



101 NE Harvey, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

CITY COUNCIL MEETING

Grimes City Hall
101 NE Harvey Street
May 24, 2016 at 5:30 pm

Mayor Thomas M. Armstrong

**City Council: Jill Altringer, Eric Johansen, Jeremy Hamp
Ty Blackford and Doug Bickford, City Administrator Kelley Brown
City Clerk Rochelle Williams, City Treasurer Deb Gallagher,
City Attorneys Tom Henderson, Erik Fisk, City Engineer John Gade**

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

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

GENERAL AGENDA ITEMS.

1. Call to Order
Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda
4. Approval of the Consent Agenda (**Discussion is not allowed unless the Mayor or a City Council Member ask for an item to be removed and placed under Council actions for consideration**)
 - A. Minutes from previous meeting
 - B. Integrated Print \$3,196.54 (programs booklets for Parks and Rec Programs)
 - C. AECOM \$19,360.92 (NW Transportation corridor Feasibility Study)
 - D. Grimes Chamber and Economic Development Class B Beer License for Governors Days
 - E. Harn R/O \$377,265 (Phase I Water System Improvements Emergency Supplemental Supply Reverse Osmosis System)
 - F. Flooring America \$13,179.01 (carpet for former YMCA area at GCC)
 - G. Request for cul-de-sac closure for graduation party NE Ashwood Court May 28, 2016
 - H. Constructed Wetland Group Professional Service Agreement (Reed beds at plant)
 - I. Hawkins Inc. - \$2,852 (water treatment plant)
 - J. Bound Tree Medical – Lifepak for Fire Department \$5,999.99
 - K. Request for Street Closure for Block Party Chevalia Court
 - L. The University of Iowa \$19,032 (Groundwater Modeling of the Jordan Aquifer)



101 NE Hawley, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

- M. Refund for Overcharge on Building Permit \$200 (Genuine Homes)
- N. Vacation of Trail Easement in Chevalia Valley Plat 1
- O. JBTT Site Plan Storm Water Management Facility Maintenance covenant and Permanent Easement Agreement (Chevalia Pointe Plat 1)
- P. Finance Report for April 2016
- Q. Claims Dated May 24, 2016

5. US Water Report

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

- A. Gateway Industrial Park Plat 1 – Lot 1
- B. Gateway Industrial Park Plat 1 – Lot 2
- C. Governors Days Requests
- D. Governors District Alliance Band and Car Show Approval Request on SE Main Street

PUBLIC FORUM

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

COUNCIL ACTIONS

- A. Ordinance #655 First Reading An Ordinance Amending the Grimes Official Zoning Map, Pursuant to the Code of Ordinance Section 165.05 By Changing the Zoning of the Below Described Property Known As Beaverbrooke Development Company - Heritage At Grimes
- B. Approval of Appeal of FEMA's Preliminary Flood Insurance Rate Maps for the City of Grimes and Polk County

COUNCIL DISCUSSIONS

- 1. Mayor's Report
Appointment to Board of Adjustments
- 2. City Attorney's Report
- 3. City Engineer's Report
- 4. City Staff's Report
- 5. Old Business
- 6. New Business

ADJOURNMENT

CITY COUNCIL MEETING

Tuesday, May 10, 2016

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order by Mayor Pro Tem Altringer on Tuesday, May 10, 2016 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Pro Tem Altringer

Roll Call: Present: Altringer, Bickford, Hamp, Johansen. Absent: Blackford.

GENERAL AGENDA ITEMS.

Approval of the Agenda

Mayor Pro Tem Altringer asked for approval of the agenda with a request to move item D to the beginning of Public Agenda

Moved by Hamp, Seconded by Bickford; the Agenda with the change to move item D under Public Agenda to the beginning shall be approved.

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

Approval of the Consent Agenda

A.Minutes from previous meeting B.Change Order #4 Jensen Construction Company for the Heritage at Grimes Plat 2 Phase 2 Little Beaver Creek Tributary Crossing increasing contract \$9,549.24 (increase in additional labor, materials, and equipment necessary to repair broken sewer line near the Heritage box structure) C.Resolution 05-0116 Waive Right to Review Stage Coach Estates Plat 1 and Plat 1 D. Proposal for Structural Tests and Special Inspections for Grimes Water Waste Water Improvements by Allender Butzke Engineers Inc. E. Mississippi Lime Company \$3,597 (lime for water plant) F.Harn R/ Pilot Lease \$3,000 4/20/15-5/19/16 G. McKinney Excavating \$5,851.23 (repair road due to high construction traffic to Heritage) H. Central Pump & Motor, LLC \$4,280 (installation of filter effluent flow meters damage in flood) I. Beaverbrooke Development Co. \$22,839.97 (reimbursement for NE Park Drive turn lane) J.Kum & Go #141 Alcohol License Renewal K.Kum & Go #237 Alcohol License Renewal L. O'Halloran \$6,948.16 (repairs to engine of Truck #39) M.Change Order #1 to McAninich Corporation for the Crossroads Business Park of Grimes Plat 6 SE Destination Drive Extension increasing contract \$6,813.72 (stabilization of flared end section outfall at south end of development) N. Change Order #3 Covenant Construction Services for the 2015 Grimes Parkland Improvements Project increasing contract \$24,715.04 (addition of sidewalks, grading for swing area, 10ft gates for servicing the batting cages, dugout modifications, overhead door stop) O. Changer Order #4 Covenant Construction Services for the 2015 Grimes Parkland Improvements Project increasing contract \$24,276.78 (addition of trail to connect North Sports Complex Trail to James Pointe and James Pointe Plat 2 sidewalk/trail network) P. Pay Application #4 Covenant Construction Services for the 2015 Grimes Parkland Improvements Project \$141,329.04 Q. Pay Application #1 to Concrete Technologies, Inc. for Heritage at Grimes Plat 2, Phase 4 Division I and Division II \$18,984.56 R.Pay Application #8 Jensen Construction Company for Heritage at Grimes Plat 2 Phase 2 – Little Beaver Creek Tributary Crossing \$308,910.55 S.Replacement Fence at NE Jacob – Affordable Fencing - \$11,295 T.Claims Report in the amount of \$910,764.04.

Moved by Bickford; Seconded by Hamp; the Consent Agenda shall be approved.

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

Fire Department Report

Deputy Fire Chief Schipper updated the Council on the department. He advised that year-to-date they have gone on 308 calls which is 40 ahead of this time last year. He stated that for the month of April there were 76 calls for service with 58% being EMS and 42% for other. Deputy Schipper thanked the citizens and business who supported them with another outstanding fund raiser for the Fireman's Association annual pancake feed. He stated that 1581 people were served. Schipper thanked Mercy One for bringing in the helicopter, the Shriners for the clowns and balloons, Dan's Locker for cooking and providing sausage, donations of tractors and hay for the shuttles and all the business who contributed. Mayor Pro Tem Altringer thanked the Fire Department for a great event.

