



101 NE Harvey, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

CITY COUNCIL MEETING

Grimes City Hall
101 NE Harvey Street
September 8, 2015 at 5:30 pm

Mayor Thomas M. Armstrong

**City Council: Jill Altringer, Tami Evans, Craig Patterson
Ty Blackford and Doug Bickford, City Administrator Kelley Brown
City Clerk Rochelle Williams, City Treasurer Deb Gallagher,
City Attorneys Tom Henderson, Erik Fisk, 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
Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda
4. 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 August 25, 2015 meeting
 - B. Logan Contractors \$2,574 for rental equipment for street and intakes repairs (2 weeks)
 - C. Award to F.G.M. Architects \$8,000 (needs analysis of current fire station in Grimes)
 - D. Contract with FRUSA and the City of Grimes for Services to Collect EMS Billing
 - E. Work Change Directive #4 CL Carrol Co. Inc. for Pipe Repair WCD #4 - \$13,358.55 and request for extension to Oct 1 2015 completion
 - F. Jetco Inc. PLC Processor Controls Lime Process - \$4,827.20
 - G. Logan Contractor - \$3,275.13 for crack sealing and supplies
 - H. Request for Reduction in Sewer Cost on Water Bill due to leak in the amount of \$57.02
 - I. McKinney Excavating – water main repair at NW Brookside Drive - \$3,620
 - J. Grimes Lots LLC for Autumn Park Plat 6 reimbursement for boulevard paving in Autumn Park Plat 6 \$48,494.
 - K. Request for New Construction Incentive for Shade Tree Auto



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- L. Resolution #09-0115 2015 Fiscal Year Street Finance Report
- M. Change Order No. 10 to CL Carroll Co., Inc. for the ASR Well No. 1 Well Pump and Control Building Improvements - \$19,658.55 (install new 8 inch ductile iron pipe, maintenance to existing pipe, provide and install 4" of insulation on generator exhaust and muffler)
- N. Pay Request #12 to C.L. Carroll Co. Inc for the ASR Well #1 Well Pump & Control Building Improvements - \$9,356.85
- O. Finance Report for August 2015
- P. Claims Report

- 5. Fire Chief Report
- 6. Patrol Report

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

- A. Public Hearing on a Request for Rezone a Chevalia Pointe currently Zoned C-1 Commercial District to Planned Unit Development with an underlying zoning of R2-60
- B. Ordinance 648 First Reading to Rezone Chevalia Pointe currently Zone C-1 Commercial District to Planned Unit Development with an underlying zoning of R2-60.
- C. Heritage Plat 1
- D. Pepperwood Glen Site Plan

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

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



101 NE Hawley, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

ADJOURNMENT

CITY COUNCIL MEETING

Tuesday, August 25, 2015

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Tom Armstrong on Tuesday, August 25, 2015 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Armstrong.

Roll Call: Present: Patterson, Bickford, Blackford, Evans Absent: Altringer

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked for approval of the agenda.

Moved by Blackford, Seconded by Evans; the Agenda shall be approved.

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

Approval of the Consent Agenda

A. Minutes from August 11, 2015 B Set a Bid Date of September 16, 2015 at 10 and September 22, 2015 Public Hearing and Award of Contract for Crossroads Business Park of Grimes Plat 6 SE Destination Drive Extension C. Brooke Ridge Plat 2 Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement D. Municipal Supply Inc. - \$4,300 (used for locates of water, sewer, electrical) E. Crossroads Business Park of Grimes Plat 5 Lots 1-3 Storm Water Management Facility Maintenance covenant and Permanent Easement Agreement F. Ziegler - \$3,059.20 (repairs to end loader) G. Van Wall Equipment - \$5,047.72 (repairs to US Water tractor) H. Civil Design Advantage LLC - \$4,908.45 (engineering fees for Grimes Crossroads Plat 6/ Destination Drive) I. Purchase from Logan Contractors Supply, Inc. a CRAFCO SS125D Tar Kettle/Crack Sealer – \$38,900 J. Task Order # 1005-15C for Fox Engineering – Heritage at Grimes Plat 2 Phase 2 – Little Beaver Creek Tributary Crossing K. Public Purpose Bills L. Finance Report for July M. Claims Report for August 25, 2015 in the amount of \$701,291.29 N. Partnership 2017 Investment Campaign Commitment Greater Des Moines Partnership \$3,000 O. IDOT Rise Agreement P. AECOM - \$6,288.63 (NW Transportation Corridor Feasibility Study Q. Block Park Request at 2000 Kelsey Lynn circle for August 29, 2015

Moved by Patterson, Seconded by Evans; the Consent Agenda shall be approved.

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

US Water Report

Andy Wood of US Water and Grimes Water and Wastewater was present to provide the maintenance report for June and July to the Council. Woods stated they started the removal of the lime sludge from the bed. He added that Pump No. 3 at the plant is in the process of being installed. Woods stated that they were in the process of reestablishing the reed bed. He stated that in the distribution system that Accujet came out to do yearly maintenance on a quarter of the town. Woods advised that a section is done each year. He stated that some I&I issues in these areas were turned over to Fox Engineering for analysis. Woods stated in July they did routine water main flushing as requested.

PUBLIC AGENDA ITEMS

1. Rezone Request from JBTT, LLC for Chevalia Pointe located at 2655 N James Street currently

Zoned C-1 Commercial District to Planned Unit Development with an underlying Zoning of R-2-60 consisting of 4.23 acres refer onto Planning and Zoning Commission for a Public Hearing and Action on September 1, 2015 and a Public Hearing and Action by City Council on September 8, 2015.

Erin Ollendike of Civil Design Advantage 3405 SE Crossroads Suite G, Grimes, Iowa was present to address the Council. Ollendike advised that this property is located at the SE corner of James Street and 27th and is currently zoned Commercial. She stated that a home builder would like to build single family homes on this piece.

Moved by Patterson, Seconded by Blackford; this rezoning request shall be referred for a Public Hearing and Action at the Planning and Zoning meeting on September 1, 2015 and a Public Hearing and Action by City Council on September 8, 2015.

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

PUBLIC FORUM

Brady Yeoman of 3001 SE Stone Ridge Street, Grimes, Iowa was present to address the Council regarding a proposed Nature Preserve on the City's SE side at a property owned by Glenstone Village. Yeoman addressed concerns in the past over the lack of mowing that could increase wildlife in the area. He added that recently he had been made aware of an interest in a Nature Preserve for this area which would include prairie grass. Yeoman stated that residents in the area were interested in this area becoming a dog park or community garden but the options were endless. Yeoman asked that the City not allow a waiver to the property owners to not be good stewards of the property. Brown stated that City staff will review the information provided and get back to Yeoman.

COUNCIL ACTIONS

COUNCIL DISCUSSIONS

Mayors Report

No Report

City Attorney Report

No Report

City Engineer Report

City Engineer Gade advised that he had a question to clarify with the Council regarding screening of outside storage around the recently approved site plan for Bomgaars. Gade asked for the Council's decision if the opaque screening should be limited to black chain link PVC with black slats or would they allow galvanized fence with tan slats. Council Member Blackford stated that if in the past we have required PVC that we keep it as a requirement.

City Staff Report

City Administrator Brown stated that as of yesterday SE Gateway Drive has been repaired and open. Brown thanked Joe and Hamid from Allender Butzkee Engineering, Michael from Uretek, US Water and Public Works for getting a bad situation recovered so quickly. She added that she thanked all the businesses in the area for their patience.

Old Business

none

New Business

none

Adjourn.

Moved by Altringer; Seconded by Blackford; there being no further business, the meeting shall be adjourned at 5:49 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor



The workshop meeting of the Grimes City Council was called to order by Mayor Armstrong on Tuesday, August 25, 2015 at 6:10 p.m. at Grimes City Hall.

Roll Call: Present: Patterson, Bickford, Evans Blackford Absent: Altringer

APPROVAL OF THE AGENDA

Moved by Bickford, seconded by Evans; the agenda shall be approved.

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

1. ASR – Steve Troyer

Steve Troyer of Fox Engineering and Andy Wood of US Water addressed the Council regarding the progress of the ASR. (Aquifer Storage and Recovery)

2. Highway 141 Building Design Review

The Council along with John Gade of Fox Engineering discussed design standards along Hwy 141 and provided recommendations to Gade for changes to the Hwy 141 Corridor Ordinance.

3. Driveway Code Review

The Council reviewed the current code regarding driveways at the request of the Board of Adjustments. Council provided feedback regarding what would be allowed.

New Business

Moved by Blackford, Seconded by Evans; there being no further business, the workshop meeting is adjourned at 8:10 pm.

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor



RENTAL INVOICE

LOGAN CONTRACTORS SUPPLY, INC.
PO BOX 5283
DES MOINES, IOWA 50305-5283

RECEIVED AUG 24

Invoice #	R42635
Invoice Date	08/20/15
Order #	C31369
Page	1

B	03060	S	00002
I	CITY OF GRIMES	H	CITY OF GRIMES
L	101 NE HARVEY STREET	I	CPU AT DES MOINES
L	GRIMES IA 50111	P	
T	US	T	
O		O	

Order Date	Terms	Customer P.O. #	Sales Rep	Ship Date	Ship Via	Loc/Whse
08/10/15	NET 30 DAYS	BLAKE	000115	08/10/15	MSL	01 LR1

Part No	Description	Qty Ordered	Qty Shipped	Qty B/O	Unit Price	Extended Price
WENT OUT FULL OF FUEL!!!!						
MAKE :	WACKER	MODEL :	3503/18			
SERIAL NO:	184106-2-1	UNIT NO :	223001			
Billed From Date :	08/10/2015	Allowance:	0 Hrs/Day			
Billed Up To Date:	08/20/2015	Hour Charge:	0.00 /0 Hour Overage			
RENT	18" I-LCOK HEAVY DUTY 3503	1		Dy	0.00	0.00
MAKE :	WACKER	MODEL :	3503/HYDBR			
SERIAL NO:	A00X06135	UNIT NO :	303818			
Billed From Date :	08/10/2015	Allowance:	0 Hrs/Day			
Billed Up To Date:	08/20/2015	Hour Charge:	0.00 /0 Hour Overage			
RENT	HYDRAULIC BREAKER PKG	2		Wk	450.00	900.00
MAKE :	WACKER	MODEL :	3503			
SERIAL NO:	CE0307VPAL01021	UNIT NO :	304566			
Billed From Date :	08/10/2015	Allowance:	0 Hrs/Day			
Billed Up To Date:	08/20/2015	Hour Charge:	0.00 /0 Hour Overage			
RENT	CANOPY STD DIPPER STICK	2		Wk	720.00	1,440.00
RENTAL SURCHG	RENTAL SURCHARGE	1		EA	234.00	234.00

PO #12

[Handwritten signatures]

4114 State Street - Bettendorf, IA 52722 - 563-441-2949 - (Fax) 563-441-2953
 4101 106th Street - Des Moines, IA 50322 - 515-253-9048 - (Fax) 515-253-9491
 1325 S. Enterprise Dr. - Olathe, KS 66061 - 913-768-1551 - (Fax) 913-768-1171
 6544 L Street - Omaha, NE 68117 - 402-339-3900 - (Fax) 402-597-0694
 www.logancontractors.com

SUBTOTAL	2,574.00
TAX	0.00
TOTAL	2,574.00

A FINANCE CHARGE OF 1.5% PER MONTH (18% PER ANNUM) WILL BE CHARGED ON ALL PAST DUE ACCOUNTS



RENTAL CONTRACT

REMINDER:
 LOGAN CONTRACTORS SUPPLY, INC.
 PO BOX 5283
 DES MOINES, IOWA 50305-5283

Contract #	C31369
Date (MMDDYY)	08/10/15
Page	1

B CITY OF GRIMES L 101 NE HARVEY STREET L GRIMES IA 50111 T US O	S CITY OF GRIMES H CPU AT DES MOINES I P T O PHONE NO.
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Order Date	Terms	Customer P.O. #	Sales Rep	Ship Date	Ship Via	Loc/Whse
08/10/15	NET 30 DAYS	BLAKE		08/10/15	MSL	01 LR1

Part No	Description	Qty Ordered	Qty Shipped	Qty B/O	Unit Price	Extended Price
UNIT NO : 223001 SERIAL NO: 184106-2-1 MAKE : WACKER MODEL : 3503/18 ----Daily----Weekly----Monthly---- Allowance: 0 Hrs/Day 0.00 0.00 0.00 Hour Charge: 0.00 /0 Hour Overage Checked out on: 08/10/15 11:15 AM Hours read at checkout: 0						
1	EA RENT				0.00	0.00
UNIT NO : 303818 SERIAL NO: A00X06135 MAKE : WACKER MODEL : 3503/HYDBR ----Daily----Weekly----Monthly---- Allowance: 0 Hrs/Day 150.00 450.00 1,350.00 Hour Charge: 0.00 /0 Hour Overage Checked out on: 08/10/15 11:15 AM Hours read at checkout: 0						
1	EA RENT				1,350.00	1,350.00
UNIT NO : 304566 SERIAL NO: CE0307VPAL01021 MAKE : WACKER MODEL : 3503 ----Daily----Weekly----Monthly---- Allowance: 0 Hrs/Day 240.00 720.00 2,160.00 Hour Charge: 0.00 /0 Hour Overage Checked out on: 08/10/15 11:15 AM Hours read at checkout: 83						
1	EA RENT				2,160.00	2,160.00
WENT OUT FULL OF FUEL!!!!						
1	EA RENTAL SURCHG				351.00	351.00

- The rental rates shown above are for single shift operations ie: 8 hours per day/40 hours per week or 160 hours per month. Use of the equipment in excess of the above hours will result in additional rental charges.

- I have read and understand the attached offer for Damage Waiver Protection and my signature with "YES" or "NO" indicates my choice.

- I have received operating and safety instructions for the equipment rented.

- Customers Signature

SUBJECT TO TERMS AND CONDITIONS ON THE REVERSE SIDE

P.O. No. _____

CITY OF GRIMES

16300

101 N. Harvey, Grimes, IA 50111 phone: 515-986-3036 fax: 515-986-3846

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier Logan Contractors
Name

Address

Phone Number/Fax Number

ITEMS	QTY	UNIT PRICE	TOTAL
Rental track hoe	1		
Hydraulic breaker	1		
			<u>\$ 2,574.00</u>

PURCHASE JUSTIFICATION: Rental of equipment for street + intake repairs for a 2 week rental

DEPARTMENT: Streets

LINE ITEM: _____

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: Chris Hardy DATE: 8-24-15
PURCHASE ORDER APPROVAL AND ASSIGNMENT

Kelley Brown _____
Kelley L. Brown City Administrator/Clerk *CP* _____
Date 8-24-15

Council Approval date: (if over \$2500)

- Purchaser's Copy
- Vendor's Copy
- File Copy



Grimes Fire and Rescue Department



August 27, 2015

Honorable Mayor Armstrong & Members of the Grimes City Council,

On July 13th we sent an Request for Quote (RFQ) to a number of architectural firms and also made this available to any other firm that wished to provide a quote. The deadline to submit a quote was Friday, August 14th, 2016. Three firms provided us with quotes:

Design Alliance, Waukee, IA	\$9,500.00
S.V.P.A., West Des Moines, IA	\$9,450.00
F.G.M., Oakbrook, IL	\$8,000.00

A three member committee reviewed the proposals from each of these firms. The committee would like to recommend to council that the contract to complete the needs analysis be awarded to F.G.M. Architects. They have extensive experience with this type of project and should be able to provide us with the information we need to determine the appropriate course of action as we move forward.

Sincerely,

James A. Krohse
Fire Chief



Grimes Fire and Rescue Department



September 1, 2015

Honorable Mayor Armstrong & Members of the Grimes City Council,

Subject: Entering into a contractual agreement with Fire Recovery EMS to assist with processing ambulance billing.

We currently use Andres Medical Billing (AMB), out of Arlington Heights Illinois, to handle our ambulance billing.

Fire Recovery EMS is an Iowa based company that is an authorized representative of AMB, and will process all ambulance billing, and then forward them to Andres for processing. This should allow for a timelier processing of all ambulance bills.

Currently AMB charges 7% of all monies collected through billing. Under this new agreement, we will only be charged 5%.

Sincerely,
James A. Krohse
Fire Chief



www.firerecoveryusa.com

This Agreement is entered into as of October 1, 2015 between the *City of Grimes, Iowa*, hereinafter referred to as *CLIENT* and Fire Recovery USA, hereinafter referred to as FRUSA.

WHEREAS, *CLIENT* has determined that it is in their best interest to retain the services of an outside billing service to collect monies for services rendered by *CLIENT*.

WHEREAS, FRUSA does hereby hold itself as being ready and able to perform a billing service program as described herein.

NOW, THEREFORE, in consideration of the aforementioned promises and mutual covenants and promises stated herein, the parties hereby agree as follows:

1. FRUSA shall provide a separate and complete Accounts Receivable program within FRUSA's computer billing system for the exclusive purpose of collections for *CLIENT*, as well as any additional services requested by *CLIENT* that FRUSA can provide, including, but not limited to emergency medical service, inspection or emergency response cost recovery billing services. Any such additional services requested by *CLIENT* will be memorialized in writing and added as an Exhibit to this Agreement upon acceptance by FRUSA.

FRUSA will enter into said computer billing system, any and all ambulance trips received from *CLIENT*. FRUSA shall abstract, from the documentation provided by *CLIENT*, all diagnosis and procedure information necessary to determine the level and type of service provided, any billable diagnostic and therapeutic procedures performed, any billable supplies and ancillary services rendered, and the appropriate diagnosis codes to be billed for all ambulance run information provided by FRUSA by the client for that purpose. FRUSA will pull the PCR's directly from your FH Cloud system so long as you provide us access to that system with a username and password to your FH Cloud network. We will extract all available info from FH Cloud to obtain info for the purposes of billing on your behalf.

FRUSA will follow established billing industry guidelines, including those established by HCFA, HIPAA, and various other government programs, for ambulance services. To ensure compliance, FRUSA will periodically audit, on a prospective and retrospective basis, a sample of *CLIENT*'s billing and clinical records. *CLIENT* retains responsibility for providing accurate and complete documentation of clinical services provided. *CLIENT* understands that FRUSA will code only from the documentation provided.

2. FRUSA shall provide electronic billing of Medicare and Medicaid claims. It is the responsibility of *CLIENT* to inform Medicare and Medicaid or any changes in the company's status.
3. FRUSA will bill any and all appropriate commercial or third party payers as directed by *CLIENT*.
4. FRUSA will invoice all patients and all supplemental private pay patients as directed by *CLIENT* and as required by the Federal Medicare Program.

Payment invoicing will be done on a billing form specific for *CLIENT*.
Invoicing/ collection activities will be conducted on the following schedule:

1st invoice	within 3 days of receipt
Insurance request	30 days after 1 st invoice
Automated phone call	20 days after previous request
2 nd invoice	10 days after phone call
Final notice	20 days after 2 nd invoice
Collections or W/O review	30 days after final notice

Collection agency or write off if no results from above as pre-determined by *CLIENT*.

5. It is the responsibility of *CLIENT* to contact receiving hospitals in an effort to obtain access to patient face sheets and/or patient insurance information.
6. Payment process will remain unchanged
7. FRUSA will maintain 800-phone service for the purpose of run sheet and payment submission. This line will be available 24 hours a day.
8. FRUSA will promptly respond to all *CLIENTS*' service recipient concerns related to all billing practices conducted herein.

FRUSA will maintain an 800-phone line for the purpose of customer service. This line will be staffed Monday through Friday from 8:00 am to 7:00 pm Central time.

9. FRUSA shall comply with all Federal and State regulations, ordinances and procedures governing ambulance collections.
10. FRUSA will submit a monthly accounts receivable aging report by payer category, which will include identifying all uncollected receivables, a payment receipt journal recap, and a monthly ticket survey, detailing all of the transports billed from the previous month. It is the responsibility of *CLIENT* to verify these reports and provide FRUSA with any missing data. All reports currently within the software of FRUSA's billing system will be provided to *CLIENT* at no additional cost.
11. FRUSA shall recognize and comply with the right of authorized *CLIENT* representatives to review any and all payment records pursuant to claims and/or collection procedures conducted herein. *CLIENT* shall have the right to audit such reports at reasonable times.
12. *CLIENT* agrees to pay FRUSA in accordance with the following fee schedule for the aforementioned service for a term of one (1) year so long as this Agreement has not been terminated:
 - a. FRUSA shall be paid a fee of 5 percent (%) of all payments collected.
 - b. Payments to FRUSA shall be based upon revenues received in the preceding month. FRUSA will provide a monthly billing to *CLIENT* calculating amounts owed to FRUSA based upon the above stated formula.
 - c. Failure to pay FRUSA within 15 days of the monthly bill may constitute immediate termination of the contract and possible legal action at the cost of *CLIENT*.
13. If *CLIENT* determines it is in their best interest to use a collection agency, *CLIENT* will deal directly with the collection agency regarding their fees.
14. It is expressly understood and agreed that FRUSA is an independent contractor who shall at all times maintain insurance in force as herein provided and FRUSA shall in all events defend and save and hold harmless *CLIENT* from any and all liabilities, obligations, debts, charges, or judgments arising from claims, injuries or debts, charges, or judgments arising from injuries or property damage claims attributable to the activities of FRUSA while engaged in the performance of its duties under this Agreement.

15. This agreement shall be effective on the date hereof and shall remain in full force and effect for a term of one (1) year. Thereafter, this Agreement shall be automatically extended for successive one (1) year periods unless terminated as hereinafter set forth. All terms and provisions of this Agreement shall continue in full force and effect unless otherwise modified. Either party may terminate this agreement at any time by giving the other party ninety (90) days written notice. Notwithstanding the aforementioned, this agreement shall be subject to immediate termination by *CLIENT* if FRUSA fails to maintain insurance as in part 16.
16. FRUSA will maintain a one million dollars (\$1,000,000.00) professional liability and general liability of at least one million dollars (\$1,000,000.00), and workers compensation in an amount, which meets or exceeds the requirements of the State of Illinois.
17. Cooperative Purchases: This Agreement may be used by other government agencies. Company has agreed to offer similar services to other agencies under the same or similar terms and conditions as stated herein except that the revenue share percentage (Compensation) may be negotiated between the Company and other agencies based on the specific revenue expectations, agency reimbursed costs, and other agency requirements. The City/County/or Fire Department/Protection District will in no way whatsoever incur any liability in relation to specifications, delivery, payment, or any other aspect of purchase by other agencies.
18. Use of Employees or Subcontractors: FRUSA may, at FRUSA's own expense, use any employees or subcontractors as FRUSA deems necessary to perform the services required of FRUSA by this Agreement. Specifically, FRUSA may elect to use Fire Recovery USA, LLC or Streamline Automated Systems, entities related to FRUSA, to perform the additional services that may be covered by the Agreement as described in section 1. *CLIENT* may not control, direct, or supervise FRUSA's employees or subcontractors in the performance of those services.
18. If this contract is terminated prior to the (1) year agreement *CLIENT* allows FRUSA to continue collections efforts for a period of 6 months following the contract termination, unless other arrangements have been agreed to by both parties in writing. *CLIENT* understands that they will be responsible to pay FRUSA their commission on their collections during this time period in accordance with section 11(c).

Proper notice may be given by certified or registered mail to:

Patrick J. Mannix
Chief Executive Officer
Fire Recovery USA
3343 N. Ridge Avenue
Arlington Heights, IL 60004

OR TO:

At termination of the Agreement it is the responsibility of FRUSA to return to *CLIENT* any and all records and documents submitted to FRUSA, except as required by Federal Law.

IN WITNESS WHEREOF, the Responsible Party of *CLIENT* and the Director of Operations of FRUSA have executed this agreement.

City of Grimes, Iowa

FIRE RECOVERY USA

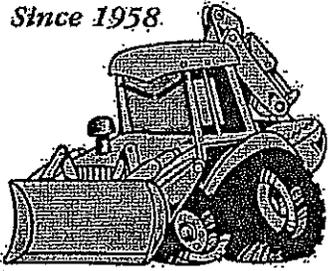
BY: _____

BY: _____

DATE: _____

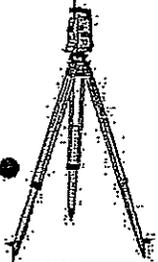
DATE: _____

Since 1958.



C. L. Carroll Co.

Incorporated



3623 6th Avenue * Des Moines, IA 50313 * Phone: 515-282-7495 * Fax: 515-282-1406

Work Change Directive #4

DATE: 8/27/15

RE: Pipe Repair WCD # 4

Taylor/Steve,
Below is the requested pricing for WCD # 4

8/5/15

5 Men – 4.5 Hrs @ \$200/HR = \$900.00
Bobcat – 2 Hrs @ \$85/HR = \$170.00
Office Time – 2 Hrs @ \$100/HR = \$200.00

8/6/15

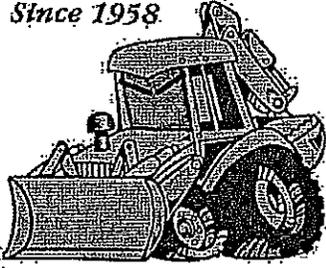
6 Men – 8 Hrs @ \$240/HR = \$1,920.00
Bobcat – 4 Hrs @ \$85/HR = \$340.00
Office Time – 2 Hrs @ \$100/HR = \$200.00

8/7/15

5 Men – 8 Hrs @ \$200/HR = \$1,600.00
Bobcat – 3 Hrs @ \$85/HR = \$255.00
Dump Trailer 3 Hrs @ \$85/HR = \$255.00
Office Time – 1 Hrs @ \$100/HR = \$100.00

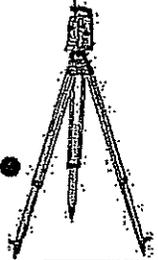
HD Supply Invoice = \$1,603.13
True Value = \$72.70
1 Load of Clean Rock = \$503.36
Mini Excavator & Trailer Rental = \$829.40
Misc Metals “wall plates” = \$226.00

Since 1958



C. L. Carroll Co.

Incorporated



3623 6th Avenue • Des Moines, IA 50313 • Phone: 515-282-7495 • Fax: 515-282-1406

Knee Brace/Anchors = \$150.00
Paint 1 Man/2HR@ \$40/HR = \$80.00

LABOR/MATERIAL SUBTOTAL = \$9,404.59
MARKUP = \$940.46
TOTAL = \$10,345.05

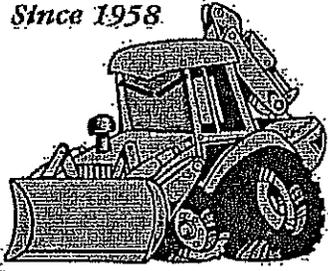
Insulation Sub = \$2,870
MARKUP = \$143.50
TOTAL = \$3,013.50

LABOR/MATERIAL = \$10,345.05
INS. SUB TOTAL = \$3,013.50

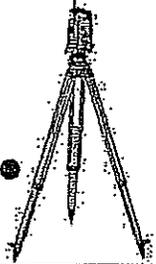
TOTAL THIS CHANGE: \$13,358.55

See attached Invoices

Since 1958



C.L. Carroll Co.
Incorporated



3623 6th Avenue • Des Moines, IA 50313 • Phone: 515-282-7495 • Fax: 515-282-1406

TIME EXTENSION REQUEST:

Due to no fault of C.L. Carroll Co. Inc., this project continues to go on due to the existing pipe that failed and was replaced per this WCD #4 proposal, insulation of the generator exhaust via change order, the pump issues, and the air entrained water. We understand that these issues are being worked on, and hopefully will soon be resolved. It is with regret that we feel the need to have our contract date extended to a Oct. 1st date to make up for these issues and the above mentioned change orders.

Sincerely

A handwritten signature in black ink, appearing to read 'Rod Ray', written over a large, stylized circular flourish.

