800.00	\$152,800.00			\$152,800.00	100.00%		\$7,640.00
	Four-Fold Doors - Shop Drawings	\$4,000.00	\$4,000.00			\$4,000.00	100.00%		\$200.00
							#DIV/0!		
	Sub Total	\$555,744.00	\$555,744.00			\$555,744.00	100.00%		\$27,787.20

CONTINUATION SHEET

Grimes Public Safety

AIA DOCUMENT G703

PAGE OF PAGES

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

APPLICATION NO: 14 Retainage
APPLICATION DATE: #REF!

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

PERIOD TO: 1/25/26

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

ARCHITECT'S PROJECT NO:

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

CONTINUATION SHEET

Grimes Public Safety

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

APPLICATION NO: 14 Retainage

APPLICATION DATE: #REF!

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

PERIOD TO: 1/25/26

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

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	Signage - Labor	\$18,884.00	\$18,884.00			\$18,884.00	100.00%		\$944.20
	Fire Ext - Labor	\$150.00	\$150.00			\$150.00	100.00%		\$7.50
	Fire Ext - Material	\$1,336.00	\$1,336.00			\$1,336.00	100.00%		\$66.80
	Mail Boxes - Labor	\$40.00	\$40.00			\$40.00	100.00%		\$2.00
	Mail Boxes - Material	\$500.00	\$500.00			\$500.00	100.00%		\$25.00
	Knox Box - Labor	\$40.00	\$40.00			\$40.00	100.00%		\$2.00
	Knox Box - Material	\$300.00	\$300.00			\$300.00	100.00%		\$15.00
	Kitchen Appliances - Labor	\$1,100.00	\$1,100.00			\$1,100.00	100.00%		\$55.00
	Kitchen Appliances - Material	\$25,000.00	\$25,000.00			\$25,000.00	100.00%		\$1,250.00
	Blinds - Labor	\$1,349.00	\$1,349.00			\$1,349.00	100.00%		\$67.45
	Blinds - Material	\$5,195.00	\$5,195.00			\$5,195.00	100.00%		\$259.75
	CO#1	\$1,162.44	\$1,162.44			\$1,162.44	100.00%		\$58.12
	CO#2	\$751.37	\$751.37			\$751.37	100.00%		\$37.57
	CO#3	\$2,738.32	\$2,738.32			\$2,738.32	100.00%		\$136.92
	CO#4	\$436.59	\$436.59			\$436.59	100.00%		\$21.83
	CO#5	\$1,631.87	\$1,631.87			\$1,631.87	100.00%		\$81.59
	CO#6	\$1,914.00	\$1,914.00			\$1,914.00	100.00%		\$95.70
	CO#7	\$10,613.74	\$10,613.74			\$10,613.74	100.00%		\$530.69
	CO#8	\$8,990.43	\$8,990.43			\$8,990.43	100.00%		\$449.52
	CO#9	(\$1,363.98)	(\$1,363.98)			(\$1,363.98)	100.00%		(\$68.20)
	CO#10	(\$271.00)	(\$271.00)			(\$271.00)	100.00%		(\$13.55)
	CO#11	(\$4,687.00)	(\$4,687.00)			(\$4,687.00)	100.00%		(\$234.35)
	CO#12	(\$1,632.92)	(\$1,632.92)			(\$1,632.92)	100.00%		(\$81.65)
	Sub Total	\$74,177.86	\$74,177.86			\$74,177.86	100.00%		\$3,708.89
	GRAND TOTALS	1,385,283.86	1,385,283.86	0.00	0.00	1,385,283.86	100.00%	0.00	69,264.19

\$65,984.49

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Grimes Administration Building
Contractor: Ford Metro, Inc.
Address: 3121 40th Ave NW, Rochester, MN 55901
Finance Budget Code: 387-650-6499 **Finance Project #**
Vendor Project or Invoice #: X246400 **PO #**
Original Contract Date: December 16, 2025 **Vendor #** 1071

Date of Council Meeting: February 24, 2026 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: January 1, 2026 Through: January 31, 2026

Contract Summary

Original Contract Amount:	\$ 564,000.00	
Net change by Change Orders:	\$ -	
Contract Amount to Date: (line 1 ± 2)	\$ 564,000.00	
Total completed and stored to date:	\$ 11,280.00	
Retainage: 3 % of Completed Work:	\$ 338.40	
Total Earned less Retainage:	\$ 10,941.60	
Less previous applications for payment:	\$ -	
SUBTOTAL		\$ 10,941.60

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 10,941.60

Balance to finish, including retainage: \$ 553,058.40

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: Ford Metro, Inc.
Firm Name

Signature Date

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

Signature Date 02/10/2026

City of Grimes Staff Approval:
Signature Date 2-13-26

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1		
2		
3		
4		
5		
6		
7		
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Previous Applications for Payment

No.	Date	Amount
36		
37		
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39		
40		
41		
42		
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44		
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66		
67		
68		
69		
70		

TOTAL \$ -

Record of Change Orders

No.	Date	Amount
1		
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4		
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9		
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21		
22		
23		
24		
25		

TOTAL \$ -

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	December 16, 2025
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):	PROJECT:	Grimes Administration Building	Distribution to:
City of Grimes	PROJECT: #	X246400	OWNER (1)
101 NE Harvey Street			ARCHITECT (3)
Grimes IA 50111		APPLICATION NO: 1	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:
OPN Architects
100 Court Avenue
Des Moines, IA 50309

APPLICATION NO: 1
PERIOD TO:
01/01/26
01/31/26

Distribution to:

OWNER	(1)
ARCHITECT	(3)
CONTRACTOR	(1)

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		
TOTALS		0.00	\$0.00
Net change by Change Order			0.00

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 February 4, 2026

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

1.ORIGINAL CONTRACT SUM	8,523,948.00
2.Net change by Change Order	0.00
3.CONTRACT SUM TO DATE (Line 1+2)	8,523,948.00
(Column C on G703)	
4.TOTAL COMPLETED & STORED TO DATE	80,414.00
(Column G on G703)	
5. RETAINAGE:	
a. 3% completed work	\$2,412.42
(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)	2,412.42
6.TOTAL EARNED LESS RETAINAGE	78,001.58
(Line 4 less Line 5 Total)	
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS	
8.CURRENT PAYMENT NOW DUE	78,001.58
9.BALANCE TO FINISH, PLUS RETAINAGE	8,445,946.42
(Line 3 less Line 6)	

State of: IOWA County of: POLK
subscribed and sworn to before me this February 4, 2026

NOTARY PUBLIC:
My Commission Expires:

Jeri Day
Notary Public



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED.....\$ 78,001.58
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: OPN Architects

By: _____ Date: _____

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

A	B	C1	C2	C1	D	E	F	G		H	I
Item Number	Description of Work	Scheduled Value	GMP Budget Update	Updated SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
					PREVIOUS (D+E)	This Period					
	Prime Volume										
1	BP #01 - Demo, Grading & Utilities - Sandstone	\$748,567		\$748,567						748,567	
2	BP #02 - General Construction - DDVI	\$1,605,000		\$1,605,000						1,605,000	
3	BP #03 - Precast & Steel M&L - US Erectors	\$1,305,400		\$1,305,400		46,300.00		46,300.00	4%	1,259,100	1,389.00
4	BP #04 - Roofing & Sheet Metal - Bailey Roofing	\$241,000		\$241,000						241,000	
5	BP #05 - Aluminum & Glazing - Ford Metro	\$564,000		\$564,000		11,280.00		11,280.00	2%	552,720	338.40
6	BP #06 - Drywall - Graphite	\$674,000		\$674,000						674,000	
7	BP #07 - Fire Protection - Midwest Automatic Fire	\$66,400		\$66,400						66,400	
8	BP #08 - Mechanical - Kruck Plumbing & Heating	\$1,240,700		\$1,240,700		22,834.00		22,834.00	2%	1,217,866	685.02
9	BP #09 - Electrical - Brad Moeller Electric	\$1,248,000		\$1,248,000						1,248,000	
10	BP #10 - Audio & Visual - Tri City Electric	\$244,326		\$244,326						244,326	
11	BP #11 - Site Paving - Nelson Construction	\$480,000		\$480,000						480,000	
12	BP #12 - Landscaping - Whitfields Lawn & Graden	\$106,555		\$106,555						106,555	
	GRAND TOTAL	8,523,948		8,523,948.31		80,414.00		80,414.00	1%	8,443,534	2,412.42

APPLICATION AND CERTIFICATE FOR PAYMENT

CONSTRUCTION MANAGER-ADVISER EDITION

AIA DOCUMENT G732/Cma

PAGE 1 OF 2 PAGES

TO OWNER: City Of Grimes
101 NE Harvey Street
Grimes IA 50111

PROJECT: Grimes Admin Building
NW Corner of 1st ST/HWY 44 and St James
Grimes IA 50111

APPLICATION NO: 1
PERIOD TO: 1/31/2026
PROJECT NO: 0

Distribution to:
☐ OWNER
☐ CONSTRUCTION
MANAGER
☐ ARCHITECT
☒ CONTRACTOR
☐ FIELD
☐ OTHER

FROM CONTRACTOR:
Ford Metro, Inc.
3121 40th Avenue NW
Rochester, MN 55901

VIA CONSTRUCTION MANAGER:
The Weitz Company LLC
611 5th Ave Suite 300
Des Moines IA 50309

CONTRACT DATE: 12/9/2025

CONTRACT FOR: VIA ARCHITECT: OPN Architects Des Moines IA

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	564,000.00
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	564,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	11,280.00
5. RETAINAGE:		
a. 3% % of Completed Work	\$	338.40
(Column D + E on G703)		
b. 3% % of Stored Material	\$	0.00
3		
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	338.40
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$	10,941.60
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	0.00
8. CURRENT PAYMENT DUE	\$	10,941.60
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	553,058.40

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

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

CONTRACTOR: Ford Metro, Inc.

By: *Diane Dwyer*
State of: MINNESOTA
Subscribed and sworn to before me this
Notary Public: Susan Regura
My Commission expires: Jan. 31, 2027



CERTIFICATE FOR PAYMENT

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

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

CONSTRUCTION MANAGER:
By: _____ Date: _____
ARCHITECT:
By: _____ Date: _____

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

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

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

Use Column 1 on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1

APPLICATION DATE: 1/19/2026

PERIOD TO: 1/31/2026

ARCHITECT PROJECT #:

[illegible]



INVOICE

#300725

DATE:

1/19/2026

PROJECT:

Grimes Administration BLDG

JOB #

R926-25

CUSTOMER ACCOUNT

ACCOUNT CODE

TO:

The Weitz Company LLC
611 5th AVE Suite 300
Des Moines IA 50309

PM:

ES

02WEICOMP

02-20-4032

Original Contract Amount	\$564,000.00
Change Orders to Date	\$0.00
Revised Contract Amount	\$564,000.00
Total Completed to Date	\$11,280.00
Less Previous Invoices	\$0.00
Total Due This Invoice	\$11,280.00

WE DO NOT ACCEPT CREDIT CARD PAYMENTS

3121 40th Ave NW Rochester, MN 55901
Phone: (507)289-3777 Fax: (507)289-0634



AGENDA ITEM: Grimes Public Administration Building – The Weitz Company, LLC Professional Services Agreement Amendment No. 1 for construction management services.

BACKGROUND: The Grimes Public Administration Building project was recently bid and the construction contracts awarded, which moved the project from the design phase to the construction phase. The PSA with The Weitz Company, LLC (Weitz) was setup to add the additional construction management services required during construction after award of the construction contracts. Weitz will be providing the following additional construction management services: general conditions, cost of work general conditions and construction management fee during construction. The construction schedule is to hold the preconstruction meeting in February with construction starting in March. Project substantial and final completion will be in the Spring of 2027.

BUDGETARY CONSIDERATIONS: The total fee proposed for the additional construction management services is \$1,454,270.00. Following our review, this appears to be a reasonable fee for this work.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: None

STAFF RECOMMENDATION: The staff has reviewed the Professional Services Agreement Amendment No. 1 and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Matt Ahrens

Return to: Matt Ahrens

RESOLUTION 02-2526 TO AMEND CONTRACT FOR PROFESSIONAL SERVICES WITH
THE WEITZ COMPANY, LLC FOR THE GRIMES PUBLIC ADMINISTRATION BUILDING

Grimes Resolution No. 02-2526

WHEREAS, the City of Grimes (Grimes) entered into a Professional Services Agreement (PSA) with The Weitz Company, LLC (Weitz) for construction management services for the Grimes Public Administration Building on March 25, 2024; and,

WHEREAS, it was determined that there was a need for additional construction management services to be added to the PSA following the bidding of the project consisting of general conditions, cost of work general conditions and the fee to cover construction management during construction; and

WHEREAS, Weitz has proposed the attached Professional Services Agreement Amendment that has a scope of work to be supplied by Weitz and compensation to be paid by Grimes for their additional construction management services related to the Grimes Public Administration Building; and,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to execute the Professional Services Agreement Amendment with Weitz on behalf of the City of Grimes.

PASSED and APPROVED on February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Grimes Public Administration Building
Grimes, IA 50111

CONTRACT INFORMATION:
Contract For: CM Services
Date: 03-25-2024

CHANGE ORDER INFORMATION:
Change Order Number: 001
Date: 12-15-2025

OWNER: *(Name and address)*
City of Grimes
101 NE Harvey Street
Grimes, IA 50111

ARCHITECT: *(Name and address)*
OPN Architects, Incorporated
100 Court Avenue, Suite 100
Des Moines, IA 50309

CONTRACTOR: *(Name and address)*
The Weitz Company, LLC
611 5th Ave, Suite 300
Des Moines, 50309

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

\$85,000 - Original Contract Value (Preconstruction Fee)

\$834,248 - General Conditions

\$282,595 - Cost of Work General Conditions (Includes latrines, scaffolding, temp fencing, construction clean up, dumpsters, benchmark surveying, SWPPP controls, temp enclosures, temp heating systems, snow removal and misc. safety items. Costs for temporary utility usage for water, power and gas during construction is excluded. 3rd party energy compliance inspections are also excluded).

\$337,427 - Weitz Fee

The original Contract Sum was

\$ 85,000.00

The net change by previously authorized Change Orders

\$ 0.00

The Contract Sum prior to this Change Order was

\$ 85,000.00

The Contract Sum will be increased by this Change Order in the amount of

\$ 1,454,270.00

The new Contract Sum including this Change Order will be

\$ 1,539,270.00

The Contract Time will be unchanged by () days.

The new date of Substantial Completion will be 03-31-2027

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

~~ARCHITECT (Signature)~~

~~BY: OPN Architects~~

~~(Printed name, title and license number if required)~~

~~Date~~

CONTRACTOR (Signature)

BY: Michael Tousley, Executive V. P.

(Printed name and title)

Date

OWNER (Signature)

BY: City of Grimes

(Printed name and title)

Date





AGENDA ITEM: Grimes Public Administration Building Commissioning – Professional Services Agreement – Tune Facilities

BACKGROUND: The City of Grimes has identified the need for consulting services to commission the new Grimes Public Administration Building. This is a highly recommended step in the completion of the public facility. Commissioning of the building will involve verification testing to confirm the equipment and systems perform their intended functions through various modes of operation. Tests are typically performed by overriding temperature, flow, pressures, or adjusting setpoints in the building control systems (or at the local controls for standalone controlled equipment) to simulate conditions in the sequence of operations. The response of the system will be observed and documented.

The staff selected Tune because of their background in mechanical, electrical, and plumbing design.

BUDGETARY CONSIDERATIONS: The total fee proposed for the consultant services is a not-to-exceed amount of \$29,500.00 and will be financed through the corresponding CIP line item.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: None.

STAFF RECOMMENDATION: The city staff has reviewed this Professional Services Agreement and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Aaron Jarosh

Return to: Matt Ahrens

RESOLUTION 02-2626 TO ENTER INTO CONTRACT FOR PROFESSIONAL SERVICES
WITH TUNE FOR THE GRIMES PUBLIC ADMINISTRATION BUILDING

Grimes Resolution No. 02-2626

WHEREAS, the City of Grimes (Grimes) desires to acquire commissioning services for the new Grimes Public Administration Building; and,

WHEREAS, the consulting firm of Tune (Consultant) has proposed the attached Standard Professional Services Agreement that has scope of work to be supplied by the Consultant and compensation to be paid by Grimes for commissioning services related to the Grimes Public Administration Building project;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to execute the Standard Professional Services Agreement with the Consultant on behalf of the City of Grimes.

PASSED and APPROVED on February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

Proposal for Professional Services



August 21th, 2025

Client:

OPN
100 Court Ave #100
Des Moines, IA 50309
c/o Danielle Hermann

Project name:

Public Administration Facility
Grimes, Iowa

Project No.: tbd

Project description:

- New 18,000 sq ft multi-use building

Commissioning

MEP Commissioning:

- Develop and incorporate the commissioning requirements into the contract documents per IECC 2018.
- Create a commissioning plan.
- Review contractor submittals applicable to the systems being commissioned. Special emphasis will be placed on system submittals for building automation, critical mechanical and electrical equipment to ensure proper integration.
- Create and distribute Construction Checklists for each system component.
- Conduct commissioning team meetings and site observations during construction. These meetings will involve all contractors involved in the systems to be commissioned.
- Provide site inspections during construction to verify conformance to drawings, specifications, manufacturer requirements and applicable codes for all systems tested. (Qty 6)
- Produce field reports from monthly site visits and distribute to commissioning team.
- Oversee and document functional testing results for the following systems:
 - Mechanical Systems
 - Electrical Systems
 - Lighting System
 - Domestic Hot Water System
 - Building Automation System
 - Building Envelope Systems
- Field verify testing, adjusting and balancing services and review final tab report.
- Provide, distribute, and track issues log and resolution of issues found during Commissioning.
- Complete and distribute Commissioning final report and documentation.

Envelope Commissioning:

- Develop and incorporate the commissioning requirements into the contract documents per IECC 2018.

- Review building envelope design documents with focus on continuity, constructability, and sequencing of control barriers.
- Develop Commissioning documentation for testing.
- Review contractor submittals for envelope materials and methods.
- Review mock-up or other demonstration materials.
- Oversee, review and document functional testing results for the following tests:
 - ASTM E779 Whole Building Air Barrier Leakage Test
 - Review ASTM E283 Laboratory testing results.
 - ASTM E331 Fenestration Leakage Test (3 assemblies)
 - ASTM C1060 IR Imaging of enclosure
 - ASTM D7186 Roof System Analysis
- Provide, distribute, and track issues log and resolution of issues found during Commissioning.
- Complete and distribute Commissioning final report and documentation.

Commissioning Deliverables:

- Commissioning summary report.
- Compile a commissioning record notebook for Owner which includes the following:
 - Commissioning meeting minutes
 - Commissioning field reports
 - Equipment pre-functional start-up reports
 - Equipment functional performance test reports

Exclusions:

- Commissioning of any other system above scope above.

Fee basis:

- MEP Commissioning Fee - \$17,900
- Envelope Commissioning Fee - \$11,600

Schedule:

- Per client schedule

Terms and conditions:

Tune Facilities will perform the services outlined in this agreement for the stated fee basis.

Significant changes to the scope of services initiated by the Client or project Owner will constitute a claim for a reasonable and equitable fee adjustment. Fee adjustments will be billed on a negotiated lump sum or hourly basis per the rate schedule below.

Hourly rate schedule:

Hourly Rate Schedule

▪ Principal	\$240.00
▪ Partner	\$200.00
▪ Project Manager	\$175.00
▪ Sr. Commissioning Agent	\$165.00
▪ Commissioning Agent	\$150.00
▪ Technician	\$120.00
▪ Clerical	\$80.00

Invoices for Consultant services shall be payable within 30 days after the invoice date. 10 days after the Client is paid. Past due accounts will be subject to a monthly service charge of 1.0% on the then unpaid balance.

The Client agrees that, to the fullest extent permitted by law, the Consultant's total aggregate liability to the Client for injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any causes, shall not exceed the amount the Client has in place with the Owner.

Under no circumstances will either party be liable to the other for loss of profits, revenue, or for any special, consequential, indirect, punitive, or exemplary damages.

If a required component of the Project is omitted by Consultant from construction documents, Consultant shall not be responsible for paying the cost required to add such item or component to the extent that such item or component would have been required and included in the original construction documents. Client agrees that Consultant will not be responsible for any cost or expense that provides betterment or upgrades or enhances the value of the Project.

During the term of this Agreement and for one year after termination of this Agreement, both the Client and Tune Facilities agree that the parties will not, without prior written consent, either directly or indirectly, solicit or attempt to solicit, divert or hire away any person employed by the other Company.

The Consultant shall not be responsible for damages or costs resulting from hidden conditions in existing facilities.

The Client or Consultant may terminate this agreement upon advanced written notice should the other fail to perform its obligations hereunder. In the event of termination, the Client shall pay the Consultant for all services rendered to the date of termination, plus all reimbursable expenses.

The Client may not use documents produced by the Consultant under this agreement for any other endeavor without the expressed written consent of the Consultant.

If this proposal is satisfactory, please sign and return to our office.

Acceptance:

Consultant's signature:

Title: _____

Date: _____

Client's signature:

Title: _____

Date: _____



AGENDA ITEM: SW 19th Street Water Transmission Main Extension – Setting the dates for the bid letting and public hearing

BACKGROUND: The action that is in front of the council is to set the bid letting and public hearing dates for the SW 19th Street Water Transmission Main Extension project. The proposed schedule for this project is to set the dates for the bid letting and public hearing February 24th, hold the bid opening on March 17th @ 10:30 AM, hold the public hearing on March 24th @ 5:30 PM and award the project following the public hearing.

The SW 19th Street Water Transmission Main Extension project includes utility improvements along SW 19th Street from SW County Line Road to approximately 1,700 feet east of 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 substantial completion within 70 working days and full completion within 10 working days. The project includes \$1,000/calendar day liquidated damages for non-compliance for substantial competition and \$500/calendar day liquidated damages for non-compliance with final completion.

BUDGETARY CONSIDERATIONS: The engineer's opinion of probable construction cost is estimated to be approximately \$940,000.00. This project will be funded through corresponding CIP line item.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: None.

STAFF RECOMMENDATION: The staff recommends that the City Council approves the resolution to set the bid letting date of March 17th @ 10:30 AM and public hearing date of March 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 02-2726 ORDERING CONSTRUCTION OF THE SW 19TH STREET WATER TRANSMISSION MAIN EXTENSION, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR

Grimes Resolution No. 02-2726

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the SW 19th Street Water Transmission Main Extension; and

WHEREAS, the City has caused to be prepared plans, specifications and form of contract, together with estimate of cost, which are now on file in the office of the City Clerk for public inspection, for the construction of the public improvements; and

WHEREAS, the plans, specifications and form of contract are deemed suitable for the making of the public improvements; and

WHEREAS, before the plans, specifications, form of contract and estimate of cost may be adopted, and a contract for the construction of the public improvements is entered into, it is necessary, pursuant to Chapter 26, Code of Iowa, to hold a public hearing and to advertise for bids:

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

Section 1. That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as the SW 19th Street Water Transmission Main Extension, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the posted Notice to Bidders and published Notice of Public Hearing; the public improvements being more generally described as follows:

The SW 19th Street Water Transmission Main Extension project includes utility improvements along SW 19th Street from SW County Line Road to approximately 1,700 feet east of SW Jazzwood Drive. The improvements include construction of approximately 2,690 LF of 24-inch water main, 780 LF of 12-inch water main, and 74 LF of 8-inch water main, traffic control, erosion control, 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 March 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 March 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 March 24, 2026.

PASSED and APPROVED on February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

SW 19TH STREET WATER TRANSMISSION MAIN EXTENSION CITY OF GRIMES, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Costs for Improvement

Notice is hereby given that a public hearing will be held by the **City of Grimes, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract), and estimated total cost for the **SW 19th Street Water Transmission Main Extension** project at its meeting at **5:30 P.M. on the 24th day of March, 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 March, 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 March, 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 March, 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 later than August 3, 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 Spring 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 fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a reusable condition, and (2) they are returned within fourteen (14) calendar days after the award of the project. You must call the City of Grime at 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 WATER TRANSMISSION MAIN EXTENSION

The SW 19th Street Water Transmission Main Extension project includes utility improvements along SW 19th Street from SW County Line Road to approximately 1,700 feet east of SW Jazzwood Drive. The improvements include construction of approximately 2,690 LF of 24-inch water main, 780 LF of 12-inch water main, and 74 LF of 8-inch water main, traffic control, erosion control, and miscellaneous associated work necessary to complete the project.

Bid Security

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

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

Performance, Payment, and Maintenance Bond

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

Title VI Compliance

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

Payment

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

Sales Tax Exemption

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

Completion of Work

The Contractor shall substantially complete the overall project within **Seventy (70) working days**. Substantial completion for the overall project shall be defined as all utilities installed and fully operational. Should the Contractor fail to substantially complete the work within this timeframe, liquidated damages of **One Thousand Dollars (\$1,000.00) per calendar day** will be assessed for work not substantially completed within the designated Contract term(s).

The Contractor shall fully complete the overall project within **ten (10) working days**. Full completion for the overall project shall be defined as all improvements ready for final acceptance. Should the Contractor fail to fully complete the work within this timeframe, liquidated damages of **Five-Hundred Dollars (\$500.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

The City of Grimes does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Grimes, Iowa.

Dated at Grimes, Iowa, this **24th day of February, 2026.**

David Gisch, Mayor

ATTEST:

Rachel Greving, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **27th day of February, 2026.**

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



AGENDA ITEM: Resolution Approving to Enter into an Aquatic Vegetation and Algae Management Contract

BACKGROUND: The City of Grimes maintains City owned ponds and water bodies that require routine management to control aquatic vegetation and algae growth. If left unmanaged, excessive growth can negatively impact water quality, aquatic life, aesthetics, and overall pond function.

Staff worked with the Department of Natural Resources to develop a scope of work to manage the aquatic vegetation of City owned ponds. Staff provided this scope of work to vendors and solicited pricing. Aquatic Control Inc. provided the most competitive pricing.

All applications will comply with federal, state, and local regulations and will be conducted using appropriate equipment, to ensure uniform application while minimizing drift. Treatments will be avoided during unsuitable weather conditions to protect water quality and aquatic life.

BUDGETARY CONSIDERATIONS: \$2,550.00 of budgeted dollars

STRATEGIC PLANNING:

Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS:

STAFF RECOMMENDATION: 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 AN AQUATIC VEGETATION AND ALGAE MANAGEMENT
CONTRACT

Grimes Resolution No. 02-2826

WHEREAS, the City of Grimes is responsible for maintaining the health, safety, and appearance of City-owned ponds and water bodies; and

WHEREAS, the City requested quotes from multiple vendors for aquatic vegetation and algae management services, Aquatic Control submitted the lowest responsive quote; and

WHEREAS, City staff has reviewed the proposal and believes Aquatic Control is qualified and capable of providing effective aquatic vegetation and algae management services in a professional and environmentally responsible manner;

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 enter into and execute an Aquatic Vegetation and Algae Management Contract with Aquatic Control.

PASSED and APPROVED on February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk



City of Grimes, Iowa

Request for Quotations (RFQ)

Aquatic Vegetation and Algae Management Services

1. Introduction

The City of Grimes, Iowa ("City"), is requesting written quotations from qualified and experienced contractors to provide professional Aquatic Vegetation and Algae Management Services for City-owned ponds and water bodies. This solicitation is issued as a Request for Quotations (RFQ) and is not a sealed bid. Pricing is requested based on the Scope of Work described herein.

The City intends to use this RFQ to obtain competitive pricing and qualifications. Award will be made to the lowest responsive and responsible contractor whose quotation meets all requirements and terms contained in this RFQ. The City reserves the right to reject any or all quotations.

2. Contract Term and Schedule

Contract Period: April through October of the contract year.

Site Visits: Minimum of one (1) site visit every fourteen (14) days.

Application Frequency: Applications shall be performed as needed based on monitoring results, vegetation and algae conditions, and all product label restrictions.

Algae Treatment Timing: Algae treatments shall be conducted during periods of active algae growth, including when water temperatures exceed 60°F and when dissolved oxygen levels are sufficient to prevent fish stress.

The City reserves the right to renew the contract annually, subject to mutual written agreement, for a total contract duration not to exceed five (5) years from the original execution date. Any renewal year may include up to a three percent (3%) cost of living adjustment.

5. Target Management, Products, and Performance Standards

A. Target Vegetation and Management Goals

Plant identification shall be confirmed prior to treatment.

Submersed vegetation coverage shall be managed to approximately 20–30% of pond surface area.

B. Product Restrictions

Only aquatic-labeled herbicides and copper-based algaecides are permitted.

Bacteria-based products are strictly prohibited.

All label rates, precautions, and restrictions must be followed.

C. Performance Standards

Treatments shall be effective without causing fish stress or death, or water quality degradation.

The City reserves the right to require corrective action if treatments are ineffective or improperly applied.

6. Application Methodology

Algae Management

Pond surface shall be disturbed with the boat propeller prior to application.

Algaecides shall be applied using a high-pressure spray system.

Application rates shall range from 0.6 to 3.0 gallons per acre-foot, per label and site conditions.

Aquatic Plant Management

Herbicides shall be applied using boat-mounted spray systems or other city approved method.

Aquatic-approved surfactants shall be used when required by product labels.

3. Scope of Work

The contractor shall furnish all labor, materials, chemicals, equipment, transportation, supervision, and incidentals necessary to perform aquatic vegetation and algae management services at City-owned ponds.

Services include, but are not limited to:

Management of submersed, floating, and emergent aquatic vegetation

Algae monitoring and treatment

Chemical applications using approved aquatic-labeled products

Post-application monitoring and reporting

Mechanical removal or transportation of aquatic plant material or pond water is prohibited unless specifically authorized by the Iowa Department of Natural Resources (IDNR).

4. General Application Requirements

All work shall comply with applicable federal, state, and local laws and regulations, including U.S. EPA requirements, Iowa Department of Natural Resources regulations, OSHA standards, and all product label directions.

Applications shall be performed from a boat equipped with a propeller-driven motor.

The boat must be clean each time to prevent cross-contamination of ponds.

A high-pressure spray system with appropriate nozzles shall be used to ensure uniform coverage.

Applications shall not occur during rain events or high-wind conditions.

Contractor shall obtain all required licenses and permits.

Job sites shall be left clean, safe, and restored to pre-work condition.

7. Monitoring and Reporting

The contractor shall conduct post-application inspections and maintain detailed application logs, including:

Date and time of application

Weather conditions

Product names and application rates

Treated acreage

Applicator name and certification number

Complete records shall be submitted to the City after each application and a consolidated report provided at the end of the season.

8. Performance Requirements

Personnel

Contractor shall designate a minimum of two (2) current contact personnel.

At least one contact shall be available 24 hours per day, seven days per week.

Response and Authority

Contractor shall respond promptly and professionally to City requests.

The City may reject personnel or equipment deemed inadequate or unsafe.

Property Damage

Contractor shall be responsible for all damage caused by its operations and shall repair property damage to original condition.

Safety and Training

Contractor shall comply with OSHA regulations.

Proof of confined space entry training (CFR 1910.146), if applicable, shall be provided upon request.

9. Contractor Personnel and Equipment

As an independent contractor, Contractor is responsible for hiring, firing, payment and supervision of Contractor's employees.

Contractor shall provide all necessary equipment, PPE, chemicals, and materials to perform the contract.

No subcontracting of third parties is permitted without prior written approval from the City.

10. Insurance Requirements

The contractor shall maintain insurance, at its own expense, meeting or exceeding the following minimum limits:

Commercial General Liability:

\$1,000,000 per occurrence

\$2,000,000 general aggregate

Automobile Liability:

\$1,000,000 combined single limit

Workers' Compensation:

Statutory, with Employer's Liability limits of \$500,000

Umbrella Liability:

\$1,000,000 per occurrence and aggregate

The City of Grimes shall be named as an additional insured on a primary and non-contributory basis, with waiver of subrogation. Certificates of insurance are required prior to commencement of work.

11. Indemnification and Hold Harmless

The contractor shall indemnify, defend, and hold harmless the City of Grimes, its officials, employees, and agents from any and all claims, damages, losses, and expenses arising out of or related to the contractor's performance of services under this agreement. This obligation shall survive termination of the contract.

12. Quotation Submittal Requirements

Quotations shall include:

Company name, address, and contact information

Unit price per acre, inclusive of all costs

Please provide attachments for the following information:

Relevant experience and qualifications

Description of proposed approach and equipment

Proof of licenses, certifications, and insurance

Three (3) references from similar projects

13. Evaluation and Selection

Quotations will be evaluated based on responsiveness, qualifications, experience, compliance with this RFQ, and cost. Award will be made to the lowest responsive and responsible contractor determined to be in the best interest of the City.

14. Additional Terms

Non-Discrimination: Contractor shall comply with all applicable state and federal non-discrimination laws.

ADA Compliance: Contractor shall comply with the Americans with Disabilities Act.

Drug and Alcohol Testing: Contractor certifies compliance with applicable IDOT regulations.

Assignment: No assignment or subletting without written consent.

Termination: The City may terminate the agreement with thirty (30) days written notice for its own convenience, but will pay the Contractor for completed work as provided by the contract.

Entire Agreement: This RFQ and resulting contract constitute the entire agreement between the parties.

15. Questions and Submission

Questions of a technical or operational nature may be directed to:

Jeremy Thayer

City of Grimes Public Works

Phone: (515) 514-1034

Written quotations must be received by the City by the deadline specified in the solicitation notice. Electronic or hard copy submissions may be accepted as permitted by the City.



City of Grimes, Iowa

Quotation Sheet

Aquatic Vegetation and Algae Management Services

This Bid Sheet must be completed and submitted with the contractor's quotation. Pricing shall be provided on a per-acre-of-water-treated basis. All prices shall include labor, materials, chemicals, equipment, monitoring, reporting, mobilization, and all incidental costs necessary to fully comply with the Scope of Work.

Contractor Information

- Company Name: Aquatic Control Inc.
 - Address: 1407 NW Laurel St. Suite 101
 - City, State, ZIP: Elkhart Iowa 50073
 - Primary Contact Name: Grant Greenman
 - Phone Number: 515-473-2397
 - Email Address: Grantg@aquaticcontrol.com
-

Pricing Schedule

Item No.	Description	Unit	Unit Price (\$)	Extended Price (\$)
1	Aquatic vegetation and algae management services in accordance with the RFQ Scope of Work	Per acre of water treated	\$ _____	2,550.00 Based on actual acres treated

Notes:

- Unit price shall apply to all site visits and applications during the contract period (April–October).
- Payment will be based on the actual number of acres treated, as approved by the City.
- No additional charges will be allowed unless specifically authorized in writing by the City.

Acknowledgments and Certifications

By signing below, the undersigned certifies that:

- The unit price quoted is firm for the duration of the contract period.
- The contractor has reviewed and agrees to comply with all requirements of the RFQ and Scope of Work.
- All products used will meet regulatory, labeling, and product restrictions specified by the City.
- The contractor is properly licensed and insured to perform the services described.

Authorized Signature: Grant Greenman

Printed Name and Title: Grant Greenman Central Iowa Office Manager

Date: _____

Aquatic Control Inc.: City of Grimes Request For Quotation Supporting Document

Relevant Experience:

Grant Greenman: Biologist/applicator for 8 years

Dylan Walton: Biologist/applicator for 5 years

Brayden Crew: Biologist/applicator for 3 years

Josh Wegman: Biologist/applicator for 2 years

Description of proposed approach and equipment:

Use of 14' flatbottom boat with 15HP motor. High pressure pump rig for uniform application.

Biweekly (every 14 days) on site inspection and treatment based on growth at time of inspection.

Target vegetation to include filamentous algae, planktonic algae, submersed vegetation to include pondweeds and naiads.

Use of aquatic approved herbicides and copper algaecides only. No bacteria will be applied.

All treatments will follow label rates, precautions, and restrictions.

All Federal, state, and local regulations will be followed.

All applications records will be recorded immediately after treatment and submitted to the city by end of business day of treatment.

Proof of License, certifications, and insurance

Applicators Certification Number:

Grant Greenman: 58435

Dylan Walton: 62048

Brayden Crew: 60581

Josh Wegman: 61096

Aquatic Control Inc.: City of Grimes Request For Quotation Supporting Document

References:

City of Altoona 900 Venbury Drive SW, Altoona, IA 50009

Chris Rhinehart 515-681-6836 Crhinehart@altoona-iowa.com

Polk County Conservation 12130 NW 128th St. Granger, IA 50109

Amanda Brown 319-361-7514 Amanda.Brown@polkcountyiowa.gov

Iowa Department of Natural Resources 1436 255th St. Boone, IA 50036

Jason Euchner 515-230-4789 Jason.Euchner@dnr.iowa.gov

Acreage	Biweekly Service	
	Apr-Oct	
0.01-0.74	\$	2,235.00
0.75-1.24	\$	2,550.00
1.25-1.74	\$	2,885.00
1.75-2.24	\$	3,315.00
2.25-2.74	\$	3,465.00
2.75-3.24	\$	3,620.00
3.25-3.74	\$	3,780.00
3.75-4.24	\$	3,950.00
4.25-4.74	\$	4,130.00



AGENDA ITEM: Resolution 02-2926 Setting the date for Public Hearing and additional action on proposal to enter into a General Obligation Loan Agreement and to borrow money thereunder

BACKGROUND: Council was presented the CIP in November 2025. The 2026A GO bond issuance will fund the projects that were included within the CIP for 2027. This will include projects for park, traffic signal, and park improvements, the City Administration building, street construction, roadway improvements and infrastructure work.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:

Prioritized: X YES ____NO

*High-Performing Organization/Exception Professional Services ____

*Great Place to Live/Expanded Quality of Life Amenities X

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS: The CIP was presented in November 2025 and the projects were included in the budget that was presented to Council at the work session in February 2026.

STAFF RECOMMENDATION: Staff recommends setting the public hearing date.

RESPONSIBLE STAFF/CONTACT INFORMATION:

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

Prepared by: Marcia Woodke/Dorsey & Whitney

Return to: Marcia Woodke

February 19, 2026

Via Email

Jake Anderson
City Administrator/City Hall
Grimes, Iowa

Re: General Obligation Corporate Purpose Financing
Our File No. 419952-114

Dear Jake:

We have prepared and attached proceedings to be used at the February 24, 2026 City Council meeting to enable the City Council to set March 10, 2026 as the date for the hearing on the General Obligation Loan Agreement (the “Loan Agreement”).

The documents attached include the following items:

1. Resolution fixing the date, time and place of the meeting at which it is proposed to hold the hearing and take action to enter into the Loan Agreement.

The form of notice of hearing is set out in Section 2 of the resolution. Please print an extra copy for delivery to the publisher. Please insert the time and place of the hearing in both the resolution and the notice.

2. Attestation Certificate with respect to the validity of the transcript.

3. Organization Certificate.

4. Publication Certificate with respect to publication of the notice, to which must be attached the publisher’s affidavit of publication with the clipping of the notice as published.

The notice of hearing on the Loan Agreement must be published at least once, **not less than four (4) and not more than twenty (20) days** before the March 10th meeting date set for the hearing, in a legal newspaper which has a general circulation in Grimes. **The last date on which this notice can be effectively published is Friday, March 6, 2026.**

Please scan and email a copy of the published notice to lemke.susan@dorsey.com as soon as it appears in the newspaper.

As soon as possible after the City Council meeting, please return one fully executed copy of these proceedings.

If you have any questions, please contact Erin Regan, Cheryl Ritter, Megan Newell or me.

Best regards,

John P. Danos

Attachments

cc: Olivia DeYoung
Rachel Greving
Marcia Woodke
PFM Financial Advisors LLC
Diana VanVleet

MINUTES TO SET DATE FOR HEARING
ON PROPOSAL TO ENTER INTO LOAN
AGREEMENT

Grimes, Iowa

419952-114

February 24, 2026

The City Council of the City of Grimes, Iowa, met on February 24, 2026, at _____ o'clock
____.m., at the _____, Grimes, Iowa.

The Mayor presided and the roll was called showing the following members of the City
Council present and absent:

Present:

Absent: _____.

Council Member _____ introduced the resolution hereinafter
next set out and moved its adoption, seconded by Council Member
_____; and after due consideration thereof by the City Council, the
Mayor put the question upon the adoption of the said resolution and the roll being called, the
following named Council Members voted:

Ayes:

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

• • • •

At the conclusion of the meeting and upon motion and vote, the City Council adjourned.

Mayor

Attest:

City Clerk

RESOLUTION NO. _____

Resolution setting the date for public hearing and additional action on proposal to enter into a General Obligation Loan Agreement in a principal amount not to exceed \$8,750,000

WHEREAS, the City of Grimes (the “City”), in Dallas and Polk Counties, State of Iowa proposes to enter into a loan agreement (the “Essential Purpose Loan Agreement”), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$8,750,000 for the purpose of paying the costs, to that extent, of (a) constructing street, water system, sanitary sewer system, storm water drainage, sidewalk/pedestrian trafficway improvements, (b) acquiring and installing street lighting, traffic control, signage and signalization improvements; (c) undertaking improvements to and equipping of existing municipal parks (the “Projects”), and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Essential Purpose Loan Agreement and to give notice thereof as required by such law; and

WHEREAS, the City heretofore proposed to enter into a general obligation urban renewal loan agreement (the “Urban Renewal Loan Agreement,” and together with the Essential Purpose Loan Agreement, the “Loan Agreements”) and to borrow money thereunder in a principal amount not to exceed \$12,000,000, pursuant to the provisions of Sections 384.24A and 384.24.3(q) of the Code of Iowa, for the purpose of paying the costs, to that extent, of undertaking the City Hall Project, an urban renewal project in the Grimes Urban Renewal Area which was authorized by action of the City Council on May 14, 2024, and in lieu of calling an election upon such proposal, has published notice of the proposed action, including notice of the right to petition for an election, and has held a hearing thereon, and as of May 28, 2024, no petition has been filed with the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Grimes, Iowa, as follows:

Section 1. This City Council shall meet on March 10, 2026, at the _____, Grimes, Iowa, at _____ o’clock ____ .m., at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Essential Purpose Loan Agreement described in the preamble hereof.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Essential Purpose Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than four (4) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$8,750,000

(GENERAL OBLIGATION)

The City Council of the City of Grimes, Iowa (the “City”), will meet on March 10, 2026, at the _____, Grimes, Iowa, at _____ o’clock _____.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the “Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$8,750,000 for the purpose of paying the costs, to that extent, of (a) constructing street, water system, sidewalk, sanitary sewer system and storm water drainage improvements; (b) acquiring and installing street lighting, signage and signalization improvements; and (c) undertaking improvements to existing municipal parks.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City.