Mayor Armstrong arrives at 5:36 pm and assumes the gavel.

Patrol Report

Deputy Ballinger from Polk County Sheriff's department was present to update the Council. He advised that for the month of April they had 386 calls for service with 206 traffic stops, 4 disturbances and 31 accidents. He added they were putting out extra patrol in high traffic areas.

PUBLIC AGENDA

D. Autumn Park Plat 5 Final Plat

Emily Harding with Civil Design Advantage, 3405 SE Crossroads Drive Suite G, Grimes addresses the Council on behalf of Grimes Lots LLC. Harding stated that this plat will have 50 single family lots and is located north of 1st Street and west of Brookside Drive. She added this has a series of outlots along Brookside Drive that contain detention basins which will be deeded to the City. City Engineer Gade stated that they had no issues but asked that it be approved subject to their letter dated April 28, 2016. City Administrator Brown asked that it be clear that the Plat approval is subject to the receipt of the outstanding creek improvement fees.

Moved by Altringer, Seconded by Bickford; Autumn Park Plat 5 Final Plat shall be approved.

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

A. Gateway Industrial Park Final Plat

Brent Culp of Snyder & Associates, 2727 SW Snyder Blvd, Ankeny, Iowa addressed the Council on behalf of the OPUS Group along with Jeff Smith of the OPUS Group. Culp advised this is a plat containing two lots. Culp stated this plat includes the extension and improvements of SE Gateway Drive to M-KEDS property located to the south. He added that approximately 210 acres of undeveloped land drain onto this property from the west and to address the water flow anticipated with a 100 year rain event they would be establishing easements and detention basins on the north end of the lots. Culp stated they would also install twin 4 by 8 box culverts under SE Gateway Drive that will outlet to the Highway 141 storm drain culvert.

Moved by Bickford, Seconded by Altringer; Gateway Industrial Park Final Plat shall be approved subject to Fox Engineering letter dated April 28, 2016.

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

B. Gateway Industrial Park Plat 1 – Lot 1

Brent Culp of Snyder & Associates, 2727 SW Snyder Blvd, Ankeny, Iowa addressed the Council on behalf of the OPUS Group along with Jeff Smith of the OPUS Group. Culp stated they are proposing a 175,000 square foot industrial building on lot 1. Culp outlined the building to the Council. Council Member Johansen commented that the look of the building did not fit with the vision along Hwy 141 and the Highway 141 Overlay requirements. He added this is the main entrance into Grimes and this building did not fit with the look the residents would want. Council Member Altringer and Council Member Hamp supported Johansen. Council Member Bickford stated he was happy with the proposal from OPUS as presented and did not see a need for any changes. Eldon Schlenker of 301 NE 4th Street, Grimes addressed the Council. He stated he owned property close to this development and had no issues with the design of the building. Discussion continued between the Council and Culp and Smith as to the look of the building. After giving some direction to the OPUS Group as to what the Council would like to see with this building it was decided to postponed the approval of this building and ask the OPUS Group to work with City staff on the design of the building to come up with something that would meet the Council's request.

Moved by Johansen, Seconded by Altringer; action on the Gateway Industrial Park Plat 1 – Lot 1 be postponed until the May 24, 2016 meeting.

Roll Call: Ayes: Johansen, Altringer, Hamp. Nays: Bickford. Motion passes: 3 to 1.

C. Gateway Industrial Park Plat 1 – Lot 2

Brent Culp of Snyder & Associates, Inc. 2727 SW Snyder Blvd, Ankeny, Iowa addresses the Council on behalf of the OPUS Group along with Jeff Smith of the OPUS Group. Culp stated the proposed 350,000 square foot building would be on 18.5 acres on the west side of SE Gateway Drive. The Council address that this parcel is located in the transportation overlay district and again felt this building did not meet the design standards they were looking for in this area. Council asked the OPUS Group to work with staff on this building too and come back in two weeks to the Council meeting.

Moved by Johansen, Seconded by Altringer; action on Gateway Industrial Park Plat 1 Lot 2 be postponed until the May 24, 2016 meeting.

Roll Call: Ayes: Johansen, Altringer, Hamp. Nays: Bickford. Motion passes: 3 to 1.

E. Public Hearing on a request from Beaverbrook Development Company to rezone 3.85 acres currently zoned Planned Unit Development (PUD) Single Family to PUD-Planned Unit Development Multi-Family Medium Density

Mayor Armstrong opened the Public Hearing at 7:00 pm. There being no oral or written comments the Hearing was closed at 7:00 pm.

F. Ordinance #655 First Reading An Ordinance Amending the Grimes Official Zoning Map, Pursuant to the Code of Ordinance Section 165.05 By Changing the Zoning of 3.85 acres currently zoned Planned Unit Development (PUD) Single Family to PUD-Planned Unit Development Multi Family Medium Density known as Heritage At Grimes

Moved by Johansen, Seconded by Bickford; the First Reading of Ordinance #655 changing the zoning from PUD Single Family to PUD Multi Family Medium Density shall be approved.

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

G. Public Hearing and Resolution 05-0116 Amendment and Certification of City Budget for the Fiscal Year Ending June 30, 2016

Mayor Armstrong opened the Public Hearing at 7:01 pm. There being no oral or written comments the hearing was closed at 7:01 pm. Mayor Armstrong stated that the major revenue adjustments come from an increase in building permit fees received; RUT received an increase due to the increase in population from our Special Census and the loan proceeds for the new fire truck. He stated the changes in expenditure are due to an increase in RUT expenditures, park capital due to the North Sports Complex project and water capital due to the Reverse Osmosis System, Water Enterprise fund also increased due to the lime removal and plant maintenance costs. He added that Sewer Enterprise also increased due to equipment maintenance and line maintenance. Mayor Armstrong stated there will be no increase in tax levies to be paid in the current fiscal year related to the proposed budget amendment and any increase in expenditures just stated will be met from the increased non-property tax revenue and cash balances not budgeted or considered in this current budget.

Moved by Altringer, Seconded by Bickford; Resolution 05-0116 Amendment and Certification of the City Budget for the Fiscal Year Ending June 30, 2016 shall be approved.

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

H. Public Hearing on Amendment to the Urban Renewal Plan for the Grimes Urban Renewal Area

Mayor Armstrong opened the Public Hearing at 7:03 pm. There being no oral or written comments the Hearing was closed.

I. Resolution 05-0316 To Approve the Urban Renewal Plan Amendment for the Grimes Urban Renewal Area

Moved by Altringer, Second by Hamp; Resolution 05-0316 to approve the Urban Renewal Plan Amendment for the Grimes Urban Renewal Area shall be approved.