Rod Ray
Project Manager
C.L. Carroll Co. Inc.

AUG 13 2015



WATERWORKS

Local Service, Nationwide
P.O. Box 1419
Thomasville, GA 31799-1419

INVOICE

BRANCH ADDRESS
DES MOINES IA
Branch - 223
2800 SE Gateway Dr
Grimes IA 50111
515/986-4000

INVOICE #	E318995
INVOICE DATE	8/07/15
ACCOUNT #	096543
SALESPERSON	JOHN ZUICK
BRANCH #	223
Total Amount Due	\$1,971.39

Remit To:
HD SUPPLY WATERWORKS, LTD.
PO BOX 28330
ST LOUIS, MO 63146

421 1 MB D.439 E0401X 10607 01430959249 P2762486 0001:0001



C L CARROLL COMPANY INC
3623 6TH AVE
DES MOINES IA 50313-4154

Shipped to:
CUSTOMER PICK-UP -

Return Top Portion With Payment For Faster Credit

Thank You For The Opportunity To Serve You.
We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO No.	Job Name	Job No.	Bill of Lading	Shipped Via	Order Number
8/06/15	8/06/15	GWPCO-01				WILL CALL	E318995

Product Code	Description	Quantity Ordered	Quantity Shipped	Back-Ordered	Price	Per	Amount
	Ord by: ROD						
2408F2108	8 EBAA MEGAFLANGE 2108	1	1		245.7900	EA	245.79
241089F	8 FLG 90 BEND(I) C/L DI C110 ←	1	1		256.6700	EA	256.67
24AFBNKZ08	8 ZINC PLTD HEX BOLT & NUT KIT	3	3		6.9400	EA	20.82
24AFGFR08A	8X1/8 FLG FF RR GASKET	3	3		14.6300	EA	43.89
2508FP0800	8 FLGXPE DI PIPE 8'0" C/L	2	2		426.0500	EA	852.10
211089M	8 MJ 90 BEND (I) CP DI C153	1	1		129.4300	EA	129.43
21AMF8083008	8 3008 DI STARGRIP RESTR. (I) SGDP08	6	6		33.4800	EA	200.88
21AMG108	8 MJ REGULAR GASKET F/DI	6	6		N/C	EA	
21AMB10740CTB	3/4X4 T-HEAD B&N COR BLUE	36	36		N/C	EA	
2608UC	8 UNDERGROUND CLAMP WWASHERS WITH 2 WASHERS ()	3	3		36.7400	EA	110.22

This transaction is governed by and subject to HD Supply Waterworks standard terms and conditions, which are incorporated herein by this reference and accepted. To review these terms and conditions, please point your web browser to <http://waterworks.hdsupply.com/TandC/>.

Terms	SubTotal
NET 30	1,859.80

Freight	Delivery	Handling	Restock	Misc.	Tax	INVOICE TOTAL
					111.59	\$1,971.39

DES MOINES IA
Branch - 223
2800 SE Gateway Dr
Grimes IA 50111

THANK YOU FOR YOUR ORDER
VISIT
WATERWORKS.HDSUPPLY.COM
FOR OTHER SERVICES OFFERED

INVOICE:	E318995
----------	---------

GWPCO-02
True Value.

Kempker's True Value
204 W 1st Street
Grimes, IA 50111
515-986-0031

Transaction#: 899467
Associate: Employee
Date: 08/06/2015 Time: 10:35:30 AM

*** SALE ***

60LB Concrete Mix - 651614
3.00 EACH @ \$4.39 T \$13.17
~~GT6/8x50 GDN Vinyl Hose - 306948~~
1.00 EACH @ ~~\$9.99 T \$9.99~~
(Reg. Price \$14.99)
052088077597

Subtotal: \$23.16
6% - State Tax: \$1.39
TOTAL: \$24.55

VISA: \$24.55
CHANGE: \$0.00

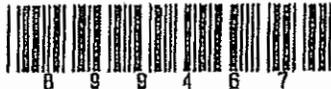
As a valued customer, you have saved \$5.00 on this purchase

BUYER AGREES TO PAY TOTAL AMOUNT ABOVE ACCORDING TO CARDHOLDER'S AGREEMENT WITH ISSUER

Approval: 052916
CNUM: VISA-*****3735
EXP: **/**
NAME: ROD RAY
AMT: 24.55

(X) 
Authorized Signature

Thank You!
"Under The Water Tower"



GWPCO-03
True Value.

Kempker's True Value
204 W 1st Street
Grimes, IA 50111
515-986-0031

Transaction#: 899494
Associate: Employee
Date: 08/06/2015 Time: 12:37:25 PM

*** SALE ***

FLOOR PRO - 165126 All Thread
5.00 EACH @ \$7.49 T \$37.45
SCREWS, BOLTS, OR HARDWAR-8 \$12.60
12.00 EACH @ \$1.05 T
SCREWS, BOLTS, OR HARDWAR-8 \$9.48
12.00 EACH @ \$0.79 T

Subtotal: \$59.53
~~6% - State Tax: \$3.57~~
TOTAL: \$63.10

VISA: \$63.10
CHANGE: \$0.00

BUYER AGREES TO PAY TOTAL AMOUNT ABOVE ACCORDING TO CARDHOLDER'S AGREEMENT WITH ISSUER

Approval: 011020
CNUM: VISA-*****3735
EXP: **/**
NAME: ROD RAY
AMT: 63.10

(X) 
Authorized Signature

Thank You!
"Under The Water Tower"



AUG 13 2015

Manning Ag Service

Invoice

27099 U Ave
 Waukee, IA 50263
 manningag@gmail.com (Joe)
 515-999-9501
 Phone # 515-321-3005 account... tjmannig05@gmail.com
 Fax #

Date	Invoice #
8/10/2015	20949A

Bill to
C.L. CARROLL 2623 6TH AVE DES MOINES IOWA 50313

Terms

Date	Ticket	Description	Qty. or Hours	Rate	Amount
8/6/2015	808883	1 CLEAN FROM M.M. AMES TO C.L. CARROLL GRIMES JOB	19.36	26.00	503.36
<i>14-03 Grimes</i>					
				Total	\$503.36
				Payments/Credits	\$0.00
				Balance Due	\$503.36



RENTAL INVOICE

LOGAN CONTRACTORS SUPPLY, INC.
 PO BOX 5283
 DES MOINES, IOWA 50305-5283

Invoice #	R42101
Invoice Date	08/07/15
Order #	C31176
Page	1

B I L L T O	09813 CL CARROLL COMPANY INC 3623 6TH AVENUE DES MOINES IA 50313 US	S H I P T O	00002 CL CARROLL COMPANY INC CPU AT DES MOINES
----------------------------	---	----------------------------	--

Order Date	Terms	Customer P.O. #	Sales Rep	Ship Date	Ship Via	Loc/Whse
08/05/15	NET 30 DAYS	GRIMES	000115	08/05/15	NL	01 LR1

Part No	Description	Qty Ordered	Qty Shipped	Qty B/O	Unit Price	Extended Price
WENT OUT FULL OF FUEL!!!!!!!!!!!!						
	CHAIN, 5/16"X16'W/GRAB HOO	2			0.00	0.00
MAKE :	MODEL :					
SERIAL NO: 01LR1	UNIT NO :	01LR1				
Billed From Date :	08/05/2015	Allowance:	0 Hrs/Day			
Billed Up To Date:	08/07/2015	Hour Charge:	0.00 /0 Hour Overage			
RENT	CHAIN, 5/16"X16'W/GRAB HOO	1		Mo	0.00	0.00
	5/16"-3/8" LEVER BINDER	2			0.00	0.00
MAKE :	MODEL :					
SERIAL NO: 01LR1	UNIT NO :	01LR1				
Billed From Date :	08/05/2015	Allowance:	0 Hrs/Day			
Billed Up To Date:	08/07/2015	Hour Charge:	0.00 /0 Hour Overage			
RENT	5/16"-3/8" LEVER BINDER	1		Mo	0.00	0.00
MAKE :	CRONKHITE	MODEL :	2960EA			
SERIAL NO: 3292325D1000288	UNIT NO :	301490				
Billed From Date :	08/05/2015	Allowance:	0 Hrs/Day			
Billed Up To Date:	08/07/2015	Hour Charge:	0.00 /0 Hour Overage			
RENT	CRONKHITE 2960 TRAILER	1		Wk	130.00	130.00
MAKE :	WACKER	MODEL :	3503/18			
SERIAL NO: 184106-2-1	UNIT NO :	223001				
Billed From Date :	08/05/2015	Allowance:	0 Hrs/Day			
Billed Up To Date:	08/07/2015	Hour Charge:	0.00 /0 Hour Overage			
RENT	18"I-LCOK HEAVY DUTY 3503	1		Mo	0.00	0.00
MAKE :	WACKER	MODEL :	3503			
SERIAL NO: CE0307VPAL01021	UNIT NO :	304566				
Billed From Date :	08/05/2015	Allowance:	0 Hrs/Day			
Billed Up To Date:	08/07/2015	Hour Charge:	0.00 /0 Hour Overage			

4114 State Street - Bettendorf, IA 52722 - 563-441-2949 - (Fax) 563-441-2953
 4101 106th Street - Des Moines, IA 50322 - 515-253-9048 - (Fax) 515-253-9491
 1325 S. Enterprise Dr. - Olathe, KS 66061 - 913-768-1551 - (Fax) 913-768-1171
 6544 L Street - Omaha, NE 68117 - 402-339-3900 - (Fax) 402-597-0694
 www.logancontractors.com

SUBTOTAL	
TAX	
TOTAL	

A FINANCE CHARGE OF 1.5% PER MONTH (18% PER ANNUM) WILL BE CHARGED ON ALL PAST DUE ACCOUNTS



RENTAL INVOICE

AUG 11 2015

LOGAN CONTRACTORS SUPPLY, INC. PO BOX 6283 DES MOINES, IOWA 50305-5283	
Invoice #	R42101
Invoice Date	08/07/15
Order #	C31176
Page	2

09813
 B CL CARROLL COMPANY INC S 00002
 I 3623 6TH AVENUE H CL CARROLL COMPANY INC
 L DES MOINES IA 50313 I CPU AT DES MOINES
 L US P
 T O
 O

Order Date	Terms	Customer P.O. #	Sales Rep.	Ship Date	Ship Via	Loc/Whse
08/05/15	NET 30 DAYS	GRIMES	000115	08/05/15	NL	01 LR1

Part No	Description	Qty Ordered	Qty Shipped	Unit Price	Extended Price
RENT	CANOPY STD DIPPER STICK	1		624.00	624.00
RENTAL SURCHG	RENTAL SURCHARGE	1		75.40	75.40

4114 State Street - Bettendorf, IA 52722 - 563-441-2949 - (Fax) 563-441-2953
 4101 106th Street - Des Moines, IA 50322 - 515-253-9048 - (Fax) 515-253-9491
 1325 S. Enterprise Dr. - Olathe, KS 66061 - 913-768-1551 - (Fax) 913-768-1171
 6544 L Street - Omaha, NE 68117 - 402-339-3900 - (Fax) 402-597-0694
 www.logancontractors.com

SUBTOTAL	829.40
TAX	0.00
TOTAL	829.40

A FINANCE CHARGE OF 1.5% PER MONTH (18% PER ANNUM) WILL BE CHARGED ON ALL PAST DUE ACCOUNTS

AUG 26 2015



IRON WORKS

STEEL and ALUMINUM FABRICATORS

1924 S.W. SECOND STREET • DES MOINES, IOWA 50315 • 515-288-8981

Invoice

DATE	INVOICE #
8/24/2015	27546

BILL TO
C.L. Carroll Company 3623 Sixth Avenue Des Moines, IA 50313

SHIP TO
will call Grimes

P.O. NO.	TERMS	DUE DATE	SHIP DATE	SHIP VIA	PROJECT	CODE
Rod	1.5%/10/N30	9/23/2015			15-1700	

QTY	ITEM	DESCRIPTION	AMOUNT
1	alumi...	3/16 plate 20 3/4 x 20 3/4 with 9 1/2" hole in center - plate shipped in two halves IA 6% / Polk Co.	113.00T
<p><i>14-03 Grimes</i> <i>M-05500</i></p>			<p><i>TAX exempt</i> → 6.78</p>

Thank you for your business.	Total	\$119.78
------------------------------	--------------	----------

1.5% per month service charge on all balances 30 days or older.

113

AUG 26 2015



IRON WORKS

STEEL and ALUMINUM FABRICATORS

1924 S.W. SECOND STREET • DES MOINES, IOWA 50315 • 515-288-8981

Invoice

DATE	INVOICE #
8/24/2015	27546

BILL TO
C.L. Carroll Company 3623 Sixth Avenue Des Moines, IA 50313

SHIP TO
will call Grimes

P.O. NO.	TERMS	DUE DATE	SHIP DATE	SHIP VIA	PROJECT	CODE
Rod	1.5%/10/N30	9/23/2015			15-1700	

QTY	ITEM	DESCRIPTION	AMOUNT
1	alumi...	3/16 plate 20 3/4 x 20 3/4 with 9 1/2" hole in center - plate shipped in two halves IA 6% / Polk Co.	113.00T
		<i>TAX Exempt</i> →	6.78
		<i>14-03 Grimes</i>	
		<i>M - 05500</i>	

Thank you for your business.	Total	\$119.78
------------------------------	--------------	---------------------

1.5% per month service charge on all balances 30 days or older.

113



3009 S. W. Ninth Street • Des Moines, Iowa 50315-2277

QUOTATION

August 27, 2015

CL Carroll Co. Inc.
ATTN.: Jon Rissman
3623 – 6th Avenue
Des Moines, IA 50313

**PROJ.: Grimes ASR Well Pump/Control Building – Outdoor 8" Well Piping
Grimes, Iowa**

We propose to furnish the labor and/or material to properly insulate the outdoor 8" ductile iron well piping, per your pictures and directions with 2" fiber glass pipe insulation with .020" dark green PVC jacketing, on the above referenced project,

for the Net Total Sum of \$ 2,870.00 .

Price includes insulation protective saddles, supports and Victaulic fitting covers.
Pricing does not include any firestopping, identification or painting.
Pricing is based on a weather tight building envelope at time of installation.
Payment is due and payable upon completion or on receipt of periodic billings.
All of our field applicators have been trained properly in their trade and OSHA 30 training.
This Quotation is good for 30 days.

Mid-Iowa Environmental
Douglas L. Amis
Doug Amis

Accepted:

By _____

Date: / /

RECEIVED AUG 3 1

Invoice

JETCO, INC.

208 1ST AVENUE SOUTH
ALTOONA, IA 50009

Date	Invoice #
8/25/2015	12262

Bill To
CITY OF GRIMES CITY HALL 101 NE HARVEY St. GRIMES, IA 50111

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
Jeff	Net 30		8/5/2015	BEST WAY	ALTOONA	8529-CS WTP - Slaker panel i...

Quantity	Item Code	Description	Price Each	Amount
4.5	CONTROL SERVI...	Slaker panel issues	100.00	450.00
1	CONTROLS SER...	Service labor	4,320.00	4,320.00
88	MILEAGE RATE/...	PLC Processor	0.65	57.20
		Mileage		
		See attached service report		

PO Please

CC App. 9-1-15

Total \$4,827.20

P.O. No. _____

CITY OF GRIMES

16272

101 N. Harvey, Grimes, IA 50111 phone: 515-986-3036 fax: 515-986-3846

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier Jetco Inc
Name

208 1st Avenue South, Altoona, IA. 50009
Address

Phone Number/Fax Number

ITEMS	QTY	UNIT PRICE	TOTAL
Labor	4.5	100.00	450.00
PLC Processor	1	4,320.00	4,320.00
Mileage	88	.65	57.20
Total			4,827.20

PURCHASE JUSTIFICATION: PLC Processor Controls Lime Process
600-5-810-6310

DEPARTMENT: Water

LINE ITEM: _____

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: J. Waters DATE: 8-31-2015
PURCHASE ORDER APPROVAL AND ASSIGNMENT

Kelley L. Brown 8-31-15
Kelley L. Brown City Administrator/Clerk @9 Date

Council Approval date: (if over \$2500)

- Purchaser's Copy
- Vendor's Copy
- File Copy

Rochelle Williams

From: Dave Sigler
Sent: Wednesday, September 02, 2015 11:52 AM
To: Rochelle Williams
Subject: council meeting addition

I have a PO 16363 for Logan Contractors for the amount of \$3275.13. It's for crack sealing and the supplies for it. \$3000 of it was 2 pallets of sealant for the tar kettle and the detacking solution.

Dave Sigler
Public Works Administrator
City of Grimes
Cell 515-208-5822
Office 515-986-3036



SALES INVOICE

REMIT TO:	
LOGAN CONTRACTORS SUPPLY, INC. PO BOX 5283 DES MOINES, IOWA 50305-5283	
Invoice #	K34474
Invoice Date	08-26-15
Order #	290639
Page	1

RECEIVED AUG 28

B I L L T O	03060 CITY OF GRIMES 101 NE HARVEY STREET GRIMES IA 50111 UNITED STATES	S H I P T O	00002 CITY OF GRIMES CPU AT DES MOINES 00
----------------------------	---	----------------------------	--

Order Date	Terms	Customer P.O.#	Sales Rep	Ship Date	Ship Via	Loc/Whse
08-26-15	NET 30 DAYS		000115		JAL	01 DEMP

Part No	Description	Qty Ordered	Qty Shipped	Qty B/O	Unit Price	Extended Price
1555L	CHOICE GOATSKIN GLOVE, LAR	12	12		10.95	131.40
34221-PM	CRAFCO #221 PLEXIMELT 2 PLLTS, LOT# A8714	4,000	4,000		0.75	3,000.00
34681	DETACK SURFACE TACK	2	2		58.28	116.56
SR116	RECLUS BLK/SMOKE LENS	1	1		14.89	14.89
AB116	KIROVA BLK/SMOKE LENS	1	1		5.99	5.99
AB111AR	KIROVA BLK/ID-OD	1	1		6.29	6.29

PO Please *CC App 9/8/15*

du LF

4114 State Street - Bettendorf, IA 52722 - 563-441-2949 - (Fax) 563-441-2953
 4101 106th Street - Des Moines, IA 50322 - 515-253-9048 - (Fax) 515-253-9491
 1325 S. Enterprise Dr. - Olathe, KS 66061 - 913-768-1551 - (Fax) 913-768-1171
 6544 L Street - Omaha, NE 68117 - 402-339-3900 - (Fax) 402-597-0694
 www.logancontractors.com

SUBTOTAL	3,275.13
TAX	0.00
TOTAL	3,275.13

A FINANCE CHARGE OF 1.5% PER MONTH (18% PER ANNUM) WILL BE CHARGED ON ALL PAST DUE ACCOUNTS

P.O. No. _____

CITY OF GRIMES

16363

101 N. Harvey, Grimes, IA 50111 phone: 515-986-3036 fax: 515-986-3846

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier Logan Contractors Supply, Inc.
Name

PO Box 5283 Des Moines, IA. 50305-5283
Address

Phone Number/Fax Number _____

ITEMS	QTY	UNIT PRICE	TOTAL
<u>Invoice # K 34474</u>			
<u>Craico #221 Pleximelt.</u>	<u>4000#</u>	<u>75¢</u>	<u>300⁰⁰</u>
<u>Supply Items. gloves - glasses</u>			<u>158⁶⁶</u>
<u>Deftack .</u>	<u>2</u>	<u>58²⁸</u>	<u>116⁵⁶</u>

PURCHASE JUSTIFICATION: total 3275.13

crack sealing Supplies

DEPARTMENT: streets

LINE ITEM: _____

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: [Signature] DATE: 9-2-15

PURCHASE ORDER APPROVAL AND ASSIGNMENT

Kelley Brown 9-2-15
Kelley L. Brown City Administrator/Clerk (99) Date

Council Approval date: (if over \$2500)

- Purchaser's Copy
- Vendor's Copy
- File Copy

Grimes, Ia
Aug 20 - 2015

City Council
Grimes, Ia

I am ~~_____~~. I live at ~~_____~~ st.
I am writing about my water bill being
so high in August. I found what was the
problem. In the front of the house is a
outside faucet, it was leaking where the
hose connects

The lady at the water department thought
about 9,000 gallon

My previous bills are as follows

Jan - 2015 - 3232	May 3721
Feb - 3423	June 4130
Mar - 3557	Aug #165.00
Apr - 3155	

I dont know the number in Aug.

I thought maybe you could help me
a little on the bill

Thank you for your time

Sincerely,

~~_____~~

Account Number - 01-194000-00 OSBORNE WHEELER, IRENE Service Address: 704 SE 4TH ST

Service: 100 100 RES WATER Meter: 39070064

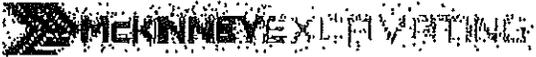
Month	Date	Read		Total Consumption	Demand		Reading		Occupant
		Previous	Current		Read	Consumption	Flag	Source	
Year : 2015 Total 8									
Aug	08/17/2015	6830	6945	11500			Regular	Hand Held	00
Jul	07/15/2015	6814	6830	1600			Regular	Hand Held	00
Jun	06/15/2015	6793	6814	2100			Regular	Hand Held	00
May	05/18/2015	6775	6793	1800			Regular	Hand Held	00
Apr	04/15/2015	6760	6775	1500			Regular	Hand Held	00
Mar	03/16/2015	6749	6760	1100			Regular	Hand Held	00
Feb	02/16/2015	6735	6749	1400			Regular	Hand Held	00
Jan	01/16/2015	6722	6735	1300			Regular	Hand Held	00
Year : 2014 Total 12									
Dec	12/15/2014	6710	6722	1200			Regular	Hand Held	00
Nov	11/13/2014	6694	6710	1600			Regular	Hand Held	00
Oct	10/13/2014	6676	6694	1800			Regular	Hand Held	00
Sep	09/16/2014	6663	6676	1300			Regular	Hand Held	00
Aug	08/14/2014	6632	6663	3100			Regular	Hand Held	00
Jul	07/14/2014	6597	6632	3500			Regular	Hand Held	00
Jun	06/17/2014	6575	6597	2200			Regular	Hand Held	00
May	05/14/2014	6556	6575	1900			Regular	Hand Held	00
Apr	04/14/2014	6544	6556	1200			Regular	Hand Held	00
Mar	03/17/2014	6533	6544	1100			Regular	Hand Held	00
Feb	02/18/2014	6519	6533	1400			Regular	Hand Held	00
Jan	01/13/2014	6509	6519	1000			Regular	Hand Held	00
Year : 2013 Total 4									
Dec	12/17/2013	6493	6509	1600			Regular	Hand Held	00
Nov	11/11/2013	6483	6493	1000			Regular	Hand Held	00
Oct	10/15/2013	6462	6483	2100			Regular	Hand Held	00
Sep	09/16/2013	6414	6462	4800			Regular	Hand Held	00
				Avg 2213					

Average last 12 months = 1650 gallons

9900 over

\$ 57.02 sewer credit.

Invoice



2900 Justin Drive Suite L
Urbandale, IA 50322

Phone # 515-276-0999
Fax # 515-276-6719

office.mckinneyexcavating@gmail.com

Date	Invoice #
8/6/2015	10198

Bill To
USW Utility Group 1801 N James St Grimes, IA 50111

Job Details
NW Brookside drive Water hit by Gas boring company Attn: Jake Soisma

Project Date	Rep	P.O. No.	Terms	Project
8/6/2015	RM			15-037

Item	Quantity	Description	Price Each	Amount
MOB	1	Moblization	600.00	600.00
MM	5	Machine Operator, Laborer, Helper	400.00	2,000.00
SKID	3	Skld Loader per Hour	115.00	345.00
EXC	3	Excavator with Tamper per hour	225.00	675.00

CC App @ 9-8-15.
600-5-810-6350.2 ✓
NW

Total	\$3,620.00
Payments/Credits	\$0.00
Balance Due	\$3,620.00

If not paid within 15 days, late charges start accumulating @ prime +3 with a minimum of \$50.00 per month. If legal action is needed to collect all legal fees and court costs will be charged

P.O. No. _____

CITY OF GRIMES

16277 ✓

101 N. Harvey, Grimes, IA 50111 phone: 515-986-3036 fax: 515-986-3846

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier McKinney Excavating
Name

Urbandale
Address

Phone Number/Fax Number _____

ITEMS	QTY	UNIT PRICE	TOTAL
<u>Main Repair</u>			<u>\$ 3,620.00</u>

PURCHASE JUSTIFICATION: Repair Main Line on NW
Brookside Dr.

DEPARTMENT: 600-5-810-6350.2

LINE ITEM: _____

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: Andrew Wood DATE: 8-25-15
PURCHASE ORDER APPROVAL AND ASSIGNMENT

Kelley Brown
Kelley L. Brown City Administrator/Clerk *mk*

8-26-15
Date

Council Approval date: (if over \$2500)

- Purchaser's Copy
- Vendor's Copy
- File Copy

Grimes Lots LLC
2400 86th St Ste 24
Urbandale, IA 50322

INVOICE #1020

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

Date: 9/3/2015
Project: Autumn Park Plat 6

Invoice Date	Description	Amount
9/3/2015	City to reimburse for boulevard paving in Autumn Park Plat 6 (please see accompanying documentation)	\$ 48,494.00
TOTAL DUE:		<u>\$ 48,494.00</u>

310-750-6781 MW
cc 9/8/15

Payment due upon receipt. Thank you.

AUTUMN PARK NORTH PLAT
NW Brookside Drive - City of Grimes Participation
(Costs from 31' to Boulevard Section from North Plat 4 Limits to North Parcel Line)
 Grimes Lots, LLC
 February 10, 2014

PRELIMINARY BUDGET NUMBERS *

<u>ITEM</u>	<u>QTY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
GRADING				
Subgrade Preparation	722	SY	\$2.65	\$1,913.30
Curb Backfill	817	LF	\$2.65	\$2,165.05
<i>SUBTOTAL</i>				<i>\$4,078.35</i>
STORM SEWER				
15-inch RCP	38	LF	\$37.00	\$1,406.00
<i>SUBTOTAL</i>				<i>\$1,406.00</i>
PAVEMENT				
8-inch PCC (Includes Median Cap)	610	SY	\$42.50	\$25,925.00
7-inch PCC	-66	SY	\$36.00	(\$2,376.00)
6-inch PCC (Median, Excluding Cap)	44	SY	\$39.50	\$1,738.00
Additional Curb	817	LF	\$9.50	\$7,761.50
<i>SUBTOTAL</i>				<i>\$33,048.50</i>
MISCELLANEOUS				
Street Lights (Added 2nd Arms for Blvd)	3	EA	\$390.00	\$1,170.00
Street Light Conduit	82	LF	\$17.00	\$1,394.00
Engineering/Staking/Observation/Bonds (18%)	1	LS	\$7,397.15	\$7,397.15
<i>SUBTOTAL</i>				<i>\$9,961.15</i>
TOTAL				\$48,494.00

Note: Costs exclude widening the sidewalk on the west side of Brookside Drive from 8' to 10' wide. This additional 2' width requested by City will be reimbursed in the future when constructed.

* Unit prices and totals shown for budget purposes. Final amounts will be based on actual costs.

Tax Increment Finance Rebate Incentive Calculator (Rough)

	Estimated Property Valuation	Combined Tax Levy	Estimated Total Annual Property Tax	Percent Rebated*	Amount Rebated
Year 1	\$ 2,000,000	42.96993	\$ 85,940	75.00%	\$ 64,455
Year 2	\$ 2,000,000	42.96993	\$ 85,940	60.00%	\$ 51,564
Year 3	\$ 2,000,000	42.96993	\$ 85,940	45.00%	\$ 38,673
Year 4	\$ 2,000,000	42.96993	\$ 85,940	30.00%	\$ 25,782
Year 5	\$ 2,000,000	42.96993	\$ 85,940	15.00%	\$ 12,891
Total	-	-	\$ 429,699	-	\$ 193,365

* Debt levies for counties, schools, and cities are applied against both base and increment value, as are physical plant and equipment levies for school districts. The actual percent that can be rebated after these protections can change annually based upon the amount of debt in each of these described areas.



