



101 NE Hawley, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

CITY COUNCIL MEETING

Grimes City Hall 5:30 P.M.

November 26, 2013

Mayor Tom Armstrong

**City Council: Jill Altringer, Tami Evans, Craig Patterson
Tom Shatava, Mat Tapper**

City Administrator Kelley Brown

**City Clerk Rochelle Williams, City Treasurer Deb Gallagher,
City Attorneys Tom Henderson, Erik Fisk
and Kara Sinnard, City Engineer John Gade**

Every member of the public and every Council Member desiring to speak shall address the presiding officer, and upon recognition by the presiding officer, shall confine comments to the question under debate, avoiding all indecorous language and references to personalities and abiding by the following rules of civil debate.

- We may disagree, but we will be respectful of one another
- All comments will be directed to the issue at hand
- Personal attacks will not be tolerated

GENERAL AGENDA ITEMS.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Approval of the 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. Minutes from previous meeting of November 12, 2013
 - B. Resolution 11-0513 approving submittal of application for STP Funding for SE 37th Street from IA 141 to S James
 - C. Resolution 11-0613 approving submittal of application for STP Funding for SE 37th Street from IA 141 to 1000' West of NW 100th Street
 - D. Request for approval of ROW from Hunter Farms for SE 19th Street Project
 - E. Fee to do Appraisal of Railroad Property Located Between NE 4th Street and SE 19th Street In Grimes Iowa by Commercial Appraisers of Iowa, Inc. - \$8,000
 - F. Grimes Public Library Proposal to Remove Existing Siding from Library to Midwest Construction- \$27,729
 - G. Approval of City Hall Renovations not to exceed \$125,000
 - H. Approval of Old City Hall Renovations not to exceed \$125,000



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6. PeopleService Report

PUBLIC AGENDA ITEMS Council may consider and potentially act on the following Public Agenda items.

- A. Public Hearing on a Proposal to Enter Into a Water Revenue Loan and Disbursement Agreement
- B. Resolution 11-0713 Taking Additional Action With Respect to a Water Revenue Loan and Disbursement Agreement and Authorizing, Approving and Securing the Payment of a \$950,000 Water Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement)
- C. Resolution 11-0613 Setting a Public Hearing and Action for January 14, 2014 for SE 19th Street Project and ROW Acquisition from IA141 to Johnston City limits

PUBLIC FORUM

“Those 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 per Grimes Rules of Procedure for Conduct of City Business – May 2005.”

COUNCIL ACTIONS

- A. Request from Metro Waste Authority for a Rezone from A-1 Agricultural to M-3 Heavy Industrial refer on to Planning and Zoning for Public Hearing and Action on Dec 3, 2013 and City Council for Public Hearing and Action on December 10, 2013
- B. Waiver from Metro Waste for a M-3 Use in the Hwy 141 Mixed Use Development Corridor District

COUNCIL DISCUSSIONS

- 1. Mayor’s Report
- 2. City Attorney’s Report
- 3. City Engineer’s Report
- 4. City Staff Report
- 5. Old Business
- 6. New Business

ADJOURNMENT

CITY COUNCIL MEETING
 Tuesday, November 12, 2013
 Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Armstrong on Tuesday, November 12, 2013 at 5:30 P.M. at the Grimes City Hall. Pledge of Allegiance was led by Mayor Armstrong

Roll Call: Present: Tapper, Patterson, Evans, Shatava. Absent: Altringer

Mayor Armstrong welcomed the student government class from DC-G Schools who were in attendance.

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked that Public Agenda Item D Resolution 11-0113 be moved to after the Patrol Report and under Council Actions and that Item G be removed.

Moved by Evans, Seconded by Tapper; the agenda with the changes shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

Approval of the Consent Agenda

A. Minutes of Previous Meeting 10/22/13 B. Top Notch Tree Service – Storm Clean Up \$29,500
 C. Westbrooke Construction –structural engineering work at 200 SE Main Street - \$7,147 D. IDOT Tab of Assurance and Verification Testing Cost for Hwy 44 - \$3,818.48 E. Halbrook Excavating, Inc. Autumn Park Plat 3 – find existing water main and connect -\$ 6,370 F. IDOT Winter Truck Blades and Curb Guards - \$2,982.05 G. AECOM – Northwest Transportation Corridor Feasibility Study - \$11,669.07 H Municipal Pipe Services Inc. – work to shut down old main on N Main Street - \$12,500
 I. Pay Request #6 to Absolute Concrete Construction for the SE Main Street Improvements in the amount of \$516,041.34 J. Change Order #3 to Absolute Concrete, Inc. for the SE Main Street Improvements increasing contract \$7,202.87 9 (addition to paving and striping, hydrant extension, change in fencing material. K. Annual Urban Renewal Report L. TIF certification for Fiscal year 2015
 M. Interstate Power Systems – fire department repair to truck \$3,598.68 N. City of Grimes Website Revisions O. Resolution 11-0413 Changing Meadowlark South Plat 3 from SE 17th Street to SE 17th Court. P. Annual Report 2013 Q. Claims in the amount of \$1,186,098.59

Moved by Patterson, Seconded by Tapper; the consent agenda shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

Sep-13

	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	3,629,182.01	202,804.45	441,309.28	3,390,677.18
Special Revenue Fund	1,127,348.56	99,634.81	16,346.44	1,210,636.93
Debt Service Capital Improvements	2,277,189.26	27,349.90	0.00	2,304,539.16
Enterprise Fund	2,592,778.20	1,322.50	373,159.85	2,220,940.85
Total	4,222,845.36	446,894.55	195,739.05	4,474,000.86
	13,849,343.39	778,006.21	1,026,554.62	13,600,794.98

Oct

	Beg Balance	Receipts	Expenses	Ending Balance
General Fund	3,390,677.18	1,732,875.06	393,434.60	4,730,117.64
Special Revenue Fund	1,210,636.93	814,415.89	170,021.35	1,855,031.47
Debt Service Capital Improvements	2,304,539.16	754,795.06	0.00	3,059,334.22
Enterprise Fund	2,220,940.85	51,155.65	408,962.23	1,863,134.27
Total	4,474,000.86	478,890.96	189,553.59	4,763,338.23
	13,600,794.98	3,832,132.62	1,161,971.77	16,270,955.83

Fire Chief Report

Chief Krohse advised that they had 65 runs of which 55% were EMS in the month of October. Chief Krohse advised that Polk County Emergency Management has decided to test the sirens monthly all year round. He added that previously sirens were only tested in the Spring through the Fall which prompted more questions in the Spring when the testing was re-initiated each year.

Patrol Report

Deputy Miller of the Polk County Sheriff's Department was present at the meeting. He stated that he had nothing new to report to the Council.

(Public Agenda Item D.)

D. Resolution 11-0113 Proclamation Declaring November Pancreatic Cancer Awareness Month

Mayor Armstrong stated that this was something that hit close to home as we have a person at City Hall who is a survivor of pancreatic cancer.

Moved by Patterson, Seconded by Evans; Resolution 11-0113 Proclamation Declaring November Pancreatic Cancer Awareness Month shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

Nancy Soukup of 2005 NW Gabus Drive, Grimes was present. Soukup stated that she was making this request as her husband Brian Soukup was diagnosed with pancreatic cancer in July of 2010 and passed away in November of 2011 at the age of 45. She is asking the City to join her in the observance of November 2013 as Pancreatic Cancer Awareness Month.

PUBLIC AGENDA ITEMS Council may consider and potentially act on the following

A. Request from Hubbell Realty Company for TIF Tax Rebate and to Direct City Attorney to Start Proceedings.

Kris Sadoris of Hubbell Realty Company was present to request assistance on their next phase of buildings. She stated that this would be building number three of four buildings. She added that the success of these buildings is related to the cost of these buildings to their users and their corresponding lease rates. Sadoris stated that they are in competition with some other metro suburbs that have similar buildings. She advised that the taxes on the building are a big part of this. Sadoris stated that this TIF request is the same as building two with a request for a 7 year rebate on a building evaluation of \$260,000. Mayor Armstrong added that it would be the bonding attorneys with Dorsey and Whitney who would put this together.

Moved by Shatava, Seconded by Patterson; the request from Hubbell Realty Company for TIF Tax Rebate and to direct the bond attorney to start proceedings, shall be approved:
Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

B. Resolution 11-0213 to Fix a Date for a Public Hearing on November 26, 2013 for Water Revenue Loan and Disbursement

Moved by Patterson, Seconded by Evans; Resolution 11-0213 to fix a date for a Public Hearing on November 26, 2013 for Water Revenue Loan and Disbursement shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

C. Agreement for Update of Cooperative Services Agreement for Maintenance of Joint Jurisdictional Roadways

City Administrator Brown stated that any time there is a change in a joint jurisdictional roadway it is required to modify the language in this agreement to reflect the change.
Moved by Evans, Seconded by Patterson; the agreement for the update of Cooperative Services Agreement for Maintenance of Joint Jurisdictional Roadway shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

D. (addressed earlier in meeting)

E. Third Reading of Ordinance 620 An Ordinance Amending the Grimes Code of Ordinance Chapter 106 Collection of Solid Waste Services

Moved by Patterson, Seconded by Shatava; the Third Reading of Ordinance 620, an Ordinance amending the Grimes Code of Ordinance Chapter 106 Collection of Solid Waste Services, shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.
Moved by Shatava, Seconded by Patterson; Ordinance 620 shall receive Final Passage.
Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

F. Third Reading of Ordinance 621 An Ordinance Amending the Grimes Code of Ordinances Chapter 108 Recycling

Moved by Patterson, Seconded by Evans; the Third Reading of Ordinance 621 an Ordinance amending the Grimes Code of Ordinances Chapter 108 Recycling shall be approved.
Roll Call. Ayes: All. Nays: None. Motion passes: 4 to 0.
Moved by Patterson, Seconded by Evans; Ordinance 621 shall receive Final Passage.
Roll Call. Ayes: All. Nays: None. Motion passes: 4 to 0.