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

J. Resolution 05-0216 Approval of Intergovernmental 28E Agreement With Government Entities Represented On The Metropolitan Advisory Council (MAC) For The Funding Of Homeland Security Services Within The Metropolitan Area Renewal through June 2018

Moved by Altringer, Seconded by Hamp; Resolution 05-0216 approval of Intergovernmental 28E with government entities represented on the Metropolitan Advisory Council (MAC) for the funding of Homeland Security Services with the metropolitan area renewal through June 2018 shall be approved.

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

K. Resolution 05-0416 Authorizing and Approving a Loan Agreement, Providing for the Issuance of \$5,545,000 General Obligation Water Improvement and Refunding Bonds, Series 2015, Providing for the Levy of Taxes to Pay the Same and Approving an Escrow Agreement for the Investment of Bond Proceeds.

Moved by Altringer, Seconded by Bickford; Resolution 05-0416 authorizing and approving a loan agreement providing for the issuance of \$5,545,000 General Obligation Water Improvement and Refunding Bonds, Series 2015, providing for the levy of taxes to pay the same and approving an escrow Agreement for the investment of bond proceeds shall be approved.

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

L. Resolution # 05-0616 Accepting Work covering the South East 19th Street Paving Project from IA 141 to East Corporate Limits

Moved by Johansen, Seconded by Bickford; Resolution #05-0616 accepting work covering the South East 19th Street Paving Project from IA 141 to east corporate limits shall be approved.

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

M. Resolution No. 05-0716 Adopting Final Assessment Schedule for the South East 19th Street Paving Project from IA 141 to East corporate Limits and Amending, Confirming and Levying the Assessments

Moved by Bickford, Seconded by Hamp; Resolution #05-0716 adopting final assessment schedule for the South East 19th Street and to the terms of the repayment of 3.5 % interest and 5 years for the length of the term shall be approved.

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

PUBLIC FORUM

Brian Buehler of Grimes Chamber and Economic Development provided an update to the Council on some of the activities that are planned for the upcoming Governors Days celebration.

Victoria Archer, P O box 142 St Charles, Iowa addressed the Council on behalf of Parental Alienation Awareness of Iowa. Archer stated her mission is to be a voice and advocate for children and parents that are being forcibly separated from each other by the family court system.

COUNCIL ACTIONS

No actions

COUNCIL DISCUSSIONS

Mayors Report

Mayor Armstrong advised that he along with several Council Members and people from the Chamber would be attending the Greater Des Moines Partnership in Washington DC this week.

Mayor Armstrong made the following appointments: Sally Worley to the Tree Board, reappointment of Bill Bohan to the Planning and Zoning Commission and Matthew Moran to the Board of Adjustment

Moved by Bickford; Seconded by Hamp, these appointments shall be approved.

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

City Attorney Report

No Report

City Engineer Report

City Engineer Gade advised that work was continuing on the repairs to the trunk sewer in Heritage.

City Staff Report

Dave Sigler the Public Works Administrator stated that the company that provided the street signs several years ago have agreed to replace them at no charge due to the fading issue.

Old Business

New Business

Moved by Hamp; Seconded by Altringer; there being no further business, the meeting shall be adjourned at 7:25 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Thomas M. Armstrong, Mayor



PO Box 48 - Grimes, IA 50111

Invoice

Date	Invoice #
4/16/2016	2901

Bill To
Grimes Parks and Rec Attn Brett Barber 410 SE Main St Grimes IA 50111

Ship To

P.O. Number	Terms	Rep	Ship Date	Via	F.O.B.	Project
Brett	Due on receipt	JV	3/29/2016	US Mail		Parks & Rec Booklet
Quantity	Item Code	Description			Price Each	Amount
5,700	GPR-BKLT	Programs Booklet			0.39789	2,268.00
5,074	EDDM-POSTAGE	EDDM-POSTAGE			0.183	928.54
					Subtotal	\$3,196.54
					Sales Tax (0.0%)	\$0.00
					Total	\$3,196.54
					Balance Due	\$3,196.54

Phone #	Fax #	E-mail	Web Site
515-460-2289	866-789-2021	iprint@huxcomm.net	www.ipsprintingonline.com

P.O. No. _____

17620 ✓

CITY OF GRIMES

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

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier Integrated Prmt Solutions
Name

Address _____

Phone Number/Fax Number _____

ITEMS	QTY	UNIT PRICE	TOTAL
Brochures	5706		\$ = 3196.54
for Spring/Summer			

PURCHASE JUSTIFICATION: _____

DEPARTMENT: Parks & Rec

LINE ITEM: City Programs

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: Burt Barber DATE: 5-5-16

PURCHASE ORDER APPROVAL AND ASSIGNMENT

Kelly L. Brown _____ DATE: 5-6-16
Kelléy L. Brown City Administrator/Clerk (M) Date

Council Approval date: (if over \$2500)

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

CC 5-24-16



Check Payment to:
 AECOM Technical Services, Inc.
 An AECOM Company
 1178 Paysphere Circle
 Chicago, IL 60674

ACH Payment to:
 AECOM Technical Services, Inc.
 An AECOM Company
 Bank of America
 Account Number 5800937020
 ABA Number 071000039

Wire Transfer Payment to:
 AECOM Technical Services, Inc.
 An AECOM Company
 Bank of America
 New York, NY 10001
 Account Number 5800937020
 ABA Number 026009593
 SWIFT CODE BOFAUS3N

501 Sycamore Street, Suite 222, Waterloo, IA 50703
 Tel: 319-232-6531 Fax: 319-232-0271

Federal Tax ID No. 95-2661922

ATTN : KELLEY BROWN
 GRIMES, IA, CITY OF
 101 NE HARVEY STREET
 GRIMES, IA 50111

Invoice Date: 04-MAY-16
 Invoice Number: 37743063
 Agreement Number: 60301188
 Agreement Description:
 Payment Term: 30 DAYS

Please reference Invoice Number and Project Number with Remittance

Project Number : 60301188 Project Name : Grimes-NW Transportation Corridor Feasibility Study
 Bill Through Date : 02-APR-16 - 29-APR-16