PHOTO COURTESY OF THE ARCHITECT

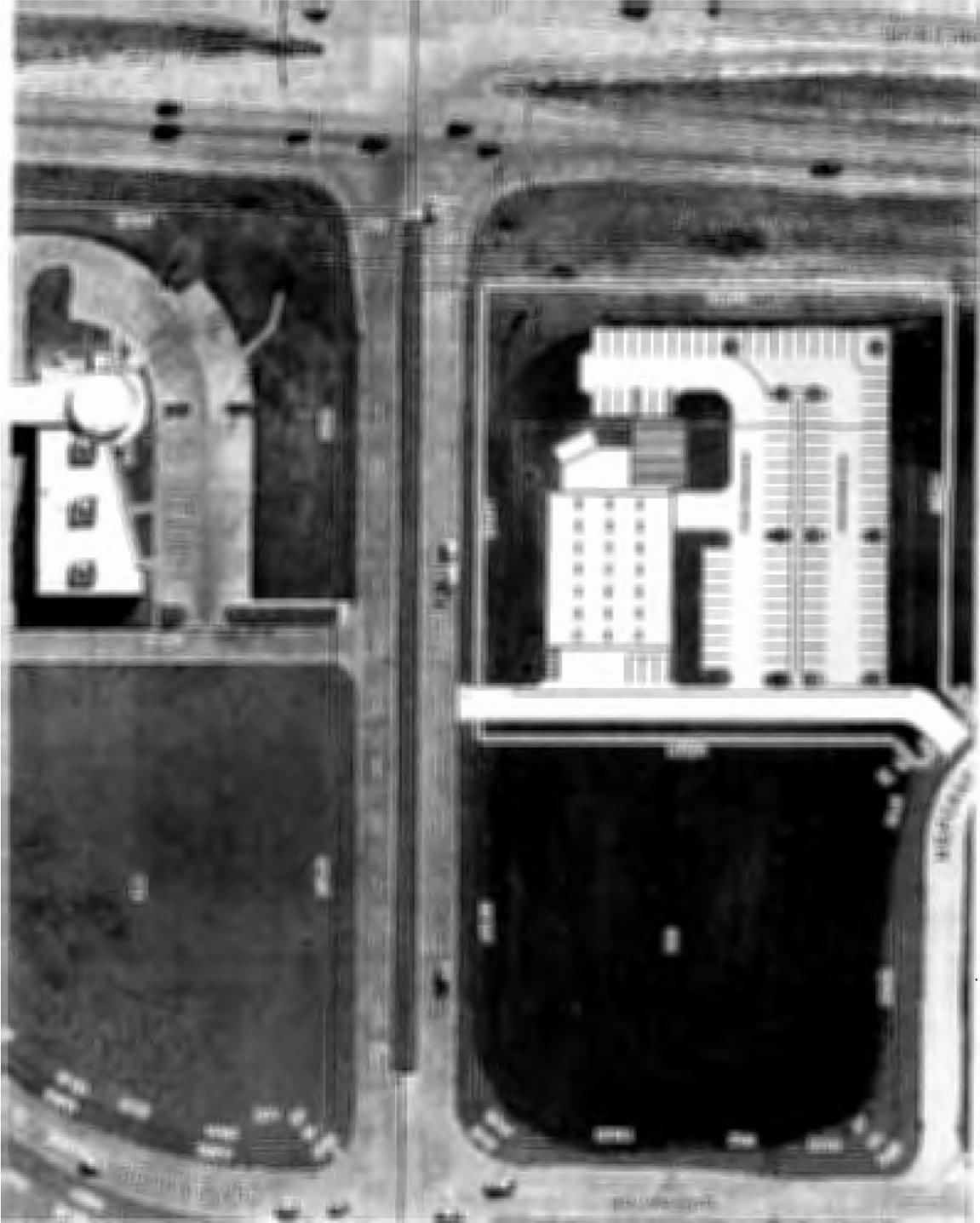


PHOTO COURTESY OF THE ARCHITECT

S U I F F L E R
ARCHITECTS P L C
A S S O C I A T E S



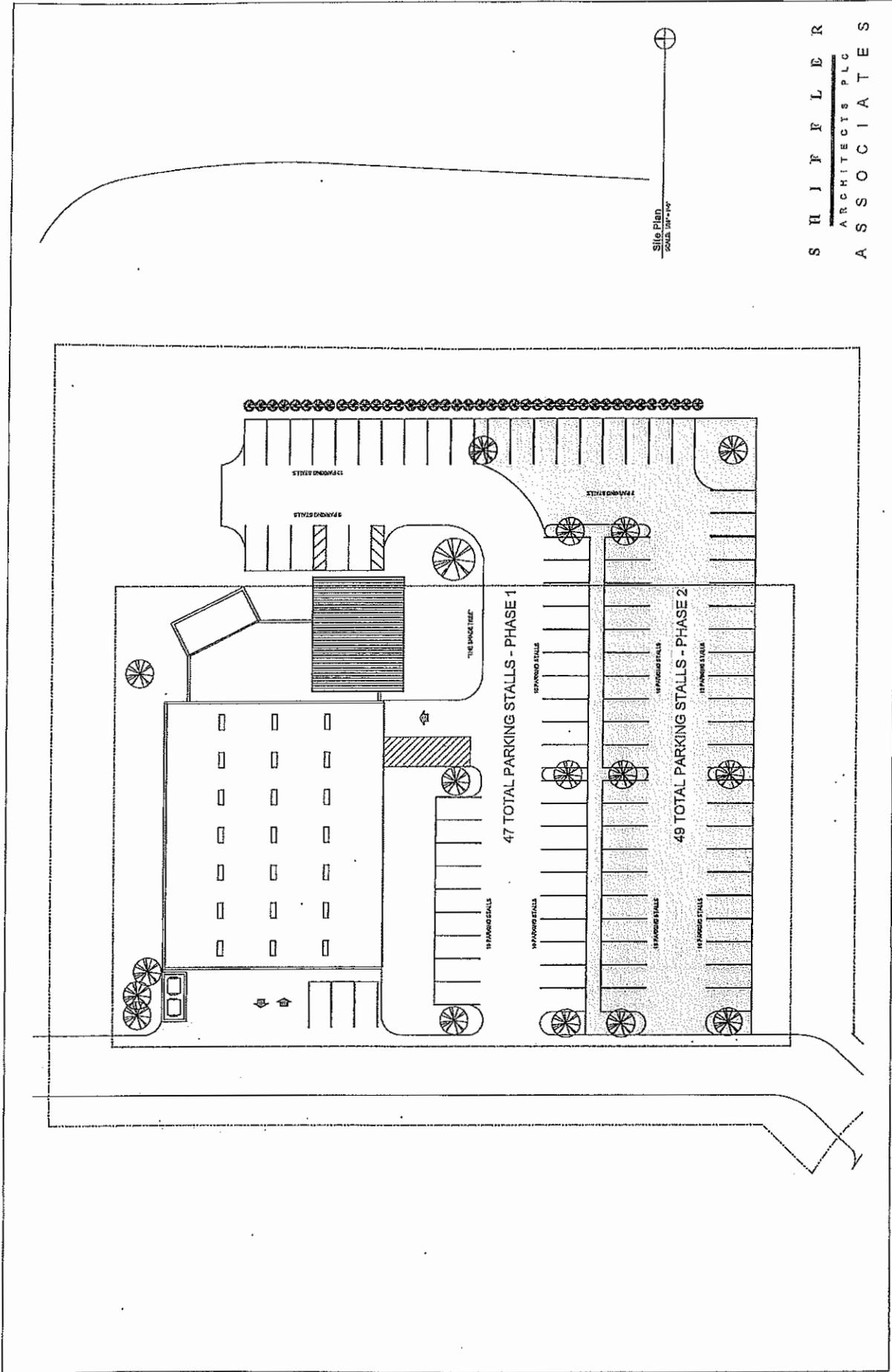
S U I J F L E R
ARCHITECTS PLC
ASSOCIATES



Site Plan - Property Lines
SCALE 1/8" = 1'-0"



S H I F F L E R
ARCHITECTS P L C
A S S O C I A T E S





CHAMBER & ECONOMIC DEVELOPMENT
404 SE 2nd Street, Suite 200
Grimes, Iowa 50111
Phone: (515) 986-5770
www.grimesiowa.com

August 24th, 2015

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

**Subject: Shade Tree Auto
Request for New Construction Incentive**

Dear Mayor Armstrong,

As you are aware, Grimes Chamber & Economic Development works in an ongoing capacity with local businesses to identify ways in which we might, as a community, work cooperatively for the greater good of Grimes. One of the items that we consistently look to identify is new construction projects that will allow us to maintain and expand local employment opportunities, while also creating new property value.

For the past several months, we have been actively engaged in discussions with Clint Dudley of Shade Tree Auto about a possible construction/relocation project. Shade Tree Auto, LLC is a locally based business currently leasing space at 3450 SE Mlehe Drive.

The company has been actively seeking opportunities to build a new facility that will better meet the needs of their growing business. They are happy in Grimes and would like to remain in the community, but are also considering all of their options. Their first choice, and the site they have indicated they would like to move forward with is located in Grimes Business Park on the southwest corner of SE Grimes Boulevard and SE 11th Street.

In order to increase the likelihood of this business, the retention of the existing jobs, a one hundred percent increase in the number of jobs, and a new construction project for an award winning business staying in the community, GCED would like to recommend that the City consider using a five-year reducing scale (save mandatory required discounts) tax-increment finance rebate agreement to secure this development. An example schedule is attached for review. Please note that the included figures are estimated and may change based upon Assessor conclusions and variances in the actual tax rate in any given year.

Please feel free to contact me with questions. Our primary contact with Shade Tree Auto is Owner/Manager Clint Dudley. He can be reached at (515) 986-5241 or service@shadetreeauto.biz.

Thank you.

Sincerely,

Brian Buethe
Executive Director



City Street Financial Report

City Name	City Number
GRIMES	3125

Fiscal Year
2015

Cover Sheet

Now therefore let it be resolved that the city council of GRIMES, Iowa
(city name)

on 09/08/2015 did hereby approve and adopt the annual
(month/day/year)

City Street Financial Report from July 1, 2014 to June 30, 2015
(year)

Contact Information

Name	E-mail Address	Street Address	City	ZIP Code
Kelley Brown	kelbrownci.grimes.ia.us	101 N Harvey	Grimes	50111-0000
Hours	Phone	Extension	Alternate Phone	
9:00 a.m. - 5:00 p.m.	(515) 986-3036		(515) 577-7252	

Preparer Information

Name	E-mail Address	Phone	Extension
Kelley Brown	kelbrownci.grimes.ia.us	(515) 986-3036	

Mayor Information

Name	E-mail Address	Street Address	City	ZIP Code
Tom Armstrong	tarmstrongci.grimes.ia.us	101 N Harvey	Grimes	50111-0000
Phone	Extension			
(515) 986-3036				

Resolution Number 09-0115

Signature Mayor

Signature City Clerk

City Street Financial Report

City Name	City Number
GRIMES	3125

Fiscal Year
2015

Summary Statement Sheet

Column 1 Column 2 Column 3 Column 4
 Road Use Other Street Street Debt Column 4
 Tax Fund Monies Totals

Column 1 Column 2 Column 3 Column 4
 Road Use Other Street Street Debt Column 4
 Tax Fund Monies Totals

Round Figures to Nearest Dollar

Round Figures to Nearest Dollar

A. BEGINNING BALANCE				
1. July 1 Balance	450,229	717,715	0	1,167,944
2. Adjustments (Note on Explanation Sheet)				
3. Adjusted Balance	450,229	717,715	0	1,167,944
B. REVENUES				
1. Road Use Tax	857,440			857,440
2. Transfer of Jurisdictions Fund				
3. Property Taxes		968,964	2,431,110	3,400,074
4. Special Assessments		696,019		696,019
5. Miscellaneous		6,902,736	0	6,902,736
6. Proceeds from Bonds, Notes, and Loans				
7. Interest Earned				
8. Total Revenues (Lines B1 thru B7)	857,440	8,567,719	2,431,110	11,856,269
C. Total Funds Available (Line A3 + Line B8)	1,307,669	9,285,434	2,431,110	13,024,213

EXPENSES				
D. Maintenance				
1. Roadway Maintenance	450,589	759,172		1,209,761
2. Snow and Ice Removal	12,380	189,792		202,172
E. Construction, Reconstruction and Improvements				
1. Engineering				
2. Right of Way Purchased				
3. Street/Bridge Construction	200,000	2,935,221		3,135,221
4. Traffic Services				
F. Administration				
G. Equipment (Purchased or Leased)				
	157,547	146,581		304,128
H. Miscellaneous				
J. Street Debt				
1. Bonds, Notes, and Loans - Principal Paid	0		1,344,580	1,344,580
2. Bonds, Notes and Loans - Interest Paid			1,086,530	1,086,530
TOTALS				
K. Total Expenses (Lines D thru J)	820,516	4,030,766	2,431,110	7,282,392
L. Ending Balance (Line C-K)	487,153	5,254,668	0	5,741,821
M. Total Funds Accounted For (K + L = C)	1,307,669	9,285,434	2,431,110	13,024,213

City Street Financial Report

City Name	City Number
GRIMES	3125

Fiscal Year
2015

Road/Street Equipment Inventory Sheet

Check here if there are no reportable equipment

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost /Unit	6. Rental Cost	7. Used on Project this FY?	8. Used on Project Status
	2006	Ford Boom Truck	50,000			No	No Change
	2011	924H Wheel Loader	178,000			No	No Change
	2011	Brillion Till & Seed	12,000			No	No Change
	2011	Elgin Whirlwind Street Sweeper	240,000			No	No Change
	2008	Roller DynaPoe CC 1000	28,000			No	No Change
	2008	Ford F150	19,000			No	No Change
	2008	Ford F150	19,000			No	No Change
	2007	Dump Truck International Workforce DT	75,000			No	No Change
	2004	John Deere 410G Backhoe	69,650			No	No Change
	2004	Melroe Bobcat Skid Loader	24,588			No	No Change
	2004	Ford 3/4 ton 4X4 V10	28,000			No	No Change
	2003	Tractor JD6320	26,000			No	No Change
	2002	John Deere Tractor Model 4710	30,000			No	No Change
	1994	John Deere Tractor 5200	23,400			No	No Change
	1984	John Deere Grader	208,000			No	No Change
	1994	Catepillar 914G Wheel Loader	94,000			No	No Change
	2006	Ford 3/4 ton 4X4 2006 Diesel	24,339			No	No Change
	2006	Ford 3/4 ton 4x4 Diesel	24,339			No	No Change
	2002	Dump Truck International 7300	75,000			No	No Change
	1999	Dump Truck International 4700	60,000			No	No Change
	2008	Chevy Mini Van	12,182			No	No Change
	2009	John Geere 5093E	35,000			No	No Change
	2009	Lazer Mower	12,000			No	Traded

City Street Financial Report

City Name	City Number
GRIMES	3125

Fiscal Year
2015

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used on Project this FY?	8. Used on Project Status
	2011	Dump Truck International 7300	125,000					No	No Change
	2014	Dump Truck International 7300	142,525					No	No Change
	2013	Ford F-250 3/4 ton 4X4	30,230					No	No Change
	2013	Ford F-250 3/4 ton 4X4	30,230					No	No Change
	2014	Ford F150 4x2	23,000					No	No Change
	2011	Ford Expedition	27,000					No	No Change
	2014	Bobcat UTV	13,000					No	No Change
	2014	Bobcat Skidsteer	45,000					No	No Change
	2014	Toyota Prius	23,000					No	No Change
	2014	Toyota Prius	23,000					No	No Change
	2015	Dump Truck International 7300	151,000					No	New
	2015	John Deere Z Track Mower	8,713					No	New
	2015	John Deere 1585 front mount	36,540					No	New
	2014	Ford F550 Sign truck crane with Air N Arc	74,599					No	New
	2015	EX Liner AL120 Polarized Striper	5,600					No	New
	2015	Crafco SS125D Sure Shot Crack Sealer	38,900					No	New
	2014	Falcon Hotbox	34,861					No	New



Form 517007 (5-2014)
Office of Local Systems
Ames, IA 50010

City Street Financial Report

City Name	City Number
GRIMES	3125

Fiscal Year
2015

Miscellaneous Revenues and Expenses Sheet

Code Number and Itemization of Miscellaneous Revenues (Line B5 on the Summary Statement Sheet) (See Instructions)	Column 2 Other Street Monies	Column 3 Street Debt
124 Iowa DOT	648,044	
170 Reimbursements (misc.)	47,975	
Line B5 Totals	696,019	

Code Number and Itemization of Miscellaneous Expenses (Line H on the Summary Statement Sheet) "On street" parking expenses, street maintenance, buildings, insurance, administrative costs for printing, legal fees, bond fees etc. (See Instructions)	Column 2 Other Street Monies	Column 3 Street Debt
Line H Totals		

City Street Financial Report

City Name	City Number
GRIMES	3125

Fiscal Year
2015

Bonds, Notes and Loans Sheet

New Bond ?	Debt Type	Debt Purpose	DOT Use Only	Issue Date	Issue Amount	% Related to Street	Year Due	Principal Balance as of 7/1 or after	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance as of 6/30
<input type="checkbox"/>	General Obligation	Street Improvements	102	01/01/2003	1,114,127	100%	2018	366,270	90,515	7,325	90,515	7,325	275,755
<input type="checkbox"/>	General Obligation	Street Improvements	103	08/01/2007	4,485,937	100%	2022	2,726,200	292,400	110,519	292,400	110,519	2,433,800
<input type="checkbox"/>	General Obligation	Street Improvements	104	11/01/2009	7,461,706	100%	2024	5,546,300	473,600	273,515	473,600	273,515	5,072,700
<input type="checkbox"/>	General Obligation	Street Improvements	105	12/03/2012	5,514,000	100%	2032	5,325,605	248,103	112,055	248,103	112,055	5,077,502
<input type="checkbox"/>	General Obligation	Equipment	401	10/01/2010	120,438	100%	2018	24,902	24,902	987	24,902	987	0
<input type="checkbox"/>	General Obligation	Equipment	402	08/09/2011	347,311	100%	2015	135,060	135,060	574,700	135,060	574,700	0
<input checked="" type="checkbox"/>	General Obligation	Street Improvements		06/25/2015	6,582,736	100%	2035	6,582,736					6,582,736
<input checked="" type="checkbox"/>	General Obligation	Equipment		07/01/2015	320,000	100%	2018	320,000	80,000	7,429	80,000	7,429	240,000
	New Bond Totals				6,902,736	6,902,736	Totals	21,027,073	1,344,580	1,086,530	1,344,580	1,086,530	19,682,493

City Street Financial Report

City Name	City Number
GRIMES	3125

Fiscal Year
2015

Project Final Costs Sheet

For construction, reconstruction, and improvement projects with costs equal to or greater than 90% of the bid threshold in effect as the beginning of the fiscal year.
 Check here if there are no entries for this year

Section A

Line No.	1. Project Number	2. Estimated Cost	3. Project Type	4. Public Letting?	5. Location/Project Description (limits, length, size of structure)
I	1005-13A	2,200,000	Roadside Construction	Yes	SE 19th Street - Grading, paving and storm sewer

Section B

Line No.	1. Project Number	6. Contractor Name	Contract Work			City Labor			13. Total
			7. Contract Price	8. Additions/Deductions	9. Labor	10. Equipment	11. Materials	12. Overhead	
I	1005-13A	Concrete Technologies	2,037,878	154,191					2,192,069

City Street Financial Report

City Name	City Number
GRIMES	3125

Fiscal Year
2015

Explanation Sheet

Comments
124 - IDOT Revenues. Grimes received STP funds for SE 19th Street which accounted for \$570,000
124 - IDOT Revenues Grimes received 78,044 for our NW Transportation Corridor Study
170 - Reimbursed 47,975 for a parking lot Grimes completed on the SE Main Street project

City Street Financial Report

City Name	City Number
GRIMES	3125

Fiscal Year
2015

Monthly Payment Sheet

Month	Road Use Tax Payments	Transfer of Jurisdictions Payments
JULY	\$63,620.87	
AUGUST	\$93,541.79	
SEPTEMBER	\$65,760.05	
OCTOBER	\$91,325.66	
NOVEMBER	\$70,693.30	
DECEMBER	\$61,932.74	
JANUARY	\$74,077.87	
FEBRUARY	\$72,315.33	
MARCH	\$75,142.22	
APRIL	\$59,250.72	
MAY	\$37,257.98	
JUNE	\$92,521.12	
Totals	\$857,439.65	



101 North Hawkeye, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

RESOLUTION NO. 09-0115

WHEREAS, The City Council of the City of Grimes, Iowa, upon final Review of the Iowa Department of Transportation for STREETS AND PARKING, has approved this report as its official 2015 FISCAL YEAR STREET FINANCE REPORT.

Considered by the City Council of the City of Grimes, Iowa on this 8th day of September, 2015

Moved by _____, seconded by _____; Resolution 09-0115 Shall now pass.

**Ayes:
Nays:**

Resolution passes to .

Thomas M. Armstrong, Mayor

Date

Attest:

Rochelle Williams, City Clerk

Date



TRANSMITTAL

Aspen Business Park | 414 South 17th Street, Suite 107 | Ames, Iowa 50010

DATE: August 31, 2015

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

RE: ASR Well No. 1
3364-13A.600

DELIVERY: E-Mail

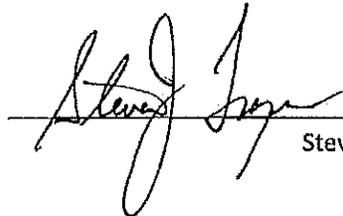
ITEMS: 1. Change Order No. 10

COMMENTS:

Kelley,

Please find enclosed Change Order No. 10. This change order includes replacement of the buried piping and insulation of the generator exhaust. If approved by council, please sign and return via email.

Let me know if you have any questions. Thank you.



Steven J. Troyer, P.E.

COPY TO:

Date of Issuance: 8/31/2015
 Owner: City of Grimes, Iowa
 Contractor: C.L. Carroll Co., Inc.
 Engineer: FOX Engineering
 Project: ASR Well No. 1, Well Pump and Control Building Improvements

Contract Effective Date: March 25, 2014
 Owner's Contract No.:
 Contractor's Project No.:
 Engineer's Project No.: 3364-13A
 Contract Name:

The Contract is modified as follows upon execution of this Change Order:

Item 1 Install new 8-inch ductile iron pipe between the pitless unit and the new piping in the building to replace existing failed piping. All buried joints shall be restrained (eg. mechanical joint with mega-lugs). All existing piping shall be abandoned and removed as needed to install new piping. Grout and cap end of buried pipe remaining under building. Insulate exterior exposed piping and extend insulation to one foot below grade. Insulation shall be covered with aluminum jacketing. Relocate the chlorine injection point the bottom of the pipe loop. Add \$13,358.55 for this change.

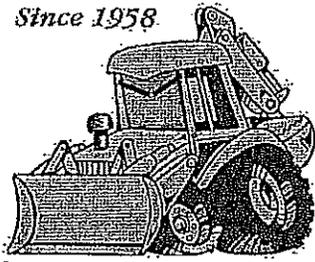
Item 2 Provide and install 4" of insulation on generator exhaust and muffler. Add \$6300.00 for this change.

Attachments: Two (2) C.L. Carroll change proposals and attached invoices

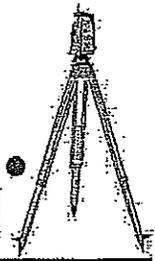
CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: <u>\$ 1,586,000.00</u>	Original Contract Times: Substantial Completion: <u>June 1, 2015</u> Ready for Final Payment: <u>July 1, 2015</u>
Increase from previously approved Change Orders No. <u>1</u> to No. <u>9</u> : <u>\$92,014.32</u>	Increase from previously approved Change Orders No. <u>1</u> to No. <u>9</u> : Substantial Completion: <u>44 days</u> Ready for Final Payment: <u>44 days</u>
Contract Price prior to this Change Order: <u>\$ 1,678,014.32</u>	Contract Times prior to this Change Order: Substantial Completion: <u>July 15, 2015</u> Ready for Final Payment: <u>August 14, 2015</u>
Increase of this Change Order: <u>\$ 19,658.55</u>	Increase of this Change Order: Substantial Completion: <u>3 days</u> Ready for Final Payment: <u>3 days</u>
Contract Price incorporating this Change Order: <u>\$ 1,697,672.87</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>July 18, 2015</u> Ready for Final Payment: <u>August 17, 2015</u>

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: <u>[Signature]</u>	By: _____	By: _____	By: _____	By: _____	By: _____
Engineer (If required)	Owner (Authorized Signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)	Contractor (Authorized Signature)	Contractor (Authorized Signature)
Title: <u>Project Manager</u>	Title: _____	Title: _____	Title: _____	Title: _____	Title: _____
Date: <u>8-31-15</u>	Date: _____	Date: _____	Date: _____	Date: _____	Date: _____

Since 1958



C. L. Carroll Co.
Incorporated



3623 6th Avenue • Des Moines, IA 50313 • Phone: 515-282-7495 • Fax: 515-282-1406

Work Change Directive #4

DATE: 8/27/15

RE: Pipe Repair WCD # 4

Taylor/Steve,
Below is the requested pricing for WCD # 4

8/5/15

5 Men – 4.5 Hrs @ \$200/HR = \$900.00
Bobcat – 2 Hrs @ \$85/HR = \$170.00
Office Time – 2 Hrs @ \$100/HR = \$200.00

8/6/15

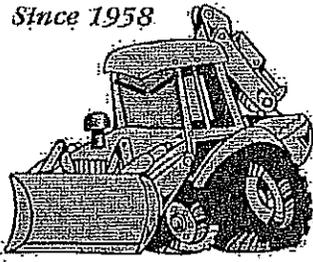
6 Men – 8 Hrs @ \$240/HR = \$1,920.00
Bobcat – 4 Hrs @ \$85/HR = \$340.00
Office Time – 2 Hrs @ \$100/HR = \$200.00

8/7/15

5 Men – 8 Hrs @ \$200/HR = \$1,600.00
Bobcat – 3 Hrs @ \$85/HR = \$255.00
Dump Trailer 3 Hrs @ \$85/HR = \$255.00
Office Time – 1 Hrs @ \$100/HR = \$100.00

HD Supply Invoice = \$1,603.13
True Value = \$72.70
1 Load of Clean Rock = \$503.36
Mini Excavator & Trailer Rental = \$829.40
Misc Metals “wall plates” = \$226.00

Since 1958



C. L. Carroll Co.

Incorporated



3623 6th Avenue • Des Moines, IA 50313 • Phone: 515-282-7495 • Fax: 515-282-1406

Knee Brace/Anchors = \$150.00
Paint 1 Man/2HR@ \$40/HR = \$80.00

LABOR/MATERIAL SUBTOTAL = \$9,404.59
MARKUP = \$940.46
TOTAL = \$10,345.05

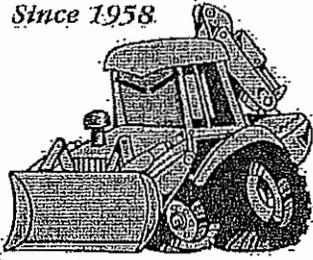
Insulation Sub = \$2,870
MARKUP = \$143.50
TOTAL = \$3,013.50

LABOR/MATERIAL = \$10,345.05
INS. SUB TOTAL = \$3,013.50

TOTAL THIS CHANGE: \$13,358.55

See attached Invoices

Since 1958



C.L. Carroll Co.
Incorporated



3623 6th Avenue • Des Moines, IA 50313 • Phone: 515-282-7495 • Fax: 515-282-1406

TIME EXTENSION REQUEST:

Due to no fault of C.L. Carroll Co. Inc., this project continues to go on due to the existing pipe that failed and was replaced per this WCD #4 proposal, insulation of the generator exhaust via change order, the pump issues, and the air entrained water. We understand that these issues are being worked on, and hopefully will soon be resolved. It is with regret that we feel the need to have our contract date extended to a Oct. 1st date to make up for these issues and the above mentioned change orders.

