



101 NE Harvey, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

CITY COUNCIL MEETING

Grimes City Hall 5:30 P.M.

Amended January 13, 2014 at 11:29 am

January 14, 2014

Mayor Tom Armstrong

City Council: Jill Altringer, Tami Evans, Craig Patterson

Tom Shatava, Mat Tapper

City Administrator Kelley Brown

City Clerk Rochelle Williams, City Treasurer Deb Gallagher,

City Attorneys Tom Henderson, Erik Fisk

City Engineer John Gade

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

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

GENERAL AGENDA ITEMS.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Presentation Status Update on Community Development Contract – Scott Ourth
6. Eagle Scout Presentation
7. Approval of the Consent Agenda (**Discussion is not allowed unless the Mayor or a City Council Member ask for an item to be removed and placed under Council actions for consideration**)
 - A. Minutes from previous meeting December 10, 2013 and January 6, 2014
 - B. State Hygienic Laboratory Sample Testing -\$4,712 and \$3,008 (*ASR Well Testing*)
 - C. Municipal Supply – MXU's and supplies - \$7,074.80 (*remote water meter readers*)
 - E. ISWEP Dues - \$3,131 (*Iowa Storm Water Education Program, mission is to provide education, outreach, technical resources and training programs to protect and improve water quality in Iowa.*)
 - F. Hutchinson Salt Company - \$32,390.73 (*salt for roads*)
 - G. Task Order No. 2454-14A by Fox Engineering For Contract Operations for Water and Wastewater Systems (*part of master agreement before doing work for City*)



101 NE Harvey, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

- H. Refund Application for Alcohol License to Kickback Café *(required by the state in order receive prorated licensing fees returned)*
 - I. Alcohol License Renewal for QuikTrip Class E Liquor License with Sunday Sales 3/1/14 *(alcohol licenses are renewed yearly with approval by City and State)*
 - J. Resolution 01-0114 to Approve a Joint Defense Agreement *(approval to act on behalf of City)*
 - K. Grimes City Hall and Grimes Chamber of Commerce Interior Improvements Proposal with RDG Planning And Design *(approval of fees to continue the design renovations)*
 - L. Pay Request #4 to Layne Christensen Company for the Jordan Well Project - \$299,330.18 *(payment for work completed on project must be approved by Council)*
 - M. New Alcohol License for Mustang Grill at 213 SE Main Street, Class C with outdoor service and Sunday sales effective Jan 24 2014
 - N. Temple Display Ltd for Christmas lights - \$14,064.66
8. Fire Chief Report
9. Patrol Report

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

- A. Public Hearing and Action on SE 19th Street Project and ROW Acquisition. *(a hearing is required for public to voice comments on improvement)*
- B. Public Hearing and Action on the Prairie Business Park Sanitary Sewer and Easement Acquisition *(hearing is required for public to voice comments)*
- C. Approval of Appraisals for Easements for Sanitary Sewer Project *(approval of appraisal amounts)*
- D. Request from Beaverbrooke Development Company for Development referred to as Heritage at Grimes to rezone approximately 398.62 acres including 1.54 acres for public roadway easement from A-1 Agricultural, R-3 Multi Family Dwelling District, R-2 70 Single and 2 Family Dwelling District and C-2 General and Highway Service Commercial District to PUD- Planned Unit Development District to refer on to Planning and Zoning for Public Hearing and Action on February 4, 2014 and City Council for Public Hearing and Action on February 11, 2014. *(rezone request are first brought to Council for a refer to Planning and Zoning Board and action and then a recommendation is made back to Council for final action)*
- E. Public Hearing Urban Renewal Amendment. *(public hearing is a time for the public to voice comments)*
- F. Resolution 01-0414 To Approve the Urban Renewal Plan Amendment for the Grime Urban Renewal Area *(new Urban Renewal projects are being requested into the existing Urban Renewal Area)*
- G. Resolution 01-0313 To Set A Public Hearing and Action for a Meeting at Which it is Proposed to Approve a Development Agreement with, and Approve Guaranties on Behalf of Friends of the IOOF Building, Inc., Including Annual Appropriation Tax Increment Payments set for January 28, 2014 *(hearing is required to advise public of a time and place to voice comments)*
- H. Resolution 01-0514 to Set a Public Hearing and Action for a Meeting at Which it is Proposed to Approve a Development Agreement with Hubbell Realty Company, Including Annual Appropriation Tax Increment Payments in an Amount Not To Exceed \$422,000 set for January 28, 2014 *(hearing is required to advise public of a time and place to voice comments)*
- I. Resolution 01-0614 to Set a Public Hearing and Action for a Meeting at Which it is Proposed to Approve a Development Agreement with TNC, L.L.C., Including Annual Appropriation Tax Increment Payments



101 NE Hawley, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

in an Amount Not To Exceed \$64,000 set for January 28, 2014 (*hearing is required to advise public of a time and place to voice comments*)

- J. Ordinance # 623 Second Reading on a Request from Metro Waste Authority to Rezone Approximately 8 Acres Currently Zoned A-1 Agricultural to M-3 Heavy Industrial and A Waiver of Requirement for

the Hwy 141 Mixed Use Development Corridor District (*rezones require 3 approved readings of the ordinance and adoption to be part of the City Code*)

- K. Ordinance #624 Second Reading on a request from Brook Ridge West to Rezone approximately 15.90 acres from A-1 Agricultural to R2-70 Single Family and Two Family Dwelling District. (*rezones require 3 approved readings of the ordinance and adoption to be part of the City Code*)

PUBLIC FORUM

“Those people wishing to address the Council need to sign up on the sheet which has been provided on the table near the door. Each person will be allowed three minutes from the podium and may address no more than two issues per Grimes Rules of Procedure for Conduct of City Business – May 2005.”

COUNCIL ACTIONS

- A. Amendment to Intergovernmental Agreement for the Promotion of Tourism and Convention Activities in the Great Des Moines Area (*amendment would make Polk City part of the agreement which promotes tourism and convention activities in the Greater Des Moines Iowa area*)
- B. Resolution 01-0214 Approval of Motion to Apply for the 2014 Iowa Great Places Grant & Designation and requesting matching funds not to exceed \$200,000 (*approval to enter into the application process for the purpose of attaining said grant and designation and funding*)

COUNCIL DISCUSSIONS

1. Mayor's Report
Appointments:
 - a. City Engineer, City Attorney, Fire Chief, City Clerk (2 year appointments)
 - b. Park and Recreation Advisory Board (3 year appointments)
 - c. Library Board (6 year appointments)
 - d. Board of Adjustment (5 year appointments)
 - e. Public Health and Safety Board (3 year terms)
 - f. Liaison to Boards
2. City Attorney's Report
3. City Engineer's Report
4. City Staff Report
5. Old Business
6. New Business



101 NE Harvey, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

ADJOURNMENT



CITY COUNCIL MEETING
Workshop immediately following Council Meeting
Tuesday, January 14, 2014
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. Budget Workshop
 - Library
 - Fire
 - Water and Wastewater
 - Public Works
 - Park and Recreation
5. Financial Incentive Discussion
6. New Business

II. ADJOURNMENT.

CITY COUNCIL MEETING
 Tuesday, December 10, 2013
 Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Armstrong on Tuesday, December 10, 2013 at 5:35 P.M. at the Grimes City Hall. Pledge of Allegiance was led by Mayor Armstrong

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

GENERAL AGENDA ITEMS.

APPROVAL OF THE AGENDA

Mayor Armstrong asked that Consent Agenda item A. Alcohol License for Stevie C's to add an outdoor license with Sunday sales.

Moved by Shatava, Seconded by Patterson; the agenda with those changes shall be approved.

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

Approval of the Consent Agenda

A. New Alcohol License for Stevie C's (new owner) Class C Liquor License B. Renewal of Alcohol License for Rehab Bar & Grill Class C Liquor License C. United Rentals for lift truck (used for Christmas decorations) - \$2,821.85 D. Task Order No. 3364-13D Water Resource Sustainability and Well Field Improvement Study E. Pay Request # 7 SE Main Street – Absolute Concrete Construction - #120,274.31 F. Legal Fees Whitfield & Eddy G. AECOM – Northwest Transportation Corridor Feasibility Study - \$9,066.81 Claims dated \$584,306.30

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

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

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

Patrol Report

Deputy Ballinger of the Polk County Sheriff's Department was present to update the Council. He advised there were 313 calls for service with 125 traffic stops for a total of 438 contacts and 59 cases.

Council Member Altringer asked if there was any more information on the mailbox incidents. Deputy Ballinger advised he had not heard anything further.

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

A. Public Hearing and Action on a Request from Brooke Ridge West for a Land Use Change and Rezone 15.9 acres currently zoned A-1 Agricultural to R2-70 Single Family and two family dwellings.

Mayor Armstrong opened the Public Hearing at 5:39 pm

Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa addressed the Council on behalf of Stanbrough Realty Company. Roghair stated that his site consists of approximately 15.9 acres and is zoned A-1 Agricultural and they are requesting it be rezoned to R2-70 Single and Two Family Dwelling District in addition to a land use change. He added that currently the land use is HDR (high density residential) and this would request it to be changed to LDR (low density residential).

There being no further oral or written comments the Public Hearing was closed at 5:41 pm.

City Engineer Gade advised that the Land Use Plan had this area as a high density residential area which was proposed by the developer at that time. He stated that at this time the developer feels that the LDR would match the adjacent development. He advised that at the Planning and Zoning meeting the request for the rezone and land use change was approved. Council Member Altringer asked Gade if he had any concerns over the requested changes. Gade advised that in the beginning he had asked about the land use of HDR. He advised that they are in favor of the LDR. Council Member Tapper added that he was in favor of this change but would want to be sure that we have a good mix of HDR and LDR when looking at the Comp Plan. Council Member Patterson added that he too would like to have the Comp Plan reviewed for the mix.

Moved by Patterson, Seconded by Tapper; the First Reading on the request from Brooke Ridge West for a land use change and rezone of 15.9 acres currently zoned A-1 Agricultural to R-2-70 Single Family and Two Family dwelling shall be approved.

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

B. Public Hearing and Action on Rezone Request from Metro Waste Authority from A-1 Agricultural to M-3 Heavy Industrial and a request for waiver of the Hwy 141 Mixed Use Development Corridor District.

Mayor Armstrong opened the Public Hearing at 5:45 pm. Tom Hadden, Executive director for Metro Waste Authority, 300 E Locust Street, Suite 100, Des Moines, Iowa presented an overview of their plans for the development of solid waste transfer station.

There being no further oral or written comment the Public Hearing was closed at 5:47 pm.

City Engineer Gade advised that the Planning and Zoning Board had recommended approval of the rezone request from A-1 Agricultural to M-3 Heavy Industrial and acceptable to waive the Hwy 141 overlay requirement due to the railroad property and the distance from Hwy 141. Mayor Armstrong asked if this would still go to the Board of Adjustments for a Special Use Permit and Gade advised that was correct. Mayor Armstrong stated that he felt this was good use of the property. Council Member Patterson advised that he was in favor of the request but asked if when the rail is removed would there need to be screening. Council Member Tapper asked what type of screening would be required. Council Member Patterson stated that he was thinking trees. Council Member Tapper stated that since this is not an issue at this time it could be small trees. Hadden stated that they would be happy to work with Gade on trees that would be acceptable for screening in this area. Hadden also provided traffic counts in the area as requested previously by Council. He stated that their facility would have a maximum of 134 trucks per day.

Moved by Tapper, Second by Patterson; the First Reading of the rezone request from Metro Waste Authority from A-1 Agricultural to M-3 Heavy Industrial and a request for a waiver of the Hwy 141 Mixed Use Development Corridor District subject to Fox Engineering letter dated November 21, 2013 and the addition of buffering shall be approved. Council Member Patterson said that he could be flexible with the installation of the trees.

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

C. Approval of Plans and Specifications and Set a Bid Date of Jan. 22, 2014 and a Public Hearing and Award of Contract for Jan. 28, 2014 for the Glenstone Park Phase I

Bob Gibson of Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes, Iowa.

Gibson stated that previously the Council had reviewed the overall design of this park. He stated that Phase I is \$150,000 which would include grading of the site and this would be around \$60,000. Gibson stated this would be placement of the berms and seeding, loops around the play area and moving existing trees. He stated there are two alternatives in the bid. Gibson stated that one is a basketball court and the other is the surfacing of the playground. He stated that one option that has been reviewed is artificial turf. Moved by Patterson, Seconded by Tapper to approve the plan and specifications and set a bid date of January 22, 2014 and a Public Hearing and award of contract for Jan 28, 2014 for the Glenstone Park Phase I. Council Member Patterson stated that he had spoken with the Park and Recreation Board about putting together a list of priorities prior to budget discussions. He added that there was some interest in completing the entire Glenstone Park improvements done at one time. Council Member Patterson was unsure if the entire board was in agreement to do the entire Glenstone Parks as all parks are needing upgrades. Gibson added that the entire design is completed at this time for the Glenstone Park.

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

D. Resolution No. 12-0113 To Fix a Date for a Public Hearing on Prairie Business Park Sanitary Sewer Extension and Action for January 14, 2014.

City Engineer Gade that this was necessary to start the land acquisition to add some water service stubs into the property at an approximate cost of \$160,000.

Moved by Patterson, Seconded by Tapper; Resolution No. 12-0112 to fix a date for a Public Hearing on the Prairie Business Park Sanitary Sewer Extension and action for January 14, 2014 shall be approved.

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

E. Set A Public Hearing on the Urban Renewal Plan Amendments Resolution 12-0213 for January 14, 2014.

City Administrator Brown advised that this is the process necessary to amend the urban renewal plan that would be new urban renewal projects that would provide tax increment financing support for renovation and redevelopment of the I.O.O.F. Building and Hubbell Realty Company financing agreement and TNC, LLC.

Moved by Patterson, Seconded by Tapper; Public Hearing on the Urban Renewal Plan Amendments Resolution 12-0213 shall be set for January 14, 2014.

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

PUBLIC FORUM

No one was present to address the Council

COUNCIL ACTIONS

No Council Actions

COUNCIL DISCUSSIONS

2. Mayor's Report

Mayor Armstrong appointed Kelsey Clark to the Planning and Zoning Commission. Mayor Armstrong advised that since the other boards meet after the first Council Meeting in January, that he will make those appointments then.

Moved by Patterson, Seconded by Tapper; Kelsey Clark shall be appointed to Planning and Zoning Commission.

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

Mayor Armstrong advised that the following boards are metro boards and need to be appointed prior to January 1, 2014. Mayor Armstrong stated that the E911 Board for Polk and Dallas Counties would be: Primary; Chief Krohse and the Alternate; Joe McAreavy. He added that the Des Moines MPO Representative for 2014 would be primary on the policy committee; Mayor Armstrong and alternate; Kelley Brown.

He stated on the technical committee the primary; John Gade and the alternate; Jerry Byg. Mayor Armstrong stated that on the Metro Waste Authority Board primary; Mayor Armstrong and alternate; Ron Long.

Moved by Tapper, Seconded by Shatava; those appointments shall be approved.

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

Mayor Armstrong awarded service recognition plaques and framed maps of the City of Grimes to outgoing City Council Members Mat Tapper and Tom Shatava. Mayor Armstrong thanked them for their commitment and service to the people of Grimes.

3. City Attorney's Report

No Report

4. City Engineer's Report

City Engineer Gade advised that they had received back a bridge inspection report on the bridge out on North James Street by the Water and Wastewater Plants which is requiring some load limits be put on the bridge. Gade did add that the recommendation is that over the next 3 to 5 years that this bridge be replaced due to the age of the structure.

5. City Staff Report

No Report

6. Old Business

Council Member Shatava thanked everyone for being able to serve the City of Grimes and hopes to do something further in the future. Council Member Tapper stated that it has been a great four years serving on the Council. He applauded the Main Street project. Council Member Altringer stated that Mat Tapper had brought a lot of loyal followers through Facebook.

The oath of office was administered to: Mayor Armstrong and Council Members Jill Altringer, Doug Bickford and Ty Blackford.

7. New Business

None

ADOURNMENT

Moved by Altringer, Seconded by Shatava; there being no further business, the meeting shall be adjourned at 6:19 pm.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor



101 North East Harvey, Grimes, Iowa 50111

515.986.3036 Fax 515.986.3846

CITY COUNCIL MEETING

Monday January 6, 2014

Joint Meeting between Johnston and Grimes City Council

Johnston City Hall 6:00 P.M.

The joint meeting of the Grimes and Johnston City Council was called to order by City of Grimes Mayor Armstrong and City of Johnston Mayor Dierenfeld on Monday, January 6, 2014 at 5:35 P.M. at the Johnston City Hall, 6221 Merle Hay Road, Johnston, Iowa.

Roll Call: Present: Altringer, Patterson, Evans, Blackford, Bickford from Grimes City Council.

Roll Call: Present: Clabaugh, Lindemann, Brown, Cope, Temple from Johnston City Council.

(the following is the action of the Grimes City Council)

APPROVAL OF THE AGENDA

Mayor Armstrong asked for approval of the agenda. Moved by Patterson, Seconded by Evans; the agenda shall be approved.

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

Closed Session ref 21.5 (1) c. Potential matters in litigation

Mayor Armstrong asked for a motion to go into closed session per Iowa Code 21.5 (1) c to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation.

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

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

11. Rise from Closed Session

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

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

ADOURNMENT

Moved by Patterson, Seconded by Evans; there being no further business, the meeting shall be adjourned at 6:50 pm.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor

M



Invoice#: 30618

CREDIT CARD USING FOR PAYMENT			CHECK#:
<input type="checkbox"/> MasterCard	<input type="checkbox"/> VISA		
CREDIT CARD NUMBER:		CC BILLING ZIP CODE:	
SIGNATURE		CARD EXPIRATION DATE	
INVOICE DATE 12/31/2013	INVOICE AMT: \$4,712.00	CLIENT #: 166	
ENTER AMOUNT PAID \$			

GRIMES WATER SUPPLY %PEOPLESERVICE
1801 N JAMES STREET
GRIMES, IA 60111

PLEASE REMIT WITHIN 21 DAYS TO:
STATE HYGIENIC LABORATORY
PO BOX 310405
DES MOINES, IA 50331-0405

ASR testing

F.I.D. # 42-6004813
TEST PRICING INQUIRIES: (319) 335-4500
ACCOUNT RECEIVABLE INQUIRY:(319) 335-4442

FOR PROPER CREDIT, PLEASE DETACH TOP OR INCLUDE INVOICE # AND AMOUNT WITH YOUR PAYMENT.