PUBLIC FORUM

Jim Fox of 300 SE 3rd was present to address the Council. Fox advised that the scout troops in town are going to lose their meeting space shortly in the old City Hall. Fox stated that he was starting a fund raising campaign to building a new facility that would house all nonprofit groups in honor of his late wife; Roxanne Fox.

COUNCIL ACTIONS

A. Request from Brooke Ridge West for Rezone 15.9 acres currently zoned A-1 Agricultural to R2-70 Singly Family and two family dwelling to refer on to Planning and Zoning for Public Hearing and Action on Dec 3, 2013 and City Council for Public Hearing and Action on December 10, 2013.

Moved by Shatava, Seconded by Patterson; the request from Brooke Ridge West for rezoning shall be referred on to the Planning and Zoning Commission for a Public Hearing and action on Dec 3, 2013 and City Council for a Public Hearing and action on December 10, 2013.
Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

B. Brooke Ridge Plat 1 Final Plat

Doug Mandernach, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa was present on behalf of the Developer. Mandernach stated that this plat contains 29 single family lots and there is no change from the preliminary plat. Scott Renaud of Fox Engineering stated that they had no concerns and ask that the plat be approved subject to Fox Engineering letter dated October 16, 2013. Moved by Evans, Seconded by Tapper; Brooke Ridge Plat 1 shall be approved subject to Fox Engineering letter dated October 16, 2013.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

C. Beaverbrook Plat 9 Final Plat

Joel Romey of Bishop Engineering, 3501 104th Street, Des Moines Iowa was present on behalf of the developer. He stated this plat contains 73 single family lots zoned R2-70. He advised there were no changes to the preliminary plat. Scott Renaud of Fox Engineering stated they had no concerns and asked that the plat be approved subject to Fox Engineering letter dated October 10, 2013.

Moved by Tapper, Seconded by Patterson; Beaverbrook Plat 9 Final Plat shall be approved subject to Fox Engineering letter dated October 10, 2013.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

D. Harris Trucking Site Plan

Doug Mandernach, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa was present to address the Council on behalf of the developer. Mandernach stated the only change to the site plan was moving the building from the location on the north side of the lot to the South side of the lot. He added that there were some revisions to the parking as well as a small reduction in the overall size of the building proposed. Scott Renaud of Fox Engineering had not further comments.

Moved by Evans, Seconded by Patterson; the Harris Trucking Site Plan shall be approved subject to staff letter dated October 24, 2013.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

E. Grimes Business Park Building 3 Site Plan

Doug Saltsgaver of Engineering Resource Group, 2413 Grand Street, Ste 2, Des Moines, Iowa was present on behalf of the developer. He advised that this is the third phase of the development plan and would consist of an 110,000 sq ft building and would be the same design as the previous two buildings. Scott Renaud of Fox Engineering stated that all comments have been addressed.

Moved by Evans, Seconded by Shatava; the Grimes Business Park Building 3 Site Plan shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

F. Grimes Crossing Senior Housing Site Plan

Tim Mauro, 2611 Ingersoll Avenue, Des Moines, Iowa addressed the Council regarding the site plan. He advised this would be a three story, 31 unit apartments that will be for over 55 year-olds and fall in a lower income guideline. Mayor Armstrong added that the location of these units would be south of Vision Bank.

Moved by Patterson, Seconded by Shatava; the Grimes Crossing Senior Housing Site Plan shall be approved subject to staff letter dated October 30, 2013.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

COUNCIL DISCUSSIONS

1. RDG Presentation – City Hall/Old City Hall Remodeling Plan

Phil Hodges and Collin Barnes from RDG Planning and Design, 301 Grand Avenue, Des Moines were present to provide drawings on possible renovation to the old city hall and the existing city hall. City Administrator Brown advised that the current plan is to have the Grimes Chamber and Economic Development move to the old city hall building which would create some additional space at city hall. City Council Member Evans asked if there were any building in the down town that would be available for rent for the Chamber and Economic Development offices. She added that she felt putting money into the current city hall was a good idea but was not sure about the old city hall. Brian Buethe of Grimes Chamber and Economic Development advised that he would look into the availability of any other office space.

2. Mayor's Report

Mayor Armstrong advised that the swearing in of the Council Members would be at the December 10th meeting so that a special meeting would not be needed later in December. He did add that current City Council members would still be in office through December 31, 2013.

3. City Attorney's Report

No report

4. City Engineer's Report

Scott Renaud of Fox Engineering advised that Main Street is almost completed.

5. City Staff Report

Council Member Shatava asked about doing something next year for Veterans Day in Grimes such as additional flags. City Staff will look into it. Council Member Evans asked when the new Christmas ornaments would arrive and she was advised it should be the first week in December.

6. Old Business

7. New Business

8. Recess Open Session

Mayor Armstrong recesses open session at 6:34 pm.

9. Reconvene Open Session

Mayor Armstrong reconvenes open session at 6:48 pm.

10. Resolution 11-0313 providing for Closed Session ref 21.5 (1) c. Potential matters in litigation

Moved by Evans, Seconded by Tapper; Resolution 11-0313 providing for closed session ref 21.5 (1) c potential matters in litigation shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

11. Rise from Closed Session

Moved by Tapper, Seconded by Patterson; the Council shall rise out of Closed Session.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

12. Reconvene Open Session

Moved by Tapper, Seconded by Evans to reconvene open session at 7:15 pm.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

13. Open Session – cont.

14. New Business – cont

ADOURNMENT

Moved by Shatava, Seconded by Tapper; there being no further business, the meeting shall be adjourned at 7:16 pm.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor

RESOLUTION 11-0513

A RESOLUTION AUTHORIZING THE CITY OF GRIMES TO SUBMIT AN APPLICATION FOR FUNDING FROM THE FEDERAL SURFACE TRANSPORTATION PROGRAM (STP) TO THE DES MOINES AREA METROPOLITAN ORGANIZATION (MPO) FOR THE PARTIAL FUNDING OF THE RECONSTRUCTION OF SE 37TH STREET FROM IA 141 TO SOUTH JAMES STREET IN GRIMES AND FURTHER APPROVING THE APPLICATION WHICH OBLIGATES THE CITY OF GRIMES TO MATCHING FUNDS FOR THE CONSTRUCTION OF SAID PROJECT

Whereas, the City of Grimes is a full member of the Des Moines Area Metropolitan Planning Organization; and

Whereas, the Federal Surface Transportation Program provides funding to local jurisdictions for the construction of eligible projects; and

Whereas, the program is administered by the Des Moines Area Metropolitan Planning Organization which prioritizes and ranks all project applications; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, that:

1. The City Council supports and approves the attached application for Federal Surface Transportation Program funding.
2. The City Council hereby commits to the City of Grimes matching monies as required by the Federal Surface Transportation Program funding.
3. The City of Grimes hereby commits to accepting and maintaining these improvements for a minimum of twenty (20) years following the completion.
4. The City Administrator is hereby authorized to approve and execute the application on the behalf of the City of Grimes.

PASSED AND APPROVED THIS NOVEMBER 26, 2013.

THE CITY OF GRIMES, IOWA

By: _____
Mayor Thomas M. Armstrong

ATTEST:

By: _____
City Clerk Rochelle Williams

RESOLUTION 11-0613

A RESOLUTION AUTHORIZING THE CITY OF GRIMES TO SUBMIT AN APPLICATION FOR FUNDING FROM THE FEDERAL SURFACE TRANSPORTATION PROGRAM (STP) TO THE DES MOINES AREA METROPOLITAN ORGANIZATION (MPO) FOR THE PARTIAL FUNDING OF THE RECONSTRUCTION OF SE 37TH STREET FROM IA 141 TO 1000' WEST OF NW 100TH STREET IN GRIMES AND FURTHER APPROVING THE APPLICATION WHICH OBLIGATES THE CITY OF GRIMES TO MATCHING FUNDS FOR THE CONSTRUCTION OF SAID PROJECT

Whereas, the City of Grimes is a full member of the Des Moines Area Metropolitan Planning Organization; and

Whereas, the Federal Surface Transportation Program provides funding to local jurisdictions for the construction of eligible projects; and

Whereas, the program is administered by the Des Moines Area Metropolitan Planning Organization which prioritizes and ranks all project applications; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, that:

1. The City Council supports and approves the attached application for Federal Surface Transportation Program funding.
2. The City Council hereby commits to the City of Grimes matching monies as required by the Federal Surface Transportation Program funding.
3. The City of Grimes hereby commits to accepting and maintaining these improvements for a minimum of twenty (20) years following the completion.
4. The City Administrator is hereby authorized to approve and execute the application on the behalf of the City of Grimes.