Sincerely

A handwritten signature in black ink, appearing to read "Rod Ray". The signature is stylized with large loops and a long horizontal stroke at the end.

Rod Ray
Project Manager
C.L. Carroll Co. Inc.

AUG 13 2015

HD SUPPLY WATERWORKS

Local Service, Nationwide
P.O. Box 1419
Thomasville, GA 31799-1419

INVOICE

BRANCH ADDRESS
DES MOINES IA
Branch - 223
2800 SE Gateway Dr
Grimes IA 50111
515/986-4000

INVOICE #	E318995
INVOICE DATE	8/07/15
ACCOUNT #	096543
SALESPERSON	JOHN ZUCK
BRANCH #	223
Total Amount Due	\$1,971.39

Remit To:

HD SUPPLY WATERWORKS, LTD.
PO BOX 28330
ST LOUIS, MO 63146

421 1 MB 0.439 E0401X 10607 01430959249 P2762498 0001:0001



Shipped to:

CUSTOMER PICK-UP -



C L CARROLL COMPANY INC
3623 6TH AVE
DES MOINES IA 50313-4154

Return Top Portion With Payment For Faster Credit

Thank You For The Opportunity To Serve You.
We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO No.	Job Name	Job No.	Bill of Lading	Shipped Via	Order Number
8/06/15	8/06/15	GWPCO-01				WILL CALL	E318995
Product Code	Description	Quantity Ordered	Quantity Shipped	Back-Ordered	Price	Per	Amount
	Ord by: ROD						
2408F2108	8 EBAA MEGAFLANGE 2108	1	1		245.7900	EA	245.79
241089F	8 FLG 90 BEND(I) C/L DI C110 ←	1	1		256.6700	EA	256.67
24AFBNKZ08	8 ZINC PLTD HEX BOLT & NUT KIT	3	3		6.9400	EA	20.82
24AFGFR08A	8X1/8 FLG FF RR GASKET	3	3		14.6300	EA	43.89
2508FP0800	8 FLGXPE DI PIPE 8'0" C/L	2	2		426.0500	EA	852.10
211089M	8 MJ 90 BEND (I) CP DI C153	1	1		129.4300	EA	129.43
21AMF8083008	8 3008 DI STARGRIP RESTR. (I) SGRP08	6	6		33.4800	EA	200.88
21AMG108	8 MJ REGULAR GASKET F/DI	6	6		N/C	EA	
21AMB10740CTB	3/4X4 T-HEAD B&N COR BLUE	36	36		N/C	EA	
9608UC	8 UNDERGROUND CLAMP W/WASHERS WITH 2 WASHERS ()	3	3		36.7400	EA	110.22

This transaction is governed by and subject to HD Supply Waterworks standard terms and conditions, which are incorporated herein by this reference and accepted. To review these terms and conditions, please point your web browser to <http://waterworks.hdsupply.com/TandC/>.

Terms	SubTotal
NET 30	1,859.80
Freight	INVOICE TOTAL
Delivery	\$1,971.39
Handling	
Restock	
Misc.	
Tax	
111.59	

DES MOINES IA
Branch - 223
2800 SE Gateway Dr
Grimes IA 50111

THANK YOU FOR YOUR ORDER
VISIT
WATERWORKS.HDSUPPLY.COM
FOR OTHER SERVICES OFFERED

INVOICE E318995

GWPCO-02 True Value.

Kempker's True Value
204 W 1st Street
Grimes, IA 50111
515-986-0031

Transaction#: 899467
Associate: Employee
Date: 08/06/2015 Time: 10:35:30 AM

*** SALE ***

60LB Concrete Mix - 851614
3.00 EACH @ \$4.39 T \$13.17
~~675/6x50-ODN-Vinyl-Nose - 306946~~
~~1.00 EACH @ \$9.99 T \$9.99~~
(Reg. Pr. Loc. \$14.99)
052088077597

Subtotal: \$23.16
6% - State Tax: \$1.39
TOTAL: \$24.55

VISA: \$24.55
CHANGE: \$0.00

As a valued customer, you have
saved \$5.00 on this purchase

BUYER AGREES TO PAY TOTAL AMOUNT ABOVE
ACCORDING TO CARDHOLDER'S AGREEMENT
WITH ISSUER

Approval: 052916
CNUM: VISA-*****3735
EXP: **/**
NAME: ROD RAY
ANT: 24.55

Rod Ray
(X) _____
Authorized Signature

Thank You!
"Under The Water Tower"



GWPCO-03 True Value.

Kempker's True Value
204 W 1st Street
Grimes, IA 50111
515-986-0031

Transaction#: 899494
Associate: Employee
Date: 08/06/2015 Time: 12:37:25 PM

*** SALE ***

FLOOR PRO - 165126 *All Thread*
5.00 EACH @ \$7.49 T \$37.45
SCREWS, BOLTS, OR HARDWAR-8
12.00 EACH @ \$1.05 T \$12.60
SCREWS, BOLTS, OR HARDWAR-8
12.00 EACH @ \$0.79 T \$9.48

Subtotal: \$59.53
~~6% - State Tax: \$3.57~~
TOTAL: \$63.10

VISA: \$63.10
CHANGE: \$0.00

BUYER AGREES TO PAY TOTAL AMOUNT ABOVE
ACCORDING TO CARDHOLDER'S AGREEMENT
WITH ISSUER

Approval: 011020
CNUM: VISA-*****3735
EXP: **/**
NAME: ROD RAY
ANT: 63.10

Rod Ray
(X) _____
Authorized Signature

Thank You!
"Under The Water Tower"



AUG 13 2015

Manning Ag Service

Invoice

27099 U Ave
 Waukee, IA 50263
 manningag@gmail.com (Joe)
 515-999-9501
 Phone # 515-321-3005 account... tjmanning05@gmail.com
 Fax #

Date	Invoice #
8/10/2015	20949A

Bill To
C.L. CARROLL 2623 6TH AVE DES MOINES IOWA 50313

Terms

Date	TRK#	Description	Qty or Hours	Rate	Amount
8/6/2015	808883	1 CLEAN FROM M.M. AMES TO C.L. CARROLL GRIMES JOB	19.36	26.00	503.36
<i>14-03 Grimes</i>					
				Total	\$503.36
				Payments/Credits	\$0.00
				Balance Due	\$503.36



RENTAL INVOICE

LOGAN CONTRACTORS SUPPLY, INC.
PO BOX 5203
DES MOINES, IOWA 50305-5203

Invoice #	R42101
Invoice Date	08/07/15
Order #	C31176
Page	1

B	09813	S	00002
I	CL CARROLL COMPANY INC	H	CL CARROLL COMPANY INC
L	3623 6TH AVENUE	I	CPU AT DES MOINES
L	DES MOINES IA 50313	P	
T	US	T	
O		O	

Order Date	Terms	Customer P.O.#	Sales Rep	Ship Date	Ship Via	Loc/Whse
08/05/15	NET 30 DAYS	GRIMES	000115	08/05/15	NL	01 LR1

Part No	Description	Qty Ordered	Qty Shipped	Qty B/O	Unit Price	Extended Price
WENT OUT FULL OF FUEL!!!!!!!!!!!!						
	CHAIN, 5/16"X16"W/GRAB HOO	2			0.00	0.00
MAKE :		MODEL :				
SERIAL NO:	01LR1	UNIT NO :	01LR1			
Billed From Date :	08/05/2015	Allowance:	0 Hrs/Day			
Billed Up To Date :	08/07/2015	Hour Charge:	0.00 /0 Hour Overage			
RENT	CHAIN, 5/16"X16"W/GRAB HOO	1		Mo	0.00	0.00
	5/16"-3/8" LEVER BINDER	2			0.00	0.00
MAKE :		MODEL :				
SERIAL NO:	01LR1	UNIT NO :	01LR1			
Billed From Date :	08/05/2015	Allowance:	0 Hrs/Day			
Billed Up To Date :	08/07/2015	Hour Charge:	0.00 /0 Hour Overage			
RENT	5/16"-3/8" LEVER BINDER	1		Mo	0.00	0.00
MAKE :	CRONKHITE	MODEL :	2960EA			
SERIAL NO:	3292325D1000288	UNIT NO :	301490			
Billed From Date :	08/05/2015	Allowance:	0 Hrs/Day			
Billed Up To Date :	08/07/2015	Hour Charge:	0.00 /0 Hour Overage			
RENT	CRONKHITE 2960 TRAILER	1		Wk	130.00	130.00
MAKE :	WACKER	MODEL :	3503/18			
SERIAL NO:	184106-2-1	UNIT NO :	223001			
Billed From Date :	08/05/2015	Allowance:	0 Hrs/Day			
Billed Up To Date :	08/07/2015	Hour Charge:	0.00 /0 Hour Overage			
RENT	18"I-LCOK HEAVY DUTY 3503	1		Mo	0.00	0.00
MAKE :	WACKER	MODEL :	3503			
SERIAL NO:	CE0307VPAL01021	UNIT NO :	304566			
Billed From Date :	08/05/2015	Allowance:	0 Hrs/Day			
Billed Up To Date :	08/07/2015	Hour Charge:	0.00 /0 Hour Overage			

4114 State Street - Bettendorf, IA 52722 - 563-441-2949 - (Fax) 563-441-2953
 4101 106th Street - Des Moines, IA 50322 - 515-253-9048 - (Fax) 515-253-9491
 1325 S. Enterprise Dr. - Olathe, KS 66061 - 913-768-1551 - (Fax) 913-768-1171
 6544 L Street - Omaha, NE 68117 - 402-339-3900 - (Fax) 402-597-0694
 www.logancontractors.com

SUBTOTAL	
TAX	
TOTAL	

A FINANCE CHARGE OF 1.5% PER MONTH (18% PER ANNUM) WILL BE CHARGED ON ALL PAST DUE ACCOUNTS



RENTAL INVOICE

AUG 11 2015

LOGAN CONTRACTORS SUPPLY, INC. PO BOX 6283 DES MOINES, IOWA 50305-5283	
Invoice #	R42101
Invoice Date	08/07/15
Order #	C31176
Page	2

B 09813	S 00002
I CL CARROLL COMPANY INC	H CL CARROLL COMPANY INC
L 3623 6TH AVENUE	I CPU AT DES MOINES
L DES MOINES IA 50313	P
T US	T
O	O

Order Date	Terms	Customer P.O. #	Sales Rep	Ship Date	Ship Via	Loc/Whse
08/05/15	NET 30 DAYS	GRIMES	000115	08/05/15	NL	01 LRI

Part No	Description	Qty Ordered	Qty Shipped	Qty B/O	Unit Price	Extended Price
RENT	CANOPY STD DIPPER STICK	1			Wk 624.00	624.00
RENTAL SURCHG	RENTAL SURCHARGE	1			EA 75.40	75.40

4114 State Street - Bettendorf, IA 52722 - 563-441-2949 - (Fax) 563-441-2953
 4101 106th Street - Des Moines, IA 50322 - 515-253-9048 - (Fax) 515-253-9491
 1325 S. Enterprise Dr. - Olathe, KS 66061 - 913-768-1551 - (Fax) 913-768-1171
 6544 L Street - Omaha, NE 68117 - 402-339-3900 - (Fax) 402-597-0694
www.logancontractors.com

SUBTOTAL	829.40
TAX	0.00
TOTAL	829.40

A FINANCE CHARGE OF 1.5% PER MONTH (18% PER ANNUM) WILL BE CHARGED ON ALL PAST DUE ACCOUNTS

AUG 26 2015



IRON WORKS

STEEL and ALUMINUM FABRICATORS

1924 S.W. SECOND STREET • DES MOINES, IOWA 50315 • 515-288-8981

Invoice

DATE	INVOICE #
8/24/2015	27546

BILL TO
C.L. Carroll Company 3623 Sixth Avenue Des Moines, IA 50313

SHIP TO
will call Grimes

P.O. NO.	TERMS	DUE DATE	SHIP DATE	SHIP VIA	PROJECT	CODE
Rod	1.5%/10/N30	9/23/2015			15-1700	

QTY	ITEM	DESCRIPTION	AMOUNT
1	alumi...	3/16 plate 20 3/4 x 20 3/4 with 9 1/2" hole in center - plate shipped in two halves IA 6% / Polk Co.	113.00T
			Tax exempt → 6.78
14-03 Grimes M-05500			

Thank you for your business.

Total ~~\$119.78~~

1.5% per month service charge on all balances 30 days or older.

113



IRON WORKS

STEEL and ALUMINUM FABRICATORS

1924 S.W. SECOND STREET • DES MOINES, IOWA 50315 • 515-288-8981

AUG 26 2015

Invoice

DATE	INVOICE #
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C.L. Carroll Company 3623 Sixth Avenue Des Moines, IA 50313

SHIP TO
will call Grimes

P.O. NO.	TERMS	DUE DATE	SHIP DATE	SHIP VIA	PROJECT	CODE
Rod	1.5%/10/N30	9/23/2015			15-1700	

QTY	ITEM	DESCRIPTION	AMOUNT
1	alumi...	3/16 plate 20 3/4 x 20 3/4 with 9 1/2" hole in center - plate shipped in two halves IA 6% / Polk Co.	113.00T 6.78
<p><i>Tax Exempt</i> →</p> <p><i>14-03 Grimes</i></p> <p><i>M - 05500</i></p>			

Thank you for your business.	Total	\$119.78
------------------------------	--------------	---------------------

1.5% per month service charge on all balances 30 days or older.

113

MID-IOWA ENVIRONMENTAL

3009 S. W. Ninth Street • Des Moines, Iowa 50315-2277

QUOTATION

August 27, 2015

CL Carroll Co. Inc.
ATTN.: Jon Rissman
3623 - 6th Avenue
Des Moines, IA 50313

**PROJ.: Grimes ASR Well Pump/Control Building - Outdoor 8" Well Piping
Grimes, Iowa**

We propose to furnish the labor and/or material to properly insulate the outdoor 8" ductile iron well piping, per your pictures and directions with 2" fiber glass pipe insulation with ~~0.020" dark green PVE~~ ^{0.016"} jacketing, on the above referenced project,
aluminum

for the Net Total Sum of \$ 2,870.00

Price includes insulation protective saddles, supports and Victaulic fitting covers.
Pricing does not include any firestopping, identification or painting.
Pricing is based on a weather tight building envelope at time of installation.
Payment is due and payable upon completion or on receipt of periodic billings.
All of our field applicators have been trained properly in their trade and OSHA 30 training.
This Quotation is good for 30 days.

Mid-Iowa Environmental

Douglas L. Amis

Doug Amis

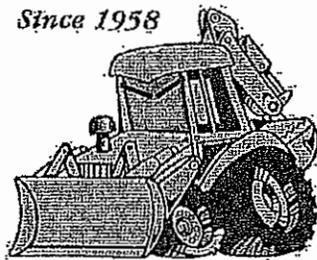
Accepted:

By _____

Date: ___/___/___

(515) 244-5766 * (800) 235-4620 * (515) 244-0917 fax

Since 1958



C.L. Carroll Co.

Incorporated



3623 6th Avenue *Des Moines, IA 50313 * Phone: 515-282-7495 * Fax: 515-282-1406

Proposal

8/26/15

Scope of Work

Grimes ASR Well Site Generator Exhaust Insulation

We propose to furnish and install 2 layers of 2" thick mineral wool board with 0.20" stucco embossed aluminum jacket as specified.

Mid Iowa Environmental	\$6000.00	
GC Mark-up	\$ 300.00	
Total Bid		\$6300.00

Price is good for 30 days from today.

Completion 10/15

CL Carroll Co Inc

A handwritten signature in black ink, appearing to read 'JR' with a stylized flourish.

Jon Rissman



3009 S. W. Ninth Street • Des Moines, Iowa 50315-2277

QUOTATION

August 26, 2015

CL Carroll Co. Inc.
ATTN.: Jon Rissman
3623 – 6th Avenue
Des Moines, IA 50313

**PROJ.: Grimes ASR Well Pump/Control Building – Generator Exhaust & Muffler
Grimes, Iowa**

We propose to furnish the labor and/or material to properly insulate the generator exhaust piping and muffler, with 2 layers of 2" mineral wool board with .020" stucco embossed aluminum jacketing, on the above referenced project,

for the Net Total Sum of \$ 6,000.00 .

Price includes insulation protective saddles, supports and Victaulic fitting covers.
Pricing does not include any firestopping, identification or painting.
Pricing is based on a weather tight building envelope at time of installation.
Payment is due and payable upon completion or on receipt of periodic billings.
All of our field applicators have been trained properly in their trade and OSHA 30 training.
This Quotation is good for 30 days.

Mid-Iowa Environmental

Douglas L. Amis

Doug Amis

Accepted:

By _____

Date: / /



TRANSMITTAL

Aspen Business Park | 414 South 17th Street, Suite 107 | Ames, Iowa 50010

DATE: August 31, 2015

TO: Kelley Brown
City Administrator
City of Grimes
101 NE Harvey Street
Grimes, Iowa 50111

RE: ASR Well No. 1 Well Pump and Control Building Improvements
PROJECT No.: 3364-13A

DELIVERY: E-Mail

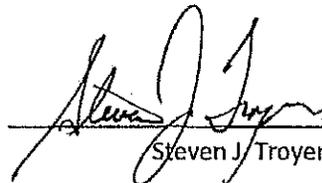
ITEMS: 1. C.L. Carroll Co. Pay Application No. 12

COMMENTS:

Enclosed is C.L. Carroll Co. pay estimate No. 12 for the ASR Well No. 1 Well Pump and Control Building Improvements project. This pay estimate is for work completed in August. Payment is requested for part of Change Order 10 having to do with the pipe replacement. Ordinarily, payment is not approved for change order items at the same time as the change order itself. However, FOX feels this request is reasonable since the work has been completed.

We have reviewed this pay application along with the construction progress, and recommend that it be paid. Please review this and let me know if you have any questions. If not, this should be placed on the next council meeting agenda for approval. Once approved, please sign and return via email.

If you have any questions, please let me know. Thank you.



Steven J. Troyer, P.E.



Contractor's Application for Payment No. 12

Application Period: 7/27/15-8/27/15	Application Date: 8/27/2015	
To (Owner): City of Gaines	From (Contractor): C.L. Carroll Co. Inc.	Via (Engineer): Fox Engineering, Inc.
Project: ASR Well #1 Well Pump & Control Building Imp. Gaines, IA	Contract:	Engineer's Project No.: 2364-13A
Owner's Contract No.:	Contractor's Project No.:	

Application For Payment Change Order Summary

Approved Change Orders Number	Additions	Deductions
1		-\$7,825.83
2	\$1,890.76	
3	\$38,648.00	
4	\$4,867.58	
5	\$9,085.85	
6	\$2,525.00	
7	\$18,724.61	
8	\$4,205.75	
9	\$6,491.60	
10	\$19,658.55	
TOTALS	\$119,498.70	-\$7,825.83
NET CHANGE BY CHANGE ORDERS	\$111,672.87	

1. ORIGINAL CONTRACT PRICE \$ 1,556,000.00
2. Net change by Change Order \$ 111,672.87
3. Current Contract Price (Line 1 + 2) \$ 1,667,672.87
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates) \$ 1,669,093.18
5. RETAINAGE
 - a. 5% X \$1,669,093.18 Work Completed \$ 278,363.95
 - b. 5% X \$0.00 Stored Material \$ 0.00
 - c. Total Retainage (Line 5a + Line 5b) \$ 278,363.95
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c) \$ 1,390,709.23
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application) \$ 1,576,281.67
8. AMOUNT DUE THIS APPLICATION \$ 814,427.56
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimator + Line 5.c above) \$ 1,126,281.25

Contractor's Certification

The undersigned Contractor certifies, to the best of his knowledge, the following:

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

Contractor Signature: Date: 8/31/15

Payment of: \$ 7,356.85

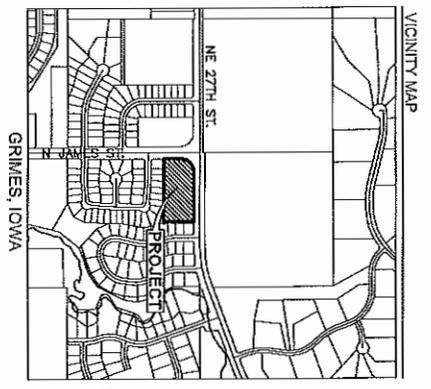
Line 8 or other - brief explanation of the other amount

Is recommended by: Date: 8-31-15 (Date)

Payment of: \$ (Line 8 or other - attach explanation of the other amount)

Is approved by: (Owner) (Date)

Approved by: Funding or Financing Entity (if applicable) (Date)

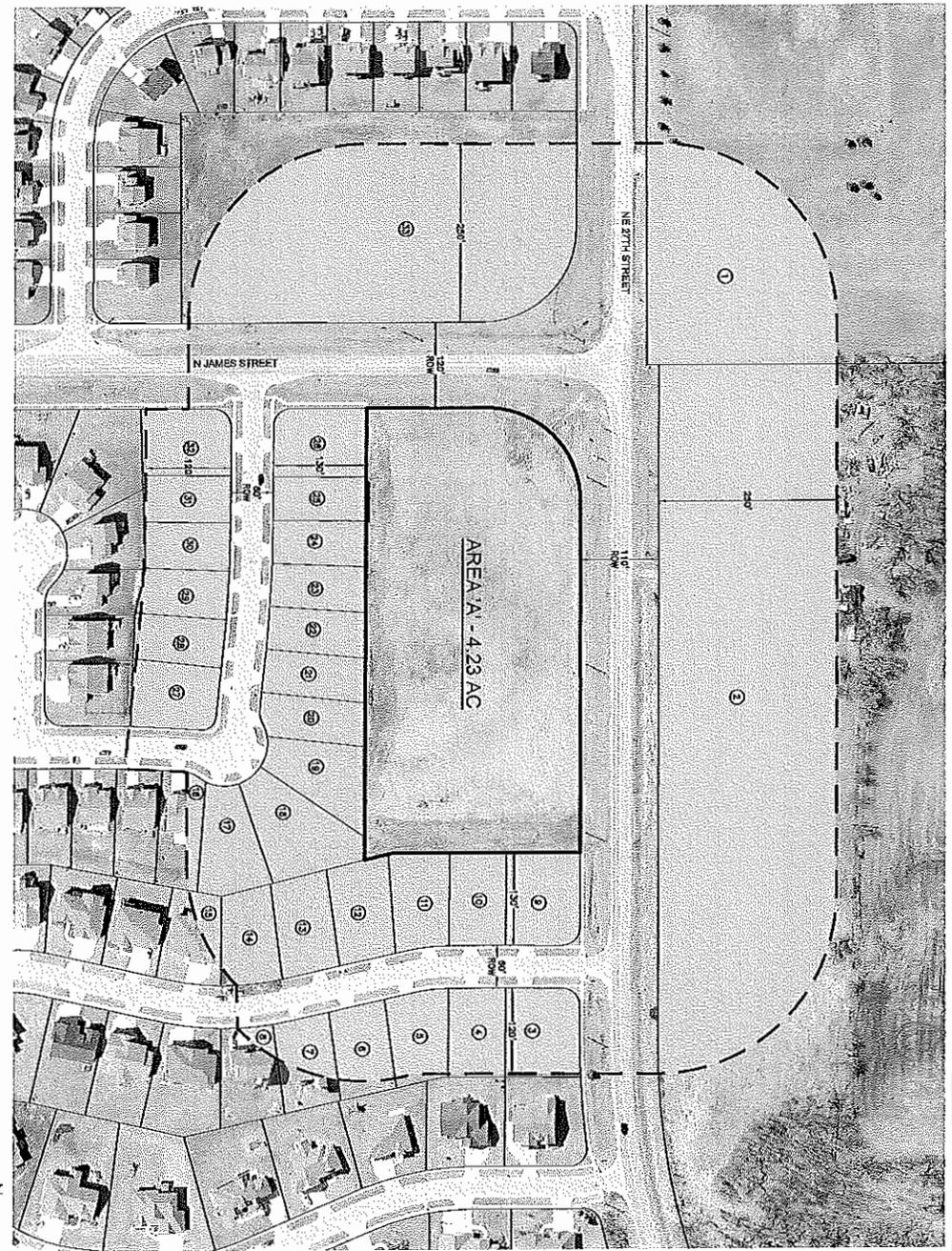


OWNER/APPLICANT
 JIMMY L. GRIFFIN
 2017 W. 27TH ST
 GRIMES, IA 50111

ZONING

- EXISTING: C-1 COMMERCIAL DISTRICT
- PROPOSED: R-10 PLANNED UNIT DEVELOPMENT DISTRICT WITH OVERSIGHTING ZONING OF RE-40 WITH THE FOLLOWING:
- 25' FRONT YARD SETBACK
 - 40' SIDE YARD SETBACK
 - 25' WIDE STREET
 - 100' CENTRAL STREET RADIUS

REZONING DESCRIPTION - AREA 'A'
 LOT 42, CHEVALIA VALLEY AN ORIGINAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND RECORDED IN BOOK 11733 PAGE 683-313.



- ADJACENT OWNERSHIP**
1. ROBERT F. GIBSONS
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER
 2. DYANNE L. BEAU
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER
 3. PATRICK J. WYKOFF
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER
 4. KEN DORRIGAN
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER
 5. DENNIS A. DOUBELDAY
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-70
 6. JACQUEE E. CHEVALIA
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-70
 7. PHILIP D. GONZALEZ
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-70
 8. MARK A. DUBOIS
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-70
 9. FRANK W. GRIFFIN
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-70
 10. MARY L. PAUSCHERT
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-70
 11. ROBERT L. WILSON
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-70
 12. BRONX L. THOMPSON
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-70
 13. DONALD L. GONZALEZ
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-70
 14. DANIEL J. SPANOS
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-70
 15. MICHAEL S. GURRY
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-70
 16. CHRISTOPHER R. HEDBANK
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-40
 17. STEPHEN G. GALT
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-40
 18. JERRY A. MAJORS
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-40
 19. CHARLES J. HEDBANK
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-40
 20. KATHY J. HEDBANK
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-40
 21. MATTIE J. HEDBANK
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-40
 22. JACOB W. HEDBANK
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-40
 23. ALY L. HEDBANK
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-40
 24. CHLOE R. HEDBANK
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-40
 25. CHARLES J. HEDBANK
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-40
 26. ANDREW W. HEDBANK
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-40
 27. DANIELA BERGER
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-40
 28. KAYLA L. HEDBANK
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-40
 29. JAMES P. HEDBANK
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: R-3/-1/-1
 30. JAMES P. HEDBANK
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-40
 31. DANIELA BERGER
1007 W. 27TH ST
GRIMES, IA 50111
EXISTING ZONING: ER-40

LOT 42, CHEVALIA VALLEY AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND RECORDED IN BOOK 11733, PAGE 953-973.



CIVIL DESIGN ADVANTAGE L.L.C.