It is estimated the annual increase in property taxes on a residential property with an actual valuation of one hundred thousand dollars resulting from the City entering into the Loan Agreement will be \$20.95, however the City Council may determine for any fiscal year while the Loan Agreement is outstanding to budget other available revenues to the payment of some or all of the debt service coming due thereunder.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreements, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Grimes, Iowa.

Rachel Greving
City Clerk

Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the “Regulations”) of the Internal Revenue Service, the City declares (a) that it intends to undertake the Projects which are reasonably estimated to cost approximately \$8,750,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the “Bonds”), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Projects has heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved February 24, 2026.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA

DALLAS AND POLK COUNTIES

SS:

CITY OF GRIMES

I, the undersigned, City Clerk of the City of Grimes, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for additional action on the City's proposal to enter into a certain loan agreements, as referred to therein.

WITNESS MY HAND this _____ day of _____, 2026.

City Clerk

ORGANIZATION CERTIFICATE

STATE OF IOWA
DALLAS AND POLK COUNTIES
CITY OF GRIMES

SS:

I, the undersigned City Clerk, do hereby certify that the City of Grimes is organized and operating under the provisions of Title IX of the Code of Iowa and not under any special charter and that the City is operating under the Mayor-Council form of government and that there is not pending or threatened any question or litigation whatsoever touching the incorporation of the City, the inclusion of any territory within its limits or the incumbency in office of any of the officials hereinafter named.

And I do further certify that the following named parties are officials of the City as indicated:

_____, Mayor
_____, City Administrator
_____, City Clerk
_____, City Treasurer
_____, Council Member/Mayor Pro Tem
_____, Council Member
_____, Council Member
_____, Council Member
_____, Council Member

WITNESS MY HAND this ____ day of _____, 2026.

City Clerk

PUBLICATION CERTIFICATE

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavit and have verified that the notice was published on the date indicated in the affidavit but please return all other completed pages to us as soon as they are available.)

STATE OF IOWA

DALLAS AND POLK COUNTIES

SS:

CITY OF GRIMES

I, the undersigned, City Clerk of the City of Grimes, do hereby certify that pursuant to the resolution of the City Council fixing a date of meeting at which it is proposed to take action to enter into a certain loan agreements, the notice, of which the printed slips attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2026.

City Clerk

(Attach here the publisher's original affidavit with clipping of the notice, as published.)



CITY COUNCIL COMMUNICATION
Meeting Date: 2/24/2026

AGENDA ITEM: Resolution to Make a One-Time Water and Sewer Adjustment for a Customer

BACKGROUND: The City Council approved Resolution #01-1623, Water and Sewer Adjustment Policy on January 24, 2023. On February 13, 2026, utility customer Patricia Degnan submitted a Water/Sewer Adjustment form and all relevant documentation to the Finance Officer - Utility Billing. Mrs. Degnan meets the criteria for receiving an adjustment on water and sewer charges due to a leak, and the subsequent repairs made to correct the issue.

BUDGETARY CONSIDERATIONS: An adjustment of \$163.51 for water and \$139.88 for sewer is recommended for the utility account of Patricia Degnan.

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/COMMISSION ACTIONS: Council approval of the adjustment of Patricia Degnan's utility account.

STAFF RECOMMENDATION: Staff recommends approval

RESPONSIBLE STAFF/CONTACT INFORMATION:

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

Prepared by: Kathy Steele

Return to: Marcia Woodke

RESOLUTION TO MAKE A ONE-TIME WATER AND SEWER ADJUSTMENT FOR A
CUSTOMER

Grimes Resolution No. 02-3026

WHEREAS, on January 24, 2023, the Grimes City Council approved Resolution 01-1623 adopting a Water/Sewer Adjustment Policy to encourage residents to make prompt repairs and/or provide a permanent solution to prevent water loss and increased sewer discharge, and

WHEREAS, City Staff has determined that Patricia Degnan has met the criteria set forth in the Water/Sewer Adjustment Policy, and

WHEREAS, City Staff recommends an adjustment to Patricia Degnan's utility account in the amount of \$163.51 for water charges and \$139.88 for sewer charges, and

WHEREAS, the City Council of Grimes does approve the adjustment of Patricia Degnan's utility account.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the water and sewer adjustment for Patricia Degnan's utility account is approved.

PASSED and APPROVED on February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

CITY OF GRIMES

WATER/SEWER ADJUSTMENT FORM

If your request is granted, this is a one (1) time only adjustment per customer/family.

Form must be filled out completely and receipts provided to support the issue has been resolved.
Consideration will not be given when information is missing and/or receipts are not provided.

Date of Request

Feb. 11, 2025

Date Incident Discovered

Jan. 7, 2025

Address of Incident

[REDACTED]

Owner or Tenant #1

Patricia N. Degnan

Last 4 of Social Security #

[REDACTED]

Phone Number

My husband passed away May 2016

Owner or Tenant #2

Last 4 of Social Security #

Phone Number

Below please provide a description of the issue and the action taken to resolve the issue in a permanent manner.

December bill had the double charge due to new payment system. People complaining on Facebook on how high their water bill was and new payment system. I noticed mine was higher and I did see where the charge was refunded. I didn't want to be a person who complained. Then I received the Jan bill and I called. Person said - something is wrong in your home. Your next bill is ever higher at \$300. I called my brother-in-law that day Jan. 7 and he came to my house to check the toilets. He fixed the one on my main level. Then I received the next bill of over \$500. I cannot afford to pay.

I/We attest the information provided is true and accurate and understand that if this request is granted, I/We will not be provided this opportunity again.

Patricia N. Degnan

Signature #1

Roddy Degnan

Signature #2

over \$1000 for City of Grimes in 3 months! I lived in Grimes since 1991 and in the home that I am in now since 1998. I am a retired teacher from DCG. Please consider granting me a one time adjustment on my City of Grimes bill.

/DEGNAN							
Date	Consumption		Bill date w/leak	Consumption Billed	Amount over 4300 gal		
12/1/2025	10400		2/1/2026	21600	17300.00		
11/1/2025	7400		1/1/2026	14400	10100.00		
10/1/2025	5100						
9/1/2025	4500						
8/1/2025	3700						
7/1/2025	4300						
6/1/2025	4000		Dollar amount over average consumption/Water 11.26 per 1000, Sewer 10.21 per 1000				
5/1/2025	3600		Water	194.80	2/1/26 Bill	Water ExciseTax	Total Adjustment
4/1/2024	2100			97.40	Amount to Credit	5.84	103.24
3/1/2024	1800		Sewer	176.63			
2/1/2024	2400			88.32	Amount to Credit	Not taxed	88.32
1/1/2024	2300		Water	113.73	1/1/26 Bill		
				56.86	Amount to Credit	3.41	60.27
	51600		Sewer	103.12			
				51.56	Amount to Credit	Not taxed	51.56
Average Consumpt	4300.00						
				Per Policy- adjustment for half of consumption over average			303.39
FY26 Water Rate	11.26						
FY26 Sewer Rate	10.21						
					Total Water Adj.	154.26	
					Total Water Tax Adj.	9.25	
					Total Sewer Adj.	139.88	
						303.39	



AGENDA ITEM: Resolution Setting the date for Public Hearing on the Fiscal Year 2026-2027 Proposed City Property Tax Levy

BACKGROUND: The State of Iowa requires a public hearing on the tax statement and proposed property tax levy, which will be sent to each property owner providing the proposed school, city, and county levies for the following fiscal year. The city is setting April 14, 2026, as the date for the special meeting to hold the public hearing, and the proposed levy information will be submitted to the Department of Management and Polk County.

BUDGETARY CONSIDERATIONS: The proposed levy maintains the current fiscal year 2026 levy of \$10.69920 per \$1000 of taxable value. We are projected to receive \$339,000 more dollars in the general fund in fiscal year 2027 than the amount receipted in fiscal year 2026.

STRATEGIC PLANNING:

Prioritized: X YES ____ NO

*High-Performing Organization/Exception Professional Services ____

*Great Place to Live/Expanded Quality of Life Amenities X

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS: The council held budget workshops on February 10th and 16th.

STAFF RECOMMENDATION: Staff recommends setting the public hearing and submitting the proposed levy to Polk County and the Department of Management.

RESPONSIBLE STAFF/CONTACT INFORMATION:

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

Prepared by: Marcia Woodke

Return to: Marcia Woodke

RESOLUTION 02-3126 SETTING THE DATE FOR PUBLIC HEARING ON THE FISCAL
YEAR 2026-2027 PROPOSED CITY PROPERTY TAX LEVY

Grimes Resolution No. 02-3126

WHEREAS, the City of Grimes is preparing the annual budget for fiscal year 2026-2027; and

WHEREAS, the State of Iowa requires a public hearing on the tax statement showing the proposed tax levies for the city, county, and school district prior to allowing the city to set a public hearing date for the fiscal year 2026-2027 city budget; and

WHEREAS, any tax payer of the city may speak for or against the city's proposed tax levy at the public hearing; and

WHEREAS, the City Council proposed a special meeting solely to hold a public hearing on the proposed tax levy.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Clerk is hereby authorized to publish a notice of public hearing pertaining to the proposed tax levy that is included on the tax statement and to set a special meeting of the Council for the sole purpose of holding the public hearing on April 14, 2026 at 5:30 p.m..

PASSED and APPROVED on February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 4/14/2026 **Meeting Time:** 05:30 PM **Meeting Location:** Grimes Community Center 410 SE Main St. Grimes, IA 50111

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.grimesiowa.gov

City Telephone Number
(515) 986-3036

Iowa Department of Management	Current Year Certified Property Tax 2025 - 2026	Budget Year Effective Property Tax 2026 - 2027	Budget Year Proposed Property Tax 2026 - 2027
Taxable Valuations for Non-Debt Service	1,300,783,002	1,388,478,447	1,388,478,447
Consolidated General Fund	9,479,599	9,479,599	9,823,971
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	0	0	0
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	0	0	0
Other Employee Benefits	990,963	990,963	1,351,934
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	1,635,498,629	1,773,094,662	1,773,094,662
Debt Service	4,334,071	4,334,071	4,699,002
CITY REGULAR TOTAL PROPERTY TAX	14,804,633	14,804,633	15,874,907
CITY REGULAR TAX RATE	10.69943	9.98538	10.69920
Taxable Value for City Ag Land	4,609,200	4,599,384	4,599,384
Ag Land	13,828	13,828	13,816
CITY AG LAND TAX RATE	3.00009	3.00649	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Residential	507	524	3.35
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Commercial	2,206	2,448	10.97

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:

Growth and inflation increase workloads city-wide. FY27 revenue rises \$344K, but public safety needs \$1M more. We're adding a gas/electric franchise fee and shifting costs to utility, gas tax, and user fees to support all departments and meet our community's expanding needs.



AGENDA ITEM: Resolution Approving Amended Offer to Purchase and Agreement - Shipley - 142nd Street Improvements

BACKGROUND:

Staff is requesting Council approval of an Amended Offer to Purchase and Agreement for right-of-way acquisition associated with the 142nd Street Improvement Project.

The amendment is necessary due to a boundary retracement survey that was recorded during the acquisition process. The survey identified minor shifts in the property line that were not reflected in the original legal description used for the previously approved agreement. As a result, the square footage of right-of-way to be acquired changed slightly, requiring an adjustment to the total purchase price.

This amendment does not alter the intent of the acquisition, the project scope, or the City's overall right-of-way needs. It simply ensures that the legal description and compensation are accurate and defensible.

BUDGETARY CONSIDERATIONS: The originally approved agreement identifies a total compensation of \$133,255.00. With the revised platting, the total compensation decreases to \$132,378.00

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☐

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☒

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alex Pfaltzgraff, Development Services Director/Assistant City Manager , 515-986-4050, apfaltzgraff@grimesiowa.gov

Prepared by: AP
Return to: AP

RESOLUTION APPROVING AMENDED OFFER TO PURCHASE AND AGREEMENT -
SHIPLEY - 142ND STREET IMPROVEMENTS

Grimes Resolution No. 02-3226

WHEREAS, the City Council previously approved an Offer to Purchase and Agreement (the "Agreement") for the acquisition of certain easements and right-of way for the widening and improvement to 142nd Street from Meredith Drive to Waterford Road (the "Improvements"); and

WHEREAS, a recorded boundary retracement survey (the "Survey") was filed for the adjoining property in the office of the Polk County Recorder; and

WHEREAS, the survey altered the legal description in the Agreement; and

WHEREAS, an amended agreement has been drafted to reflect the new legal description.

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

That, the Offer to Purchase Easement and Agreement is approved by the Grimes City Council, and the Mayor and/or City Manager are authorized to execute, on behalf of the City of Grimes, such documents as are necessary and appropriate to effectuate the terms pursuant to the Offer, including, without limitation, any agreements, easements or other documents, and the City Clerk is authorized to attest to their signatures.

PASSED and APPROVED on February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

SPACE ABOVE THIS LINE FOR RECORDER

OFFER TO PURCHASE AND AGREEMENT

Page 1

PARCEL NO. 7925-18-100-001COUNTY: PolkPROJECT NO. N/APROJECT NAME: 142nd Street Paving ProjectTO: Shirley I. Shipley, Sharon I. Kramer and Beverly A. Kelly

On this 19th day of February 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 **Easement Exhibit**. **This offer shall terminate on 30 days from offer date.** If accepted by SELLER, as evidenced by SELLER'S signature below, the parties agree as follows:

1. **SELLER AGREES to sell and furnish to BUYER a conveyance document, on form(s) furnished by Buyer, and Buyer agrees to buy the following real estate, hereinafter referred to as the premises as described on EXHIBIT A and which include the following buildings, improvements and other property: LAND ONLY. SELLER CONSENTS to any change of grade related to the project and accepts payment under this agreement for any and all damages arising therefrom. SELLER ACKNOWLEDGES full settlement and payment from Buyer for all claims per the terms of this agreement and discharges Buyer from liability because of this agreement and the construction of this public improvement project.**
2. **Possession of the premises is the essence of this agreement and Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. SELLER grants Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. SELLER may surrender possession of the premises or building or improvement or any part thereof prior to the time at which SELLER has hereinafter agreed to do so, and agrees to give Buyer ten (10) days' notice of SELLER'S intention to do so in writing.**
3. **Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title and to surrender physical possession of the premises as shown on or before the dates listed below.**

PAYMENT AMOUNT	AGREED PERFORMANCE	DATE
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
<u>\$132,378.00</u>	on possession and conveyance	<u>Within 30 Days of BUYER Approval</u>

\$ 132,378.00 TOTAL LUMP SUM

BREAKDOWN:	ac. = acres / sq.ft. = square feet	
Land by Fee Title	<u>32,191</u> sq.ft.	<u>\$ 128,451.00</u>
Underlying Fee Title	<u>0</u> sq.ft.	<u>\$ 0.00</u>
Permanent Easement	<u>1,968</u> sq.ft.	<u>\$ 3,927.00</u>
Temporary Easement(s)	<u>0</u> sq.ft.	<u>\$ 0.00</u>
Landscaping/Other		<u>\$ 0.00</u>
Total		<u>\$ 132,378.00</u>
Additional Damages	<u>None</u>	

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

4. SELLER WARRANTS that there are no tenants on the premises holding under lease except: Insert Tenant
5. Each page and each attachment is by this reference made part hereof.
6. This agreement shall apply to and bind the legal successors in interest of the Seller and SELLER AGREES to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession as required by the Code of Iowa, and agrees to warrant good and sufficient title. Names and addresses of lienholders are: None
7. SELLER agrees that amounts payable by SELLER for real estate taxes, special assessments, mortgage payoffs, liens, or judgments shall be deducted at closing from the purchase price. SELLER AGREES to obtain court approval of this contract, if requested by Buyer, if title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to Buyer, but not attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed bills.
8. BUYER agrees that any drain tile and/or underground irrigation systems which are located within the premises and are damaged by construction shall be repaired at no expense to SELLER. BUYER shall have the right of entry upon SELLER'S remaining property along the right of way line, if necessary, for the purpose of connecting said drain tile and/or underground irrigation systems.
9. If SELLER holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of SELLER.
10. These premises are being acquired for public purposes and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa.
11. BUYER hereby gives notice of SELLER's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa.
12. BUYER hereby agrees to additionally warrant the project against any defects against the property as a result of the project for a period of one year following the completion and acceptance of the project. Defects may include, but are not limited to insufficient seeding/stabilization or settling of the property within the easement.
13. SELLER states and warrants that there is no well, solid waste disposal site, hazardous substances, nor underground storage tanks on the premises described and sought herein, except: None
14. BUYER shall be responsible for the removal and relocation of any fences.
15. BUYER shall be responsible for all restoration disturbed area within the easements.
16. SELLER agrees to cooperate with BUYER in removing liens and encumbrances in order to convey marketable title to BUYER in conformity with Iowa law and the Title Standards of the Iowa State Bar Association. If possession and conveyance are delayed due to SELLER's inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. SELLER understands that if necessary property rights cannot be acquired by voluntary purchase, BUYER may initiate action to acquire the property interests contemplated in this Agreement under power of eminent domain.
17. SELLER'S spouse, if not a title holder immediately preceding acceptance, executes this Agreement only for the purpose of relinquishing all rights of dower, homestead and distributive share or in compliance with Section 561.13 of the Code of Iowa and agrees to execute the conveyance documents for this purpose.
18. This Agreement shall not be binding until it has received the final approval by Resolution of the Grimes City Council.
19. GENERAL PROVISIONS.
 - a. This Agreement contains the entire agreement of the parties and no waiver, modification, release, or cancellation of this Agreement or any portion of this Agreement shall be binding unless evidenced by writing.
 - b. This Agreement shall be binding on the heirs, personal representatives, assigns, and successors of the parties.
 - c. This Agreement shall be governed by, construed, and enforced in accordance with the law of the State of Iowa.

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

X
By: Beverly A. Kelly
Marital Status: _____

X
By: Shirley I Shipley
Marital Status: _____

X
By: Sharon I Kramer
Marital Status: _____

ALL PURPOSE ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss:

On this _____ day of _____, A.D. 20_____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

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

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

(NOTARY SEAL) _____ (Sign in Ink)

(Print/Type Name)
Notary Public in and for the State of _____

CAPACITY CLAIMED

BY SIGNER:

INDIVIDUAL
CORPORATE

Title(s) of Corporate Officer(s): _____

Corporate Seal is affixed

No Corporate Seal procured

PARTNER(s): Limited Partnership
General Partnership

ATTORNEY-IN-FACT

EXECUTOR(s) or TRUSTEE(s)

GUARDIAN(s) or CONSERVATOR(s)

OTHER: _____

SIGNER IS REPRESENTING:

List name(s) of person(s) or entity(ies)

BUYER'S APPROVAL

Signed by: Scott Mikkelsen (Date) _____

Attested by: Rachel Greving (Date) _____

BUYER'S ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss:

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

Notary Public in and for the State of Iowa

ACQUISITION PLAT

PREPARED FOR

CITY OF GRIMES
101 NE HARVEY ST
GRIMES, IOWA 50111

PROPRIETOR

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

SUBJECT PROPERTY
LEGAL DESCRIPTION

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

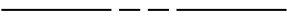
DESCRIPTION OF
ACQUISITION AREA

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

BEGINNING AT THE NW CORNER OF SAID SECTION 18; THENCE S 89° 57' 34" E, ALONG THE NORTH LINE OF SAID NW
FRACTIONAL QUARTER OF SECTION 18, A DISTANCE OF 110.45 FEET; THENCE S 00° 02' 26" W, A DISTANCE OF 60.00 FEET;
THENCE 78.75 FEET ALONG A CURVE TO THE LEFT, NOT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 50.00
FEET, A DELTA ANGLE OF 90° 14' 07" AND A CHORD DISTANCE OF 70.86 FEET WHICH BEARS S 44° 55' 22" W; THENCE S 00° 11' 42"
E, A DISTANCE OF 1044.73 FEET, TO THE SOUTH LINE OF THE NORTH 1155 FEET OF THE WEST 118.5 RODS OF SAID NW
FRACTIONAL QUARTER OF SECTION 18; THENCE N 89° 58' 05" W, ALONG SAID SOUTH LINE OF THE NORTH 1155 FEET OF THE
WEST 118.5 RODS OF THE NW FRACTIONAL QUARTER OF SECTION 18, A DISTANCE OF 60.00 FEET, TO THE WEST LINE OF SAID
NW FRACTIONAL QUARTER OF SECTION 18; THENCE N 00° 11' 42" E, ALONG SAID WEST LINE OF THE NW FRACTIONAL QUARTER
OF SECTION 18, A DISTANCE OF 1154.95 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.673 ACRES (72,858 SQ. FT.) MORE OR LESS, INCLUDING 0.934 ACRES (40,667 SQ. FT.) OF EXISTING R.O.W. FOR A
NET AREA OF 0.739 ACRES (32,191 SQ. FT.).

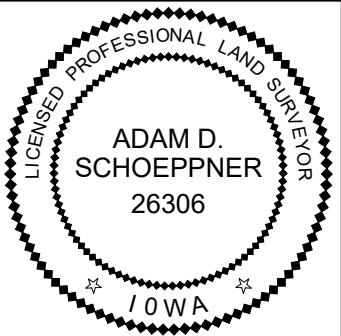
LEGEND

	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		
P.O.C.	POINT OF COMMENCEMENT		

CURVE TABLE

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

CERTIFICATION



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, 2027

Date of survey: 12/02/25

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



1933 SW MAGAZINE ROAD
ANKENY, IOWA
50023-2555
(515) 965-0123 PHONE
(515) 965-3322 FAX

PROJECT:

142ND STREET PAVING PROJECT

LOCATION:

GRIMES, IOWA

NAI No.:

23112

DRAWN BY:

JHP

DWG No.:

1/2

DATE:

02/16/26

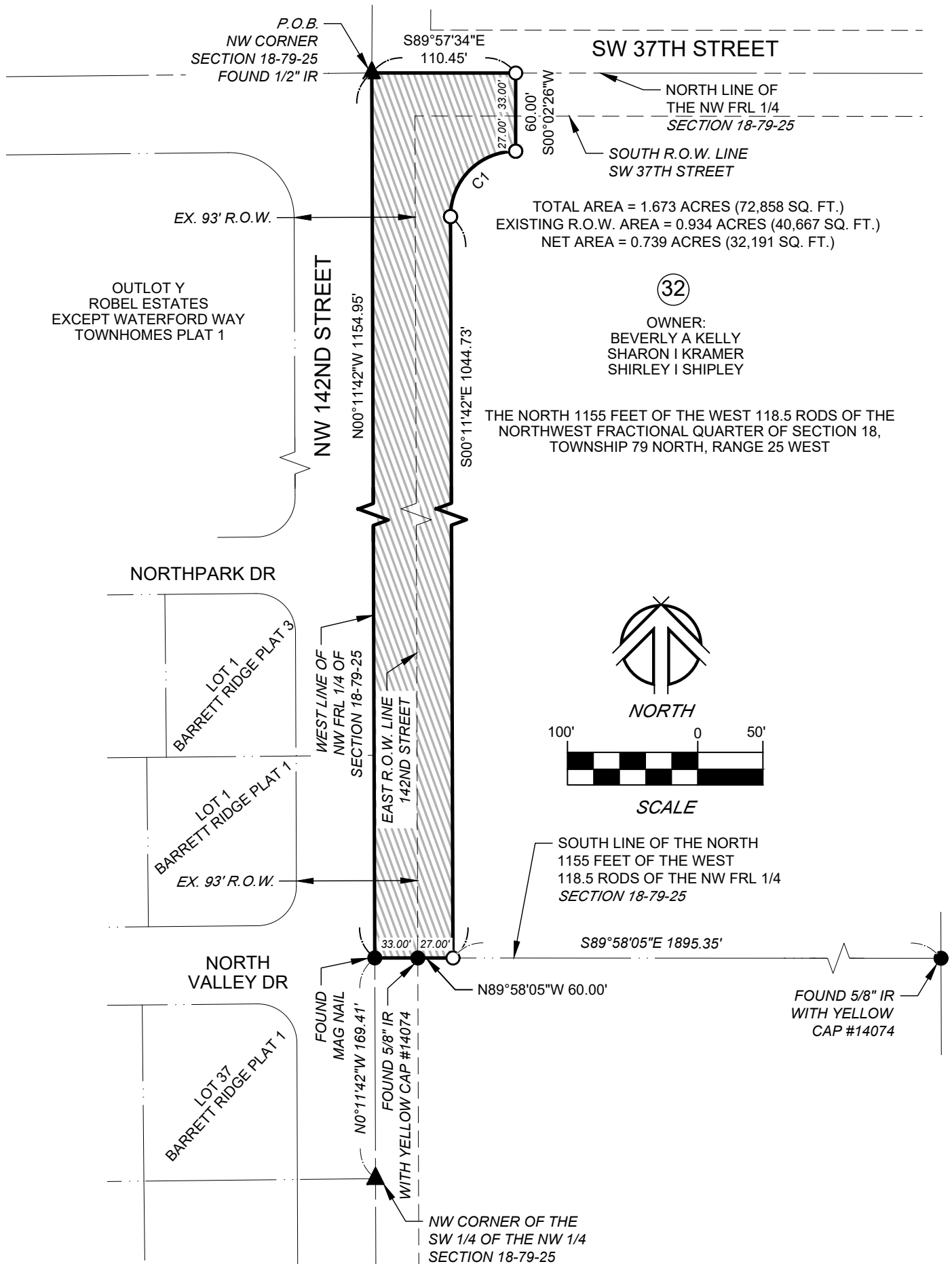
CHECKED BY:

ADS

SHEET TITLE:

RW-32

ACQUISITION PLAT



 1933 SW MAGAZINE ROAD ANKENY, IOWA 50023-2555 (515) 965-0123 PHONE (515) 965-3322 FAX www.nillesinc.com	PROJECT:	NAI No.:	DRAWN BY:	DWG No.:
	LOCATION:	DATE:	CHECKED BY:	SHEET TITLE:
	142ND STREET PAVING PROJECT	23112	JHP	2/2
	GRIMES, IOWA	02/16/26	ADS	RW-32

PERMANENT EASEMENT EXHIBIT

PREPARED FOR

CITY OF GRIMES
101 NE HARVEY ST
GRIMES, IOWA 50111

PROPRIETOR

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

SUBJECT PROPERTY LEGAL DESCRIPTION

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

DESCRIPTION OF PERMANENT EASEMENT AREA

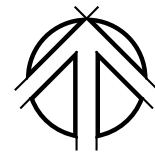
THAT PART OF THE NORTH 1155 FEET OF THE WEST 118.5 RODS OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 18, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

CURVE TABLE

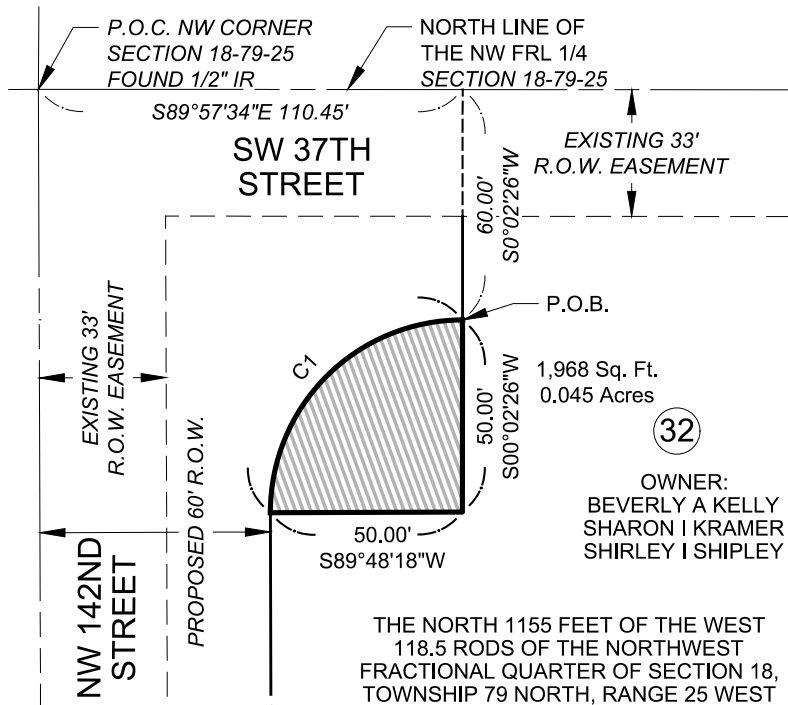
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	78.75'	50.00'	90°14'07"	70.86'	N44°55'22"E



SCALE

LEGEND

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



32

OWNER:
BEVERLY A KELLY
SHARON I KRAMER
SHIRLEY I SHIPLEY

THE NORTH 1155 FEET OF THE WEST
118.5 RODS OF THE NORTHWEST
FRACTIONAL QUARTER OF SECTION 18,
TOWNSHIP 79 NORTH, RANGE 25 WEST



1933 SW MAGAZINE ROAD
ANKENY, IOWA
50023-2555
(515) 965-0123 phone
(515) 965-3322 fax

PROJECT:

142ND STREET PAVING PROJECT

LOCATION:

GRIMES, IOWA

NAI No.:

23112

DRAWN BY:

JHP

DWG No.:

1/1

DATE:

09/27/24

CHECKED BY:

ADS

SHEET TITLE:

PE-32



AGENDA ITEM: Resolution Approving Amended Offer to Purchase and Agreement - EBH Inc
- 142nd Street Improvements

BACKGROUND:

Staff is requesting Council approval of an Amended Offer to Purchase and Agreement for right-of-way acquisition associated with the 142nd Street Improvement Project.

The amendment is necessary due to a boundary retracement survey that was recorded during the acquisition process. The survey identified minor shifts in the property line that were not reflected in the original legal description used for the previously approved agreement. As a result, the square footage of right-of-way to be acquired changed slightly, requiring an adjustment to the total purchase price.

This amendment does not alter the intent of the acquisition, the project scope, or the City's overall right-of-way needs. It simply ensures that the legal description and compensation are accurate and defensible.

BUDGETARY CONSIDERATIONS: The originally approved agreement identifies a total compensation of \$59,923.00. With the revised platting, the total compensation increases to \$60,612.00.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

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

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alex Pfaltzgraff, Development Services Director/Assistant City Manager, 515-986-4050,
apfaltzgraff@grimesiowa.gov

Prepared by: AP
Return to: AP

RESOLUTION APPROVING AMENDED OFFER TO PURCHASE AND AGREEMENT - EBH
INC - 142ND STREET IMPROVEMENTS

Grimes Resolution No. 02-3326

WHEREAS, the City Council previously approved an Offer to Purchase and Agreement (the "Agreement") for the acquisition of certain easements and right-of way for the widening and improvement to 142nd Street from Meredith Drive to Waterford Road (the "Improvements"); and

WHEREAS, a recorded boundary retracement survey (the "Survey") was filed for the adjoining property in the office of the Polk County Recorder; and

WHEREAS, the survey altered the legal description in the Agreement; and

WHEREAS, an amended agreement has been drafted to reflect the new legal description.

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

That, the Offer to Purchase Easement and Agreement is approved by the Grimes City Council, and the Mayor and/or City Manager are authorized to execute, on behalf of the City of Grimes, such documents as are necessary and appropriate to effectuate the terms pursuant to the Offer, including, without limitation, any agreements, easements or other documents, and the City Clerk is authorized to attest to their signatures.

PASSED and APPROVED on February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

SPACE ABOVE THIS LINE FOR RECORDER

OFFER TO PURCHASE AND AGREEMENT

Page 1

PARCEL NO. 7925-18-100-002COUNTY: PolkPROJECT NO. N/APROJECT NAME: 142nd Street Paving ProjectTO: EBH, INC

On this 19th day of February 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 **Easement Exhibit**. **This offer shall terminate on 30 days from offer date.** If accepted by SELLER, as evidenced by SELLER'S signature below, the parties agree as follows:

1. **SELLER AGREES to sell and furnish to BUYER a conveyance document, on form(s) furnished by Buyer, and Buyer agrees to buy the following real estate, hereinafter referred to as the premises as described on EXHIBIT A and which include the following buildings, improvements and other property: LAND ONLY. SELLER CONSENTS to any change of grade related to the project and accepts payment under this agreement for any and all damages arising therefrom. SELLER ACKNOWLEDGES full settlement and payment from Buyer for all claims per the terms of this agreement and discharges Buyer from liability because of this agreement and the construction of this public improvement project.**
2. **Possession of the premises is the essence of this agreement and Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. SELLER grants Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. SELLER may surrender possession of the premises or building or improvement or any part thereof prior to the time at which SELLER has hereinafter agreed to do so, and agrees to give Buyer ten (10) days' notice of SELLER'S intention to do so in writing.**
3. **Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title and to surrender physical possession of the premises as shown on or before the dates listed below.**

PAYMENT AMOUNT	AGREED PERFORMANCE	DATE
\$ _____	on right of possession	_____
\$ _____	on conveyance of title	_____
\$ _____	on surrender of possession	_____
<u>\$ 60,612.00</u>	on possession and conveyance	<u>Within 30 Days of BUYER Approval</u>

\$ 60,612.00 TOTAL LUMP SUM

BREAKDOWN:	ac. = acres / sq.ft. = square feet	
Land by Fee Title	<u>22,095</u> sq.ft.	<u>\$ 60,612.00</u>
Underlying Fee Title	<u>0</u> sq.ft.	<u>\$ 0.00</u>
Permanent Easement	<u>0</u> sq.ft.	<u>\$ 0.00</u>
Temporary Easement(s)	<u>0</u> sq.ft.	<u>\$ 0.00</u>
Landscaping/Other		<u>\$ 0.00</u>
Total		<u>\$ 60,612.00</u>
Additional Damages	<u>None</u>	

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

4. SELLER WARRANTS that there are no tenants on the premises holding under lease except: Insert Tenant
5. Each page and each attachment is by this reference made part hereof.
6. This agreement shall apply to and bind the legal successors in interest of the Seller and SELLER AGREES to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession as required by the Code of Iowa, and agrees to warrant good and sufficient title. Names and addresses of lienholders are: None
7. SELLER agrees that amounts payable by SELLER for real estate taxes, special assessments, mortgage payoffs, liens, or judgments shall be deducted at closing from the purchase price. SELLER AGREES to obtain court approval of this contract, if requested by Buyer, if title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to Buyer, but not attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed bills.
8. BUYER agrees that any drain tile and/or underground irrigation systems which are located within the premises and are damaged by construction shall be repaired at no expense to SELLER. BUYER shall have the right of entry upon SELLER'S remaining property along the right of way line, if necessary, for the purpose of connecting said drain tile and/or underground irrigation systems.
9. If SELLER holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of SELLER.
10. These premises are being acquired for public purposes and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa.
11. BUYER hereby gives notice of SELLER's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa.
12. BUYER hereby agrees to additionally warrant the project against any defects against the property as a result of the project for a period of one year following the completion and acceptance of the project. Defects may include, but are not limited to insufficient seeding/stabilization or settling of the property within the easement.
13. SELLER states and warrants that there is no well, solid waste disposal site, hazardous substances, nor underground storage tanks on the premises described and sought herein, except: None
14. BUYER shall be responsible for the removal and relocation of any fences.
15. BUYER shall be responsible for all restoration disturbed area within the easements.
16. SELLER agrees to cooperate with BUYER in removing liens and encumbrances in order to convey marketable title to BUYER in conformity with Iowa law and the Title Standards of the Iowa State Bar Association. If possession and conveyance are delayed due to SELLER's inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. SELLER understands that if necessary property rights cannot be acquired by voluntary purchase, BUYER may initiate action to acquire the property interests contemplated in this Agreement under power of eminent domain.
17. SELLER'S spouse, if not a title holder immediately preceding acceptance, executes this Agreement only for the purpose of relinquishing all rights of dower, homestead and distributive share or in compliance with Section 561.13 of the Code of Iowa and agrees to execute the conveyance documents for this purpose.
18. This Agreement shall not be binding until it has received the final approval by Resolution of the Grimes City Council.
19. GENERAL PROVISIONS.
 - a. This Agreement contains the entire agreement of the parties and no waiver, modification, release, or cancellation of this Agreement or any portion of this Agreement shall be binding unless evidenced by writing.
 - b. This Agreement shall be binding on the heirs, personal representatives, assigns, and successors of the parties.
 - c. This Agreement shall be governed by, construed, and enforced in accordance with the law of the State of Iowa.

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

X
By: _____
Marital Status: _____

X
By: _____
Marital Status: _____

ALL PURPOSE ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss:

On this _____ day of _____, A.D. 20_____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

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

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

(NOTARY SEAL) _____ (Sign in Ink)
_____, (Print/Type Name)
Notary Public in and for the State of _____

CAPACITY CLAIMED

BY SIGNER:

☐ INDIVIDUAL
☐ CORPORATE

Title(s) of Corporate Officer(s): _____

☐ Corporate Seal is affixed

☐ No Corporate Seal procured

☐ PARTNER(s): ☐ Limited Partnership
☐ General Partnership

☐ ATTORNEY-IN-FACT

☐ EXECUTOR(s) or TRUSTEE(s)

☐ GUARDIAN(s) or CONSERVATOR(s)

☐ OTHER: _____

SIGNER IS REPRESENTING:

List name(s) of person(s) or entity(ies)

BUYER'S APPROVAL

Signed by: Scott Mikkelsen (Date) _____

Attested by: Rachel Greving (Date) _____

BUYER'S ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } ss:

On this _____ day of _____, 20_____, before me, the undersigned, personally appeared _____, known to me

to be an agent of the City of Grimes, Iowa and who did say that said instrument was signed on behalf of City by its authority duly recorded in its minutes, and said agent acknowledged the execution of said instrument, which signature appears hereon, to be the voluntary act and deed of the City and by it voluntarily executed.

Notary Public in and for the State of Iowa

ACQUISITION PLAT

PREPARED FOR

CITY OF GRIMES
101 NE HARVEY ST
GRIMES, IOWA 50111

PROPRIETOR

EBH INC
225 DANIEL DR
SANIBEL, FL 33957-5810

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

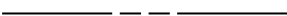
DESCRIPTION OF
ACQUISITION AREA

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:

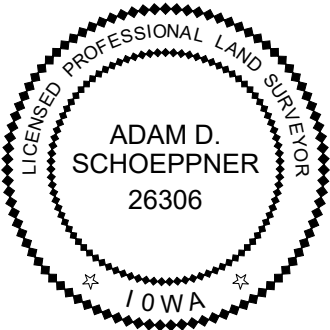
BEGINNING AT THE NW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 18; THENCE N 00° 11' 42" W, ALONG THE WEST LINE OF SAID NW FRACTIONAL QUARTER OF SECTION 18, A DISTANCE OF 169.41 FEET, TO THE NORTH LINE OF THE SOUTH 819 FEET OF THE NORTH 1974 FEET OF THE WEST 118.5 RODS OF SAID NW FRACTIONAL QUARTER OF SECTION 18; THENCE S 89° 58' 05" E, ALONG SAID NORTH LINE OF THE SOUTH 819 FEET OF THE NORTH 1974 FEET OF THE WEST 118.5 RODS OF THE NW FRACTIONAL QUARTER OF SECTION 18, A DISTANCE OF 60.00 FEET; THENCE S 00° 11' 42" E, A DISTANCE OF 818.32 FEET, TO THE SOUTH LINE OF THE SOUTH 819 FEET OF THE NORTH 1974 FEET OF THE WEST 118.5 RODS OF SAID NW FRACTIONAL QUARTER OF 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 FRACTIONAL QUARTER OF SECTION 18, A DISTANCE OF 60.00 FEET, TO THE WEST LINE OF SAID NW FRACTIONAL QUARTER OF SECTION 18; THENCE N 00° 11' 42" W, ALONG SAID WEST LINE OF THE NW FRACTIONAL QUARTER OF SECTION 18, A DISTANCE OF 648.95 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.127 ACRES (49,101 SQ. FT.) MORE OR LESS, INCLUDING 0.620 ACRES (27,006 SQ. FT.) OF EXISTING R.O.W. FOR A NET AREA OF 0.507 ACRES (22,095 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		
P.O.C.	POINT OF COMMENCEMENT		

CERTIFICATION



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, 2027 Date of survey: 12/02/25
Pages or sheets covered by this seal: Sheets 1 & 2



1933 SW MAGAZINE ROAD
ANKENY, IOWA
50023-2555
(515) 965-0123 PHONE
(515) 965-3322 FAX

PROJECT:
142ND STREET PAVING PROJECT

LOCATION:
GRIMES, IOWA

NAI No.:
23112

DRAWN BY:
JHP

DWG No.:
1/2

DATE:
02/16/26

CHECKED BY:
ADS

SHEET TITLE:
RW-31

ACQUISITION PLAT

The diagram illustrates a land acquisition plat for a portion of Section 18-79-25. The central feature is a shaded rectangular area representing the acquired land. To the west of this area are several lots along North Valley Dr and Brookview Dr, including Lot 37 Barrett Ridge Plat 1, Lot 10 Bent Creek Meadows Plat 2, Lot 11 Bent Creek Meadows Plat 2, Lot 12 Bent Creek Meadows Plat 2, Lot 13 Bent Creek Meadows Plat 2, Lot 14 Bent Creek Meadows Plat 2, and Lot 15 Bent Creek Meadows Plat 2. The acquisition boundary is defined by several bearings and distances: S89°58'05"E 60.00' at the north end, N00°11'42"W 169.41' along the west side, S00°11'42"E 818.32' along the east side, and S89°59'28"W 60.00' at the south end. A dashed line indicates the West Line of NW FRL 1/4 of Section 18-79-25. Key survey points include the Northwest Corner of the SW 1/4 of Section 18-79-25, found by a magnetic nail, and two other corners found by 5/8" IR with yellow caps #14074 and #7056. A scale bar shows 100 feet, and a north arrow is provided. The owner is listed as EBH INC.