INVOICE HISTORY

DATE	INVOICE	CHARGES	PAYMENTS	ADJUSTMENTS	BALANCE
12/31/2013	30618	\$4,712.00	\$0.00	\$0.00	\$4,712.00
11/30/2013	29420	\$3,008.00	\$0.00	\$0.00	\$3,008.00
ACCOUNT BALANCE:					\$7,720.00

PAY (handwritten above the table)

paid (handwritten next to the 11/30/2013 row)

MESSAGES

Beginning August 1, 2013 the SHL remittance address has changed to:
State Hygienic Laboratory
PO Box 310405
Des Moines, IA 50331-0405
You may also contact us with questions via email at:
shl-receivable@uiowa.edu
As we are currently duplexing when printing Invoices which are mailed, please be sure to turn pages over to find detailed information of current invoice. Thank you

cc approved
Jan 14, 2014

CURRENT	1-60 DAYS	61-90 DAYS	91-120 DAYS	OVER 120 DAYS	ACCOUNT BALANCE
\$4,712.00	\$3,008.00	\$0.00	\$0.00	\$0.00	\$7,720.00
INVOICED TO		BILLING DATE	AMT. Owed or (Credit)	INVOICE#	
166 GRIMES WATER SUPPLY %PEOPLESERVICE		12/31/2013	\$4,712.00	30618	

INVOICE#: 30618
 INVOICE AMT: \$4,712.00
 INVOICE DATE 12/31/2013 12:00:00AM

PLEASE REMIT WITHIN 21 DAYS TO:
 STATE HYGIENIC LABORATORY
 PO BOX 310405
 DES MOINES, IA 50331-0405

DETAIL FOR CURRENT INVOICE

DATE	CAB#	DESCRIPTION TESTING PERFORMED	AMOUNT
11/04/2013	134018	REF-reed bed 1, COL-vleth ernle, LOC-composile Total Kjeldahl Nitrogen as N by LAC 10-107-00-2E Total Solids by SM 2640 G 18th Total Phosphorus as P by LAC 10-115-01-1C Anions by EPA 300.0 ANALYTE QUANTITY = 2 Ammonia as N by LAC 10-107-06-1J Metals by EPA 6020 ANALYTE QUANTITY = 9 Mercury by EPA 7471A Metals by epa 6010 c	\$38.00 \$10.00 \$19.00 \$38.00 \$19.00 \$180.00 \$35.00 \$20.00
11/04/2013	134026	REF-asr 1 recovery, COL-robinette steve, LOC-grimes asr Combined Radium 226 and 228 by EPA 903.0/904.0 Gross Alpha (including Uranium) by EPA 900.0 Radium 226 by EPA 903.0 Radium 228 by EPA 904.0 Gross Alpha (excluding Uranium) by EPA 900.0/200.8 Uranium by EPA 200.8	\$2.00 \$38.00 \$74.00 \$116.00 \$10.00 \$20.00
11/13/2013	136033	REF-asr 1 recovery, COL-robinette steve, LOC-grimes asr Combined Radium 226 and 228 by EPA 903.0/904.0 Gross Alpha (including Uranium) by EPA 900.0 Radium 226 by EPA 903.0 Radium 228 by EPA 904.0	\$2.00 \$69.00 \$74.00 \$116.00
11/13/2013	136038	REF-asr 1 recovery, COL-robinette steve, LOC-grimes asr GCMS Volatiles by EPA 524.2 ANALYTE QUANTITY = 21 GCMS Semivolatiles by EPA 525.2 ANALYTE QUANTITY = 6 Ackd Herbicides by EPA 515.3 ANALYTE QUANTITY = 6	\$189.00 \$189.00 \$189.00
11/13/2013	136047	REF-asr 1 recovery, COL-robinette steve, LOC-grimes asr GCMS Volatiles by EPA 524.2 ANALYTE QUANTITY = 21 GCMS Semivolatiles by EPA 525.2 ANALYTE QUANTITY = 6 Acid Herbicides by EPA 515.3 ANALYTE QUANTITY = 6	\$189.00 \$189.00 \$189.00
11/14/2013	136227	REF-asr 1 recovery, COL-robinette steve, LOC-grimes asr Metals by EPA 200.7	\$20.00
11/14/2013	136230	REF-asr 1 recovery, COL-robinette steve, LOC-grimes asr GCMS Trihalomethanes by EPA 524.2 ANALYTE QUANTITY = 5 Haloacetic Acids (HAAs) by EPA 552.2 ANALYTE QUANTITY = 6	\$61.00 \$76.00
11/15/2013	136484	REF-asr phasa 2 inject, COL-robinette steve, LOC-grimes asr Metals by EPA 200.7	\$20.00
11/18/2013	136648	REF-asr phase 2 inject, COL-robinette steve, LOC-grimes asr GCMS Trihalomethanes by EPA 524.2 ANALYTE QUANTITY = 5 Haloacetic Acids (HAAs) by EPA 552.2 ANALYTE QUANTITY = 6	\$61.00 \$76.00

INVOICED TO	BILLING DATE	AMT. Owed or (Credit)	INVOICE#
166 GRIMES WATER SUPPLY %PEOPLESERVICE	12/31/2013	\$4,712.00	30618

11/18/2013	136650	REF-asr phase 2 inject, COL-robinette steve, LOC-grimes asr Metals by EPA 200.7	\$20.00
11/19/2013	136955	REF-asr phase 2, COL-royer Joel, LOC-plant tap Metals by EPA 200.7	\$20.00
11/19/2013	136956	REF-asr phase 2; COL-royer joel, LOC-plant tap Fluoride by SM 4500-F C 18th Mercury by EPA 200.0 Metals by EPA 200.7 Metals by EPA 200.8 ANALYTE QUANTITY = 7	\$19.00 \$30.00 \$20.00 \$140.00
11/21/2013	137442	REF-asr phase 2 inject, COL-robinette steve, LOC-grimes asr Metals by EPA 200.0	\$20.00
11/21/2013	137443	REF-asr phase 2 inject, COL-robinette steve, LOC-grimes asr Metals by EPA 200.7	\$20.00
11/21/2013	137444	REF-asr phase 2 inject, COL-robinette steve, LOC-grimes asr Specific Conductance at 25C SM 2510 B 18th	\$13.00
11/21/2013	137445	REF-asr phase 2 inject, COL-robinette steve, LOC-grimes asr GCMS Trihalomethanes by EPA 524.2 ANALYTE QUANTITY = 5 Haloacetic Acids (HAAs) by EPA 552.2 ANALYTE QUANTITY = 6	\$61.00 \$76.00
11/25/2013	137654	REF-asr phase 2 inj&reco, COL-robinette steve, LOC-grimes as Fluoride by SM 4500-F C 18th Mercury by EPA 200.8 Metals by EPA 200.7 Metals by EPA 200.8 ANALYTE QUANTITY = 7	\$19.00 \$30.00 \$20.00 \$140.00
11/25/2013	137655	REF-asr phase 2 inj&reco, COL-robinette steve, LOC-grimes as Metals by EPA 200.7	\$20.00
11/25/2013	137656	REF-asr phase 2 inj&reco, COL-robinette steve, LOC-grimes as Metals by EPA 200.8	\$20.00
11/25/2013	137658	REF-asr phase 2 inj&reco, COL-robinette steve, LOC-grimes as Metals by EPA 200.7	\$20.00
11/25/2013	137659	REF-asr phase 2 inj&reco, COL-robinette steve, LOC-grimes as Specific Conductance at 25C SM 2510 B 18th	\$13.00
11/25/2013	137660	REF-asr phase 2 inj&reco, COL-robinette steve, LOC-grimes as GCMS Trihalomethanes by EPA 524.2 ANALYTE QUANTITY = 5 Haloacetic Acids (HAAs) by EPA 552.2 ANALYTE QUANTITY = 6	\$61.00 \$76.00
11/25/2013	137661	REF-asr phase 2 inj&reco, COL-robinette steve, LOC-grimes as GCMS Trihalomethanes by EPA 524.2 ANALYTE QUANTITY = 5 Haloacetic Acids (HAAs) by EPA 552.2 ANALYTE QUANTITY = 6	\$61.00 \$76.00
11/25/2013	137667	REF-asr phase 2 inj&reco, COL-robinette steve, LOC-grimes as GCMS Volatiles by EPA 524.2 ANALYTE QUANTITY = 21 GCMS Semivolatiles by EPA 525.2 ANALYTE QUANTITY = 6 Acid Herbicides by EPA 515.3 ANALYTE QUANTITY = 6	\$189.00 \$189.00 \$189.00

INVOICED TO	BILLING DATE	AMT. Owed or (Credit)	INVOICE#
166 GRIMES WATER SUPPLY %PEOPLESERVICE	12/31/2013	\$4,712.00	30618

12/06/2013	139538	REF-asr 1 recovery, COL-robinette steve, LOC-grimes asr GCMS Trihalomethanes by EPA 524.2 ANALYTE QUANTITY = 5 Haloacetic Acids (HAAs) by EPA 552.2 ANALYTE QUANTITY = 6	\$61.00 \$76.00
12/06/2013	139540	REF-asr 1 recovery, COL-robinette steve, LOC-grimes asr Metals by EPA 200.7	\$20.00
12/06/2013	139541	REF-asr phase 2 Inject, LOC-grimes asr Nitrate as N by EPA 300.0 Nitrite as N by EPA 300.0	\$19.00 \$19.00
12/06/2013	139542	REF-asr phase 2 recovery, COL-robinette steve, LOC-grimes as Fluoride by SM 4500-F C 18th Mercury by EPA 245.2 Metals by EPA 200.7 Metals by EPA 200.8 ANALYTE QUANTITY = 7	\$19.00 \$30.00 \$20.00 \$140.00
12/16/2013	140751	REF-asr phase 2 Inj/rec, COL-robinette steve, LOC-grimes asr GCMS Trihalomethanes by EPA 524.2 ANALYTE QUANTITY = 5 Haloacetic Acids (HAAs) by EPA 552.2 ANALYTE QUANTITY = 6	\$61.00 \$76.00
12/16/2013	140759	REF-asr phase 2 Inj/rec, COL-robinette steve, LOC-grimes asr Nitrate as N by EPA 300.0 Nitrite as N by EPA 300.0	\$19.00 \$19.00
12/17/2013	140989	REF-asr phase 2 Inj, COL-robinette steve, LOC-grimes asr GCMS Trihalomethanes by EPA 524.2 ANALYTE QUANTITY = 5 Haloacetic Acids (HAAs) by EPA 552.2 ANALYTE QUANTITY = 6	\$61.00 \$76.00
12/19/2013	141572	REF-asr phase 2 Inj&rec, COL-robinette steve, LOC-grimes asr Nitrate as N by EPA 300.0 Nitrite as N by EPA 300.0	\$19.00 \$19.00
12/19/2013	141573	COL-robinette steve, LOC-phase 2 recovery 25% Ammonia as N by LAC 10-107-06-1J	\$19.00
12/24/2013	141886	REF-asr phase 2 recovery, COL-robinette steve, LOC-grimes as Metals by EPA 200.7	\$20.00
12/26/2013	141935	REF-asr phase 2 recovery, COL-robinette steve, LOC-grimes as Metals by EPA 200.7	\$20.00

INVOICE TOTAL	\$4,712.00
PREVIOUS BALANCE FORWARD	\$3,008.00
TOTAL ACCOUNT BALANCE DUE or (Credit):	\$7,720.00

INVOICED TO:	BILLING DATE	AMT. Owed or (Credit)	INVOICE#
166 GRIMES WATER SUPPLY %PEOPLESERVICE	12/31/2013	\$4,712.00	30618

P.O. No. _____

13070

CITY OF GRIMES

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

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier Municipal Supply Inc.
 Name
1550 N.E. 51st Ave. DM, IA. 50313
 Address
#262-1300
 Phone Number/Fax Number

ITEMS	QTY	UNIT PRICE	TOTAL
Single Port Touch MXU's 5 Yr		108.50	\$5,859.00
Blue Marking PAINTS	72 EA	\$ 4.15	\$298.80
Metal Detector for Locates	1 EA	\$917.00	\$917.00
			Total = \$7,074.80

PURCHASE JUSTIFICATION: Radin Road MXU's New housing
Marking Paint for Locates, Metal detector for locates
old one is way old & breaking down (cant fix)

DEPARTMENT: water utility

LINE ITEM: 600-810-6350,3

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: Mark Devine DATE: 12-9-13
 PURCHASE ORDER APPROVAL AND ASSIGNMENT

Kelley Brown
 Kelley L. Brown City Administrator/Clerk

12-9-13
 Date

Council Approval date: (if over \$2500)

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

ISWEP

1735 NE 70th Ave.
Ankeny, IA 50021

289-1999

Invoice

Date	Invoice #
12/13/2013	1646

Bill To
City of Grimes Brandt Williamson 101 N Harvey St. Grimes, IA 50111

Terms
Net 30

Item	Description	Quantity	Rate	Amount
ISWEP Dues <i>Called 12/19/13 to verify Invoice is for 2014 Dues</i>	2014 ISWEP Educational Materials <i>001-610-62470 MW</i> <i>ca</i> <i>Approved</i> <i>1-14-14</i> RECEIVED DEC 17 2013		3,131.00	3,131.00
Make Checks Payable to ISWEP				

Sales Tax (6.0%)	\$0.00
Total	\$3,131.00

Hutchinson Salt Company, Inc.

136 West 12th St.
Baxter Springs, KS 66713
(620) 856-3332

INVOICE 102003

PAGE 1

DATE 12/27/13

TERMS Net 30 Days

ACCOUNT NO. 1917

REMIT TO: HUTCHINSON SALT COMPANY
P.O. BOX 377
BAXTER SPRINGS, KS 66713

SOLD TO CITY OF GRIMES
900 NORTH MAIN
GRIMES, IA 50111

SHIP TO: CITY OF GRIMES/METRO
5180 BEISSER DR
GRIMES, IA

Ticket	Date	P.O.	Order	Loc	Product	Shipper	Qty	Rate	Amount	Total
814238	12/12/13		4528	03	MEDIUM ROCK Y SHINN		25.24	57.03	1439.43	1,439.43
814239	12/12/13		4528	03	MEDIUM ROCK Y SHINN		25.78	57.03	1470.23	1,470.23
814240	12/12/13		4528	03	MEDIUM ROCK Y SHINN		22.95	57.03	1308.84	1,308.84
814241	12/12/13		4528	03	MEDIUM ROCK Y SHINN		25.17	57.03	1435.44	1,435.44
814242	12/12/13		4528	03	MEDIUM ROCK Y SHINN		24.44	57.03	1393.81	1,393.81
814243	12/12/13		4528	03	MEDIUM ROCK Y SHINN		24.14	57.03	1376.70	1,376.70
814244	12/12/13		4528	03	MEDIUM ROCK Y SHINN		25.13	57.03	1433.17	1,433.17
814245	12/12/13		4528	03	MEDIUM ROCK Y SHINN		23.84	57.03	1359.80	1,359.80
814246	12/12/13		4528	03	MEDIUM ROCK Y SHINN		24.34	57.03	1388.11	1,388.11
814247	12/12/13		4528	03	MEDIUM ROCK Y SHINN		24.23	57.03	1381.83	1,381.83
814248	12/12/13		4528	03	MEDIUM ROCK Y SHINN		24.03	57.03	1370.43	1,370.43
814249	12/12/13		4528	03	MEDIUM ROCK Y SHINN		27.28	57.03	1555.78	1,555.78
814250	12/12/13		4528	03	MEDIUM ROCK Y SHINN		24.53	57.03	1398.94	1,398.94
814251	12/12/13		4528	03	MEDIUM ROCK Y SHINN		25.12	57.03	1432.60	1,432.60
814252	12/12/13		4528	03	MEDIUM ROCK Y SHINN		23.24	57.03	1325.37	1,325.37
814253	12/12/13		4528	03	MEDIUM ROCK Y SHINN		23.23	57.03	1324.80	1,324.80
814254	12/12/13		4528	03	MEDIUM ROCK Y SHINN		25.31	57.03	1443.43	1,443.43
814255	12/12/13		4528	03	MEDIUM ROCK Y SHINN		24.20	57.03	1380.13	1,380.13
814256	12/12/13		4528	03	MEDIUM ROCK Y SHINN		24.92	57.03	1421.19	1,421.19
814257	12/12/13		4528	03	MEDIUM ROCK Y SHINN		27.19	57.03	1550.65	1,550.65
814258	12/12/13		4528	03	MEDIUM ROCK Y SHINN		25.44	57.03	1450.84	1,450.84
814259	12/12/13		4528	03	MEDIUM ROCK Y SHINN		24.42	57.03	1392.67	1,392.67
814260	12/12/13		4528	03	MEDIUM ROCK Y SHINN		23.79	57.03	1356.74	1,356.74

ubtotal 567.96 Ton \$32,390.73 \$32,390.73

voice Total 567.96 Ton \$32,390.73 \$32,390.73

Total Invoice ----- > \$32,390.73

DATE: December 31, 2013

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

RE: Task Order No. 2454-14A – Contract Operations for Water and Wastewater Systems

DELIVERY: US Mail

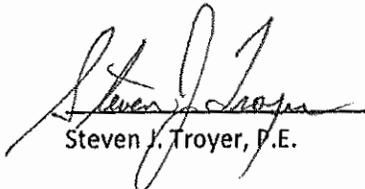
ITEMS: 1. Two (2) copies of Task Order No. 2454-14A

COMMENTS:

Kelley,

Enclosed for your review are two (2) copies of Task Order #2454-14A for the Request for Qualifications for Contract Operations for Water and Wastewater Systems as we discussed. Please review this and let me know if you have any questions. We are proposing to do this work on an hourly basis, with the total estimated fee of \$14,700.

We appreciate the opportunity to offer these services to the City of Grimes. If you have any questions or concerns, please give me a call. Thank you.



Steven J. Troyer, P.E.

COPY TO: John Gade

**This is Task Order No. 2454-14A,
consisting of three (3) pages.**

Task Order

In accordance with paragraph 1.01 of the Master Agreement between Owner and Engineer for Professional Services dated December 15, 2003 ("Agreement"), Owner and Engineer agree as follows:

Specific Project Data

A. Title: Request for Qualifications for Contract Operations for Water and Wastewater Systems

B. Description and Background: The City of Grimes currently contracts operation of the city owned water and wastewater systems, including water treatment and distribution, and wastewater collection, pumping stations, and treatment facilities. At the end of this fiscal year, the contract with the current contract operations company expires. The city wishes to continue contract operations, and wishes to solicit proposals from other contract operations companies. FOX will provide assistance to the City in soliciting requests for qualifications, technical approach, and cost for the contract operations.

1. **Services of Engineer - Basic Services of Engineer shall be as per Exhibit A except as modified below:**

- a. **A1.01 (Study and Report Phase) - Not included as part of this task order.**
- b. **A1.02 (Preliminary Design Phase) - Not included as part of this task order.**
- c. **A1.03 (Final Design Phase) - Not included as part of this task order.**
- d. **A1.04 (Bidding Phase) - Not included as part of this task order.**
- e. **A1.05 (Construction Phase) - Not included as part of this task order.**
- f. **A1.06 (Post-Construction Phase) - Not included as part of this task order.**
- g. **A2.03 (General Consultation) – add new paragraph "General Consultation", with tasks as identified:**

A. Engineer will assist the Owner in soliciting proposals from qualified companies for the contract operations of the City's water and wastewater systems.

- 1. Engineer will meet with city staff to review requirements for the contract operations, selection process, and schedule.
- 2. Engineer will prepare a Request for Qualifications, Technical Approach, and Price for the Operation, Maintenance, and Management of Water Treatment and Distribution, Wastewater Collection, Pumping Stations, and Wastewater Treatment. A draft will be prepared and submitted to Owner for review prior to finalizing.
- 3. Engineer will assist the Owner in distributing the Request for Qualifications to qualified firms identified by the Owner and/or Engineer.
- 4. Engineer will assist the Owner in collecting and distributing and/or making available pertinent information to potential respondents. Information may include construction plans and specifications, design reports, daily operations logs, recent IDNR inspection reports, monthly operating reports, permits, regulatory report, operating reports, and other reports or data.
- 5. **Pre-Submission Conference:** In conjunction with the Owner, prepare for and attend a Pre-Submission Conference to provide and distribute information to the respondents. The conference will include a tour of the existing facilities, discussion of plans for future improvement, modification, or expansion of existing facilities, discussion of submission requirements, and question/answer session. Copies of pertinent information will be made available for review.
- 6. Assist the Owner in receiving and evaluating proposals received.

2. **Owner's Responsibilities** - As per Exhibit B of the Master Agreement, but with the following additional responsibilities:

- 1) The Owner shall provide copies of all pertinent information not already in Engineers possession, including such things as operating costs and budgets, utility bills, contract operations agreement, daily operations logs, monthly operations reports, IDNR inspection reports, etc.
- 2) Owner shall advertise, publish, and distribute RFQ and receive proposal submissions.

3. **Times for Rendering Services**

Anticipated Times for Rendering the services are as follows:

- Meet with Owner and prepare draft Request for Qualifications within 45 days of authorization to proceed.
- Submit final Request for Qualifications and distribute to potential respondents within 15 days of receiving Owners comments.
- Complete review of qualifications and proposals and provide recommendations to Owner within 15 days of receipt of proposals.

4. **Payments to Engineer** - As per Exhibit C and as follows:

<u>Phase</u>	<u>Method of Payment</u>	<u>Estimated Amount</u>
General Consultation relating to Contract Operations	Method B – Standard Hourly Rates	\$13,700
Expenses related to Contract Operations	Direct reimbursement	\$1,000
Estimated Total		\$14,700

Notes:

- (1) Amounts listed above are based on Standard Hourly Rates and Reimbursable Expenses and are estimates only; actual fees and charges for those items may differ from the estimated amounts, but will not exceed the estimated amount without prior written approval by the Owner.

5. **Engineer's Consultants:**

- 1) None

6. **Engineer's Liability:**

- 1) *Engineer's Liability Limited to Amount of Engineer's Compensation.* To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of Engineer and Engineer's officers, directors, partners, employees, agents, and Engineer's Consultants, and any of them, to Owner and anyone claiming by, through, or under Owner for any and all claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to a Specific Project from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability or breach of contract, or warranty express or implied of Engineer or Engineer's officers, directors, partners, employees, agents, or Engineer's Consultants, or any of them, shall not exceed the total compensation received by Engineer for this Task Order.
- 2) *Exclusion of Special, Incidental, Indirect and Consequential Damages.* To the fullest extent permitted by law, and notwithstanding any other provision in the Agreement, Engineer and Engineer's officers, directors, partners, employees, agents, and Engineer's Consultants shall not be liable to Owner or anyone claiming by, through, or under Owner for any special, incidental, indirect, or consequential damages whatsoever arising out of, resulting from, or in any way related to a Specific Project or the Agreement from any cause or causes, including but not limited to any such damages caused by the negligence, professional errors or omissions, strict liability or breach of contract, or warranty express or implied of Engineer or Engineer's officers, directors, partners, employees, agents, or Engineer's Consultants, or any of them.
- 3) *Extension of Protection.* The Owner agrees to extend any and all liability limitations and indemnifications provided by the Owner to the Engineer to those individuals and entities the Engineer retains for performance of the service under this agreement, including but not limited to the Engineer's officers and employees and their heirs and assigns, as well as the Engineer's sub-consultants and their officers, employees, heirs and assigns.

7. **Other Modifications to Master Agreement** - Not applicable

8. Attachments - None

9. Documents Incorporated By Reference - None

Approval & Acceptance: Approval & Acceptance of this Task Order, including the attachments listed above, shall incorporate this document as part of the Agreement. Engineer is authorized to begin work upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order is _____, 2014.

Engineer

Signature

Steven J. Troyer, P.E.

Name

Principal

Title

Designated Representative for Task Order:

Steven J. Troyer, P.E.

Name

Principal

Title

414 South 17th St, Suite 107, Ames, IA 50010
Address

stroyer@foxeng.com
E-Mail Address

515-233-0000
Phone

515-233-0103
Fax

Owner

Signature

Kelley Brown

Name

City Administrator

Title

Designated Representative for Task Order:

Kelley Brown

Name

City Administrator

Title

101 NE Harvey Street, Grimes, IA 50111
Address

kelbrown@ci.grimes.ia.us
E-Mail Address

515-986-3036
Phone

515-986-3846
Fax



State of Iowa
ALCOHOLIC
BEVERAGES DIVISION
About
Alcohol
Tobacco
Links
Contact

- Help
- License Search
- License List
- On-Demand Reporting
- Keg Registration Search
- User Profile
- Logoff

- » Refund Application
- » Applicant Signature
- » Local Endorse

Refund Application LC0039861, Kickback Cafe, Grimes

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.
The navigation links on the top may also be used to move around the application.