ENGINEERS, LANDSCAPE ARCHITECTS,
PLANNERS & SURVEYORS

August 18, 2015

Attn: Kelley Brown
City Administrator, City of Grimes
101 N. Harvey Street
Grimes, Iowa 50111

RE: **Chevalia Pointe**
Rezoning Request
CDA 1506.296

Dear Ms. Brown:

On behalf of JBTT, LLC we submit ten copies of the rezoning request for Chevalia Pointe located at 2655 N. James Street within the City of Grimes. The site consists of 4.23 acres that is currently zoned C-1 Commercial district. The developer would like to rezone the property to a Planned Unit Development with an underlying zoning of R-2 60. As shown on the attached conceptual plan this property is land locked with residential development or public streets on all sides and access is restricted to a single entrance on NE 27th Street. Therefore, in order to place a public street with a cul-de-sac on the site and provide a sufficient amount of buildable lot area the developer would like to request a 25 foot front yard setback, 50 foot right-of-way and allowance of a street centerline radius of 100 feet. We look forward to your review of our submittal. Please contact me with any questions.

Sincerely,

CIVIL DESIGN ADVANTAGE

Erin K. Ollendike, P.E.

copy: John Gade, Fox Engineering (Email)
Brad Baumler, JBTT LLC



September 1, 2015

Planning & Zoning Commission

City of Grimes
101 NE Harvey Street
Grimes, Iowa 50111

Chevalia Pointe Rezone

FOX Ref No: 8630-05J.206

BACKGROUND:

Attached are a rezone plan and conceptual plan for a parcel previously platted as Lot 42 in the Chevalia Valley Plat 1 Subdivision and is generally located at the SE corner of the intersection of NE 27th Street and N James Street, residing north of Chevalia Trace Subdivision. The proposed property consists of 4.23 acres. The Developer is calling this area "Chevalia Pointe". The existing parcel is currently inside the City of Grimes corporate limits.

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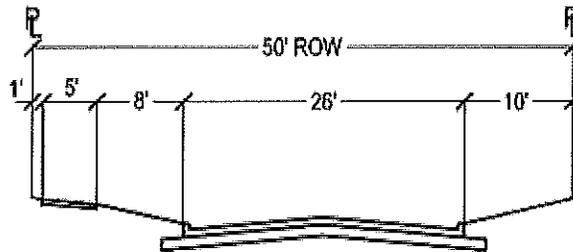
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FOX ENGINEERING ASSOCIATES, INC.

John Gade, P.E.

Copy to: Kelley Brown, City of Grimes



September 1, 2015

Planning & Zoning Commission

City of Grimes
101 NE Harvey Street
Grimes, Iowa 50111

Chevalia Pointe Rezone

FOX Ref No: 8630-05J.206

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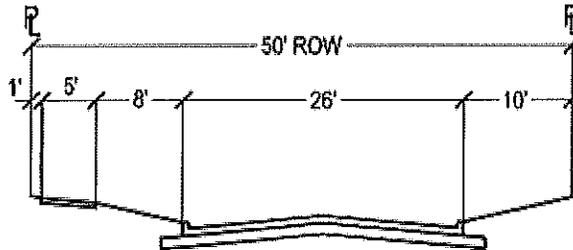
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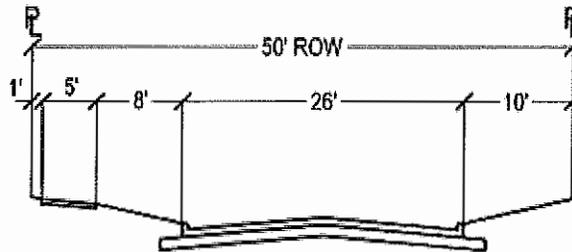
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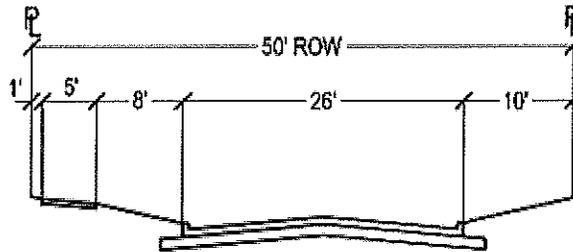
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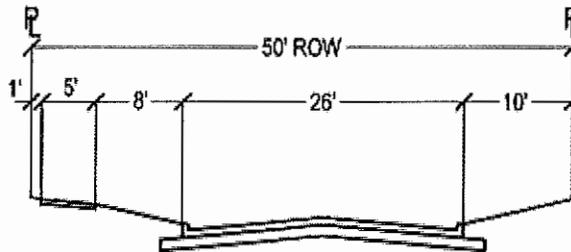
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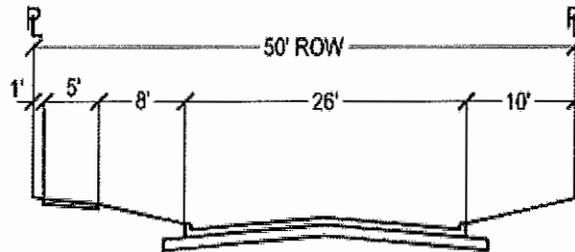
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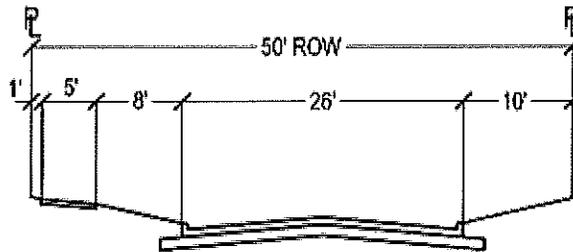
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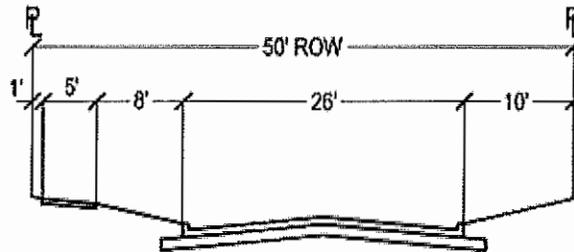
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Note that this zoning designation of single and two family residential is inconsistent with the Grimes Comprehensive Land Use Plan. The Land Use Plan designates this area as "Neighborhood Commercial" (NCOM). Neighborhood commercial is a commercially zoned property situated within and amongst properties that are residentially zoned.

The proposed plan would displace an area of land planned to be commercial in the northern part of Grimes where minimal commercial properties are intended, but will blend with the other properties in this area that are platted as Residential (Chevalia Trace to the south-R2-60, Chevalia Valley to the east-R2-70). The property directly west of N James Street to the subject parcel is Neighborhood Commercial as shown on the Land Use Plan and is zoned C-1 Commercial District.

FOX's has the following comments in regard to the rezone:

1. The proposed PUD standards are very similar to the approved Meadowlark South PUD with the following exceptions:
 - a. Meadowlark South front yard setbacks are 20-ft vs 25-ft as proposed.
 - b. Meadowlark South sidewalk is located on one side of the roadway.
2. Discussion is necessary as to whether the proposed PUD should match right of way cross sections similar to Meadowlark South and Heritage at Grimes (5-ft sidewalk on one side and offset centerline street alignment) to increase the amount of greenspace within the right of way. See cross-section below.



3. ZONING: The proposed residential zoning of underlying R2-60 would be consistent with the adjacent land uses. The zoning of this parcel to C-1 by the Developer was controversial. Adjacent property owners desired that this parcel be zoned residential. The Developer at the time thought that he could market this piece for a local convenience store.
4. LAND USE: Please note that the Heritage Development added 10.7 acres of Neighborhood Commercial along N James Street and NE Beaverbrooke Boulevard. Thus, the reduction of 4.23 acres of commercially zoned property is not a detriment to this region.

FOX recommends approval the change to the Land Use Plan (from NCOM to MDR) and the Rezoning (from C-1 to R2-60) of this property as proposed by the Developer with the recommendation that the proposed cross-section be used as shown above.

FOX ENGINEERING ASSOCIATES, INC.

John Gade, P.E.

Copy to: Kelley Brown, City of Grimes



September 1, 2015

Planning & Zoning Commission

City of Grimes
101 NE Harvey Street
Grimes, Iowa 50111

Chevalia Pointe Rezone

FOX Ref No: 8630-05J.206

BACKGROUND:

Attached are a rezone plan and conceptual plan for a parcel previously platted as Lot 42 in the Chevalia Valley Plat 1 Subdivision and is generally located at the SE corner of the intersection of NE 27th Street and N James Street, residing north of Chevalia Trace Subdivision. The proposed property consists of 4.23 acres. The Developer is calling this area "Chevalia Pointe". The existing parcel is currently inside the City of Grimes corporate limits.

Sanitary Sewer is available at the SE corner of this parcel by way of the sanitary sewer that was installed as part of the Chevalia Valley Development. There is a 12" water main available for connection along the south ditch of NE 27th Street and the east ditch of N James Street. There is a public storm sewer available along the southern boundary of the proposed development in addition to the ditches that are along the N James Street and NE 27th Street right of ways. It is unknown whether gas, phone, and electrical is available to this site.

The existing zoning classification for this property is C-1, Commercial. The Developer desires to change the Land Use Plan and rezone the entirety of the property to R-4 Planned Unit Development (PUD) with underlying zoning of R2-60. Furthermore, the Developer is requesting the following conditions to be placed on this rezoning plan:

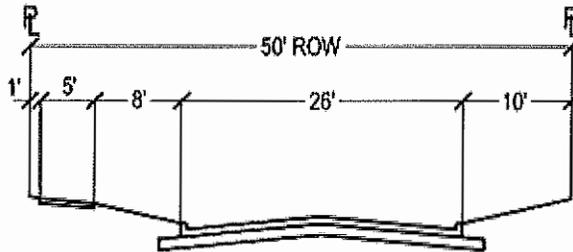
<u>PUD Request</u>	<u>Grimes Standard</u>
1. 25-ft Front Yard Setback	30-ft Front Yard Setback
2. 50-ft Right of Way	60-ft Right of Way
3. 40-ft Cul-De-Sac Radius	45-ft Cul-De-Sac Radius
4. 26-ft Wide Street	29-ft Wide Street
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Note that this zoning designation of single and two family residential is inconsistent with the Grimes Comprehensive Land Use Plan. The Land Use Plan designates this area as "Neighborhood Commercial" (NCOM). Neighborhood commercial is a commercially zoned property situated within and amongst properties that are residentially zoned.

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FOX ENGINEERING ASSOCIATES, INC.

John Gade, P.E.

Copy to: Kelley Brown, City of Grimes



September 1, 2015

Planning & Zoning Commission

City of Grimes
101 NE Harvey Street
Grimes, Iowa 50111

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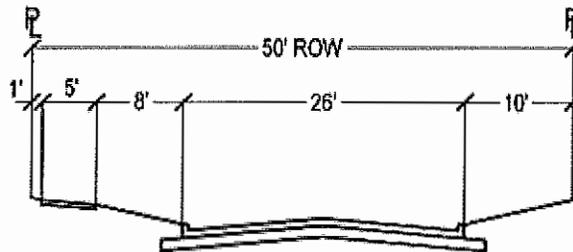
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FOX ENGINEERING ASSOCIATES, INC.

John Gade, P.E.

Copy to: Kelley Brown, City of Grimes



ORDINANCE #648

AN ORDINANCE AMENDING THE GRIMES OFFICIAL ZONING MAP, PURSUANT TO THE CODE OF ORDINANCES SECTION 165.05 BY CHANGING THE ZONING OF THE BELOW DESCRIBED PROPERTY KNOWN AS CHEVALIA POINTE.

SECTION 1. Purpose. The purpose of this Ordinance is to amend the official zoning map and the comprehensive land use map by changing approximately 4.23 acres in Chevalia Pointe from C-1 Commercial District to Planned Unit Development with an underlying zoning of R-2 60.

SECTION 2. Amendment. Pursuant to the Grimes Code of Ordinances Section 165.05 the official zoning map shall be amended as follows and this ordinance shall be noted in the Editor's Note located after Section 165.47.

LEGAL DESCRIPTION
Lot 43 Chevalia Valley

Proposed approximately 9.89 acres Lot 43 in Chevalia Valley from R-3 Multiple Family Residential Development to a R-4 PUD – Planned Unit Development with a R-3 Backup.

PROPERTY DESCRIPTION:

Lot 43 in Chevalia Valley, an Official Plat, Now Included In And Forming A Part of the City of Grimes, Polk County, Iowa. Said lot 43 contains 9.89 acres more or less.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 9.89 ACRES MORE OR LESS.

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 City Council and approved by the City Council on this 23rd day of June 2015.

ATTEST:

Thomas M. Armstrong, Mayor

Rochelle Williams, City Clerk



August 14, 2015

Larry Hyler, P.L.S.
Bishop Engineering Company, Inc.
3501 104th Street
Des Moines, IA 50322

Heritage at Grimes Plat 1 – Final Plat

FOX Ref No: 8630-04D.231

FOX Engineering with assistance from David Schneider, PLS, has completed the first review for Heritage at Grimes Plat 1 Final Plat. Please address the following comments:

1. 166.09.09, the following shall also be attached to and accompany the Final Plat:
 - a. A certificate by the owner that the subdivision is with their free consent and is in accordance with the desire of the owner. This certificate must be signed and acknowledged by the owner and spouse before some officer authorized to that the acknowledgement of deeds.
 - b. A statement from the mortgage holders or lien holders that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds.
 - c. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances.
 - d. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk.
 - e. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments and that the certified special assessments are secured by bond in compliance with Chapter 354 of the Code of Iowa.
 - f. Please send FOX (John Gade – jgade@foxeng.com) and the City Attorney (Erik Fisk - fisk@whitfieldlaw.com) a copy of all the proposed easement descriptions. Please DO NOT send original documents. A pdf of the documents via e-mail is the preferred method.
2. Please utilize the attached map for addressing the lots.
3. Please provide a signed post-construction agreement for this plat to city hall for filing.
4. Please provide a 4-year maintenance bond for all the pavement and utilities that will be dedicated to the city. The City Engineer shall review the cost estimates for all improvements to verify the bond amount. Note that the City will not accept the final plat until all improvements (this includes temporary and permanent seeding/stabilization) have been installed unless a performance bond or letter of credit is submitted to the City of Grimes (all Punchlist Items shall be addressed). Prior to the City releasing the resolution, all public improvements shall be completed and accepted by the City. All City invoices shall be paid prior to release of the final plat.
5. Please DO NOT send original copies of the plats to the City of Grimes. The City does NOT require originals to be stamped. The approval of the plat is the signed resolution by City Council. Note that the signed resolution will not be given to the Developer until all items have been addressed.
6. Please address all of Dave Schneider's comments. Note that Mr. Schneider has yet to comment on this plat.

-
7. Please submit record drawings of the Construction Plans. These drawings shall be completed within 30 days of the acceptance of the Final Plat. These drawings shall include all public improvements. A digital copy of the Final Plat and Record Drawings is also required.

FINAL PLAT SCHEDULE:

PLANNING & ZONING: September 1, 2015 at 5:30 at the Grimes City Hall

COUNCIL MEETING: September 8, 2015 at 5:30 at the Grimes City Hall

If you have any questions or concerns, please contact John Gade or myself at (515) 233-0000. The City reserves the right to modify or add to these comments.

FOX ENGINEERING ASSOCIATES, INC.

Mitch Holtz

Mitch Holtz, P.E.

Copy to: Kelley Brown, City of Grimes
Erik Fisk, City Attorney
Attachments: Heritage Plat 1 Addressing Map

**Schneider
Land Surveying &
Planning, Inc.**

P.O. Box 128
Farley, Iowa 52046
Phone: 563-744-3631
Fax: 563-744-3629
Email: daves@yousq.net

August 19, 2015

Fox Engineering, Inc.
Attn: Mitch Holtz
Suite 107
414 South 17th Street
Ames, Iowa 50010

RE: Heritage at Grimes Plat 1, City of Grimes, Polk County, Iowa (Fox Proj. No. 8630-04D.231)

Dear Mr. Holtz,

I have reviewed the final plat of Heritage at Grimes Plat 1, City of Grimes, Polk County, Iowa. The following comments will need to be addressed and/or illustrated on the final plat to comply with the Administrative Code of Iowa and the City of Grimes Subdivision Regulations.

1. Include the City, County and State in the title of the subdivision.

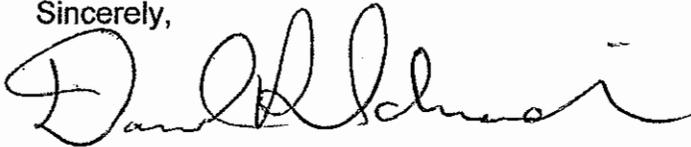
HERITAGE AT GRIMES PLAT 1, CITY OF GRIMES, POLK COUNTY, IOWA

2. Illustrate the location of Parcel K on the plat and the location of the metes and bounds description that make up part of the subdivision. This plat is part of Parcel 'K' as illustrated in Book 11866, Page 944 and part of a metes and bounds description recorded in Book 15029 and Page 129 -130. These parcels should be stated in the Property Description.
3. There are two different title holders for the two different parcels that make up the different parts of this subdivision. Both Beaverbrooke Development Company and Beaverbrooke North No. 1, L.L.C. will have to consent to the plat.
4. The west line of Sections 29 and 32 goes right past the Northwest corner of Section 32 with out a bearing change. Is this correct?
5. Is the easement south of Lot 10 existing or proposed? If it is proposed, a separate easement document will have to be prepared to create the 10' public utility easement because it is outside of the subdivision boundary which the owners will be consenting to.

6. Is the 30' sanitary sewer easement over Lot C, Lot 7 and Lot 8 parallel with the lot line? It looks skewed. Additional dimensions are required to illustrate the relationship.
7. Dimension the east line of Lot A, (bearing and distance).
8. Dimension the centerline of the NE14th Court on the west side of Lot A.
9. It is tough to see the extents of the 25' overland flowage easement on the south side of Lots 11 to 13.
10. State the drawing scale.
11. Sign and date the final plat.

If you have any questions, or would like to discuss my comments, please contact me at the address or phone numbers listed above.

Sincerely,

A handwritten signature in black ink, appearing to read "David P. Schneider". The signature is fluid and cursive, with a large initial "D" and "S".

David P. Schneider PLS, PLA



August 26, 2015

Keith Weggen, ASLA
Civil Design Advantage
3405 SE Crossroads Drive, Suite G
Grimes, IA 50111

Pepperwood Glen – Site Plan
Lot 26 – Kennybrook South Plat 1
FOX Ref No: 8630-981.241

FOX Engineering and City Staff has completed the second review for Pepperwood Glen site plan dated August 25, 2015. Please address the following comments:

General Comments

1. Please increase the size of the font for the ownership and zoning information to make it more readable.

Site Plan – Grading Plan & Utility Plan – C4.3, C4.4, C5.2, C5.3, C5.4, C5.5

2. There is concern about the amount of slope and area that is draining over the sidewalk in SW Brookside Drive as well as the downspout drainage that is directed toward site sidewalks. This will likely be an icing hazard in the winter that the Pepperwood Glen association will need to address routinely. The Developer has stated that the 24/7 onsite professional maintenance staff will provide ice/snow removal for the development.

Elevation Plan

3. It is highly recommended that you bring detailed building materials and color schemes with you to P & Z.

Stormwater Management Plan

4. FOX has yet to review the stormwater management plan. Comments will be submitted under separate cover.

Stormwater Pollution Prevention Plan

5. FOX has not received a Stormwater Pollution Prevention Plan (SWPPP) for review. Please submit a SWPPP for review and include a completed City of Grimes Grading/Certification form.
6. Please submit a NPDES Permit for the grading of this site.

SITE PLAN SUBMITTAL SCHEDULE

PLANNING & ZONING:	September 1, 2015 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	September 8, 2015 at 5:30 at the Grimes City Hall

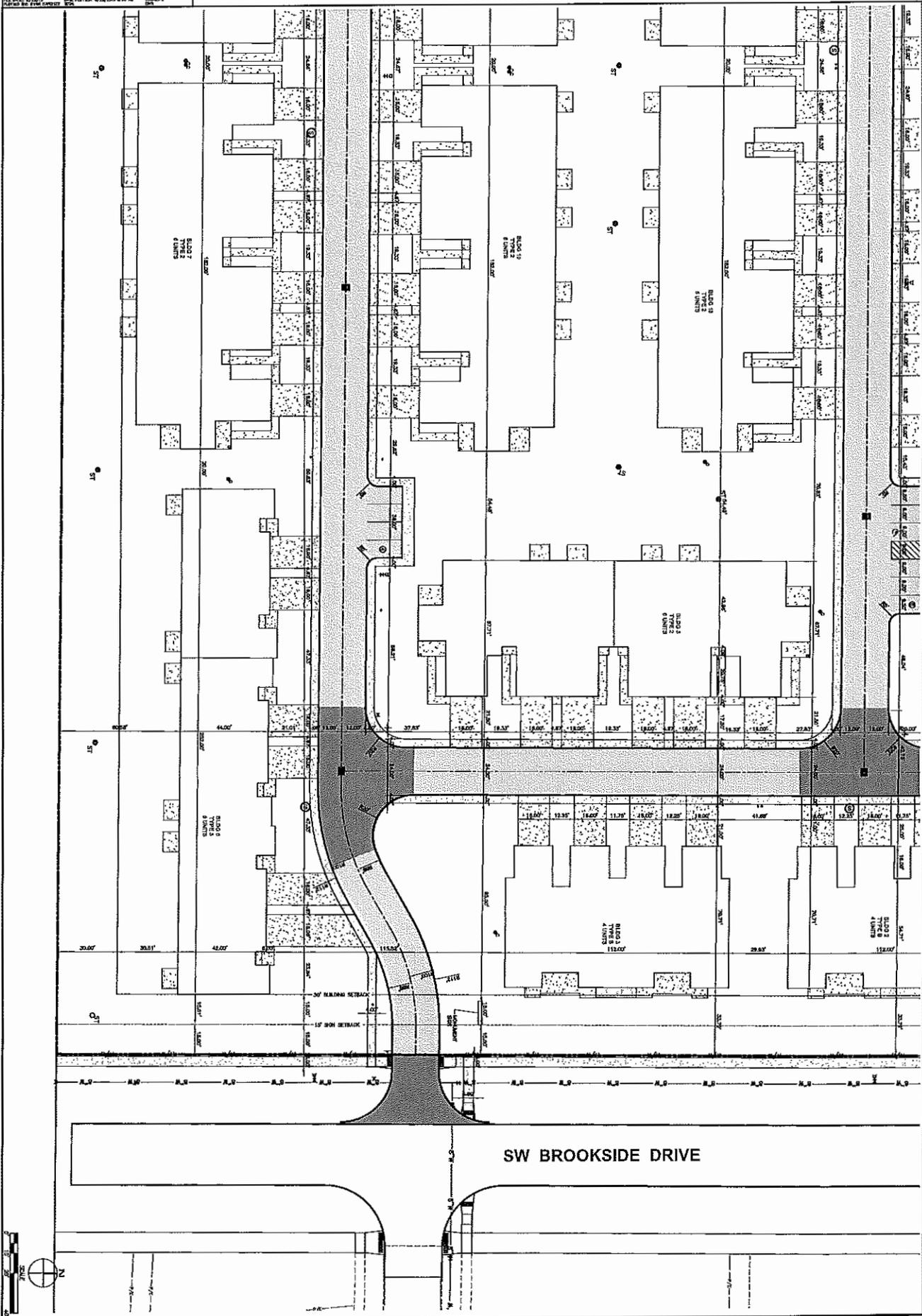
If you have any questions or concerns, please contact John Gade at (515) 233-0000. The City reserves the right to modify or add to these comments.

FOX ENGINEERING ASSOCIATES, INC.

Mitch Holtz

Mitch Holtz, P.E.

Copy to: Kelley Brown, City of Grimes



C3.4
1504.158

PEPPERWOOD GLEN
DIMENSION PLAN

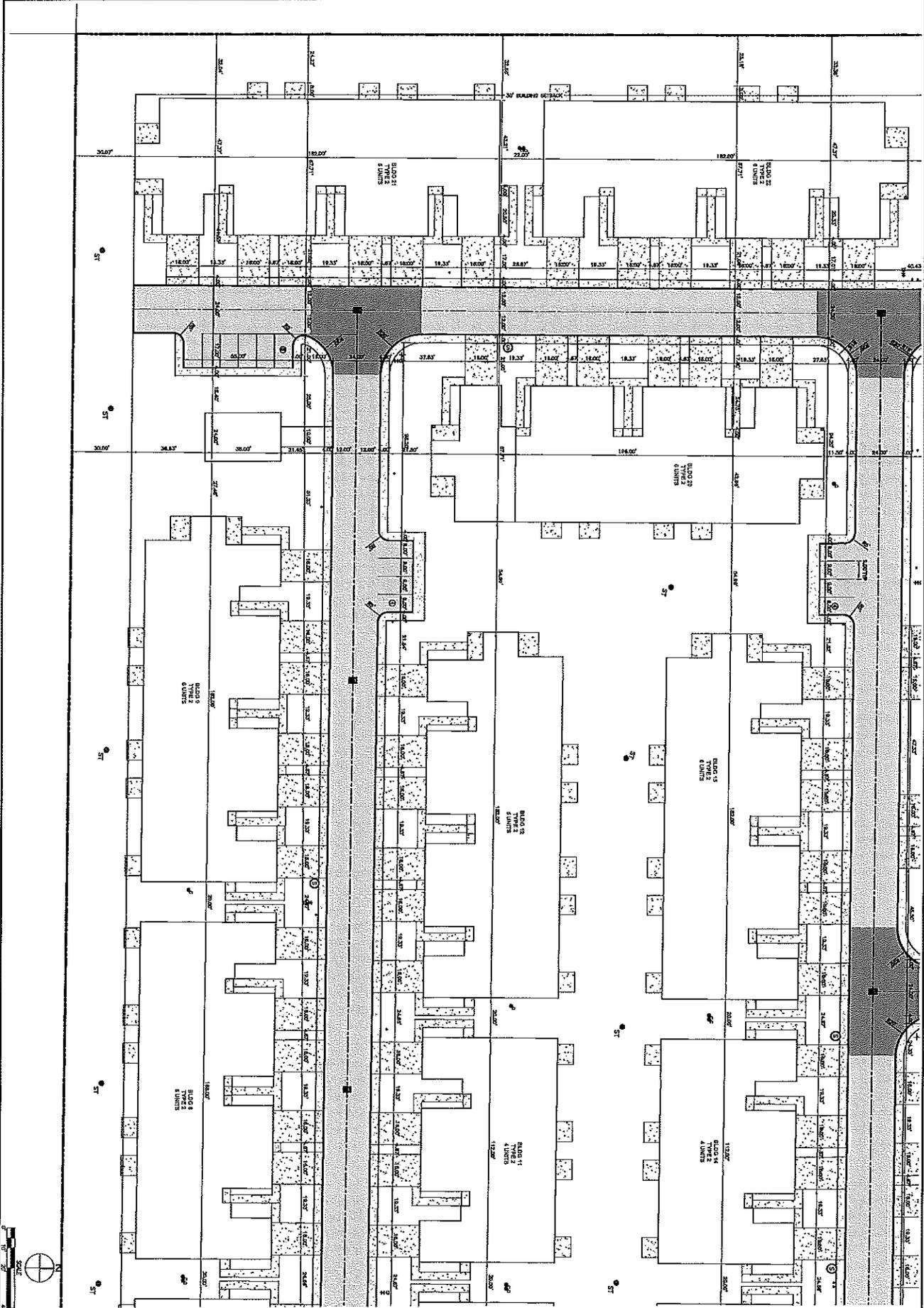
GRIMES, IOWA



3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
CIVIL DESIGN ADVANTAGE ENGINEERS, INC.