ACQUISITION PLAT

NORTH VALLEY DR

BROOKVIEW DR

LOT 37
BARRETT RIDGE
PLAT 1

LOT 10
BENT CREEK MEADOWS
PLAT 2

LOT 11
BENT CREEK MEADOWS
PLAT 2

LOT 12
BENT CREEK MEADOWS
PLAT 2

LOT 13
BENT CREEK MEADOWS
PLAT 2

LOT 14
BENT CREEK MEADOWS
PLAT 2

LOT 15
BENT CREEK MEADOWS
PLAT 2

WEST LINE OF
NW FRL 1/4 OF
SECTION 18-79-25

FOUND 5/8" IR
WITH YELLOW CAP #14074

S89°58'05"E 60.00'

S89°58'05"E 1895.35'

FOUND 5/8" IR
WITH YELLOW
CAP #14074

NORTH LINE OF THE
SOUTH 819 FEET OF
THE NORTH 1974 FEET
OF THE WEST 118.5 RODS
OF THE NW FRL 1/4
SECTION 18-79-25

TOTAL AREA = 1.127 ACRES (49,101 SQ. FT.)
EXISTING R.O.W. AREA = 0.620 ACRES (27,006 SQ. FT.)
NET AREA = 0.507 ACRES (22,095 SQ. FT.)

P.O.B. NW CORNER OF THE
SW 1/4 OF THE NW 1/4
SECTION 18-79-25 FOUND 1/2" IR

N00°11'42"W 169.41'

NW 142ND STREET

EAST R.O.W. LINE
NW 142ND STREET

N00°11'42"W 648.95'

EX. 93' R.O.W.

(31)

OWNER:
EBH INC

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

S00°11'42"E 818.32'

SOUTH LINE OF THE
SOUTH 819 FEET OF THE
NORTH 1974 FEET OF THE
WEST 118.5 RODS OF THE
NW FRL 1/4 SECTION 18-79-25

FOUND 1/2" IR
WITH YELLOW CAP #7056

S89°59'28"W 60.00'

S89°59'28"W 1895.49'

FOUND 1/2" IR

WEST 1/4 CORNER
SECTION 18-79-25
FOUND MAG NAIL

N0°11'42"W 675.50'

NORTH

SCALE

100' 0 50'



AGENDA ITEM: Resolution Approving Temporary Construction Easement - Marco Properties
- 19th Street SRF Pond

BACKGROUND:

Staff is requesting Council approval of a Temporary Construction Easement (TCE) necessary to complete construction of the 19th Street SRF-funded stormwater pond project.

The easement is required due to a lack of clarity in a prior parkland dedication agreement regarding construction access and grading limits. While the original intent contemplated public improvements in this area, the documentation did not explicitly grant temporary construction rights beyond the platted boundaries.

In order to proceed efficiently and in good faith, the City has negotiated a temporary easement with the adjacent property owner and will provide fair compensation for its use.

BUDGETARY CONSIDERATIONS: Compensation, totaling \$82,000, for the temporary construction easement is included within the overall project budget for the 19th Street SRF Pond improvements.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☐

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☒

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alex Pfaltzgraff, Development Services Director/Assistant City Manager , 515-986-4050,
apfaltzgraff@grimesiowa.gov

Prepared by: AP

Return to: AP

RESOLUTION APPROVING TEMPORARY CONSTRUCTION EASEMENT - MARCO
PROPERTIES - 19TH STREET SRF POND

Grimes Resolution No. 02-3426

WHEREAS, the City has developed plans for the SW 19th Sponsored Project Pond and South James and 19th Street Improvement (the "Projects), and

WHEREAS, a temporary construction easement is necessary upon the Marco Properties LLC property; and

WHEREAS, the City has prepared the temporary construction easement documents which includes compensation for the easement; and

WHEREAS, the property owner has executed the easement documents.

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

1. The City of Grimes hereby accepts the easements and the City Clerk is hereby authorized to execute all documents and record the documents, if necessary, with the Polk County Recorder.=
2. The City shall compensate the owner of the property in accordance with the Easement Documents.

PASSED and APPROVED on February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned property owner, Marco Properties, LLC (hereinafter called "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey unto the CITY OF GRIMES, IOWA, a municipal corporation (hereinafter called "City"), a temporary easement and right-of-way during the construction period under, over, on, through, across and within the real estate described on Exhibit A attached hereto (hereinafter called "Easement Area"), together with all necessary structures and appurtenances thereto, under, over, on, through, across and within said Easement Area, for the purpose of the City completing the 19th Street SRF Pond (the "Project").

This Easement shall be subject to the following terms and conditions:

1. PLANS AND SPECIFICATIONS. Grantor has reviewed the plans and specifications for the Project, and Grantor understands and consents to the work to be performed within the Easement Area, which shall include but not be limited to grading of property to allow for appropriate transition of property.
2. RESTORATION AND MAINTENANCE. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees or shrubs). The City shall not be responsible for any maintenance of the land located within the Easement Area and that responsibility shall remain with Grantor. The City may, however, perform such maintenance should it determine in its sole discretion such maintenance is needed.
3. ERECTION AND PLACEMENT OF STRUCTURES OR OBSTRUCTIONS PROHIBITED. Grantor shall not erect or permit any fence or other structure to be placed in the Easement Area without obtaining the prior written consent of the City, and the City is granted the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected within the Easement Area.
4. RIGHT OF ACCESS. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described.
5. LIABILITY. Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage to any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage

6. EASEMENT BENEFIT AND TERM. This Easement shall be for the benefit of the City, and shall terminate upon the earlier of (i) the completion and final acceptance of the Project by the City by Resolution of the City Council of the City or (ii) two years from the last date of execution of this Easement.
7. EASEMENT RUNS WITH LAND. This Easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.
8. COMPENSATION. The City shall provide compensation to the Grantor, totaling \$82,000.00 within 30 days of approval by the City Council.

Signed this 12 day of February, 2026.

By:
Its:

STATE OF IA)
) SS
COUNTY OF Waman)

On this 12th day of February, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Janice Scarso, 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.



Mallory M. Meyer
Notary Public in and for the
State of Iowa
My commission expires: 3-28-28

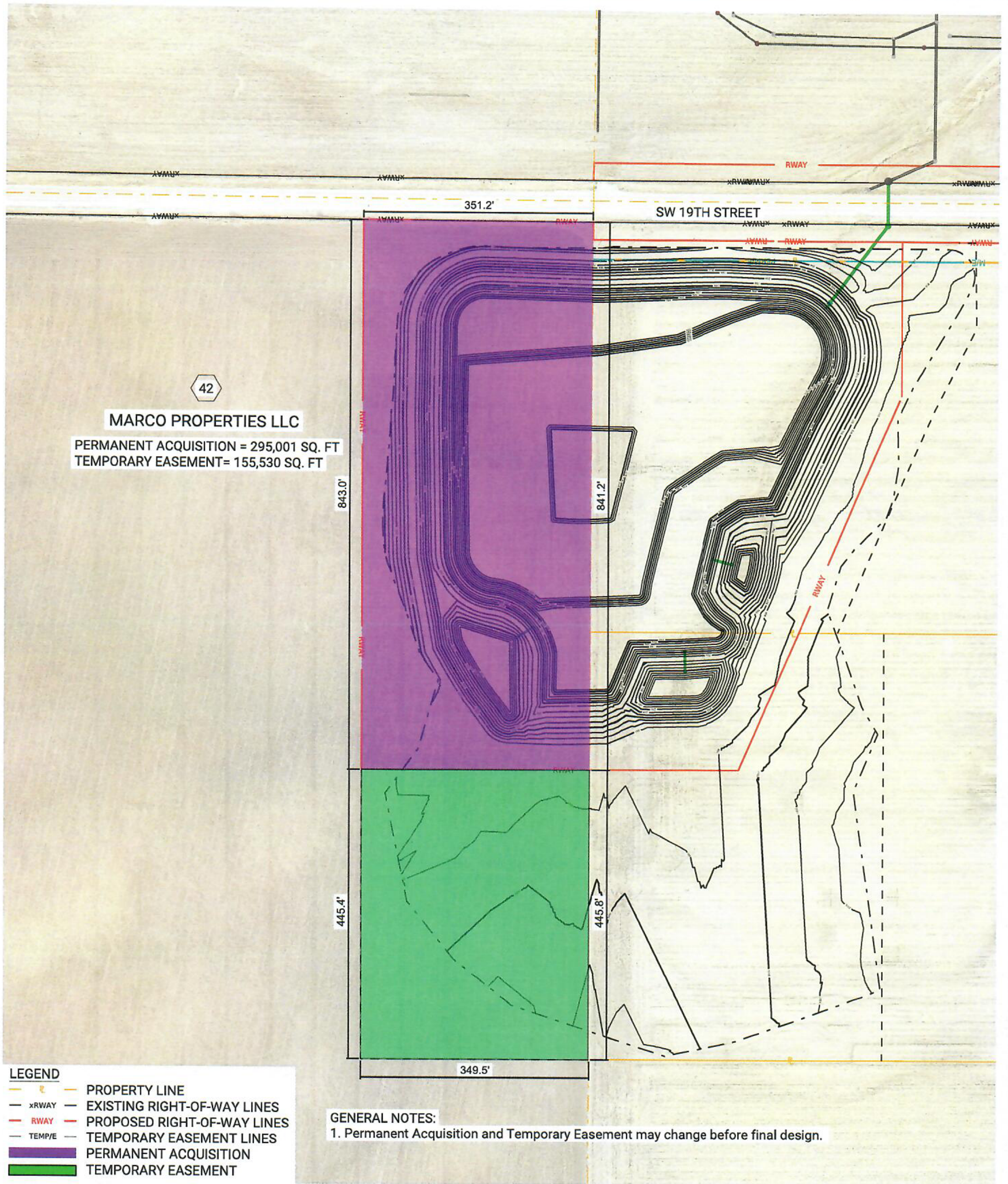
STATE OF IOWA)
) SS
COUNTY OF POLK)

I, Rachel Greving, City Clerk of the City of Grimes, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City of Grimes by Resolution No. _____, passed on the _____ day of _____, 2026, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 2026.

Rachel Greving
City Clerk of City of Grimes, Iowa

7/11/2025 10:29:11 AM pw://foth-pw.bentley.com/foth-pw-01/Documents/Clients/Grimes IA C/SW 19th Street SRF Sponsored Pond/CAD/Displays/Property Displays/0025G021.00_DSP_PARC

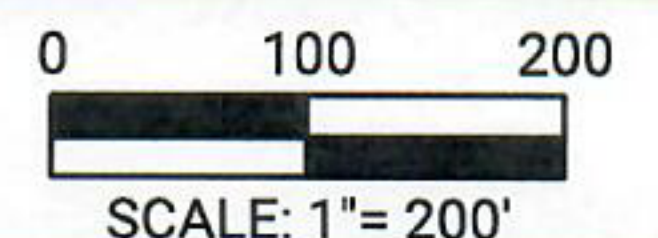


CITY OF
GRIMES

**SW 19TH STREET
SRF SPONSORED POND
PROPERTY IMPACT DISPLAY**



PARCEL 42



DRAWN: C.KIN CHECKED: B.SPOTTS



AGENDA ITEM:

BACKGROUND: The owners of 921 NW Calista Drive have requested approval to install a shed within a certain storm sewer and overland flowage easement on the subject property. The proposed installation of the shed has been reviewed by city staff and it has been determined that the installation will not affect the city's ability to maintain the easements.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: Approved Final Plat for Beaverbrooke West Plat 6 - 2006

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by: Alivia Hoodjer, Assistant Planner

Return to: Alivia Hoodjer, Assistant Planner

RESOLUTION 02-3526 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS
WITHIN AN OVERLAND FLOWAGE EASEMENT AND STORM SEWER EASEMENT FOR
LOT 3 OF BEAVERBROOKE WEST PLAT 6 - 921 NW CALISTA DRIVE

Grimes Resolution No. 02-3526

WHEREAS, the owners of Lot 3 of Beaverbrooke West Plat 6 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within a certain storm sewer and overland flowage easement to permit the installation of a shed within the easement area on the Property; and

WHEREAS, the City desires to accept the Consent and Agreement for improvements within the storm sewer and overland flowage easement.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Consent and Agreement for Improvements within the storm sewer and overland flowage easement ("Consent and Agreement") regarding Lot 3 of Beaverbrooke West Plat 6 is hereby accepted and approved by the City Council of the City of Grimes, that the Mayor hereby authorized to execute such Consent and Agreement on behalf of the City, and the City Clerk to attest to his signatures and that the City Clerk is hereby authorized and directed to file the Consent and Agreement with the Polk County Recorder.

PASSED and APPROVED on February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

Preparer Information: Alivia Hoodjer, Assistant Planner, 410 SE Main St Ste. 102 Grimes, IA 50111 (515) 986-4050
Taxpayer Information: City of Grimes 101 NE Harvey Street, Grimes, IA 50111 (515) 986-3036
Return to: Rachel Greving, City Clerk, City of Grimes, 101 NE Harvey St, Grimes, Iowa 50111

CONSENT AND AGREEMENT FOR IMPROVEMENTS

This CONSENT AND AGREEMENT FOR IMPROVEMENTS ("Agreement") is entered into by and between Clay T Freimuth and Hannah C Feimuth, *a married couple* (collectively, the "Property Owners") and the City of Grimes, Iowa, a municipal corporation (hereinafter called "City"):

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

Lot 3 of Beaverbrooke West Plat 6, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa ("Property").
2. **EXISTING EASEMENT.** The Property Owner or Property Owner's predecessor in title, granted that certain storm sewer and surface water flowage easement, as shown in the Beaverbrooke West Plat 6 dated October 31, 2006, recorded on November 7, 2006, in Book 11938, Page 523-527 in the real property records of Polk County, Iowa (the "Easement") to the City, which prohibited the erection of any fence or other structure within the easement areas described therein (the "Easement Area") without the prior written consent of the City.
3. **IMPROVEMENTS.** The Property Owners desire to install a shed on the Property, the exact nature and scope of which is described on Exhibit A, attached hereto and incorporated herein (the "Improvement"), which encroaches into the Easement Area, and the City has agreed to consent to the installation of the Improvement within the Easement Area, subject to the conditions set forth in this Agreement.
4. **CITY CONSENT TO INSTALLATION OF IMPROVEMENTS.** The City hereby consents to the installation of the Improvement as described herein within the Easement Area, provided that the Property Owners install and maintain the Improvement such that the Improvement does not impede the use and enjoyment of the Easement Area by the City as outlined in the Easement. Notwithstanding the foregoing, the Property shall

obtain all necessary licenses and approvals for the installation of the Improvement pursuant to City Ordinances.

5. MAINTENANCE AND LIABILITY. The Property Owners acknowledge and agree that in the event that the City exercises its rights under the Easement, including the rights to construct, reconstruct, repair, replace, enlarge, inspect and maintain the Improvement, the City's duty of restoration for the Easement Area shall be limited to grading and one seeding grass. In no event shall the City shall be responsible for any reconstruction, replacement, repair or maintenance of the fence or any improvements or structure located within the Easement Area, as the result of any activity, including, but not limited to, damage or destruction of the Property Owners' improvement by the City, City Employees, or City Contractors in connection with work in the Easement Area. Except as a result of the gross negligence or intentional misconduct of the City or City Employees, the Property Owners shall indemnify, defend and hold harmless the City from and against any loss or damage to the Property or liability from any claim by the Property Owners or any third party by reason of the construction, installation, use or maintenance of the Improvements.
6. NO OTHER CHANGE. Except as amended herein, each and every term, condition, warranty and provision of the Easement shall remain in full force and effect, and such are hereby ratified, confirmed and approved by the parties hereto.
7. TERMINATION. If the Improvement is destroyed or removed and not replaced with an identical structure to the one defined by Exhibit A within three months, or if the Improvement is replaced with a different structure which is not authorized by the City, this Agreement shall automatically terminate, and the City may file notice of the termination in the records of the Office of the County Recorder. Failure by the City to file such notice shall not be interpreted as approval or further consent by the City, and shall not impact the validity of the termination.
8. RUNS WITH THE LAND. This Agreement shall be deemed to run with the land and shall be binding on the Property Owners and on the Property Owners' heirs, successors and assigns.
9. APPROVAL BY CITY COUNCIL. This Agreement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Agreement by the City Clerk.

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

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

Signed this 18 day of February, 2026.

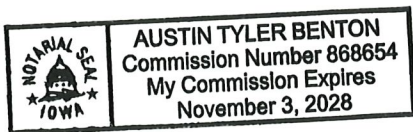
PROPERTY OWNERS

Clay T Freimuth
Clay T Freimuth

Hannah C Freimuth
Hannah C Freimuth

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 18 day of FEB, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Clay T Freimuth, 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.

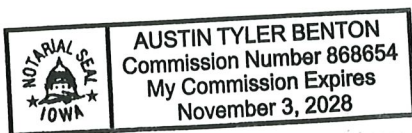


Austin Benton
Notary Public in and for the
State of Iowa

My Commission expires 11-3-28

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 18 day of FEB, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Hannah C Freimuth, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.



Austin Benton
Notary Public in and for the
State of Iowa

My Commission expires 11-3-28

CITY OF GRIMES

By: _____
David Gisch, Mayor

Attest:

Rachel Greving
City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared David Gisch and Rachel Greving, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and the City Clerk, respectively, of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 20__, and that David Gisch and Rachel Greving acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the
State of Iowa

My Commission expires _____

EXHIBIT A

EASEMENT AREA

A shed has been proposed to be constructed in a storm sewer and surface water flowage easement on Lot 3 of Beaverbrooke West Plat 6 (921 NW Calista Drive) in accordance to permit number 26-000278.



AGENDA ITEM: Public Administration Building – OPN Architect - Professional Services Agreement Amendment No. 4 for design and construction services.

BACKGROUND: The contract with OPN stated that the design team's overall fees are based off an initial construction budget. The project's scope was to be further defined through the pre-design and schematic design phases and the final design fees would be adjusted at Design Development phase to align with the final scope and construction costs.

The design fee is 6.93% and was initially based off and estimated \$9,000,000 cost and the Design Development cost estimate was \$11,880,000, which results in an additional design fee of \$200,170.

BUDGETARY CONSIDERATIONS: The total fee for the adjustment of the design services is \$200,170.00. Following our review, this appears to be a reasonable fee for this work.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: None.

STAFF RECOMMENDATION: The staff has reviewed the Professional Services Agreement Amendment No. 4 and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Matt Ahrens

Return to: Matt Ahrens

RESOLUTION 02-3626 TO AMEND CONTRACT FOR PROFESSIONAL SERVICES WITH
OPN ARCHITECTS FOR THE GRIMES PUBLIC ADMINISTRATION BUILDING

Grimes Resolution No. 02-3626

WHEREAS, the City of Grimes (Grimes) entered into a Professional Services Agreement (PSA) with OPN Architects (OPN) for design services for the Grimes Public Administration Building project on July 23, 2024; and,

WHEREAS, the PSA with OPN was based off a percentage of construction costs that was to be revisited for determination of the final design fees with the construction cost estimate at the Design Development stage to align with the final scope of work and construction costs for the project; and

WHEREAS, OPN has proposed the attached Professional Services Agreement Amendment that has the initial estimated construction costs and the Design Development estimated construction costs differences, resulting in an additional design fee of \$200,170.00 for the Public Administration Building; and,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to execute the Professional Services Agreement Amendment with OPN on behalf of the City of Grimes.

PASSED and APPROVED on February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk



AIA® Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*

24826000 - Grimes Public
Administration Building

AGREEMENT INFORMATION:

Date:
July 23, 2024

AMENDMENT INFORMATION:

Amendment Number:
04
Date:
September 09, 2025

OWNER: *(name and address)*

City of Grimes
10 NE Harvey Street
Grimes, IA 50111

ARCHITECT: *(name and address)*

OPN Architects
100 Court Avenue Suite 100
Des Moines, IA 50309

The Owner and Architect amend the Agreement as follows:
Add the following services:

PROJECT FEE ADJUSTMENT BASED ON CONTRACT

Contract states that the design team's overall fees are based off the initial estimated construction budget of \$8,000,000 at 6.93% of the construction cost. Because the project's site, size and scope were to be further refined through the pre-design and schematic design phases, the final fees will be adjusted at Design Development to align with the final scope and construction cost. If the estimated construction cost at Design Development did not exceed the original estimated budget of \$8,000,000 by 110% (or \$8,800,000), then the design team fee shall be applied to the initial estimated construction budget. If the scope of the project at design development exceeds \$8,800,000, design team fees will be adjusted to 6.93% of the revised total construction cost.

Because the design team's original proposal and contract sum were based off an assumed initial construction budget of \$9,000,000, the adjustment is based on the difference between the original contract sum and 6.93% of Weitz's design development construction estimate closure document dated June 19, 2025 totaling \$11,880,000 and results in a design team fee adjustment of \$200,170.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:
Project Fee Adjustment \$200,170

AMENDMENT SUMMARY

Original Contract Sum:	\$623,400
Total of Previous Amendments:	\$79,000
Total of this Amendment:	<u>\$200,170</u>
Revised Total Contract Sum:	\$902,570

Schedule Adjustment:
None

ARCHITECT *(Signature)*

BY: Danielle C. Hermann, AIA, Principal

(Printed name, title, and license number if required)

Date

OWNER *(Signature)*

BY: City of Grimes

(Printed name and title)

Date



AGENDA ITEM: Resolution Approving Professional Services Agreement - ISG - Waterworks Park Phase 2 Improvements

BACKGROUND:

Staff recommends approval of a Professional Services Agreement with ISG for planning and design services related to additional improvements at Waterworks Park. This effort is responsive to community feedback received following Council's approval of the Grimes Public Administration Building and is intended to ensure that Waterworks Park continues to function as a high-quality, community-centered public space.

The proposed project will include a structured public engagement process and will build upon prior investments in the park, including the recently completed splash pad, shelter, playground enhancements, and the approved Public Administration Building.

Waterworks Park has been the focus of significant public investment over the past several years. Improvements have included splash pad installation, shelter and playground enhancements and site infrastructure upgrades.

In addition, Council recently approved plans for the Grimes Public Administration Building, which will be located within Waterworks Park. Following the approval of the project, residents expressed a strong interest in ensuring that the park remains vibrant, accessible, and reflective of community priorities.

While approximately 75% of the park area will remain open space following construction of the administration building, staff and the council recognize the importance of proactively planning for the next phase of park enhancements to reinforce its identity as a community asset.

The proposed Professional Services Agreement with ISG will authorize the firm to:

1. Conduct a comprehensive site analysis of Waterworks Park in its updated configuration.
2. Develop conceptual improvement options that complement the existing and planned improvements.
3. Participate in a public engagement process.
4. Prepare construction plans with a cost estimate

The objective is not to redesign the park from scratch, but rather to build upon prior

investments and thoughtfully integrate future improvements.

A key component of this scope is meaningful public engagement. ISG will assist staff in developing a transparent and inclusive engagement strategy that will include neighborhood and stakeholder engagement.

The proposed agreement includes professional services for planning, design, and engagement. Funding for this agreement is available within the current fiscal year budget, as well as project budget.

Staff recommends approval of the Professional Services Agreement with ISG for planning and design services related to Waterworks Park improvements.

This approach ensures that:

1. Community feedback is formally incorporated.
2. Prior investments are enhanced rather than isolated.
3. Waterworks Park continues evolving as a central gathering place for Grimes residents.

BUDGETARY CONSIDERATIONS: The scope of work identifies a cost of \$36,170.00 to complete the concept development and construction drawings. Public engagement participation will be billed at time + materials.

STRATEGIC PLANNING:

Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alex Pfaltzgraff, Development Services Director/Assistant City Manager , 515-986-4050, apfaltzgraff@grimesiowa.gov

Prepared by: AP

Return to: AP

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT - ISG -
WATERWORKS PARK PHASE 2 IMPROVEMENTS

Grimes Resolution No. 02-3726

WHEREAS, the City of Grimes ("City") has made significant public investments in Waterworks Park, including the construction of a splash pad, shelter, playground improvements, and related site infrastructure; and

WHEREAS, the City Council previously approved plans for the Grimes Public Administration Building to be located within Waterworks Park; and

WHEREAS, following approval of the Public Administration Building, the City received community feedback expressing interest in ensuring Waterworks Park continues to function as a vibrant, accessible, and community-centered public space; and

WHEREAS, the City desires to proactively plan for additional park enhancements that build upon prior improvements and thoughtfully integrate with the approved Public Administration Building; and

WHEREAS, the City has negotiated a Professional Services Agreement with ISG to provide planning, design, and public engagement services related to Waterworks Park improvements; and

WHEREAS, the scope of services includes site analysis, conceptual design options, cost estimating, phased implementation planning, and facilitation of a structured public engagement process to gather community input; and

WHEREAS, the City Council finds that approval of the Professional Services Agreement with ISG is in the best interest of the City and its residents.

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

1. The Professional Services Agreement between the City of Grimes and ISG for planning and design services related to Waterworks Park improvements is hereby approved.
2. The Mayor or City Manager is authorized and directed to execute said Agreement on behalf of the City, and the City Clerk is authorized to attest to the same.
3. City staff are authorized to take all actions necessary to implement the Agreement consistent with its terms.

PASSED and APPROVED on February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

WATERWORKS PARK PHASE 2

This Agreement is made and entered into this 20th day of February, 2026, by and between City of Grimes, a municipal corporation, hereinafter referred to as "City," and ISG Inc, party of the second part, hereinafter referred to as "Consultant" as follows:

THE CITY HEREBY AGREES TO RETAIN THE CONSULTANT FOR THE PROJECT AS DESCRIBED IN THIS AGREEMENT AND CONSULTANT AGREES TO PERFORM THE PROFESSIONAL SERVICES AND FURNISH THE NECESSARY DOCUMENTATION FOR THE PROJECT AS GENERALLY DESCRIBED IN THIS AGREEMENT.

1. SCOPE OF SERVICES

Services provided under this Agreement shall be as further described in Attachment 1, Scope of Services.

2. SCHEDULE

The schedule of the professional services to be performed shall conform to the Schedule set forth in Attachment 2. Any deviations from the Schedule shall be approved by the authorized City representative. The City agrees that the Consultant is not responsible for delays arising from a change in the scope of services, a change in the scale of the Project or delays resulting from causes not directly or indirectly related to the actions of the Consultant.

3. COMPENSATION

A. In consideration of the professional services provided herein, the City agrees to pay the Consultant the following sum NOT-TO-EXCEED, excluding any authorized reimbursable expenses, pursuant to the Schedule of Fees set forth in Attachment 3.

I. Basic Services of the Consultant

a. <u>Concept Development</u>	<u>\$15,400</u>
b. <u>Construction Drawings</u>	<u>\$20,770</u>
c. <u>Public Engagement Participation</u>	<u>\$160 per hour (Time + Materials)</u>
Total	<u>\$36,170 (excluding Time + Materials)</u>

B. The Consultant shall invoice the City monthly for services, any reimbursable expenses and any approved amendments to this Agreement, based upon services actually completed at the time of the invoice. Final payment shall be due and payable within 30 days of the City's acceptance of Consultant's submission of final deliverables in accordance with the Scope of Services.

- C. In consideration of the compensation paid to the Consultant, the Consultant agrees to perform all professional services to the satisfaction of the City by performing the professional services in a manner consistent with that degree of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar circumstances. If the performance of this Agreement involves the services of others or the furnishing of equipment, supplies, or materials, the Consultant agrees to pay for the same in full.

4. INSURANCE

- A. Consultant understands and agrees that Consultant shall have no right of coverage under any and all existing or future City comprehensive, self or personal injury policies. Consultant shall provide insurance coverage for and on behalf of Consultant that will sufficiently protect Consultant or Consultant's representative(s) in connection with the professional services which are to be provided by Consultant pursuant to this Agreement, including protection from claims for bodily injury, death, property damage, and lost income. Consultant shall provide worker's compensation insurance coverage for Consultant and all Consultant's personnel. Consultant shall file applicable insurance certificates with the City, and shall also provide evidence of the following additional coverage.
- B. The Consultant shall provide evidence of comprehensive general liability coverage and contractual liability insurance by an insurance company authorized to do business in the State of Iowa in the limits of at least \$1,000,000 each personal injury accident and/or death; \$1,000,000 general aggregate personal injury and/or death; and \$1,000,000 for each property damage accident. The evidence shall designate the City as an additional insured, and that it cannot be canceled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- C. The Consultant shall also provide evidence of automobile liability coverage in the limits of at least \$1,000,000 bodily injury and property damage combined. The evidence shall designate the City as an additional insured, and that it cannot be cancelled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- D. The Consultant shall provide evidence of professional liability insurance, by an insurance company authorized to do business in the State of Iowa, in the limit of \$1,000,000 for claims arising out of the professional liability of the Consultant. The insurance coverage shall not be reduced below these limits and the Consultant will notify the City of any erosion of the Policy Limits due to claims made. The coverage shall be maintained for a period of three (3) years after completion of the project. Consultant shall provide City written notice within five (5) days by registered mail, return receipt requested of the cancellation or material alteration of the professional liability policy.
- E. AGENTS AND SUBCONTRACTORS: The Consultant shall require that any of its consultants, agents and subcontractors who perform work and/or services pursuant to the

provisions of this Agreement to meet the same insurance requirements as are required of the Consultant.

F. **ADDITIONAL INSURED & GOVERNMENTAL IMMUNITY:** Except for Workers Compensation and Professional Liability, the policies providing the coverages specified in B and C above shall include the City of Grimes as Additional Insured and Governmental Immunities Endorsements.

G. Failure of Consultant to maintain any of the insurance coverages set forth above shall constitute a material breach of this Agreement.

5. NOTICE

Any notice to the parties required under this agreement shall be in writing, delivered to the person designated below, by United States mail or in hand delivery, at the indicated address unless otherwise designated in writing.

FOR THE CITY:

Name: City of Grimes
Attn: Matt Ahrens, P.E.
Title: City Engineer
Address: 410 SE Main Street, #102
City, State: Grimes, IA 50111

FOR THE CONSULTANT:

Name: ISG
Attn: Paul Nelson, PLA
Title: Landscape Architect
Address: 217 E 2nd Street + Suite 110
City, State: Des Moines, Iowa

6. GENERAL COMPLIANCE

In the conduct of the professional services contemplated hereunder, the Consultant shall comply with applicable state, federal, and local law, rules, and regulations and technical standards or specifications issued by the City. Consultant must qualify for and obtain any required licenses prior to commencement of work, including any professional licenses necessary to perform work within the State of Iowa.

7. STANDARD OF CARE

Services provided by the Consultant under this Agreement shall be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

8. INDEPENDENT CONTRACTOR

Consultant understands and agrees that the Consultant and Consultant's employees and representatives are not City employees. Consultant shall be solely responsible for payment of salaries, wages, payroll taxes, unemployment benefits, or any other form of compensation or benefit to Consultant or Consultant's employees, representatives or other personnel performing the professional services specified herein, whether it be of a direct or indirect nature. Further,

it is expressly understood and agreed that for such purposes neither Consultant nor Consultant's employees, representatives or other personnel shall be entitled to any City payroll, insurance, unemployment, worker's compensation, retirement, or any other benefits whatsoever.

9. NON-DISCRIMINATION

Consultant will not discriminate against any employee of applicant for employment because of race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will, where appropriate or required, take affirmative action to ensure that applicants are employed, and that employees are treated, during employment, without regard to their race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will cooperate with the City in using Consultant's best efforts to ensure that Disadvantaged Business Enterprises are afforded the maximum opportunity to compete for subcontracts of work under this Agreement.

10. HOLD HARMLESS

Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the City, its officers, agents, and employees (collectively, City) against all damages, liabilities, judgements or costs, including reasonable investigative fees, attorney's fees, and court costs, to the extent caused by the Consultant's negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its subcontractors, or anyone for whom Consultant is legally liable.

11. ASSIGNMENT

Consultant shall not assign or otherwise transfer this Agreement or any right or obligations therein without first receiving prior written consent of the City.

12. APPROPRIATION OF FUNDS

The funds appropriated for this Agreement are equal to or exceed the compensation to be paid to Consultant. The City's continuing obligations under this Agreement may be subject to appropriation of funding by the City Council. In the event that sufficient funding is not appropriated in whole or in part for continued performance of the City's obligations under this Agreement, or if appropriated funding is not expended due to City spending limitations, the City may terminate this Agreement without further compensation to the Consultant. To the greatest extent allowed by law, the City shall compensate Consultant as provided in Section 18(B) of this Agreement.

13. AUTHORIZED AMENDMENTS TO AGREEMENT

A. The Consultant and the City acknowledge and agree that no amendment to this Agreement or other form, order or directive may be issued by the City which requires additional compensable work to be performed if such work causes the aggregate amount payable under the amendment, order or directive to exceed the amount appropriated for this Agreement as listed in Section 3, above, unless the Consultant has been given a written

assurance by the City that lawful appropriation to cover the costs of the additional work has been made.

- B. The Consultant and the City further acknowledge and agree that no amendment to this Agreement or other form, order or directive which requires additional compensable work to be performed under this Agreement shall be issued by the City unless funds are available to pay such additional costs, and the Consultant shall not be entitled to any additional compensation for any additional compensable work performed under this Agreement. The Consultant expressly waives any right to additional compensation, whether in law or equity, unless prior to commencing the additional work the Consultant was given a written amendment, order or directive describing the additional compensable work to be performed and setting forth the amount of compensation to be paid, such amendment, order or directive to be signed by the authorized City representative. It is the Consultant's sole responsibility to know, determine, and ascertain the authority of the City representative signing any amendment, directive or order.

14. OWNERSHIP OF CONSULTING DOCUMENTS

All sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall become the property of the City; a reproducible set shall be delivered to the City at no additional cost to the City upon completion of the plans or termination of the services of the Consultant. All drawings and data shall be transmitted in a durable material, with electronic files provided when feasible to do so. The Consultant's liability for use of the sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall be limited to the Project.

15. INTERPRETATION

No amendment or modification of this Agreement shall be valid unless expressed in writing and executed by the parties hereto in the same manner as the execution of the Agreement. This is a completely integrated Agreement and contains the entire agreement of the parties; any prior written or oral agreements shall be of no force or effect and shall not be binding upon either party. The laws of the State of Iowa shall govern and any judicial action under the terms of this Agreement shall be exclusively within the jurisdiction of the district court for Polk County, Iowa.

16. COMPLIANCE WITH FEDERAL LAW

To the extent any federal appropriation has or will be provided for the Project, or any federal requirement is imposed on the Project, Consultant agrees that Consultant will comply with all relevant laws, rules and regulations imposed on City and/or Consultant necessary for receipt of the federal appropriation. Consultant shall provide appropriate certification regarding Consultant's compliance.

17. SOLICITATION AND PERFORMANCE

- A. The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Consultant, to solicit or secure this Agreement, and that the Consultant has not paid or agreed to pay any company or person other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or contingent fee.
- B. The Consultant shall not engage the services of any person or persons in the employ of the City at the time of commencing such services without the written consent of the City.

18. SUSPENSION AND TERMINATION OF AGREEMENT

- A. The right is reserved by the City to suspend this Agreement at any time. Such suspension may be affected by the City giving written notice to the Consultant, and shall be effective as of the date established in the suspension notice. Payment for Consultant's services shall be made by the City for services performed to the date established in the suspension notice. Should the City reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of six (6) months after such suspension, unless this period is extended by written consent of the Consultant. If the contract is not reinstated within six (6) months of suspension, it will be considered terminated, and the City will be under no obligation to make further payment under the Agreement.
- B. Upon ten (10) days written notice to the Consultant, the City may terminate the Agreement, if in the City's sole judgement, it is found that reasons beyond the control of either the City or Consultant make it impossible or against the City's interest to complete the Agreement. In such case, the Consultant shall have no claims against the City except for the value of the work performed up to the date the Agreement is terminated.
- C. The City may also terminate this Agreement at any time if it is found that the Consultant has violated any material term or condition of this Agreement or that Consultant has failed to maintain workers' compensation insurance or other insurance provided for in this Agreement. In the event of such default by the Consultant, the City may give ten (10) days written notice to the Consultant of the City's intent to terminate the Agreement. Consultant shall have ten (10) days from notification to remedy the conditions constituting the default.
- D. In the event that this Agreement is terminated in accordance with paragraph C of this section, the City may take possession of any work and may complete any work by whatever means the City may select. The cost of completing said work shall be deducted from the balance which would have been due to the Consultant had the Agreement not been terminated and work completed in accordance with contract documents.
- E. The Consultant may terminate this Agreement if it is found that the City has violated any material term or condition of this Agreement. In the event of such default by the City, the Consultant shall give ten (10) days written notice to the City of the Consultant's intent to terminate the Agreement. City shall have ten (10) days from notification to remedy the conditions constituting the default.

19. TAXES

The Consultant shall pay all sales and use taxes required to be paid to the State of Iowa on the work covered by this Agreement. If requested by the City, the Consultant shall execute and deliver and shall cause any sub-consultant or subcontractor to execute and deliver to the City certificates as required to permit the City to make application for refunds of said sales and use taxes as applicable. The City is a municipal corporation and not subject to state and local tax, use tax, or federal excise taxes.

20. SEVERABILITY

If any portion of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Agreement shall continue in full force and effect.

21. DISPUTE RESOLUTION

Should a dispute or conflict arise between the City and the Consultant during the design and construction of the Project, or following the completion of the Project, the City and the Consultant agree to submit the issues to formal non-binding mediation prior to exercising their right to commence litigation in a court of law. The parties shall each bear their own attorneys' fees, costs and expenses during mediation. The cost of the mediator shall be shared equally by the parties.

If a suit, action, arbitration or other legal proceeding is instituted in connection with any controversy arising out of this Agreement or to interpret or enforce any rights under this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party court costs provided by Iowa law and interest at the legal rate. The City and Consultant agree that the jurisdiction and venue for any legal proceeding arising from this Agreement are the Iowa District Court for Polk County.

22. MISCELLANEOUS HEADINGS

Title to articles, paragraphs, and subparagraphs are for information purposes only and shall not be considered a substantive part of this Agreement.

23. FURTHER ASSURANCES

Each party hereby agrees to execute and deliver such additional instruments and documents and to take all such other action as the other party may reasonably request from time to time in order to affect the provisions and purposes of this Agreement.

24. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall constitute an original document, no other counterpart needing to be produced, and all of which when taken together shall constitute the same instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers or agents on the day and year first above written.

CONSULTANT

CITY OF GRIMES

BY: _____

BY: _____

Name: Paul Nelson, PLA

Scott Mikkelsen, Mayor

Title: Landscape Architect

ATTEST

Name: _____

Title: _____

ATTACHMENT 1 - SCOPE OF SERVICES

Project Understanding

As the City of Grimes is looking to construct a new Public Administration Building on the Waterworks Park property, ISG understands the City would like to expand recreation opportunities, including:

- A 2–5 age playground space that is separated from the recently constructed play and splash pad area (intent would be to replace similar components to what existed on site after the main play area was completed)
- A small shade structure (could be tensile shade structures to match those that were installed after the splash pad was completed)
- Open green space (to accommodate kickball or wiffle ball)

Additional ideas to consider could include:

- Table tennis and/or a bean bags area
- Hammocks and/or comfortable seating pods

With this understanding, ISG proposes to provide the following scope of services to meet your project needs.

Concept Development

Preliminary Concept Development

Building off our project understanding and the proposed public administration building plans, our team will prepare up to three (3) conceptual design alternatives. The concept package will include sketch site plan options, precedent imagery for play equipment and furnishing, and preliminary cost estimates.

Once the package is developed, ISG will share the concepts with City staff to gather feedback. One (1) round of comprehensive edits to the package will be made prior to the City sharing the options with the community. During this phase, ISG will lead two (2) virtual check-in meetings with the City.

Preferred Concept Development

Once the City has gathered the initial feedback from the preliminary concepts, ISG will incorporate the feedback, refine the concept into a preferred concept, update the play equipment and furnishing precedent, and update the cost estimate.

Once the package is developed, ISG will share the preferred concept package with City staff to gather feedback. One (1) round of comprehensive edits to the package will be made prior to the City sharing the options with the community. During this phase ISG will lead two (2) virtual check-in meetings with the City.