Last Day of Business: 11/30/2013

This request is for: Total License Refund

(Refunds are made for full unused quarters only)

Owner: Nancy Gordon

Refund Address: 213 SE Main St.

Refund Address Line 2:

Refund City: Grimes State: Iowa

Refund Zip: 50111

Federal Employer ID#: 46-1835354

Prev

Next

Follow us with RSS, Facebook or Twitter



Contact Us

Iowa Alcoholic Beverages Division
1918 SE Hulsizer Road, Ankeny, IA 50021
Toll Free 866.IowaABD (866.469.2223)
Local 515.281.7400

Terms and Conditions
Privacy Policy

Copyright ©2009 State of Iowa
Alcoholic Beverages Division. All Rights Reserved.



State of Iowa
ALCOHOLIC
BEVERAGES DIVISION
Home
About
Alcohol
Tobacco
Links
Contact

- Help
- License Search
- License List
- On-Demand Reporting
- Keg Registration Search
- User Profile
- Logoff

- » License
- » Privileges
- » Applicant
- » Status Of Business
- » Ownership
- » Criminal History
- » Premises
- » General Premises
- » Applicant Signature
- » Bond Cert
- » Local Endorse
- » History

Applicant License LE0002108, QuikTrip # 531, Grimes

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

LENGTH OF LICENSE REQUESTED:

(Choose one of the following):

- 12 month
- 8 month
- 6 month
- 14 day
- 5 day

License Status: Submitted to Local Authority

Original issue date of license: 03/12/2012 MM/DD/YYYY

Issue date of current license: MM/DD/YYYY

License effective date: 03/01/2014 MM/DD/YYYY

License expiration date: 02/28/2015 MM/DD/YYYY

Number of days notice: 0

70 day notice: 0

Cancel date: MM/DD/YYYY

Prev

Next

Follow us with RSS, Facebook or Twitter



Contact Us

Iowa Alcoholic Beverages Division
1918 SE Hulsizer Road, Ankeny, IA 50021
Toll Free 866.IowaABD (866.469.2223)
Local 515.281.7400

Terms and Conditions
Privacy Policy

Copyright ©2009 State of Iowa
Alcoholic Beverages Division. All Rights Reserved.



State of Iowa
ALCOHOLIC
BEVERAGES DIVISION
About
Alcohol
Tobacco
Links
Contact

- Help
- License Search
- License List
- On-Demand Reporting
- Key Registration Search
- User Profile
- Logoff

- » License
- » Privileges
- » Applicant
- » Status Of Business
- » Ownership
- » Criminal History
- » Premises
- » General Premises
- » Applicant Signature
- » Bond Cert
- » Local Endorse
- » History

Privileges LE002108, QuikTrip # 531, Grimes

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.
The navigation links on the top may also be used to move around the application.

Select one or more of the privileges you wish to have for your Class E Liquor License (LE). If no privileges are applicable please leave all boxes unchecked and hit the next button.

PRIVILEGES:	
<input type="checkbox"/>	Class B Native Wine Permit
<input checked="" type="checkbox"/>	Class B Wine Permit (Carryout Wine - Includes Native Wine)
<input checked="" type="checkbox"/>	Class C Beer Permit (Carryout Beer)
<input type="checkbox"/>	Living Quarters
<input type="checkbox"/>	Outdoor Service
<input checked="" type="checkbox"/>	Sunday Sales

Prev

Next

Follow us with RSS, Facebook or Twitter



Contact Us

Iowa Alcoholic Beverages Division
1918 SE Hulsizer Road, Ankeny, IA 50021
Toll Free 866.IowaABD (866.469.2223)
Local 515.281.7400

[Terms and Conditions](#)
[Privacy Policy](#)

Copyright ©2009 State of Iowa
Alcoholic Beverages Division. All Rights Reserved.



State of Iowa
ALCOHOLIC
BEVERAGES DIVISION
Home
About
Alcohol
Tobacco
Links
Contact

- Help
- License Search
- License List
- On-Demand Reporting
- Keg Registration Search
- User Profile
- Logoff

- License
- Privileges
- Applicant
- Status Of Business
- Ownership
- Criminal History**
- Premises
- General Premises
- Applicant Signature
- Bond Cert
- Local Endorse
- History

Criminal History LE0002108, QuikTrip # 531, Grimes

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.
The navigation links on the top may also be used to move around the application.

<input type="text" value="No"/>	Since this license was last issued, has anyone listed in the ownership screen been convicted of a felony offense in Iowa or any other state of the United States? If yes, list on the next (Violations) screen.
<input type="text" value="No"/>	Since the license was last issued, have any of the owners listed in the ownership screen been charged, arrested, indicted, convicted or received a deferred judgment for any violation of any state, county, city, federal or foreign law? All information shall be reported regardless of the disposition, even if dismissed or expunged. Include pending charges. DO NOT include traffic violations, except those that are alcohol related. If yes, list violations on the next (Violations) screen.
<input type="text" value="None"/>	If no arrests, indictments, summons or convictions are applicable since the license was last issued, select 'NONE'.

Prev

Next

Follow us with RSS, Facebook or Twitter



Contact Us

Iowa Alcoholic Beverages Division
1918 SE Hulsizer Road, Ankeny, IA 50021
Toll Free 866.IowaABD (866.469.2223)
Local 515.281.7400

Terms and Conditions
Privacy Policy

Copyright ©2009 State of Iowa
Alcoholic Beverages Division. All Rights Reserved.



*101 North East Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

RESOLUTION NO. 01-0114

WHEREAS, the U.S. Department of Labor has contacted the City of Grimes with regard to a claim that it is investigating with regard to payment of overtime wages; and

WHEREAS, the U.S. Department of Labor has indicated that it may treat the City of Grimes and the City of Johnston as joint employers of the fire department for purposes of this investigation; and

WHEREAS, the U.S. Department of Labor has indicated that this claim could result in litigation.

BE IT RESOLVED by the Grimes City Council that the mayor is hereby authorized to confirm and execute a joint defense agreement with the City of Johnston on behalf of the City of Grimes to providing for a joint defense with regard to this claim, and for the sharing and protection of attorney work product.

This Resolution was passed by a vote of _____ to _____ on the _____ day of January, 2014.

ATTEST:

CITY OF GRIMES, IOWA

Rochelle Williams, City Clerk

Tom Armstrong, Mayor

L. Joint Defense Agreement

Materials sent by email

08 January 2014

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

Re: Grimes City Hall and Grimes Chamber of Commerce Interior
Improvements RDG # 2013.476.00

Dear Kelley:

We are excited these two projects are moving ahead and for the opportunity to continue to serve the City of Grimes. Please accept this letter as our proposal for design services.

Understanding of Scope:

Scope of work includes interior improvements as presented to City Council on November 13, 2013 for the Grimes City Hall and the Chamber of Commerce. Each project's construction budget allocation is \$125,000. Work will be publicly bid with the goal of construction work being competed as soon as possible/practical.

RDG will complete design, material finish selection coordination, produce contract and bid documents, administer the bid process, conduct bid opening, prepare Owner-Contractor agreements, observe construction and conduct close out per AIA B101-2007 agreement to be submitted for approval once this proposal is accepted. We will coordinate the use of existing furniture and determine new furniture locations but new furniture procurement is not included as part of the base proposal.

RDG Core Team Members

Collin Barnes Interior Designer
Mike Chambers: Electrical Engineer
Gerry Wilwerding: Mechanical Engineer
Phil Hodgkin: Architect, Project Principal

Schedule of Service

RDG is ready to begin this work immediately upon approval. We believe the work can be accomplished roughly as follows:



One month following approval construction documents	Finish design and complete
One month bidders, bid project	Work with City to advertise for
One or two weeks recommend contractor to City	Bid opening, review and
Three months	Construction

Cost of Service: \$ 34,500 (includes services fro both projects)

Reimbursable Expenses Estimate: \$ 3,000 (expense cost estimate billed with no mark-up) in office copy, mileage at federal rate and mailing/delivery/postage. Costs for printing and delivery of bid documents is not included in this estimate as they will be invoiced directly from Beeline and Blue and not passed through RDG.

Cost Control Comment: As we have discussed, these projects are relatively small and therefore the cost of our service is much higher as a "percent of construction cost" than council members are accustomed to reviewing. The council should know we have offered a discount from a base proposal due to design concept work previously produced and the project will be produced by experienced professional staff that knows this project well.

We are ready to begin this work immediately.

For the Team,



Phil Hodgkin, AIA, Principal

Progress Estimate

Contractor's Application

For (contract): Jordan Well		Owner's Proj. No.1					Application Number: 4			
Contractor: Layne Christensen Company		Engineer's Proj. No.1 3364-12B					Application Date: 12/31/2013			
A		B			C	D	E	F		G
Item		Bid Quantity	Unit Price	Bid Value	Estimated Quantity Installed	Value	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description									
1	Mobilization/Demobilization	1	\$171,018.00	\$171,018.00	0.7	\$119,712.60		\$119,712.60	70.0%	\$51,305.40
2	Well Water Pollution Prevention Plan (WWPPP)	1	\$19,227.00	\$19,227.00	1	\$19,227.00		\$19,227.00	100.0%	
3	Drilled Hole & Surface Casing 0 - 360'	400	\$580.00	\$232,000.00	360	\$208,800.00		\$208,800.00	90.0%	\$23,200.00
4	22" Drilled Hole 360' - 2210'	1,807	\$201.00	\$363,207.00	1850	\$371,850.00		\$371,850.00	102.4%	-\$8,643.00
5	Ream 22" Drilled Hole - 360'-840' to 28" Drilled H	400	\$183.00	\$73,200.00	460	\$84,180.00		\$84,180.00	115.0%	-\$10,980.00
6	24" Well Casing	802	\$159.00	\$127,518.00	808	\$128,472.00		\$128,472.00	100.7%	-\$954.00
7	18" Well Casing	1,407	\$118.00	\$166,026.00	1402	\$165,435.00		\$165,435.00	99.6%	\$590.00
8	Grouting Set-Up & Removal	2	\$18,000.00	\$36,000.00	2	\$36,000.00		\$36,000.00	100.0%	
9	Grout Casing 480 + 1856	2,700	\$20.00	\$54,000.00	2336	\$46,720.00		\$46,720.00	86.5%	\$7,280.00
10	Cement Bond Log	1	\$5,882.00	\$5,882.00						\$5,882.00
11	16" Drilled Hole	344	\$202.00	\$69,888.00						\$69,888.00
12	Well Development Set-Up & Removal	1	\$10,241.00	\$10,241.00						\$10,241.00
13	Well Development	48	\$350.00	\$16,800.00						\$16,800.00
14	Production Pump Test Set-Up & Removal	1	\$50,648.00	\$50,648.00						\$50,648.00
15	Well Production Pump Test	25	\$550.00	\$13,750.00						\$13,750.00
16	Water Quality Testing	1	\$2,600.00	\$2,600.00						\$2,600.00
17	Video Record of Completed Well	1	\$2,778.00	\$2,778.00						\$2,778.00
18	Pump, Motor, Column, Cable & Airline	1	\$207,066.00	\$207,066.00						\$207,066.00
19	Pitless Unit	1	\$46,070.00	\$46,070.00						\$46,070.00
20	Well Disinfection	2	\$4,661.00	\$9,322.00						\$9,322.00
21	Meter Manhole	1	\$20,572.00	\$20,572.00						\$20,572.00
22	12" Raw Water Main	205	\$87.00	\$17,835.00						\$17,835.00
23	12" Pipe Connections, Hydrants & Valves	1	\$13,053.00	\$13,053.00						\$13,053.00
24	Site Work and Restoration	1	\$46,144.00	\$46,144.00	0.8	\$36,915.20		\$36,915.20	80.0%	\$9,228.80
25	Electrical Power & Controls	1	\$168,794.00	\$168,794.00						\$168,794.00
26	Temporary Piping	1	\$9,336.00	\$9,336.00						\$9,336.00
27	Test Pump Rental	6	\$2,143.00	\$12,858.00						\$12,858.00
28	Sound Barrier Fence	200	\$105.00	\$21,000.00	196	\$20,776.00		\$20,776.00	98.0%	\$424.00
C.O. #1	Change Order #1 (Modify WWPPP)	1	(\$6,337.00)	(\$6,337.00)	1	(\$6,337.00)		(\$6,337.00)	100.0%	
Totals				\$1,980,296.00		\$1,231,751.80		\$1,231,751.80	62.2%	\$748,544.20

Stored Material Summary

Contractor's Application

For (contract): Jordan Well		Owner's Proj. No.:		Application Number: 4					
Contractor: Layne Christensen Company		Engineer's Proj. No.: 3364-12B		Application Date: 12/31/2013					
A Invoice No.	B Shop Drawing No.	C Materials Description	D Stored Previously		E Stored this Month		F Incorporated in Work		G Materials Remaining in Storage (\$) (D + E - F)
			Date (Mo./Year)	Amount (\$)	Amount (\$)	Subtotal	Date (Mo./Year)	Amount (\$)	
1097154	2	Item 3 - 30" O.D. x 0.500" API 5-L Steel Pipe 280 Ft. - "Net"	5/2013	\$34,033.80		\$34,033.80	6/2013	\$34,033.80	
1097150	2	Item 3 - 30" O.D. x 0.500" API 5 - LB Steel 120 Ft., plus <i>Excess footage ordered and left over - "zeroing out"</i>	5/2013	\$14,586.00 (\$4,062.00)		\$14,586.00 (\$4,062.00)	6/2013	\$9,724.00	\$4,862.00 (\$4,862.00)
	2	Item 6 - 24" O.D. x 0.500" A53-B Steel Pipe 210 Ft.	5/2013	\$14,805.00		\$14,805.00	12/2013	\$14,805.00	
1097160	4	Item 5 - 24" OD x 0.500" A53-B Steel Pipe 336 ft.	6/2013	\$23,688.00		\$23,688.00	12/2013	\$23,688.00	
1097161	4	Item 6 - 24" OD x 0.500" A53-B Steel Pipe 294 ft. <i>Excess footage ordered and left over - "zeroing out"</i>	6/2013	\$20,727.00 (\$2,256.00)		\$20,727.00 (\$2,256.00)	12/2013	\$18,471.00	\$2,256.00 (\$2,256.00)
		Item 7 - 18" OD x 0.500" A53-B Steel Pipe 42 ft.	6/2013	\$2,205.00		\$2,205.00	12/2013	\$2,205.00	
1097162	4	Item 7 18" OD x 0.500" A53-B Steel Pipe 462 Ft.	6/2013	\$24,255.00		\$24,255.00	12/2013	\$24,255.00	
1097163	4	Item 7 18" OD x 0.500" A53-B Steel Pipe 462 ft.	6/2013	\$24,255.00		\$24,255.00	12/2013	\$24,255.00	
1097164	4	Item 7 18" OD x 0.500" A53-B Steel Pipe 462 Ft. <i>Excess footage ordered and left over - "zeroing out"</i>	6/2013	\$24,255.00 (\$1,365.00)		\$24,255.00 (\$1,365.00)	12/2013	\$22,890.00	\$1,365.00 (\$1,365.00)
Totals				\$174,326.80		\$174,326.80		\$174,326.80	

Progress Estimate

Contractor's Application

For (contract): Jordan Well		Owner's Proj. No.:		Application Number: 4						
Contractor: Layne Christensen Company		Engineer's Proj. No.: 3364-12B		Application Date: 12/31/2013						
A		B		C	D	E	F		G	
Item		Bid	Unit Price	Bid Value	Estimated	Value	Materials	Total Completed	%	Balance to
Bid Item No.	Description	Quantity			Quantity		Presently	and Stored to	(F / B)	Finish
					Installed		Stored (not in C)	Date (D + E)		(B - F)
1	Mobilization/Demobilization	1	\$171,018.00	\$171,018.00	0.7	\$119,712.60		\$119,712.60	70.0%	\$51,305.40
2	Well Water Pollution Prevention Plan (WWPPP)	1	\$19,227.00	\$19,227.00	1	\$19,227.00		\$19,227.00	100.0%	
3	Drilled Hole & Surface Casing 0 - 360'	400	\$580.00	\$232,000.00	360	\$208,800.00		\$208,800.00	90.0%	\$23,200.00
4	22" Drilled Hole 360" - 2210'	1,807	\$201.00	\$363,207.00	1850	\$371,850.00		\$371,850.00	102.4%	-\$8,643.00
5	Ream 22" Drilled Hole - 360'-040" to 28" Drilled H	400	\$183.00	\$73,200.00	460	\$84,180.00		\$84,180.00	115.0%	-\$10,980.00
6	24" Well Casing	802	\$159.00	\$127,518.00	808	\$128,472.00		\$128,472.00	100.7%	-\$954.00
7	18" Well Casing	1,407	\$118.00	\$166,026.00	1402	\$165,436.00		\$165,436.00	99.6%	\$590.00
8	Grouting Set-Up & Removal	2	\$18,000.00	\$36,000.00	2	\$36,000.00		\$36,000.00	100.0%	
9	Grout Casing 480 + 1856	2,700	\$20.00	\$54,000.00	2336	\$46,720.00		\$46,720.00	86.5%	\$7,280.00
10	Cement Bond Log	1	\$5,882.00	\$5,882.00						\$5,882.00
11	16" Drilled Hole	344	\$202.00	\$69,488.00						\$69,488.00
12	Well Development Set-Up & Removal	1	\$10,241.00	\$10,241.00						\$10,241.00
13	Well Development	48	\$350.00	\$16,800.00						\$16,800.00
14	Production Pump Test Set-Up & Removal	1	\$50,648.00	\$50,648.00						\$50,648.00
15	Well Production Pump Test	25	\$550.00	\$13,750.00						\$13,750.00
16	Water Quality Testing	1	\$2,600.00	\$2,600.00						\$2,600.00
17	Video Record of Completed Well	1	\$2,778.00	\$2,778.00						\$2,778.00
18	Pump, Motor, Column, Cable & Airline	1	\$207,066.00	\$207,066.00						\$207,066.00
19	Pitless Unit	1	\$46,070.00	\$46,070.00						\$46,070.00
20	Well Disinfection	2	\$4,661.00	\$9,322.00						\$9,322.00
21	Meter Manhole	1	\$20,572.00	\$20,572.00						\$20,572.00
22	12" Raw Water Main	205	\$87.00	\$17,835.00						\$17,835.00
23	12" Pipe Connections, Hydrants & Valves	1	\$13,053.00	\$13,053.00						\$13,053.00
24	Site Work and Restoration	1	\$46,144.00	\$46,144.00	0.8	\$36,915.20		\$36,915.20	80.0%	\$9,228.80
25	Electrical Power & Controls	1	\$168,794.00	\$168,794.00						\$168,794.00
26	Temporary Piping	1	\$9,336.00	\$9,336.00						\$9,336.00
27	Test Pump Rental	6	\$2,143.00	\$12,858.00						\$12,858.00
28	Sound Barrier Fence	200	\$106.00	\$21,200.00	196	\$20,776.00		\$20,776.00	98.0%	\$424.00
C.O. #1	Change Order #1 (Modify WWPPP)	1	(\$6,337.00)	(\$6,337.00)	1	(\$6,337.00)		(\$6,337.00)	100.0%	
Totals				\$1,980,296.00		\$1,231,751.80		\$1,231,751.80	62.2%	\$748,544.20