DRAFTED: RH

REVISIONS	DATE
SECOND SUBMITTAL	03/25/10
FIRST SUBMITTAL	03/18/10



C3.5
 FROM 158

PEPPERWOOD GLEN
 DIMENSION PLAN

GRIMES, IOWA



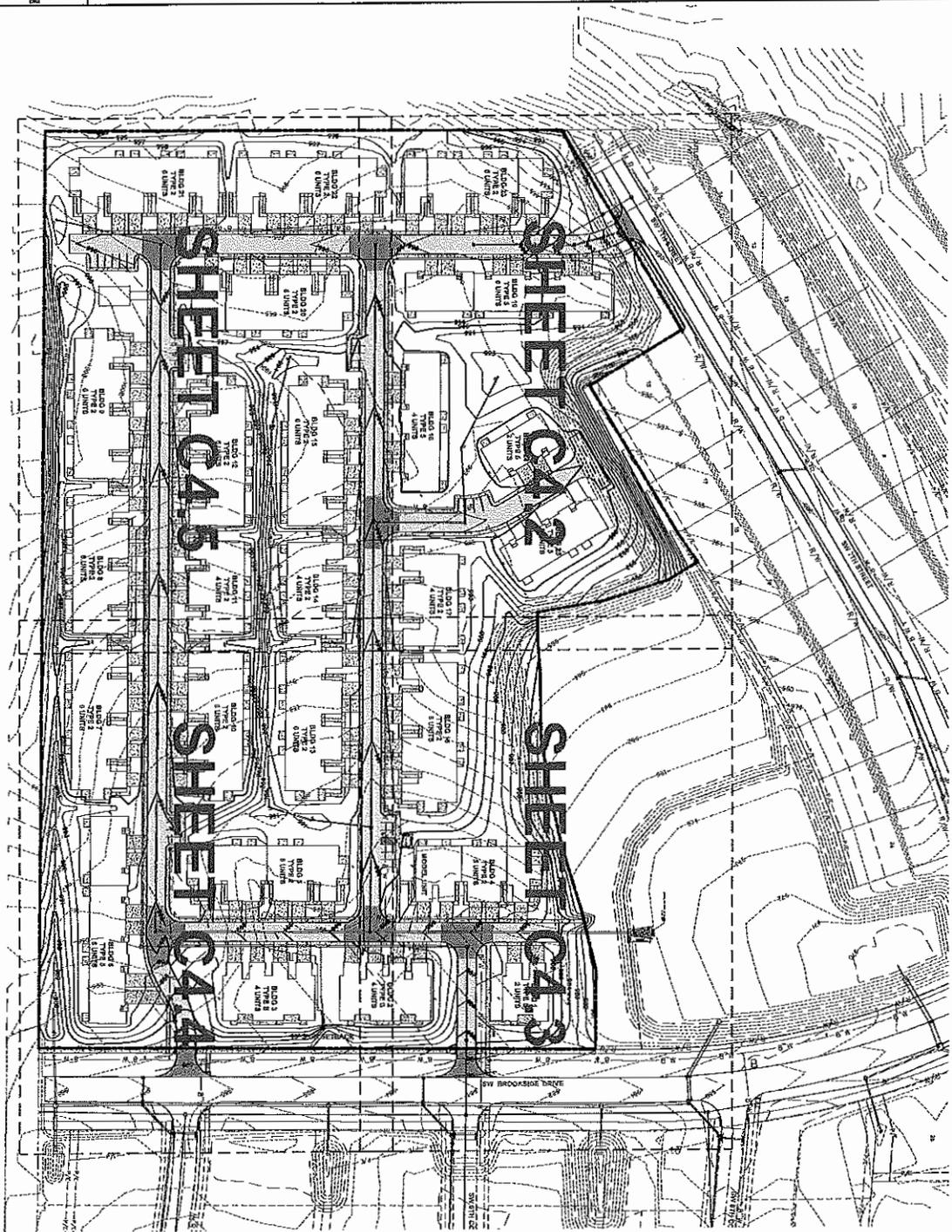
CD A
 CIVIL DESIGN ADVANTAGE

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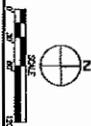
DRAFTED: RH

REVISIONS	DATE
SECOND SUBMITTAL	05/25/10
FIRST SUBMITTAL	05/12/10



GRADING NOTES

1. THIS PLAN IS FOR GRADING AND SHALL BE PROVIDED TO THE CITY OF PEPPERWOOD GLEN.
2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PEPPERWOOD GLEN, IOWA, AND THE IOWA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.
3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.
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C4.1
1504.156

PEPPERWOOD GLEN
GRADING PLAN REFERENCE

GRIMES, IOWA



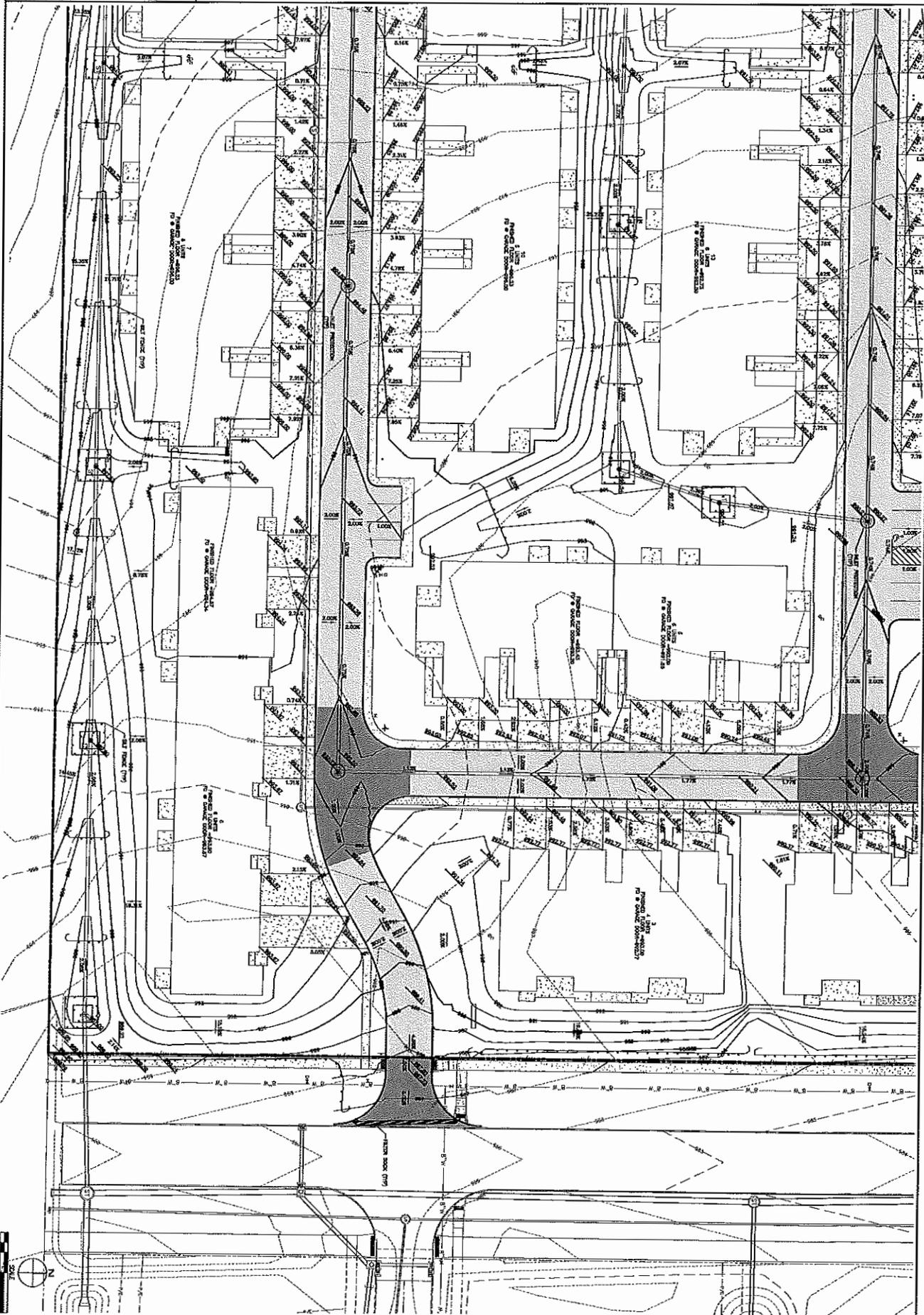
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

REVISIONS	DATE

DRAFTED:RH

ENGINEER:RH

THIS IS A PRELIMINARY GRADING PLAN. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS ALL RESPONSIBILITIES FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE DESIGN OF THE PROJECT.



C4.4
1504-156

PEPPERWOOD GLEN
GRADING PLAN

GRIMES, IOWA



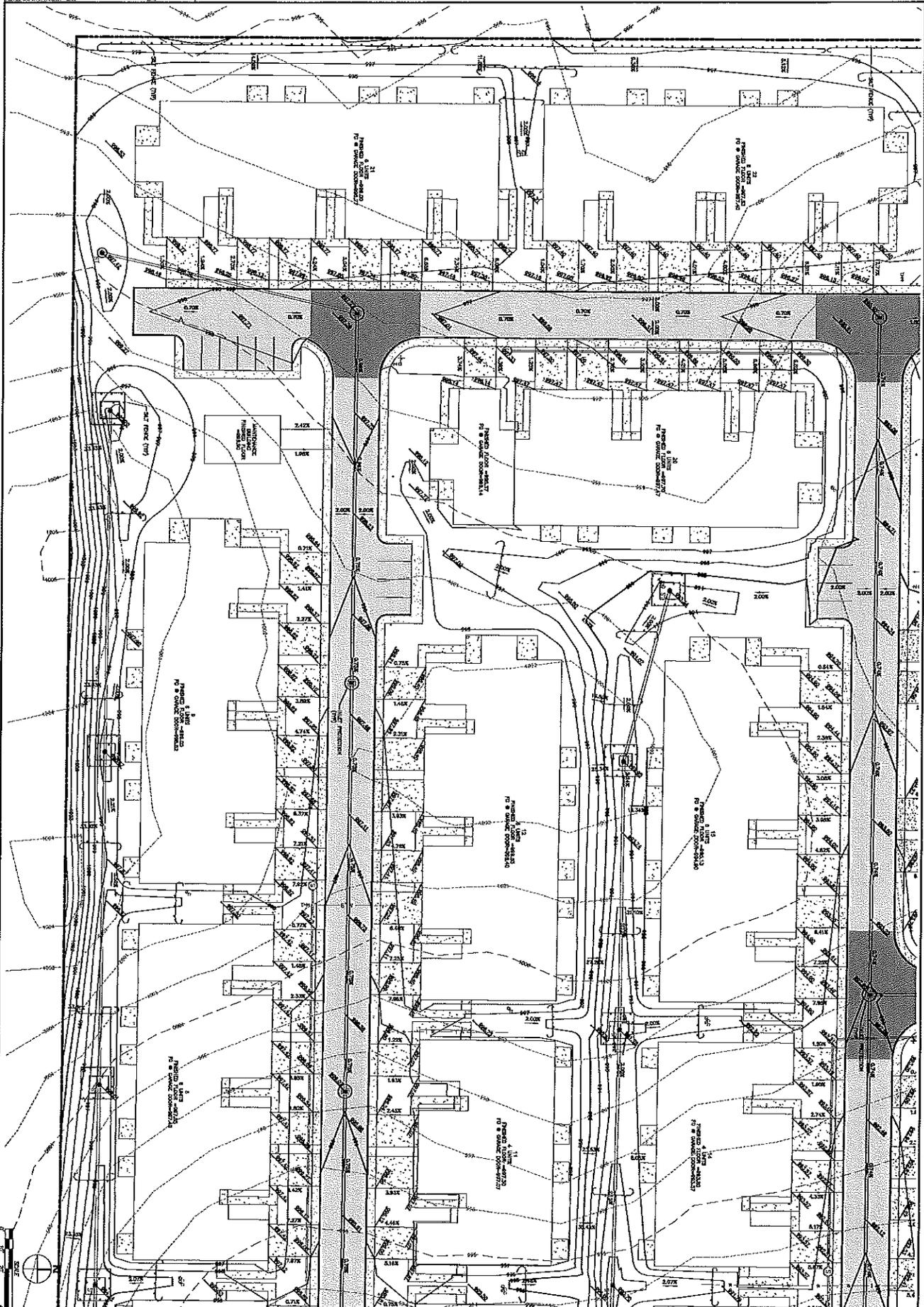
CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:RH

DRAFTED:RH

REVISION	DATE



1504 1558
C4.5

PEPPERWOOD GLEN
 GRADING PLAN

GRIMES, IOWA

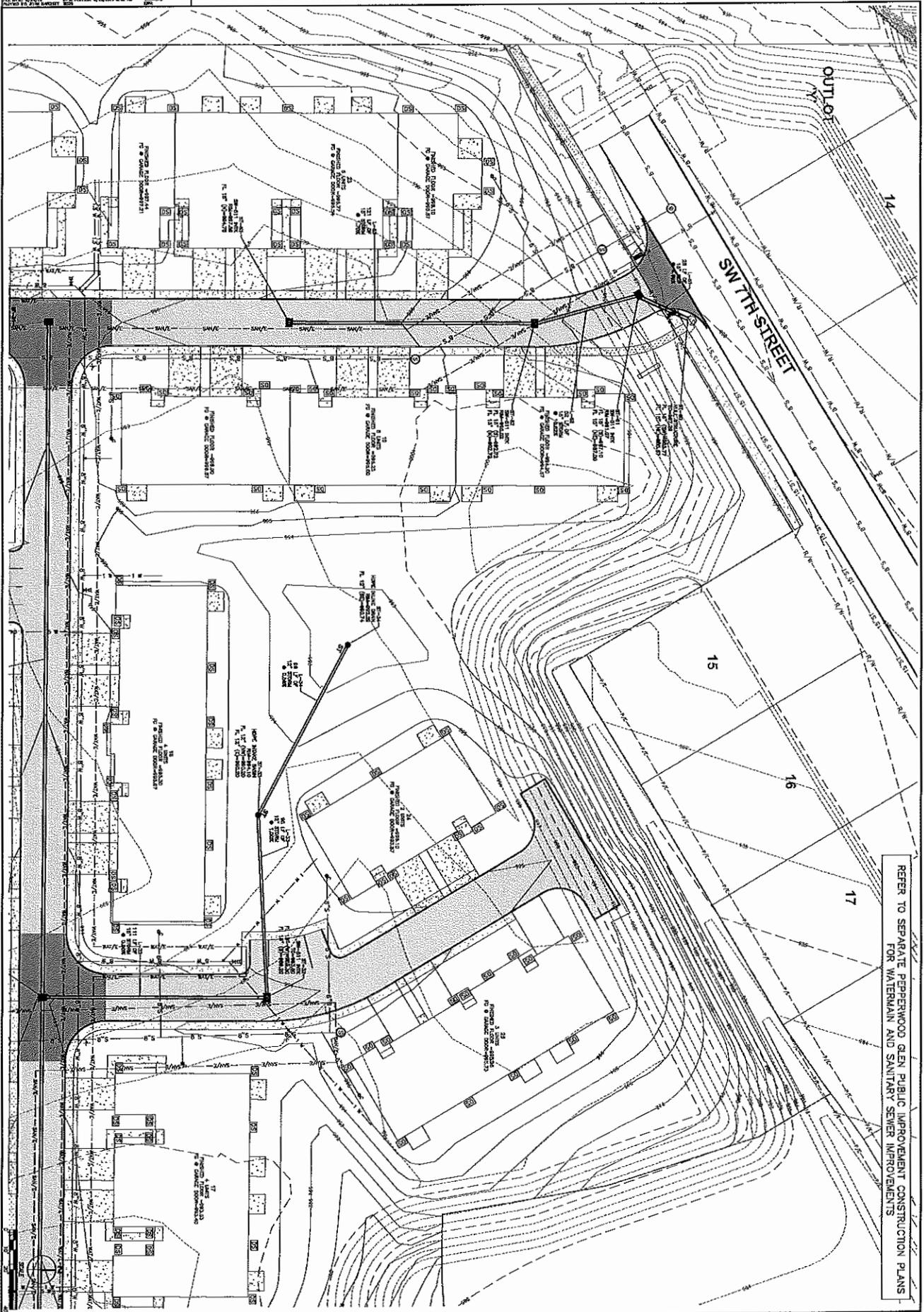


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 PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:RH

DRAFTED:RH

REVISION	DATE
SECOND SUBMITTAL	03/29/12
FIRST SUBMITTAL	12/13/11



C5.2
 1804-1-88

PEPPERWOOD GLEN
 UTILITY PLAN

GRIMES, IOWA

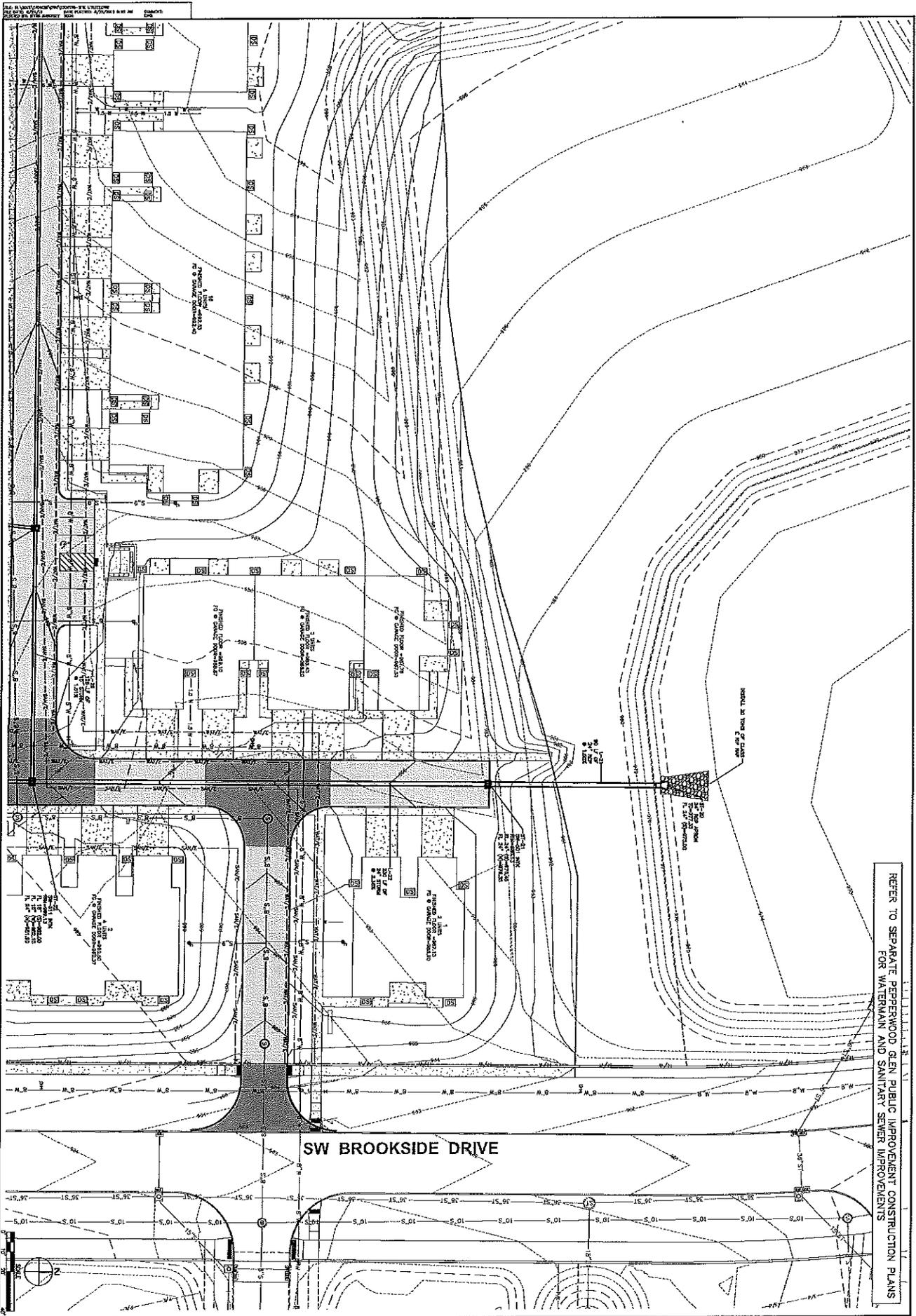


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 PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER:RH

DRAFTED:RH

REVISIONS	DATE



REFER TO SEPARATE PEPPERWOOD GLEN PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR WATERMAIN AND SANITARY SEWER IMPROVEMENTS

C5.3
S04.158

PEPPERWOOD GLEN
UTILITY PLAN

GRIMES, IOWA

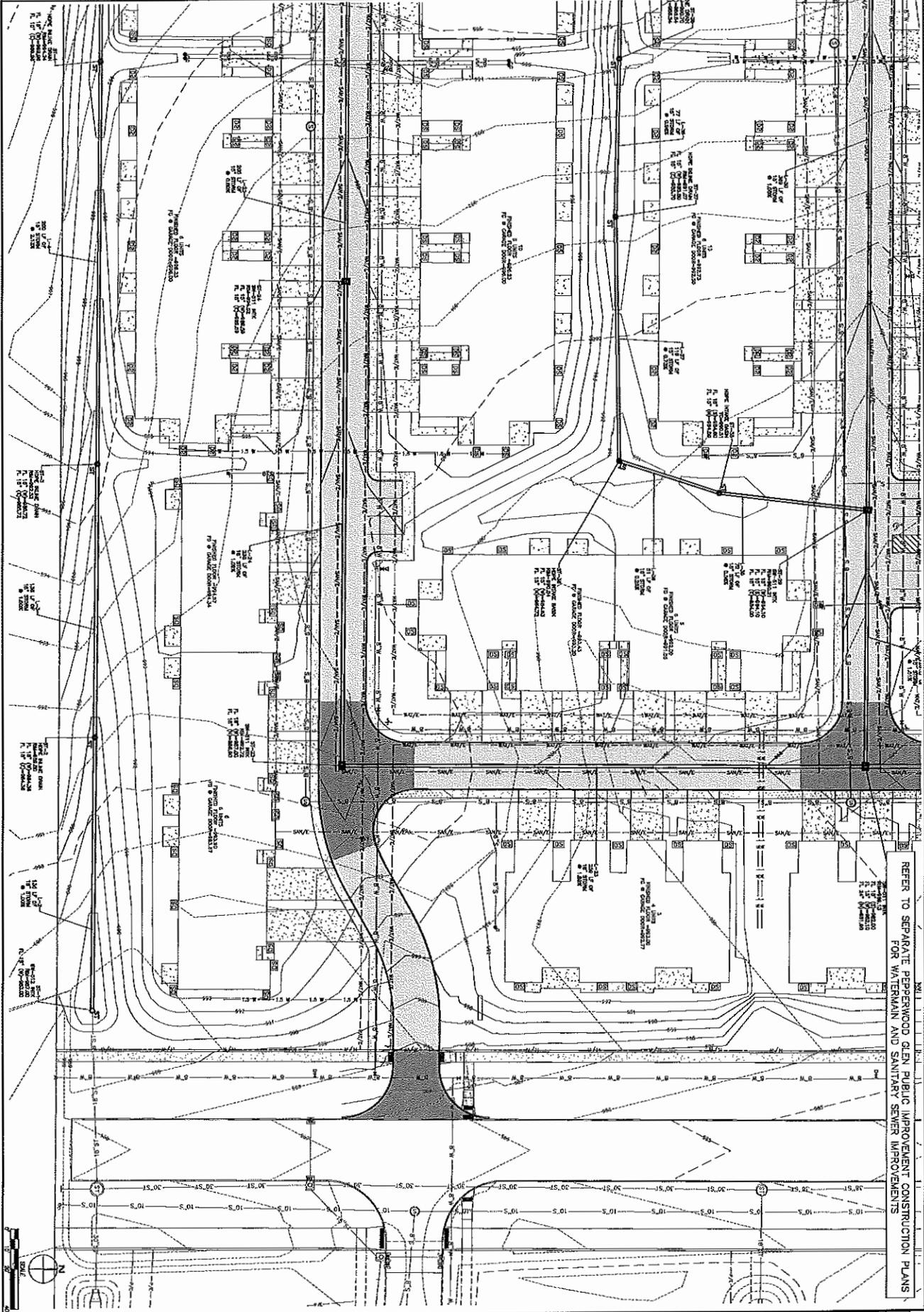


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ENGINEER: RH

DRAFTED: RH

REVISIONS	DATE
SECOND SUBMITTAL	09/29/10
FIRST SUBMITTAL	09/12/10



REFER TO SEPARATE PEPPERWOOD GLEN PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR WATERMAIN AND SANITARY SEWER IMPROVEMENTS

C54
1504.558

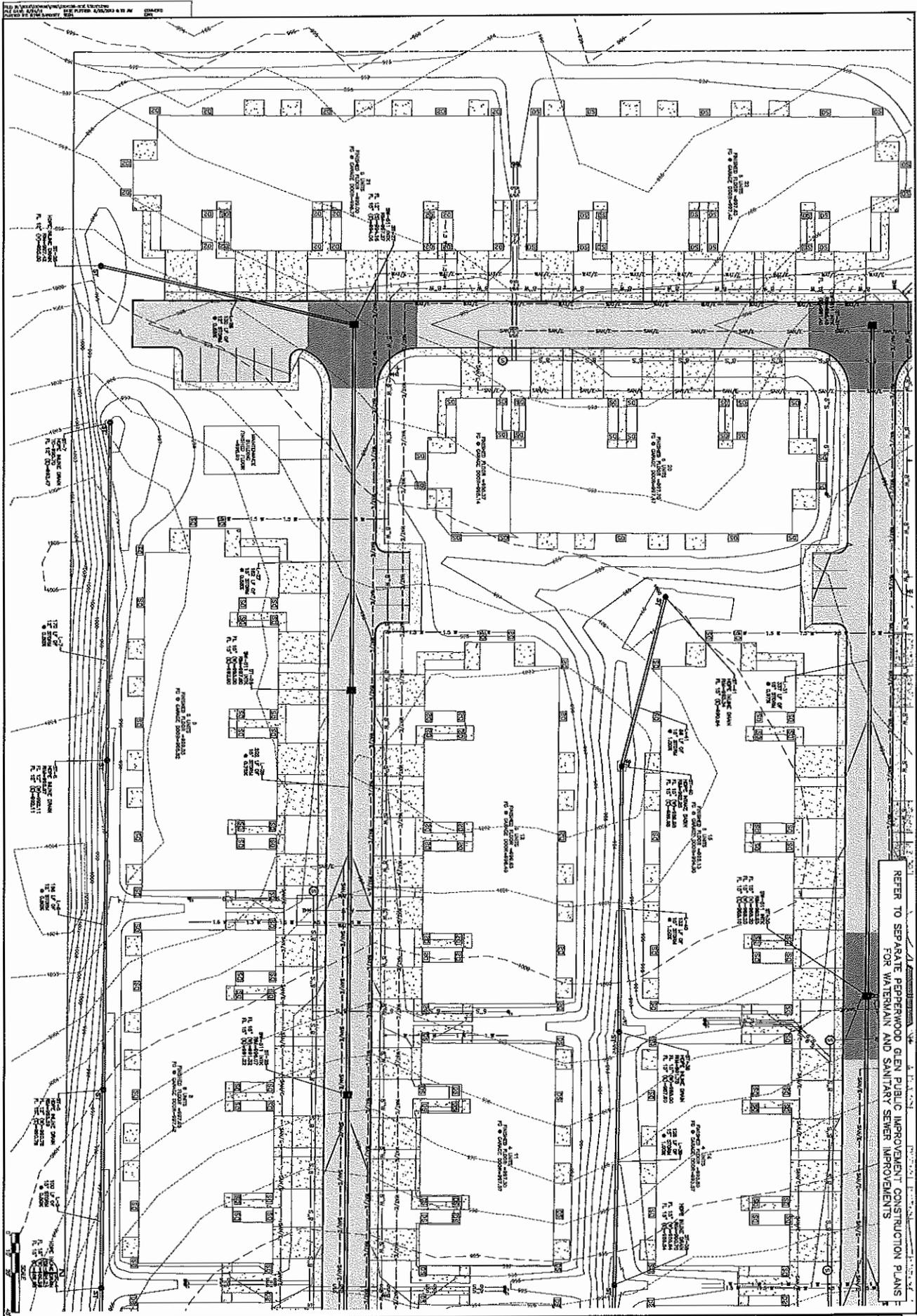
PEPPERWOOD GLEN
UTILITY PLAN

GRIMES, IOWA



3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (516) 369-4400 FAX: (515) 369-4410
ENGINEER: RH
DRAFTED: RH