Construction Documents

Once the City staff has gathered feedback from the community and there is an approved concept plan, ISG will prepare construction drawings for the proposed improvements. The drawings will include the following:

- Site plan
- Grading plan
- Playground drainage plan
- High level restoration and planting plan
- Furnishing and play equipment plan
- Construction cost estimate

Deliverables

- 60% construction documents and one (1) virtual review meeting with one (1) round of comprehensive package edits
- 100% construction drawings

Assumption + Exclusions

- It is our understanding that the City will handle any permits related to the proposed improvements.
- It is our understanding that the proposed stormwater management infrastructure is sized to accommodate any additional impervious surface proposed and any work related to stormwater management, stormwater pollution prevention plan (SWPPP), or erosion control will be the responsibility of the public administration building consultant(s).
- Procurement Method:
 - It is our understanding the City will utilize co-op purchasing for any play equipment, site furniture, and shade or shelter structures.
 - It is our understanding any work related to grading, playground areas, drainage, restoration, and pavement for walkway connections will be added via change order to the contractor's scope of work for the public administration building project.
 - Front end specifications will be referenced to the public administration building project. Statewide Urban Design and Specifications (SUDAS) specifications will be referenced for utilities, grading, and restoration work.
- The City will provide survey files in CAD format
- City will provide City Hall files in CAD format

ATTACHMENT 2 - PROJECT SCHEDULE

The time of completion of the scope of services under this Agreement shall be as follows:

The following is the estimated schedule for the project based on a project start date of March 16, 2026:

- Concept Development: March–April 2026
- Construction Drawings: June 2026

ATTACHMENT 3 - SCHEDULE OF FEES

CONSULTANT'S CURRENT STANDARD HOURLY RATE SCHEDULE

Job Title	Rate		
Administrative, I-IV	\$85-\$160	Geospatial Specialist, I-Senior	\$110-\$170
Architect, I-Senior	\$140-\$250	GIS Specialist, I-Senior	\$140-\$220
Architectural Designer, I-Senior	\$130-\$190	Graphic Designer, I-Senior	\$120-\$140
Business Developer, I-Senior	\$160-\$245	Interior Designer, I-Senior	\$140-\$205
Business Writer, I-Senior	\$130-\$150	IT Specialist, I-Senior	\$140-\$210
Civil Designer, I-Senior	\$130-\$190	Land Surveyor, I-Senior	\$130-\$210
Civil Engineer, I-Senior	\$160-\$250	Landscape Architect, I-Senior	\$150-\$230
Commissioning Technician, I-Senior	\$140-\$220	Landscape Designer, I-Senior	\$130-\$180
Construction Administrator, I-Senior	\$130-\$180	Marketing Consultant, Senior	\$215
Development Services Coordinator, I-Senior	\$140-\$210	Marketing Specialist, I-Senior	\$140-\$160
Drone Specialist, I-Senior	\$130-\$180	Mechanical Designer, I-Senior	\$140-\$205
Electrical Controls Designer, IV-Senior	\$225-\$235	Mechanical Engineer, I-Senior	\$170-\$270
Electrical Designer, I-Senior	\$140-\$205	Planner, I-Senior	\$140-\$220
Electrical Engineer, I-Senior	\$170-\$270	Process Engineer, Senior	\$245
Energy Distribution Designer, I-IV	\$130-\$170	Project Coordinator, I-IV	\$140-\$195
Environmental Scientist/Engineer, I-Senior	\$140-\$225	Project Executive, Senior	\$300
Finance Consultant, Senior	\$215	Project Manager, I-Senior	\$150-\$240
General Counsel	\$395	Refrigeration Designer, I-Senior	\$150-\$220
		Refrigeration Engineer, I-Senior	\$195-\$295
		Structural Designer, I-Senior	\$130-\$200
		Structural Engineer, I-Senior	\$160-\$255
		Technical Writer, I-Senior	\$160-\$180
		Technology Designer, I-Senior	\$130-\$225
		Technology Engineer, I-Senior	\$150-\$235
		Telecommunications Designer, I-Senior	\$100-\$160
		Telecommunications Engineer, I-Senior	\$170-\$250
		Telecommunications Field Designer, I-IV	\$125-\$155
		Telecommunications Project Manager, I-Senior	\$150-\$240
		Videographer	\$165
		Visualization Specialist, I-Senior	\$180-\$235
		Water/Wastewater Designer, I-Senior	\$140-\$205
		Water/Wastewater Engineer, I-Senior	\$170-\$270
		Water/Wastewater Operator, I-IV	\$125-\$140
		Water/Wastewater Project Manager, I-Senior	\$150-\$255

REIMBURSABLE EXPENSES

1. All materials and supplies used in the performance of work on this project will be billed at cost.
2. Auto mileage will be reimbursed per the current standard mileage reimbursement established by the Internal Revenue Service.
3. Charges for outside services such as soils and materials testing, fiscal, legal will be billed at their invoice.
4. All other direct expenses will be invoiced at cost.



CITY COUNCIL COMMUNICATION
Meeting Date: 2/24/2026

AGENDA ITEM: NE Destination Drive Extension – Phase 2 – Public Hearing.

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 Resolution to: 1) adopt plans, specifications, form of contract and estimate of cost. Award of the contract will be on the March 10th meeting. This project was bid on February 10, 2026 and the following are the results:

Sternquist Construction - \$1,076,353.00
Manatt's - \$1,077,427.00
Concrete Technologies - \$1,137,239.75
Absolute Group - \$1,169,014.10
Corell - \$1,304,574.80
MPS Engineer - \$1,329,417.00

Vett and Company - \$1,499,999.99
Engineers Estimate - \$1,256,000.00

The results from the bidding showed great interest in this project for this type of work and the current bidding environment. The grouping of bids was good, with the low bidder being about 14% or approximately \$180,000.00 under the engineer's estimate. The low bidder is Sternquist Construction of Indianola, Iowa. City staff has worked with Sternquist before and feel they can perform the work for this project.

BUDGETARY CONSIDERATIONS: This project came in at about \$180,000.00 under the engineer's estimate and is in the current Capital Improvements Program for construction in the 2026 construction season.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

BOARD/COMMISSION ACTIONS: None.

STAFF RECOMMENDATION: The staff recommends that the City Council holds the public hearing and approve the resolution, as stated above.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Aaron Jarosh
Return to: Matt Ahrens

TABULATION OF BIDS
NE DESTINATION DRIVE EXTENSION - PHASE 2
City of Grimes, Iowa
Project No. 122.1329.01
Bid Date/Time: 02/10/2026, 10:30 A.M.

				ENGINEER'S ESTIMATE		STERNQUIST CONSTRUCTION INDIANOLA, IA		MANATTS INC ANKENY, IA		CONCRETE TECHNOLOGIES, INC. GRIMES, IA		ABSOLUTE CONCRETE CONSTRUCTION, INC DBA ABSOLUTE GROUP GRANGER, IA	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
	SECTION 2010 - EARTHWORK, SUBGRADE, AND SUBBASE												
2.01	CLEARING AND GRUBBING	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 4,848.00	\$ 4,848.00	\$ 4,800.00	\$ 4,800.00	\$ 5,040.00	\$ 5,040.00	\$ 4,800.00	\$ 4,800.00
2.02	TOPSOIL, ON-SITE	CY	2,938	\$ 5.00	\$ 14,690.00	\$ 7.10	\$ 20,859.80	\$ 7.00	\$ 20,566.00	\$ 7.35	\$ 21,594.30	\$ 7.00	\$ 20,566.00
2.03	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	8,584	\$ 5.00	\$ 42,920.00	\$ 3.00	\$ 25,752.00	\$ 3.00	\$ 25,752.00	\$ 3.15	\$ 27,039.60	\$ 3.00	\$ 25,752.00
2.04	EXCAVATION, CLASS 10, CONTRACTOR FURNISH	CY	4,180	\$ 15.00	\$ 62,700.00	\$ 10.10	\$ 42,218.00	\$ 10.00	\$ 41,800.00	\$ 10.50	\$ 43,890.00	\$ 10.00	\$ 41,800.00
2.05	SUBGRADE PREPARATION, 12 INCH	SY	5,932	\$ 3.00	\$ 17,796.00	\$ 3.00	\$ 17,796.00	\$ 3.00	\$ 17,796.00	\$ 3.15	\$ 18,685.80	\$ 3.00	\$ 17,796.00
2.06	SUBGRADE TREATMENT, GEOGRID	SY	500	\$ 5.00	\$ 2,500.00	\$ 4.00	\$ 2,000.00	\$ 4.00	\$ 2,000.00	\$ 4.20	\$ 2,100.00	\$ 4.00	\$ 2,000.00
2.07	SUBBASE, MODIFIED, 6 INCH	SY	5,932	\$ 12.00	\$ 71,184.00	\$ 10.60	\$ 62,879.20	\$ 10.50	\$ 62,286.00	\$ 11.05	\$ 65,548.60	\$ 10.50	\$ 62,286.00
2.08	COMPACTION TESTING	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 1,010.00	\$ 1,010.00	\$ 1,000.00	\$ 1,000.00	\$ 1,050.00	\$ 1,050.00	\$ 3,125.00	\$ 3,125.00
	SECTION 3010 - TRENCH EXCAVATION AND BACKFILL												
3.01	TRENCH COMPACTION TESTING	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	\$ 4,410.00	\$ 4,410.00	\$ 3,620.00	\$ 3,620.00
	SECTION 4020 - STORM SEWERS												
4.01	STORM SEWER, TRENCHED, RCP, 15 INCH DIAMETER	LF	906	\$ 70.00	\$ 63,420.00	\$ 65.65	\$ 59,478.90	\$ 65.00	\$ 58,890.00	\$ 68.50	\$ 62,061.00	\$ 76.20	\$ 69,037.20
4.02	STORM SEWER, TRENCHED, RCP, 18 INCH DIAMETER	LF	58	\$ 75.00	\$ 4,350.00	\$ 68.70	\$ 3,984.60	\$ 68.00	\$ 3,944.00	\$ 71.40	\$ 4,141.20	\$ 73.70	\$ 4,274.60
4.03	STORM SEWER, TRENCHED, RCP, 24 INCH DIAMETER	LF	29	\$ 90.00	\$ 2,610.00	\$ 91.90	\$ 2,665.10	\$ 91.00	\$ 2,639.00	\$ 95.60	\$ 2,772.40	\$ 85.90	\$ 2,491.10
4.04	STORM SEWER, TRENCHED, RCP, 42 INCH DIAMETER	LF	139	\$ 150.00	\$ 20,850.00	\$ 177.75	\$ 24,707.25	\$ 176.00	\$ 24,464.00	\$ 185.00	\$ 25,715.00	\$ 174.00	\$ 24,186.00
4.05	REMOVAL OF STORM SEWER, 24 IN DIAMETER OR LESS	LF	74	\$ 25.00	\$ 1,850.00	\$ 34.35	\$ 2,541.90	\$ 34.00	\$ 2,516.00	\$ 35.70	\$ 2,641.80	\$ 18.10	\$ 1,339.40
	SECTION 4030 - PIPE CULVERTS												
4.06	PIPE APRON (18"), FOOTING	EA	1	\$ 3,500.00	\$ 3,500.00	\$ 2,861.00	\$ 2,861.00	\$ 2,833.00	\$ 2,833.00	\$ 2,975.00	\$ 2,975.00	\$ 3,295.00	\$ 3,295.00
4.07	PIPE APRON (24"), FOOTING, AND GUARD	EA	1	\$ 4,000.00	\$ 4,000.00	\$ 3,887.00	\$ 3,887.00	\$ 3,849.00	\$ 3,849.00	\$ 4,042.00	\$ 4,042.00	\$ 3,510.00	\$ 3,510.00
4.08	PIPE APRON (42"), FOOTING, AND GUARD	EA	2	\$ 5,000.00	\$ 10,000.00	\$ 6,230.00	\$ 12,460.00	\$ 6,167.00	\$ 12,334.00	\$ 6,476.00	\$ 12,952.00	\$ 7,460.00	\$ 14,920.00
	SECTION 4040 - SUBDRAINS AND FOOTING DRAIN COLLECTORS												
4.09	SUBDRAIN, PERFORATED, PVC, 6 INCH DIAMETER	LF	1,854	\$ 18.00	\$ 33,372.00	\$ 19.20	\$ 35,596.80	\$ 19.00	\$ 35,226.00	\$ 20.00	\$ 37,080.00	\$ 15.20	\$ 28,180.80
4.10	SUBDRAIN CLEANOUT, TYPE A-1, 6 INCH DIAMETER	EA	6	\$ 550.00	\$ 3,300.00	\$ 437.00	\$ 2,622.00	\$ 433.00	\$ 2,598.00	\$ 455.00	\$ 2,730.00	\$ 588.00	\$ 3,528.00
4.11	SUBDRAIN OUTLET AND CONNECTIONS, CONNECT TO STRUCTURE	EA	14	\$ 300.00	\$ 4,200.00	\$ 162.00	\$ 2,268.00	\$ 161.00	\$ 2,254.00	\$ 169.00	\$ 2,366.00	\$ 273.00	\$ 3,822.00
	SECTION 5010 - PIPE AND FITTINGS												
5.01	WATER MAIN, TRENCHED, PVC, 6 IN DIAMETER	LF	222	\$ 60.00	\$ 13,320.00	\$ 32.32	\$ 7,175.04	\$ 32.00	\$ 7,104.00	\$ 33.60	\$ 7,459.20	\$ 28.80	\$ 6,393.60
5.02	WATER MAIN, TRENCHED, PVC, 8 IN DIAMETER	LF	1,442	\$ 60.00	\$ 86,520.00	\$ 33.33	\$ 48,061.86	\$ 33.00	\$ 47,586.00	\$ 34.65	\$ 49,965.30	\$ 32.50	\$ 46,865.00
5.03	WATER MAIN WITH CASING PIPE, TRENCHED, PVC, 8 IN DIAMETER	LF	25	\$ 150.00	\$ 3,750.00	\$ 211.00	\$ 5,275.00	\$ 208.00	\$ 5,200.00	\$ 218.40	\$ 5,460.00	\$ 243.00	\$ 6,075.00
5.04	FITTING, BY WEIGHT	LB	2,356	\$ 18.00	\$ 42,408.00	\$ 8.50	\$ 20,026.00	\$ 9.00	\$ 21,204.00	\$ 9.45	\$ 22,264.20	\$ 8.40	\$ 19,790.40
5.05	GATE VALVE, DUCTILE IRON, 6 INCH	EA	4	\$ 2,500.00	\$ 10,000.00	\$ 1,750.00	\$ 7,000.00	\$ 1,730.00	\$ 6,920.00	\$ 1,817.00	\$ 7,268.00	\$ 1,545.00	\$ 6,180.00
5.06	GATE VALVE, DUCTILE IRON, 8 INCH	EA	3	\$ 3,000.00	\$ 9,000.00	\$ 2,470.00	\$ 7,410.00	\$ 2,446.00	\$ 7,338.00	\$ 2,569.00	\$ 7,707.00	\$ 2,295.00	\$ 6,885.00
5.07	ALTERNATE FIRE HYDRANT ASSEMBLY	EA	4	\$ 8,500.00	\$ 34,000.00	\$ 7,705.00	\$ 30,820.00	\$ 7,628.00	\$ 30,512.00	\$ 8,009.00	\$ 32,036.00	\$ 7,530.00	\$ 30,120.00
5.08	FLUSHING DEVICE (BLOWOFF HYDRANT)	EA	4	\$ 5,000.00	\$ 20,000.00	\$ 6,620.55	\$ 26,482.20	\$ 6,555.00	\$ 26,220.00	\$ 6,883.00	\$ 27,532.00	\$ 6,120.00	\$ 24,480.00
5.09	FIRE HYDRANT ASSEMBLY REMOVAL	EA	1	\$ 1,000.00	\$ 1,000.00	\$ 891.00	\$ 891.00	\$ 625.00	\$ 625.00	\$ 657.00	\$ 657.00	\$ 882.00	\$ 882.00
	SECTION 6010 - STRUCTURES FOR SANITARY AND STORM SEWERS												
6.01	MANHOLE, SW-401, 48 INCH DIAMETER	EA	1	\$ 5,000.00	\$ 5,000.00	\$ 3,720.00	\$ 3,720.00	\$ 3,683.00	\$ 3,683.00	\$ 3,868.00	\$ 3,868.00	\$ 3,635.00	\$ 3,635.00
6.02	MANHOLE, SW-401, 72 INCH DIAMETER	EA	1	\$ 10,000.00	\$ 10,000.00	\$ 8,100.00	\$ 8,100.00	\$ 8,020.00	\$ 8,020.00	\$ 8,421.00	\$ 8,421.00	\$ 10,350.00	\$ 10,350.00
6.03	INTAKE, SW-501	EA	4	\$ 4,000.00	\$ 16,000.00	\$ 2,960.00	\$ 11,840.00	\$ 2,928.00	\$ 11,712.00	\$ 3,075.00	\$ 12,300.00	\$ 2,705.00	\$ 10,820.00
6.04	INTAKE, SW-505	EA	6	\$ 6,000.00	\$ 36,000.00	\$ 4,835.00	\$ 29,010.00	\$ 4,788.00	\$ 28,728.00	\$ 5,028.00	\$ 30,168.00	\$ 4,870.00	\$ 29,220.00
6.05	INTAKE, SW-506	EA	4	\$ 8,500.00	\$ 34,000.00	\$ 8,195.00	\$ 32,780.00	\$ 8,114.00	\$ 32,456.00	\$ 8,520.00	\$ 34,080.00	\$ 7,205.00	\$ 28,820.00
	SECTION 7010 - PORTLAND CEMENT CONCRETE PAVEMENT												
7.01	PAVEMENT, PCC, 8 INCH DEPTH	SY	4,975	\$ 65.00	\$ 323,375.00	\$ 64.50	\$ 320,887.50	\$ 62.00	\$ 308,450.00	\$ 69.50	\$ 345,762.50	\$ 74.00	\$ 368,150.00
7.02	PCC PAVEMENT SAMPLES AND TESTING	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 1,500.00	\$ 1,500.00	\$ 7,000.00	\$ 7,000.00
7.03	CURB AND GUTTER, VARIABLE WIDTH	LF	80	\$ 55.00	\$ 4,400.00	\$ 60.60	\$ 4,848.00	\$ 55.00	\$ 4,400.00	\$ 53.50	\$ 4,280.00	\$ 60.00	\$ 4,800.00
	SECTION 7030 - SIDEWALKS, SHARED USE PATHS, AND DRIVEWAYS												
7.04	REMOVAL OF SIDEWALK	SY	20	\$ 10.00	\$ 200.00	\$ 7.10	\$ 142.00	\$ 7.00	\$ 140.00	\$ 7.35	\$ 147.00	\$ 7.00	\$ 140.00
7.05	SIDEWALK, PCC, 6 INCH THICKNESS	SY	131	\$ 75.00	\$ 9,825.00	\$ 70.70	\$ 9,261.70	\$ 62.00	\$ 8,122.00	\$ 100.00	\$ 13,100.00	\$ 70.00	\$ 9,170.00
7.06	DETECTABLE WARNINGS	SF	134	\$ 65.00	\$ 8,710.00	\$ 54.55	\$ 7,309.70	\$ 55.00	\$ 7,370.00	\$ 50.00	\$ 6,700.00	\$ 54.00	\$ 7,236.00
7.07	SHOULDER, GRANULAR, 6 INCH	TON	357	\$ 50.00	\$ 17,850.00	\$ 40.40	\$ 14,422.80	\$ 40.00	\$ 14,280.00	\$ 42.00	\$ 14,994.00	\$ 40.00	\$ 14,280.00
	SECTION 7040 - PAVEMENT REHABILITATION												
7.08	PAVEMENT REMOVAL	SY	3,216	\$ 10.00	\$ 32,160.00	\$ 7.10	\$ 22,833.60	\$ 7.50	\$ 24,120.00	\$ 7.35	\$ 23,637.60	\$ 7.00	\$ 22,512.00
	SECTION 8020 - PAVEMENT MARKINGS												
8.01	PAINTED PAVEMENT MARKINGS, DURABLE	STA	35	\$ 150.00	\$ 5,250.00	\$ 156.55	\$ 5,479.25	\$ 155.00	\$ 5,425.00	\$ 163.00	\$ 5,705.00	\$ 155.00	\$ 5,425.00
8.02	GROOVES CUT FOR PAVEMENT MARKINGS	STA	35	\$ 150.00	\$ 5,250.00	\$ 95.95	\$ 3,358.25	\$ 95.00	\$ 3,325.00	\$ 100.00	\$ 3,500.00	\$ 95.00	\$ 3,325.00
	SECTION 8030 - TEMPORARY TRAFFIC CONTROL												
8.03	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 4,797.50	\$ 4,797.50	\$ 4,750.00	\$ 4,750.00	\$ 4,985.00	\$ 4,985.00	\$ 7,500.00	\$ 7,500.00
	SECTION 8040 - TRAFFIC SIGNS AND POSTS												

TABULATION OF BIDS
NE DESTINATION DRIVE EXTENSION - PHASE 2
City of Grimes, Iowa
Project No. 122.1329.01
Bid Date/Time: 02/10/2026, 10:30 A.M.

				ENGINEER'S ESTIMATE		1		2		3		4	
						STERNQUIST CONSTRUCTION INDIANOLA, IA		MANATTS INC ANKENY, IA		CONCRETE TECHNOLOGIES, INC. GRIMES, IA		ABSOLUTE CONCRETE CONSTRUCTION, INC DBA ABSOLUTE GROUP GRANGER, IA	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
8.04	TRAFFIC SIGNS	EA	5	\$ 250.00	\$ 1,250.00	\$ 151.50	\$ 757.50	\$ 150.00	\$ 750.00	\$ 157.50	\$ 787.50	\$ 150.00	\$ 750.00
8.05	PERFORATED SQUARE STEEL TUBE POSTS	LF	53	\$ 25.00	\$ 1,325.00	\$ 25.25	\$ 1,338.25	\$ 25.00	\$ 1,325.00	\$ 26.25	\$ 1,391.25	\$ 25.00	\$ 1,325.00
8.06	PERFORATED SQUARE STEEL TUBE POST ANCHORS	EA	5	\$ 150.00	\$ 750.00	\$ 40.40	\$ 202.00	\$ 40.00	\$ 200.00	\$ 42.00	\$ 210.00	\$ 40.00	\$ 200.00
8.07	REMOVE AND REINSTALL TRAFFIC SIGNS	EA	4	\$ 400.00	\$ 1,600.00	\$ 353.50	\$ 1,414.00	\$ 350.00	\$ 1,400.00	\$ 367.50	\$ 1,470.00	\$ 350.00	\$ 1,400.00
8.08	REMOVE AND SALVAGE TRAFFIC SIGN ASSEMBLY	EA	9	\$ 250.00	\$ 2,250.00	\$ 303.00	\$ 2,727.00	\$ 300.00	\$ 2,700.00	\$ 315.00	\$ 2,835.00	\$ 300.00	\$ 2,700.00
SECTION 9010 - SEEDING													
9.01	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 2	AC	3.8	\$ 4,000.00	\$ 15,200.00	\$ 3,838.00	\$ 14,584.40	\$ 3,800.00	\$ 14,440.00	\$ 3,990.00	\$ 15,162.00	\$ 3,500.00	\$ 13,300.00
9.02	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 6	AC	1.3	\$ 4,000.00	\$ 5,200.00	\$ 3,838.00	\$ 4,989.40	\$ 3,800.00	\$ 4,940.00	\$ 3,990.00	\$ 5,187.00	\$ 4,000.00	\$ 5,200.00
SECTION 9040 - EROSION AND SEDIMENT CONTROL													
9.03	SWPPP PREPARATION	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 1,515.00	\$ 1,515.00	\$ 1,500.00	\$ 1,500.00	\$ 1,575.00	\$ 1,575.00	\$ 1,000.00	\$ 1,000.00
9.04	SWPPP MANAGEMENT	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 2,020.00	\$ 2,020.00	\$ 2,000.00	\$ 2,000.00	\$ 2,100.00	\$ 2,100.00	\$ 2,400.00	\$ 2,400.00
9.05	FILTER SOCK, 9 INCH DIAMETER	LF	4,000	\$ 2.00	\$ 8,000.00	\$ 1.00	\$ 4,000.00	\$ 1.00	\$ 4,000.00	\$ 1.05	\$ 4,200.00	\$ 1.60	\$ 6,400.00
9.06	FILTER SOCK, REMOVAL	LF	4,000	\$ 0.50	\$ 2,000.00	\$ 0.20	\$ 800.00	\$ 0.20	\$ 800.00	\$ 0.25	\$ 1,000.00	\$ 0.20	\$ 800.00
9.07	TEMPORARY RECP, TYPE 1.A	SY	1,750	\$ 4.00	\$ 7,000.00	\$ 1.25	\$ 2,187.50	\$ 1.25	\$ 2,187.50	\$ 1.30	\$ 2,275.00	\$ 2.00	\$ 3,500.00
9.08	RIP RAP, CLASS E	TON	150	\$ 75.00	\$ 11,250.00	\$ 77.77	\$ 11,665.50	\$ 77.00	\$ 11,550.00	\$ 81.00	\$ 12,150.00	\$ 78.90	\$ 11,835.00
9.09	SILT FENCE OR SILT FENCE DITCH CHECK	LF	1,350	\$ 2.00	\$ 2,700.00	\$ 1.55	\$ 2,092.50	\$ 1.50	\$ 2,025.00	\$ 1.55	\$ 2,092.50	\$ 1.65	\$ 2,227.50
9.10	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	EA	1,350	\$ 0.50	\$ 675.00	\$ 0.50	\$ 675.00	\$ 0.50	\$ 675.00	\$ 0.55	\$ 742.50	\$ 0.01	\$ 13.50
9.11	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	1,350	\$ 0.50	\$ 675.00	\$ 0.25	\$ 337.50	\$ 0.25	\$ 337.50	\$ 0.25	\$ 337.50	\$ 0.20	\$ 270.00
9.12	EROSION CONTROL MULCHING, CONVENTIONAL	AC	5.1	\$ 2,000.00	\$ 10,200.00	\$ 606.00	\$ 3,090.60	\$ 600.00	\$ 3,060.00	\$ 630.00	\$ 3,213.00	\$ 700.00	\$ 3,570.00
9.13	INLET PROTECTION DEVICE, DROP-IN INTAKE	EA	24	\$ 100.00	\$ 2,400.00	\$ 126.25	\$ 3,030.00	\$ 125.00	\$ 3,000.00	\$ 131.25	\$ 3,150.00	\$ 125.00	\$ 3,000.00
9.14	INLET PROTECTION DEVICE, MAINTENANCE	EA	24	\$ 50.00	\$ 1,200.00	\$ 25.25	\$ 606.00	\$ 25.00	\$ 600.00	\$ 26.25	\$ 630.00	\$ 10.00	\$ 240.00
SECTION 11000 - MISCELLANEOUS													
11.01	MOBILIZATION	LS	1	\$ 40,000.00	\$ 40,000.00	\$ 43,753.90	\$ 43,753.90	\$ 62,500.00	\$ 62,500.00	\$ 52,000.00	\$ 52,000.00	\$ 85,000.00	\$ 85,000.00
11.02	CONCRETE WASHOUT	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 2,400.00	\$ 2,400.00	\$ 3,500.00	\$ 3,500.00
TOTAL BID:					\$ 1,256,000.00	\$ 1,076,353.00		\$ 1,077,427.00		\$ 1,137,239.75		\$ 1,169,014.10	
BID SECURITY:						10%		10%		10%		10%	

TABULATION OF BIDS
NE DESTINATION DRIVE EXTENSION - PHASE 2
City of Grimes, Iowa
Project No. 122.1329.01
Bid Date/Time: 02/10/2026, 10:30 A.M.

				ENGINEER'S ESTIMATE		5		6		7	
				CORELL CONTRCTOR, INC. WEST DES MOINES, IA		MPS ENGINEERS, PC DBA KINGSTON SERVICES, PC DES MOINES, IA		VEIT & COMPANY, INC. ROGERS, MN			
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
	SECTION 2010 - EARTHWORK, SUBGRADE, AND SUBBASE										
2.01	CLEARING AND GRUBBING	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 11,575.00	\$ 11,575.00	\$ 25,000.00	\$ 25,000.00	\$ 5,980.00	\$ 5,980.00
2.02	TOPSOIL, ON-SITE	CY	2,938	\$ 5.00	\$ 14,690.00	\$ 10.75	\$ 31,583.50	\$ 8.00	\$ 23,504.00	\$ 14.75	\$ 43,335.50
2.03	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	8,584	\$ 5.00	\$ 42,920.00	\$ 7.20	\$ 61,804.80	\$ 7.00	\$ 60,088.00	\$ 4.50	\$ 38,628.00
2.04	EXCAVATION, CLASS 10, CONTRACTOR FURNISH	CY	4,180	\$ 15.00	\$ 62,700.00	\$ 19.00	\$ 79,420.00	\$ 11.00	\$ 45,980.00	\$ 37.00	\$ 154,660.00
2.05	SUBGRADE PREPARATION, 12 INCH	SY	5,932	\$ 3.00	\$ 17,796.00	\$ 4.50	\$ 26,694.00	\$ 2.00	\$ 11,864.00	\$ 2.50	\$ 14,830.00
2.06	SUBGRADE TREATMENT, GEOGRID	SY	500	\$ 5.00	\$ 2,500.00	\$ 4.25	\$ 2,125.00	\$ 3.00	\$ 1,500.00	\$ 1.75	\$ 875.00
2.07	SUBBASE, MODIFIED, 6 INCH	SY	5,932	\$ 12.00	\$ 71,184.00	\$ 12.00	\$ 71,184.00	\$ 11.00	\$ 65,252.00	\$ 12.10	\$ 71,777.20
2.08	COMPACTION TESTING	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 6,600.00	\$ 6,600.00	\$ 4,500.00	\$ 4,500.00	\$ 3,950.00	\$ 3,950.00
	SECTION 3010 - TRENCH EXCAVATION AND BACKFILL										
3.01	TRENCH COMPACTION TESTING	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 3,390.00	\$ 3,390.00
	SECTION 4020 - STORM SEWERS										
4.01	STORM SEWER, TRENCHED, RCP, 15 INCH DIAMETER	LF	906	\$ 70.00	\$ 63,420.00	\$ 80.00	\$ 72,480.00	\$ 64.00	\$ 57,984.00	\$ 80.00	\$ 72,480.00
4.02	STORM SEWER, TRENCHED, RCP, 18 INCH DIAMETER	LF	58	\$ 75.00	\$ 4,350.00	\$ 152.00	\$ 8,816.00	\$ 72.00	\$ 4,176.00	\$ 106.00	\$ 6,148.00
4.03	STORM SEWER, TRENCHED, RCP, 24 INCH DIAMETER	LF	29	\$ 90.00	\$ 2,610.00	\$ 163.00	\$ 4,727.00	\$ 88.00	\$ 2,552.00	\$ 142.25	\$ 4,125.25
4.04	STORM SEWER, TRENCHED, RCP, 42 INCH DIAMETER	LF	139	\$ 150.00	\$ 20,850.00	\$ 190.00	\$ 26,410.00	\$ 198.00	\$ 27,522.00	\$ 243.25	\$ 33,811.75
4.05	REMOVAL OF STORM SEWER, 24 IN DIAMETER OR LESS	LF	74	\$ 25.00	\$ 1,850.00	\$ 43.00	\$ 3,182.00	\$ 32.00	\$ 2,368.00	\$ 16.75	\$ 1,239.50
	SECTION 4030 - PIPE CULVERTS										
4.06	PIPE APRON (18"), FOOTING	EA	1	\$ 3,500.00	\$ 3,500.00	\$ 3,150.00	\$ 3,150.00	\$ 1,900.00	\$ 1,900.00	\$ 3,490.00	\$ 3,490.00
4.07	PIPE APRON (24"), FOOTING, AND GUARD	EA	1	\$ 4,000.00	\$ 4,000.00	\$ 4,785.00	\$ 4,785.00	\$ 3,000.00	\$ 3,000.00	\$ 4,150.00	\$ 4,150.00
4.08	PIPE APRON (42"), FOOTING, AND GUARD	EA	2	\$ 5,000.00	\$ 10,000.00	\$ 7,250.00	\$ 14,500.00	\$ 5,000.00	\$ 10,000.00	\$ 7,330.00	\$ 14,660.00
	SECTION 4040 - SUBDRAINS AND FOOTING DRAIN COLLECTORS										
4.09	SUBDRAIN, PERFORATED, PVC, 6 INCH DIAMETER	LF	1,854	\$ 18.00	\$ 33,372.00	\$ 21.00	\$ 38,934.00	\$ 20.00	\$ 37,080.00	\$ 32.75	\$ 60,718.50
4.10	SUBDRAIN CLEANOUT, TYPE A-1, 6 INCH DIAMETER	EA	6	\$ 550.00	\$ 3,300.00	\$ 500.00	\$ 3,000.00	\$ 600.00	\$ 3,600.00	\$ 1,250.00	\$ 7,500.00
4.11	SUBDRAIN OUTLET AND CONNECTIONS, CONNECT TO STRUCTURE	EA	14	\$ 300.00	\$ 4,200.00	\$ 375.00	\$ 5,250.00	\$ 400.00	\$ 5,600.00	\$ 288.00	\$ 4,032.00
	SECTION 5010 - PIPE AND FITTINGS										
5.01	WATER MAIN, TRENCHED, PVC, 6 IN DIAMETER	LF	222	\$ 60.00	\$ 13,320.00	\$ 52.50	\$ 11,655.00	\$ 64.00	\$ 14,208.00	\$ 36.75	\$ 8,158.50
5.02	WATER MAIN, TRENCHED, PVC, 8 IN DIAMETER	LF	1,442	\$ 60.00	\$ 86,520.00	\$ 52.00	\$ 74,984.00	\$ 76.00	\$ 109,592.00	\$ 43.50	\$ 62,727.00
5.03	WATER MAIN WITH CASING PIPE, TRENCHED, PVC, 8 IN DIAMETER	LF	25	\$ 150.00	\$ 3,750.00	\$ 360.00	\$ 9,000.00	\$ 226.00	\$ 5,650.00	\$ 152.50	\$ 3,812.50
5.04	FITTING, BY WEIGHT	LB	2,356	\$ 18.00	\$ 42,408.00	\$ 8.00	\$ 18,848.00	\$ 21.00	\$ 49,476.00	\$ 13.75	\$ 32,395.00
5.05	GATE VALVE, DUCTILE IRON, 6 INCH	EA	4	\$ 2,500.00	\$ 10,000.00	\$ 1,610.00	\$ 6,440.00	\$ 3,000.00	\$ 12,000.00	\$ 1,710.00	\$ 6,840.00
5.06	GATE VALVE, DUCTILE IRON, 8 INCH	EA	3	\$ 3,000.00	\$ 9,000.00	\$ 2,285.00	\$ 6,855.00	\$ 4,000.00	\$ 12,000.00	\$ 2,380.00	\$ 7,140.00
5.07	ALTERNATE FIRE HYDRANT ASSEMBLY	EA	4	\$ 8,500.00	\$ 34,000.00	\$ 8,195.00	\$ 32,780.00	\$ 8,500.00	\$ 34,000.00	\$ 9,380.00	\$ 37,520.00
5.08	FLUSHING DEVICE (BLOWOFF HYDRANT)	EA	4	\$ 5,000.00	\$ 20,000.00	\$ 7,275.00	\$ 29,100.00	\$ 4,500.00	\$ 18,000.00	\$ 6,190.00	\$ 24,760.00
5.09	FIRE HYDRANT ASSEMBLY REMOVAL	EA	1	\$ 1,000.00	\$ 1,000.00	\$ 2,350.00	\$ 2,350.00	\$ 1,500.00	\$ 1,500.00	\$ 1,090.00	\$ 1,090.00
	SECTION 6010 - STRUCTURES FOR SANITARY AND STORM SEWERS										
6.01	MANHOLE, SW-401, 48 INCH DIAMETER	EA	1	\$ 5,000.00	\$ 5,000.00	\$ 4,805.00	\$ 4,805.00	\$ 4,400.00	\$ 4,400.00	\$ 4,230.00	\$ 4,230.00
6.02	MANHOLE, SW-401, 72 INCH DIAMETER	EA	1	\$ 10,000.00	\$ 10,000.00	\$ 11,500.00	\$ 11,500.00	\$ 12,000.00	\$ 12,000.00	\$ 8,050.00	\$ 8,050.00
6.03	INTAKE, SW-501	EA	4	\$ 4,000.00	\$ 16,000.00	\$ 3,775.00	\$ 15,100.00	\$ 5,000.00	\$ 20,000.00	\$ 3,250.00	\$ 13,000.00
6.04	INTAKE, SW-505	EA	6	\$ 6,000.00	\$ 36,000.00	\$ 6,150.00	\$ 36,900.00	\$ 6,500.00	\$ 39,000.00	\$ 4,610.00	\$ 27,660.00
6.05	INTAKE, SW-506	EA	4	\$ 8,500.00	\$ 34,000.00	\$ 9,600.00	\$ 38,400.00	\$ 8,000.00	\$ 32,000.00	\$ 8,960.00	\$ 35,840.00
	SECTION 7010 - PORTLAND CEMENT CONCRETE PAVEMENT										
7.01	PAVEMENT, PCC, 8 INCH DEPTH	SY	4,975	\$ 65.00	\$ 323,375.00	\$ 65.60	\$ 326,360.00	\$ 71.00	\$ 353,225.00	\$ 71.50	\$ 355,712.50
7.02	PCC PAVEMENT SAMPLES AND TESTING	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 5,125.00	\$ 5,125.00	\$ 2,600.00	\$ 2,600.00	\$ 5,590.00	\$ 5,590.00
7.03	CURB AND GUTTER, VARIABLE WIDTH	LF	80	\$ 55.00	\$ 4,400.00	\$ 63.00	\$ 5,040.00	\$ 54.00	\$ 4,320.00	\$ 69.50	\$ 5,560.00
	SECTION 7030 - SIDEWALKS, SHARED USE PATHS, AND DRIVEWAYS										
7.04	REMOVAL OF SIDEWALK	SY	20	\$ 10.00	\$ 200.00	\$ 40.00	\$ 800.00	\$ 15.00	\$ 300.00	\$ 57.00	\$ 1,140.00
7.05	SIDEWALK, PCC, 6 INCH THICKNESS	SY	131	\$ 75.00	\$ 9,825.00	\$ 73.00	\$ 9,563.00	\$ 76.00	\$ 9,956.00	\$ 81.00	\$ 10,611.00
7.06	DETEACTBLE WARNINGS	SF	134	\$ 65.00	\$ 8,710.00	\$ 57.00	\$ 7,638.00	\$ 58.00	\$ 7,772.00	\$ 62.50	\$ 8,375.00
7.07	SHOULDER, GRANULAR, 6 INCH	TON	357	\$ 50.00	\$ 17,850.00	\$ 55.00	\$ 19,635.00	\$ 42.00	\$ 14,994.00	\$ 47.50	\$ 16,957.50
	SECTION 7040 - PAVEMENT REHABILITATION										
7.08	PAVEMENT REMOVAL	SY	3,216	\$ 10.00	\$ 32,160.00	\$ 9.50	\$ 30,552.00	\$ 10.00	\$ 32,160.00	\$ 15.00	\$ 48,240.00
	SECTION 8020 - PAVEMENT MARKINGS										
8.01	PAINTED PAVEMENT MARKINGS, DURABLE	STA	35	\$ 150.00	\$ 5,250.00	\$ 163.00	\$ 5,705.00	\$ 160.00	\$ 5,600.00	\$ 175.00	\$ 6,125.00
8.02	GROOVES CUT FOR PAVEMENT MARKINGS	STA	35	\$ 150.00	\$ 5,250.00	\$ 100.00	\$ 3,500.00	\$ 120.00	\$ 4,200.00	\$ 107.00	\$ 3,745.00
	SECTION 8030 - TEMPORARY TRAFFIC CONTROL										
8.03	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 5,000.00	\$ 5,000.00	\$ 22,275.00	\$ 22,275.00	\$ 5,370.00	\$ 5,370.00
	SECTION 8040 - TRAFFIC SIGNS AND POSTS										

TABULATION OF BIDS
NE DESTINATION DRIVE EXTENSION - PHASE 2
City of Grimes, Iowa
Project No. 122.1329.01
Bid Date/Time: 02/10/2026, 10:30 A.M.