Stored Material Summary

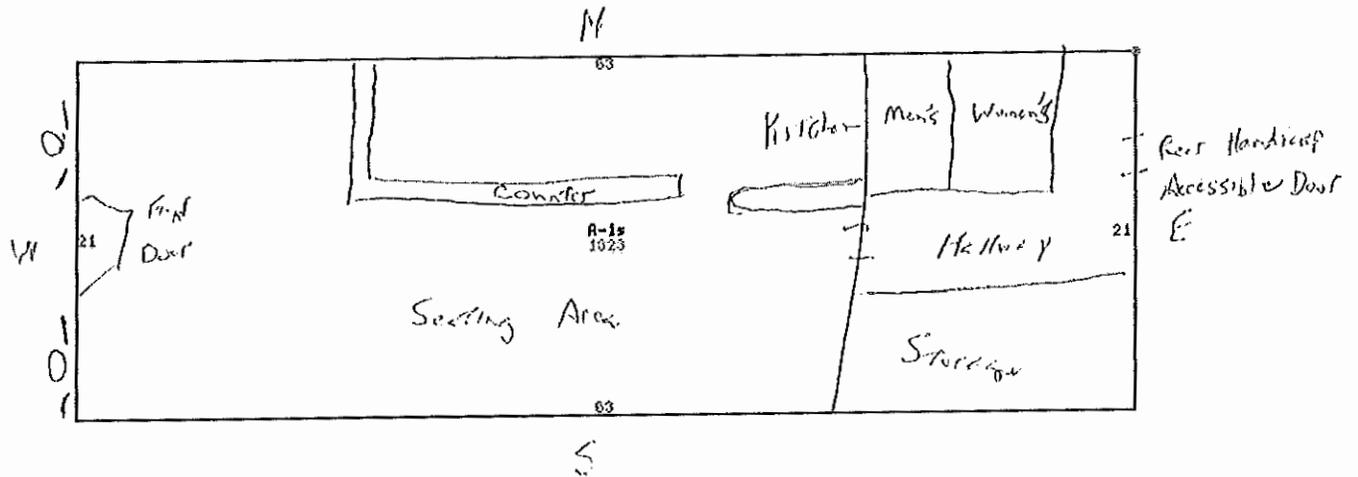
Contractor's Application

For (contract): Jordan Well		Owner's Proj. No.:		Application Number: 4					
Contractor: Layne Christensen Company		Engineer's Proj. No.: 3364-12B		Application Date: 12/31/2013					
Invoice No.	Shop Drawing (Transmittal #)	Materials Description	D		E		F		Materials Remaining In Storage (\$) (D + E - F)
			Date (Mo./Year)	Amount (\$)	Amount (\$)	Subtotal	Date (Mo./Year)	Amount (\$)	
1097154	2	Item 3 - 30" O.D. x 0.500" API 5-L Steel Pipe 280 Ft. - "Net"	5/2013	\$34,033.80		\$34,033.80	6/2013	\$34,033.80	
1097150	2	Item 3 - 30" O.D. x 0.500" API 5 - LB Steel 120 Ft., plus	5/2013	\$14,586.00		\$14,586.00	6/2013	\$9,724.00	\$4,862.00
		Excess footage ordered and left over - "zeroing out"		(\$4,862.00)		(\$4,862.00)			(\$4,862.00)
	2	Item 6 - 24" O.D. x 0.500" A53-B Steel Pipe 210 Ft.	5/2013	\$14,805.00		\$14,805.00	12/2013	\$14,805.00	
1097160	4	Item 5 - 24" OD x 0.500" A53-B Steel Pipe 336 ft.	6/2013	\$23,688.00		\$23,688.00	12/2013	\$23,688.00	
1097161	4	Item 6 - 24" OD x 0.500" A53-B Steel Pipe 294 ft.	6/2013	\$20,727.00		\$20,727.00	12/2013	\$18,471.00	\$2,256.00
		Excess footage ordered and left over - "zeroing out"		(\$2,256.00)		(\$2,256.00)			(\$2,256.00)
		Item 7 - 18" OD x 0.500" A53-B Steel Pipe 42 ft.	6/2013	\$2,205.00		\$2,205.00	12/2013	\$2,205.00	
1097162	4	Item 7 18" OD x 0.500" A53-B Steel Pipe 462 Ft.	6/2013	\$24,255.00		\$24,255.00	12/2013	\$24,255.00	
1097163	4	Item 7 18" OD x 0.500" A53-B Steel Pipe 462 ft.	6/2013	\$24,255.00		\$24,255.00	12/2013	\$24,255.00	
1097164	4	Item 7 18" OD x 0.500" A53-B Steel Pipe 462 Ft.	6/2013	\$24,255.00		\$24,255.00	12/2013	\$22,890.00	\$1,365.00
		Excess footage ordered and left over - "zeroing out"		(\$1,365.00)		(\$1,365.00)			(\$1,365.00)
Totals				\$174,326.80		\$174,326.80		\$174,326.80	

Mustang Grill Building Sketch/Layout
213 SE Main Street
Grimes, IA 50111

January 13, 2014

Submitted by Joe & Lori Townsell



Request for outdoor service
would be outside front door
& this summer in the back of
building,

Contact Information:

Telephone: (515) 556-3220

Email: mustanggrill2014@gmail.com



State of Iowa
ALCOHOLIC
BEVERAGES DIVISION
Home
About
Alcohol
Tobacco
Links
Contact

- Help
- License Search
- License List
- On-Demand Reporting
- Keg Registration Search
- User Profile
- Logout

- » License
- » Privileges
- » Applicant
- » Status Of Business
- » Ownership
- » Criminal History
- » Premises
- » General Premises
- » Applicant Signature
- » Dram Cert
- » Local Endorse
- » History

Privileges LC_V_50273, MUSTANG GRILL, Grimes

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.

The navigation links on the top may also be used to move around the application.

Select one or more of the privileges you wish to have for your Class C Liquor License (LC) (Commercial). If no privileges are applicable please leave all boxes unchecked and hit the next button.

PRIVILEGES:

<input type="checkbox"/>	Brew Pub
<input type="checkbox"/>	Catering Privilege
<input checked="" type="checkbox"/>	Class B Native Wine Permit
<input type="checkbox"/>	Class B Wine Permit (Carryout Wine - Includes Native Wine)
<input type="checkbox"/>	High Proof Brew Pub
<input type="checkbox"/>	Living Quarters
<input checked="" type="checkbox"/>	Outdoor Service
<input checked="" type="checkbox"/>	Sunday Sales

Prev

Next

Follow us with RSS, Facebook or Twitter



Contact Us

Iowa Alcoholic Beverages Division
1918 SE Hulsizer Road, Ankeny, IA 50021
Toll Free 866.IowaABD (866.469.2223)
Local 515.281.7400

Terms and Conditions
Privacy Policy

Copyright ©2009 State of Iowa
Alcoholic Beverages Division. All Rights Reserved.



State of Iowa
ALCOHOLIC
BEVERAGES DIVISION

- Home
- About
- Alcohol
- Tobacco
- Links
- Contact

- Help
- License Search
- License List
- On-Demand Reporting
- Keq Registration Search
- User Profile
- Logout

- » License
- » Privileges
- » Applicant
- » Status Of Business
- » Ownership
- » Criminal History
- » Premises
- » General Premises
- » Applicant Signature
- » Dram Cert
- » Local Endorse
- » History

Applicant License LC_V_50273, MUSTANG GRILL, Grimes

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

<p style="text-align: center;">LENGTH OF LICENSE REQUESTED: (Choose one of the following):</p> <p><input checked="" type="radio"/> 12 month</p> <p><input type="radio"/> 6 month</p> <p><input type="radio"/> 6 month</p> <p><input type="radio"/> 14 day</p> <p><input type="radio"/> 5 day</p>	<p style="text-align: right;">License Status: Pending Dram Shop</p> <p>Original Issue date of license: <input type="text"/> MM/DD/YYYY</p> <p>Issue date of current license: <input type="text"/> MM/DD/YYYY</p> <p>License effective date: 01/24/2014 <input type="text"/> MM/DD/YYYY</p> <p>License expiration date: <input type="text"/> MM/DD/YYYY</p> <p>Number of days notice: <input type="text"/></p> <p>70 day notice: <input type="text"/></p> <p>Cancel date: <input type="text"/> MM/DD/YYYY</p>
---	--

Prov

Next

Follow us with RSS, Facebook or Twitter



Contact Us

Iowa Alcoholic Beverages Division
1918 SE Hulsizer Road, Ankeny, IA 50021
Toll Free 866.IowaABD (866.469.2223)
Local 515.281.7400

- Terms and Conditions
- Privacy Policy

Copyright ©2009 State of Iowa
Alcoholic Beverages Division. All Rights Reserved.



- Help
- License Search
- License List
- On-Demand Reporting
- Keg Registration Search
- User Profile
- Logout

- > License
- > Privileges
- > Applicant
- > Status Of Business
- > Ownership
- > Criminal History
- > Premises
- > General Premises
- > Applicant Signature
- > Dram Cert
- > Local Endorse
- > History

Applicant LC_V_50273, MUSTANG GRILL, Grimes

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

Corporation Name/Sole Proprietor Name/Partnership Name(s):	JOEY FLORI TOWNSELL (Sole Proprietorship, Partnership, Corporation, etc.)	
Name of Business (DBA):	MUSTANG GRILL	
Address of Premise:	213 SE MAIN STREET	
Address Line 2:		
City:	Grimes	▼
County:	Polk	▼
Zip:	50111	
Business Phone:	(515) 556-3220	Cell / Home Phone: (515) 556-3220
	<input type="checkbox"/> Same Address	
Mailing Address:	P.O. BOX 131	
Mailing Address Line 2:		
City:	GRIMES	State: Iowa ▼
Zip:	50111	
Contact Name:	JOEY TOWNSELL	
Phone:	(515) 556-3220	Email Address: MUSTANGGRILL2014@GM

[\(E\) Prev](#)

[Next \(E\)](#)

Follow us with RSS, Facebook or Twitter



Contact Us

Iowa Alcoholic Beverages Division
1918 SE Hulsizer Road, Ankeny, IA 50021
Toll Free 888.IowaABD (866.469.2223)
Local 515.281.7400

[Terms and Conditions](#)
[Privacy Policy](#)

Copyright ©2009 State of Iowa
Alcoholic Beverages Division. All Rights Reserved.



State of Iowa
ALCOHOLIC
BEVERAGES DIVISION

- Home
- About
- Alcohol
- Tobacco
- Links
- Contact

Help	License Search	License List	On-Demand Reporting	Keg Registration Search	User Profile	Logoff
------	----------------	--------------	---------------------	-------------------------	--------------	--------

- > License
- > Privileges
- > Applicant
- > Status Of Business
- > Ownership
- > Criminal History
- > Premises
- > General Premises
- > Applicant Signature
- > Dram Cert
- > Local Endorse
- > History

Criminal History LC_V_50273, MUSTANG GRILL, Grimes

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen. The navigation links on the top may also be used to move around the application.

<input type="checkbox"/> No	<input type="checkbox"/>	Have you ever been convicted of a felony offense in Iowa or any other state of the United States? If yes, list on the next (Violations) screen.
<input type="checkbox"/> No	<input type="checkbox"/>	Have any of the owners listed in the ownership screen ever been charged, arrested, indicted, convicted or received a deferred judgment for any violation of any state, county, city, federal or foreign law? All information shall be reported regardless of the disposition, even if dismissed or expunged. Include pending charges. DO NOT include traffic violations, except those that are alcohol related. If yes, list violations on the next (Violations) screen.
<input type="checkbox"/> None	<input type="checkbox"/>	If no arrests, indictments, summons or convictions are applicable select "NONE".

Prev

Next

Follow us with RSS, Facebook or Twitter



Contact Us

Iowa Alcoholic Beverages Division
1018 SE Hulsizer Road, Ankeny, IA 50021
Toll Free 866.IowaABD (866.469.2223)
Local 515.281.7400

- Terms and Conditions
- Privacy Policy

Copyright ©2009 State of Iowa
Alcoholic Beverages Division. All Rights Reserved.



State of Iowa
ALCOHOLIC
BEVERAGES DIVISION
About
Alcohol
Tobacco
Links
Contact

Help	License Search	License List	On-Demand Reporting	Keg Registration Search	User Profile	Logoff
----------------------	--------------------------------	------------------------------	-------------------------------------	---	------------------------------	------------------------

- » License
- » Privileges
- » Applicant
- » Status Of Business
- » Ownership
- » Criminal History
- » Premises
- » General Premises
- » Applicant Signature
- » Dram Cert
- » Local Endorse
- » History

Premises Information LC_V_50273, MUSTANG GRILL, Grimes

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.
The navigation links on the top may also be used to move around the application.

Control of premises:

Own

Lease

Other explain:

Submit a signed copy of the lease/rental agreement for the license period or signed final sales contract or warranty deed to your local authority.

Submit a sketch to the Local Authority on 8 1/2 x 11' white paper of the proposed premises showing all areas under the control or lease of the Applicant. Include all floors where alcoholic beverages will be sold, served, consumed and stored. Indicate all entrances and exits, location of bar, back bar, and bathrooms. Please provide a separate sketch for each floor. If Applicant has Outdoor Service Area Privilege, please include in the sketch it's relationship to the licensed premises.

Boat Applicants Only: Submit a sketch to the Local Authority on 8 1/2 x 11' white paper of the proposed premises showing all areas under the control or lease of the Applicant. Include all decks where alcoholic beverages will be sold, served, consumed and stored. Indicate all entrances and exits, location of bar, back bar, bathrooms and where licenses will be displayed. Please provide a separate sketch for each deck. A separate sketch is required for each boat.

Premises type:

Local Authority:

License City:

License County:

City Population: 0246

County Population: 430840

Dram Shop:

Prev

Next

Follow us with RSS, Facebook or Twitter



Contact Us

Iowa Alcoholic Beverages Division
1918 SE Hulsizer Road, Ankeny, IA 50021
Toll Free 866.IowaABD (866.469.2223)
Local 515.281.7400



TEMPLE DISPLAY LTD

Invoice

TEMPLE
display, Ltd.

114-C KIRKLAND CIRCLE
OSWEGO, IL 60543

Date	Invoice #
12/3/2013	11697

Bill To
CITY OF GRIMES JOE MCAREAVY 101 N HARVEY ST GRIMES, IA 50111

Ship To
CITY OF GRIMES JOE MCAREAVY 101 NE HARVEY ST GRIMES, IA 50111

S.O. No.	P.O. Number	Terms	Rep	Shp	Via	F.O.B.
TDLQ17556		Net 30	TT	11/18/2013	ESTES	

Quantity	Item Code	Description	Price Each	Amount
34	P-230-LED	SINGLE POINSETTIA, 5' X 5.5', 49 C-9 LED LAMPS, 23 LBS.	395.00	13,430.00T
	SHIPPING	FACEPLATES POWDER COATED BLACK SHIPPING & HANDLING CHARGES	634.66	634.66

CC Approval
VIA E-MAIL
122-5-430-6799

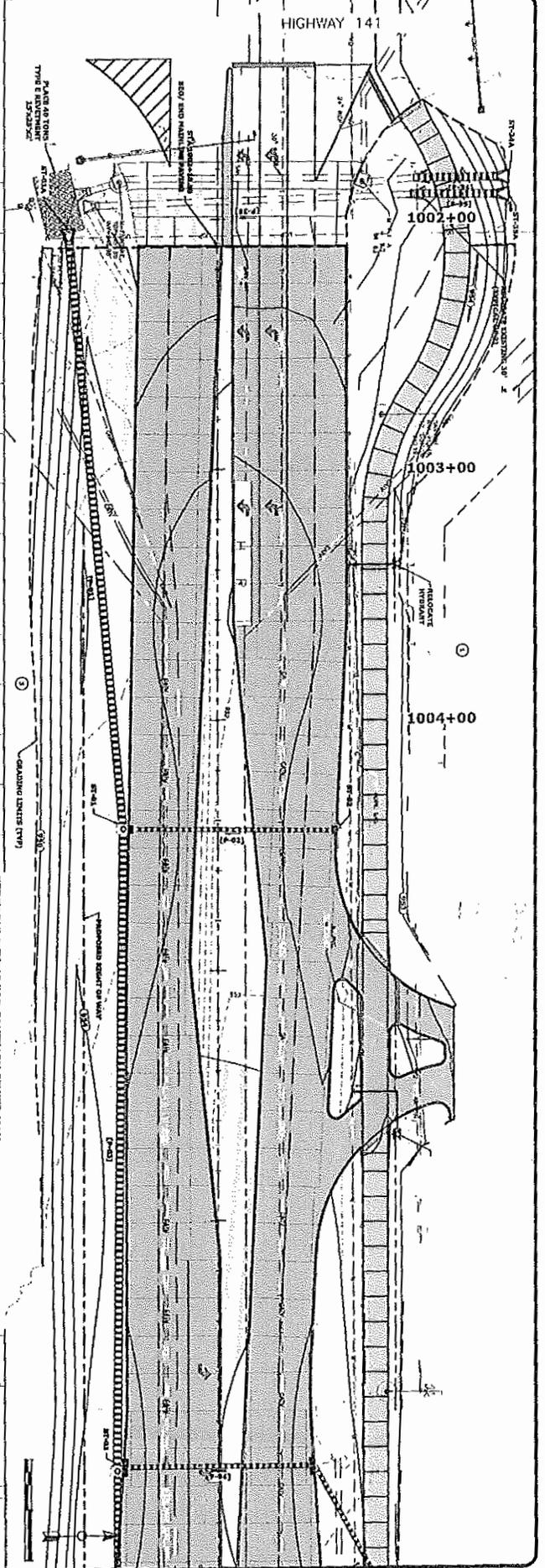
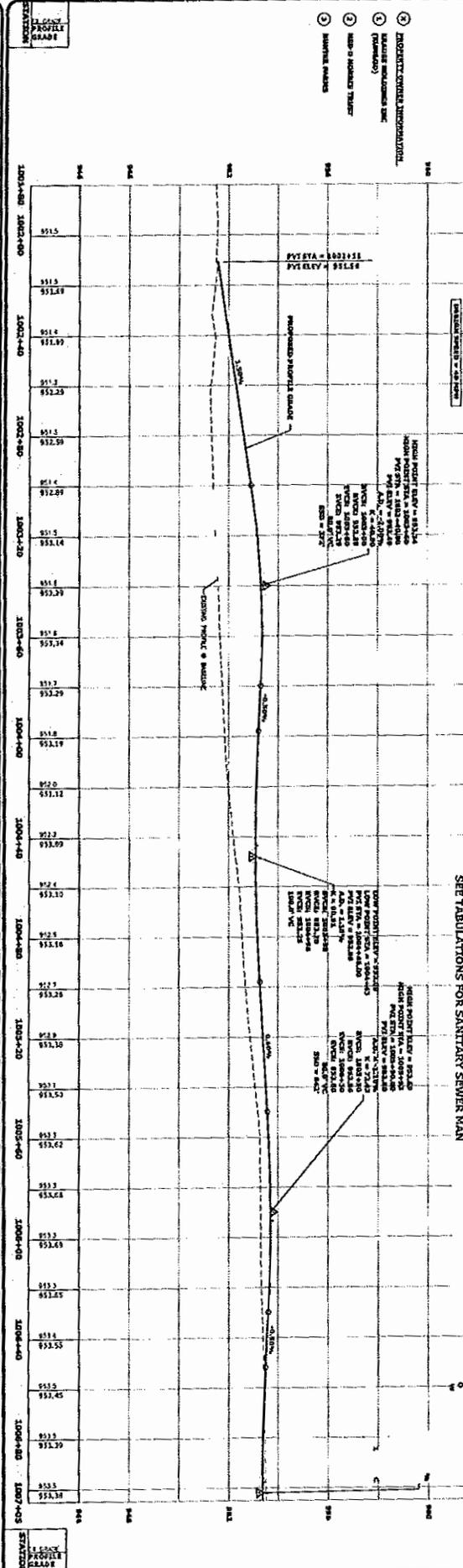
RECEIVED DEC 20 2013

Sales Tax (0.0%)		\$0.00
Total		\$14,064.66
Payments/Credits		\$0.00
Balance Due		\$14,064.66

Thank you for your business!