PASSED AND APPROVED THIS NOVEMBER 26, 2013.

THE CITY OF GRIMES, IOWA

By: _____
Mayor Thomas M. Armstrong

ATTEST:

By: _____
City Clerk Rochelle Williams



November 18, 2013

Mayor and City Council
City of Grimes
101 North Harvey Street
Grimes, IA 50111

Re: SE 19th Street right-of-way acquisition
FOX Ref No: 1005-13A

Dear Mayor and City Council:

The reconstruction of SE 19th Street to a 4 lane roadway with left turn lanes requires additional right of way from the Hunter Farms property that is on the south side of SE 19th Street.

FOX Engineering contracted with Commercial Appraisers of Iowa to complete a value finding appraisal of the parcel on the Hunter Farms property.

The appraisal indicated that the value of the property needed for the right-of-way for SE 19th Street Drive is \$178,000.

We believe the value finding appraisal of Commercial Appraisers of Iowa is an accurate estimate of the cost to acquire the parcels from Hunter Farms and recommend that the City Council accept the value finding appraisal completed by Commercial Appraisers of Iowa.

Please contact us with any questions or comments regarding this recommendation.

Very truly yours,
FOX Engineering Associates, Inc.

Jerry Byg, P.E.
Project Manager

cc: Kelley Brown, John Gade
Enclosure

COMMERCIAL APPRAISERS OF IOWA, INC.

Real Estate Valuation & Consulting

Patrick J. Schulte, MAI
Russ G. Manternach, MAI

Levi H. Freedman
Karen C. Olson
David J. Fuglsang
Luke Wanninger

November 20, 2013

Kelley Brown
Grimes City Administrator
101 NE Harvey Street
Grimes, IA 50111

Dear Ms. Brown:

Re: Appraisal of Railroad Property Located Between NE 4th Street and SE 19th Street in Grimes, Iowa.

This letter is in response to your request for proposal for an appraisal of the above identified property.

Our fee to appraise the property would be \$8,000 and we could complete the report within four to five weeks of authorization to proceed.

The appraisal would be completed in conformance to the most recent Federal regulations (FIRREA), as well as the guidelines of the Uniform Standards of Professional Appraisal Practice (USPAP) and the Appraisal Institute's Code of Ethics.

Our experience and qualifications are summarized on our website, which is www.caiowa.com

Please call me if you have any further questions. Thank you for the opportunity to provide appraisal services.

Respectfully submitted,



Russ Manternach, MAI
President

The authorized signature below provides consent to proceed with the appraisal per the above terms.

Kelley Brown, City Administrator

Date

1601 South Taft Avenue
Mason City, IA 50401
(641) 424-4717
1-800-925-6664



SE 44th Court
Grimes, IA 50111
(515) 986-3545
1-800-383-1058

Grimes Public Library Proposal

- Midwest Construction to remove existing siding from library and dispose of it.
- Check all existing sheathing for wood rot and replace if and where needed. Cost of these repairs are \$25.00 per hour plus cost of material
- We will supply and install air infiltration tape around all windows and door openings and put flashing on all inside and outside corners for an extra layer of defense.
- Remove and reinstall current gutters and down spouts.
- Cover existing soffit with double 5 hidden ridge soffit system and custom bent PVC aluminum coil stock to fascia with brake buddy groves to add strength and rigidity.
- Triangles to be covered with maroon aluminum
- Supply and install all factory approved accessories to library: corners, j channel, finish trim, light blocks and mini mounts.
- Supply and install white siding (Apex, Everlast or American Classic insulated siding system) on all walls where current siding is.
- Issue manufacturers warranties

American Classic insulated siding = \$27,729

Apex siding = \$36,757

Everlast siding = \$34,167

Midwest Construction is family owned and operated. Since 1958 we have been improving homes in Iowa with siding, windows and sunrooms. I can assure you your job will be done in a timely professional manner by our well trained installers. All of our crews are bonded, insured and certified.

Thank you for the opportunity,

Matt Kloberdanz

Family Owned and Operated Since 1958
Quality Products • Quality Installation



MATT KLOBERDANZ
EVENTS & PROMOTIONS
MANAGER
mattkloberdanz@gmail.com

(515) 986-3545
(800) 383-1058
CELL (641) 430-8931

2021 S.E. 44th Court
GRIMES, IA 50111
www.mwcinc.com



Date: November 21, 2013

To: City of Grimes

From: Steve Robinette, Lead Operator. Mark Devine, David Guthrie

Joel Royer, Ernie Vieth, Rob Crandell, Operators

O & M Report: November 2013

Water Operation & Maintenance

The first (of three) phase of ASR testing will be complete by the next council meeting. Everything has gone as planned, for the most part, and Phase II will begin Sunday the 24th. We are recovering water at a little bit lower pace than we had hoped but it shouldn't affect our schedule too much.

After several weeks we were finally able to replace the drain valves for our backwash recovery tank. This will allow us to better control our production waste flow to the WWTP and recycle more of that water through the plant.

This week Xenia finished the telemetry and "odds and ends" that needed to be completed in order to fully test operations. So, during the next phase of ASR injection we will be testing the Xenia connection for about a week to see how it reacts with our system.

Wastewater Operation & Maintenance

This past week we drained aeration basin #1 and cleaned the grit out. Due to the high flows from the ASR recovery testing we had very little time to complete but cleaned it as best we could. AB #2 will be scheduled during the next ASR injection period.

During our routine rounds we noticed both the pumps in Scum Station #1 were not pumping at full capacity. We pulled both pumps and found both volutes/impellers filled with foreign debris, more than likely, due to draining AB#1. Both pumps were serviced and put back online.

Distribution Operation & Maintenance

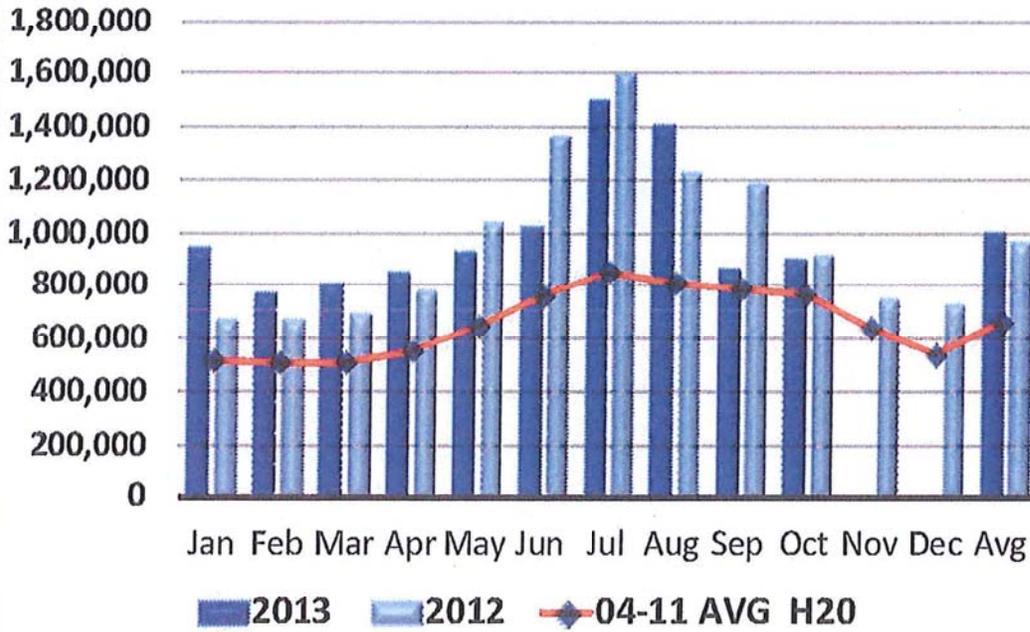
All four of our satellite generator sets, and both WTP and WWTP sets, were serviced by our team this month.

The final walk-through on Autumn Park-Plat 3 is completed with only a few minor repairs that need to be finished.