				ENGINEER'S ESTIMATE		5		6		7	
				CORELL CONTRCTOR, INC. WEST DES MOINES, IA		MPS ENGINEERS, PC DBA KINGSTON SERVICES, PC DES MOINES, IA		VEIT & COMPANY, INC. ROGERS, MN			
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
8.04	TRAFFIC SIGNS	EA	5	\$ 250.00	\$ 1,250.00	\$ 158.00	\$ 790.00	\$ 160.00	\$ 800.00	\$ 170.00	\$ 850.00
8.05	PERFORATED SQUARE STEEL TUBE POSTS	LF	53	\$ 25.00	\$ 1,325.00	\$ 26.00	\$ 1,378.00	\$ 28.00	\$ 1,484.00	\$ 28.25	\$ 1,497.25
8.06	PERFORATED SQUARE STEEL TUBE POST ANCHORS	EA	5	\$ 150.00	\$ 750.00	\$ 42.00	\$ 210.00	\$ 82.00	\$ 410.00	\$ 45.25	\$ 226.25
8.07	REMOVE AND REINSTALL TRAFFIC SIGNS	EA	4	\$ 400.00	\$ 1,600.00	\$ 367.50	\$ 1,470.00	\$ 275.00	\$ 1,100.00	\$ 396.00	\$ 1,584.00
8.08	REMOVE AND SALVAGE TRAFFIC SIGN ASSEMBLY	EA	9	\$ 250.00	\$ 2,250.00	\$ 315.00	\$ 2,835.00	\$ 60.00	\$ 540.00	\$ 339.00	\$ 3,051.00
SECTION 9010 - SEEDING											
9.01	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 2	AC	3.8	\$ 4,000.00	\$ 15,200.00	\$ 4,180.00	\$ 15,884.00	\$ 3,600.00	\$ 13,680.00	\$ 3,560.00	\$ 13,528.00
9.02	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 6	AC	1.3	\$ 4,000.00	\$ 5,200.00	\$ 4,180.00	\$ 5,434.00	\$ 3,600.00	\$ 4,680.00	\$ 3,930.00	\$ 5,109.00
SECTION 9040 - EROSION AND SEDIMENT CONTROL											
9.03	SWPPP PREPARATION	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 1,650.00	\$ 1,650.00	\$ 1,200.00	\$ 1,200.00	\$ 1,360.00	\$ 1,360.00
9.04	SWPPP MANAGEMENT	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 2,200.00	\$ 2,200.00	\$ 2,400.00	\$ 2,400.00	\$ 2,260.00	\$ 2,260.00
9.05	FILTER SOCK, 9 INCH DIAMETER	LF	4,000	\$ 2.00	\$ 8,000.00	\$ 1.10	\$ 4,400.00	\$ 1.15	\$ 4,600.00	\$ 1.90	\$ 7,600.00
9.06	FILTER SOCK, REMOVAL	LF	4,000	\$ 0.50	\$ 2,000.00	\$ 0.25	\$ 1,000.00	\$ 0.10	\$ 400.00	\$ 0.35	\$ 1,400.00
9.07	TEMPORARY RECP, TYPE 1.A	SY	1,750	\$ 4.00	\$ 7,000.00	\$ 1.40	\$ 2,450.00	\$ 1.50	\$ 2,625.00	\$ 1.80	\$ 3,150.00
9.08	RIP RAP, CLASS E	TON	150	\$ 75.00	\$ 11,250.00	\$ 80.00	\$ 12,000.00	\$ 80.00	\$ 12,000.00	\$ 115.00	\$ 17,250.00
9.09	SILT FENCE OR SILT FENCE DITCH CHECK	LF	1,350	\$ 2.00	\$ 2,700.00	\$ 1.65	\$ 2,227.50	\$ 1.80	\$ 2,430.00	\$ 2.30	\$ 3,105.00
9.10	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	EA	1,350	\$ 0.50	\$ 675.00	\$ 0.50	\$ 675.00	\$ 0.10	\$ 135.00	\$ 0.01	\$ 13.50
9.11	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	1,350	\$ 0.50	\$ 675.00	\$ 0.30	\$ 405.00	\$ 0.10	\$ 135.00	\$ 0.25	\$ 337.50
9.12	EROSION CONTROL MULCHING, CONVENTIONAL	AC	5.1	\$ 2,000.00	\$ 10,200.00	\$ 660.00	\$ 3,366.00	\$ 1,000.00	\$ 5,100.00	\$ 848.00	\$ 4,324.80
9.13	INLET PROTECTION DEVICE, DROP-IN INTAKE	EA	24	\$ 100.00	\$ 2,400.00	\$ 140.00	\$ 3,360.00	\$ 125.00	\$ 3,000.00	\$ 153.00	\$ 3,672.00
9.14	INLET PROTECTION DEVICE, MAINTENANCE	EA	24	\$ 50.00	\$ 1,200.00	\$ 27.50	\$ 660.00	\$ 25.00	\$ 600.00	\$ 17.00	\$ 408.00
SECTION 11000 - MISCELLANEOUS											
11.01	MOBILIZATION	LS	1	\$ 40,000.00	\$ 40,000.00	\$ 39,975.00	\$ 39,975.00	\$ 48,000.00	\$ 48,000.00	\$ 135,793.99	\$ 135,793.99
11.02	CONCRETE WASHOUT	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 2,850.00	\$ 2,850.00	\$ 3,900.00	\$ 3,900.00	\$ 3,050.00	\$ 3,050.00
TOTAL BID:					\$ 1,256,000.00	\$ 1,304,574.80		\$ 1,329,417.00		\$ 1,499,999.99	
BID SECURITY:						10%		10%		10%	

RESOLUTION 02-3826 ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND
ESTIMATE OF COST FOR THE NE DESTINATION DRIVE EXTENSION – PHASE 2

Grimes Resolution No. 02-3826

WHEREAS, on the 13th day of January, 2026, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the NE Destination Drive Extension – Phase 2; 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 February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk



AGENDA ITEM: SW 19th Street and SW Jazzwood Drive Overlay – 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 February 17, 2026 and the following are the results:

Des Moines Asphalt - \$1,489,128.21
Grimes Asphalt and Paving Corp. -
\$1,489,888.25
Elder Corporation - \$1,554,697.00
Engineers Estimate - \$1,836,596.00

The results from the bidding showed great interest in this project for this type of work and the current bidding environment. The grouping of bids was good, with all bids under the engineer's estimate and the low bidder being about 19% or approximately \$347,467.00 under the engineer's estimate. The low bidder is Des Moines Asphalt of Johnston, Iowa. City staff has worked with Des Moines Asphalt before and feel they can perform the work for this project.

BUDGETARY CONSIDERATIONS: This project came in at about \$347,467.00 under the engineer's estimate and is in the current Capital Improvements Program for construction in the 2026 construction season.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: None

STAFF RECOMMENDATION: The staff recommends that the City Council 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: Aaron Jarosh

Return to: Matt Ahrens

February 17, 2026 @ 10:30 AM

Item No.	Description	Unit	Quantity	Engineer's Estimate		OMG Midwest dba Des Moines Asphalt & Paving		Grimes Asphalt and Paving Corp.		InRoads, LLC		Elder Corporation		Contractor		Contractor	
				City of Grimes		Johnston, IA		Des Moines, IA		Des Moines, IA		Des Moines, IA		City		City	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	SUBGRADE PREPARATION	SY	37283	\$5.00	\$186,415.00	\$1.91	\$71,210.53	\$2.50	\$93,207.50	\$1.91	\$71,210.53	\$2.50	\$93,207.50		\$0.00		\$0.00
2	SUBGRADE TREATMENT, CEMENT TREATED BASE, 6% CEMENT	SY	37283	\$10.00	\$372,830.00	\$6.56	\$244,576.48	\$6.50	\$242,339.50	\$6.56	\$244,576.48	\$6.50	\$242,339.50		\$0.00		\$0.00
3	HMA STANDARD TRAFFIC (ST) SURFACE, 1/2", PG 58-28S	TON	3075	\$88.00	\$270,600.00	\$86.00	\$264,450.00	\$88.00	\$270,600.00	\$89.00	\$273,675.00	\$92.50	\$284,437.50		\$0.00		\$0.00
4	HMA STANDARD TRAFFIC (ST) INTERMEDIATE, 1/2", PG 58-28S	TON	3075	\$88.00	\$270,600.00	\$86.00	\$264,450.00	\$88.00	\$270,600.00	\$89.00	\$273,675.00	\$92.50	\$284,437.50		\$0.00		\$0.00
5	HMA STANDARD TRAFFIC (ST) BASE, 1/2", PG 58-28S	TON	6152	\$88.00	\$541,376.00	\$84.00	\$516,768.00	\$85.00	\$522,920.00	\$87.00	\$535,224.00	\$89.25	\$549,066.00		\$0.00		\$0.00
6	DRIVEWAY, GRANULAR, 6 IN.	TON	195	\$35.00	\$6,825.00	\$46.00	\$8,970.00	\$48.00	\$9,360.00	\$50.00	\$9,750.00	\$50.50	\$9,847.50		\$0.00		\$0.00
7	GRANULAR SHOULDER, TYPE A	TON	1815	\$25.00	\$45,375.00	\$25.75	\$46,736.25	\$25.00	\$45,375.00	\$26.00	\$47,190.00	\$26.25	\$47,643.75		\$0.00		\$0.00
8	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	123	\$130.00	\$15,990.00	\$35.00	\$4,305.00	\$37.00	\$4,551.00	\$35.00	\$4,305.00	\$36.75	\$4,520.25		\$0.00		\$0.00
9	GROOVES CUT FOR PAVEMENT MARKINGS	STA	123	\$75.00	\$9,225.00	\$50.00	\$6,150.00	\$52.75	\$6,488.25	\$50.00	\$6,150.00	\$52.50	\$6,457.50		\$0.00		\$0.00
10	TEMPORARY TRAFFIC CONTROL	LS	1	\$10,000.00	\$10,000.00	\$11,411.95	\$11,411.95	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$4,935.00	\$4,935.00		\$0.00		\$0.00
11	PORTABLE CHANGEABLE MESSAGE SIGN (PCMS)	CDAY	28	\$120.00	\$3,360.00	\$100.00	\$2,800.00	\$105.25	\$2,947.00	\$100.00	\$2,800.00	\$105.00	\$2,940.00		\$0.00		\$0.00
12	MOBILIZATION	LS	1	\$104,000.00	\$104,000.00	\$47,300.00	\$47,300.00	\$16,500.00	\$16,500.00	\$48,000.00	\$48,000.00	\$24,865.00	\$24,865.00		\$0.00		\$0.00
TOTAL BASE BID					<u>\$1,836,596.00</u>		<u>\$1,489,128.21</u>		<u>\$1,489,888.25</u>		<u>\$1,521,556.01</u>		<u>\$1,554,697.00</u>		<u>\$0.00</u>		<u>\$0.00</u>



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Aaron C. Jaroosh 2-17-2026
DATE

AARON C. JAROOSH, P.E.
License Number: 25709
My license renewal date is December 31, 2026
Pages or sheets covered by this seal:
ALL SHEETS

Denotes math error on proposal

RESOLUTION 02-3926 ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND
ESTIMATE OF COST FOR THE SW 19TH STREET AND SW JAZZWOOD DRIVE OVERLAY

Grimes Resolution No. 02-3926

WHEREAS, on the **27th** day of **January, 2026**, 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 SW 19th Street and SW Jazzwood Drive Overlay; 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 February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk



CITY COUNCIL COMMUNICATION
Meeting Date: 2/24/2026

AGENDA ITEM: Establishing Standards for Small Wireless Facilities

BACKGROUND: The proposed ordinance establishes a new Title 8-6 of the Grimes Code of Ordinances to regulate the siting and installation of small wireless facilities within the City's right-of-way. The ordinance is designed to ensure compliance with the Iowa Cell Siting Act and applicable federal law while preserving the public health, safety, welfare, and aesthetic character of the City. The ordinance creates a clear and uniform framework for the deployment of small wireless facilities and related infrastructure (including new, modified, or replacement utility poles) within City-owned right-of-way. It balances the need for expanded wireless services with the City's responsibility to manage and protect public infrastructure and community character.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:

Prioritized ____YES ____X__NO

BOARD/COMMISSION ACTION(S):

STAFF RECOMMENDATION: Staff recommends Council approval of the proposed ordinance establishing Title 8-6 – Small Wireless Facilities in the Right-of-Way.

RESPONSIBLE STAFF/CONTACT INFORMATION: Kevin Hensley

Prepared by: _____
Return to: __KLH, JB, DG__

GRIMES ORDINANCE #810

AN ORDINANCE ESTABLISHING TITLE 8-6 WITH STANDARDS FOR SMALL WIRELESS FACILITIES IN THE RIGHT-OF-WAY IN THE CITY OF GRIMES

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA

SECTION 1. Purpose. The purpose of this ordinance is to establish standards for small wireless facilities which utilize City of Grimes right-of-way by adoption of ordinances that are consistent with the Iowa Cell Siting Act and federal law.

SECTION 2. Amendment. Grimes Code of Ordinances shall be amended by adding a new Title 8-6 entitled “Small Wireless Facilities”, which will provide as follows:

8-6-1 – Purpose and Scope

(A) Purpose. The purpose of this Title is to establish uniform policies and procedures for the deployment and installation of small wireless facilities and new, replacement, or modified utility poles and wireless support structures in right-of-way within the City’s jurisdiction and owned by the City, which will provide a public health, safety, and welfare benefit consistent with federal and state requirements, the preservation of the integrity, safe usage, the character of the neighborhood and visual qualities of the City right-of-way and the City as a whole.

(B) Conflicts with Other Titles. This Title supersedes all Titles or parts of Titles adopted prior hereto that are in conflict herewith, to the extent of such conflict.

8-6-2 – Definitions

(A) “Abandonment” means small cell equipment which appears to be non-operational and for which notice has been given on behalf of the City to the owner pursuant to Section 8-6-7.

(B) “Antenna” means communications equipment that transmits or receives electromagnetic radio frequency signals used in the provision of wireless services.

(C) “Applicable building and safety codes” means uniform building, fire, electrical, plumbing, or mechanical codes adopted by a recognized national code organization or local amendments to those codes enacted solely to address imminent threats of destruction of property or injury to persons to the extent not inconsistent with the terms of this Chapter.

(D) “Applicant” means any person engaged in the business of providing wireless services or the wireless telecommunications infrastructure required for wireless services and who submits an application.

(E) “Application” means a request submitted by an applicant for a small wireless facility permit for the siting of small wireless facilities in the right-of-way (including the installation of new or

replacement utility poles associated therewith) or the installation, replacement, or modification of a utility pole or wireless support structure in the right-of-way that is not otherwise associated with the siting of a small wireless facility.

- (F) "City utility pole" means a utility pole owned or operated by the City.
- (G) "Day" means calendar day.
- (H) "Fee" means a one-time charge.
- (I) "Micro wireless facility" means a small wireless facility with dimensions no larger than twenty-four inches in length, fifteen inches in width, and twelve inches in height and that has an exterior antenna, if any, that is no more than eleven inches in length.
- (J) "Person" means an individual, corporation, limited liability company, partnership, association, trust, or other entity or organization, including the City.
- (K) "Rate" means a recurring charge.
- (L) "Right-of-way" means the area on, below, or above a roadway, highway, street, sidewalk, alley, utility easement, or similar property, but not including a federal interstate highway, in the City and owned by the City.
- (M) "Siting" means the mounting, installation, maintenance, modification, operation, or replacement of a small wireless facility on or adjacent to any of the following:
 - (1) An existing tower, utility pole, wireless support structure, or other existing structure.
 - (2) A new utility pole of a similar height and appearance as an existing utility pole and which is located within a five-hundred-foot radius of the existing utility pole.
 - (3) A replacement utility pole of a similar height and appearance as an existing utility pole and which is located within a five-hundred-foot radius of the existing utility pole.
- (N) "Small wireless facility" means a wireless facility that meets both of the following requirements:
 - (1) Each antenna is no more than six cubic feet in volume.
 - (2) (a) All other equipment associated with the small wireless facility is cumulatively no more than twenty-eight cubic feet in volume.
 - (b) For purposes of this subparagraph, volume shall be measured by the external displacement of the primary equipment enclosure, not the internal volume of such enclosure. An associated electric meter, concealment, telecommunications demarcation box, ground-based enclosures, battery backup power systems, grounding equipment, power transfer switch, cutoff switch, cable, conduit, and any equipment that is concealed from public view within or behind an existing structure or concealment may be located

outside of the primary equipment enclosure and shall not be included in the calculation of the equipment volume. A "Small Wireless Facility" includes a Micro Wireless Facility, as defined in Section 2(H), but does not include any structure that supports or houses equipment described in this subsection.

- (O) "Utility pole" means a pole or similar structure that is owned or utilized in whole or in part by a public utility, municipality, wireless service provider, or electric utility that is designed specifically for and used to carry lines, cable, transmission equipment, or wires for telephone, wireless service, cable television, or electricity service, or for lighting, the vertical portion of support structures for traffic control signals or devices, signage, information kiosks, or other similar functions
- (P) "Wireless facility" means equipment at a fixed location that enables the transmission of wireless communications or information of any kind between user equipment and a communications network, except that "*wireless facility*" does not include coaxial or fiber optic cable that is not immediately adjacent to, or directly associated with, a particular antenna.
- (Q) "Wireless service" means any fixed or mobile service using licensed or unlicensed wireless spectrum and provided using a wireless facility.
- (R) "Wireless service provider" means a provider of wireless service.
- (S) "Wireless support structure" means a structure that exists at the time an application is submitted and is capable of supporting the attachment or installation of transmission equipment in compliance with applicable codes, including but not limited to water towers, buildings, and other structures, whether within or outside the right-of-way. "*Wireless support structure*" does not include a tower or existing base station.

8-6-3 – Permitted Use; Application and Fees

- (A) Permitted Use: The siting of a small wireless facility or a new, modified, or replacement utility pole or wireless support structure for the siting of a small wireless facility shall be a permitted use not requiring discretionary zoning approvals subject to the restrictions in Section 5.
- (B) Permit Required. The siting of a small wireless facility in the right-of-way (including the installation of a new or replacement utility pole associated therewith), or the installation, replacement, or modification of a utility pole or wireless support structure in a right-of-way that is not otherwise associated with the siting of a small wireless facility, shall require a small wireless facility permit. Small wireless facility permits are permits generally required for work in the right-of-way, but specific to deployments that are permitted uses under Section 3.A. No other permits are required for the siting of a small wireless facility in the right-of-way (including the installation of a new or replacement utility pole associated therewith), or the installation, replacement, or modification of a utility pole or wireless support structure in a right-of-way that is not otherwise associated with the siting of a small wireless facility.

- (C) Permit Application. All applications for small wireless facility permits filed pursuant to this Chapter shall be on a form, paper or electronic, provided by the Development Services Director.
- (D) Application Requirements. The small wireless facility permit application shall be made by the applicant or it's duly authorized representative and shall contain the following:
- (1) The applicant's name, address, telephone number, and e-mail address.
 - (2) The names, addresses, telephone numbers, and e-mail addresses of all consultants, if any, acting on behalf of the applicant with respect to the filing of the application;
 - (3) A general description of the proposed work and the purpose of the work proposed; and
 - (4) Site plan and engineering drawings, that include a drawing showing the appearance of the proposed micro wireless facility, small wireless facility, or wireless facility after attachment to a utility pole or wireless support structure.
- A small wireless facility shall comply with all applicable building and safety codes, and design guidelines adopted by the City.
- (E) Routine Maintenance and Replacement. An application shall not be required for: (i) routine maintenance of a previously approved small wireless facility; and (ii) the replacement of a small wireless facility with a facility of substantially similar height, weight, and wind and structural loading.
- (F) Application Fees. Unless otherwise provided by law, all applications for small wireless facility permits pursuant to this Chapter shall be accompanied by a one-time fee representing a reasonable approximation of the City's costs reasonably incurred as a direct result of the application, but the total amount of fees for processing or issuing such permits, including any fees charged by third parties, shall not exceed \$500 for an application addressing no more than five small wireless facilities and/or utility poles attachments to existing public property; \$50 for each additional small wireless facility and/or utility pole attachment addressed in an application in excess of the initial five small wireless facilities and/or utility poles; and \$500 for each new pole containing small cell equipment. An applicant shall not be required to pay any additional fees or perform any services relating to the acceptance, processing, or issuance of a permit, nor provide any services unrelated to the siting of the small wireless facility or of a new, replacement, or modified utility pole on which a small wireless facility is sited.
- (G) Micro Wireless Facilities. No fee, application, or permit is required for the installation, placement, operation, maintenance, or replacement of a micro wireless facility that is suspended on operator-owned cables or lines that are strung between existing utility poles in compliance with national safety codes; provided, however, that a small wireless facility permit is required for the installation, placement, operation, maintenance, or replacement of a micro wireless facility if any of the following conditions apply:

- (1) The work is contained within a highway lane or requires the closure of a highway lane.
- (2) The work disturbs the pavement, shoulder, ditch, or operation of a highway.
- (3) The work involves placement of a micro wireless facility on limited access right-of-way.
- (4) The work requires any specific precautions to ensure the safety of the traveling public or the protection or operation of public infrastructure and such work was not authorized in, or will not be conducted in, the same time, place, or manner that is consistent with the approved terms of the existing permit for the facility or structure upon which the micro wireless facility is attached.

For the purposes of Section 3(G), “highway” has the same meaning as defined in Iowa Code § 325A.1.

8-6-4 – Action on Permit Applications

(A) Review of Small Wireless Facility Applications.

- (1) The City shall review the application for a small wireless facility permit in light of its conformity with applicable regulations of this Chapter and all applicable building and safety codes, and shall issue a small wireless facility permit on uniform terms and conditions subject to the following requirements:
 - (a) Within 30 days of receiving an application, the City must determine and notify the applicant whether the application is complete; or, if an application is incomplete, the City must specifically identify the missing information.
 - (b) Determine whether the application meets the requirements in Section 4(A)(1) and issue an approval or denial within ninety (90) days. The ninety (90) day review period will commence upon application submission except that, in the event City provides notice within 30 days of submission that an application is materially incomplete, the ninety (90) day review period is tolled and will begin running again when the applicant cures the specified deficiencies.
 - (c) Advise the applicant in writing of its final decision, and in the final decision document the basis for a denial, including specific code provisions on which the denial was based, and send the documentation to the applicant on or before the day the City denies the application. The applicant may cure the deficiencies identified by the City and resubmit the application within 30 days of the denial without paying an additional application fee. The City shall approve or deny the revised application within 30 days of receipt of the amended application. The subsequent review by the City shall be limited to the deficiencies cited in the original denial.
- (2) If the City fails to act on an application within the applicable review period, the application is then deemed approved.

- (3) An applicant may address up to twenty-five small wireless facilities in a single application, provided, however, that a single application may only address small wireless facilities within a single two-mile radius consisting of substantially similar equipment to be placed on substantially similar types of wireless support structures or utility poles. In rendering a decision on an application addressing more than one small wireless facility, the City may approve the application as to certain individual small wireless facilities while denying it as to others. The City's denial of an individual small wireless facility or subset of small wireless facilities within an application is not a basis to deny the application as a whole. If the City receives applications for the approval of more than seventy-five small wireless facilities within a single seven-day period, whether from a single applicant or from multiple applicants, the City may notify an applicant submitting any additional siting applications during that seven-day period that the City is invoking its right to an automatic thirty-day extension for any additional siting application submitted during that seven-day period.
- (4) An application shall only be denied if any of the following apply:
- (i) The application fails to include reasonable information required by the City and in accordance with this subsection.
 - (ii) The application does not comply with the Iowa electrical safety code, the national electrical safety code, applicable fire safety codes, or any building code or similar code of general applicability for the protection of the public health, safety, or welfare that was adopted by the City prior to the filing of the application.
 - (iii) The application would result in the City being noncompliant with the federal Americans With Disabilities Act.
 - (iv) (A) A licensed engineer selected by the applicant or the City certifies that siting the small wireless facility as proposed would compromise the structural safety of, or preclude the essential purpose of, the utility pole or wireless support structure in the right-of-way on which it is proposed to be sited and any of the following conditions apply:
 - (I) The applicant fails to redesign the small wireless facility in a manner determined necessary by the engineer to make the existing utility pole or wireless support structure structurally sound for the siting of the small wireless facility.
 - (II) The applicant fails to modify the utility pole or wireless support structure to make the structure structurally sound for the siting of the small wireless facility.
 - (III) The applicant fails to replace the utility pole or wireless support structure with a utility pole or wireless support structure that is structurally sound for the siting of the small wireless facility.
 - (IV) The applicant fails to propose an alternative location for the siting of the small wireless facility.
 - (B) If an applicant chooses to modify or replace a utility pole or wireless support structure to make the structure structurally sound for the siting of a small wireless facility, the applicant shall pay or advance to the City the costs of modifying or replacing the utility

pole or wireless support structure with a utility pole or wireless support structure that would safely support the small wireless facility and preserve the essential purpose of the utility pole or wireless support structure.

(v) The application seeks approval of a new small wireless facility, utility pole, or wireless support structure that would impair, interfere with, or preclude the safe and effective use of facilities already located in the right-of-way for pedestrian, vehicle, utility, or other City right-of-way purposes.

(vi) The application seeks approval for the siting of a small wireless facility outside the right-of-way that would impair, interfere with, or preclude the safe and effective use of the City structure or property for a public purpose.

(vii) The application seeks approval for the siting of a small wireless facility outside the right-of-way that would impair, interfere with, or preclude the safe and effective use of an City structure or property for a public purpose.

(viii) The application seeks approval for the siting of a small wireless facility on a utility pole that is the vertical portion of a support structure for a traffic control signal or device, and the City determines that the utility pole lacks sufficient space or load capacity for the proposed siting or the small wireless facility cannot be sited on the utility pole without impairing the public health, safety, or welfare.

(B) Review of Eligible Facilities Requests. Notwithstanding any other provision of this Chapter, the City shall approve and may not deny applications for eligible facilities requests within sixty (60) days according to the procedures established under 47 CFR 1.40001(c).

8-6-5 – Small Wireless Facilities in the ROW; Maximum Height; Other Requirements

(A) Maximum Size of Permitted Use. Small wireless facilities, and new, replacement, or modified utility poles or wireless support structures for the siting of small wireless facilities, may be placed in the right-of-way as a permitted use subject to the following requirements:

(1) Each new, replacement, or modified utility pole or wireless support structure installed in the right-of-way shall not exceed the greater of:

(a) Ten (10) feet above the tallest existing utility pole in the right-of-way in place as of the effective date of this Chapter located within 500 feet of the new pole; or,

(b) Fifty (50) feet above ground level.

(2) New small wireless facilities in the right-of-way shall not exceed the greater of:

(a) More than ten (10) feet above an existing utility pole or wireless support structure in the right-of-way in place as of the effective date of this Chapter; or

(b) Above the height for a new utility pole or wireless support structure under Section 5(A)(1).

- (B) Design Requirements. The City may require a small wireless facility to reasonably match the aesthetics of an existing utility pole or support structure that incorporates decorative elements. Any specific requirements imposed by the City relating to the design or placement of small wireless facilities will be reasonable, non-discriminatory, objective, and published in advance.
- (C) Zoning. An applicant that seeks to construct or modify a utility pole, wireless support structure or wireless facility that exceeds the height or size limits contained in this Section, shall be subject to applicable zoning requirements. In all other instances, no discretionary zoning approvals shall be required for projects which comply with the terms of this Chapter and a small wireless facility permit shall be issued.

8-6-6 – Effect of Permit

- (A) Authority Granted; No Property Right or Other Interest Created. A small wireless facility permit from the City authorizes an applicant to undertake only certain activities in accordance with this Chapter, and does not create a property right or grant City to the applicant to impinge upon the right of others who may already have an interest in the right-of-way.
- (B) Duration. Construction pursuant to a small wireless facility permit issued under this Chapter shall commence no later than two years following the date that the permit is issued, or two years after any appeals are exhausted. Small wireless facility permits shall not be limited in duration.

8-6-7 – Removal, Relocation, and Abandonment

- (A) Notice. Within ninety (90) days following written notice from the City, a small wireless facility owner shall, at its own expense, protect, support, temporarily or permanently disconnect, remove, relocate, change or alter the position of any small wireless facilities within the right-of-way whenever the City has determined that such removal, relocation, change or alteration, is necessary for the construction, repair, maintenance, or installation of any City improvement in or upon, or the operations of the City in or upon, the right-of-way.
- (B) Emergency Removal or Relocation of Facilities. In the event of an emergency, the City shall contact the owner of the small wireless facility at issue and provide the owner with a reasonable opportunity, given the nature of the emergency, to alleviate such emergency or participate with the City to make any repairs necessary to alleviate such emergency. If the owner of the small wireless facility does not respond in a timely manner, as determined by the City given the nature of the emergency, the City may remove or make alterations to the small wireless facility as necessary to ensure public safety. For purposes of this subsection, “*emergency*” means exigent and extraordinary circumstances under which the physical or electrical failure of a utility pole, wireless support structure, or small wireless facility threatens imminent physical harm to persons or there is a substantial likelihood of imminent and significant harm to property.
- (C) Abandonment of Facilities. Upon abandonment of a small wireless facility within the right-of-way of the City, the owner of the small wireless facility shall notify the City within ninety

(90) days. Following receipt of such notice the City may direct the owner of the small wireless facility to remove all or any portion of the small wireless facility if the City, or any of its departments, determines that such removal will be in the best interest of the public health, safety and welfare.

8-6.8 – Rates

- (A) Attachment Rate. The rate to place a small wireless facility on a City utility pole in the right-of-way shall be established by resolution by the Grimes City Council. Such compensation together with the application fee specified in this Chapter shall be the sole compensation that the wireless service provider shall be required to pay the City for its reasonable costs, including right of way maintenance.
- (B) Cease Payment. A wireless service provider is authorized to remove its facilities at any time from a City utility pole in the right-of-way and cease paying the annual rate to the City.
- (C) Make-Ready. For City utility poles in the right-of-way, the City shall provide a good faith description of any make-ready work necessary to enable the pole to support the requested small wireless facility, including pole replacement, if necessary, within 60 days after receipt of a completed application. Any make-ready work, including pole replacements, shall be performed by the wireless service provider or its qualified contractor.

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 by the Grimes City Council on the _____ of _____, 2026.

Attest:

Mayor David Gisch

City Clerk Rachel Greving



AGENDA ITEM: Resolution 02-4026 Approving Revised Economic Development Incentive Policy

BACKGROUND: Staff have reviewed and updated the City's Economic Development Incentive Policy to ensure it remains competitive, fiscally disciplined, and aligned with current market conditions and community priorities. The revisions refine and modernize the City's existing programs while strengthening safeguards and clarifying expectations.

The policy continues to function as guidance for evaluating requests and does not obligate the City Council to approve any incentive. All incentives remain performance-based, subject to development agreements with defined maximum award amounts, annual appropriations, and other protections for the City.

Key updates include:

- Modernization of the Office Incentive Program: Expands eligibility to include high-quality, multi-story commercial mixed-use projects that include a minimum of 50% office space; establishes a 30,000 square foot minimum; clarifies medical office eligibility; and sets higher valuation and "Class A" quality expectations to ensure long-term tax base strength.
- Southern Heights Incentive: This program remains unchanged and will be revisited as part of a larger discussion around how to support installation of public infrastructure.
- Governors District Enhancement: Strengthens the incentive structure to better reflect the higher costs and constraints of downtown redevelopment, prioritizes projects that contribute to year-round activity and establishes a minimum assessed value increase requirement.
- Industrial Property Tax Exemption Inclusion: Formally incorporates reference to the Polk County Industrial Property Tax Exemption program, previously authorized by the City Council.

Overall, the revised policy raises development standards, better targets incentives to priority areas, and reinforces fiscal protections while maintaining Council discretion.

This round of revisions aims to right-size existing incentive programs by way of minor adjustments. Additional incentive programs will be introduced later this year to address major site infrastructure needs, alternative tools for smaller-scale Governors District investments, and strategies to support hospitality and entertainment uses.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☐

*Great Place to Live/Expanded Quality of Life Amenities ☐

*Dynamic Town/Strong Sense of Community ☒

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS: 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 02-4026 APPROVING A REVISED ECONOMIC DEVELOPMENT INCENTIVE
POLICY FOR THE CITY OF GRIMES, IOWA

Grimes Resolution No. 02-4026

WHEREAS, the City of Grimes, Iowa (the “City”), is authorized under the Constitution and laws of the State of Iowa, to promote economic development and urban renewal within its corporate limits; and

WHEREAS, the City Council finds that the attraction, retention, and expansion of businesses within the City promotes job creation, expands the tax base, enhances property values, supports quality-of-life amenities, and contributes to the overall economic vitality of the community; and

WHEREAS, the City Council desires to establish a clear, transparent, and consistent framework for the evaluation and provision of economic development incentives; and

WHEREAS, the City Council further desires to ensure that any incentives provided by the City serve a public purpose and are structured to protect the financial interests of the City and its taxpayers; and

WHEREAS, the proposed Economic Development Incentive Policy (the “Policy”) establishes eligibility criteria, evaluation standards, application procedures, performance expectations, and general terms under which the City may consider financial assistance for qualified projects; and

WHEREAS, the City Council has reviewed the Policy and finds that its adoption is in the best interest of the City and its residents

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

Section 1. Adoption of Policy.

The City Council hereby adopts the Economic Development Incentive Policy attached hereto and incorporated herein by reference.

Section 2. Purpose and Intent.

The Policy shall serve as the official framework for the consideration of economic development incentives within the City. The Policy is intended to guide decision-making but shall not create any contractual right or entitlement to financial assistance.

Section 3. Discretion Reserved.

The City Council expressly reserves the right, in its sole legislative discretion, to approve, deny, modify, or condition any request for economic development incentives, regardless of whether a proposed project meets the general criteria set forth in the Policy.

Section 4. Case-by-Case Approval Required.

All economic development incentives shall require approval by resolution of the City Council and the execution of a written development agreement setting forth the terms and conditions of assistance, including but not limited to performance obligations, clawback provisions, and other safeguards deemed appropriate by the City.

Section 5. Severability.

If any provision of this Resolution or the attached Policy is determined to be invalid or unenforceable, such determination shall not affect the validity of the remaining provisions.

Section 6. Effective Date.

This Resolution shall be in full force and effect upon its adoption.

PASSED and APPROVED on February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk



Adopted February 24, 2026

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General Policy Statements

In the interest of both a desire to effectively create and communicate economic development policy and to advance and protect the public interest, a list of general policy statements and procedures has been prepared.

1. Upon receiving an application for financial assistance, the City of Grimes will determine if any public infrastructure is necessary to complete the project. Where public infrastructure reimbursement is part of the proposed incentive, the costs associated with constructing said improvements will be paid for first with any increment generated from the project. Any increment remaining after the public improvement costs have been covered may be eligible for rebate.
2. Projects are encouraged to incorporate elements that are above and beyond the requirements within the underlying zoning district or overlay district.
3. All rebates or incentives shall be subject to approval of a development agreement. All development agreements shall include the following conditions:
 - Agreements shall include a defined maximum incentive
 - Agreements shall be subject to an annual appropriations clause
 - Agreements shall cause the beneficiary to certify annual tax payments by defined date
 - Except as otherwise provided in an adopted incentive program, agreements shall include a contribution from the applicant consistent with the legal costs associated with developing the agreements and proceedings, acknowledging that the City will contribute the first \$2,500
4. If the City has previously provided a financial incentive or rebate to improve a property, the City may reduce the amount of any future financial assistance for subsequent improvements to the property or decline to provide any TIF assistance. This also applies to properties receiving Polk County's Industrial Property Tax Exemption.
5. Applicants should apply for incentives as early in the development review process as possible. An incentive application received after the scheduling of a project on the Planning and Zoning Commission agenda will not be considered.
6. The City Council is in no way obligated to offer any stated or described incentive to any company, even if they meet or exceed any stated or identified requirements. In similar form, the City Council shall have the right to deviate from these provisions if found to be necessary.
7. The TIF rate used for the purpose of calculating the rebate excludes certain property tax revenues and is subject to change annually.

Procedures

The City understands the importance of financial incentives, and as such, has defined a process that aims to ensure that applications are evaluated within a timely manner. The following describes the general process as to which applicants shall follow to have their requests evaluated.

1. Incentive applications must be submitted to the City of Grimes Economic Development Director. Applications must be complete prior to the evaluation of the application.
2. Application and materials will be evaluated by City staff to determine if minimum established criteria have been met.
3. If the application has been determined to meet the minimum established criteria, the request will be put before the City Council for initial discussion at the next available city council meeting.
4. If the City Council finds the request to be acceptable for funding, direction will be given to staff to develop an agreement. Any conditions imposed by Council will be included in the drafted agreement.
5. Final agreement will be considered in advance of or at the time of City Council approval of the site/development plan.
6. Note: Except as otherwise provided in an adopted incentive program, the City will pay for up to \$2,500 in legal fees associated with drafting the development agreement and proceedings. The Applicant is responsible for any legal fees more than \$2,500. Upon approval of a development agreement for incentives, the Applicant will be invoiced for legal fees more than \$2,500, due within 30 days.

OFFICE AND COMMERCIAL MIXED-USE INCENTIVE

The City of Grimes offers a Tax Increment Finance rebate to eligible individuals/entities for new taxable value added from office or commercial mixed-use developments that meet certain minimum requirements. This incentive is available anywhere within Grimes City limits.

Program Benefits

The Tax Increment Finance Rebate shall be offered for up to a maximum of ten years, at the following schedule:

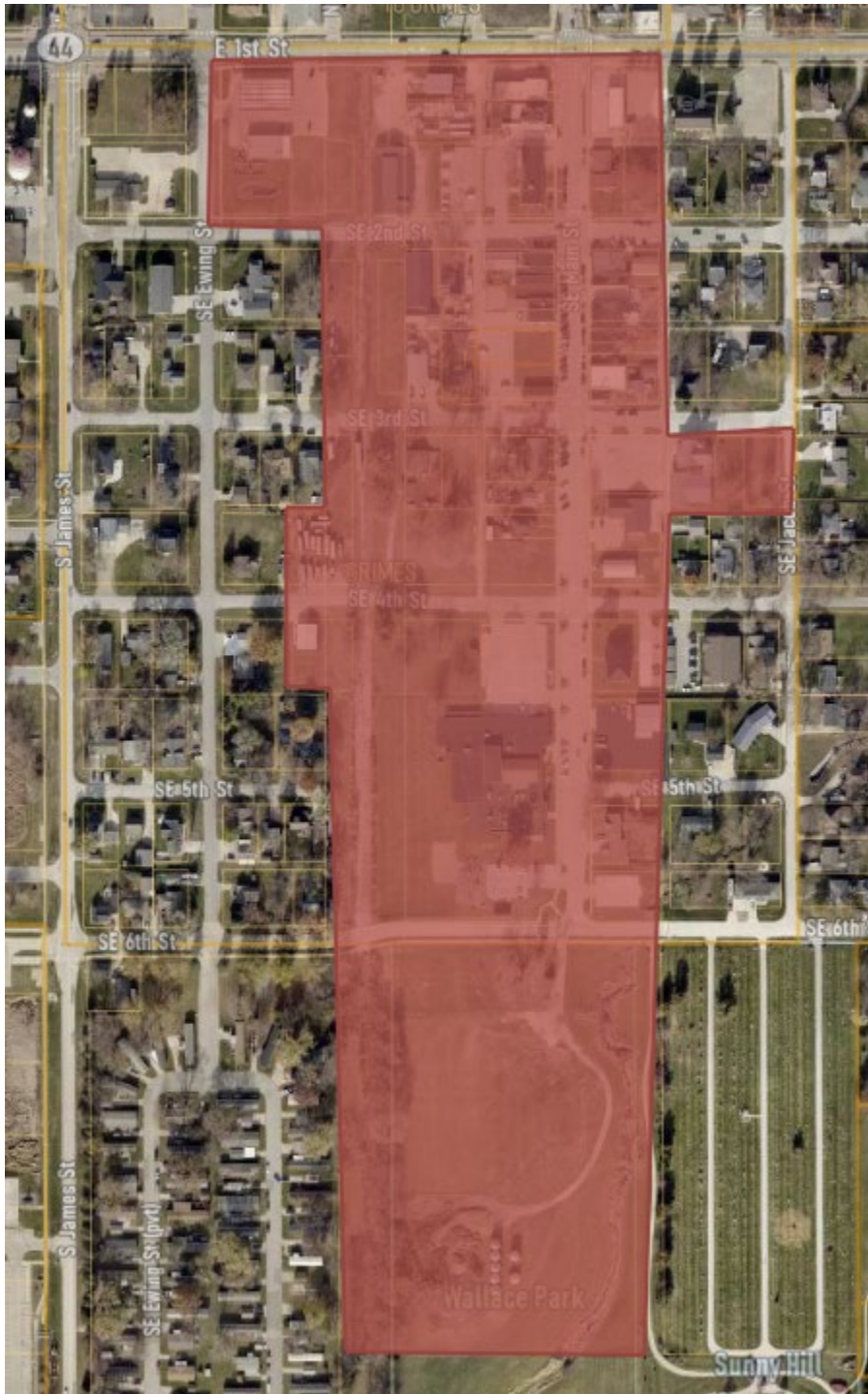
- Years One (1) through Six (6) - 100% Tax Increment Finance Rebate
- Year Seven (7) - 80% Tax Increment Finance Rebate
- Year Eight (8) - 60% Tax Increment Finance Rebate
- Year Nine (9) - 40% Tax Increment Finance Rebate
- Year Ten (10) - 20% Tax Increment Finance Rebate

Minimum Requirements

1. Projects must include 30,000 square feet or more of new space to qualify
2. Eligible project types include developments either entirely comprised of office or with a mix of office and retail uses. For a commercial mixed-use project to qualify, it must be multi-story and must include a minimum 50% floor area dedicated to office use. Medical office is only considered eligible in a single-use facility that exceeds 30,000 square feet, and meets all other minimum requirements
3. Projects qualifying for this incentive program must be considered "Class A" product, based on market comparables and the highest quality construction materials and design. Given this standard, eligible projects must demonstrate an ability to achieve an approximate assessed valuation of no less than \$150 per square foot for building improvements when fully constructed
4. Projects that include publicly accessible, customer-serving retail uses integrated into the development, particularly at the ground-floor level, are encouraged and may be prioritized
5. Incentives for multi-story development and highly amenitized buildings will be prioritized
6. Incentives are applicable to redevelopment, new construction, or substantial expansions/additions

GOVERNORS DISTRICT INCENTIVE

The City of Grimes offers a Tax Increment Finance rebate to eligible individuals/entities for new taxable value added from development and redevelopment located within the geographic area identified below.



Program Benefits

The Tax Increment Finance Rebate shall be offered for up to a maximum of five years, at the following schedule:

- Year One (1) - 90% Tax Increment Finance Rebate
- Year Two (2) - 90% Tax Increment Finance Rebate
- Year Three (3) - 90% Tax Increment Finance Rebate
- Year Four (4) - 90% Tax Increment Finance Rebate
- Year Five (5) - 90% Tax Increment Finance Rebate

An enhanced incentive may be offered if the project includes amenities available to the public including but not limited to public parking, gym space, event gathering space, meeting rooms accommodating at least 50 people, etc. The enhanced incentive may be offered and calculated on a case-by-case basis, determined by the amenities the project is including and its alignment with City priorities. In evaluating projects that include public amenities, the City will consider the extent to which such amenities are meaningfully accessible to the public, including hours of availability, general usability, and alignment with community needs.

The City of Grimes will pay all legal fees for projects in the Governors District, subject to all other conditions below.

Minimum Requirements

1. Incentives shall only be for uses permitted within the C-1 zoning classification, or within an agreed upon PUD. Projects with upper-story housing are encouraged. Projects that are only residential in nature will not be considered eligible.
2. Projects that contribute to year-round, day-and-evening activity within the Governors District are strongly encouraged. Uses that generate pedestrian activity outside traditional business hours, particularly through ground-floor activation, dining, retail, or community-oriented spaces, will be prioritized for consideration.
3. Projects must propose use of building materials and design aesthetics that align with the desired downtown style of development, referenced in the Comprehensive Land Use Plan and Downtown Assessment, including pedestrian-oriented site design and streetscape integration where applicable.
4. The project must increase the property's assessed valuation by at least \$250,000 to qualify. Projects must comply with a minimum assessment agreement.

SOUTHERN HEIGHTS INCENTIVE

The City of Grimes offers a Tax Increment Financing rebate to eligible individuals/entities for new taxable value added from flexible and industrial developments located within the geographic area identified below. The incentive area is delineated into two districts, Southern Heights 1 and Southern Heights 2.