REVISION	DATE
SECOND SUBMITTAL	3/22/11
FIRST SUBMITTAL	2/12/11



REFER TO SEPARATE PEPPERWOOD GLEN PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR WATERMAIN AND SANITARY SEWER IMPROVEMENTS

CS.5
1504.159

PEPPERWOOD GLEN
UTILITY PLAN

GRIMES, IOWA



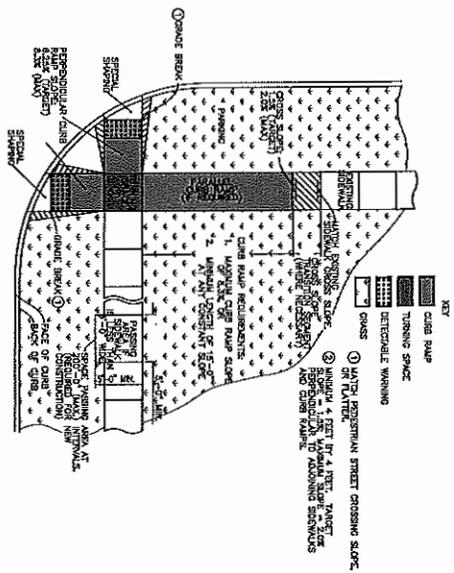
CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

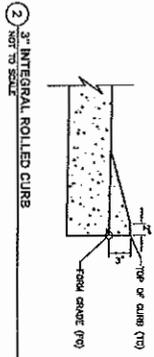
ENGINEER:RH

DRAFTED:RH

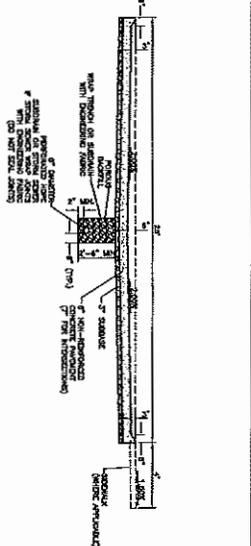
REVISIONS	DATE
SECOND SUBMITTAL	03/22/11
FIRST SUBMITTAL	03/22/11



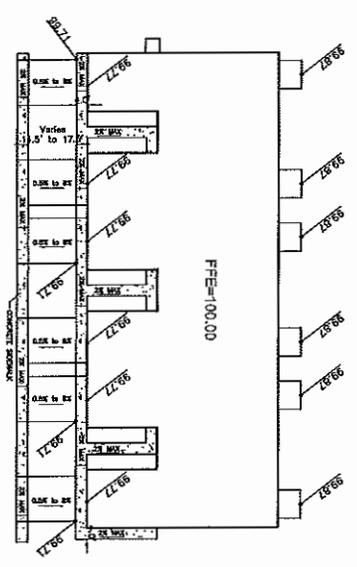
1 GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK
NOT TO SCALE



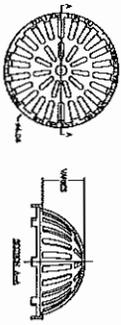
2 3" INTEGRAL ROLLED CURB
NOT TO SCALE



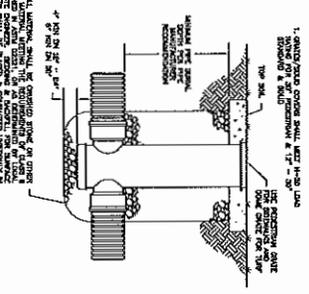
3 TYPICAL PAVEMENT SECTION SUBDRAIN DETAIL
NOT TO SCALE



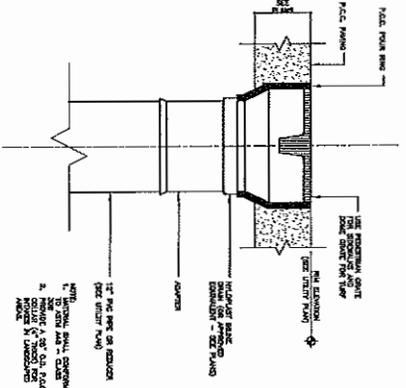
4 TYPICAL BUILDING GRADING
NOT TO SCALE



5 DOWN GATE
NOT TO SCALE



6 HOPE INTAKE
NOT TO SCALE



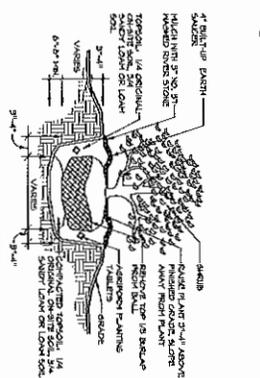
7 HOPE INLINE DRAIN
NOT TO SCALE

SECTION 02000 - LANDSCAPING

1. The Contractor shall provide all labor, materials, and equipment for the installation and maintenance of the landscape. The Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
2. The Contractor shall provide a detailed landscape plan showing the location and quantity of all plants, trees, and shrubs to be installed. The plan shall also show the location and extent of all hardscape elements, including walkways, patios, and retaining walls.
3. The Contractor shall provide a detailed schedule of work showing the timing and sequence of all landscape activities. The schedule shall be subject to the approval of the Architect.
4. The Contractor shall provide a detailed list of all plants, trees, and shrubs to be installed, including the name, size, and quantity of each item. The list shall be subject to the approval of the Architect.
5. The Contractor shall provide a detailed list of all hardscape elements to be installed, including the material, size, and quantity of each item. The list shall be subject to the approval of the Architect.
6. The Contractor shall provide a detailed list of all equipment and materials to be used in the installation and maintenance of the landscape. The list shall be subject to the approval of the Architect.
7. The Contractor shall provide a detailed list of all labor to be used in the installation and maintenance of the landscape. The list shall be subject to the approval of the Architect.
8. The Contractor shall provide a detailed list of all subcontractors to be used in the installation and maintenance of the landscape. The list shall be subject to the approval of the Architect.
9. The Contractor shall provide a detailed list of all vendors to be used in the installation and maintenance of the landscape. The list shall be subject to the approval of the Architect.
10. The Contractor shall provide a detailed list of all suppliers to be used in the installation and maintenance of the landscape. The list shall be subject to the approval of the Architect.
11. The Contractor shall provide a detailed list of all subcontractors and vendors to be used in the installation and maintenance of the landscape. The list shall be subject to the approval of the Architect.
12. The Contractor shall provide a detailed list of all suppliers and vendors to be used in the installation and maintenance of the landscape. The list shall be subject to the approval of the Architect.
13. The Contractor shall provide a detailed list of all subcontractors, vendors, and suppliers to be used in the installation and maintenance of the landscape. The list shall be subject to the approval of the Architect.
14. The Contractor shall provide a detailed list of all subcontractors, vendors, and suppliers to be used in the installation and maintenance of the landscape. The list shall be subject to the approval of the Architect.
15. The Contractor shall provide a detailed list of all subcontractors, vendors, and suppliers to be used in the installation and maintenance of the landscape. The list shall be subject to the approval of the Architect.
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19. The Contractor shall provide a detailed list of all subcontractors, vendors, and suppliers to be used in the installation and maintenance of the landscape. The list shall be subject to the approval of the Architect.
20. The Contractor shall provide a detailed list of all subcontractors, vendors, and suppliers to be used in the installation and maintenance of the landscape. The list shall be subject to the approval of the Architect.



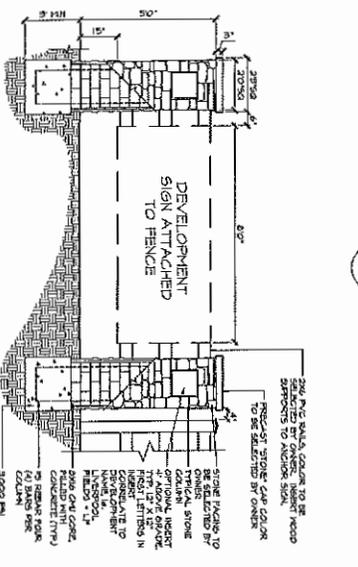
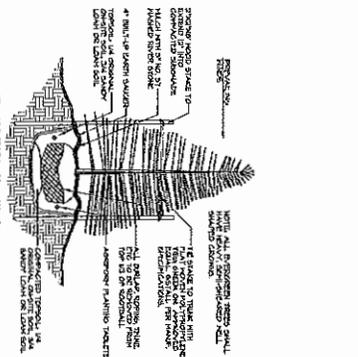
1 TREE PLANTING (BUFFER PLANTINGS)
L-3 NOT TO SCALE



2 EVERGREEN PLANTING (BUFFER PLANTINGS)
L-3 NOT TO SCALE

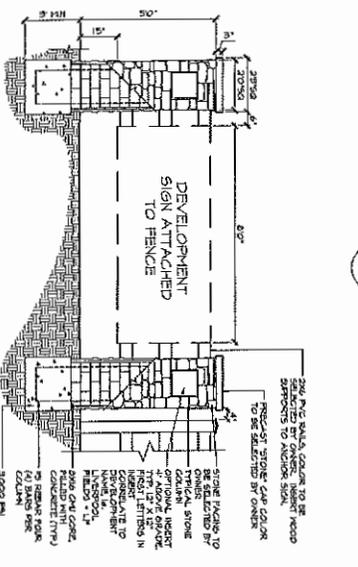


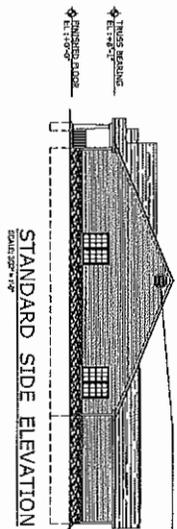
3 SHRUB PLANTING
L-3 NOT TO SCALE



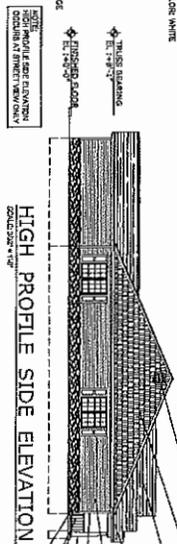
5 EVERGREEN PLANTING
L-3 NOT TO SCALE

6 DEVELOPMENT SIGN
L-3 1/2\"/>

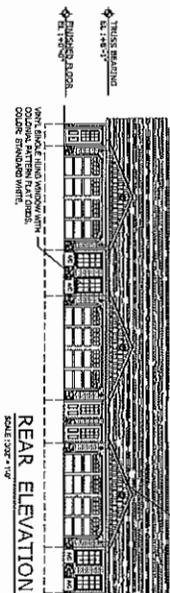




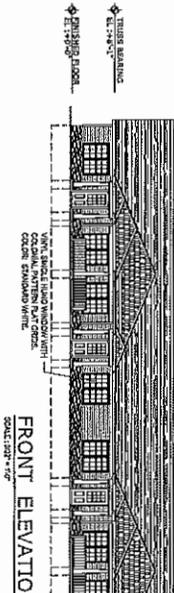
STANDARD SIDE ELEVATION
SCALE: 3/8" = 1'-0"



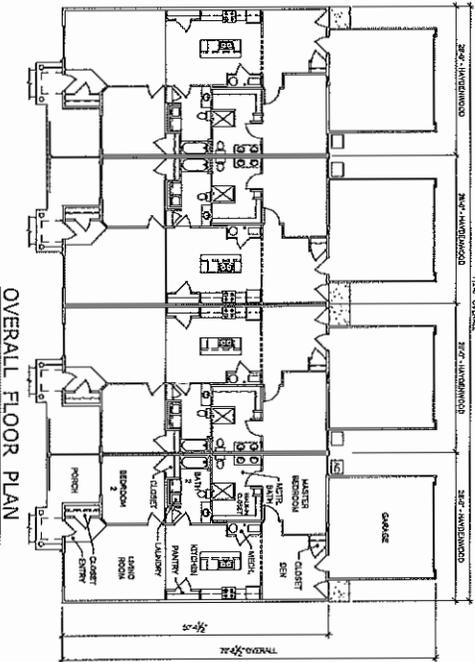
HIGH PROFILE SIDE ELEVATION
SCALE: 3/8" = 1'-0"



REAR ELEVATION
SCALE: 3/8" = 1'-0"



FRONT ELEVATION
SCALE: 3/8" = 1'-0"



OVERALL FLOOR PLAN
SCALE: 3/8" = 1'-0"

DECORATIVE EAVES - 1"X4" COLOR WHITE
TRUSS BRACING
EL. 7'-0"
FINISHED FLOOR
EL. 1'-0"

TRUSS BRACING
EL. 7'-0"
FINISHED FLOOR
EL. 1'-0"

DECORATIVE EAVES - 1"X4" COLOR WHITE
TRUSS BRACING
EL. 7'-0"
FINISHED FLOOR
EL. 1'-0"

30" TYPICAL LAMINATED ALUMINUM SHINGLES
COLOR: WATSONWOOD
DECORATIVE EAVES - 1"X4" COLOR WHITE
HORIZONTAL ALUMINUM CLITTERS AND DOWNSPUTS
COLOR: WHITE
HORIZONTAL PNEUMATIC SEALING COLOR: VAMER
VINYL CORNER TRAIL COLOR: WHITE
STONE FINISH, STAIRS: BERRIDGE
PAVED PAVER, PAV. STEEL OVERSIZED GARAGE DOOR
COLOR: WHITE

30" TYPICAL LAMINATED ALUMINUM SHINGLES
3"X3" STRUCTURAL VAMER COLUMN
HORIZONTAL ALUMINUM CLITTERS AND DOWNSPUTS
COLOR: WHITE
HORIZONTAL PNEUMATIC SEALING COLOR: VAMER
VINYL CORNER TRAIL COLOR: WHITE
STONE FINISH, STAIRS: BERRIDGE
COLOR: FULL COUNTRY
VINYL BRANDING

A1.2
sheet no.

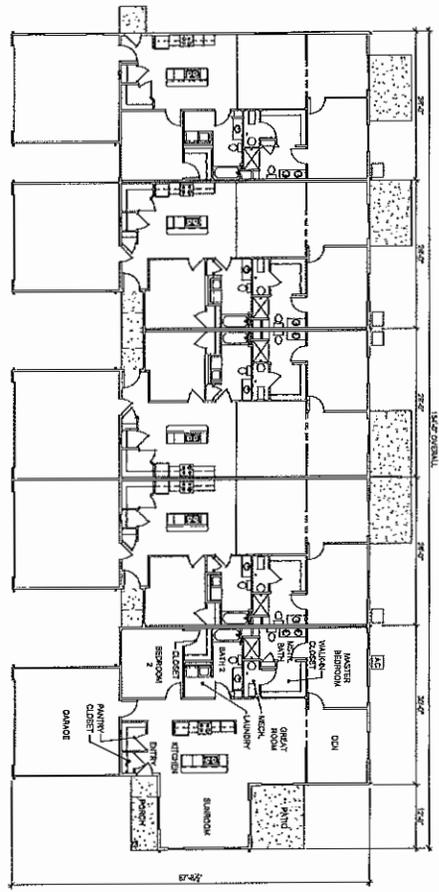
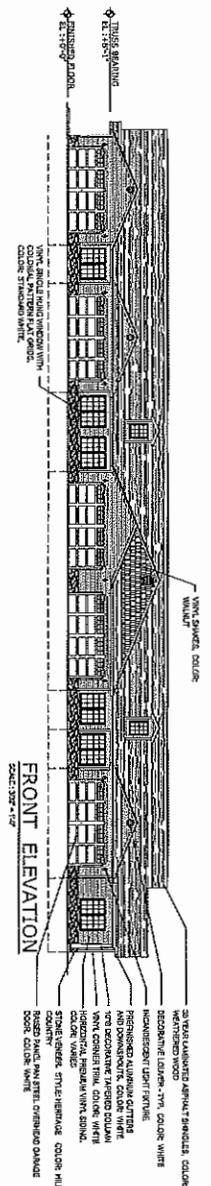
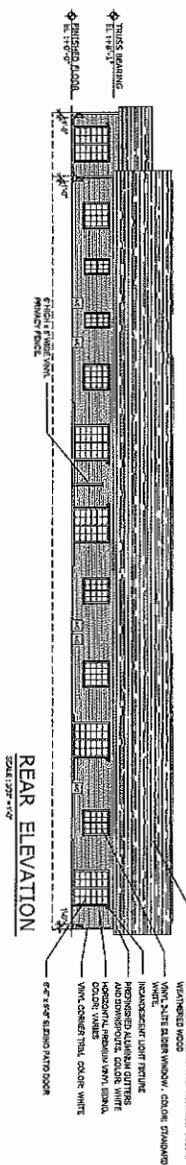
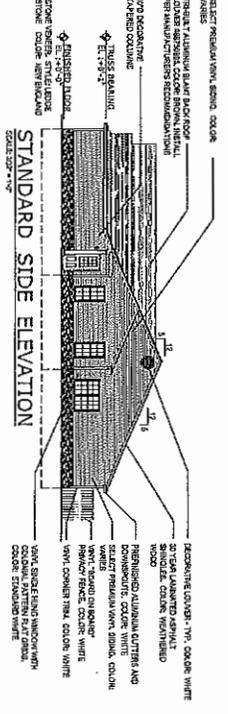
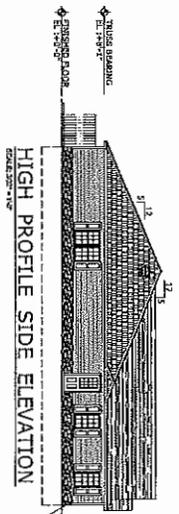
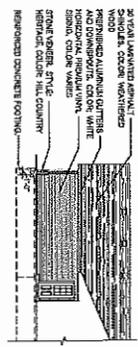
drawing BUILDINGS 2 3
project no. 4915 date AUGUST 11, 2015 scale AS NOTED
PEPPERWOOD GLEN
5.1V, BROOKSIDE DRIVE
GRIMES, IA
project

mann architects
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fax. 330 . 666 . 8912
www.mann-architects.com

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OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

Sheet no. **A1.3**

drawing **BUILDING 4**
 project no. **4915** date **AUGUST 11, 2015** scale **AS NOTED**
PEPPERWOOD GLEN
 S.W. BROOKSIDE DRIVE
 GRIMES, IA
 project

man
 architects
 3660 embassy parkway
 fairlawn, ohio 44333
 tel. 330 - 666 - 6770
 fax 330 - 666 - 6712
 www.mann-architects.com

Redwood
 executive living

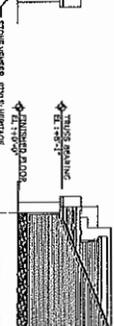
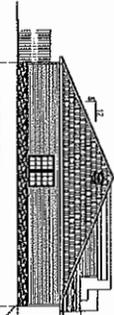
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 beachwood, ohio 44122
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 NOT TO BE USED FOR CONSTRUCTION

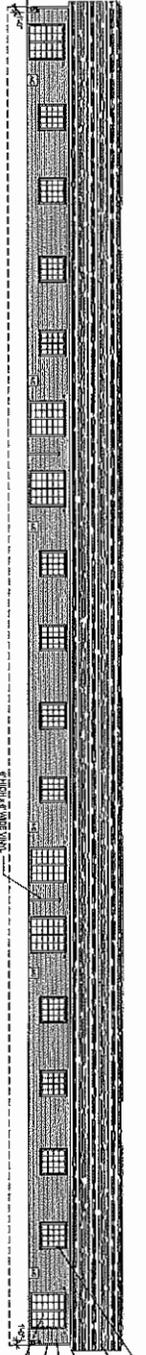
HIGH PROFILE SIDE ELEVATION
SCALE: 1/8" = 1'-0"

HIGH PROFILE SIDE ELEVATION
SCALE: 1/8" = 1'-0"



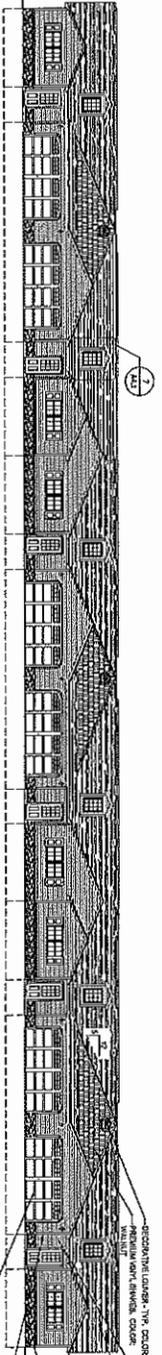
- 20' TYP. UNFINISHED GABLE ENDWALLS
- COLOR WOODENED WOOD
- RESIDENTIAL ALUMINUM SIDING AND
- RESIDENTIAL VINYL SIDING, COLOR: VARIAS
- 18" TYP. SQUARE BRICKS, 18" TYP. VARIAS
- COLOR: COLORED WHITE
- 18" TYP. CORNER TRIM, COLOR: WHITE
- 18" TYP. GABLE END WINDOW WITH CASUALTY
- FINISH: 18" TYP. GABLE END WINDOW WITH

REAR ELEVATION
SCALE: 1/8" = 1'-0"

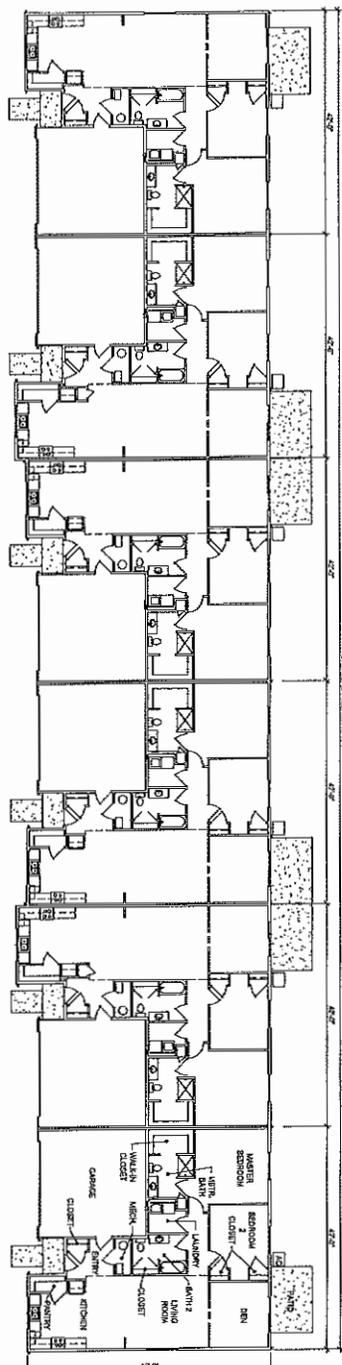


- 18" TYP. WHITE SQUARE WINDOW, COLOR: BRICKWORK
- WHITE
- 20' TYP. UNFINISHED GABLE ENDWALLS, COLOR: WOODENED WOOD
- 20' TYP. UNFINISHED GABLE ENDWALLS, COLOR: WOODENED WOOD
- RESIDENTIAL ALUMINUM SIDING AND
- RESIDENTIAL VINYL SIDING, COLOR: VARIAS
- 18" TYP. CORNER TRIM, COLOR: WHITE
- 6" x 6" TYP. TRIMMING INTO DOOR

FRONT ELEVATION
SCALE: 1/8" = 1'-0"



- RESIDENTIAL ALUMINUM SIDING, COLOR: VARIAS
- RESIDENTIAL VINYL SIDING, COLOR: VARIAS
- 20' TYP. UNFINISHED GABLE ENDWALLS, COLOR: WOODENED WOOD
- RESIDENTIAL ALUMINUM SIDING AND
- RESIDENTIAL VINYL SIDING, COLOR: VARIAS
- 18" TYP. CORNER TRIM, COLOR: WHITE
- 18" TYP. GABLE END WINDOW WITH CASUALTY
- FINISH: 18" TYP. GABLE END WINDOW WITH



OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

A1.5
Sheet no. 7

drawing: **BUILDINGS 6 19** project no. **4915** date: **AUGUST 11, 2015** scale: **AS NOTED**

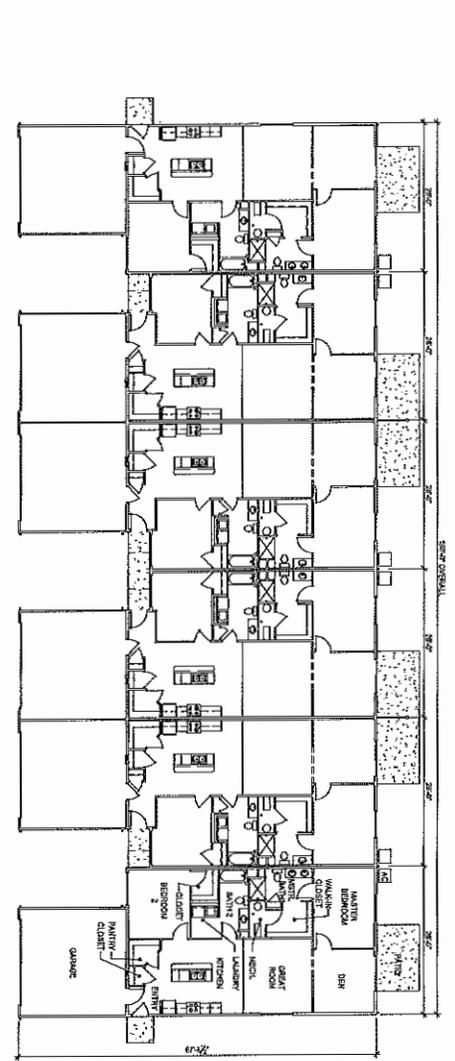
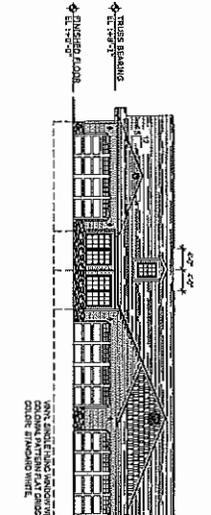
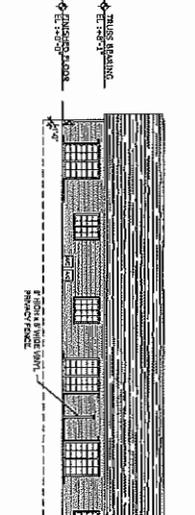
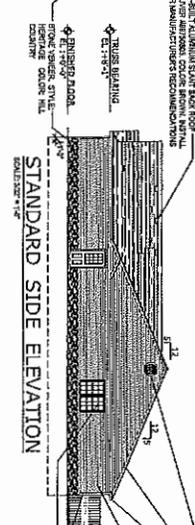
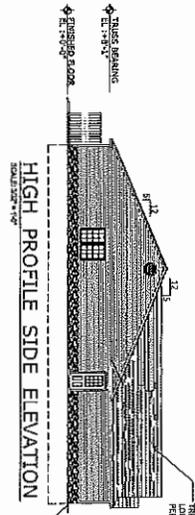
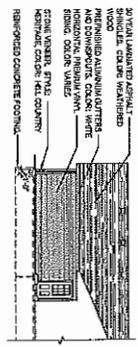
project: **PEPPERWOOD GLEN**
S.W. BROOKSIDE DRIVE
GRIMES, IA

mann architects
3660 embassy parkway
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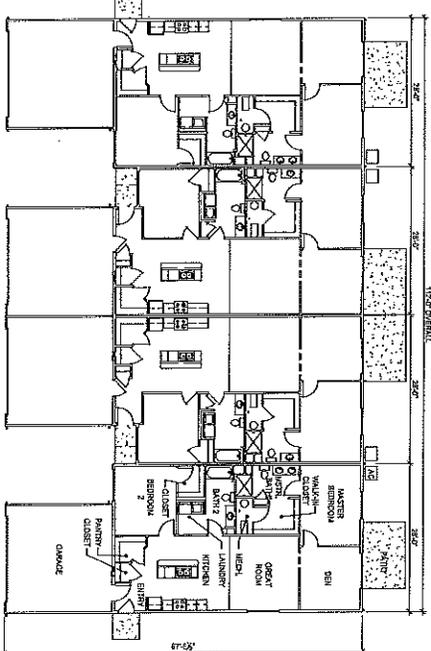
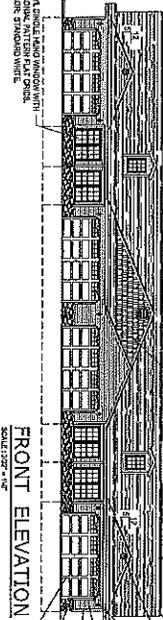
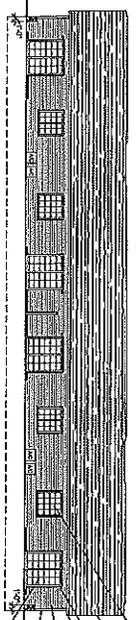
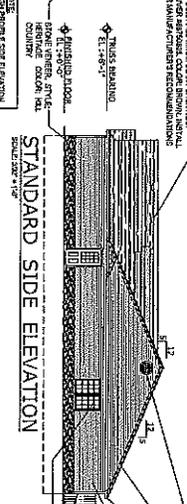
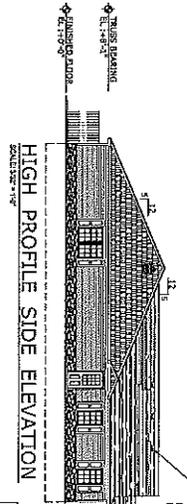
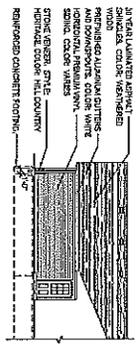
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3660 embassy parkway
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drawing no. **BUILDING 8** date **AUGUST 11, 2015** scale **AS NOTED**
project no. **4915**
PEPPERWOOD GLEN
S.W. BROOKSIDE DRIVE
GRIMES, IA

A1.7
sheet no.