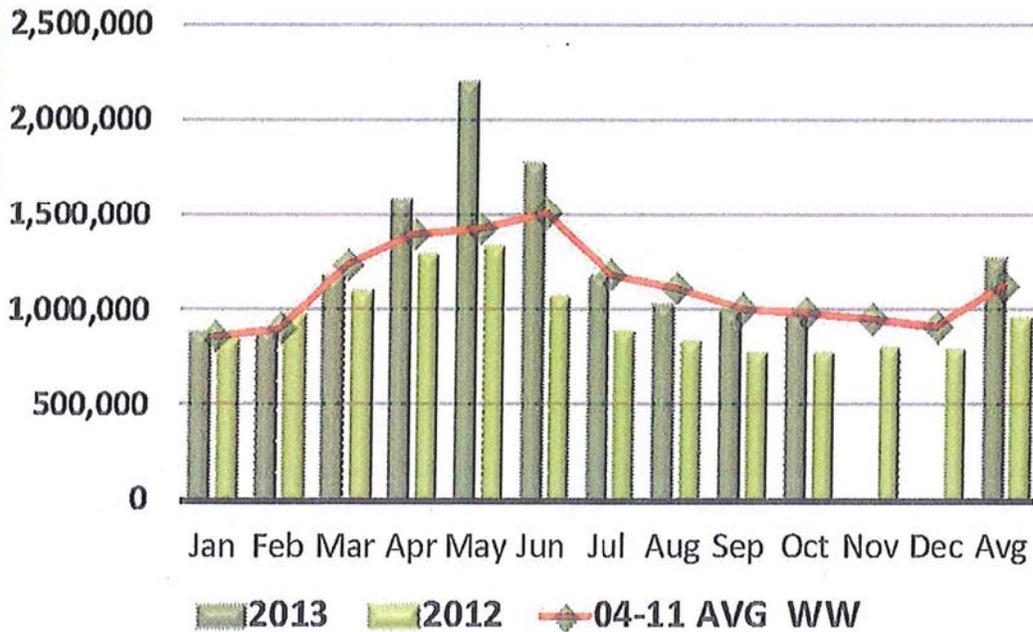
PeopleService INC.
Water & Wastewater Professionals

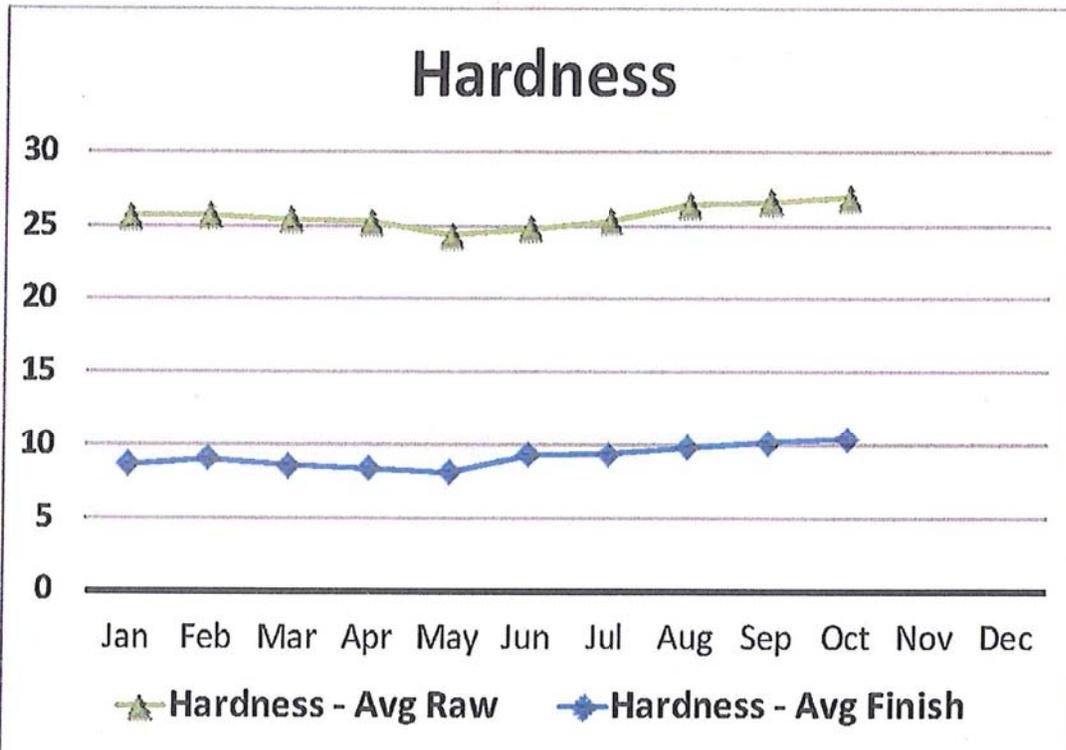
		Oct-13	Sep-13	Oct-12
Water				
	Units			
Average Daily Pumped	gallons	910,000	872,000	919,000
Maximum Daily Pumped	gallons	1,154,000	1,603,000	1,333,000
Minimum Daily Pumped	gallons	662,000	310,000	642,000
Hardness				
Hardness - Avg Raw	grains	26.90	26.61	24.90
Hardness - Avg Finish	grains	10.40	10.12	8.42
Iron mgl				
Avg Raw	mg/L	6.21	5.20	5.08
Avg Finish	mg/L	0.26	0.22	0.08
Flouride mgl				
Avg Raw Fl.	mg/L	0.70	0.20	0.24
Avg Finish Fl.	mg/L	0.25	0.33	0.71
Wastewater				
BOD				
BOD Effluent Avg	mg/L	1.0	0.7	1.0
BOD Effluent Permit Limit	mg/L	25	25	25
TSS				
TSS Effluent Avg	mg/L	6.3	6.6	16.0
TSS Effluent Permit Limit	mg/L	30	30	30
Nitrogen Ammonia				
NA Effluent Avg	mg/L	0.24	0.50	0.15
NA Effluent Permit Limit	mg/L	2.8	2.8	2.8
Effluent Flow				
Average Daily	gallons	997,450	1,008,000	788,000
Maximum Daily	gallons	1,278,000	1,251,000	1,169,000
Minimum Daily	gallons	837,000	795,000	674,000
Distribution				
Work Order	#	189	123	170
Locates	#	387	389	268
Meters Installed				
Residential	#	17	11	23
Commercial	#	0	4	1
Temp Hydrants	#	3	3	2
Disconnect Notices	#	72	75	56
Sevice Disconnected	#	16	25	13
Hydrants flushed	#	8	7	6
Valves Excercised	#	12	23	11
Manholes Inspected	#	15	37	8
Service Lines Inspected				
Water Lines	#	12	7	15
Sewer Lines	#	11	7	15
Storm Sewers	#	13	7	16

Average Daily Water Pumped - In Gallons



Average Daily Wastewater Pumped - In Gallons





(Hearing/Issuance – Water Revenue)

419952-36

Grimes, Iowa

November 26, 2013

A meeting of the City Council of Grimes, Iowa, was held on November 26, 2013, at 5:30 p.m. at the City Hall, Grimes, Iowa. The meeting was called to order by the Mayor, and the roll was called showing the following Council Members present and absent:

Present: _____

Absent: _____.

This being the time and place specified for holding a public hearing and taking action on the proposal to enter into a Water Revenue Loan and Disbursement Agreement, the City Clerk announced that no written objections had been placed on file. Whereupon, the Mayor called for any written or oral objections, and there being none, the Mayor declared the public hearing closed.

After due consideration and discussion, Council Member _____ introduced the following resolution and moved its adoption, seconded by Council Member _____. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

RESOLUTION NO. _____

Resolution taking additional action with respect to a Water Revenue Loan and Disbursement Agreement and authorizing, approving and securing the payment of a \$950,000 Water Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement)

WHEREAS, the City of Grimes (the "City"), in the Counties of Dallas and Polk, State of Iowa, did heretofore establish a Municipal Waterworks System (the "Utility") in and for the City which has continuously supplied water service in and to the City and its inhabitants since its establishment; and

WHEREAS, the management and control of the Utility are vested in the City Council, and no board of trustees exists for this purpose; and

WHEREAS, pursuant to a resolution (the "Series 2000 Bond Resolution") adopted and approved by the City Council on December 12, 2000, the City has previously issued its Water Revenue Bonds, SRF Series 2000A and SRF Series 2000B, dated December 19, 2000 (the "Series 2000 Bonds"), a portion of which remain outstanding; and

WHEREAS, pursuant to a resolution (the "Series 2013 Bond Resolution" and together with the Series 2000 Bond Resolution, the "Outstanding Bond Resolution") adopted and approved by the City Council on May 14, 2013, the City has previously issued its Water Revenue Bonds, SRF Series 2013, dated July 26, 2013 (the "Series 2013 Bonds" and together with the Series 2000 Bonds, the "Outstanding Bonds"), a portion of which remain outstanding; and

WHEREAS, pursuant to the Outstanding Bond Resolution, the City reserved the right to issue additional obligations payable from the net revenues of the Utility and ranking on a parity with the Outstanding Bonds; and

WHEREAS, the City has heretofore proposed to enter into a Water Revenue Loan and Disbursement Agreement (the "Loan and Disbursement Agreement") with the Iowa Finance Authority (the "Lender") and to issue in accordance therewith Water Revenue Bonds (the "Bonds") in a principal amount not to exceed \$950,000 to provide funds to pay the costs, to that extent, of planning, designing, and constructing improvements and extensions to the Utility (the "Project"), and has published notice of the proposed action and has held a hearing thereon; and

WHEREAS, it is necessary at this time to authorize and approve the issuance of a \$950,000 Water Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement) (the "Project Note") pursuant to the provisions of Section 76.13 of the Code of Iowa in anticipation of the receipt of and payable from the proceeds of the Loan and Disbursement Agreement (the "Loan Proceeds") in order to pay authorized costs in connection with planning and designing the Project;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Grimes, Iowa, as follows:

Section 1. The City Council hereby covenants for the benefit of the Lender and all who may at any time be the holder of the Project Note to enter into the Loan and Disbursement Agreement and to issue and deliver the Bonds prior to the Maturity Date, as defined in the Project Note, and declares that this resolution constitutes the “additional action” required by Section 384.24A of the Code of Iowa. The Bonds are hereby ordered to be issued at such time as the City enters into the Loan and Disbursement Agreement.