Program Benefits

The Southern Heights 1 District Tax Increment Financing Rebate shall be offered for up to a maximum of five years, at the following schedule:

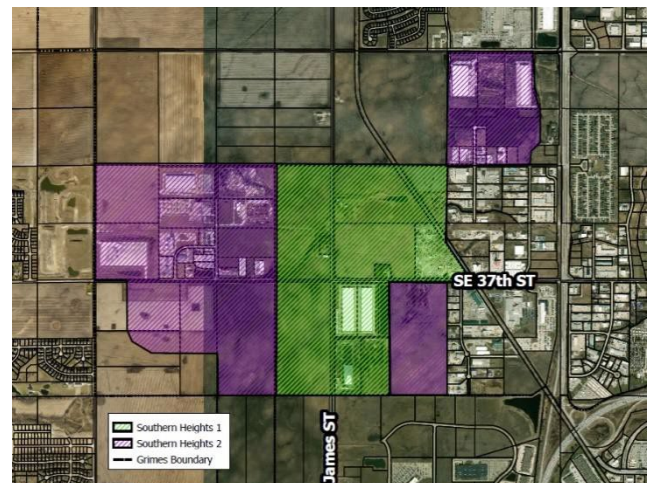
- Year One (1) - 85% Tax Increment Finance Rebate
- Year Two (2) - 75% Tax Increment Finance Rebate
- Year Three (3) - 60% Tax Increment Finance Rebate
- Year Four (4) - 45% Tax Increment Finance Rebate
- Year Five (5) - 30% Tax Increment Finance Rebate

The Southern Heights 2 District Tax Increment Financing Rebate shall be offered for up to a maximum of five years, at the following schedule:

- Year One (1) - 75% Tax Increment Finance Rebate
- Year Two (2) - 60% Tax Increment Finance Rebate
- Year Three (3) - 45% Tax Increment Finance Rebate
- Year Four (4) - 30% Tax Increment Finance Rebate
- Year Five (5) - 15% Tax Increment Finance Rebate

Minimum Requirements

1. Incentives shall only be for uses permitted within the M-1A Zoning District.
2. Eligible projects must demonstrate the ability to achieve an assessed valuation of no less than one million dollars (\$1,000,000.00) per acre when fully constructed.
3. Eligible projects within the Southern Heights 1 District shall require a minimum of 50% of the floor area to be provided as office, retail or recreational focused uses, or combination of said uses.
4. Incentives are only applicable to new construction, or substantial expansions/additions.
5. Redevelopment projects are eligible, if all existing buildings are removed, and overhead utility service lines are buried or replaced.



INDUSTRIAL PROPERTY TAX EXEMPTION INCENTIVE

The City of Grimes has authorized the use of Polk County's Industrial Property Tax Exemption program. This program provides a partial property tax exemption on qualifying investment for newly constructed or expanded industrial facilities. This incentive is available anywhere within Grimes City limits.

The Industrial Property Tax Exemption is offered on a five-year sliding scale basis:

- Year One (1) - 75% Taxable value exempt
- Year Two (2) - 60% Taxable value exempt
- Year Three (3) - 45% Taxable value exempt
- Year Four (4) - 30% Taxable value exempt
- Year Five (5) - 15% Taxable value exempt

Qualifying investment must be in one of the following categories:

- Industrial real estate
- Research Facility
- Public Warehouse
- Distribution Center

The owner of the property must file an application with the Polk County Assessor before February 1 of the assessment year in which any (partial or full) valuation is first assessed for taxation. Please see the [Polk County Assessor's website for forms and instructions](#).

Application

Date: _____

Name of Applicant: _____ City: _____

State: _____ ZIP Code: _____

Contact Information – Name: _____ Phone: _____ Email: _____

Please check which City of Grimes incentive program you are applying for

- | | |
|--|---|
| ☐ Office and Commercial Mixed-Use | ☐ Southern Heights 1 |
| ☐ Southern Heights 2 | ☐ Governors District |

Project Details

1. **Describe the project including location (address), proposed project activities, and estimated start and completion dates. Include an overview of the request for incentives:**
2. **If project is for a specific company, please describe the company, its products, and the customer base:**
3. **Identify if the project will require the extension of any public services or infrastructure:**
4. **Attach a conceptual site plan and building renderings (if available) for the project.**

Budget and Employment Impact

Estimate the project budget:

Budget Item:	Estimated Investment:
Public infrastructure	
Land Acquisition	
Site Preparation	
Building Acquisition	
Building Construction	
Building Remodeling	
Other (specify)	
TOTAL	

Employment, if applicable:

Job Category	# of Jobs	Created (C) or Retained (R)	Starting or Current Wage Rate
TOTAL			

Submit application and materials:

Electronically:

EconomicDevelopment@GrimesIowa.gov

In-person or by mail:

City of Grimes
Economic Development Department
410 SE Main Street, Suite 102
Grimes, IA 50111

For assistance or questions, please contact the Economic Development Director at 515-986-4050.



AGENDA ITEM: Resolution 02-4126 Approving Final Plat of Rider Logistics Center Plat 2 and Certain Related Easements and Agreements

BACKGROUND: The applicant, ATI Group LLC, Et Al, is requesting approval of a final plat for Rider Logistics Center Plat 2 generally located south of SE 37th Street, east of S James Street, and west of SE Beisser Drive. The final plat consists of 60.20 acres with two future development lots and one street lot for the public streets. The public streets and utilities are subject to the RISE Agreement terms and conditions.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: Planning and Zoning Commission Recommendation of Approval - 01/06/2026

STAFF RECOMMENDATION: Staff recommend approval of the Resolution.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by: Alivia Hoodjer, Assistant Planner

Return to: Alivia Hoodjer, Assistant Planner

RESOLUTION 02-4126 APPROVING FINAL PLAT OF RIDER LOGISTICS CENTER PLAT 2
AND CERTAIN RELATED EASEMENTS AND AGREEMENTS

Grimes Resolution No. 02-4126

WHEREAS, the final plat and accompanying materials for Rider Logistics Center Plat 2, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa (the "Plat"), have been filed with the City Clerk of the City of Grimes, Iowa, by ATI Group LLC, Et Al, (the "Developer"); and

WHEREAS, approval of the preliminary plat of the Plat has previously been given by the Grimes City Council at a regular meeting thereof; and

WHEREAS, the Developer has requested final approval of the Plat; and

WHEREAS, the Grimes Planning and Zoning Commission has recommended that the Plat be approved; and

WHEREAS, the required Public Improvements in the Plat will be constructed by the City, including streets and water infrastructure in the Plat, as part of the RISE Agreement agreed upon by the Developer and the City; and

WHEREAS, the Developer has submitted to the City of Grimes a Warranty Deed for Street Lots A located within the Plat; and

WHEREAS, the Developer has submitted to the City of Grimes all necessary easements within the Plat; and

WHEREAS, the plat of Rider Logistics Center Plat 2 and the documents relating thereto comply in all other respects with the City of Grimes's Subdivision Ordinance.

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

1. That the plat of Rider Logistics Center Plat 2 be and the same is hereby accepted and approved by the City Council of the City of Grimes.

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the Warranty Deed; and

BE IT FURTHER RESOLVED that the RISE Agreement in relation to Public Improvements has been previously approved by the City and agreed upon by the City and Developer.

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the following additional easements to be filed with the Plat:

1. Public Utilities Easement
2. Storm Sewer Easement
3. Temporary Construction Easement; and

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the following additional off-plat easements to be filed with the Plat:

1. Sidewalk Easement
2. Storm Sewer Easement
3. Temporary Construction Easement; and

BE IT FURTHER RESOLVED that the required sidewalks within the Plat are not now constructed, provided, however, that in no event shall a certificate of occupancy be issued on a lot within the Plat until all sidewalks on such lot that are required by the Plat are constructed. Issuance of the certificate of occupancy shall constitute the City's acceptance of such sidewalk; and

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized and directed to execute all other associated agreements, and file the final plat of Rider Logistics Center Plat 2, as well as any other documents related thereto, with the Polk County Recorder.

PASSED and APPROVED on February 24, 2026.

David Gisch, Mayor

Attested:

Rachel Greving, City Clerk

DATE

January 6, 2026

PROJECT NAME

Rider Logistics Center Plat 2 –
Final Plat

APPLICANT

ATI Group LLC, Et Al

REQUESTED ACTION

Approval of the final plat to
subdivide 60.20-acre property
into two development lots and
public streets.

LOCATION

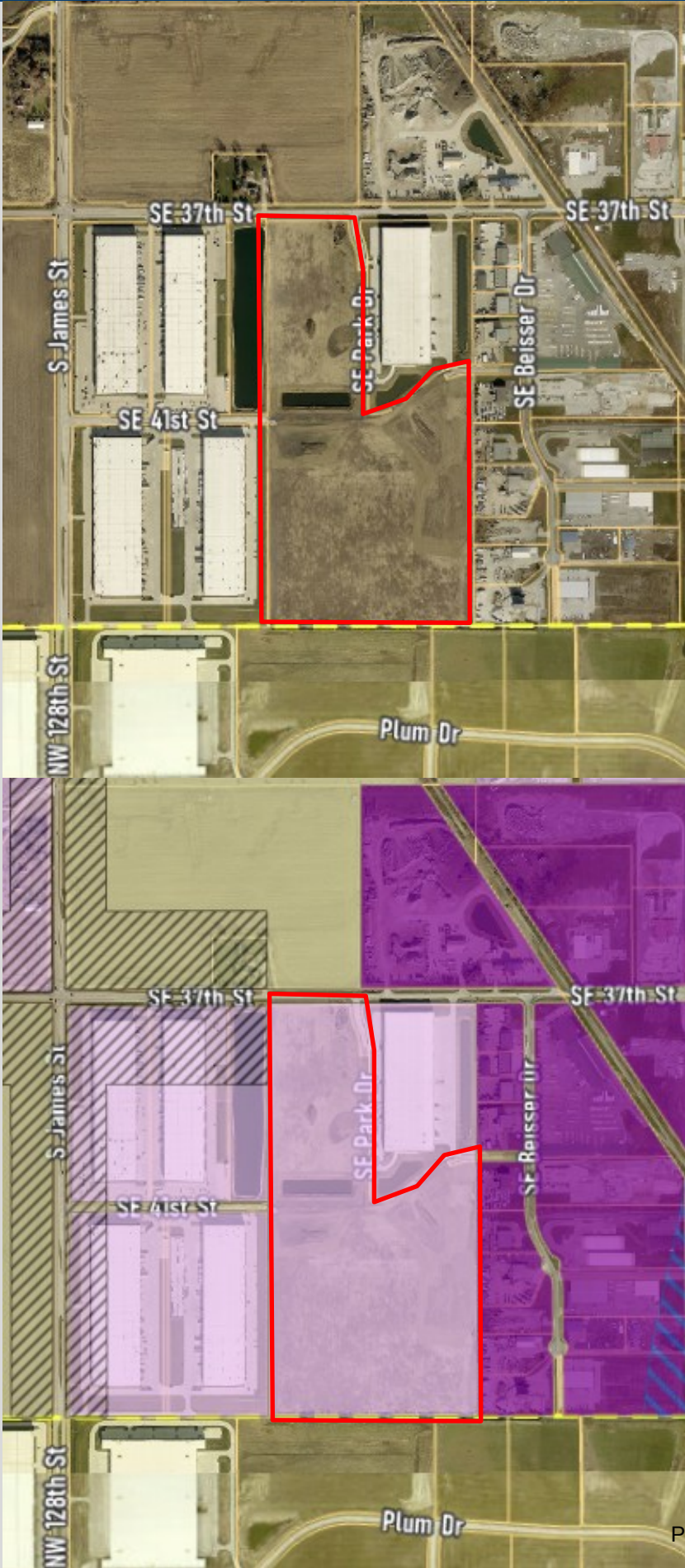
Generally located south of SE
37th Street, east of S James
Street, and west of SE Beisser
Drive

ZONING

M-1A (Commercial and Limited
Light Industrial)

PLANNER

Alivia Hoodjer
ahoodjer@grimesiowa.gov
(515) 986-4050



Location Map

Zoning Map

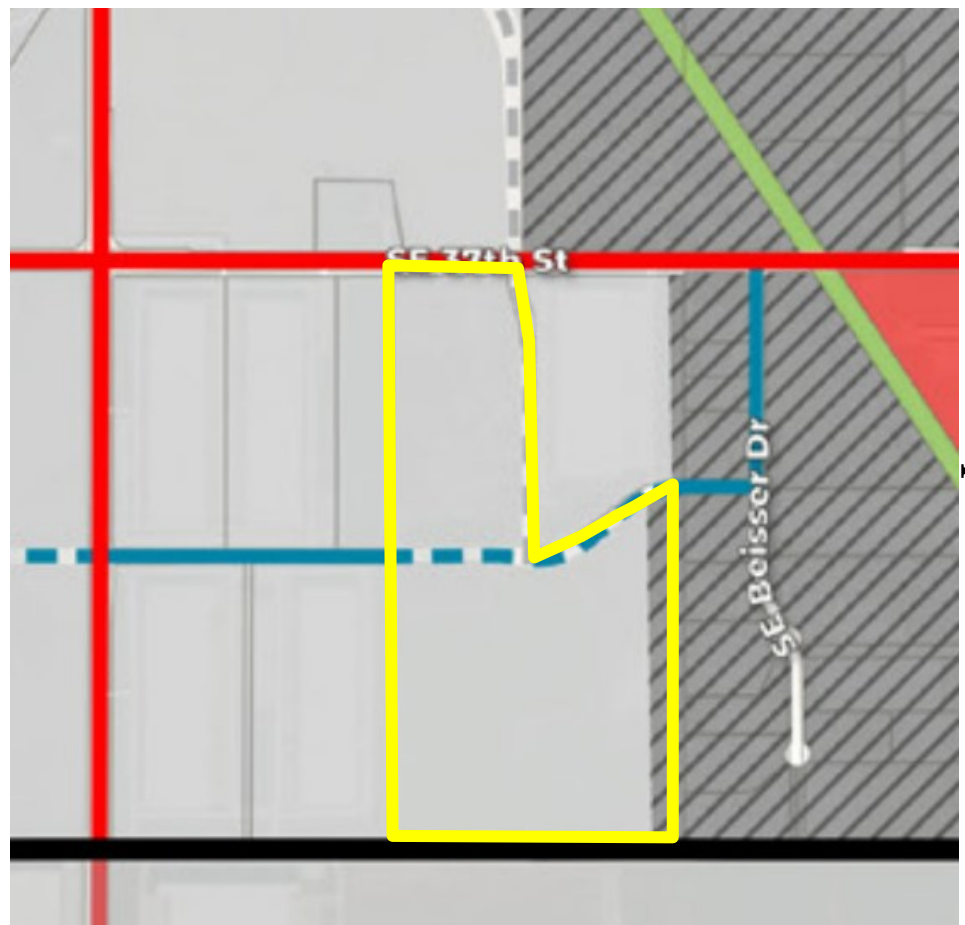
Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Business Park & Light Industrial	M-1A
North	Vacant/Industrial	Business Park & Light Industrial	A-1/M-3
South	Vacant	N/ A (In Urbandale City Limits)	N/ A (In Urbandale City Limits)
East	Vacant	General Industrial	M-3
West	Industrial	Business Park & Light Industrial	M-1A

PARKS

The proposed site is zoned M-1A, so no parkland dedication is required.



Future Land Use Map

The site is consistent with the City of Grimes zoning map and future land use map.

Relation to Studies & Legal

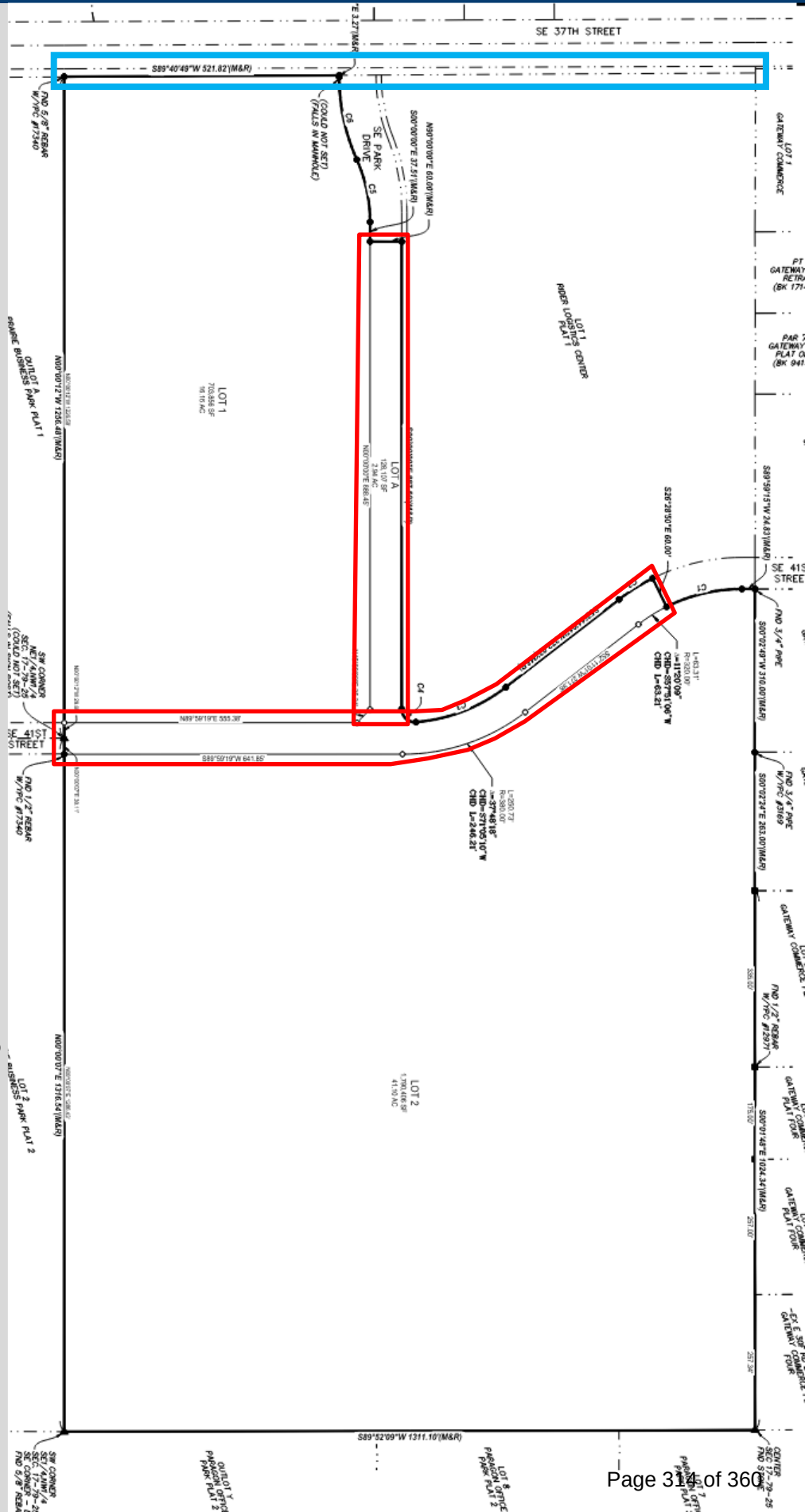
RELATION TO STUDIES

SE 37th Street Widening Project

- Applicant previously provided 15' of ROW dedication along the SE 37th Street corridor in preparation of the future widening project (shown in blue).
- No further ROW dedication or easements are needed to be acquired at this time by the City.

LEGAL

- The property is subject to the Grimes Industrial Zoning Change and Development Agreement.
- The construction of SE Park Drive and SE 41st Street are funded from City-acquired RISE grant funds.
- The project cost that is not covered by the RISE grant is to be funded by the applicant, ATI Group LLC, Et Al.
- The construction of SE Park Drive and SE 41st Street is to be managed by the City and has been awarded to a contractor to complete the work in 2026.
- 2.94 acres of ROW for SE Park Drive and SE 41st Street will be dedicated to the City (shown in red).



Site Layout

ACCESS

Full access connections to SE 37th Street are currently existing.

The construction of the extension of SE Park Drive and SE 41st Street will provide access opportunities for the proposed developable lots.

PEDESTRIAN CONNECTIVITY

Pedestrian connectivity is currently provided along the existing sections of SE Park Drive and SE 41st Street to the S James Street trail. SE 37th future widening project will include a trail on the north side of SE 37th Street.

5' sidewalks will be provided on both sides of the street extensions of SE Park Drive and SE 41st Street.

PLAT LAYOUT

The site will consist of two lots and one street lot.

BUILDING SETBACKS

Front: 25'

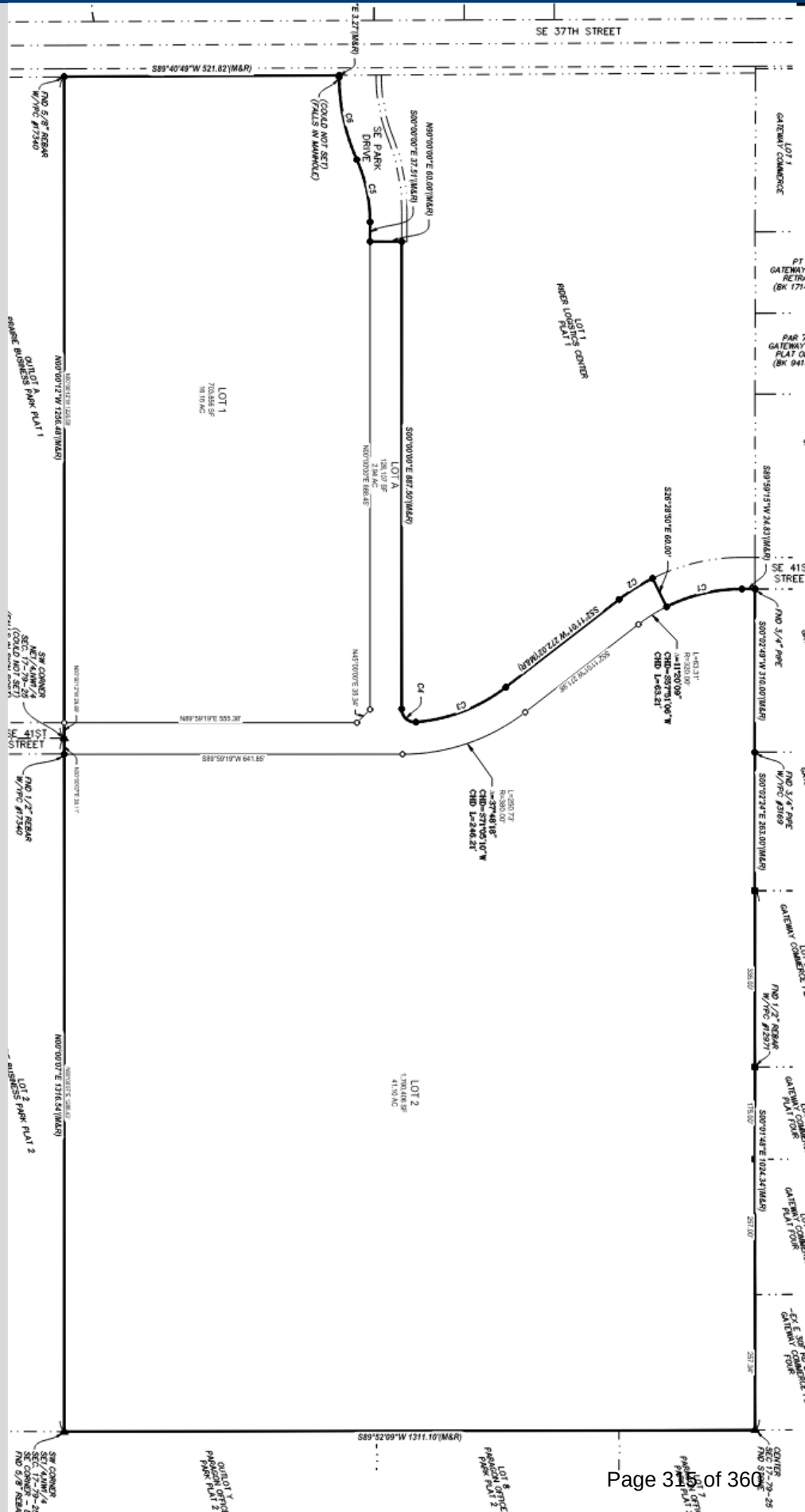
Side: None required

Rear: 25'

Building Separation: 20'

EASEMENTS

Easements will be reserved for public utilities and temporary construction.



Utilities & Landscaping

SANITARY

Existing public sanitary sewer is available for the proposed lots to connect service lines (shown in green).

WATER

Public water infrastructure is existing along SE Park Drive and SE 41st Street, and in the proposed street lot. The extension of the public water main on SE 41st to the west is to be construction along with the SE Park Drive and SE 41st Street road construction project.

STORM WATER

Public stormwater infrastructure is being constructed along with the SE Park Drive and SE 41st Street road construction project. Private regional detention basins are provided to contain stormwater from the proposed lots and existing Rider Logistics Center Plat 1.

LANDSCAPING

Landscaping and buffer requirements for the lots within this plat are required to adhere to the Grimes Industrial Development Agreement requirements.



Conclusion

STAFF RECOMMENDATION

Staff would recommend approval of the Rider Logistics Center Plat 2 final plat subject to any remaining staff comments and legal document review.

Conclusion

Request to plat a final plat of approximately 60.20 acres that will allow for 2 lots and one street lot. Lot 1 and Lot 2 are developable lots. Lot A will be dedicated to the City for ROW for SE Park Drive and SE 41st Street.

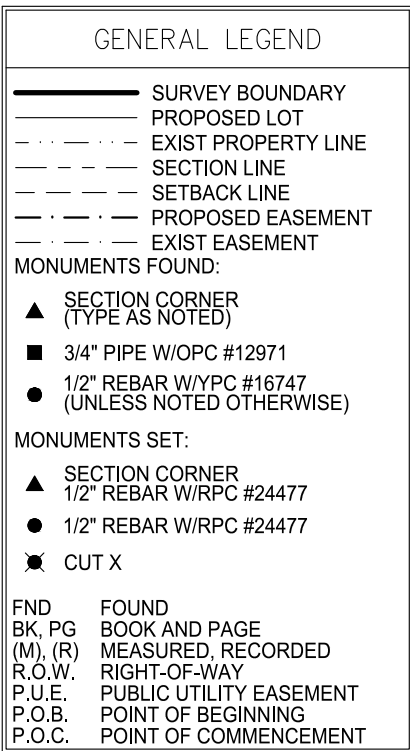
Site development for this final plat is subject to the Grimes Industrial Development Agreement.

Extensions of SE Park Drive and SE 41st Street are to be constructed as a part of a separate road construction project, managed by the City due to the use of RISE grant funds.

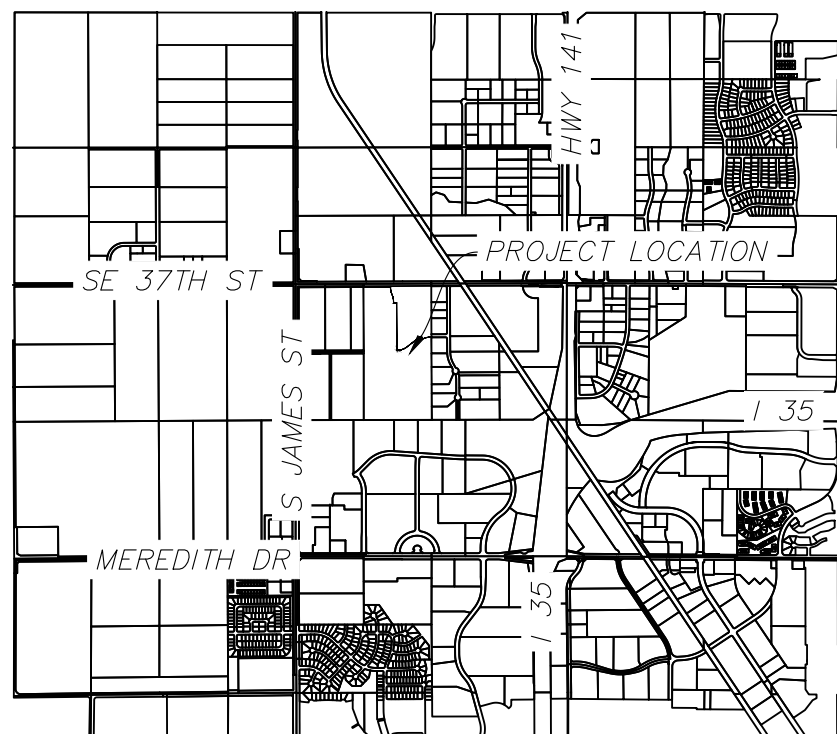
All legal documents for the plat will be required to be reviewed and approved as part of the final plat approval.

INDEX	LEGEND
CITY: GRIMES	
COUNTY: POLK	
TRS. SECTION 17, T79N, R25W	
ALQUOT PART: E1/2 NW1/4	
PRIORITOR: ODCA GRIMES LLC (ET AL)	
REQUESTED BY: ODCA GRIMES LLC	
SURVEYOR: PATRICK SHELQUIST	
COMPANY: McCLURE	
RETURN TO: PATRICK SHELQUIST	
335 SE ORALABOR ROAD	
ANKENY IOWA 50021 / 515-512-1361	

INDEX	LEGEND
CITY: GRIMES	
COUNTY: POLK	
TRS. SECTION 17, T79N, R25W	
ALQUOT PART: E1/2 NW1/4	
PRIORITOR: ODCA GRIMES LLC (ET AL)	
REQUESTED BY: ODCA GRIMES LLC	
SURVEYOR: PATRICK SHELQUIST	
COMPANY: McCLURE	
RETURN TO: PATRICK SHELQUIST	
335 SE ORALABOR ROAD	
ANKENY IOWA 50021 / 515-512-1361	



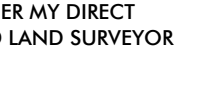
Curve Table (M&R)					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	147.83	320.00	26° 28' 06"	S76° 45' 13"W	146.52
C2	75.18	380.00	11° 20' 09"	S57° 51' 06"W	75.06
C3	185.55	320.00	33° 13' 23"	S68° 47' 43"W	182.96
C4	41.27	250.00	94° 35' 36"	N47° 17' 48"W	36.74
C5	121.77	290.00	24° 03' 31"	N12° 01' 45"W	120.88
C6	161.66	385.00	24° 03' 30"	N12° 01' 45"W	160.48



ENGINEER:
MCCLURE
1535 SW MARKET ST, STE 200
ANKENY, IA 50023
(515) 512-1361
MALLENDER@MCCLUREVISION.COM
ATTN: MATT ALLENDER

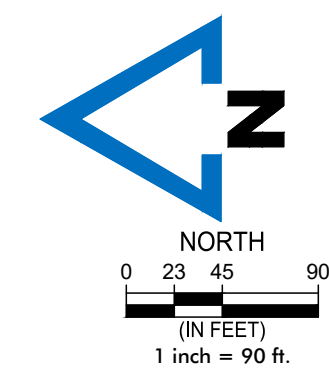
	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.	
	PATRICK SHELQUIST MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2027	DATE _____
	PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1, 2, & 3	
	DATE SURVEYED: 07/24/2025	

RIDER LOGISTICS CENTER PLAT 2
FINAL PLAT

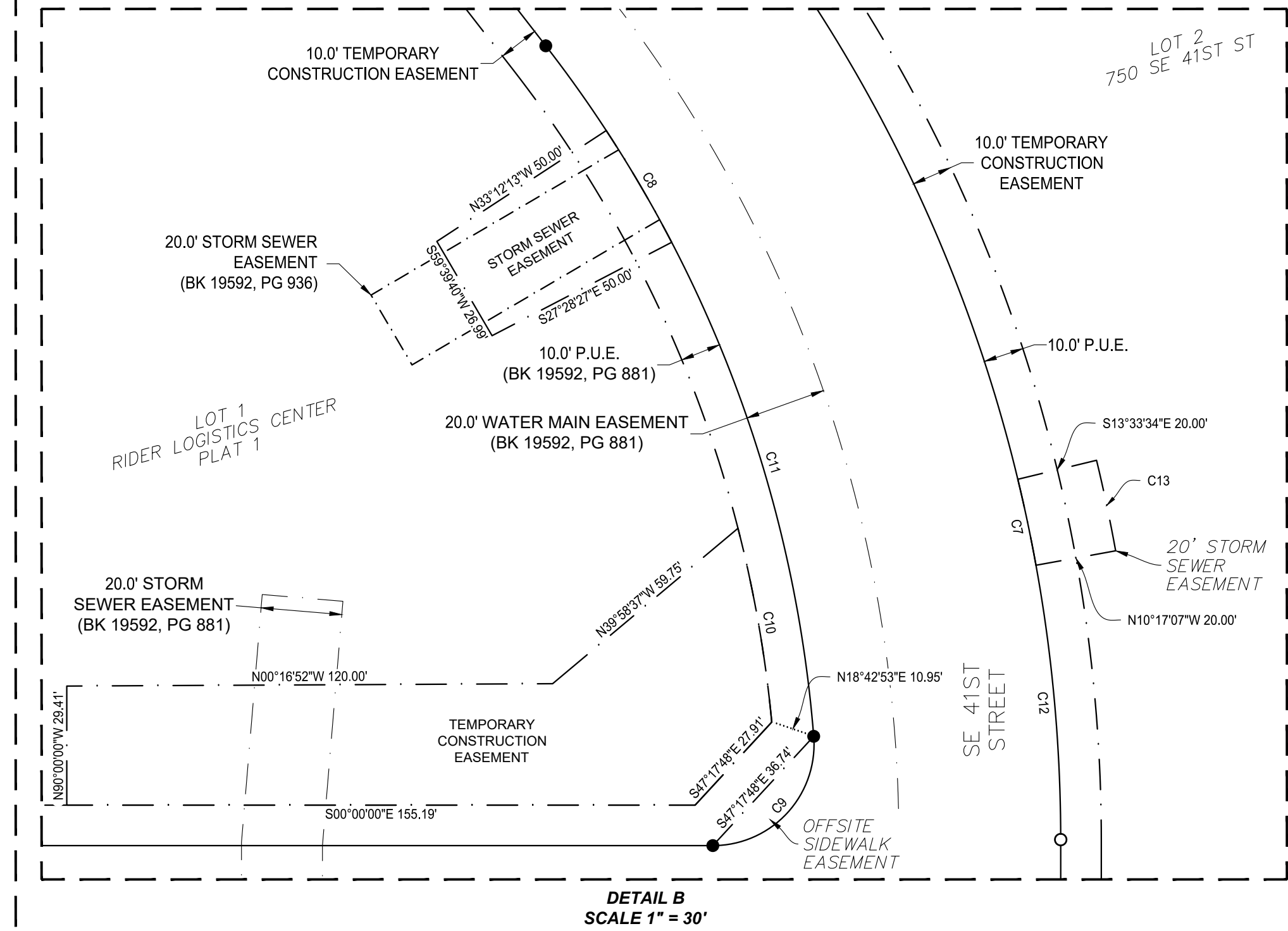


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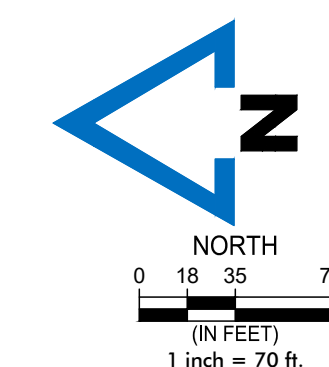
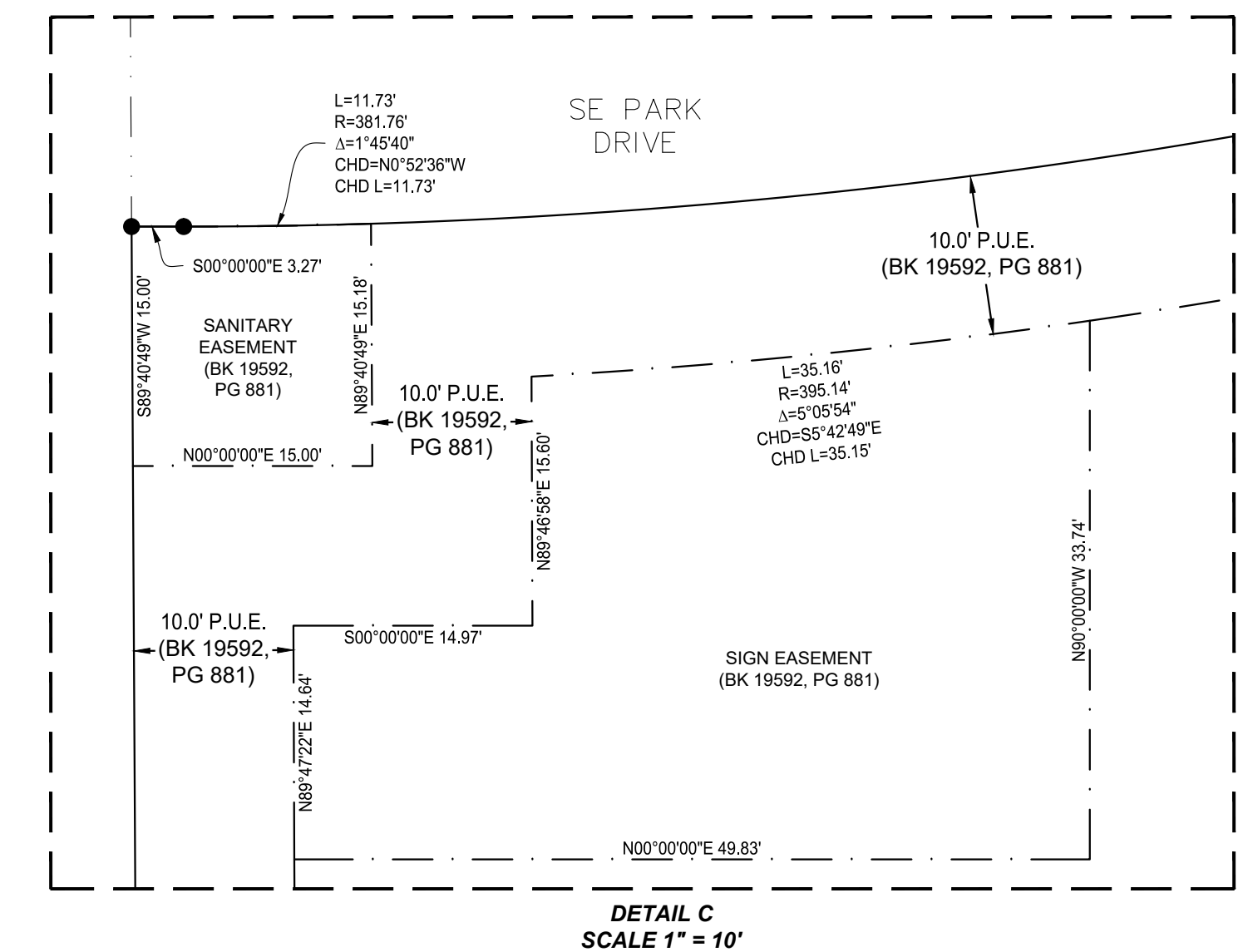
ENGINEER M. ALLENDER	DRAWN BY K. HART	REVISIONS 9/3/2025 12/22/2025 2/13/2026	GRIMES, IOWA PLAT K COUNTY SEC. 17-79-25 2025001736-000 7/24/2025
SURVEYOR P. SHELQUIST	CREW CHIEF K. THURMAN		
SHEET NO. 01/03			335 SE Orabator Road Audubon, Iowa 50021 515-512-1361

Page 319 of 300

RIDER LOGISTICS CENTER PLAT 2
GRIMES, IOWA
FINAL PLAT



Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C7	21.71	380.00	3° 16' 27"	N78° 04' 39"E	21.71
C8	32.00	320.00	5° 43' 46"	S59° 39' 40"W	31.99
C9	41.27	25.00	94° 35' 36"	S47° 17' 48"E	36.74
C10	48.64	310.00	8° 59' 25"	N80° 07' 02"E	48.59
C11	127.83	320.00	22° 53' 18"	N73° 57' 34"E	126.98
C12	68.14	380.00	10° 16' 26"	N84° 51' 06"E	68.05
C13	22.86	400.00	3° 16' 27"	S78° 04' 39"W	22.85



LERID LOGISTICS CENTER PLAT 2
FINAL PLAT

ENGINEER T. SMITH	DRAWN BY K. HART	REVISIONS 9/3/2025 12/22/2025	GRIMES, IOWA POLK COUNTY
SURVEYOR P. SHELQUIST	CREW CHIEF K. THURMAN	2/2/2026 2/13/2026	SEC. 17-79-25 2025001736-000
SHEET NO. 03/03			7/24/2025



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Ankeny, Iowa 50021
515-512-1361



AGENDA ITEM: Second Reading of Ordinance 809 Brookside Village North Rezone

BACKGROUND: The applicant, Brookside North, LLC, is requesting approval of a rezone for approximately 14.02 acres generally located at the southeast corner of Highway 141 and NE 18th Street from C-2 (General and Highway Service Commercial District) to R-4 (PUD). The PUD proposes two land use categories: medium-density residential and high-density residential. The medium-density area is proposed on the east side of the property abutting the existing townhome development to the east. The high-density residential area is proposed along Highway 141.

The future land use plan does not anticipate a public park on the property. However, because the rezone is for residential uses, parkland dedication is required. The developer is proposing to provide fee in lieu of land dedication to be used for future improvements to North Pointe Park. The Parks and Recreation Advisory Board recommended approval of the parkland proposal. The applicant recently completed the Brookside Village project to the southeast, which also provided fee in lieu for North Pointe Park. With the two projects, the City will have close to \$250,000 for improvements.