Labor Multiplier						
Employee Name/Title	Title/Expenditure	Date	Hours	Rate	Raw Cost	Billed Amt
Allyn, Todd L	Project Professional	25-MAR-16	12.50	46.68	583.50	
Allyn, Todd L	Project Professional	01-APR-16	17.50	46.68	816.90	
Allyn, Todd L	Project Professional	08-APR-16	19.00	46.68	886.92	
Allyn, Todd L	Project Professional	15-APR-16	26.00	46.68	1,213.68	
Allyn, Todd L	Project Professional	22-APR-16	14.00	46.68	653.52	
Allyn, Todd L	Project Professional	29-APR-16	22.50	46.68	1,050.30	
Bernhardt, Mary E	Project Support	08-APR-16	1.00	28.00	28.00	
Bernhardt, Mary E	Project Support	15-APR-16	1.00	28.00	28.00	
Bernhardt, Mary E	Project Support	22-APR-16	0.50	28.00	14.00	
Bernhardt, Mary E	Project Support	29-APR-16	2.00	28.00	56.00	
Oatman, Terry L	CAD/GIS Operator	01-APR-16	3.00	28.61	85.83	
Oatman, Terry L	CAD/GIS Operator	08-APR-16	3.00	28.61	85.83	
Oatman, Terry L	CAD/GIS Operator	15-APR-16	11.00	28.61	314.72	
Oatman, Terry L	CAD/GIS Operator	22-APR-16	1.50	28.61	42.92	
Wiele, Larry E	Project Professional	22-APR-16	3.00	58.77	176.31	
Wiele, Larry E	Project Professional	29-APR-16	3.00	58.77	176.31	
Total Labor Multiplier			140.50		6,212.74	6,212.74
OverHead Markup						8,644.40
Labor CPFF Total						14,857.14
SubConsultant						
Expenditure Type	Employee/Vendor Name	Date	Inv Number	Billed Amt		
Professional Services	LT LEON ASSOCIATES INC	11-APR-16	0370018	2,553.40		
Total SubConsultant						2,553.40
Reimbursable						
Expenditure Type	Employee/Vendor Name	Date	Inv Number	Billed Amt		
Repro, Photo & Blueprint	US ACM ZERO AP	01-APR-16	ARGOS_06_APR_2	18.95		
Total Reimbursable						18.95
Lump Sum						
Description						Billed Amt
Fixed Fee Labor						1,931.43
Total Lump Sum						1,931.43
Project Total : Grimes-NW Transportation Corridor Feasibility Study						19,360.92

Invoice Summaries	
Total Current Amount :	19,360.92
Retention Amount :	0.00



AECOM Technical Services, Inc.
501 Sycamore Street, Suite 222
Waterloo, Iowa 50703

Cost Plus Fixed Fee Progressive Invoice

Invoice No.: 37743063
Invoice Period Covered: 4/2/16 through 4/29/16
Consultant Job No. 60301188

Date: May 4, 2016
Client Project No.: HDP-3125 (610)--71-77
City: Grimes
Client Project Description: Northwest Transportation
Corridor Feasibility Study
Client Contact: Ms. Kelley Brown

	Contract Estimate	Cumulative To Date	Current Period
Labor Dollars	\$ 103,515.70	\$ 71,866.34	\$ 6,212.74
Overhead	\$ 162,519.65	\$ 105,149.79	\$ 8,644.40
Overhead Adjustment		\$ (2,451.15)	\$ -
Direct Expenses			
Mileage	\$ 1,525.50	\$ 991.46	\$ -
Copies	\$ 780.00	\$ 1,219.95	\$ 18.95
EDM Equipment	\$ -	\$ -	\$ -
GPS Equipment	\$ -	\$ -	\$ -
Miscellaneous/Other	\$ 194.50	\$ -	\$ -
Subconsultants			
Veenstra and Kimm, Inc.	\$ 63,800.00	\$ 21,416.78	\$ -
LT Leon Associates	\$ 9,000.00	\$ 8,999.08	\$ 2,553.40
Estimated Actual Costs	\$ 341,335.35	\$ 207,192.25	\$ 17,429.49
Subtotal Rounded	\$ 341,300.00		
Fixed Fee	\$ 34,600.00	\$ 23,012.09	\$ 1,931.43
Authorized Contingency	\$ -		
Total Authorized Amount	\$ 375,900.00		
Total Billed to Date	\$ 230,204.34	\$ 230,204.34	\$ 19,360.92
Remaining Authorized Balance	\$ 145,695.66		
Labor Hours (Prime)	1,988.00	1,583.00	140.50

Remit to: AECOM Technical Services, Inc • 1178 Paysphere Circle • Chicago, IL 60674

Invoice Summaries

Pre-Tax Amount : 19,360.92
Tax Amount : 0.00

Total Invoice Amount : 19,360.92

Billing Summaries

<u>Billing Summary</u>	<u>Current</u>	<u>Prior</u>	<u>Total</u>	<u>Limit</u>	<u>Remain</u>
Billings	19,360.92	210,843.42	230,204.34	375,900.00	145,695.66
Billing Total :	<hr/> 19,360.92	<hr/> 210,843.42	<hr/> 230,204.34		

LT Leon Associates, Inc.
500 East Locust Street Suite 400
Des Moines, IA 50309



Invoice

Date 4/11/2016
Invoice # 037.001-8

Bill To

AECOM
Attn: Todd Allyn
501 Sycamore Street, Suite 222
Waterloo, IA 50703

Terms Net 30

Ship Date 4/11/2016
Due Date 5/11/2016

Description	Qty	Rate	Amount
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BILLING PERIOD: January 1, 2016 - March 31, 2016

PROJECT: NW Transportation Corridor Feasibility Study

AECOM Project No.: 60301188
Total Contract Value: \$9,000.00
Contract Amount Billed This Period: \$2,553.40
Contract Amount Previously Billed to Date: 6,445.68
FINAL INVOICE

Principal Engineer	4.25	115.80	492.15
Engineer in Training	23.75	75.00	1,781.25
Engineering Technician	4	70.00	280.00

TASKS:

- Completed preliminary sizing of drainage structures
- Provided brief technical memo summarizing drainage analysis
- Attended progress meeting at AECOM

Balances not paid within 30 days will be charged a 1.5% monthly charge (18% per annum)

LT Leon Associates, Inc.
lleon@ltleon.com
www.ltleon.com

515-422-7016

Total	\$2,553.40
Payments/Credits	\$0.00
Balance Due	\$2,553.40

Olivia DeYoung

From: John Gade <jmg@foxeng.com>
Sent: Monday, May 09, 2016 2:11 PM
To: Olivia DeYoung
Subject: Re: AECOM approval

Please proceed.

John Gade, P.E.
Director of Municipal Engineering
FOX Engineering Associates, Inc.
414 South 17th Street | Suite 107 | Ames, IA 50010
Office | 515.233.0000 | Cell | 515.291.2470
www.foxeng.com

From: "Olivia DeYoung" <odeyoung@ci.grimes.ia.us>
To: "John Gade" <jgade@foxeng.com>
Sent: Monday, May 9, 2016 1:58:36 PM
Subject: AECOM approval

Can you let me know if this is good for payment? Thank you!