Section 2. The Project Note in the principal amount of \$950,000 is hereby authorized to be issued to the Lender. The Project Note shall be dated as of the date of closing, shall mature on the Maturity Date as defined in the Project Note, and shall bear interest at the rate of 0% per annum.

The Project Note shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the City Clerk and shall be a fully registered instrument without interest coupons. In case any officer whose signature or the facsimile of whose signature appears on the Project Note shall cease to be such officer before the delivery of the Project Note, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The City Clerk is hereby designated as the Registrar and Paying Agent for the Project Note and may be hereinafter referred to as the “Registrar” or the “Paying Agent”.

The City reserves the right to prepay principal of the Project Note in whole or in part on any date prior to the Maturity Date, as defined in the Project Note, at a prepayment price equal to the principal amount thereof prepaid.

The Project Note shall be fully registered as to both principal and interest in the name of the owner in the records of the City kept for such purpose, after which no transfer shall be valid unless made on said records by the City Clerk, and then only upon a written instrument of transfer satisfactory to the City, duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City shall maintain as confidential the record of identity of owners of the Project Note, as provided by Section 22.7 of the Code of Iowa.

Section 3. The Project Note shall be in substantially the following form:

This Project Note is executed pursuant to the provisions of Sections 76.13 and 384.24A of the Code of Iowa and shall be read and construed as conforming to all provisions and requirements of the statute.

In the event of any inconsistency or conflict between the terms and conditions of the Resolution and this Project Note, the parties acknowledge and agree that the terms of this Project Note shall take precedence over any such terms of the Resolution.

And It Is Hereby Certified and Recited that all acts, conditions and things required by the laws and Constitution of the State of Iowa, to exist, to be had, to be done or to be performed precedent to and in the issue of this Project Note were and have been properly existent, had, done and performed in regular and due form and time; and that the issuance of this Project Note does not exceed any constitutional or statutory limitations.

IN TESTIMONY WHEREOF, the City of Grimes, Iowa has caused this Project Note to be executed by its Mayor and attested by its City Clerk all as of the Project Note Date.

CITY OF GRIMES, IOWA

By: DO NOT SIGN
Mayor

Attest:

DO NOT SIGN
City Clerk

IOWA FINANCE AUTHORITY

By: _____
Executive Director

Section 4. The Project Note shall be executed as herein provided as soon after the adoption of this resolution as may be possible and thereupon shall be delivered to the Registrar for registration and delivery to the Lender, upon receipt of the Project Note proceeds.

Section 5. The Loan Proceeds are hereby appropriated to the payment of the Project Note and may also be appropriated to the payment of other obligations issued to pay costs of the Project.

At its sole discretion, the City Council may appropriate to the payment of the Project Note proceeds to be received from state or federal grants and/or income or revenues from sources to be received and expended for the Project during the period of Project construction.

The Project Note is a limited obligation of the City payable solely and only from the Loan Proceeds and shall not constitute a general obligation of the City, nor shall it be payable in any manner by taxation, and under no circumstances shall the City be in any manner liable by reason of the failure of the Loan Proceeds to be sufficient for the payment in whole or in part of the Project Note.

Section 6. Upon a breach or default of a term of the Project Note or any Parity Obligations and this resolution, a proceeding may be brought in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required under the terms of this resolution and Section 76.13 of the Code of Iowa.

Section 7. The City reserves the right to issue additional obligations (the "Parity Obligations") payable from the Loan Proceeds, and ranking on a parity with, the Project Note. The Project Note or any Parity Obligations shall not be entitled to priority or preference one over the other in the application of the Loan Proceeds regardless of the time or times of the issuance of such Project Note or Parity Obligations, it being the intention of the City that there shall be no priority among the Project Note or Parity Obligations, regardless of the fact that they may have been actually issued and delivered at different times.

Section 8. The provisions of this resolution shall constitute a contract between the City and the owners of the Project Note and Parity Obligations as may from time to time be outstanding, and after the issuance of the Project Note, no change, variation or alteration of any kind of the provisions of this resolution shall be made without prior consent of the Lender which will adversely affect the owners of the Project Note or Parity Obligations until the Project Note and Parity Obligations and the interest thereon shall have been paid in full.

Section 9. If any section, paragraph, clause or provision of this resolution shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 10. All resolutions and orders or parts thereof in conflict with the provisions of this resolution are, to the extent of such conflict, hereby repealed.

Section 11. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved November 26, 2013.

Mayor

Attest:

City Clerk

••••

On motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

UNITED STATES OF AMERICA
STATE OF IOWA
COUNTIES OF DALLAS AND POLK
CITY OF GRIMES

WATER REVENUE LOAN AND DISBURSEMENT AGREEMENT ANTICIPATION PROJECT NOTE
(IFA INTERIM LOAN AND DISBURSEMENT AGREEMENT)

No. 1

MAXIMUM PRINCIPAL AMOUNT: \$950,000

INTEREST RATE

PROJECT NOTE DATE

0%

December 20, 2013

This Water Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement) (the "Project Note") is issued to the Iowa Finance Authority (the "Lender") by the City of Grimes, Iowa (the "City"), as of the Project Note Date. The Lender shall loan to the City an interim amount not to exceed \$950,000.

The City has adopted a resolution (the "Resolution") authorizing and approving this Project Note pursuant to the provisions of Sections 76.13 and 384.24A of the Code of Iowa, 2013, as amended, and providing for the issuance and securing the payment of this Project Note, and reference is made to the Resolution for a more complete statement as to the source of payment of this Project Note and the rights of the owners of this Project Note. This Project Note, together with any additional obligations as may be hereafter issued and outstanding from time to time under the conditions set forth in the Resolution, shall be payable solely and only from the proceeds (the "Loan Proceeds") of an authorized Loan and Disbursement Agreement and the corresponding future issuance of Water Revenue Bonds, a sufficient portion of which have been appropriated to the payment hereof.

The proceeds of this Project Note shall be used for the purposes set forth in the Resolution and shall be made available to the City in the form of one or more periodic disbursements.

This Project Note shall be executed and delivered to the Lender in evidence of the City's obligation to repay the amounts payable hereunder and shall bear interest at 0%. This Project Note shall be payable as to principal in full on the Maturity Date (hereinafter defined) and in the total aggregate amount drawn by the City pursuant to this Project Note, shall be subject to prepayment in whole or in part on any date at a prepayment price equal to the principal amount hereof prepaid, and shall contain such other terms and provisions as provided in the Resolution.

This Project Note is payable as to principal three years from the Project Note Date (the "Maturity Date"). If the City enters into a Loan and Disbursement Agreement with the Lender pursuant to the Iowa Water Pollution Control Works and Drinking Water Facilities Financing Program by the Maturity Date, the Lender may provide for the repayment in full of this Project Note pursuant to the terms of such Loan and Disbursement Agreement and the resolution authorizing the Loan and Disbursement Agreement.

This Project Note is executed pursuant to the provisions of Sections 76.13 and 384.24A of the Code of Iowa and shall be read and construed as conforming to all provisions and requirements of the statute.

In the event of any inconsistency or conflict between the terms and conditions of the Resolution and this Project Note, the parties acknowledge and agree that the terms of this Project Note shall take precedence over any such terms of the Resolution.

And It Is Hereby Certified and Recited that all acts, conditions and things required by the laws and Constitution of the State of Iowa, to exist, to be had, to be done or to be performed precedent to and in the issue of this Project Note were and have been properly existent, had, done and performed in regular and due form and time; and that the issuance of this Project Note does not exceed any constitutional or statutory limitations.

IN TESTIMONY WHEREOF, the City of Grimes, Iowa has caused this Project Note to be executed by its Mayor and attested by its City Clerk all as of the Project Note Date.

CITY OF GRIMES, IOWA

By: _____
Mayor Thomas M. Armstrong

Attest:

City Clerk Rochelle Williams

IOWA FINANCE AUTHORITY

By: _____
Executive Director



November 18, 2014

Mayor and City Council
City of Grimes
101 North Harvey Street
Grimes, IA 50111

**Regarding: Public Hearing on S 19th Street Improvements and Right-of-way
Acquisition from IA 141 east to the Johnston City limits**
Fox Project: 1005-13A

Dear Mayor and City Council:

The City of Grimes has been experiencing growth in the industrial area in the southerly area of the City. As part of this development, the City is experiencing a need to pave S. 19th Street to provide improved access to this developing area.

As a part of the street improvement project, the City of Grimes needs temporary construction easements and/or permanent right-of-way from those landowners adjoining the S. 19th Street improvements from IA 141 to the Johnston corporate limits.

In order to comply with current Iowa State Code, the City of Grimes is required to conduct a public hearing for this project. The purpose of this hearing is to inform the public of the project and to give the abutting owners an opportunity to make comments about the project.

In order to comply with Iowa State Code requirements for proper notification of property owners, the earliest hearing date for a regular City Council meeting would be January 14, 2014. This date allows adequate time for public notice. Letters will also be sent to the abutting property owners discussing the project and informing these owners about the day and time of the public meeting.