Extension of NE Destination Drive to NE 18th Street is planned through the property. With the DOT's planned closure of NE 18th Street at Highway 141, NE 18th Street will curve into NE Destination Drive. As part of the closure, a portion of right-of-way along NE 18th Street will be vacated. In addition, due to the rerouting of NE Destination Drive, the current public street stub for NE Pointe Drive will be vacated and become a private access for the Brookside Village North and Village Pointe Townhomes.

A 10' trail will be required along the east side of NE Destination Drive, which will connect the development to North Pointe Park.

Landscape buffering for the development is dependent on the building orientation and design. Buffers are required to hide rear and side building elevations unless the facades are designed with front doors, porches and other design features.

At the January 13, 2026 Council meeting, the public hearing was held, however the first reading was tabled for consideration so the City and developer could finalize the terms of the development agreement. The changes are outlined below:

Medium-Density Residential

1. Clarified that the masonry is required across 25% of the total of all exterior walls,

excluding glazing (the intent is the same as presented at the previous meeting).

2. Clarified that when landscape berm and buffer is provided, the side and rear elevations can be simplified to allow the design elements to be concentrated on the front facade. The side and rear elevations will still include portions of the overall required masonry.

High-Density Residential

1. Clarified that the primary material is required across 75% of the total of all exterior walls, excluding glazing (the intent is the same as presented at the previous meeting).
2. Clarified that no more than 50% of the total of all exterior walls, excluding glazing, shall be permitted to consist of Nichiha or comparable material (the intent is the same as presented at the previous meeting).
3. Added language to permit alternative balcony designs with exposed wood if the design is cohesive with the rest of the building and high-quality, durable wood materials are utilized to reduce maintenance concerns and ensure long-term aesthetics. The previous agreement did not allow exposed wood on the balconies.

There have been no changes since the first reading.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: No

BOARD/COMMISSION ACTIONS: Planning & Zoning Commission recommendation of approval - 01/06/2026

Parks & Recreation Advisory Board recommendation of approval - 08/27/2025

City Council Public Hearing - 01/13/2026

City Council First Reading approval - 02/10/2026

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 #809

AN ORDINANCE AMENDING THE GRIMES OFFICIAL ZONING MAP, PURSUANT TO THE CODE OF ORDINANCES SECTION 12-3-5 TO PROVIDE FOR THE FOLLOWING REZONING REQUEST FOR BROOKSIDE VILLAGE NORTH AND ASSOCIATED ZONING CHANGE AND DEVELOPMENT AGREEMENT

SECTION 1. PURPOSE. This Ordinance is to amend the Official Zoning Map and the Comprehensive Land Use Map by rezoning approximately 14.02 acres legally described on Exhibit A (the "Property") from C-2 (General and Highway Service Commercial District) to R-4 (Planned Unit Development District).

SECTION 2. ADDITIONAL ZONING RESTRICTIONS. As part of this Ordinance and the rezoning established herein, certain permanent conditions and restrictions are hereby imposed upon the Property, which conditions and restrictions are in addition to existing regulations for the R-4 Classification. Said restrictions are set forth in the Zoning Change and Development Agreement (the "Agreement") by and between the City of Grimes, Iowa, and Brookside North, LLC. The Mayor is hereby authorized and directed to execute said Agreement on behalf of the City of Grimes, Iowa; and the City Clerk is hereby authorized and directed to attest to the signature of the Mayor. All such conditions and restrictions are established, and such Agreement executed and entered into, pursuant to and in accordance with the provisions of Section 414.5 of the 2025 Code of Iowa, as amended.

SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5. EFFECTIVE DATE. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and approved by the City Council on this ____ day of _____, 2026.

ATTEST:

David Gisch, Mayor

Rachel Greving, City Clerk

Exhibit A - Legal Description of Property

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

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL '2025-39'; THENCE SOUTH 89°59'03" EAST ALONG THE NORTH LINE OF SAID PARCEL '2025-39', THE NORTH LINE OF SAID PARCEL '2025-38' AND THE NORTH LINE OF SAID LOT 'A', A DISTANCE OF 600.44 FEET; THENCE SOUTH 00°12'09" WEST, 60.04 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 137.39 FEET AND WHOSE CHORD BEARS SOUTH 13°05'51" WEST, 136.19 FEET TO THE EASTERLY LINE OF SAID PARCEL '2025-37'; THENCE SOUTH 63°41'06" EAST ALONG SAID EASTERLY LINE, 35.00 FEET;; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 335.00 FEET, WHOSE ARC LENGTH IS 86.55 FEET AND WHOSE CHORD BEARS SOUTH 33°37'43" WEST, 86.31 FEET; THENCE SOUTH 00°13'26" WEST ALONG SAID EASTERLY LINE, 680.69 FEET; THENCE SOUTH 71°34'03" WEST ALONG SAID EASTERLY LINE, 7.26 FEET; THENCE SOUTH 00°17'10" WEST ALONG SAID EASTERLY LINE, 300.10 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '2025-37'; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL '2025-37' AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 74.00 FEET, WHOSE ARC LENGTH IS 72.93 FEET AND WHOSE CHORD BEARS NORTH 53°31'29" WEST, 70.02 FEET; THENCE NORTHERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 284.00 FEET, WHOSE ARC LENGTH IS 67.60 FEET AND WHOSE CHORD BEARS NORTH 18°17'21" WEST, 67.44 FEET; THENCE NORTHERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 385.00 FEET, WHOSE ARC LENGTH IS 119.98 FEET AND WHOSE CHORD BEARS NORTH 20°28'04" WEST, 119.50 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '2025-38'; THENCE SOUTH 60°32'17" WEST ALONG THE SOUTH LINE OF SAID PARCEL '2025-38', A DISTANCE OF 35.04 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 114.14 FEET AND WHOSE CHORD BEARS NORTH 38°46'14" WEST, 113.64 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 165.09 FEET AND WHOSE CHORD BEARS NORTH 34°36'03" WEST, 163.56 FEET; THENCE SOUTH 88°19'14" WEST AND ALONG THE SOUTH LINE OF SAID PARCEL '2025-39', A DISTANCE OF 307.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '2025-39'; THENCE NORTH 01°42'44" WEST ALONG THE WESTERLY LINE OF SAID PARCEL '2025-39', A DISTANCE OF 371.79 FEET; THENCE NORTH 02°31'53" EAST ALONG SAID WESTERLY LINE, 413.41 FEET; THENCE NORTH 48°28'25" EAST ALONG SAID WESTERLY LINE, 96.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.02 ACRES (610,772 SQUARE FEET).



DATE

January 6, 2026

PROJECT NAME

Brookside Village North Rezone

APPLICANT

Brookside North, LLC

REQUESTED ACTION

Approval to rezone 14.02 acres to allow for the development of multi-family and townhome dwellings

LOCATION

Generally located at the south-east corner of Highway 141 and NE 18th Street

ZONING

Current – C-2
Proposed – R-4

PLANNER

Evann Coffey
ecoffey@grimesiowa.gov
515-986-4050



Location Map



Zoning Map

Relation to Comprehensive & Area Plans

LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed-Use/Medium-Density Residential	C-2
North	Vacant	Urban Fringe Overlay (Polk County)	Low-Density Residential (Polk County)
South	Vacant	Commercial/High-Density Residential	C-2/R-4
East	Medium-Density Residential	Medium-Density Residential	R-3/C-2
West	Highway 141	N/A Highway 141	N/A Highway 141

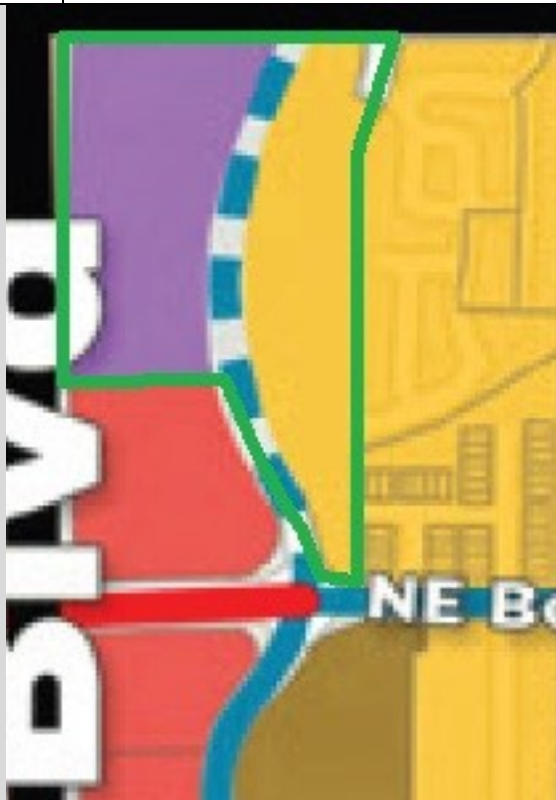
PARKS

The Parks and Trails Master Plan does not anticipate a park or trail improvements through the property.

The future land use plan does not anticipate a park on the property. However, parkland dedication is required. Therefore, the developer has opted to provide fee in lieu of land dedication to be used for future improvements to North Pointe Park.

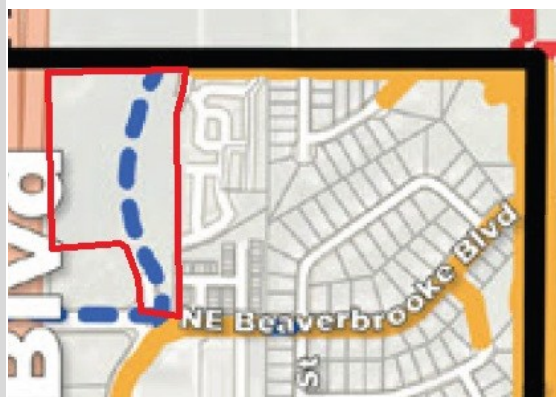
The trails plan in the comprehensive plan identifies a trail through the property along NE Destination Drive to connect to the existing trail along NE 18th Street and Destination Drive to the south.

The Parks and Recreation Advisory Board recommended approval.



Future Land Use Map

The proposed rezone is partially inconsistent with the mixed-use future land use designation as no commercial uses are proposed within the rezone area. However, the proposed high-density residential zoning is compatible with the neighboring commercial zoning and the proposed medium-density residential. This rezone application was submitted prior to the adoption of the new future land use plan and is consistent with the previous Mixed-Use 1 designation when the rezone was submitted for consideration. Staff are supportive of the proposed rezone and its compatibility with the current and future development in the area.



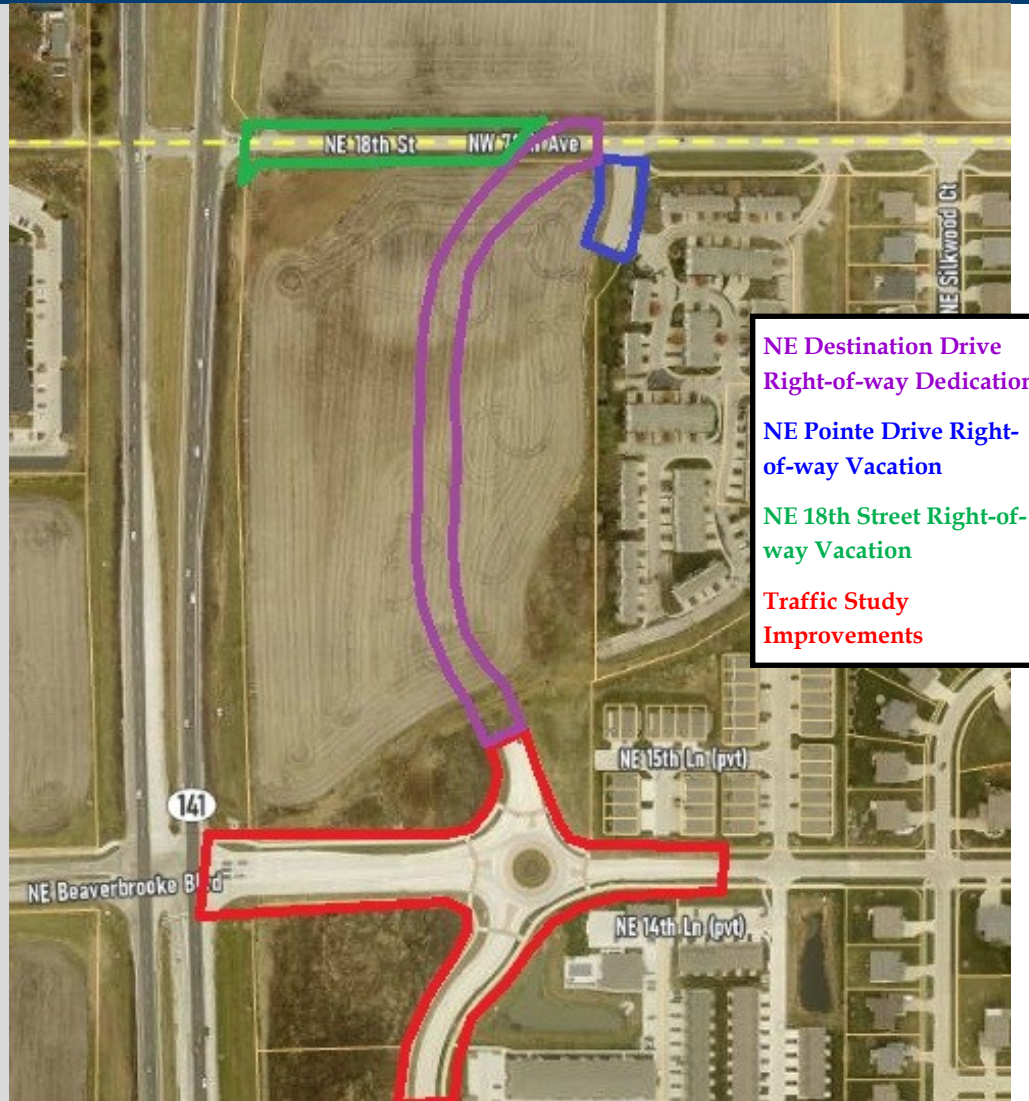
Trail Map

Relation to Studies & Legal

RELATION TO STUDIES

A traffic study was completed for the intersections of NE Beaverbrooke Blvd and Highway 141, and NE Beaverbrooke Blvd and NE Destination Drive. The roundabout and Highway 141 intersection improvements were constructed in compliance with the traffic study and will accommodate the proposed multi-family and townhome development.

Access spacing and locations along NE Destination Drive will follow the Grimes Street Design Guide. A shared access will be provided for the multi-family site and future commercial development to the south due to access limitations along NE Beaverbrooke Blvd and to meet spacing requirements from the roundabout.



NE Destination Drive
Right-of-way Dedication
NE Pointe Drive Right-
of-way Vacation
NE 18th Street Right-of-
way Vacation
Traffic Study
Improvements

Legal

The site will be subject to the Brookside Village North Zoning Change and Development Agreement that will establish the zoning standards and public improvement responsibilities for the development.

Right-of-way for NE Destination Drive will be required through the development.

NE 18th Street will be routed south and will be closed by the DOT at Highway 141. As such, a portion of the NE 18th Street right-of-way will likely be vacated and dedicated to the Brookside Village North development.

There is a stub of public right-of-way called NE Pointe Drive the northeast corner of the rezone property. Because of the NE 18th Street and NE Destination Drive alignment, the right-of-way is no longer required for the City. As the project progresses, the City will likely vacate the right-of-way and dedicate the property to Brookside North, LLC and/or the neighboring townhome development.

Rezone Concept & Development Standards

STREET ACCESS

Access to the development will be provided from NE Destination Drive.

PEDESTRIAN ACCESS

A 5' public sidewalk will be provided on the west side of NE Destination Drive and a 10' trail will be provided on the east side of connecting to the existing trail on NE 18th Street leading to North Pointe Park.

DEVELOPMENT STANDARDS

Medium-Density Residential Area

Permitted Use — attached and detached townhomes

Maximum Density — 8 dwelling units/acre

Minimum Lot Size — None. Postage stamp lots permitted.

Setbacks —

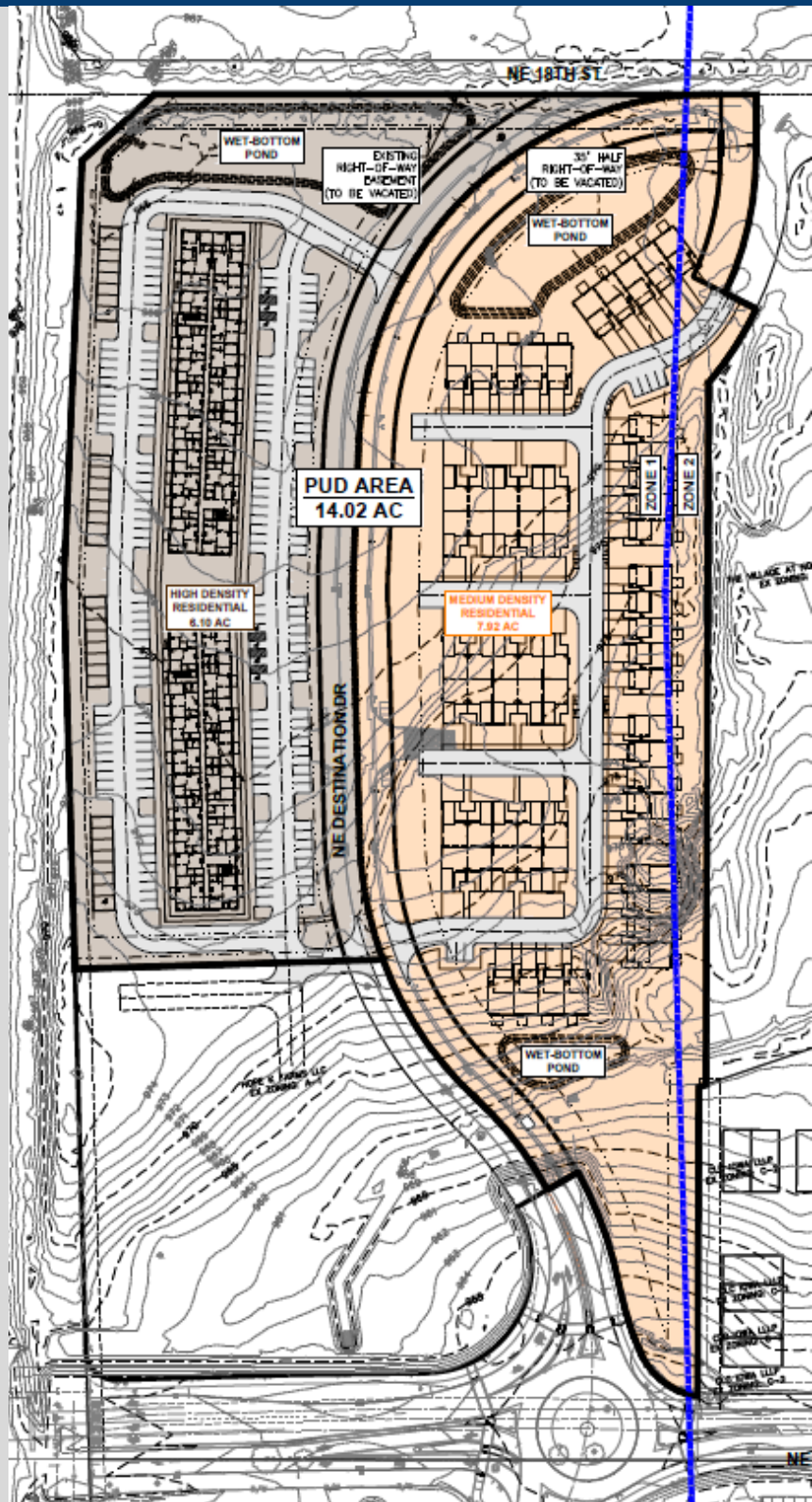
- All External Property Lines — 30', except when units have front doors fronting streets, in which case 25'
- Postage Stamps Lots — 0'
- Buildings Faces with Driveways — 20' from Private Street or Private Sidewalk
- Building Faces with No Driveways along the Private Street — 10' from Private Street or Private Sidewalk
- Building Separation — 16' Between Building Groups
- Building Separation — 10' Between Detached Units

Minimum Dwelling Size — 900sf

Maximum Height — 2 stories, 35'

Minimum Garage Size — 2-car

Building Materials — 30-50% masonry, staff and developer are working to finalize the requirements



Rezone Concept & Development Standards cont'd

DEVELOPMENT STANDARDS

Medium-Density Residential Area Continued

Minimum Open Space – 40%

Landscaping –

- 1 tree/1000 sf required open space
- 1 tree/50' of public street frontage
- Foundation plantings along public street facades
- 30' buffer along public streets when sides and rear of units face public streets, berm may be required, staff and developer are working out details

High-Density Residential Area

Permitted Use – multi-family dwellings

Maximum Density – 20 dwelling units/acre

Minimum Lot Size – None. Postage stamp lots permitted.

Setbacks –

Front & Rear – 30'

Side – 20'

Building Separation – 20'

Minimum Dwelling Size – 450sf

Maximum Height – 4 stories, 50'

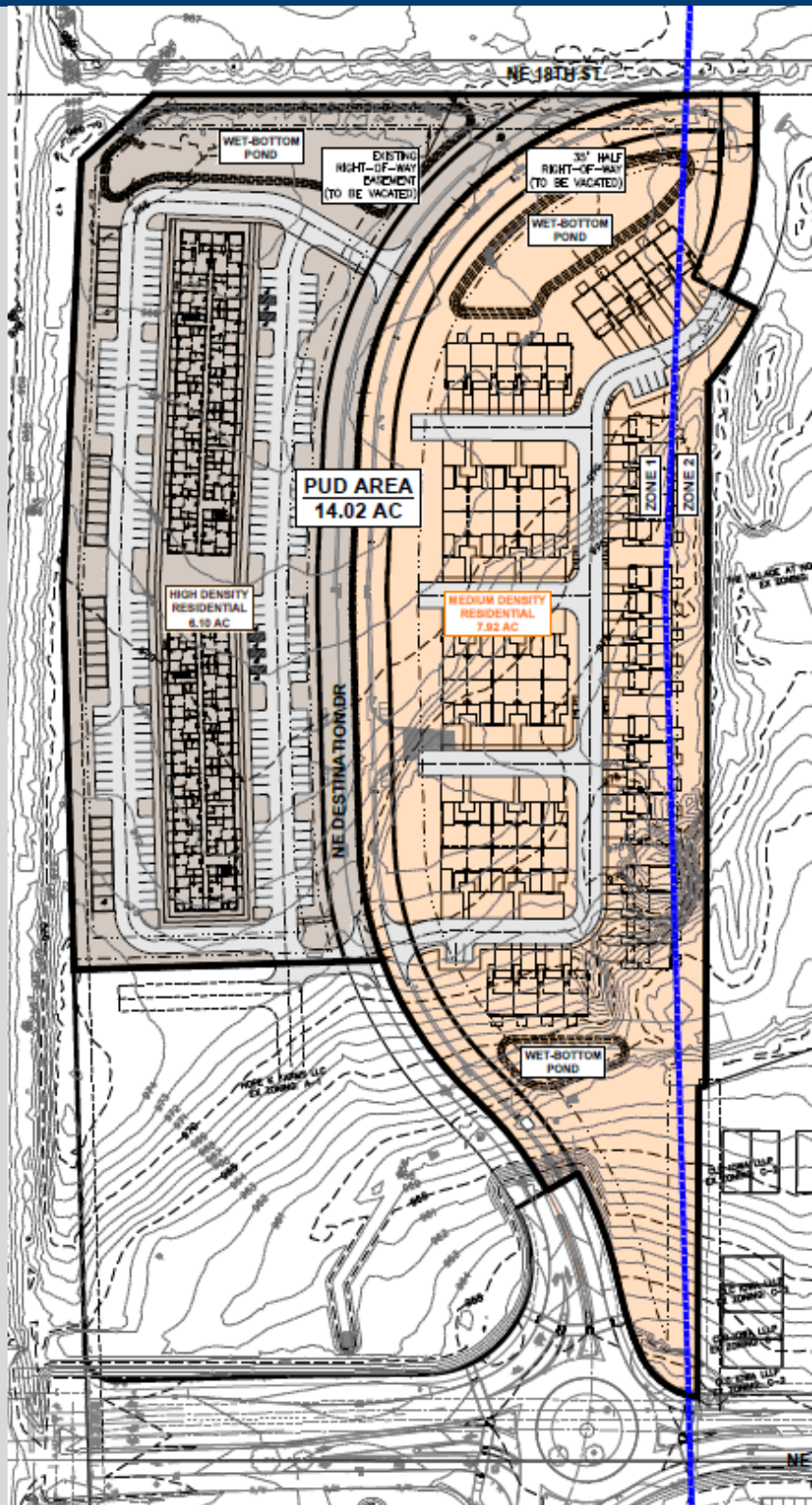
Garages – provided for 25% of units

Building Materials – 75% masonry, all other Highway 141 Zone 1 requirements apply, a requirement to limit Nichiha type material percentage may be added, staff and developer to work out details

Accessory Structures – match principal building design

Minimum Open Space – 40%

Landscaping – 2 trees/1000 sf required open space, follow Highway 141 requirements



All Highway 141 Mixed Use Development Corridor District requirements will apply unless otherwise stated in the development agreement.

Utilities & Conceptual Building Elevations

SANITARY

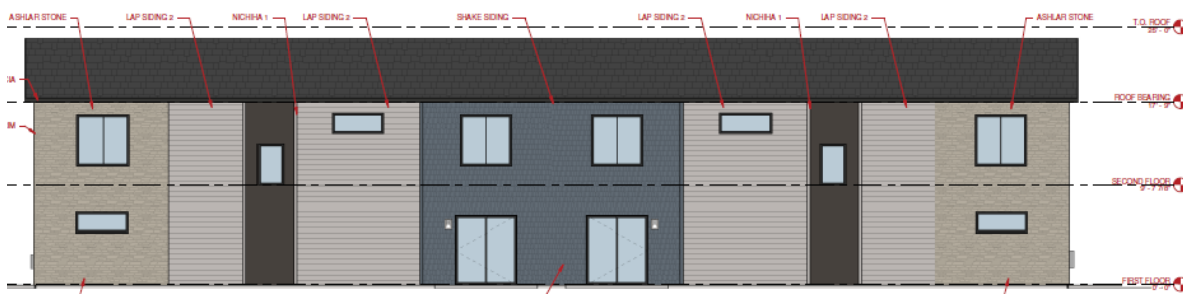
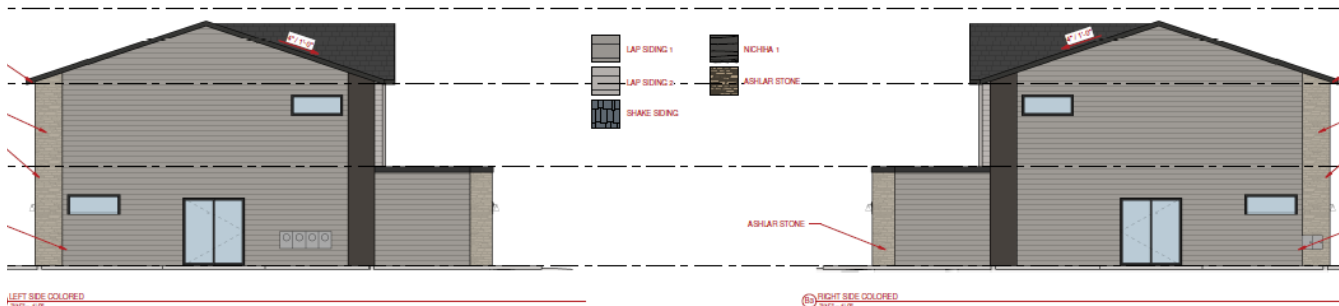
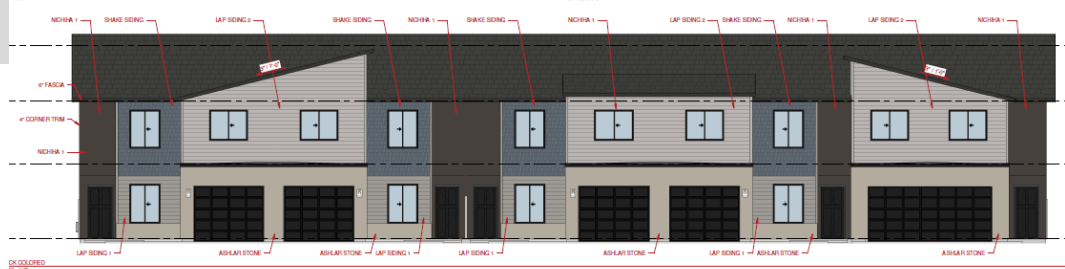
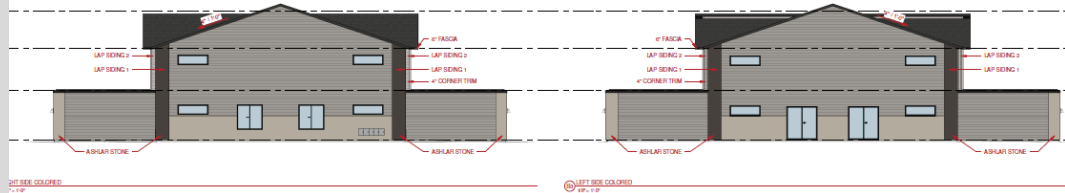
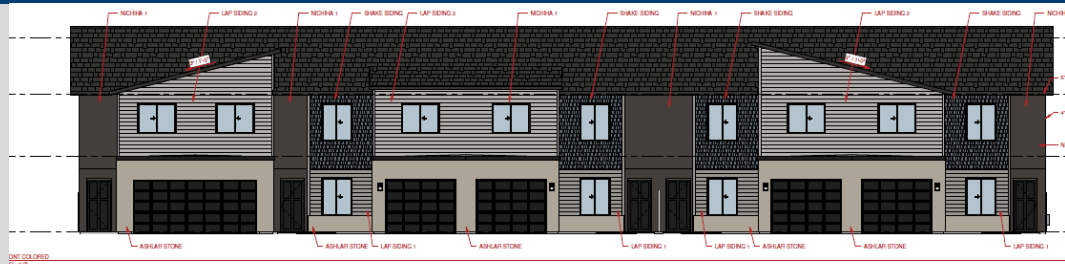
Sanitary will be extended from NE Destination Drive to serve each lot.

WATER

Water will be provided along NE Destination Drive.

STORM WATER

Private detention will be provided for each lot.



Conclusion

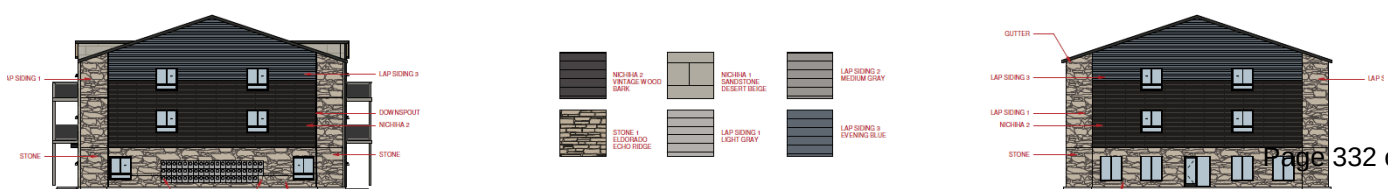
The applicant is requesting to rezone the property from C-2 to R-4 to allow the construction of multi-family and townhome dwellings across 14 acres.

A trail will be provided along the east side of NE Destination Drive and connect to the existing trail along NE 18th Street and North Pointe Park.

Portions of right-of-way along NE 18th Street and NE Pointe Drive will likely be vacated as this project progresses due to the closure of NE 18th Street at Highway 141 and the realignment of NE 18th Street and NE Destination Drive.

A Zoning Change and Development Agreement will be established to outline the zoning requirements and public improvement responsibilities for the development.

Staff recommend approval of the Brookside Village North Rezone subject to remaining staff comments for architecture and landscape buffers.



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DRAWN BY: JARED MURRAY
COMMENT: DWG

ADJACENT OWNERSHIP

	Area (ac.)	Area (%)	CONSENTING
1. CLC IOWA LLP 7270 NW58TH ST JOHNSTON, IA 50131	0.38	2.45%	
2. NORTH POINTE TOWNHOMES OWNER ASSOCIATION 10604 NW75TH PL JOHNSTON, IA 50131	1.37	8.84%	
3. SAND PARTNERS OF HOLYOKE LLC 7270 NW58TH ST JOHNSTON, IA 50131	0.20	1.29%	
4. WATSON, TERMAR D 1500 NE MOCKINGBIRD LN GRIMES, IA 50111	0.01	0.06%	
5. VAN LENNEP, SARA NICOLE 1508 NE MOCKINGBIRD LN GRIMES, IA 50111	0.01	0.06%	
6. DEAN, STENVEN M JR 1512 NE MOCKINGBIRD LN GRIMES, IA 50111	0.01	0.06%	
7. JORDAN ZAVIRA 1516 NE MOCKING BIRD LN GRIMES, IA 50111	0.01	0.06%	
8. JIAN JIN 2020 IRREVOCABLE FAMILY TRUST 1520 NE MOCKING BIRD LN GRIMES, IA 50111	0.01	0.06%	
9. THE VILLAGE AT NORTH POINTE 2980 99TH ST URBANDALE, IA 50822	4.89	31.55%	31.55%
10. NORTH POINTE PROPERTIES CONDOMINIUMS 4720 MORTENSEN RD STE 105 AMES, IA 50014	0.11	0.71%	
11. HOFF, ENVER B JR 809 NOTTINGHAM PKWY LOUISVILLE, KY 40222	4.40	28.39%	
12. PUBLIC RIGHT-OF-WAY (NOT INCLUDED IN AREA PERCENTAGES)	7.98	-	
13. HOPE K FARMS LLC 4500 WESTOWN PKWY STE 227 WEST DES MOINES, IA 50266	2.93	18.90%	18.90%
14. SIGNATURE ERNST HOLDINGS LLC 4800 E 57TH ST SIOLUX FALLS, SD 57108	0.04	0.26%	0.26%
15. BROOKSIDE VILLAGE COMMONS LLC 150 E 4TH PL STE 600 SIOLUX FALLS, SD 57104	1.13	7.29%	7.29%
TOTAL:	15.50	100.00%	58.00%

PUD DESCRIPTION

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2502.077

BROOKSIDE VILLAGE NORTH

REZONING MAP

GRIMES, IOWA

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

TECH: CWO

ENGINEER: JMM

REVISIONS

DATE		
12/24/2025	THIRD SUBMITTAL	
11/13/2025	SECOND SUBMITTAL	
07/14/2025	FIRST SUBMITTAL	

CIVIL DESIGN ADVANTAGE

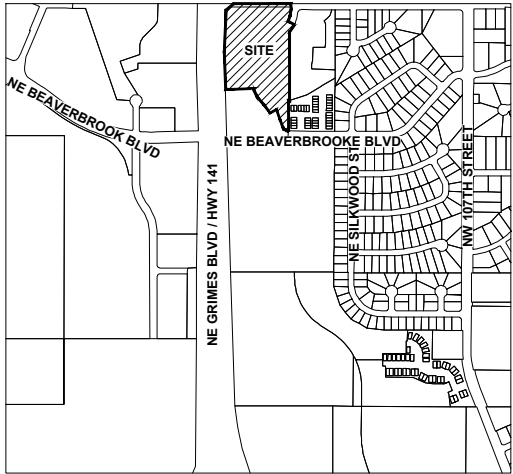
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: CWO

ENGINEER: JMM

FILE: H:\2025\2502077\2502077-LAND USE EXHIBIT.DWG
DATE: 12/24/2025 12:50 PM
DRAWN BY: JARED MURRAY
CHECKED BY: JARED MURRAY
COMMENT:

VICINITY MAP



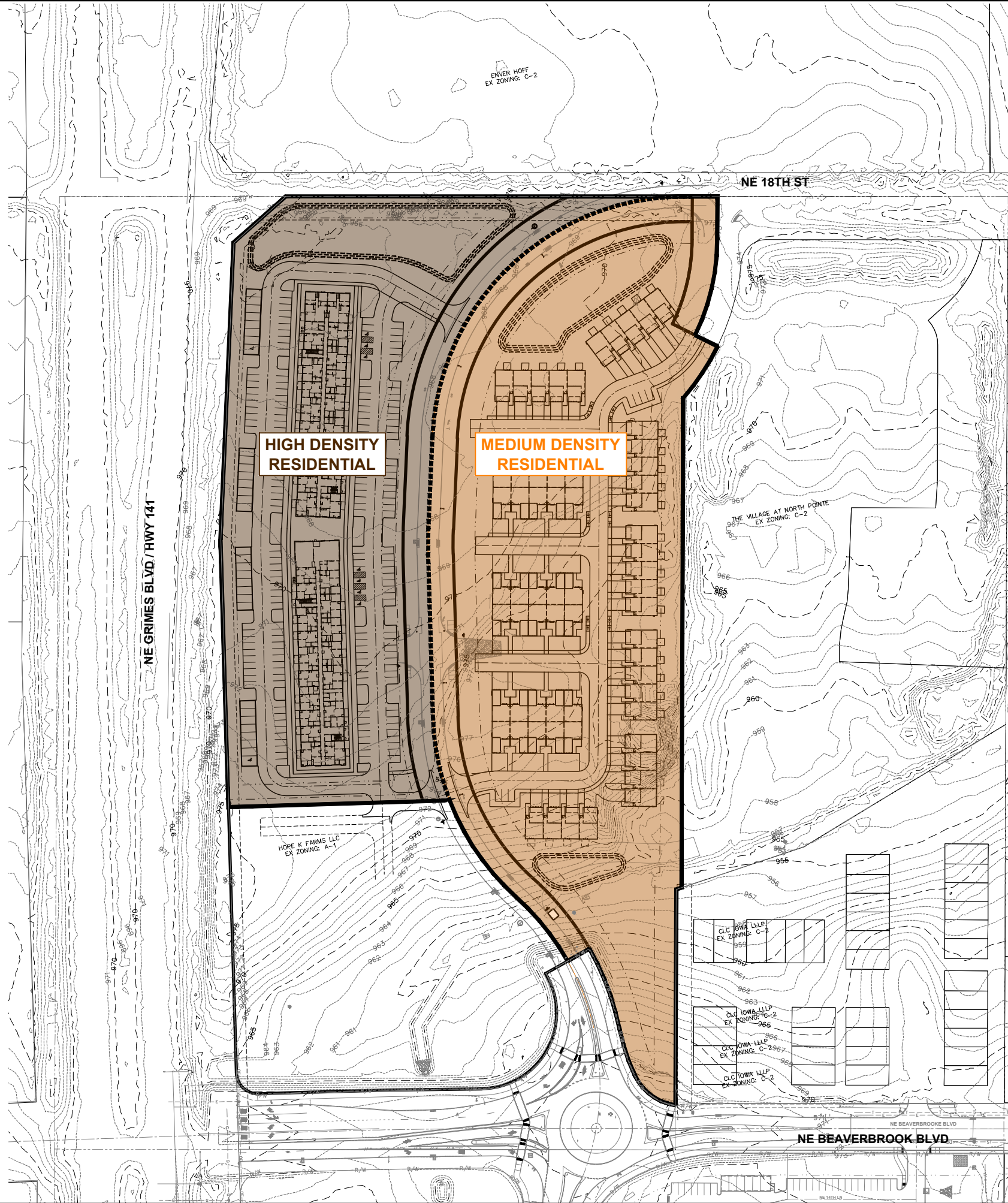
GRIMES, IOWA

OWNER / APPLICANT:

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

ENGINEER / SURVEYOR:

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



1

2502.077

BROOKSIDE VILLAGE NORTH

LAND USE EXHIBIT

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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

TECH: CWO

ENGINEER: JMM

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

REVISIONS	DATE
THIRD SUBMITTAL	12/24/2025
SECOND SUBMITTAL	11/13/2025
FIRST SUBMITTAL	07/14/2025

Page 335 of 360

NE BEAVERBROOK BLVD

NE BEAVERBROOKE BLVD

NE GRIMES BLVD / HWY 141

NE SILKWOOD ST

NW 10TH STREET

NEAVERBROOKE BLVD

SITE

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

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

EXISTING: A-1 (AGRICULTURE DISTRICT)

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

REQUIRED
63 TOWNHOME UNITS
2 RESIDENTS/UNITS X 63 UNITS = 126 RESIDENTS
118 APARTMENTS UNITS
1.75 RESIDENTS/UNITS X 118 UNITS = 206.5 RESIDENTS
332.5 RESIDENTS X 0.0065 ACRES/RESIDENT = 2.16 ACRES

PUD W/ UNDERLYING R-3 HIGH

LOT AREA = 265.704 SF (6.10 ACRES)

SETBACKS

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

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

MIN. DWELLING SIZE = 450 SF

MAX. BUILDING HEIGHT = 50 FT (4 STORIES)

MIN. OPEN SPACE REQUIRED = 30%

DENSITY = 118 UNITS (19.34 UNITS/AC)

PARKING REQUIRED

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

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

PARKING PROVIDED

STANDARD SPACES	= 172 SPACES
ACCESSIBLE SPACES	= 7 SPACES

STANDARD GARAGE SPACES	=	30 SPACES
<u>ACCESSIBLE GARAGE SPACES</u>	=	<u>2 SPACES</u>
TOTAL PROVIDED	=	211 SPACES

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

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL '2025'-39; THENCE SOUTH 89°59'03" EAST ALONG THE NORTH LINE OF SAID PARCEL '2025'-39, THE NORTH LINE OF SAID PARCEL '2025'-38 AND THE NORTH LINE OF SAID LOT 'A', A DISTANCE OF 600.44 FEET; THENCE SOUTH 001°02'09" WEST, 60.04 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 137.39 FEET AND WHOSE CHORD BEARS SOUTH 13°05'51" WEST, 136.91 FEET TO THE EASTERLY LINE OF SAID PARCEL '2025'-37; THENCE SOUTH 63°41'06" EAST ALONG SAID EASTERLY LINE, 35.00 FEET; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 335.00 FEET, WHOSE ARC LENGTH IS 86.56 FEET AND WHOSE CHORD BEARS SOUTH 33°37'43" WEST, 86.31 FEET; THENCE SOUTH 001°32'26" WEST ALONG SAID EASTERLY LINE, 680.69 FEET; THENCE SOUTH 71°34'03" WEST ALONG SAID EASTERLY LINE, 7.26 FEET; THENCE SOUTH 001°17'01" WEST ALONG SAID EASTERLY LINE, 300.10 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '2025'-37; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL '2025'-37 AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 74.00 FEET, WHOSE ARC LENGTH IS 72.93 FEET AND WHOSE CHORD BEARS NORTH 53°31'29" WEST, 70.02 FEET; THENCE NORTHERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 284.00 FEET, WHOSE ARC LENGTH IS 67.60 FEET AND WHOSE CHORD BEARS NORTH 18°17'21" WEST, 67.44 FEET; THENCE NORTHERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 165.00 FEET, WHOSE ARC LENGTH IS 148.93 FEET AND WHOSE CHORD BEARS NORTH 20°28'28" WEST, 148.56 FEET; THENCE SOUTH 001°02'09" WEST ALONG SAID PARCEL '2025'-38, A DISTANCE OF 600.44 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL '2025'-38, A DISTANCE OF 35.04 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 114.14 FEET AND WHOSE CHORD BEARS NORTH 38°46'14" WEST, 113.64 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 165.09 FEET AND WHOSE CHORD BEARS NORTH 34°36'03" WEST, 163.56 FEET; THENCE SOUTH 88°19'14" WEST AND ALONG THE SOUTH LINE OF SAID PARCEL '2025'-39, A DISTANCE OF 307.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '2025'-39; THENCE NORTH 01°42'44" WEST ALONG THE WESTERLY LINE OF SAID PARCEL '2025'-39, A DISTANCE OF 371.79 FEET; THENCE NORTH 02°31'53" EAST ALONG SAID WESTERLY LINE, 41.41 FEET; THENCE NORTH 48°28'25" EAST ALONG SAID WESTERLY LINE, 96.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.02 ACRES (610,772 SQUARE FEET).