Olivia DeYoung

101 NE Harvey Street

Grimes IA 50111

515-986-3036

Applicant License Application ()

Name of Applicant: <u>Corporation</u>		
Name of Business (DBA): <u>Grimes Chamber & Economic Development</u>		
Address of Premises: <u>200 N James Street</u>		
City <u>Grimes</u>	County: <u>Polk</u>	Zip: <u>50111</u>
Business	<u>(515) 986-5770</u>	
Mailing	<u>404 SE 2nd Street</u>	
City <u>Grimes</u>	State <u>IA</u>	Zip: <u>50111</u>

Contact Person

Name	<u>Brian Buethe</u>		
Phone:	<u>(515) 986-5770</u>	Email	<u>brianb@grimesiowa.com</u>

Classification Class B Beer (BB) (Includes Wine Coolers)

Term: 5 days

Effective Date: 06/09/2016

Expiration Date: 01/01/1900

Privileges:

Class B Beer (BB) (Includes Wine Coolers)

Outdoor Service

Status of Business

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>187790</u>	Federal Employer ID	<u>42-1445531</u>

Ownership

Brian Buethe

First Name: Brian Last Name: Buethe
City: Grimes State: Iowa Zip: 50111
Position: Executive Director
% of Ownership: 0.00% U.S. Citizen: Yes

Scott Cowles

First Name: Scott Last Name: Cowles
City: Grimes State: Iowa Zip: 50111
Position: President
% of Ownership: 0.00% U.S. Citizen: Yes

Insurance Company Information

Insurance Company:	<u>Founders Insurance Company</u>
--------------------	-----------------------------------

Policy Effective Date:

Policy Expiration

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:



MEMBRANE WATER TREATMENT SYSTEMS

Harn R/O Systems, Inc.

310 Center Court
Venice, FL 34285
Phone (941) 488-9671
Fax (941) 488-9400

INVOICE NUMBER: 1844-IN
INVOICE DATE: 05/09/16
CUSTOMER NO: GRI001
JOB NO: 16-2192C
TERMS: Net 30

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

SHIP TO: City of Grimes WTP
1801 N. James Street
Grimes, IA 50111

DESCRIPTION:

**City of Grimes Phase I Water System Improvements -
Emergency Supplemental Supply Reverse Osmosis System**

AMOUNT

Contract Amount: \$ 538,950.00
Completed To Date: 431,160.00
Previous Billings: 53,895.00
Previous Payments: 53,895.00
Outstanding Balance: -
Balance: 377,265.00

This Period:

35% - 30 days after contract	188,632.50
35% - upon equipment delivery to job site (5/9/2016)	188,632.50

Amount Due This Invoice: \$ 377,265.00

Payment Terms are Net 30 days. 1.5% will be charged each month on past due invoices.

Olivia DeYoung

From: Steve Troyer <stroyer@foxeng.com>
Sent: Thursday, May 12, 2016 4:31 PM
To: Olivia DeYoung
Subject: Re: Harn invoice

Hi Olivia,

This invoice looks fine. The payment terms and amounts are per the agreement, and the city has received delivery of the equipment. It should be paid. Thanks.

Steve Troyer, P.E.
FOX Engineering Associates, Inc.
414 South 17th Street | Suite 107 | Ames, IA 50010
Office | 515.233.0000 | Cell | 515.290.3847
www.foxeng.com

From: "Olivia DeYoung" <odeyoung@ci.grimes.ia.us>
To: "Steve Troyer" <stroyer@foxeng.com>
Sent: Thursday, May 12, 2016 3:24:09 PM
Subject: Harn invoice

Rochelle asked me to send this to you. Thank you!

Olivia DeYoung
101 NE Harvey Street
Grimes IA 50111
515-986-3036

3/21/2016

Flooring America

10200 Hickman Ct. Suite 300
Clive, IA 50325

Customer Name: City of Grimes
Address
City, State, Zip
Phone 986-2143 (Brett)

Project: Grimes Community Center
Former YMCA Area

<u>Area:</u>	<u>Products/Services:</u>	<u>Quantity:</u>	<u>SF/SY</u>	<u>Price:</u>	<u>Amount:</u>
Former YMCA Area	Carbon Copy/Imprint Carpet Tiles	4461.21	SF	\$1.67	\$7,450.22
	Carpet Tile Adhesive (4gal)	6	EA	\$131.43	\$788.58
	Install Carpet Tiles	4461.21	SF	\$0.50	\$2,230.61
	Cove Base (Material & Labor)	544	LF	\$1.65	\$897.60
	Floor Prep- Estimate Only	1	EA	\$300.00	\$300.00
	Doorway Transitions Installed (12' sticks)	24	LF	\$2.50	\$60.00
	Tear Out & Haul Existing Carpet	4400	SF	\$0.33	\$1,452.00

Nothing figured for moving contents

****Tax Exempt****

Grand Total: \$13,179.01

Rochelle Williams

From: jemath66@yahoo.com
Sent: Tuesday, May 17, 2016 9:21 AM
To: Rochelle Williams
Subject: Parking Permit for Grad Party

Hello Rochelle,

I am planning to have my daughter's high school graduation celebration at our home in Grimes on Saturday May 28th from 3 pm to 5 pm. I am guessing some people will stay a little later so I am requesting that we be allowed to park around our cul de sac and along the street that day from 3 pm - 6 pm. There is a fire hydrant right in front of our house - I would also like to be able to park there for those 3 hours.

Just FYI that this is just family and close friends and there will not be any alcohol served if that makes any difference at all. I'd say it's more of an open house than a party in that sense :-)

Thank you and please let me know if this is approved at the city council meeting on 5-24-2016.

Julie Mathias
908 NE Ashwood Ct
Grimes, IA 50111
515-222-0768

Constructed Wetland Group
Professional Agreement
Infor.

Rochelle Williams

From: Lance Aldrich <lja@foxeng.com>
Sent: Friday, May 13, 2016 10:06 AM
To: Kelley Brown; Rochelle Williams
Cc: Andrew Wood; Aaron Voss; John Gade
Subject: Grimes WWTP - reed beds
Attachments: City of Grimes Professional Service Agreement 06-24-15.docx; Letter proposal for Grimes, Iowa .pdf

Kelley,

As we discussed at our last water/wastewater meeting, getting the reed beds replanted and up & running to full design intent would be good and recommended. Scott Davis, with Constructed Wetland Group, was here earlier this week and we stopped at the Grimes WWTP. Met with Andy about the status and schedule. Took a look at the bed conditions as being cleaned out as well. Scott had a few suggestions for getting leveled up and some sand moved back into place.

Scott and his staff would be ready to start in June and would likely plant 3 of the 4 cells, with the 4th one perhaps later this fall after it is cleaned out. If goes as planned, the reed beds should then continue to store and further dewater the sludge for the next 7+ years without further sludge hauling (though I imagine we will be expanding the plant by then as well if the population keeps going up as expected).