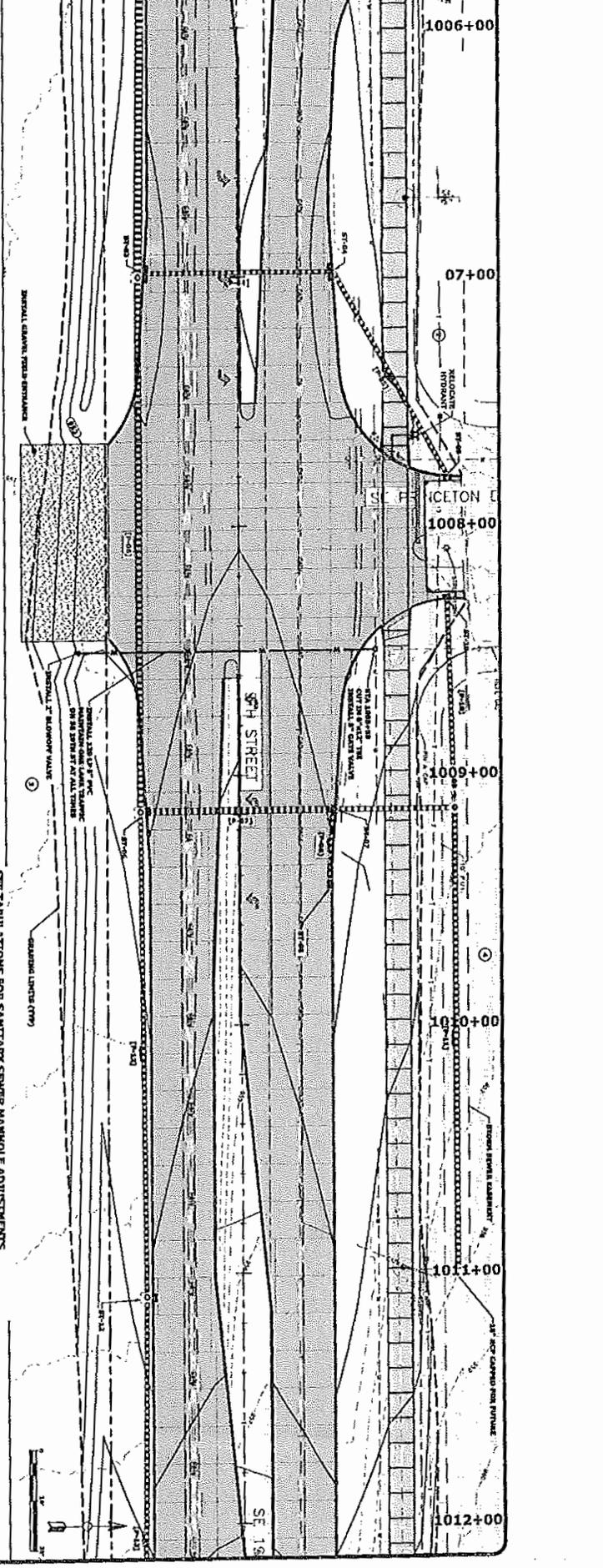
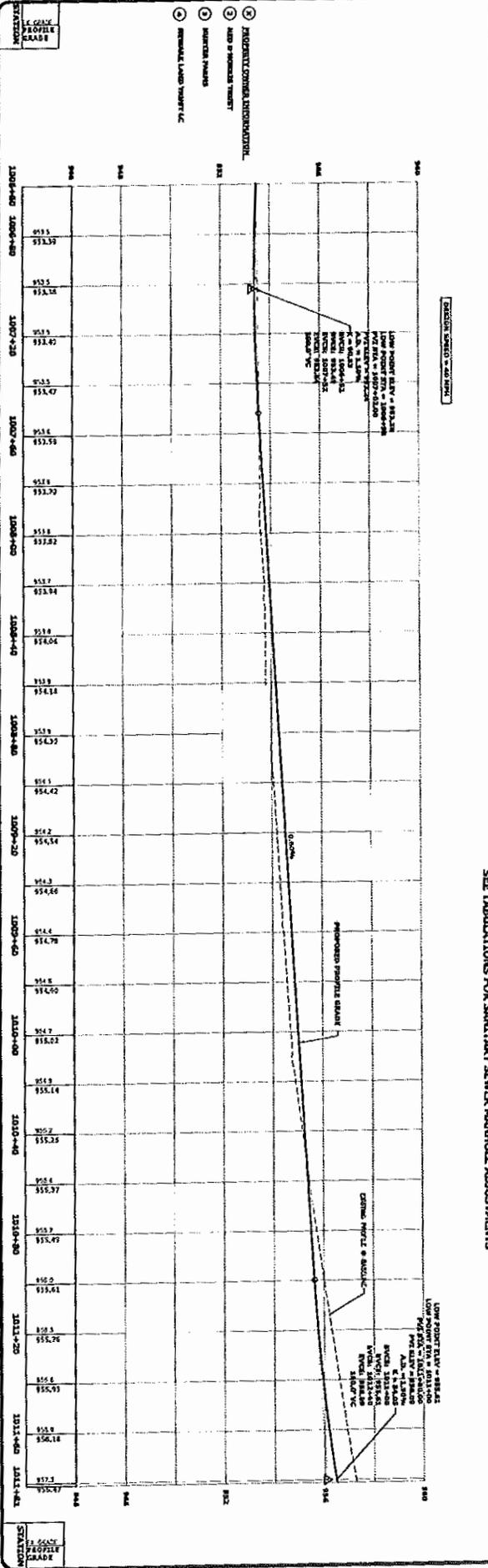
Phone #
630-851-3331

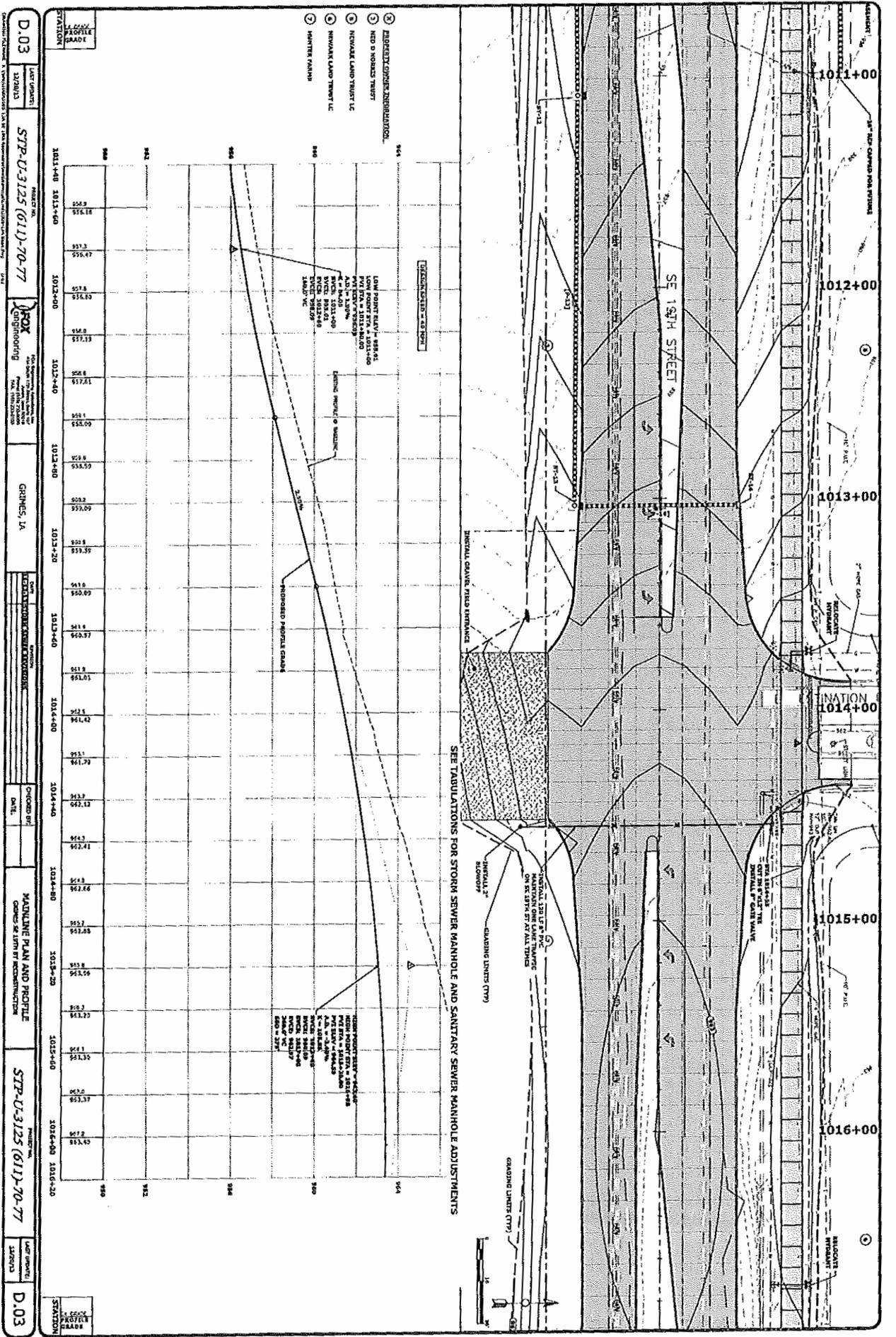
E-mail	Web Site
sales@templdisplay.com	www.templdisplay.com



HIGHWAY 141
 1002+00
 1003+00
 1004+00
 SEE TABULATIONS FOR SANITARY SEWER MAN

D.02 MAINLINE PLAN AND PROFILE
 STP-U-3125 (611)-70-77
 GRIMES, JA
 DATE: _____
 STATION: _____
 SHEET: 12/20/13





D.03

DATE: 12/28/13

PROJECT: STP-U-3125 (611)-70-77

DESIGNER: FOX ENGINEERING

CLIENT: GRIMES, JA

SCALE: AS SHOWN

DATE: 12/28/13

PROJECT: STP-U-3125 (611)-70-77

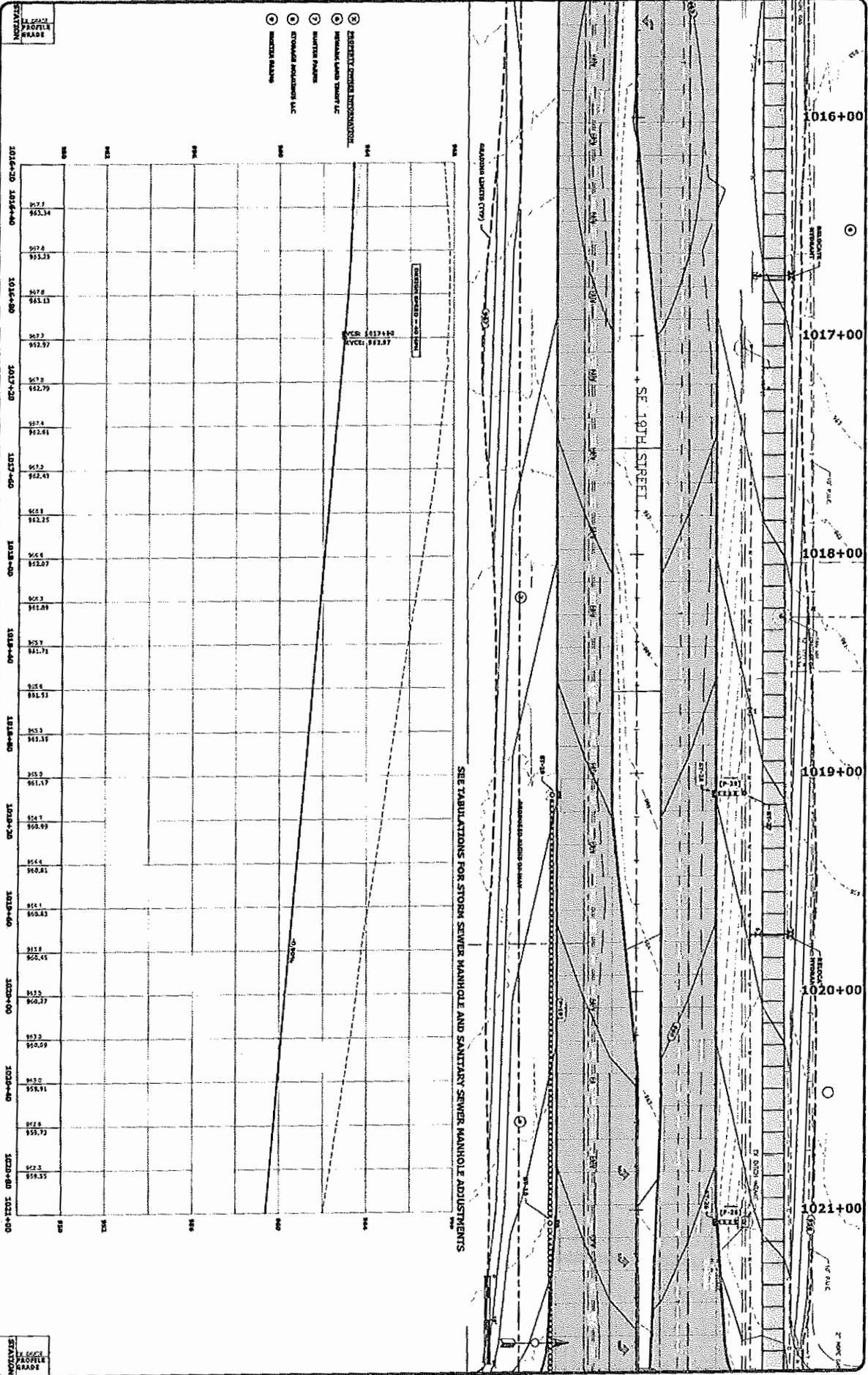
SCALE: AS SHOWN

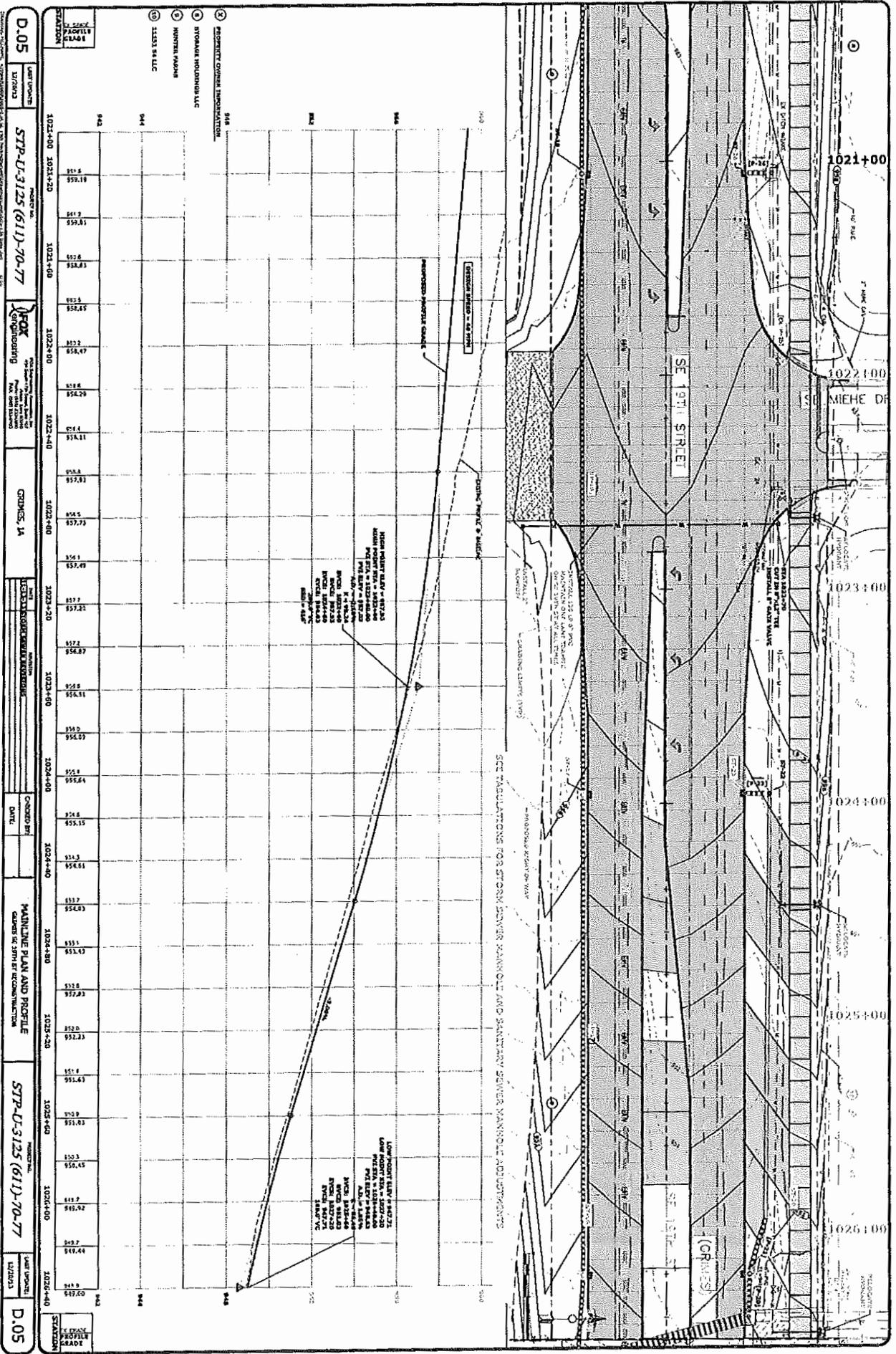
D.03

STATIONING

1011+00 1011+10 1011+20 1011+30 1011+40 1011+50 1011+60 1011+70 1011+80 1011+90 1012+00 1012+10 1012+20 1012+30 1012+40 1012+50 1012+60 1012+70 1012+80 1012+90 1013+00 1013+10 1013+20 1013+30 1013+40 1013+50 1013+60 1013+70 1013+80 1013+90 1014+00 1014+10 1014+20 1014+30 1014+40 1014+50 1014+60 1014+70 1014+80 1014+90 1015+00 1015+10 1015+20 1015+30 1015+40 1015+50 1015+60 1015+70 1015+80 1015+90 1016+00 1016+10 1016+20 1016+30 1016+40 1016+50 1016+60 1016+70 1016+80 1016+90 1017+00 1017+10 1017+20 1017+30 1017+40 1017+50 1017+60 1017+70 1017+80 1017+90 1018+00 1018+10 1018+20 1018+30 1018+40 1018+50 1018+60 1018+70 1018+80 1018+90 1019+00 1019+10 1019+20 1019+30 1019+40 1019+50 1019+60 1019+70 1019+80 1019+90 1020+00 1020+10 1020+20 1020+30 1020+40 1020+50 1020+60 1020+70 1020+80 1020+90 1021+00 1021+10 1021+20 1021+30 1021+40 1021+50 1021+60 1021+70 1021+80 1021+90 1022+00 1022+10 1022+20 1022+30 1022+40 1022+50 1022+60 1022+70 1022+80 1022+90 1023+00 1023+10 1023+20 1023+30 1023+40 1023+50 1023+60 1023+70 1023+80 1023+90

PROJECT NO. **STP-U-3125 (611)-70-77**
 SHEET NO. **D.04**
 DATE: **12/20/13**
 DRAWN BY: **JKR**
 CHECKED BY: **JKR**
 PROJECT TITLE: **MAINLINE PLAN AND PROFILE**
 SHEET TITLE: **STP-U-3125 (611)-70-77**
 SCALE: **AS SHOWN**
 DATE: **12/20/13**
 DRAWN BY: **JKR**
 CHECKED BY: **JKR**
 PROJECT TITLE: **MAINLINE PLAN AND PROFILE**
 SHEET TITLE: **STP-U-3125 (611)-70-77**
 SCALE: **AS SHOWN**
 DATE: **12/20/13**
 DRAWN BY: **JKR**
 CHECKED BY: **JKR**





STATION	1021+00	1021+20	1021+40	1021+60	1021+80	1022+00	1022+20	1022+40	1022+60	1022+80	1023+00	1023+20	1023+40	1023+60	1023+80	1024+00	1024+20	1024+40	1024+60	1024+80	1025+00	1025+20	1025+40	1025+60	1025+80	1026+00	1026+20	1026+40
	94.8	95.1	95.4	95.7	96.0	96.3	96.6	96.9	97.2	97.5	97.8	98.1	98.4	98.7	99.0	99.3	99.6	99.9	100.2	100.5	100.8	101.1	101.4	101.7	102.0	102.3	102.6	102.9

D.05
 STP-U-3125 (611)-70-77
 PROJECT NO.
 12/2013

FOX
 ENGINEERING
 1200 N. 10TH ST. SUITE 200
 DENVER, CO 80202

GRINDS, IA
 1021+00

1021+00
 1021+20
 1021+40
 1021+60
 1021+80
 1022+00
 1022+20
 1022+40
 1022+60
 1022+80
 1023+00
 1023+20
 1023+40
 1023+60
 1023+80
 1024+00
 1024+20
 1024+40
 1024+60
 1024+80
 1025+00
 1025+20
 1025+40
 1025+60
 1025+80
 1026+00

1021+00
 1021+20
 1021+40
 1021+60
 1021+80
 1022+00
 1022+20
 1022+40
 1022+60
 1022+80
 1023+00
 1023+20
 1023+40
 1023+60
 1023+80
 1024+00
 1024+20
 1024+40
 1024+60
 1024+80
 1025+00
 1025+20
 1025+40
 1025+60
 1025+80
 1026+00

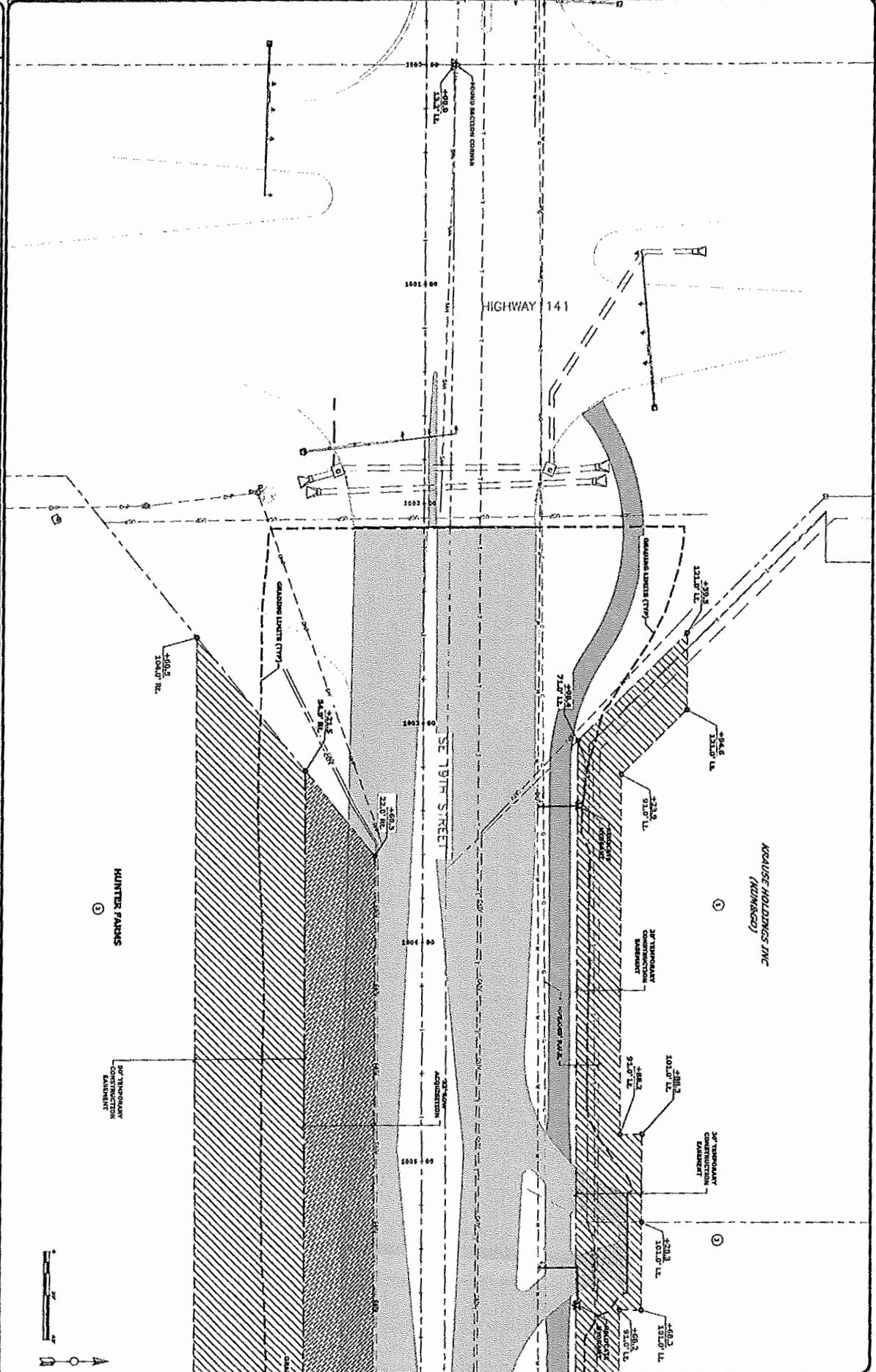
1021+00
 1021+20
 1021+40
 1021+60
 1021+80
 1022+00
 1022+20
 1022+40
 1022+60
 1022+80
 1023+00
 1023+20
 1023+40
 1023+60
 1023+80
 1024+00
 1024+20
 1024+40
 1024+60
 1024+80
 1025+00
 1025+20
 1025+40
 1025+60
 1025+80
 1026+00