PUD W/ UNDERLYING R-3 MED

LOT AREA = 345,038 SF (7.92 ACRES)

SETBACKS

PERIMETER = 30 FT
GARAGE AND PRIVATE STREET = 25 FT

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

MAX BUILDING HEIGHT = 35 FT

OPEN SPACE REQUIRED = 30%

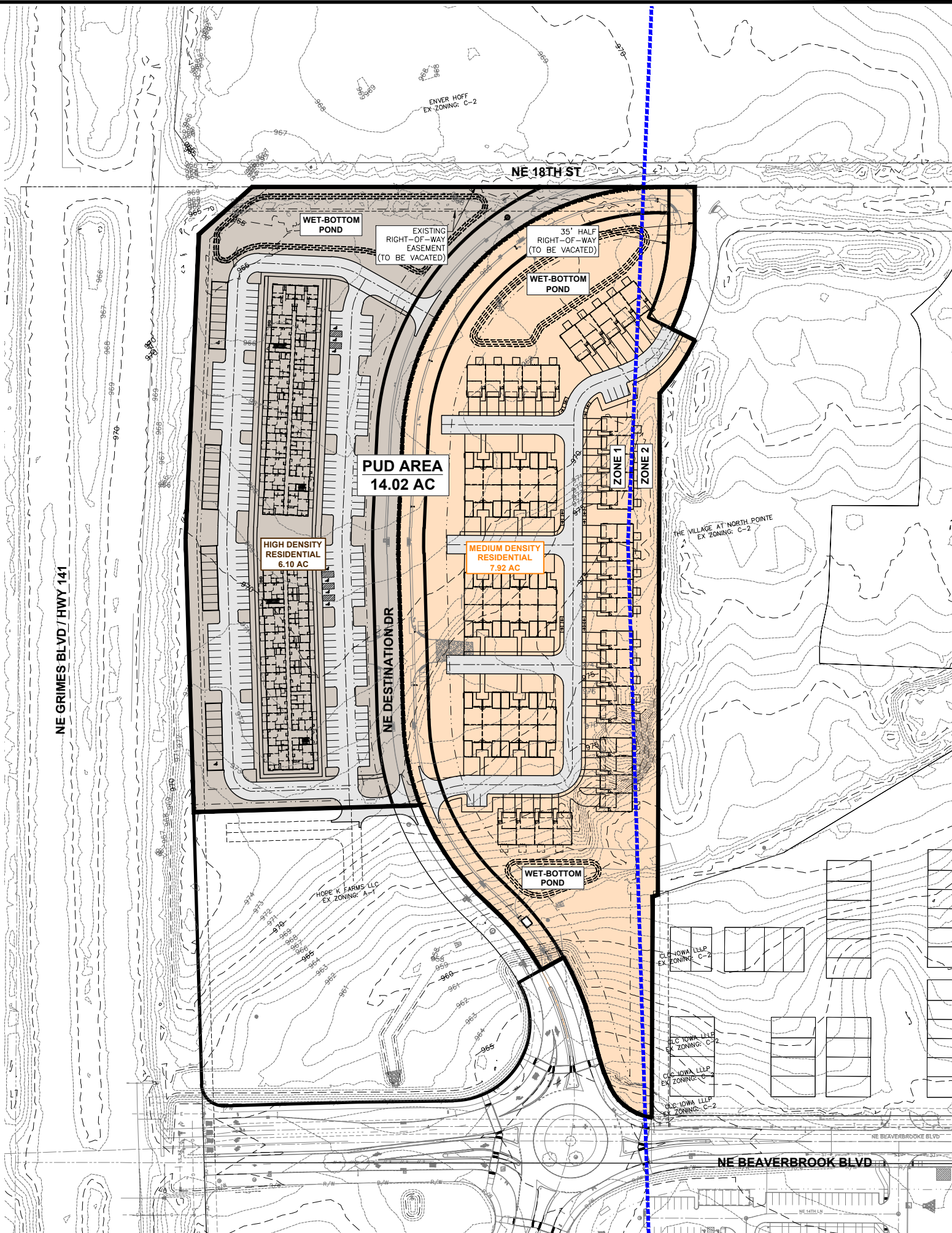
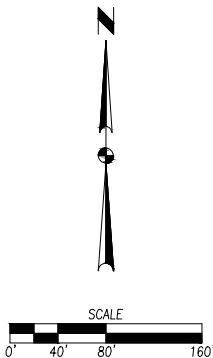
DENSITY = 63 UNITS (7.95 UNITS/AC)

PARKING REQUIRED

2 SPACES / UNIT + = 126 SPACES
1 VISITOR SPACE / 5 UNITS - 126 SPACES

PARKING PROVIDED

<u>PARKING PROVIDED</u>	
GARAGES	= 96 SPACES
DRIVEWAY	= 96 SPACES
STANDARD SPACES	= 13 SPACES



**BROOKSIDE VILLAGE NORTH
ZONING CHANGE AND DEVELOPMENT AGREEMENT
Recorder's Cover Sheet**

Preparer Information: Evann Coffey, City of Grimes, 410 SE Main St Ste 102 Grimes, IA
50111 515-986-4050

Taxpayer Information: Brookside North, LLC, 3430 SE Destination Dr Ste 400 Grimes, IA
50111 515-630-6043

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

Type of Document: Development Agreement

Legal Description: See Page 14

Document or instrument number of previously recorded documents: N/A

BROOKSIDE VILLAGE NORTH ZONING CHANGE AND DEVELOPMENT AGREEMENT

THIS ZONING CHANGE AND DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2026, by and between the City of Grimes, IOWA, a municipal corporation (the "City") and Brookside North, LLC, (referred to herein as "Property Owner"), collectively referred to as ("the Parties");

WHEREAS, Property Owner owns certain real property located within the corporate limits of the City which is legally described on Exhibit "A", attached hereto (the "Property"), which Property is presently zoned C-2.

WHEREAS, the Property Owner has submitted a master plan prepared by Civil Design Advantage, identifying the Property to be developed with multi-family and townhome residential development as set forth in Exhibit "B", attached hereto (the "Master Plan"); and

WHEREAS, the City and Property Owner now desire that the Property be rezoned from C-2 to R-4, prior to development in accordance with, and in consideration of, the provisions of this Agreement and Section 414.5 of the Iowa Code; and

WHEREAS, Property Owner and the City wish to set forth their agreements with respect to the conditions and restrictions which will arise with respect to the Property as a result of such rezoning and development.

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

- 1) Rezoning. The property shall be rezoned from C-2 to R-4 (PUD).
- 2) Master Plan. As required by the zoning regulations, the Property Owner has submitted a master plan, as shown on Exhibit "B", in conjunction with the Property Owners request for rezoning to R-4 to allow for the development of the property for a multi-family and townhome residential neighborhood, referred to herein as Brookside Village North. The overall intent of the neighborhood is to provide reasonable accommodations for development, while preserving the natural areas, and integrating pedestrian pathways throughout the development. The Property Owner agrees that the development of the property shall be consistent with the master plan and shall satisfy the following requirements. Any area not addressed within this development agreement shall follow the City of Grimes Zoning Ordinance.
 - (a) Phasing of Subdivision. It is understood that the Property Owner intends to phase the development of the property, and that the Property Owner agrees to obtain approval from the City of a Final Plat, which subdivides all of the Property into lots and outlots (referred to herein individually as a "Lot" or collectively as the "Lots").

- (b) Site Plans Required. Property Owner agrees that preliminary plats and site plans will be required for the proposed improvements within each subdivision or lot. Preliminary Plats shall include sufficient details to ensure that the minimum development standards for the Property can be achieved.
- 3) Development Intent. Located at the southeast corner of Highway 141 and NE 18th Street, Brookside Village North will consist of medium-density residential dwellings and high-density residential dwellings. Each use area is further described as follows.
- (a) Medium-Density Residential. Areas designated as Medium-Density Residential are intended for traditional attached townhome dwelling units. No single-family, multi-family, or commercial uses of any kind will be allowed in these areas. Limited opportunity for detached dwellings may be considered acceptable as determined by the Zoning Administrator, and provided they are constructed with the benefit of an owner's association. Driveways are to be connected to the private streets and circulation routes and constructed with attached garages. All construction shall conform to the Architectural Standards as set forth in this document and be reviewed by the City of Grimes.
- (b) High-Density Residential. Areas designated as High-Density Residential generally are intended for traditional multi-family dwelling units. No traditional single-family, townhome development or commercial uses of any kind will be allowed in these areas. All construction shall conform to the Architectural Standards as set forth in this document and be reviewed by the City of Grimes.
- 4) Medium-Density Residential Area. This area is intended to accommodate the construction of attached townhome dwelling units with limited opportunity for detached townhomes dwelling units. The following regulations shall be applicable to any area identified as Medium-Density Residential, as generally shown on the Master Plan.
- (a) Density. The maximum permitted density shall be eight (8) units per acre.
- (b) Lot Dimensions. No minimum lot dimensions shall apply. Postage Stamp lot development is permitted.
- (c) Setbacks. The following setbacks shall apply to all units:
- (i.) All External Property Lines – Thirty (30) Feet, except when units have front doors fronting streets, in which case Twenty-Five (25) Feet.
- (ii.) Postage Stamps Lots – Zero (0) Feet
- (iii.) Buildings Faces with Driveways – Twenty (20) Feet from Private Street or Private

Sidewalk

- (iv.) Building Faces with No Driveways along the Private Street – Ten (10) Feet from Private Street or Private Sidewalk
- (v.) Building Separation – Sixteen (16) Feet Between Building Groups
- (vi.) Building Separation – Ten (10) Feet Between Detached Units

A two (2) foot projection for non-habitable space is permitted, however the projection must meet all applicable building/fire code standards.

- (d) Minimum Dwelling Size. All dwellings shall have a total finished area of not less than nine hundred (900) square feet, exclusive of garage area. Basement or partial subgrade level square footage may not be counted towards minimum finished area.
- (e) Height. The maximum height of any building shall be two (2) stories above grade or thirty-five (35) feet maximum.
- (f) Garage. A minimum one (1) car attached garage shall be provided for no more than fifty percent (50%) of the units. The remainder of the units shall have a minimum two (2) car attached garage.
- (g) Parking. Visitor Parking shall be provided in accordance with the Grimes Zoning Ordinance. For every five (5) units, one (1) visitor parking space shall be provided.
- (h) Building Materials. All units shall be constructed with combinations and varying sizes of horizontal and lap siding and architectural grade asphalt shingles. At a minimum, primary material shall be provided for twenty-five percent (25%) of the total exterior wall area, excluding glazing. Primary material shall be provided across each building face. The percentage of primary material can vary across each building face; however, the front façade of the building shall include a primary material percentage equal to or greater than the other building faces. Acceptable primary materials shall include a combination of earthtone colored brick, textured concrete block, marble, stone panels or other similar masonry material. Prohibited materials include smooth-faced concrete block, corrugated metal siding, split shakes and rough-sawn wood.
- (i) Façade Design. The units should be designed in a way that compliments the architecture of the dwellings within the area. More specifically, attempts to include front porches, dormers and other decorative treatments should be made. Buildings should avoid flat plane construction and incorporate offsets of at least three (3) inches. Architectural design for townhome buildings shall attempt to lessen the plainness of appearance for side and rear elevations, which can be characteristic of large residential buildings when landscape buffers are not provided.. Rooflines shall be gable, hip style or similar residential roof design.

(j) Façade Repetition. Repetition of front facades shall be discouraged. To accomplish this, the following options are available:

- a. Differentiate Façade Design for Units in a Building. Each building shall differentiate units with building materials, rooflines, and offsets to avoid repetition of the same design for every unit in a row. A minimum of two (2) elevation packages shall be provided for each building type. The elevation packages for the building types shall include varying colors, siding textures, and/or varying brick, stone or masonry type, colors and/or location.
- b. Same Façade Design for Units in a Building. If all units in a building are principally designed the same (i.e. same offsets, rooflines, locations for material changes, locations and sizes of windows, etc.), a minimum of three (3) elevation packages shall be provided for each building type. The elevation packages for the building types shall include varying colors, siding textures, and/or varying brick, stone or masonry type, colors and/or location.

(k) Façade Orientation. If units are oriented so that the front doors are facing the public streets, landscape berm and buffer is not required as noted in 6.b. of this Agreement. However, units oriented with front doors facing public streets shall be designed to incorporate front porches, dormers and/or other decorative treatments along the public streets to provide a street-oriented design and break up flat, blank walls. Sliding doors can be oriented toward the public street if porches or covered patios are provided. Dormers and/or other decorative treatments shall also be included in the façade where sliding doors face the public street. Landscape berm and buffer shall be required for building faces that are not designed to orient toward the public street, as noted in this subsection.

(l) 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.

(m) Open Space. A minimum of forty (40%) percent open space shall be provided.

(n) Landscaping. A minimum of one (1) tree per one thousand (1,000) square feet of required open space shall be provided.

One (1) overstory tree is required for every fifty (50) feet of lot frontage to a public street. Trees shall be a combination of diverse species with no more than five (5) trees of a similar species in a single group. When landscaping buffers are provided along street frontages, the lot frontage streets are not required.

The perimeter of all parking lots located along interior side and rear lot lines shall be planted with evergreen shrubs to screen headlights from neighboring properties.

Required frontage trees and buffer trees may count towards the required open space trees, however all terminal parking lot islands shall be landscaped with trees, except when utility conflicts exist.

Foundation plantings shall be provided along facades facing the public street when berm and buffer is not provided.

- (o) Pedestrian. Connections from the units to a common pedestrian network shall be provided. Future accommodations for trail connections should be planned for and constructed by the property owner or association. A five (5) foot PCC sidewalk shall be provided on at least one side of any internal private street.

5) High-Density Residential Regulations. This area is intended to accommodate the construction of multi-family dwelling units. The following regulations shall be applicable to any area identified as High-Density Residential, as generally shown on the Master Plan.

- (a) Density. The maximum permitted density shall be twenty (20) units per acre.

- (b) Lot Dimensions. No minimum lot dimensions shall apply. Postage Stamp lot development is permitted.

- (c) Setbacks. The following setbacks shall apply to all units:

- (i.) Front Yard – Thirty (30) Feet
- (ii.) Rear Yard – Thirty (30) Feet
- (iii.) Side Yard – Twenty (20) Feet
- (iv.) Building Separation – Twenty (20) feet

A two (2) foot projection for non-habitable space is permitted, however the projection shall meet all applicable building/fire code standards.

- (d) Minimum Dwelling Size. The minimum finished floor area shall be four hundred fifty (450) square feet.

- (e) Height. The maximum height of any building shall be four (4) stories above grade or fifty (50) feet maximum.

- (f) Parking and Garages. Parking shall follow the parking requirements in the Grimes Zoning Ordinance for multi-family dwellings. Any detached garage structures shall not face the public streets. Accommodation for bicycle parking should be provided as part of the site design. A terminal landscaping island shall be provided at the beginning and end of every parking row. No more than twelve (12) parking spaces shall be provided without a landscaped island.

- (g) Building Materials. The primary material shall constitute at least seventy-five percent

(75%) of the total exterior wall area, exclusive of glazing. The primary exterior material shall consist of a combination of earthtone colored brick, architectural concrete panels, textured concrete block, marble or stone panels. The standard shall apply to all sides of any building. The remaining exterior material shall be considered as building trim. No more than fifty (50%) of the total exterior wall area, exclusive of glazing, shall consist of Nichiha or comparable building material. All other building and architectural materials and design requirements for Highway 141 Mixed Use Development Corridor District Zone 1 shall be met.

- (h) Facade Design. A minimum of five (5) treatments which are proportionate to the building façade, shall be utilized to reduce the perceived scale of a building. The permitted list of treatments can be found in Section 12-11-1 of the Grimes Zoning Ordinance. Buildings shall avoid flat plane construction and incorporate offsets of at least three (3) inches.
- (i) Balconies. Balconies shall be constructed with or wrapped with materials and railings that match the materials utilized on the exterior of the building. If balconies are constructed with wood, the wood shall be wrapped with materials to match the building, such as siding, to cover exposed wood. Possible view of wood framing from the underside of the balconies is acceptable. Alternative designs with exposed wood can be considered with demonstration that the balcony design is cohesive with the rest of the building and that high-quality, durable wood materials are utilized to reduce maintenance concerns and ensure long-term aesthetics.
- (j) Accessory Structures and Buildings. Any accessory structure or accessory building constructed upon the property shall be designed to match the architectural character of the principal structure and shall be in conformance with the Grimes Zoning Ordinance.
- (k) Open Space. A minimum of forty percent (40%) open space shall be provided. Planned plazas, courtyards or other similar public spaces may be counted for not more than thirty (30%) percent of the required open space.
- (l) Landscaping. A minimum of two (2) trees per one thousand (1,000) square feet of required open space shall be provided. One shrub shall be planted for every five hundred (500) square feet of open space, but no less than three shrubs per lot. The trees shall be balled or burlap stock. The minimum height for evergreens shall be six (6) feet. The trees must live for at least twelve (12) months after planting or be replaced by the landowner.

Street trees shall be a combination of diverse species with no more than five (5) trees of a similar species in a single group. Required street trees and buffer trees may count towards the required open space trees. All landscaping shall meet the Highway 141 Mixed Use Development Corridor District landscaping requirements.

- (m) Pedestrian Access. Pedestrian access within the development and accessibility to the development shall be a primary site design consideration. Pedestrian access shall include strong connections from the public right of way to buildings and site features to support neighborhood connectivity. Access between buildings should also be a strong

consideration during site design. A five (5) foot PCC sidewalk shall be provided on at least one (1) side of any internal private street.

(n) Signage. All signs constructed upon the site shall be in conformance with the Grimes Zoning Ordinance.

(o) Outdoor Storage. No outdoor storage is permitted.

6) Buffering

(a) Provision of Buffers. The provision of adequate buffering and landscaping shall be thoroughly evaluated and approved by the City of Grimes as part of the site plan approval. Additional buffer and landscaping may be required at that time in response to additional details of the use, buildings, parking, loading areas, mechanical equipment, etc. to be implemented.

(b) Medium-Density Residential Buffers. A thirty (30) foot buffer with three (3) foot tall berm shall be provided along public streets when the backs and sides of units face the public streets. If units are oriented so that the front doors are facing the public streets, a berm and buffer is not required, however the required street frontage plantings shall be provided. The thirty (30) foot landscape buffers shall provide the following number of trees per fifty (50) linear feet of buffer: One (1) overstory tree, two (2) understory trees, and one (1) evergreen tree. If a berm is not feasible due to drainage patterns and utility conflicts, the thirty (30) foot landscape buffer shall be provided with the following number of trees per fifty (50) linear feet of buffer: Three (3) evergreen trees and two (2) understory trees.

(c) Berming and Screening. Earth berming shall be implemented whenever possible to enhance buffering and screening of otherwise negative site elements and to aid in ensuring year-round screening, but is not required. Buffers should be designed to achieve the maximum amount of screening of negative elements from the maximum number of viewpoints with vegetation layered to ensure adequate blockage of views and to create depth and a sense of naturalness. Care should be taken to ensure that 'thru-views' under tree canopies are adequately blocked. It is recognized that some views of businesses are desired; therefore, buffer vegetation may be clustered and situated to screen parking and drive throughs associated with the businesses and other negative site elements such as trash enclosures, transformers, loading docks, etc.

(d) Continuity. Buffers shall be so designed so as to serve as a visual continuation of existing buffers and/or as a unifying element within the development. Buffers adjacent to streetscapes shall make a natural transition in order to be visually cohesive.

7) Lighting

(a) Parking Lot & Accent Lighting. Multi-family uses shall provide adequate lighting for the parking areas. Accent lighting shall be provided on all buildings that face the public right-of-way, to accentuate the building form and architectural character. The maximum height

for any light fixture shall be thirty-five (35) feet, except on the side or sides of a development abutting a residential use, in which case the maximum height of twenty-five (25) feet shall be permitted.

- (b) Private Street Lighting. Street Lighting associated with the private streets shall be provided within the Medium-Density and High-Density Residential Areas. All lights shall be downcast, shaded or hooded, oriented inward to prevent intrusion into surrounding areas, and shall not exceed twenty-five (25) feet in height. Residential decorative coach lights mounted to the buildings can be used to provide lighting for private streets in residential areas. Floodlights are not permitted.
- (c) Public Street Lighting. Street Lighting associated with the public streets shall be standard MidAmerican Energy Street Lights and black in color.

8) Public and Site Improvements

- (a) Public Improvements. Public Improvements include the construction of the following:
 - (i.) Property Owner agrees to construct the necessary water main, storm sewer, and sanitary sewers to serve the development. Public construction drawings shall be prepared and submitted for review and approval.
 - (ii.) Property Owner agrees that they are responsible for the costs associated with the construction of NE Destination Drive as shown in the concept plan. Improvements and access shall be in accordance with the Traffic Impact Study prepared by Snyder and Associates.
- (b) Private Sidewalks. Five (5) foot PCC public sidewalks shall be provided on at least one side of all private streets.
- (c) Public Sidewalks. Five (5) foot PCC public sidewalks shall be provided on two sides of all public streets, unless otherwise referenced herein.
- (d) Public Trails. A ten (10) foot PCC trail shall be provided along the east side of NE Destination Drive.
- (e) Construction/Bonds. All public improvements listed above shall be constructed in accordance with SUDAS and all City of Grimes standards. At the time of completion, a four (4) year maintenance bond for the sewer and watermain improvements must be submitted.
- (f) Street Right of Way and Easements. At the time of Final Plat, 70-Foot Right-of-Way for NE Destination Drive shall be granted to the City.

- (g) Access. Access locations for the development shall follow the Master Streets Design Guide. Access locations beyond the scope of these documents may be evaluated by the City Engineer for approval.
- 9) Parkland Dedication. Parkland dedication is required for residential development. The future land use plan does not anticipate a park on the Brookside Village North property. As such, the Developer agrees to provide fee in lieu of land dedication. The fee shall be provided with each Final Plat approval. Said fee will be used for improvements within North Pointe Park. The fee shall be calculated as noted below.
- (a) Brookside Village North Parkland Calculations
- i) Required Parkland Dedication
- (1) Number of multi-family units x 1.75 people per household x 0.0065 = total required acres of parkland dedication for multi-family development
- (2) Number of townhome units x 2 people per household x 0.0065 = total required acres of parkland dedication for medium-density development
- ii) Fee in Lieu of Land Dedication
- (1) Required parkland acres x \$50,000 = total fee in lieu to be provided
- 10) Highway 141 Mixed Use Development Corridor. The Brookside Village North Development shall follow the Highway 141 Mixed Use Development Corridor regulations except as otherwise stated in this Development Agreement.
- 11) Amendment Procedure. The terms of this Agreement may be amended by mutual agreement of the Parties hereto, following a notification process to surrounding Property Owners, a review by the Grimes Planning and Zoning Commission and a Public Hearing before the Grimes City Council.
- 12) Security; Lien Rights of City. In the event that the City makes any payments or incurs any costs in connection with the Improvements, which payments or costs are agreed to be paid by Property Owner pursuant to this Agreement, Property Owner hereby agrees that the City shall have a lien on the Property in the amount agreed to be paid by Property Owner. Such lien by the City shall be released by written instrument recorded upon payment in full of the amount that Property Owner is obligated to pay. In the event that such a lien arises, the parties agree that the Property subject to such lien shall not be further platted or divided and no building permits shall issue until such lien is satisfied.
- 13) Binding Personal Obligation and Assignment. The parties hereby acknowledge that the security provided for in this Agreement is not the exclusive remedy available to the City. The obligations of the Property Owner hereunder are personal. In addition to the lien rights described in this Agreement, the City shall have all remedies available to it at law or in equity under the laws of the State of Iowa. The personal obligations of the Property Owner shall not be assignable, and the parties shall not be released from the obligations hereunder by virtue of such assignment, unless prior written approval of such assignment and release is given to the

City. In the event that Property Owner sells a plat to a new owner, the City shall agree to the assignment of the obligations created under this Agreement to the purchaser.

- 14) Warranty of Title. Property Owner hereby warrants to the City that Property Owner is the owner of the Property and hereby covenants to defend Property Owner's title to the Property for purposes of this Agreement.
- 15) Binding. The terms and conditions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the respective parties hereto, and all of the terms and conditions of this Agreement shall constitute conditions, covenants and restrictions running with the land in perpetuity for the Property; provided, however, upon the Petition of the then owner of the Property or any portion thereof, the parties hereto agree that the terms of the ordinances of the City of Grimes and the laws of the statutes and courts of the State of Iowa governing rezoning shall control the change in such zoning as to the property owned by the person so petitioning.
- 16) Effective. This Agreement is subject to and contingent upon approval by the Grimes City Council of the rezoning of the Property in accordance with paragraph 1. In the event the Grimes City Council does not approve said zoning change, this Agreement shall be null and void.
- 17) Recording. This Agreement shall be recorded with the Polk County, Iowa, Recorder, as an exhibit to the ordinance rezoning the Property and shall constitute a valid and effective agreement pursuant to the terms and conditions of Section 414.5 of the Iowa Code.

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

[SIGNATURE PAGE TO FOLLOW]

By: _____
David Gisch, Mayor

Rachel Greving, City Clerk

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

Page 348 of 360

PROPERTY OWNER.

Brookside North, LLC

By: _____

Signature: _____

Title: _____

STATE OF IOWA)

) ss:

COUNTY OF _____)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person executed the instrument as the voluntary act of the person.

Notary Public in and for the

State of Iowa

My Commission expires _____

Exhibit A - Legal Description

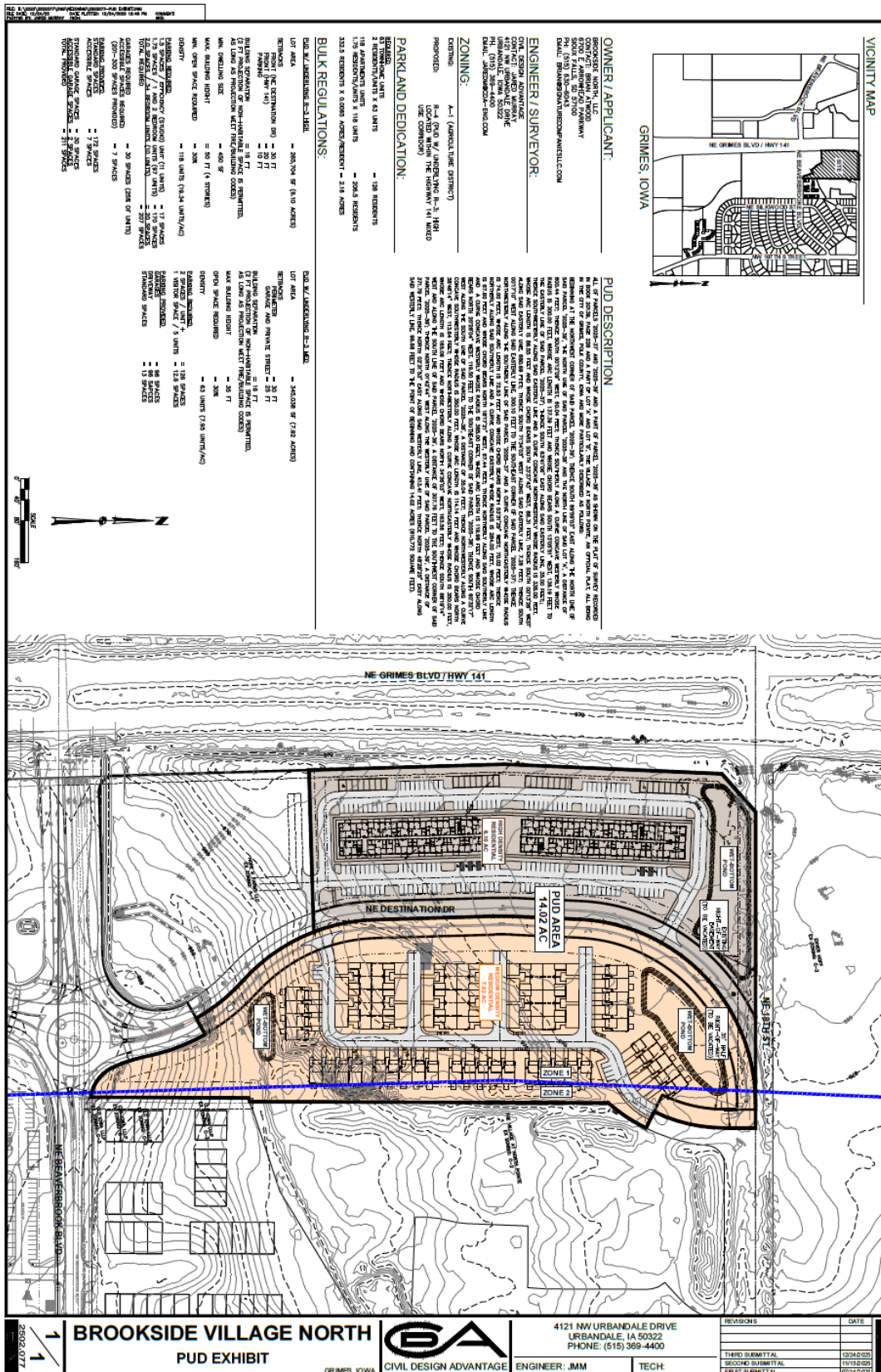
R-4 (PUD) Zoning District

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

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL '2025-39'; THENCE SOUTH 89°59'03" EAST ALONG THE NORTH LINE OF SAID PARCEL '2025-39', THE NORTH LINE OF SAID PARCEL '2025-38' AND THE NORTH LINE OF SAID LOT 'A', A DISTANCE OF 600.44 FEET; THENCE SOUTH 00°12'09" WEST, 60.04 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 137.39 FEET AND WHOSE CHORD BEARS SOUTH 13°05'51" WEST, 136.19 FEET TO THE EASTERLY LINE OF SAID PARCEL '2025-37'; THENCE SOUTH 63°41'06" EAST ALONG SAID EASTERLY LINE, 35.00 FEET;; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 335.00 FEET, WHOSE ARC LENGTH IS 86.55 FEET AND WHOSE CHORD BEARS SOUTH 33°37'43" WEST, 86.31 FEET; THENCE SOUTH 00°13'26" WEST ALONG SAID EASTERLY LINE, 680.69 FEET; THENCE SOUTH 71°34'03" WEST ALONG SAID EASTERLY LINE, 7.26 FEET; THENCE SOUTH 00°17'10" WEST ALONG SAID EASTERLY LINE, 300.10 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '2025-37'; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL '2025-37' AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 74.00 FEET, WHOSE ARC LENGTH IS 72.93 FEET AND WHOSE CHORD BEARS NORTH 53°31'29" WEST, 70.02 FEET; THENCE NORTHERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 284.00 FEET, WHOSE ARC LENGTH IS 67.60 FEET AND WHOSE CHORD BEARS NORTH 18°17'21" WEST, 67.44 FEET; THENCE NORTHERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 385.00 FEET, WHOSE ARC LENGTH IS 119.98 FEET AND WHOSE CHORD BEARS NORTH 20°28'04" WEST, 119.50 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL '2025-38'; THENCE SOUTH 60°32'17" WEST ALONG THE SOUTH LINE OF SAID PARCEL '2025-38', A DISTANCE OF 35.04 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 114.14 FEET AND WHOSE CHORD BEARS NORTH 38°46'14" WEST, 113.64 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 165.09 FEET AND WHOSE CHORD BEARS NORTH 34°36'03" WEST, 163.56 FEET; THENCE SOUTH 88°19'14" WEST AND ALONG THE SOUTH LINE OF SAID PARCEL '2025-39', A DISTANCE OF 307.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL '2025-39'; THENCE NORTH 01°42'44" WEST ALONG THE WESTERLY LINE OF SAID PARCEL '2025-39', A DISTANCE OF 371.79

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

Exhibit B – Master Plan





AGENDA ITEM: Receive and File 2026 Grimes Strategic Plan

BACKGROUND: Annually, the City Council conducts a strategic planning session to establish organizational priorities for the following year. During these work sessions, the Mayor and Council identified key focus areas intended to guide policy direction, operational objectives, and allocation of available resources. The plan is intentionally action-oriented and structured to translate the policy direction into departmental work programs. It is important to note that the Strategic Plan does not allocate funding but is used as a tool when evaluating budget initiatives and policy.

Further, the plan is also designed to be a living document. While it establishes defined priorities for the upcoming years, it may be amended from time to time as conditions evolve. Throughout the year, the Strategic Plan should function as a framework for evaluating new issues that arise. Proposed initiatives can be considered for incorporation based on objective criteria, including:

- Availability of financial resources
- Staff capacity and workload impacts
- Alignment with adopted Council priorities
- Operational feasibility

Staff recognize the importance and value of this document to not only the City Council, but the broader community. To enhance the accessibility of this plan, staff have developed a dedicated Strategic Plan landing page on the City's website. This page will house the plan and provide status updates. The page may be updated periodically to reflect progress or amendments adopted by Council.

BUDGETARY CONSIDERATIONS: The Strategic Plan itself does not appropriate funds. Any specific initiative requiring funding will be addressed through the annual budget process, capital programming, or separate Council action as required.

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☒

*Great Place to Live/Expanded Quality of Life Amenities ☒

*Dynamic Town/Strong Sense of Community ☒

*More Beautiful/Vibrant Community ☒

BOARD/COMMISSION ACTIONS: N/A

STAFF RECOMMENDATION: N/A

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alex Pfaltzgraff, Development Services Director/Assistant City Manager , 515-986-4050,
apfaltzgraff@grimesiowa.gov

Prepared by: AP

Return to: AP



2025-2026 Strategic Plan

Policy Agenda

The following items are strategic policy actions of the City Council and require major direction and or significant funding. These items also shape public policy changes over the coming years.



- Highway 44 Widening: The City Council will consider a Pre-Design Agreement with Iowa DOT about the future project. This will kick off an extensive public engagement and plan development process.
- Brenton Slough Project: The City Council will consider potential partnership agreements with Polk County Conservation, pertaining to future improvements connecting to, within, and adjacent to the Brenton Slough.
- Expanded City Communications and Marketing: During the budget process, the City Council will consider an additional staff person within the Marketing and Communications Department. The position will assist with additional community messaging and marketing efforts.

- Alternative Revenue Sources for City Operations: City Staff will research and evaluate additional and alternative revenue sources for City operations and present findings during the budget workshop.
- Annexations Strategy: The City Council will review a report on recent annexation efforts and provide direction on future areas to be considered.
- Law Enforcement Contract with Polk County Sheriff: The City Council will consider an amendment and extension of the Law Enforcement Contract, with the intent of meeting the needs of a growing and evolving community.



Policy Agenda

- Enterprise Funds Rate Study and Adjustments: The City Council will commission a study related to the various Enterprise Funds (water, sewer, storm), with the intent of evaluating and adjusting rates based upon capital infrastructure and operational needs.
- Economic Development Incentive Toolkit: The City Council will review policy amendments related to the various tools available to impact the economic development environment within the City.
- Sports Program Fields Optimization: The City Council will commission a study to better understand how the three athletic complexes within the City can be optimized to best leverage their unique attributes and increase community utilization.
- Xavier Drive/Brenton Slough Planning: The City Council will consider a partnership with the Des Moines MPO, Polk County Conservation, and the City of Granger, pertaining to the evaluation and conceptualization of improvements of Xavier Drive (NW County Line Road), through the Brenton Slough.
- Major Developments Support: The City Council will continue to support the various major and significant developments across the community.



Management Agenda

This section includes projects that are currently underway or are under consideration by City staff. This list is subject to change and items may be pushed back to later years.

- **SW 19th Street Corridor Development Activity:** The City Council will hear a report on the development progress of the SW 19th Street Corridor. The report will include a recap of the prior infrastructure investments and upcoming public and private projects.
- **Chamber of Commerce Budget 2026:** The City Council will consider a contract with the Grimes Chamber and Economic Development organization. The contract will establish the budget, projects, and performance expectations.
- **South James Street Project Next Phase:** The City Council will hear a report on the progress pertaining to the South James Street Corridor project. The report will include a recap on the current project, upcoming projects, budget, and schedule.
- **Retail Market Study – Entertainment/Retail Business Attraction Strategy:** The City Council will review and consider adoption of the Grimes Retail Market Study. The study is an appendix to the Grimes 2050 Comprehensive Plan, and evaluates the market position of Grimes pertaining to entertainment and retail business in the Des Moines Metro.
- **Aging City Infrastructure Upgrade Plan:** The City Council will review and consider adoption of the Aging City Infrastructure Upgrade Plan. The plan correlates certain plans and studies pertaining to aging infrastructure within the City, and prioritizes improvements based upon age, condition, and capacity. The plan will be used to inform future capital improvement plans.
- **City Bidding Process:** The City will review its policies and practices pertaining to the bidding and procurement of equipment for projects. The City Council will review the findings and consider adoption of a policy.



Management Agenda

- Public Administration Building
- Highway 141/Safe Streets for All Grant: The City Council will issue an RFP, conduct interviews with consultants, and consider adoption of a professional services agreement to develop a comprehensive safety action plan for the Iowa Highway 141 Corridor. The study is being primarily paid for with grant funds from the Safe Streets for All program.
- 19th Street Water Detention Basin Plan: The City Council will consider plans and contracts to construct a regional stormwater basin along SW 19th Street. The project is being funded with sponsored project grant funds from the SRF Loans related to the WRA Sewer Project. The project will address stormwater detention, infrastructure, and flooding issues on the SW side of the City.
- Fire Chief Department Comprehensive Report from the Fire Chief: The Fire Chief will prepare and present a comprehensive report on the operations, culture, and future direction of Johnston-Grimes Municipal Fire District.



- City Corridor Beautification Plan/Strategy: The City Council will consider the adoption of the Grimes Corridor Beautification Plan. This plan was prepared by students from Iowa State University. The plan was presented to the City Council in May of 2025 and completed over the summer and fall semesters.
- Tree and Forestation Ordinance: The City Council will consider an amendment to the City Code pertaining to trees and forestation. The ordinance will address permissible trees within the ROW, dead, diseased, and dying trees, as well as forestation efforts within the greenbelt areas of the City.

Major Projects

The following projects have the ability to impact the communities built environment in a meaningful way, and are prioritized by the City Council for incorporation into the annual Capital Improvement Planning Process.

- North County Line Road Improvements: Design
- Trail Development and Connectivity: 27th Street Trail Design, Property Acquisition, and Construction
- Lions Park: Plan Development: Construction and Ribbon Cutting
- Glenstone Multi-Golf Landscaping (Council Budget Decision)
- Willow Hills Neighborhood Park Development (Council Budget Decision)
- Grimes Public Safety Facility: Ribbon Cutting
- Annual Asphalt Overlay Program
- Annual Concrete Patching Program
- Annual Sewer Televising and Lining Project
- Intersection East 1st/Gateway: Construction
- Water Main Projects
- Library Arboretum Construction
- Grimes Public Safety Facility: Ribbon Cutting
- Annual Asphalt Overlay Program
- Annual Concrete Patching Program
- Annual Sewer Televising and Lining Project
- Intersection East 1st/Gateway: Construction
- Water Main Projects
- Library Arboretum Construction
- Library Art – Final Presentation
- Annual Sewer Cleaning and Televising
- Annual Sewer Lining Projects
- NE Destination Drive: Construction
- East 1st/Gateway Project Construction
- 19th Street Water Project Construction
- County Line Road Project Decision
- 19th Street/Jazzwood Project Decision
- SE 41st/Park – RISE Grant Project Construction
- South James Street – Phase 2 Project: Bid, Construction
- 5th/6th Street Reconstruction Project Construction
- SE 2nd Water Main Project Construction
- 37th Street Project: Update Report, Direction and City Next Steps: Eastside: Design (2026); Westside: Design (2027)
- South James Street – Phase 1: Construction
- Library Arboretum Tree Planting
- 11th Street Roundabout Landscaping Project: Plan