At the conclusion of the hearing, the City of Grimes, Iowa should consider a resolution that gives final approval to fund the site-specific design, the selection of the proposed route or site location for this public improvement, and to authorize the completion of this public improvement. This resolution should also approve opening negotiations to acquire the property, easement(s), or other rights in real property necessary to construct this public improvement, or to institute condemnation proceedings, if necessary to do so.

FOX Engineering recommends establishing January 14, 2014 as the date for a public hearing on the S. 19th Street Improvements and ROW acquisition from IA 141 east to the Johnston City limits.

Sincerely,

Jerry Byg, P.E.
Project Engineer
Cc: John Gade, Kelley Brown

RESOLUTION NO. 11-0813

To fix a date for a public hearing on a proposed public improvement project

WHEREAS, the City of Grimes, in the County of Polk, State of Iowa, proposes to acquire property under the power of Eminent Domain for a public improvement project, pursuant to the provisions of Section 6B.2A of the Code of Iowa, for the purpose of a street paving project, and it is necessary to fix a date of meeting of the Council, at which it is proposed to take action on the proposed public improvement project and to give notice thereof as required by such law;

NOW, THEREFORE, Be It Resolved by the Council of Grimes, Iowa, as follows:

Section 1. This Council shall meet on the 14th day of January, 2014, at City Hall, located at 101 North Harvey Street, Grimes, Iowa, at 5:30 p.m., at which time and place a hearing will be held and proceedings will be instituted and action taken to consider giving final approval to fund the site specific design and selection of the proposed site location for this public improvement and to authorize the completion of this public improvement.

Section 2. Fox Engineering is hereby directed to give notice of the proposed action to consider final approval to fund the site specific design and selection of the proposed route or site location for this public improvement, to authorize the completion of this public improvement, to provide the time and place where said meeting shall be held, and to provide notice by publication at least once and not less than 4 nor more than 20 days before the meeting in a legal newspaper which has a general circulation in Polk County, Iowa.

The notice shall be in substantially the following form:

**NOTICE OF A PUBLIC HEARING TO CONSIDER A PROPOSED PUBLIC
IMPROVEMENT PROJECT TO
CONSTRUCT A STREET PAVING PROJECT**

To owner(s) and any contract purchaser(s):

Name _____
Address _____

Name _____
Address _____

Under the provisions of Section 6B.2A of the Code of Iowa, a governmental body which proposes to acquire property under power of eminent domain for a public improvement project is required to give notice of intent of a proposed public improvement project to all property owners and contract purchasers, whose property or parts thereof, or interest therein, proposed to be acquired for the project, which may be subject to condemnation.

1. NOTICE OF PROPOSED PUBLIC IMPROVEMENT

Notice is hereby given that the City of Grimes, Iowa (the Acquiring Authority) will consider giving final approval to fund the site specific design, the selection of the proposed route or site location for this public improvement, and to authorize the completion of this public improvement. The Acquiring Authority proposes to, but has not yet given final approval to open negotiations to acquire the property, easement(s), or other rights in real property necessary to construct this public improvement, or to institute condemnation proceedings, if necessary to do so.

2. DESCRIPTION OF THE GENERAL NATURE OF THE PUBLIC IMPROVEMENT

The proposed public improvement project is as shown on a project plan prepared by FOX Engineering Associates, Inc. The project is known as the S 19th Street Paving project and consists of grading, paving, storm sewer and other appurtenant items.

3. INTENDED USE OF PRIVATE PROPERTY TO BE ACQUIRED

A. The proposed route or site location of the above-described public improvement is shown on the project plan.

B. If the Acquiring Authority undertakes to construct the above described project, it will be necessary to acquire land for street and utility purposes, by fee title and/or temporary construction easement by negotiated purchase; otherwise it will be necessary for the Acquiring Authority to proceed to institute condemnation to acquire the property rights needed to construct and maintain the public improvement.

4. ACTION REQUIRED TO PROCEED WITH THE PROJECT: OPPORTUNITY FOR PUBLIC INPUT

In order to proceed with the above-described project and complete the acquisition of property and property rights needed for the project, the Acquiring Authority will hold a public hearing to consider giving final approval to fund the site specific design for the public improvement, to make a final selection of the route or site location for the public improvement, to proceed with the construction of the project and to authorize acquisition of private property rights needed for the project by condemnation proceedings, if necessary, on the 14th day of January 2014. You may appear in person at the public hearing and provide input into this process. You may also contact the Acquiring Authority in writing not later than 5:30 p.m. 14th day of January 2014. You may contact the City Clerk at 101 North Harvey Street, Grimes, Iowa and by phone at (515) 986-3036 for information regarding the public improvement.

5. TIME, DATE, AND PLACE FOR PUBLIC HEARING

The public hearing will be held at 5:30 p.m. on the 14th day of January 2014..

The Project Plan and Statement of the Rights of Individual Property Owners are on file and available for review at the Grimes City Clerks office located at 101 North Harvey Street, Grimes, Iowa.

IN WITNESS WHEREOF, each of the parties hereto has executed this Resolution as of the date shown opposite its signature below:

THE CITY OF GRIMES, IOWA

By: _____
Mayor Thomas M. Armstrong

Date: _____

ATTEST:

By: _____
City Clerk Rochelle Williams



Metro Waste Authority
Your Partner in Environmental Solutions

November 21, 2013

Ms. Rochelle Williams
City Clerk
City of Grimes
101 N.E. Harvey Street
Grimes, IA 50111

RE: P-45 Metro Waste Authority Solid Waste Transfer Station
Request for Rezoning of Parcel C

Dear Ms. Williams:

In accordance with the City of Grimes Ordinances, Chapter 165, Section 165.44 Amendments, Metro Waste Authority (MWA) requests the City of Grimes City Council (Council) to rezone Parcel C from A-1 to M-3 to allow for construction of a proposed municipal solid waste transfer station. MWA currently owns two parcels of land, Lot 6 and Parcel C, located at 4105 SE Beisser Drive within the City of Grimes. Currently Lot 6 is zoned M-3 and Parcel C is zoned A-1. Please find attached a copy of the legal description of Parcel C, a list and map of all adjacent property owners within a 250 ft radius (hard copy and Microsoft Excel file), and a conceptual site plan depicting the proposed municipal solid waste transfer station.

In 1998 MWA purchased Lot 6 which is approximately 8 acres with the intent to construct a municipal solid waste transfer station. In conjunction with purchasing Lot 6, MWA received a Special Use Permit for the transfer station dated November 5, 1998 from the City of Grimes Board of Adjustment. To provide additional acreage necessary for efficient development of a transfer station, in 2004 MWA purchased Parcel C which is approximately 2.5 acres and adjacent to Lot 6. In 2008 MWA allowed several of our member communities; including the Cities of Grimes, Des Moines, Clive, and West Des Moines to construct two salt barns and utilize the Lot 6 parcel for salt storage and distribution activities.

In an effort to allow continued operation of the existing salt barns, the transfer station has been located on the northern and eastern portion of Lot 6 (zoned M-3). The transfer station will be a bi-level, fully enclosed building design consisting of a vehicle unloading/tipping floor area in the upper level of the building and two "load-out" refuse hoppers to allow the feeding of waste into the top of transfer tractor-trailers located in the lower level. Outside the transfer station building upper level will be a vehicle maneuvering area for refuse trucks. The attached layout also shows provisions to allow for a small vehicle unloading area to the south of the maneuvering area. As a bi-level facility, the ingress and egress roads to the vehicle maneuvering area and small vehicle area rise at a slope no greater than six percent. This slope is considered good practices and appropriate for the types of vehicles utilizing the facility and winter weather conditions. Additionally, the turning radii of the roads are laid out to allow safe and efficient



Ms. Rochelle Williams
November 21, 2013
Page 2

movement of the large vehicles utilizing the facility. Based on the building location, required grade changes and turning movements, the egress roads from the transfer station vehicle maneuvering area and small vehicle area extend into Parcel C (zoned A-1).

It should also be noted that transfer tractor-trailers will enter the lower level "load-out area" of the transfer station building from the east. This will allow the transfer trailers to directly exit the site to the west after being loaded with waste. To safely and efficiently accommodate this transfer tractor-trailer loading operation, access is through the right-of-way easement onto Parcel C. This transfer tractor-trailer roadway on Parcel C will also connect to the egress roads from the maneuvering and small vehicle areas.

Given the design and operational requirements for a municipal solid waste transfer station and in part the site constraints posed by the existing salt barns, we believe it is necessary and appropriate to extend the road network into Parcel C.

MWA requests the Council rezone Parcel C from A-1 to M-3 to allow portions of the solid waste transfer station on Parcel C. In a separate submittal MWA is simultaneously requesting a Waiver of Requirements to allow M-3 use within the Highway 141 Mixed Use Development Corridor District.

MWA looks forward to working with the City of Grimes on this project. I would encourage you to schedule a tour of our existing facility located on Delaware Avenue if you would like to see first hand the type of facility that is being proposed. If you should require any additional information or have any questions or concerns, please feel free to contact me at (515) 323-6535.