1021+00
 1021+20
 1021+40
 1021+60
 1021+80
 1022+00
 1022+20
 1022+40
 1022+60
 1022+80
 1023+00
 1023+20
 1023+40
 1023+60
 1023+80
 1024+00
 1024+20
 1024+40
 1024+60
 1024+80
 1025+00
 1025+20
 1025+40
 1025+60
 1025+80
 1026+00

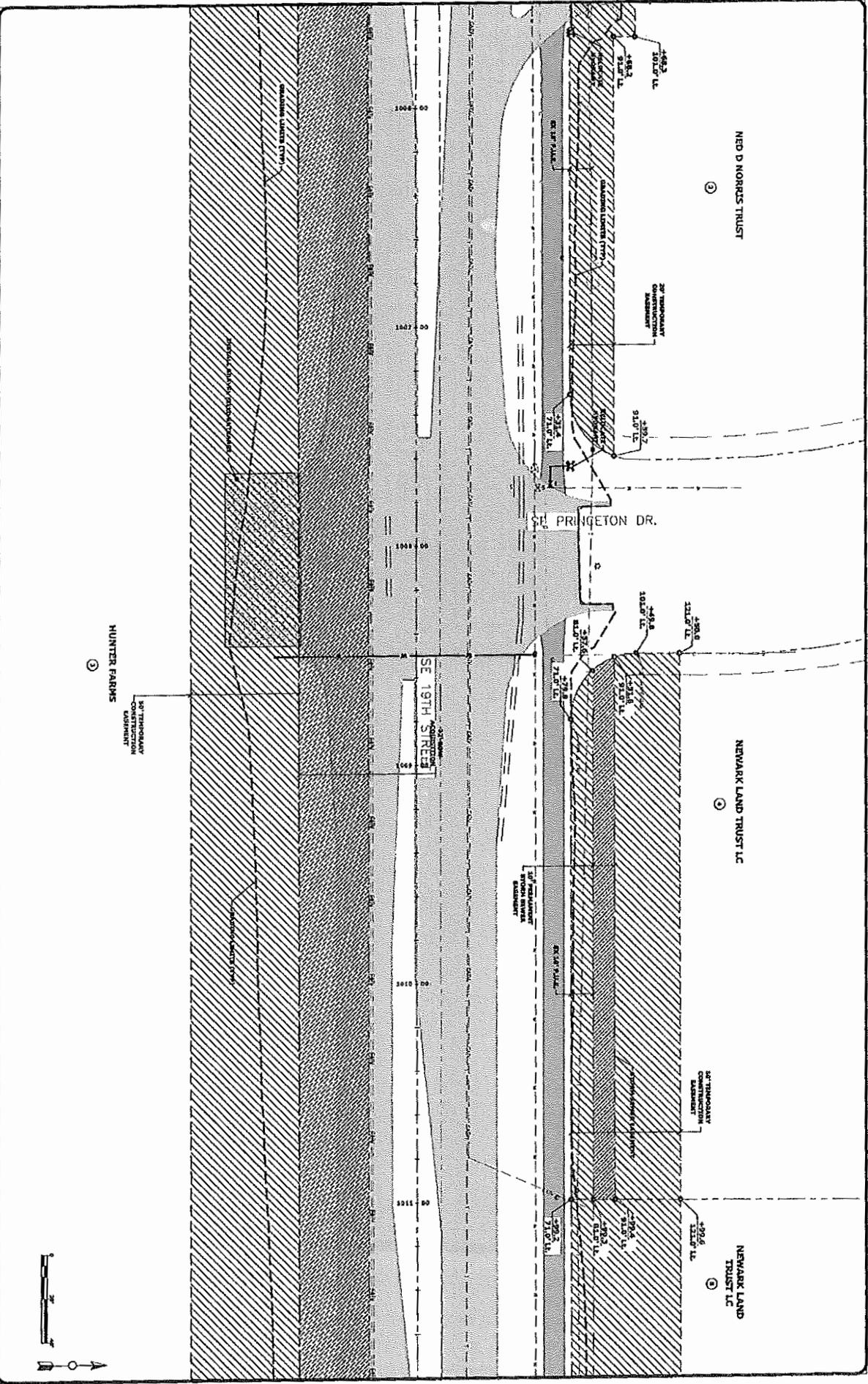
1021+00
 1021+20
 1021+40
 1021+60
 1021+80
 1022+00
 1022+20
 1022+40
 1022+60
 1022+80
 1023+00
 1023+20
 1023+40
 1023+60
 1023+80
 1024+00
 1024+20
 1024+40
 1024+60
 1024+80
 1025+00
 1025+20
 1025+40
 1025+60
 1025+80
 1026+00

D.05
 12/2013

H.01 (top left)
 PROJECT NO. **STP-U-3125(611)-70-77**
 SHEET NO. **120013**
 DATE: **12/03/13**
 DRAWN BY: **H.01**
 CHECKED BY: **GRUBBS, JA**
 PROJECT: **RIGHT OF WAY**
 PROJECT DESCRIPTION: **GRUBBS ST JRM PRELIM RECONSTRUCTION**
 PROJECT NO. **STP-U-3125(611)-70-77** (bottom left)
 SHEET NO. **120013** (bottom left)
 DATE: **12/03/13** (bottom left)
 DRAWN BY: **H.01** (bottom left)



H.02	LAST UPDATE 1/20/13	PROJECT NO. STP-U-3125(611)-70-77	DATE	RIGHT OF WAY DOWNS & SIGN STREET RECONSTRUCTION	DATE	PROJECT NO. STP-U-3125(611)-70-77	LAST UPDATE 1/20/13	H.02
LAST POINT 1/20/13	DESIGNED BY FOX ENGINEERING	CADRES, VA	CHECKED BY	DESIGNED BY FOX ENGINEERING	DATE	DESIGNED BY FOX ENGINEERING	DATE	





January 7, 2014

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

**Regarding: Public Hearing and Approve Condemnation if necessary for S 19th
Street Improvements Right-of-way Acquisition**
FOX Project: 1005-13A

Dear Mayor and City Council:

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

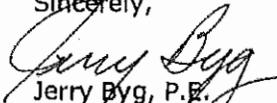
As a part of the street improvement project, the City of Grimes needs temporary construction easements and/or permanent right-of-way from those landowners adjoining the S. 19th Street improvements.

In order to comply with current Iowa State Code, the City of Grimes is required to conduct a public hearing for this project. The hearing date of January 14, 2014 for this project was established at a previous City Council meeting and proper public notice has been given and the abutting property owners have been notified with letters discussing the project and informing these owners about the day and time of the public meeting.

The purpose of this hearing is to inform the public of the project and to give the abutting owners an opportunity to make comments about the project.

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

Sincerely,



Jerry Byg, P.E.
Project Engineer

Cc: John Gade, Kelley Brown



January 7, 2014

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

Re: Prairie Business Park Sanitary Sewer easement appraisals for Grossman Property

FOX Ref No: 8630-13C

Dear Mayor and City Council:

The owner of the parcel located in the SE corner of SE James Street and SE 37th Street wishes to develop this land but no sanitary sewer crosses or abuts the property. As part of the negotiations with the developer, the City of Grimes has agreed to extend a sanitary sewer from an existing nearby sanitary sewer.

There are two options being considered. Option 1 is to extend sewer from the west end of SE 41st Street across the Baer property. Option 2 is to extend sewer from 1320' north of SE 37th Street along the east right of way line of SE James Street.

As a part of the sewer improvement project, the City of Grimes needs temporary construction easements and permanent sanitary sewer easements from either the Grossman property or the Baer property.

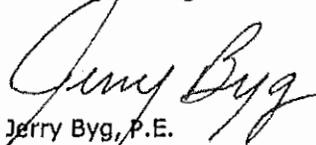
FOX Engineering contracted with Commercial Appraisers of Iowa to complete a value finding appraisal of the parcel on the Grossman property.

The appraisal indicated that the value of the property needed for the right-of-way for the Prairie Business Park Sanitary Sewer is \$15,400.

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

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

Very truly yours,
FOX Engineering Associates, Inc.



Jerry Byg, P.E.
Project Manager

cc: Kelley Brown, John Gade
Enclosure

Prepared for

Jerry Byg, P.E.
Fox Engineering Associates, Inc.
414 South 17th Street
Suite 107
Ames, IA 50010

An Appraisal of Real Estate Described as

Baer Parcel Located along
SE 37th Street
Grimes, Iowa

Date of Value

January 7, 2014

Prepared by

Russ G. Manternach, MAI
Commercial Appraisers of Iowa, Inc.
3737 Woodland Avenue, Suite 320
West Des Moines, IA 50266
(515) 288-6800
(515) 288-6810 FAX

COMMERCIAL APPRAISERS OF IOWA, INC.

Real Estate Valuation & Consulting

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

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

January 10, 2014

Jerry Byg, P.E.
Fox Engineering Associates, Inc.
414 South 17th Street
Suite 107
Ames, IA 50010

Dear Mr. Byg:

**Re: Value Finding Appraisal of Baer Parcel Located along SE 37th Street, Grimes, Iowa.
Southwest Grimes Sanitary Sewer Improvement Project.**

As you requested, we have on January 7, 2014, inspected the above referenced property. A description of the parent tract is included in the Summary of Salient Data Section of the accompanying report. We have included an acquisition plat in the report that identifies the proposed acquisition.

The purpose of the appraisal is to estimate the difference in the fair market value of the fee simple estate, and of the separate property ownership or tenant interests, if applicable, in the property immediately before and immediately after the proposed acquisition for project improvement purposes. The estimates of market value assume the price paid for the property is not affected by any knowledge of the proposed project. "Fair Market Value" is defined in the Summary of Salient Data Section of the accompanying report. The appraisal is to be used for acquisition purposes. The intended users are the City of Grimes and Fox Engineering Associates, Inc.

The appraisal is prepared in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, in accordance with Part 24 of Title 49 of the Code of Federal Regulations. It is made in conformance to the guidelines of the Uniform Standards of Professional Appraisal Practice (USPAP) and the Appraisal Institute's Code of Ethics. However, Jurisdictional Exception is taken if USPAP is in conflict with the Uniform Relocation Act.

Mr. Jerry Byg, P.E.
January 10, 2014
Page 2

Value Conclusions

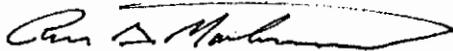
Based on the data and judgments contained in this appraisal, we conclude that the difference in the market value of the fee simple estate in the subject property, immediately before and immediately after the proposed acquisition, as of January 7, 2014, is: **\$28,000.**

Just Compensation

\$28,000.

It has been a pleasure providing appraisal services to you. If you should have any questions regarding the derivation of just compensation, please feel free to contact me at your convenience.

Respectfully submitted,



Russ G. Manternach, MAI

TABLE OF CONTENTS

TITLE PAGE
LETTER OF TRANSMITTAL

CONTENTS

SUMMARY OF SALIENT DATA.....	1
ASSUMPTIONS AND LIMITING CONDITIONS	5
STATEMENT OF THE APPRAISAL PROBLEM	7
AIR PHOTO.....	11
SUBJECT PHOTOGRAPHS	13
PARENT TRACT DESCRIPTION -BEFORE	18
HIGHEST AND BEST USE OF PROPERTY - BEFORE.....	20
DESCRIPTION OF RIGHTS TO BE ACQUIRED.....	22
EFFECTS OF THE ACQUISITION	23
VALUATION.....	24
CERTIFICATION.....	28

ADDENDUM

COMPARABLE LAND SALES AND MAP
IDOT FORMS
DEFINITIONS
APPRAISERS STATE CERTIFICATION
QUALIFICATIONS OF THE APPRAISER

SUMMARY OF SALIENT DATA

Property Identification - Parent Tract

The parent tract consists of a 78.14-acre tract of land improved with a house and some agricultural outbuildings. The majority of the site has been used for agricultural purposes. A legal description for the property, as obtained from public records, is as follows:

E 1/2 NW 1/4 LESS 1.36A RD SEC 17-79-25, GRIMES, POLK COUNTY, IOWA.

Proposed Acquisition

The City of Grimes proposes to acquire a 1.16-acre permanent sanitary sewer easement.

A 2.70-acre temporary construction easement is also being acquired adjacent to the permanent easement. The duration of the temporary easement is for up to 12 months.

A map of the proposed acquisition is included in this report.

Ownership & Sales History

According to public records, the owner is Ronald Baer and Barbara Obert. We are not aware of any transfers of ownership during the past five years. The property is not listed for sale.

Occupancy

The majority of the property is leased to a tenant for agricultural use. The tenant, Lyle Peitzman, leases the land on an annual term for a cash rent. The owner did not provide the lease rate.

The buildings are owner-occupied.

Assessed Value

According to the Polk County Assessor's Office, the property is identified as GeoParcel No. 7925-17-100-003. The assessed value is as follows:

Land	\$139,460
Improvements	\$89,000
Total	\$228,460

Purpose and Use of the Appraisal

The purpose of the appraisal is to estimate the difference in the fair market value of the fee simple estate, and of the separate property ownership or tenant interests, if applicable, in the property immediately before and immediately after the proposed acquisition for project improvement purposes. The estimates of market value assume the price paid for the property is not affected by any knowledge of the proposed project. "Fair Market Value" is defined in the Summary of Salient Data Section of the accompanying report. The appraisal is to be

used for acquisition purposes. The intended users are the City of Grimes and Fox Engineering Associates, Inc.

Scope of Work

The appraisal is to be used to estimate just compensation for acquisition purposes related to the proposed project.

The scope of work for this assignment included an inspection of the subject property, reviewing public record information concerning the subject and other properties in its immediate neighborhood, reviewing construction plans associated with this project, and searching for sales of properties similar to the subject. The interior of the building(s) was not inspected, if applicable. The property owner or representative was contacted and offered an opportunity to inspect the property with the appraiser.

A sales comparison approach was completed to estimate the market value of the land. All comparable sales used in the appraisal were inspected by the appraiser or an employee of Commercial Appraisers of Iowa, Inc. The sales were verified by interviewing the grantor, grantee, or through public records. The comparable sales applied in the analyses are described in detail on the data sheets included in the addendum to this report.

The just compensation was estimated by completing a value finding appraisal report. The just compensation in a value finding appraisal is intended to reflect the difference between the before and after values. The estimate of just compensation is the diminution in value as a result of the proposed acquisition.

The scope of this assignment includes apportioning the value of the acquisition between any parties that may have an interest, if applicable.

Definition of Fair Market Value

The term "fair and reasonable market value" means the cash price which would be arrived at as between a voluntary seller, willing but not compelled to sell, and a voluntary purchaser willing, but not compelled to buy. It assumes a buyer and seller are bargaining freely, in the open market for the purchase and sale of the real estate in question.

The term does not mean a value under circumstances where greater than its fair price could be obtained, nor does it mean the price which the property would bring at a forced sale. It does not mean what the property is worth to the plaintiff (owner) nor what the defendant (acquiring authority) can afford to pay, but what it is fairly worth in cash on the open market, as above stated. (*Iowa Civil Jury Instructions 2500.4*)

In short, the fair and reasonable market value of a property is to be considered in the same manner that a knowledgeable, voluntary buyer determines the fair and reasonable market value of a property—what are its capabilities, what are its detriments, what is it fairly and reasonable worth in the market place? The jury and/or Compensation Commission is entitled to be informed of all-factors which (1) the willing seller would impress upon the willing buyer that tend to show value and (2) the willing

buyer would impress upon the willing seller that tend to indicate lack of value—including sales of comparable properties and evidence of its highest and best use. Basis: *Iowa Civil Jury Instructions 2500.6 and annotate authorities; Bellew v. Iowa State Highway Commission*, 171 N.W. 2d 284, 288-289 (Iowa 1969); and, *In Re Primary Road No. 141*, 255 Iowa 711, 124 N.W.2d 141, 147 (1963).

The determination of “Market Value” may not consider or reflect any enhancement in value of the subject, caused by the public improvement which has prompted the taking. (No sales exhibiting these effects may be used as a comparable in arriving at the value of the subject property, either before or after the date of condemnation.) Basis: *Iowa Civil Jury Instructions 2500.3; Socony Vacuum Oil Co. v. State*, 170 N.W.2d 378 (Iowa 1969).

Source: Iowa Department of Transportation, Office of Right of Way, Appraisal Operations Manual, August 2003.

Compliance with USPAP - Jurisdictional Exception Rule

The Uniform Standards of Professional Appraisal Practice (USPAP) states, “If any applicable law or regulation precludes compliance with any part of USPAP, only that part of USPAP becomes void for that assignment.”

This assignment involves a jurisdictional exception because the Iowa Code prohibits consideration of increases or decreases in a property’s value caused by the project. It specifically states, “shall not take into consideration any advantages that may result to said owner on account of the improvements for which it is taken”.

USPAP requires that “when analyzing anticipated public or private improvements, located on or off the site, an appraiser must analyze the effect on value, if any, of such anticipated improvements to the extent they are reflected in market actions.” We are specifically disregarding the benefits that would accrue to the subject property due to the proposed project. Therefore we note this appraisal is made using a “jurisdictional exception” in order to appraise the property in compliance with requirements for government acquisition appraisals.

Date of Inspection and Valuation

The property was inspected on January 7, 2014 by Russ G. Manternach. The estimate of just compensation is effective as of that date.

Contamination

There are no obvious signs of contamination. We have performed this analysis assuming no contamination exists.

Value Conclusions

Just Compensation	\$28,000.
-------------------	-----------

Contacts and Addresses

Owner-Representative
Ralph Obert
6684 Newland Street
Arvada, CO 80003
Phone: 303-422-3607

Tenant
Lyle Peitzman
2400 S. James Street
Grimes, IA 50111
Phone: 515-986-3210

Appraiser Competency

Russ G. Manternach prepared the analysis and valuation conclusions. Mr. Manternach is a Certified General Real Property Appraiser by the State of Iowa and holds the professional designation of MAI from the Appraisal Institute. Refer to the Qualifications of the Appraiser in the Addendum for additional information. The appraiser has performed numerous appraisals on properties similar to the subject of this report.

ASSUMPTIONS AND LIMITING CONDITIONS

We are appraising the property assuming it does not suffer from soil or groundwater contamination. Our estimate of market value, and other findings presented in this report, is contingent upon this assumption.

The date of value to which the opinions expressed in this report apply is set forth in the letter of transmittal. We assume no responsibility for economic or physical factors occurring at some later date, which may affect the opinions stated herein.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

No opinion as to title is rendered. Data on ownership and the legal description were obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area, were taken from sources considered reliable. No encroachment of real property improvements is assumed to exist, unless otherwise stated.

The maps, plats, and exhibits included are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered to be surveys or relied upon for any other purpose.

No opinion is expressed as to the value of subsurface oil, gas, or mineral rights. The property is not subject to surface entry for the exploration or removal of such materials except as is expressly stated.

Because no title report was made available to the appraiser, I assume no responsibility for such items of record not disclosed by our normal investigation.

No detailed soil studies covering the subject property were available for my use. Therefore, premises as to soil qualities employed in this report are not conclusive but have been considered

consistent with information available. It is assumed that the site would support those improvements that represent the highest and best use.

Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute, the American Society of Appraisers, and the Uniform Standards of Professional Appraisal Practice.

Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI or RM designation or the SREA, SRPA or SRA designations, the American Society of Appraisers or their members) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the undersigned. This consent and approval does not apply to Governmental Agencies who disclose appraisals and appraised values through their normal business functions.

We have inspected the subject property from public street right of way and found no obvious evidence of structural deficiencies except as stated in this report. However, no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes can be assumed without provision of specific professional or governmental inspections.

Because no termite inspection report was available, we assume no termite damage or infestation unless so stated.

Because no asbestos inspection report was made available to the appraiser, we assume no responsibility for such materials or like items that would require specialized knowledge or investigation beyond that ordinarily employed by real estate appraisers.

Unless stated otherwise, we did not observe and are not aware of the existence of hazardous or toxic materials or wastes at subject property. The existence of such materials may have an affect on the estimate of value. The client should retain an expert in these fields, if desired.

Testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal unless such arrangements are made a reasonable time in advance.

It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

No consideration has been given in this appraisal to personal property located on the premises, or to the cost of moving or relocating such personal property, except noted otherwise. Only the real property has been considered.

STATEMENT OF THE APPRAISAL PROBLEM

Project Definition

The City of Grimes is acquiring property for a sanitary sewer extension in the southwest portion of the city.