Their original proposal is attached and would be OK (date of 2015 would need to be changed to 2016). We discussed some about the \$ amount vs. competitive quotations thresholds.

1. There aren't any other firms that that I'm aware that do this, so I don't know who to send a request to even if we wanted to.
2. Its a mix of professional services and "construction".

I've asked CWG about breaking it apart. I think they would be willing to do so. This would get the "construction" part below the competitive quote threshold and the professional services would make up the rest.

Let me know how you want us to proceed. Thanks.

Lance Aldrich, P.E.

FOX Engineering Associates, Inc.

414 South 17th Street | Suite 107 | Ames, IA 50010

Office | 515.233.0000 | Cell | 515.290.6404

www.foxeng.com

CONSTRUCTED WETLAND GROUP
PROFESSIONAL SERVICE AGREEMENT

This Agreement made this _____ day of _____, 2015, between Constructed Wetland Group, Corp. a Florida corporation, having its principal office and place of business at 10626 Regatta Ridge Road, Boynton Beach, Florida, (hereinafter called "CWG"), and the City of Grimes, Iowa (hereinafter called "GRIMES"), having its principal office at 101 NE Harvey Street, Grimes, Iowa.

WHEREAS CWG is in the business of biosolids treatment, using an innovative biological process (hereinafter called the "PROCESS"), and,

WHEREAS, GRIMES is in the process of refurbishing its existing Reed Bed facility; hereinafter called the "FACILITY"; and

WHEREAS, GRIMES will prepare existing Reed Beds one (1), two (2), three (3), and four (4) for reed bed re-planting in accordance with instructions and protocols provided in writing by CWG; and

NOW, THEREFORE, CWG and "GRIMES" for and in consideration of the mutual promises, covenants and agreements herein contained and intending to be legally bound hereby, do mutually agree and covenant as follows:

ARTICLE I - CWG' SCOPE OF SERVICES:

A. CWG will furnish GRIMES, and its engineer with recommendations for renovating and preparing Reed Beds one (1), two (2), three (3) and four (4) (hereinafter collectively called the FACILITY) for reed planting. The FACILITY, when the reeds are fully mature, will be able to receive approximately (1,641,000) gallons of aerobically stabilized biosolids on an annual basis, with an average solids concentration of approximately (2%??) and volatile solids percentage in the range of 65% - 70%. The FACILITY has a total area of approximately 43,900 square feet, divided into four (4) beds, each having a an area of approximately 11,000 square feet.

B. CWG will furnish GRIMES with information regarding the operation and maintenance of the FACILITY. This information shall include but not be limited to the following: the proper level of water to be maintained in the FACILITY during start-up, the time at which the water may be drained from the FACILITY, the time at which biosolids may first be applied to the FACILITY, proper biosolids application rates, proper application frequency, proper methods for the prevention and control of aphids, methods of harvesting reeds, emergency protocols, proper disposal of harvested reeds, method and frequency of biosolids removal, start-up procedures following

biosolids removal and general procedures for winter operation. This information will be provided both by verbal instructions from CWG during on-site inspections of the FACILITY, and written memoranda in follow-up to the on-site inspections. CWG will also furnish GRIMES with an Operations and Maintenance Manual for the FACILITY.

C. Upon completion of the necessary refurbishing and renovation work for the FACILITY by GRIMES, and within THIRTY (30) days after receiving a Notice to Proceed with the planting from GRIMES, CWG will furnish and plant all the botanical material for the FACILITY. (Grade A *Phragmites australis* rootstock). The reed planting may be completed in two stages as the individual reed beds are cleaned out and ready for planting

D. Upon completion of the refurbishing and reed planting, CWG will assist GRIMES in the start-up of the FACILITY, and shall provide a written certification to GRIMES when the plantings at the FACILITY have been completed so that the FACILITY is ready to accept biosolids

E. For a period of two (2) years after issuance of the written certification, CWG will visit the site for inspection with an interval not to exceed three (3) months, and will furnish and replace any of the botanical material which may have died or which is in danger of dying, unless such material has been damaged or destroyed as a result of vandalism or as a result of FACILITY malfunction, such as that resulting from an industrial or chemical discharge of a catastrophic nature. By way of example, a discharge of "catastrophic nature" would be a discharge to the headworks that causes the entire wastewater facility to be out of compliance due to die off of the microorganisms in the primary and secondary treatment unit processes, as well as in the sludge digesters. If the contaminated, undigested sludge were then introduced into the reed beds, resulting in reed mortality, this would void the warranty. Continual application of septic, unstabilized putrefied sludge resulting in reed mortality will void the warranty.

ARTICLE II - GRIMES'S RESPONSIBILITIES:

A. GRIMES will fully cooperate and provide such information in its possession as may be necessary for CONSTRUCTED WETLANDS GROUP to perform hereunder.

B. GRIMES acknowledges, understands and represents that in order for CWG to undertake and complete all obligations created under this Agreement; GRIMES must perform all of the following:

1. Remove all accumulated biosolids from Reed Beds one (1), two (2), three (3) and four (4).
2. Remove and keep the FACILITY free of any and all existing growth of terrestrial vegetation and unwanted weeds;
3. Establish and maintain a minimum of six inches (6") of clean sand in the FACILITY after clean up of and removal of all sludge, terrestrial vegetation and unwanted weeds;
4. Establish and maintain a critically necessary level of sand across the entire surface of the FACILITY;
5. Groom, cut and maintain grass in all areas along the berms and immediately adjacent to and around the FACILITY; and
6. Apply herbicide spray in and to all areas immediately adjacent to and in close proximity of the FACILITY, as instructed by CWG.

C. GRIMES will arrange and insure a supply of water or clarified effluent so that the plants are kept wet for at least four (4) to eight (8) weeks after planting.

ARTICLE III – COMPENSATION

In consideration of the services provided by CWG under Article I, GRIMES will pay CWG a fee of SEVENTY THOUSAND (\$70,000.00) Dollars, payable as follows:

Fourteen Thousand Dollars	(\$14,000.00) due upon execution of this Agreement;
Fourteen Thousand Dollars	(\$14,000.00) due eight weeks prior to planting
Twenty-Eight Thousand Dollars	(\$28,00.00) due following completion of planting, payment based upon each completed bed. (\$7,000.00 per bed)
Fourteen Thousand Dollars	(\$14,000.00) upon issuance of final completion by Grimes and/or Fox Engineering.

ARTICLE IV-GENERAL CONDITIONS

A. INSURANCE:

CWG will maintain public liability insurance, (including comprehensive, general liability and automobile insurance), covering bodily injury and property damage combined for a limit of Two Million and 00/100 (\$2,000,000.00) Dollars each occurrence and Four Million and 00/100 (\$4,000,000.00) Dollars in the aggregate, and will provide current certificates to GRIMES.