DECORATIVE DOWNSPOUT - 117\"/>

3/4\"/>

PERENNIAL ALUMINUM GUTTERS AND DOWNSPOUTS - COLOR WHITE

HORIZONTAL PRESALTIM WHITE SIDING - COLOR WHITE

VINYL SIDING ON SHOWER PANTRY FRONT - COLOR WHITE

VINYL SIDING ON GARAGE - COLOR WHITE

VINYL SIDING ON WINDOW - COLOR STANFORD WHITE

VINYL 2 1/2\"/>

30 YEAR LAMINATED ASPHALT SHINGLES - COLOR WHITE

NON-SLIPPER LIGHT FINISH

PERENNIAL ALUMINUM GUTTERS AND DOWNSPOUTS - COLOR WHITE

CONCRETE WALKWAY - COLOR WHITE

VINYL CONCRETE TRAIL - COLOR WHITE

6\"/>

30 YEAR LAMINATED ASPHALT SHINGLES - COLOR WHITE

NON-SLIPPER LIGHT FINISH

PERENNIAL ALUMINUM GUTTERS AND DOWNSPOUTS - COLOR WHITE

HORIZONTAL PRESALTIM WHITE SIDING - COLOR WHITE

VINYL CONCRETE TRAIL - COLOR WHITE

3\"/>

WOOD TRIM - COLOR WHITE

WOOD TRIM - COLOR WHITE

WOOD TRIM - COLOR WHITE

sheet no. **A1.8**

drawing **BUILDINGS 11 14 17**

project no. **4915** date **AUGUST 11, 2015** scale **AS NOTED**

PEPPERWOOD GLEN

S.W. BROOKSIDE DRIVE
GRIMES, IA

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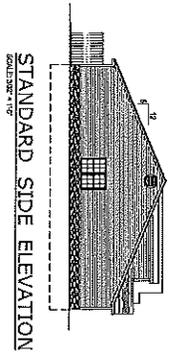
Redwood
distinctive living

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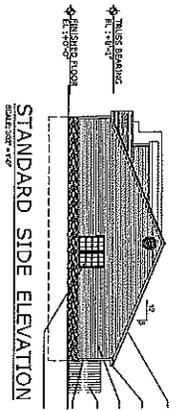
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NOT FOR CONSTRUCTION

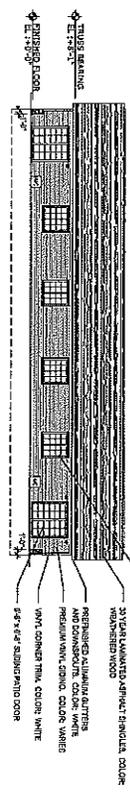
revisions



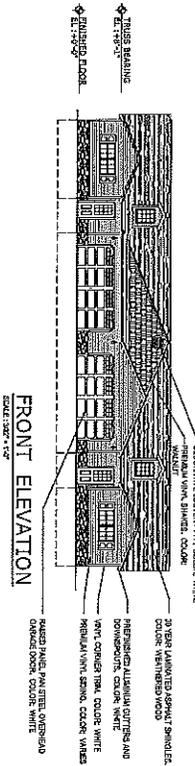
STANDARD SIDE ELEVATION
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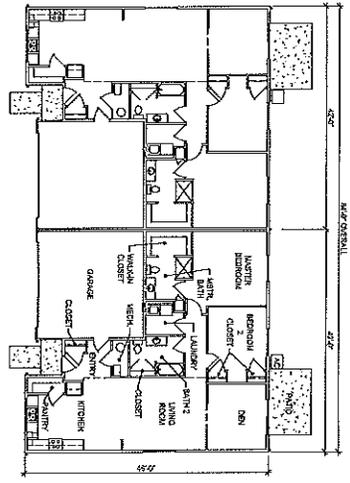
STANDARD SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



OVERALL FLOOR PLAN
SCALE: 1/32" = 1'-0"

35 YEAR ULTIMATED ASPHALT SHINGLES
COLOR: VINTAGE SAND
DOWNSPUTTERS AND
GUTTERS: POLYURETHANE
PREPARED COLORED
FINISH: COLORED
VINYL COMPOSITE TRIM, COLOR: WHITE

VINYL SHINGLES AND WINDOW
TRIM: POLYURETHANE
PREPARED COLORED
FINISH: COLORED
VINYL COMPOSITE TRIM, COLOR: WHITE

VINYL SHINGLES WINDOW, COLOR: STANBARD
WHITE
35 YEAR ULTIMATED ASPHALT SHINGLES, COLOR:
WINDSHED WOOD

PREPARED ALUMINUM SIDING
AND DOWNSPUTTERS, COLOR: WHITE
PREPARED VINYL, COLOR: WHITE
VINYL COMPOSITE TRIM, COLOR: WHITE
25' x 7' 6" SLIDING PATIO DOOR

35 YEAR ULTIMATED ASPHALT SHINGLES,
COLOR: WINDSHED WOOD

PREPARED ALUMINUM SIDING AND
DOWNSPUTTERS, COLOR: WHITE
VINYL COMPOSITE TRIM, COLOR: WHITE
PREPARED VINYL, COLOR: WHITE
FINISH: POLYURETHANE PREPARED
COLORED FINISH, COLOR: WHITE

PRELIMINARY
NOT FOR
CONSTRUCTION

revisions

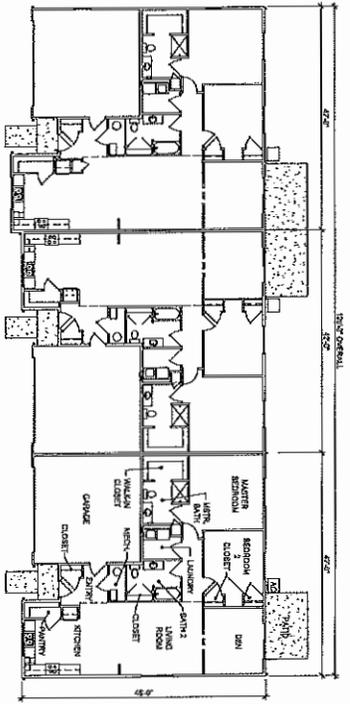
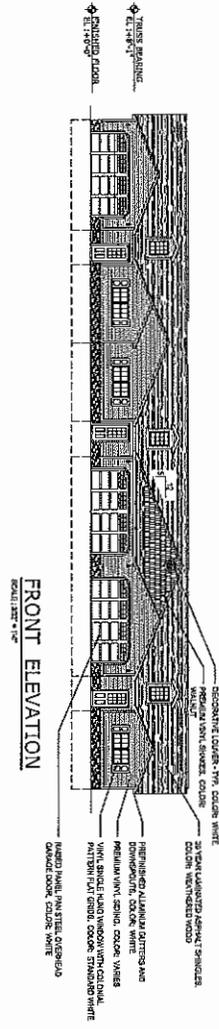
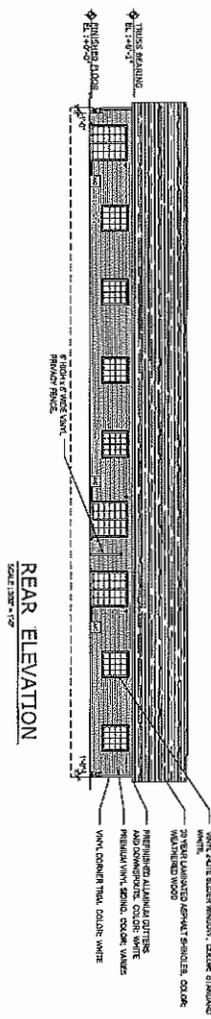
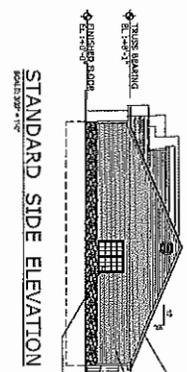
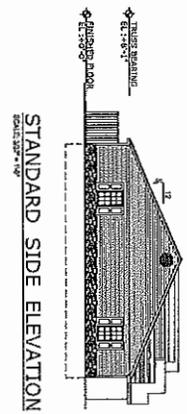
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park road, suite 7
beachwood, ohio 44122
tel. 216 . 360 . 9441
www.byredwood.com



mann
architects
3660 embassy parkway
fairlawn, ohio 44333
tel. 330 . 686 . 5770
fax. 330 . 686 . 6812
www.mann-architects.com

drawing **BUILDING 24** date **AUGUST 11, 2015** scale **AS NOTED**
project no. **4915**
PEPPERWOOD GLEN
S.W. BROOKSIDE DRIVE
GRIMES, IA

A1.10
Sheet No. 4



OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOTHING
HERE DRAFTING IS
NOT FOR
CONSTRUCTION

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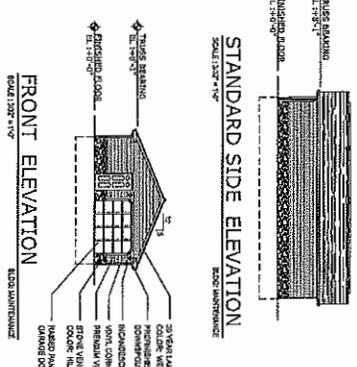
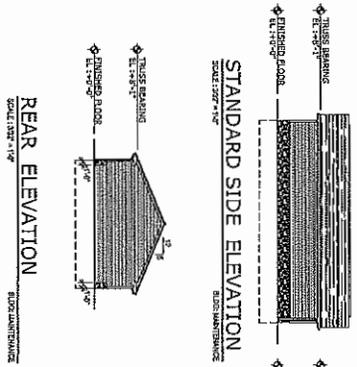
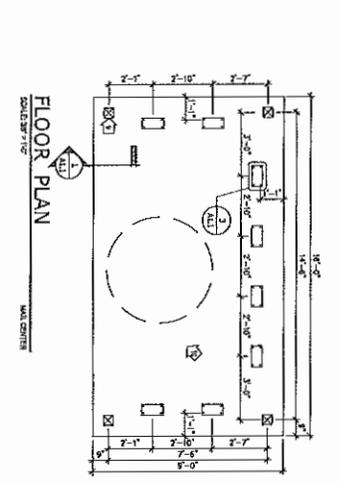
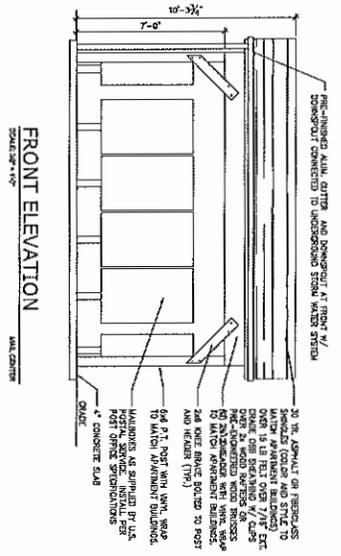
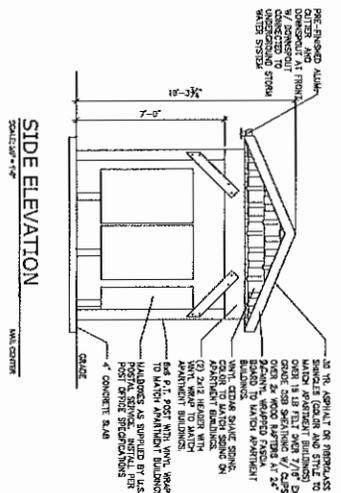
Redwood
Masterpiece living.

drawing
BUILDING 25
project no. 4915
date AUGUST 11, 2015
scale AS NOTED

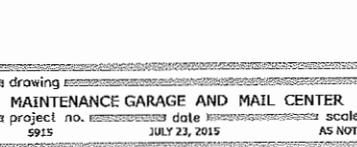
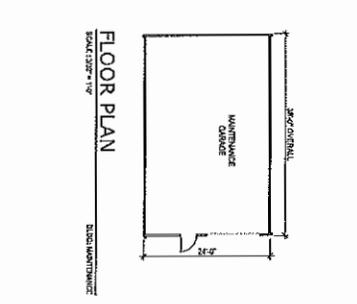
PEPPERWOOD GLEN
S.W. BROOKSIDE DRIVE
GRIMES, IA

project

A1.11
sheet no.



- 30 1/8" APPLICABLE TO FRIBELASS SHIMMERS COLOR AND STYLE TO MATCH ADJACENT BUILDINGS.
- 6x4 P.T. POST WITH VENEER TO MATCH ADJACENT BUILDINGS.
- 4" CONCRETE SLAB
- CONCRETE
- 4" CONCRETE SLAB
- 6x4 P.T. POST WITH VENEER TO MATCH ADJACENT BUILDINGS.
- HANGERS AS SUPPLIED BY L&L POST OFFICE SPECIALTIES
- 30 1/8" APPLICABLE TO FRIBELASS SHIMMERS COLOR AND STYLE TO MATCH ADJACENT BUILDINGS.
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drawing
MAINTENANCE GARAGE AND MAIL CENTER
 project no. 5915 date JULY 23, 2015 scale AS NOTED

WORTHINGTON CROSSING
 WHITE LAKE TOWNSHIP, MI

project

sheet no. **A1.12**



101 NE Harvey Street, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, September 1, 2015 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Bill Bohan, Steve Valline, Mike Chambers, City Engineer Mitch Holtz, Council Liaison Craig Patterson, Building Administrator Scott Clyce, Absent: Scott Almeida, Kelsey Clark

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

Motion by Valline, Second by Chambers to approve the agenda.

Roll call: Ayes-3; Nays-0 Motion passes: 3-0

II. APPROVAL OF THE MINUTES

Motion by Chambers, Second by Valline to approve the minutes from the August 4, 2015 meeting.

Roll call: Ayes-3; Nays: 0 Motion passes: 3- 0.

II. PUBLIC AGENDA ITEMS

1. Public Hearing and Action on a Rezone Request from JBTT, LLC for Chevalia Pointe located at 2655 N James Street currently Zoned C-1 Commercial District to Planned Unit Development with an underlying Zoning of R-2-60 consisting of 4.23 acres.

Bohan opened the Public Hearing at 5:34pm. Being no written or oral comments the meeting was closed at 5:35pm. Erin Ollendike of Civil Design Advantage, 3405 SE Crossroads, Grimes addressed the Board on behalf of the owner JJBT, LLC. Ollendike stated that the property has 4.23 acres and is located at the intersection of NE 27th Street and N James Street. Ollendike stated that this area is bordered with single family residences and the owner believes that the area is better suited to residential use than commercial and they have a builder interested in building on all thirteen lots. Ollendike stated that in order to place a public street with a cul-de-sac on the site and provide a sufficient amount of buildable lot area the developer would like to request a 25 foot front yard setback, 50 foot right of way and allowance of a street centerline radius of 100 feet. City Engineer Holtz stated that he had reviewed the plans and recommends approval of the change to the land use plan (from NCOM to MDR) and the Rezoning (from C-1 to R2-60) of this property as proposed by the Developer.

Motion by Chambers, Second by Valline to approve the zoning request for Chevalia Pointe located at 2655 N James Street currently Zoned C-1 Commercial District to Planned Unit Development with an underlying Zoning of R2-60 consisting of 4.23 acres per the Fox Engineering letter dated September 1, 2015.

Roll call: Ayes-3, Nays- 0 Motion passes: 3- 0

2. Heritage Plat 1

David Bentz, Bishop Engineering 3501 104th St. Des Moines addressed the Board. Bentz stated that there are 18 single family lots on 6 acres. Bentz noted that there were no major changes from the Preliminary Plat submitted previously. City Engineer Holtz said that they are waiting on a few details to be completed but he did not have any concerns or questions.

Motion by Chambers, Second by Valline to approve the Heritage at Grimes Plat 1 Final Plat per the Fox Engineering letter dated August 14, 2015.

Roll call: Ayes-3, Nays- 0 Motion passes: 3– 0

3. Pepperwood Glen Site Plan

Bob Dyer with Redwood along with Kelly MacGyver, Vice President of Development for Redwood and Ryan Hardesty from Civil Design Advantage addressed the Board. Dyer stated that Redwood builds single story apartment communities across Michigan, Ohio, Kentucky, Indiana, North and South Carolina and Iowa. Dyer stated that their target market is a combination of Empty Nesters and Young Urban Professionals and monthly rent is between \$1,200 to 1,800.00. He said all of the units have two bedrooms, 2 baths and vaulted ceilings, eat in kitchens and 2 car garages. Dyer said that they use vinyl siding in earth tones and shake shingles and have a stone wainscoting. Ryan Hardesty addressed the Board stating that the property would be located at SW Brookside Drive and will have two connections off that drive with another connection off of NW 7th Street. Hardesty stated that they plan to build those connections this fall with the buildings to follow in spring. City Engineer Holtz stated that the storm water runoff has been addressed with a pond located just to the north and he did not have any additional comments.

Motion by Chambers, Second by Valline to approve the Pepperwood Glen Site Plan per the Fox Engineering letter dated August 26, 2015.

Roll call: Ayes-3, Nays- 0 Motion passes: 3– 0

III. PUBLIC FORUM

Mark and Debra Gunhus of 505 SW Hickory Glen addressed the Board with concerns about the creek behind their house. Gunhus stated that he believes the volume of water coming toward his property has been increasing with development and wanted to know how the engineers are addressing the runoff and erosion issue for the Kennybrook area as well as seeking information on future development in that area. Gunhus introduced Lee Ann and Scott Goldsmith and Mitch Yeager, also residents from the same neighborhood that were present to express concern. Civil Design Advantage engineer Erin Ollendike, engineer for the Pepperwood project, was present to address some of their concerns. Ollendike stated that although development would be taking place, the storm basin and the type of drainage and grading of the land involved would actually decrease the amount of runoff into the creek. Gunhus stated that over the years they have lived at that location, the creek used to dry up every summer and over recent years the volume they have witnessed has increase to the point that it does not dry up and the force of the flow has caused erosion damage to their property. City Engineer Holtz noted that studies have shown that rainfall has increased over the past few years. Holtz also stated that the amount of creek straightening planned should not affect the volume of the flow. Tim Huckabee noted that the expected grading of the land for this project should actually improve the situation due to removal of field tiles in that area.

IV. ZONING ADMINISTRATOR REPORT-

City Engineer Holtz stated that he had a meeting with the Park Board the previous week regarding the North Sport Park fence project and Autumn Park design and trail and sidewalk improvements.

Building Administrator Clyce stated that there were 22 single family and 3 commercial permits during August. Clyce said that the 8th building for Meadowlark South was finalized as well as the A.S.R. well building.

1. Old Business-
2. New Business- Next meeting October 6, 2015.

V. ADJOURNMENT

Motion by Valline, Second by Chambers Meeting is adjourned at 6:40

Bill Bohan, Chair



**CITY COUNCIL MEETING
Workshop Immediately Following Council Meeting
Tuesday September 8, 2015
Grimes City Hall**

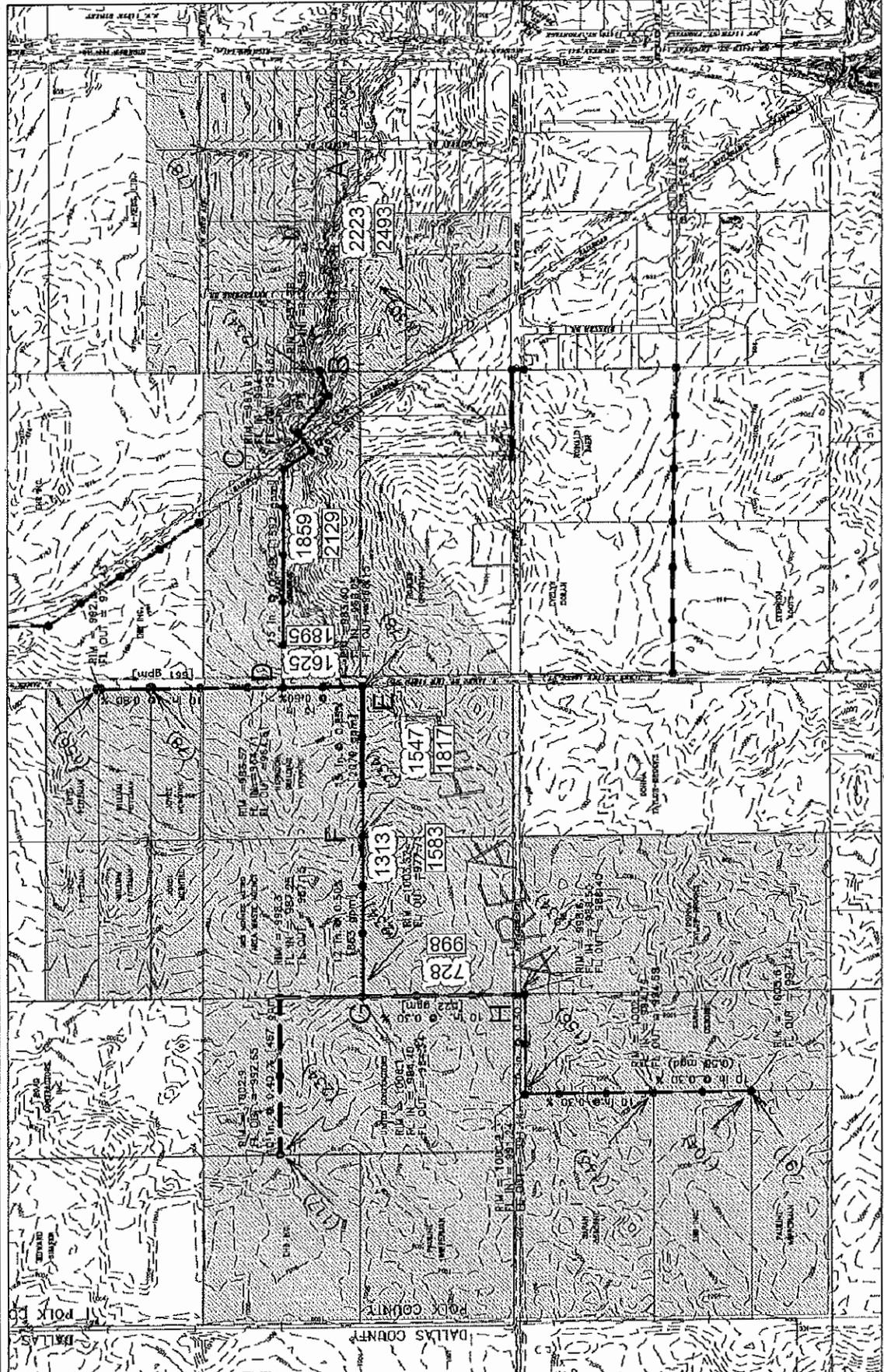
**Following the City Council Meeting
Mayor Tom Armstrong**

**City Council: Craig Patterson, Jill Altringer, Tami Evans, Ty Blackford, Doug Bickford
City Administrator Kelley Brown, City Clerk Rochelle Williams,
City Treasurer Deb Gallagher
City Attorneys Tom Henderson
City Engineer John Gade**

I. GENERAL AGENDA ITEMS

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of the Agenda**
- 4. Harding Parcel Development Discussion**

II. ADJOURNMENT.



1313 = TOTAL UPSTREAM CONTRIBUTION (AREA HH)
 998 = TOTAL UPSTREAM CONTRIBUTION WITH HARDING PARCEL ADDED

(x) GPM = Contributing gpm flow from site if developed.
 - Sanitary Sewer pipe sizing is based on 2.5 gpm/acre.
 [max GPM] = Design max capacity of pipe according to SUDAS standards.

Note: All existing and proposed sewer pipe capacities were calculated based on the following:
 Kutters Coefficient = 0.13
 Pipe size ≤ 15" = 0.67% full
 Pipe size > 15" = 0.75% full

ABACICONCONSULTING, INC

CIVIL ENGINEERING • LAND SURVEYING

Project: Harding Concept/Feasibility

Date: 7/28/2015 By: M.M.

City Sanitary Sewer Capacity

From	To	Capacity (GPM)	Area "HH" Loading ¹	Adequate/Deficient?	Add Harding Load (+270 City's Cure GPM)	Adequate/Deficient?	Harding Cure	Add Day & Shaffer (+422 GPM)	Adequate/Deficient?	Region Cure
A	15-inch	Unknown	2223	Unknown	Unknown	Unknown	Unknown	2915	Unknown	Unknown
B	15-inch at 0.65 %	1817	1859	Adequate	Parallel sewer 8" @ 0.65%	2129	Adequate	Parallel sewer 8" @ 0.65%	2551	Parallel sewer 10" @ 0.65%
C	15-inch at 0.50 %	1592	1859	Adequate	Parallel sewer 8" @ 0.50%	2129	Adequate	Parallel sewer 10" @ 0.50%	2551	Parallel sewer 12" @ 0.50%
D	15-inch at 0.50%	1592	1625	Adequate	Parallel sewer 8" @ 0.50%	1895	Adequate	Parallel sewer 8" @ 0.50%	2317	Parallel sewer 10" @ 0.50%
E	15-inch at 0.85%	2079	1547	Adequate	Not Required	1817	Adequate	Not Required	2239	Parallel sewer 8" @ 0.55%
F	12-inch at 0.50%	863	1313	Adequate	Parallel sewer 10" @ 0.50%	1583	Adequate	Parallel sewer 10" @ 0.50%	2005	Parallel sewer 12" @ 0.50%
G	10-inch at 0.30%	522	728	Adequate	Parallel sewer 10" @ 0.30%	998	Adequate	Parallel sewer 10" @ 0.30%	1420	Parallel sewer 12" @ 0.30%