We have not considered any increase in value that may accrue to the property due to this project. However, we are considering negative effects caused by the project and associated acquisition.

Proposed Acquisition

The City of Grimes proposes to acquire a 1.16-acre permanent sanitary sewer easement.

A 2.70-acre temporary construction easement is also being acquired adjacent to the permanent easement. The duration of the temporary easement is for up to 12 months.

A map of the proposed acquisition is included in this report.

The value reduction to the parent tract is equal to the contributory value of the land, improvements, and partial rights acquired, along with any damage to the remainder, if applicable.

The report will be a Value Finding Report.

DES MOINES AREA AND CITY DATA

A detailed description of the Des Moines Metropolitan Area has been retained in our files and is available upon request of our client. In summary, the social, economic, governmental and environmental forces that affect properties in the Des Moines Metropolitan Area are favorable. The Metropolitan Area population has steadily increased over the past 30 years and future increases are anticipated. The Metro Area has a diversified and growing work force. There has been stable growth, which has resulted in a relative balance in the supply and demand for most of the major property groups. There is no excessive vacancy and continued stable growth is anticipated.

NEIGHBORHOOD DESCRIPTION

General

The neighborhood is located in the northwest portion of the Des Moines Metro Area, within the city limits of Grimes. Neighborhood boundaries include Interstate Highway #80/35 and Meredith Drive to the south, the properties along Northwest 70th Avenue and First Street/Highway #44 to the north, Northwest 100th Street to the east, and the city limits of Grimes to the west.

Utilities

The majority of properties lying in the developed areas along Highway #141 and in the northwest portion of the neighborhood have all utilities available. A portion of the properties located in the southwest, southeast, and northeast portion of the neighborhood do not have sanitary sewer service.

Topography and Flood Hazard Area

The neighborhood topography is level to gently rolling. Properties in close proximity to Little Beaver Creek and North Walnut Creek are included in flood hazard areas.

Traffic Arteries and Transportation

Traffic arteries include the above mentioned boundary streets and Highway #141, aligned in a north-south direction. Highway #44 is the main east-west traffic artery through Grimes.

Population

The table below is a summary of the population of the City of Grimes.

Year	Population	%
1990	2,653	N/A
2000	5,098	92%
2010	8,246	62%

As shown in the table, the population of Grimes nearly doubled during the 1990's, and has continued to experience rapid growth in recent years.

Development and Trends

Neighborhood development over the past several years includes numerous office, light industrial, service commercial and retail properties. Most of this development is located in close proximity to Highway #141 and Interstate #80/35.

Wal-Mart has built a store at the southeast corner of the intersection of Highway #141 and Northwest 70th Avenue.

Knapp Properties donated 10 acres of land for a new 60,000 square foot YMCA building along the south side of Northwest 70th Avenue, east of Highway #141.

During the last five years there have been hundreds of acres developed and available for a variety of commercial and business park uses. There are large quantities of commercial land available between Highway #44 on the north and Interstate #35/80 on the south and extending from 86th Street on the east through the City of Grimes on the west.

There has also been a substantial amount of single and multiple family residential development in Grimes over the past several years. This trend is anticipated to continue.

Conclusion

The City of Grimes has experienced tremendous growth during the last 10 years. That growth is expected to continue since it is in the path of the western and northern suburban growth of the Des Moines Metropolitan Area. There is no major employment in this small bedroom community, but there is nearby employment in the Urbandale and West Des Moines office park areas, and throughout the Des Moines metropolitan area. The trend is for continued rapid growth. No negative influences were noted that would be considered a detriment upon future development.

ASSESSMENT AIR PHOTO – PARENT TRACT

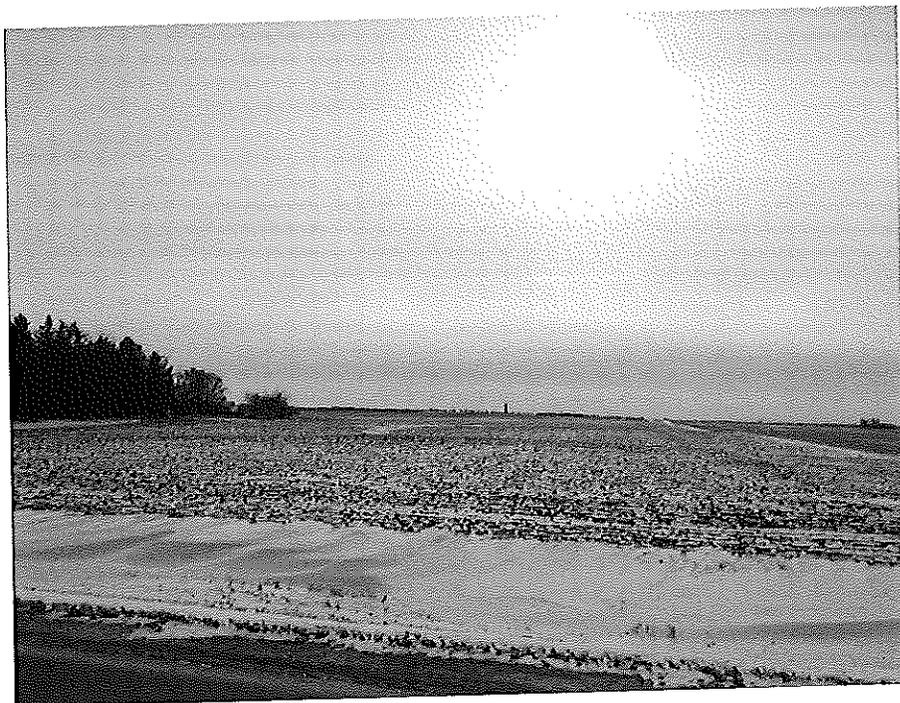




SUBJECT PHOTOGRAPHS



Looking Southwest at Parent Tract



Looking Southeast at Parent Tract

SUBJECT PHOTOGRAPHS



Looking West at Proposed Easement Area from SE 41st Street



House on Parent Tract

STREET SCENES

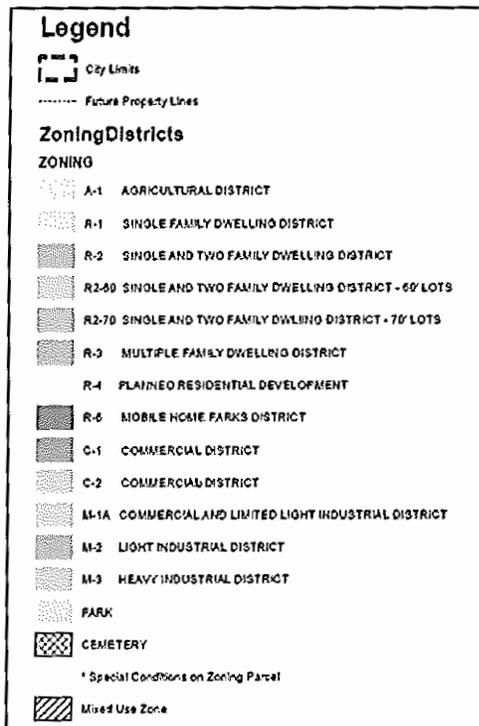


Looking West along SE 37th Street

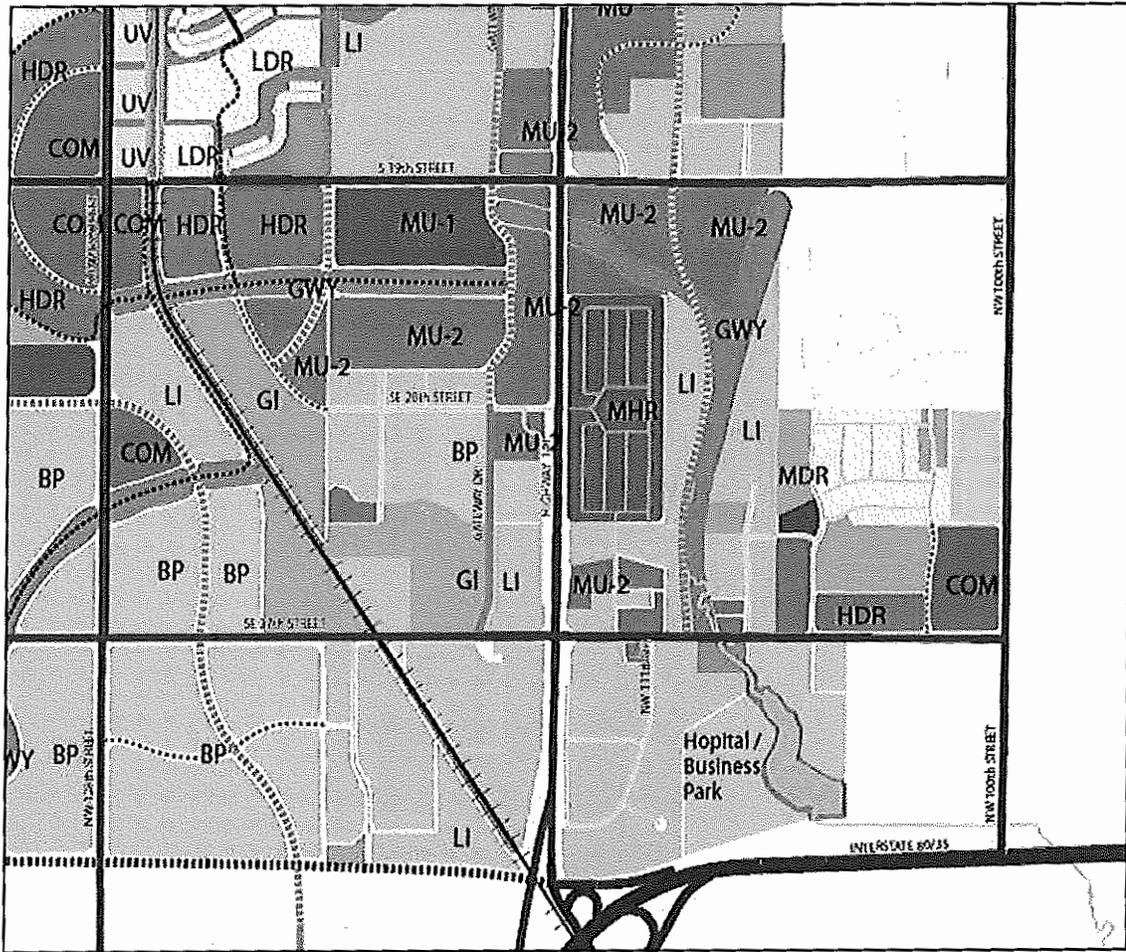


Looking West along SE 41st Street

GRIMES ZONING MAP



FUTURE LAND USE MAP



Existing Arterials	Low Density Residential (LDR)	General Commercial (COM)
Proposed Arterials	Urban Village (UV)	Downtown/Governors District
Existing Collectors	Urban Reserve (UR)	Business Parks (BP)
Proposed Collectors	Mobile Home Residential (MHR)	Light Industrial (LI)
Existing Local Streets	Medium Density Residential (MDR)	General Industrial (GI)
Proposed Local Streets	High Density Residential (HDR)	Civic (CIV)
Existing Trails	Mixed Use 1 (MU)	Future Parks & Rec (FPARKS)
Proposed Trails	Mixed Use 2	Greenway/Preserve/OS (GWY)
	Neighborhood Commercial (NCOM)	Public Facility (PF)
		Broadwalk (Railroad ROW)

PARENT TRACT DESCRIPTION -BEFORE

General

The site is a rectangular tract of land located along the south side of SE 37th Street in Grimes, Iowa.

Size

The site area is 78.14 acres. The area was obtained from public assessment data.

Frontage/Streets

The site has frontage along SE 37th Street, which is a two way, two lane paved street adjacent to the subject site.

SE 41st Street is a two way, two lane paved street that abuts the east portion of the site.

Boundaries

The site is bounded by vacant land to the west, south and northwest. Various industrial and service commercial properties are located east and northeast of the site.

Topography and Flood Hazard Area

The site has gently rolling topography.

According to the Flood Insurance Rate Map, the site is not located in a designated 100-year flood hazard area.

Easements and Encroachments

We are unaware of any easements that would adversely affect the value of the site. We did not note any encroachment during our inspection.

Zoning

The site is zoned A-1, Agricultural District, by the City of Grimes. The site is designated for Business Park Use on the Grimes Land Use Map.

Utilities

All utilities and city services are located in close proximity to the site.

Soils

We have performed no soil analysis. It is assumed the site would support those uses deemed to be the highest and best use of the land. We have assumed the site does not suffer from any soil or groundwater contamination.

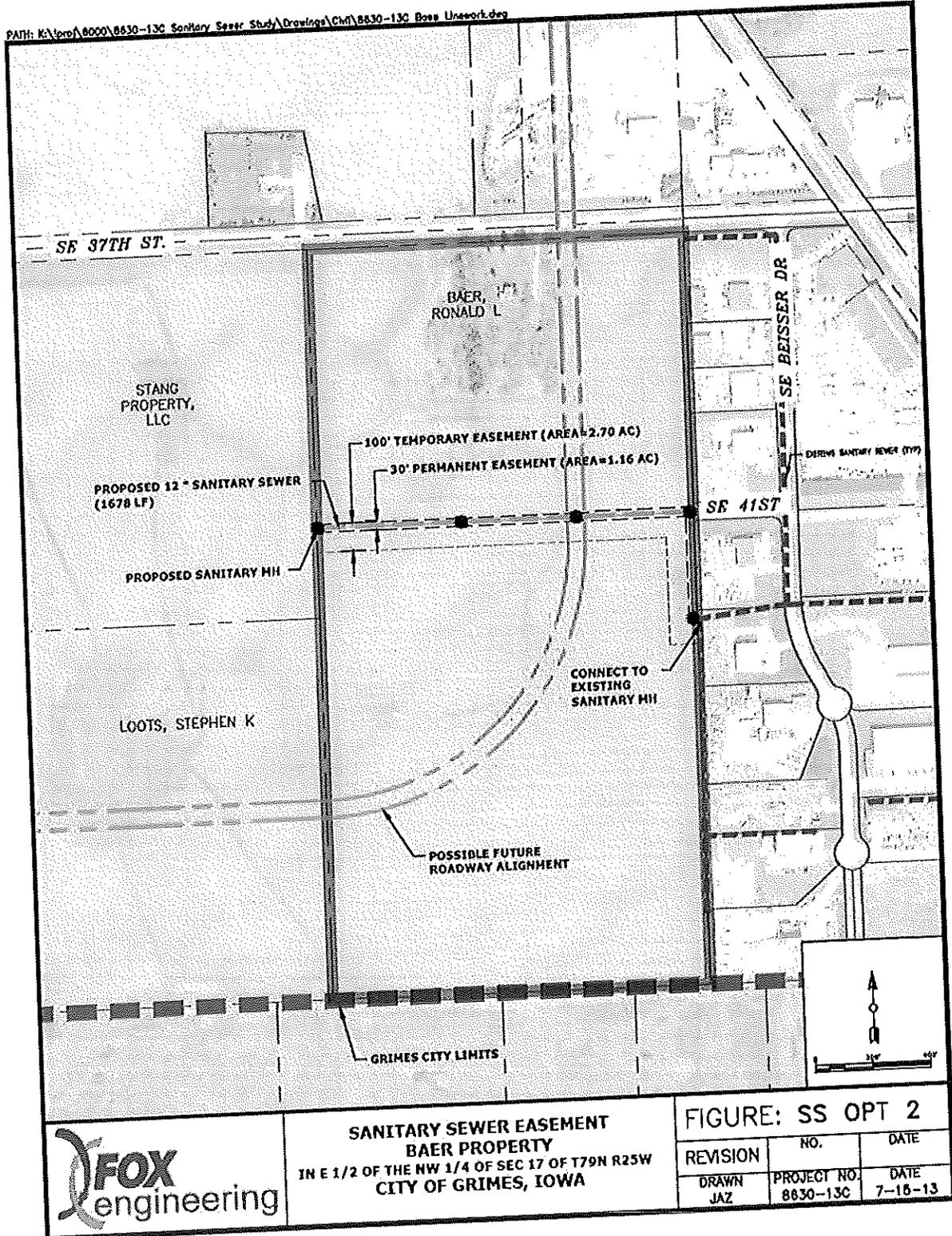
Improvements

The site is improved with a house, various agricultural outbuildings, and associated site improvements. According to assessment records, the house was constructed in 1901 and has 1,798 square feet of livable area.

HIGHEST AND BEST USE OF PROPERTY - BEFORE

The highest and best use, as vacant, is for office, service commercial or light industrial development.

ACQUISITION PLAT



DESCRIPTION OF RIGHTS TO BE ACQUIRED

The City of Grimes proposes to acquire a 1.16-acre permanent sanitary sewer easement. The width of the easement is 30 feet. The easement is being acquired for the construction and future repair/maintenance of an underground sanitary sewer line.

A 2.70-acre temporary construction easement is also being acquired adjacent to the permanent easement. The duration of the temporary easement is for up to 12 months.

A map of the proposed acquisition is included in this report.

EFFECTS OF THE ACQUISITION

There is no fee acquisition. The site area will not change as a result of the project.

The owner will lose partial use of the 1.16-acre permanent sanitary sewer easement area. After the project is completed, the permanent easement area can still be used for parking, setback, agricultural, and greenspace purposes. No buildings will be permitted to be constructed on the permanent easement area.

The owner will lose partial use of the 2.70-acre temporary construction easement area to construct the sanitary sewer improvements. The duration of the easement will be for up to 12 months.

The owner will continue to have access during the project.

Any existing crop will be allowed to be harvested prior to project construction.

There is no loss in the contributory value of the building improvements. The highest and best use of the remainder property will not change after the proposed acquisition.

Any driveways, fences, grass areas, or drainage tile disturbed by the project will be repaired/replaced by the project contractor, unless noted otherwise.

VALUATION

The City of Grimes proposes to acquire a permanent sanitary sewer easement and a temporary construction easement. To assist in our estimate of just compensation, we will estimate the market value of the fee simple estate in the parent tract land.

The diminution in value is best measured by considering the value of the land acquired as part of the whole, along with the contributory value of partial rights acquired and damage to the remainder. We will also consider the loss in landscaping and other items, if applicable.

Land Valuation

The essence of the land sales comparison approach is to discover what similar properties have sold for recently in the local market, and after an appropriate adjustment process, to develop indications of what they would have sold for if they had possessed all of the physical and economic characteristics of the property being appraised.

We researched the market for sales that would provide a good indication of value for the property being appraised. We have chosen five sales for presentation within this section. The comparable sales are summarized in the following table. Additional information on the sales is included in the Addendum.

The most consistent indicator of value is the sale price per acre and adjustments have been made on this basis.

Comparable Land Sales

Sale	Location	Size Acres	Sale Date	Sale Price	Price/ Acre	Grantor	Grantee
1	2900 Brookside, Grimes	21.51	May-12	\$527,000	\$24,496	Wright Tree	Scannell Prop.
2	6925 SE Four Mile, Ankeny	31.62	Mar-12	\$1,000,000	\$31,626	Carl Moyer	Old Dominion
3	905 SE 54th St, Ankeny	29.91	May-12	\$1,837,122	\$61,422	Chapman Bros.	Ryan Ankeny
4	SW 19th Street, Grimes	79.00	Jul-13	\$1,200,000	\$15,190	Road Contractors	L. Koethe
5	450 SE 37th St, Grimes	37.06	Jan-08	\$1,249,450	\$33,714	Sharon Stang, etal	Stang Prop.(R&R)
	Subject	78.14					

The Land Sales Comparison Adjustment table follows. It is a presentation of the essential data for each sale and the adjustments we deemed necessary. An adjustment greater than 1.00 indicates that the comparable sale is inferior to the subject property in that regard. Conversely, an adjustment less than 1.00 demonstrates that the sale is superior to the subject.

Land Sales Comparison Adjustment Table

Sale	Date	Area Acres	Price /Acre	Rights/		Adjstd					Net Adj.	Indic. Acre Value	
				Cash/ Cond.	Mrkt Cond.	Price/ Acre	Loc./ Utils	Size/ Shape	Topog/ Flood	Zone			Other
1	May-12	21.51	\$24,496	1.00	1.00	\$24,496	1.00	0.95	1.00	1.00	1.20	1.14	\$27,925
2	Mar-12	31.62	\$31,626	1.00	1.00	\$31,626	1.00	0.95	1.00	1.00	1.00	0.95	\$30,045
3	May-12	29.91	\$61,422	1.00	1.00	\$61,422	0.60	0.95	1.00	1.00	1.00	0.57	\$35,011
4	Jul-13	79.00	\$15,190	1.00	1.00	\$15,190	1.70	1.00	1.00	1.00	1.00	1.70	\$25,823
5	Jan-08	37.06	\$33,714	1.00	0.94	\$31,691	1.10	0.95	1.00	1.00	1.00	1.05	\$33,117
Subj.		78.14											

Justification of Adjustments

Property Rights Conveyed - The adjustment most often required for property rights conveyed is for the existence of a leasehold position. This adjustment reflects the impact of leases on property value when contract rents differ from market rents. This category can also consider adjustments necessitated if the subject or comparable property is subject to easements that have negative impacts towards value beyond typical boundary related easements, unless separately adjusted in a following category. No adjustments are necessary for property rights conveyed.

Cash Equivalency - If a comparable sale occurred under conditions other than cash to the seller, then a cash equivalency adjustment may be necessary. No adjustments were necessary for cash equivalency.