B. HOLD HARMLESS CLAUSE:

GRIMES will hold CWG harmless for any claim or damages associated with the PROCESS which arises out of, and are solely attributable to any action or non-action of GRIMES, its agents and employees; and CWG will hold GRIMES harmless from any claim or damages associated with the PROCESS, which arises out of, and are solely attributable to any action or non-action of CWG, its agents and employees.

C. APPLICABLE:

This Agreement shall be interpreted according to the laws of the State of Iowa as set forth by Statute and Court Decision.

D. ASSIGNMENT:

This Agreement and all the provisions hereof shall be binding upon the parties hereto and their respective successors and permitted assigns. Neither party to this Agreement shall assign this Agreement without prior written consent of the other party, which consent may not be unreasonably withheld.

E. ARBITRATION:

Any dispute arising out of the Agreement shall be settled by arbitration in the State of Iowa under the rules of the American Arbitration Association.

F. HEADINGS:

The headings and captions in the Agreement are inserted for convenience only, and do not constitute part hereof or affect the construction or interpretation of any provision of the Agreement.

G. ENTIRE AGREEMENT:

This Agreement shall contain the entire understanding of the parties hereto with regard to the subject matter contained herein and shall supersede all prior discussions and negotiations and preliminary agreements and understandings between the parties with respect to each subject matter.

H. AMENDMENTS:

Only an instrument in writing executed by each of the parties thereto may amend this Agreement, and when so executed such instrument shall become part of this Agreement.

I. WAIVER:

A waiver of any breach or any provisions or any conditions of this Agreement shall not constitute or operate as a waiver of any other breach of such provisions or condition or any other provision or condition, nor shall any failure to enforce any provision hereof or condition operate as a waiver of such provision or condition or any other provision or conditions.

Constructed Wetland Group

Attested: _____

Scott Davis
President

City of Grimes

Attested: _____

Signature: _____

Title: _____



Constructed Wetlands Group
10626 Regatta Ridge Road
Boynton Beach, FL 33473

info@reedbed.com

973.729.9849 phone
866.599.2714 toll-free
888.843.6479 fax

www.reedbed.com

July 22, 2015

Dear Christina,

It was a pleasure meeting you at the City of Grime, Wastewater Treatment Facility. We submit this letter in order to provide the City of Grimes, Iowa with a summary of our background and Scope of Services related to the design, construction and operation of the Reed Bed Process.

Background of the Reed System

When the reed planting is well established and the sludge requirements for the reeds are met, the Reed Bed System offers the following:

- 1) Reduction in overall sludge volume by over 90%, through
 - a) Evapo-transpiration by providing drainage space around emergent plant stalks through sludge surface;
 - b) Providing drainage and aeration of the sludge mass due to dense penetration of the plant adventitious root system; and
 - c) Providing a rich habitat for varied micro-flora to breakdown sludge.

The reed bed system eliminates the requirement to remove sludge off site for up to ten years. Well-established and reliable protocols result in trouble free, low maintenance systems.

Annual operation and maintenance requirements are minimal.

- 1) During the first year start-up the plants need to be kept wet for up to two months.
- 2) Weeding of unwanted vegetation may be required.
- 3) Once the beds are mature, normally by the end of the second year, annual harvest is required. This can be accomplished with sickle bar mowers in less than one day. Many Reed Bed facilities manage the harvest by burning the plants in place.



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The majority of longer standing reed bed facilities that have recycled their accumulated and degraded bio-solids, have utilized small excavation equipment within the reed beds. For example, a bobcat with floatation tracks can be used to avoid disturbing the sand and gravel layer and uprooting plant stock.

Excavation equipment, such as a Kubota with a boom that extends up to 30 feet with a 1 ½ to 2 yard bucket with teeth may be used from outside the bed area. Normally we recommend leaving a 3 to 4 inch layer of residue on the bed. Evacuations are done after the beds are taken out of service for a period of time that ranges from 3 to 6 months. The evacuated material in a number of facilities is taken to a staging area near the beds, covered and allowed to dry and degrade for up to a year. The volume is further reduced. We have seen the volatile solid percentages as low as 20 to 25% and moisture content lowered to 50%.

The end product varies from facility to facility. The metal assays and pathogen values determine where this material can be disposed. It has been land filled, land applied, used for landfill cover cropping, and as beneficial cover for an acid mine reclamation area.

Recently, Appomattox, Virginia has achieved a distribution permit of Class A, which allows the material to be given away. We have attached data on some of these operations. As with all aspects of the operation of the Reed Bed System, these procedures are done under the guidance of Constructed Wetlands Group personnel.

Actions to Date and City of Grimes Current Standing

Based on the information provided to us during our site inspection on June 8, 2015, to the City of Grimes WWTP, the anticipated waste activated sludge volume will be approximately 1,641,000 gallons per year. It appears that the combination of 2 separate aerobic tanks that are available will provide more than adequate retention time (30 or more days) to achieve volatile solids reduction to less than 70%.

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10626 Regatta Ridge Road
Boynton Beach, FL 33473

info@reedbed.com

973.729.9849 phone
866.599.2714 toll-free
888.843.6479 fax

www.reedbed.com

At the onset of winter, when the reeds enter the dormancy period, application of sludge should be extended to 30 to 40 day intervals. During the extreme cold months of winter, when there is the benefit of freezing of the sludge layer, application intervals can be shorter. In early spring the sludge application intervals will need to be extended until the sludge layer is completely thawed, well drained, cracked and dry. The efficacy of the Reed Bed System is optimal when the volatile solids percentage is in the 65 to 70% range.

The existing four (4) reed beds, each having an area of approximately 11,000 square feet with a total area of approximately 43,900 square feet can treat 1.75 million gallons of sludge per year. In order to achieve and maintain this optimal annual sludge application rate of 40 gallons per sq. ft. per year, the sludge within the aerobic digesters should be thickened to 2.0%(??) and the volatile solids percentage should be maintained at 65 to 70% range.

Deliverables and Agreement

Constructed Wetland Group, for a fee of \$70,000.00, will provide the following deliverables. The fee is broken down into a payment schedule in the attached Professional Service Agreement.

1. Reed plants (*Phragmites australis*), Grade A stock, based on many years of experience;
2. Supervision and planting of reeds into prepared beds;
3. O & M manual, specific for your facility;
4. Technical on-site training of facility personnel;
5. To correct the remedial situation at your Reed Bed Facility, we will make visits to ensure the corrections are carried out as part of our contractual agreement. When the Reed Bed Facility is stabilized in accordance with our recommendations, we will follow our standard protocol site visits for the first two year start-up period;
6. Consulting services and advice when you request it, with prompt service; and





Constructed Wetlands Group
10626 Regatta Ridge Road
Boynton Beach, FL 33473

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888.843.6479 fax

www.reedbed.com

7. Over 120+ years of experience of our staff with varied and broad applications of the Reed Bed System, with over 4 million square feet of constructed wetlands in twenty-three states under our guidance.