Sincerely,



Thomas B. Hadden III
Executive Director

Attachments: Parcel C Legal Description
Conceptual Site Plan
List and Map of Adjacent Property Owners

cc: Jeff Dworek (MWA)
Doug DeCesare (HDR)
John Dempsey (HDR)
John Gade (Fox Engineering)
James Brick (Brick Gentry)
Kelley Brown (Grimes City Administrator)
File P45.15

**BRICK, GENTRY, BOWERS, SWARTZ,
STOLTZE, SCHULING & LEVIS, P.C.**

ATTORNEYS AND COUNSELORS AT LAW

39TH AND INGERSOLL

550 THIRTY-NINTH STREET, SUITE 200

DES MOINES, IOWA 50312

TELEPHONE: (515) 274-1450

FACSIMILE: (515) 274-1488

AMY S. BEATTIE
JAMES R. BOWERS
JAMES E. BRICK
JOSEPH S. BRICK
STEVEN P. BRICK
KENNETH L. BUTTERS
NOLDEN GENTRY
THOMAS J. LEVIS
JAMES E. NERVIG
THOMAS P. SCHLAPKOHL

MARK R. SCHULING
BRUCE H. STOLTZE
CLIFFORD S. SWARTZ

DAVID E. BRICK
STEPHANIE L. BRICK DREY
PATRICK M. McGRAW
MATTHEW S. BRICK

OF COUNSEL:
PATRICK W. BRICK

Writers direct e-mail: jim.nervig@brickgentrylaw.com

February 7, 2005

Tom Haddon
Metro Waste Authority
521 East Locust Street
Des Moines, Iowa 50309

To Whom it May Concern:

Pursuant to your request, we have examined the Abstract of Title to the following described real estate in Polk County, Iowa:

Parcel C of the Survey of the E ½ of the NE ¼ of Section 17, Township 79 North, Range 25 West of the 5th P.M., Polk County, Iowa, as filed December 2, 2004 and recorded in Book 10846, Page 771, of Polk County Iowa records.

Said Abstract is now continued to January 25, 2005, at 9:41 A.M., by continuation No. 507539 prepared by Iowa Title Company. Based entirely upon our examination of the Abstract, it is our opinion that, as of the date of the final continuation mentioned above, good and marketable title to the above-described real estate is held by:

METRO WASTE AUTHORITY

SUBJECT TO the following:

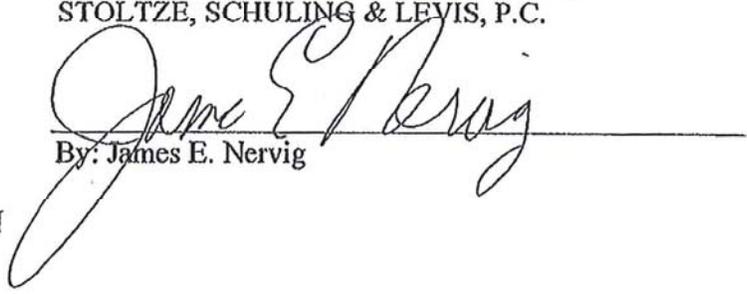
Easements and Restrictions: Said property is subject to easements, covenants, reservations and restrictions filed of record and/or appearing on the Plat.

Entry 11 of the continuation No. 507539 shows a 30-foot wide Sewer Easement, filed on December 1, 1997, in Book 7779, Page 175, which appears to run across the property under examination from west to east.

2. **Taxes:** Entry No. 15 of continuation No. 507539 shows: Real Estate taxes for Fiscal Year 2003-04 and all prior years paid.
3. **Zoning:** The property is subject to the Zoning Ordinances of the City of Grimes, Iowa.

Respectfully submitted,

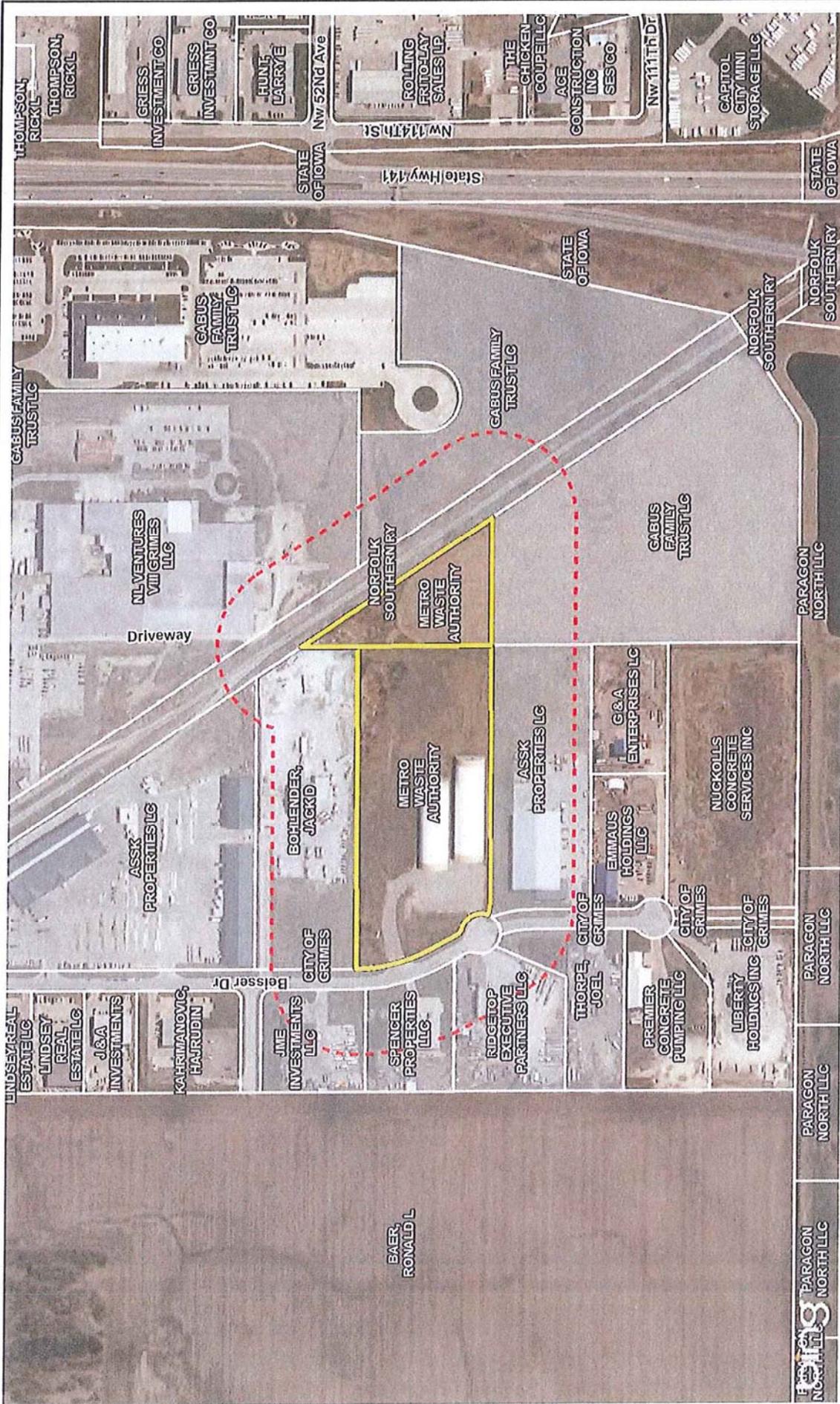
BRICK, GENTRY, BOWERS, SWARTZ,
STOLTZE, SCHULING & LEVIS, P.C.


By: James E. Nervig

TITLE GUARANTY DIVISION
Member No. 2621

JEN/mdc

JIMBR: Jim Nervig: Metro Waste Authority: Opinton Final - Grimes



DATE July 2013
 FIGURE 1

Property Information
 City of Grimes
 Metro Waste Authority



Legend
 250 ft Buffer
 Properties needing notification
 Property Boundaries - 2011
 Metro Waste Authority Property Boundary



November 21, 2013

Ms. Rochelle Williams
City Clerk
City of Grimes
101 N.E. Harvey Street
Grimes, IA 50111

RE: Metro Waste Authority Transfer Station
Waiver of Requirements – HWY 141 Mixed Use Development Corridor District

Dear Ms. Williams:

In accordance with the City of Grimes Ordinances, Chapter 165A, Section 165A.27 Waiver of Requirements, Metro Waste Authority hereby requests the City of Grimes City Council (Council) consider granting a Waiver of Requirements to allow M-3 use within the Highway 141 Mixed Use Development Corridor District for a proposed municipal solid waste transfer station to be located at 4105 SE Beisser Drive. Please find attached a conceptual site plan for the proposed municipal solid waste transfer station.

Metro Waste Authority (MWA) currently owns two parcels of land, Lot 6 and Parcel C, located at 4105 SE Beisser Drive within the City of Grimes. Currently Lot 6 is zoned M-3 and Parcel C is zoned A-1. In 1998 MWA purchased Lot 6 which is approximately 8 acres with the intent to construct a municipal solid waste transfer station. In conjunction with purchasing Lot 6, MWA received a Special Use Permit for the transfer station dated November 5, 1998 from the City of Grimes Board of Adjustment. To provide additional acreage necessary for efficient development of a transfer station, in 2004 MWA purchased Parcel C which is approximately 2.5 acres and adjacent to Lot 6. In 2008 MWA allowed several of our member communities; including the Cities of Grimes, Des Moines, Clive, and West Des Moines to construct two salt barns and utilize the Lot 6 parcel for salt storage and distribution activities.