Conditions of Sale - This adjustment considers buyer or seller motivation. Conditions of sale may include desperation exchanges, tax ramifications, reinvestment or condemnation money, assemblage, non-arm's length transactions, and other situations. No adjustments were necessary for conditions of sale.

Market Conditions – Adjustments are made in this category to reflect the increase or decrease in property values between the date of comparable sale and valuation of the subject property.

Demand for commercial and industrial development land has shown a slowdown between mid-2007 and January of 2011. It appears values for this property type has declined over this period. We have applied a 2% per year downward market conditions adjustment to the comparable sales for that time period. It appears values have been relatively stable since the beginning of 2011. No adjustments were applied after January of 2011.

Location– This category takes into consideration the location of the comparable sales in relation to the subject property. The major factors considered were access and visibility from traffic arteries, the type and quality of development in the area,

and acceptance for development in that location by the market. This category also considers paved street frontage and proximity to utilities.

Sale #3 was adjusted downward for its superior location in comparison to the subject site.

Sales #4 and #5 were adjusted upward for their inferior location and/or proximity to utilities.

Size and Shape- Size adjustments were made to reflect the impact of economies of scale. As a larger tract of land is purchased, its sale price per square foot will typically decrease. An irregular shape generally decreases the utility of a site and lowers the sale price.

Aside from Sale #4, all of the sales were adjusted downward for their smaller size in relation to the subject site.

Topography/Flood – No adjustments are necessary for this category.

Zoning – The zoning and/or anticipated zoning of the subject and comparable sales is relatively similar.

Other – Sale #1 was adjusted upward for the purchaser being responsible for a portion of the cost associated with future streets that will extend along the site.

Reconciliation – Land Value

After adjustments, the comparable sales indicate a value range for the subject parent tract from approximately \$26,000 to \$35,000 per acre. We have given consideration to all of the sales and reconcile to a market value of \$33,000 per acre for the parent tract.

Permanent Easement

The City of Grimes proposes to acquire a 1.16-acre permanent sanitary sewer easement. The easement is being acquired for the construction and future repair/maintenance of an underground sanitary sewer line.

After the project is completed, the permanent easement area can still be used for parking, agricultural, recreational, setback, and greenspace purposes. No buildings will be permitted to be constructed on the permanent easement area. The value is diminished as a result of the easement.

We estimate the diminution in value to be between 25% to 50% of fee value, and will reconcile to 50%. The diminution in value attributable to the permanent easement is estimated as follows:

$$1.16 \text{ Acres} \times \$33,000 \text{ Per Acre} \times 50\% = \$19,140.$$

Rounded to \$19,100.

Temporary Easement

The City of Grimes proposes to acquire a 2.70-acre temporary construction easement adjacent to the permanent easement. The duration of the temporary easement is for up to 12 months.

We will estimate compensation for the temporary easement area by applying a land rental. We have observed land rental rates primarily ranging from 8% to 10% of land value. We will apply a land rental amount of 10%.

The diminution in value attributable to the temporary easement is estimated as follows:

$$2.70 \text{ Acres} \times \$33,000 \text{ Per Acre} \times 10\% \times 1.0 \text{ Year} = \$8,910.$$

Rounded to \$8,900.

Total Value Loss Conclusion

The total diminution in value as a result of the acquisition is as follows:

Fee Acquisition	N/A.
Permanent Easement	\$19,100.
Temporary Easement	\$8,900.
Landscaping/Other	<u>N/A.</u>
Total Just Compensation	\$28,000.

Other Interests

The majority of the property is leased to a tenant on a cash basis for agricultural use on an annual term. Our appraisal assumes any existing crop will be allowed to be harvested prior to project construction. Also, future lease terms can be modified to consider the smaller land area or other effects of the project. Therefore, no compensation is estimated for the farm tenant.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation from completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

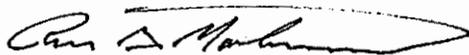
The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

I personally inspected the subject property.

I have performed no services, as an appraiser or in any other capacity, regarding the subject property within the last three years.

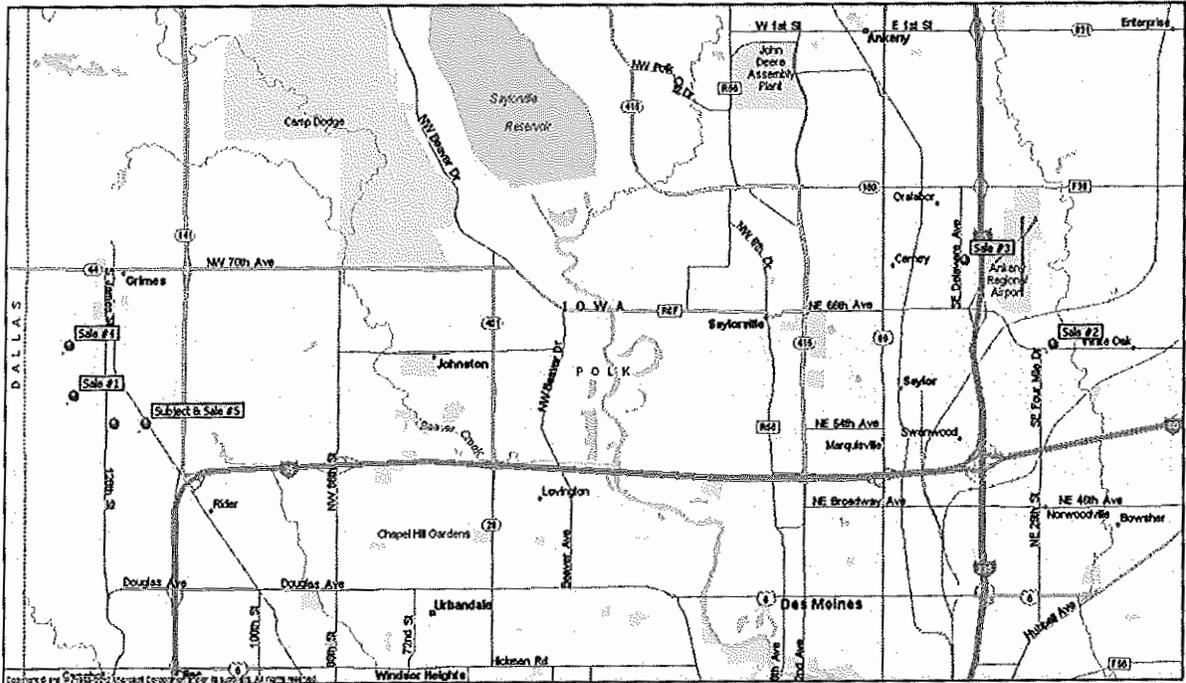
No one provided significant professional assistance to the persons signing this report.

As of the date of this report, Russ G. Manternach has completed the requirements of the continuing education program of the Appraisal Institute.



Russ G. Manternach, MAI
State Certificate # CG01775

COMPARABLE LAND SALES MAP





Property Identification

Record ID 3172
Property Type Industrial
Address 2900 Brookside Drive, Grimes, Polk County, Iowa

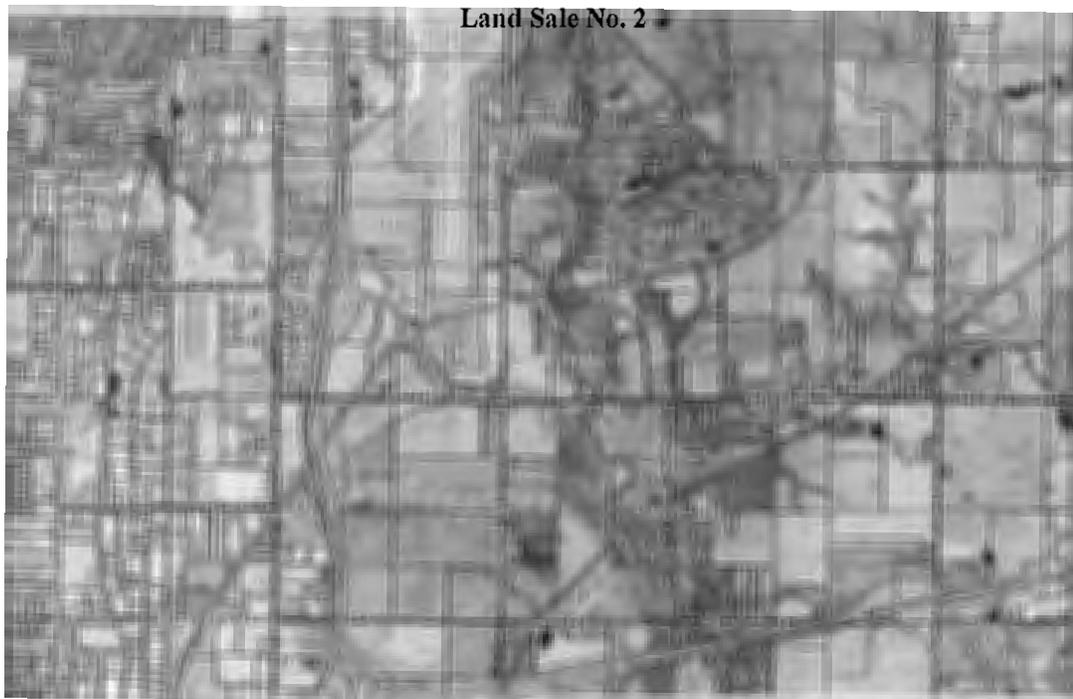
Sale Data

Grantor Wright Tree Service, Inc.
Grantee Scannell Properties #141, LLC
Sale Date May 10, 2012
Deed Book/Page 14284/923
Property Rights Fee Simple
Conditions of Sale Typical
Verification Grantee
Sale Price \$527,000

Zoning M-2, Heavy Industrial
Topography Level
Utilities All
Gross Land Size 21.514 Acres or 937,168 SF
Sale Price/Gross Acre \$24,495
Sale Price/Gross SF \$0.56

Legal Description Lot 1, Grimes Industrial Park Plat 3, Grimes, Polk County, Iowa.

Remarks See File #3776. Buyer purchased property to develop with a build-to-suit FedEx Warehouse. Grantee will be responsible for portion of cost associated with extending Brookside Drive to the north and the future construction of Southwest 28th Street (north boundary of site).



Property Identification

Record ID 3009
Property Type Industrial
Address 6925 SE Four Mile Drive, Ankeny, Polk County, Iowa 50021

Sale Data

Grantor Carl D. Moyer & Penny Moyer
Grantee Old Dominion Freight Line, Inc
Sale Date March 09, 2012
Deed Book/Page 14198/687
Property Rights Fee Simple
Verification Grantee & Public Records
Sale Price \$1,000,000

Land Data

Utilities All Near
Gross Land Size 31.620 Acres or 1,377,367 SF

Indicators

Sale Price/Gross Acre \$31,626
Sale Price/Gross SF \$0.73

Legal Description Lot 1, Old Dominion Freight Line Plat 1, Ankeny, Polk County, Iowa.

Remarks Grantee purchased to construct a distribution center. The sale included 33.15 acres. However, the northeast 1.53 acres (4.5% of the site) is located in a flood plain and was deeded to the City of Ankeny. The effective site area was 31.62-acres (shown above). The grantor was responsible for extending sewer from the west to the subject at a reported cost of \$275,000. Zoned R-1 at time of sale but sale contingent upon rezoning to allow industrial use.



Property Identification

Record ID 3010
Property Type Industrial
Address 905 SE 54th Street, Ankeny, Polk County, Iowa 50021

Sale Data

Grantor Chapman Brothers Farms
Grantee Ryan Ankeny, LLC
Sale Date May 03, 2012
Deed Book/Page 14258/587
Property Rights Fee Simple
Verification Broker & Public Records
Sale Price \$1,837,122

Land Data

Zoning M-1
Gross Land Size 29.910 Acres or 1,302,880 SF

Indicators

Sale Price/Gross Acre \$61,422
Sale Price/Gross SF \$1.41

Legal Description Lot 1, Chapman Brothers Farm Plat 1, an Official Plat, Ankeny, Polk County, Iowa.

Remarks Grantee purchased to construct a build to suit distribution center for Toro. Property was listed prior to sale at \$75,000/acre.



Property Identification

Record ID 3484
Property Type Industrial
Address SW 19th Street, Grimes, Polk County, Iowa

Sale Data

Grantor Road Contractors, Inc.
Grantee Lemar Koethe
Sale Date July 26, 2013
Deed Book/Page 14894-956
Property Rights Fee Simple
Conditions of Sale Typical
Financing Cash
Verification Grantee & Public Records
Sale Price \$1,200,000

Utilities All near
Gross Land Size 79.000 Acres or 3,441,240 SF
Sale Price/Gross Acre \$15,190
Sale Price/Gross SF \$0.35

Legal Description E 1/2 NW 1/4, 7-79-25, Polk County, Iowa.

Remarks Located adjacent to recent industrial development. Located along gravel road.



Property Identification

Record ID 3485
Property Type Industrial
Address 450 SE 37th Street, Grimes, Polk County, Iowa

Sale Data

Grantor Sharon and Alan Stang
Grantee Stang Property, LLC (R & R Realty)
Sale Date January 23, 2008
Decd Book/Page 12530-330
Property Rights Fee Simple
Conditions of Sale Typical
Financing Cash
Verification Grantee & Public Records
Sale Price \$1,249,450

Land Data

Utilities Sewer within 1/4 mile
Gross Land Size 37.060 Acres or 1,614,334 SF

Indicators

Sale Price/Gross Acre \$33,714
Sale Price/Gross SF \$0.77

Legal Description NW 1/4 NW 1/4 17-79-25, Polk County, Iowa.

Remarks Located at corner of two paved streets. Designated for business park use on future land use map. Grantee purchased to develop with industrial buildings.

Iowa Department of Transportation

PROJECT DEVELOPMENT
OFFICE OF RIGHT OF WAY
Ames, Iowa 50010

Parcel No. Baer Project No. 8630-13C County Polk

Record Owner Ronald Baer and Barbara Obert

Owner's Mailing Address Ralph Obert, 6684 Newland St, Arvada, CO 80003

Address of Property being Appraised SW 37th Street, Grimes, Iowa.

This property is de- E 1/2 NW 1/4 LESS 1.36A RD SEC 17-79-25, GRIMES, POLK COUNTY,
scribed as follows: IOWA.

Land to be acquired: Fee title _____ Acres @ \$ _____ = \$ _____ 0.

Title to Existing ROW _____ Sq. ft. @ \$ _____ = \$ _____ 0.

Permanent Easement 1.16 Acres @ \$ 16,500 = \$ 19,100.

Value of improvements acquired (excluding R/W fence*): _____ 0.

Damage to remaining property: _____ 8,900.

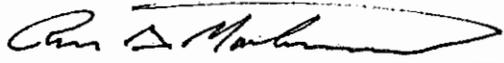
- Temporary Easement

Total Estimate of Just Compensation = \$ 28,000.

ROUNDED = \$ 28,000.

Date of Valuation _____ January 7, 2014

Signed



Russ G. Manternach, MAI
Commercial Appraisers of Iowa, Inc.

* Compensation for R/W fence to be by fixed schedule or in accord with Section 68.44, Code of Iowa.

CERTIFICATION OF APPRAISER

Project No. 8630-13C
Parcel No. Baer

I hereby certify:

That I personally made a field inspection of the property herein appraised and that I have afforded the property owner or his authorized representative the opportunity to accompany me at the time of inspection. I have also personally made a field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in preparing this appraisal are as represented by the photographs supplied.

That to the best of my knowledge and belief the statements contained in the appraisal herein set forth are true, and the information upon which the opinions expressed therein are based is correct, subject to the limiting conditions therein set forth.

That I understand this appraisal is to be used in connection with the acquisition of property by the State of Iowa.

This appraisal was prepared according to the contract/assignment from the Iowa Department of Transportation. The appraisal is prepared under the Jurisdictional Exception provision contained in the Uniform Standards of Professional Appraisal Practice (USPAP). In preparing the appraisal, I have conformed with all parts of USPAP except those that are contrary to State and Federal requirements.

This eminent domain appraisal has been completed under the following appraisal requirements

- The Iowa Constitution, Article 1, Section 18
- Code of Iowa, Chapters 6A, 6B, 316 and other eminent domain statutes
- Iowa Supreme Court interpretations of Iowa Constitution and eminent domain statutes
- Regulations 761, IAC 111
- Federal Uniform Act and Regulations, 49CFR, part 24

Guidance can be found at

- The Iowa Department of Transportation Appraisal Policy and Procedure Manual
- The Federal Highway Administration (FHWA) Appraisal Guide
- Uniform Standards for Federal Land Acquisition
- Uniform Standards of Professional Appraisal Practice (USPAP)

That neither my employment nor my compensation for making this appraisal and report are in any way contingent upon the values reported herein.

That I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of the Iowa Department of Transportation or officials of the Federal Highway Administration and I will not do so until so authorized, or until I am required to do so by due process of law, or until I am released from the obligation by having publicly testified as to such findings.

That I am aware the Iowa Department of Transportation will provide a copy of this appraisal to the property owner or their designee.

That the conclusion set forth in this appraisal is my independent opinion of the difference between the fair market value of this property before and after the proposed acquisition.

As of January 7, 2014 The estimate of just compensation \$ 28,000.

Date of Signature January 10, 2014

Signature

[Handwritten signature of Russ G. Manternach]

Russ G. Manternach, MAI

Iowa Department of Transportation

Project No. 8630-13C
 Parcel No. Baer

PURPOSE OF THIS APPRAISAL:

To estimate the market value of the ownership interest, and the leasehold interest if any, in this property before the proposed acquisition by the Department of Transportation and the market value of the same interest in the remainder property immediately after the proposed acquisition. In case the proposed acquisition causes only limited damage, the purpose is to estimate just compensation resulting from the acquisition, without reporting before and after values.

DEFINITION OF MARKET VALUE:

The cash price which would be arrived at as between a voluntary seller willing but not compelled to sell and a voluntary purchaser willing but not compelled to buy, both of whom are acting freely, intelligently and at arm's length, bargaining in the open market for the sale and purchase of the real estate in question. (State of Iowa Uniform Jury Instruction No. 14.4)

DEFINITION OF HIGHEST AND BEST USE:

The utilization of a property to its best and most profitable use. It is that use, chosen from among the reasonably probable and financially feasible alternative uses which is found to be physically practical, legally acceptable and which results in the highest present value, as defined, as of the effective date of the appraisal.

HAZARDOUS SUBSTANCE CONTAMINATION:

The appraiser observed the following signs of possible contamination: x None, As described

FIVE YEAR DELINEATION OF TITLE: (If none, so state)

Grantor	Grantee	Type of Instr.	Date of Instr.	Book	Page	Sales Price
None						

LEASES: (Lessee's Name, Address and Lease Terms)

Lyle Peitzman
 2400 S. James Street
 Grimes, IA 50111

The tenant, Lyle Peitzman, leases the land on an annual term for a cash rent. The owner did not provide the lease rate.

DATE OF INSPECTION AND INVITATION:

I offered Raplh Obert who is the owner-representative an opportunity to accompany me on my inspection of this property by personal contact x telephone letter on January 8, 2014. This invitation was accepted x declined.

Telephone number of owner or representative contacted: 303-422-3607

I personally inspected the subject property on January 7, 2014

DEFINITIONS

The following definitions have been taken from *The Dictionary Of Real Estate Appraisal*, Fifth Edition, published by the Appraisal Institute, as printed in 2010.

Easement

Non-possessory (incorporeal) interest in landed property conveying use, but not ownership, of a portion of that property.

Eminent domain

The right of government to take private property for public use upon the payment of just compensation. The Fifth Amendment of the U.S. Constitution, also known as the *takings clause*, guarantees payment of just compensation upon appropriation of private property.

Fee simple estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Fixture

An article that was once personal property, but has since been installed or attached to the land or building in a rather permanent manner so that it is regarded in law as part of the real estate.

Grantee

A person to whom property is transferred by deed or to whom property rights are granted by a trust instrument or other document.

Grantor

A person who transfers property by deed or grants property rights through a trust instrument or other document.

Lease

A contract in which the rights to use and occupy land or structures are transferred by the owner to another for a specified period of time in return for a specified rent.

Leased fee interest

A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (i.e., a lease).

Leasehold improvements

Improvements or additions to leased property that have been made by the lessee.

Leasehold interest

The tenant's possessory interest created by the lease.

Lessee

One who has the right to occupy and use the property of another for a period of time according to a lease agreement.

Lessor

One who conveys the rights of occupancy and use to others under a lease agreement.

Life Estate

Rights of use, occupancy, and control, limited to the lifetime of the designated party, sometimes referred to as the *life tenant*.

Market Rent

The most probable rent a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease agreement, including permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs).

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well-informed or well advised and each acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Office Of The Controller Of The Currency, effective date August 24, 1990, as amended April 9, 1992 and June 7, 1994.

Real Estate

An identified parcel or tract of land, including improvements, if any.

Real Property

The interests, benefits, and rights inherent in the ownership of real estate (USPAP, 2010-2011 ed.)

STATE CERTIFICATION



STATE OF IOWA

IOWA DEPARTMENT OF COMMERCE
PROFESSIONAL LICENSING AND REGULATION

THIS IS TO CERTIFY THAT THE BELOW NAMED
HAS BEEN GRANTED A CERTIFICATE AS A
GENERAL REAL PROPERTY APPRAISER

CERTIFICATE NO. CG01775 EXPIRES: 6/30/2015

MANTERNACH, RUSSELL G
COMMERCIAL APPRAISERS OF IA
3737 WOODLAND AVENUE
SUITE 320
WEST DES MOINES, IA 50266