In an effort to allow continued operation of the existing salt barns, the transfer station has been located on the northern and eastern portion of Lot 6 (zoned M-3). The transfer station will be a bi-level, fully enclosed building design consisting of a vehicle unloading/tipping floor area in the upper level of the building and two “load-out” refuse hoppers to allow the feeding of waste into the top of transfer tractor-trailers located in the lower level. Outside the transfer station building upper level will be a vehicle maneuvering area for refuse trucks. The attached layout also shows provisions to allow for a small vehicle unloading area to the south of the maneuvering area. As a bi-level facility, the ingress and egress roads to the vehicle maneuvering area and small vehicle area rise at a slope no greater than six percent. This slope is considered good practices and appropriate for the types of vehicles utilizing the facility and winter weather conditions. Additionally, the turning radii of the roads are laid out to allow safe and efficient



Ms. Rochelle Williams
November 21, 2013
Page 2

movement of the large vehicles utilizing the facility. Based on the building location, required grade changes and turning movements, the egress roads from the transfer station vehicle maneuvering area and small vehicle area extend into Parcel C (zoned A-1).

It should also be noted that transfer tractor-trailers will enter the lower level "load-out area" of the transfer station building from the east. This will allow the transfer trailers to directly exit the site to the west after being loaded with waste. To safely and efficiently accommodate this transfer tractor-trailer loading operation, access is through the right-of-way easement onto Parcel C. This transfer tractor-trailer roadway on Parcel C will also connect to the egress roads from the maneuvering and small vehicle areas.

Given the design and operational requirements for a municipal solid waste transfer station and in part the site constraints posed by the existing salt barns, we believe it is necessary and appropriate to extend the road network into Parcel C. As such, MWA requests Council to consider a Waiver of Requirements to allow M-3 use within the Highway 141 Mixed Use Development Corridor District. In a separate submittal, MWA is simultaneously requesting rezoning of Parcel C from A-1 to M-3.

MWA requests the City of Grimes grant a Waiver of Requirements on Parcel C and looks forward to working with the City of Grimes on this project. I would encourage you to schedule a tour of our existing facility located on Delaware Avenue if you would like to see first hand the type of facility that is being proposed. If you should require any additional information or have any questions or concerns, please feel free to contact me at (515) 323-6535.

Sincerely,



Thomas B. Hadden III
Executive Director

Attachment: Conceptual Site Plan

cc: Jeff Dworek (MWA)
Doug DeCesare (HDR)
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John Gade (Fox Engineering)
James Brick (Brick Gentry)
Kelley Brown (Grimes City Administrator)
File P45.15



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7

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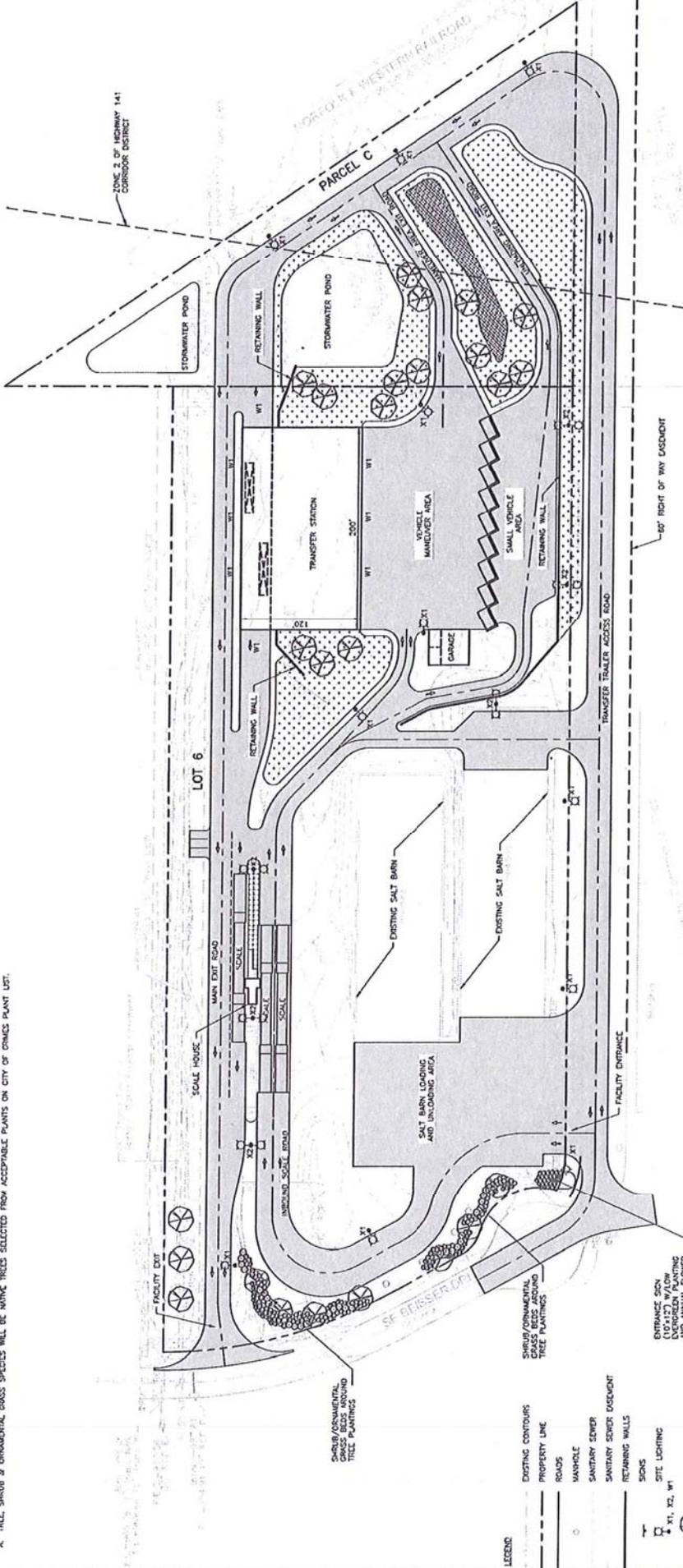
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NOTES

1. EXISTING SITE INFORMATION AND TOPOGRAPHY PROVIDED BY ENGINEER AND ASSOCIATES, INC. DATED JULY 29, 2013.
2. LOT 6 (0.17 ACRES) IS ZONED M-3 AND IS UNDER SPECIAL USE PERMIT 02-08 DATED NOVEMBER 5, 1992.
3. PARCEL C (2.47 ACRES) IS ZONED A-1.
4. JET DIVISION, DIRECTOR OF OPERATIONS (MWA), 300 EAST LOCUST ST., SUITE 100, DCS WORKS, IN 50009. THE SITE CONTACT IS JET DIVISION, DIRECTOR OF OPERATIONS (MWA), 300 EAST LOCUST ST., SUITE 100, DCS WORKS, IN 50009.
5. ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83 - GEOD12A). HORIZONTAL CONTROL, BASED ON DWA STATE PLANE COORDINATE SYSTEM, IS PROVIDED BY THE CITY OF CRANESVILLE.
6. THE LAYOUT PRESENTED REFLECTS THE LAYOUT OF A MUNICIPAL SOLID WASTE TRANSFER STATION, ONE SCALE HOUSE, THREE SCALES, MAINTENANCE GARAGE, AND A SMALL VEHICLE AREA.
7. ALL LIGHTS ARE LITHONIA LIGHTING, CATALOG NO. CS22 LED-4-200700/400-882-277-274-SF-00000 OR SIMILAR.
8. ALL LIGHTS ARE LITHONIA LIGHTING, CATALOG NO. CS21 LED-2-300700/400-882-277-274-SF-00000 OR SIMILAR.
9. LANDSCAPING
- A. TREE, SHRUB & ORNAMENTAL GRASS SPECIES WILL BE MIXED TREES SELECTED FROM ACCEPTABLE PLANTS ON CITY OF CRANESVILLE LIST.



- LEGEND
- EXISTING CONTOURS
 - PROPERTY LINE
 - ROADS
 - MANHOLE
 - SANITARY SEWER
 - SANITARY SEWER DOWNGUT
 - RETAINING WALLS
 - SIGNS
 - X1, X2, W1
 - SITE LIGHTING
 - DECIDUOUS SHADE TREE
 - DECIDUOUS SHRUB
 - EVERGREEN SHRUB



PROJECT MANAGER: J. Demsey

ISSUE	DATE	NAME OF REVISIONS	DESCRIPTION
A	11/2013	NAVE OF REQUIREMENTS	

PROJECT NUMBER: 12524



METRO WASTE AUTHORITY
P-45 - PROPOSED TRANSFER STATION
CONCEPTUAL DESIGN

SITE PLAN



FILENAME: 1002-01.dwg
 SCALE: 1" = 50'

FIGURE: 000C-01