We are attaching our Professional Service Agreement reflecting the services set forth in this letter.

If you require any additional information, please do not hesitate to contact us.

We assure you of our full cooperation at all times.

Respectfully submitted,
Constructed Wetland Group

A handwritten signature in black ink, appearing to read 'Scott Davis'.

A handwritten signature in black ink, appearing to read 'Jennifer Greene'.

Scott Davis
Jennifer Greene



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

RECEIVED MAY - 9

Total Invoice **\$2,852.00**
Invoice Number/Type 3876811 RI
Invoice Date 5/2/16
Sales Order Number/Type 2085212 SL
Branch Plant 58073
Shipment Number 1922880

Sold To: 117729
City of Grimes
101 N Harvey St
Grimes IA 50111

Ship To: 135451
City of Grimes
Water Treatment Plant
7850 NW 128th St
Grimes IA 50111

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
6/1/16	Net 30	PPD Origin	HWTG	Water plant		073

Line #	Item Number Cust Item #	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UCM	Weight Net/Gross	Extended Price
1.001	699913	150 Lb Chlorine Cylinder CYL 3AA480	N	8.0000- 8.0000-	CY RT	\$0.0000	RT	.0 LB 800.0- GW	\$0.00

2.000	4800	Chlorine - EPA Reg. No. 7870-2 150 # CYL	N	8.0000 1200.0000	CY LB	\$0.5600	LB	1,200.0 LB 2,176.0 GW	\$672.00
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Demurrage charges may be applied if not returned in 60 days.

2.001	699913	150 Lb Chlorine Cylinder CYL 3AA480	N	8.0000 8.0000	CY RT	\$0.0000	RT	.0 LB 800.0 GW	\$0.00
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3.000	17002	Sodium Hexametaphosphate Crush 50 # BAG GROUND VITRAFOS CRUSH	N	20.0000 1000.0000	BG LB	\$2.1800	LB	1,000.0 LB 1,020.0 GW	\$2,180.00
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600.5-810-6350.4

CC 5-24-16

Page 1 of 1

Tax Rate
0 %

Sales Tax
\$0.00

Invoice Total

\$2,852.00

No Discounts on Freight or Containers

IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Containers are to be paid for in full, as invoiced, and full refund will be made promptly, provided containers are returned to original point of shipment. Return freight charges to be prepaid. The containers returned must be the same originally shipped, and show no evidence of abuse, or use for purposes other than the storage of original containers. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose. **NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.**

Please
Remit To:

Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

P.O. No. _____

17806 ✓

CITY OF GRIMES

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

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier Hawkins, Inc.
 Name
2381 Rosegate, Roseville, MN. 55113
 Address
612-331-6910
 Phone Number/Fax Number

ITEMS	QTY	UNIT PRICE	TOTAL
Chlorine Cylinders	1,200.00	0.5600	672.00
Hexametaphosphate	1,000.00	2.1800	2,180.00
		Total	2,852.00

PURCHASE JUSTIFICATION: _____
600-5-810-6350.4

DEPARTMENT: Water

LINE ITEM: _____

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: J. Waters DATE: 5-9-2016

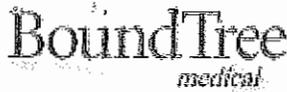
PURCHASE ORDER APPROVAL AND ASSIGNMENT

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

5-9-16
 Date

cc 5-17-16
 Council Approval date: (if over \$2500)

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



Bound Tree Medical Customer Receipt

Thank you for your order. Please print this receipt for your reference.

Order Information

Order Number: 38430828
Order Date: 5/11/2016 4:01:51 PM
Account Number: web017411
Promotion Code:
Payment Method: NET 30
Shipping Method: GROUND
Order Ref: Ron Schipper/Sean McAndrew

Customer Service

E-Mail: ContactCustomerService@BoundTree.com
Phone: 800.533.0523

Account Information

Sean McAndrew
 SMcAndrew83@hotmail.com
 5154184924

Billing Address

GRIMES FIRE AND RESCUE
 OLIVIA
 101 N HARVEY ST
 GRIMES, IA 50111-2051
 US
 Tel: 5159863036OLIV

Shipping Address

GRIMES FIRE AND RESCUE
 GRIMES FIRE AND RESCUE
 10225 NW 62ND AVE SEAN
 MCANDREW
 JOHNSTON, IA 50131
 US
 Tel: 515-986-706500

Qty	SKU	Item	Description	Price	Ext.
1	4610-LP1212BIPSBKA	Recertified Lifepak 12 Biphasic Defibrillator, 12-Lead with Pacing, SpO2, NIBP, EtCO2 and AED	UOM - EA	\$5,999.99	\$5,999.99
				Sub-total	\$5,999.99
				Tax	\$0.00
				Shipping	\$0.00
				Total	\$5,999.99

Notes to Customer Service

PRIVILEGED AND CONFIDENTIAL: The information contained in this electronic message and any attachments are confidential property and intended only for the use of the addressee. Any interception, copying, accessing, or disclosure or distribution of this message is prohibited, and sender takes no responsibility for any unauthorized reliance on this message. If you have received this message in error, please notify the sender immediately and purge the message you received.

DISCLAIMER REGARDING ELECTRONIC TRANSACTIONS: If this communication relates to the negotiation of a contract or agreement, any so-called electronic transaction or electronic signature statutes shall not be deemed to apply to this communication; contract formation in this matter shall occur only upon the mutual delivery or exchange of manually-affixed original signatures on original documents.

P.O. No. _____

17195

CITY OF GRIMES

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

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier Band/Free
Name _____

Address _____

Phone Number/Fax Number _____

ITEMS	QTY	UNIT PRICE	TOTAL
Lifepak 12	1	\$5,999.99	\$5,999.99

PURCHASE JUSTIFICATION: Requested by DC Schipper. will be ALS
Monitor for New Rescue Engine.

DEPARTMENT: Fire/Rescue

LINE ITEM: 6015-0-6559 or 001-5-150-6558 ⁶⁵⁰⁴

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: [Signature] M. Anderson / DC Schipper DATE: 5/11/16

PURCHASE ORDER APPROVAL AND ASSIGNMENT

Kelley Brown
Kelley L. Brown City Administrator/Clerk cm

5-17-16
Date

Council Approval date: (if over \$2500)

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

Rochelle Williams

From: Shane Sonberg <shane@fivestarfa.com>
Sent: Thursday, May 19, 2016 11:20 AM
To: Rochelle Williams
Subject: Block Party

Hi Rochelle,

I stopped in yesterday to inquire about what I need to provide the city to have a block party. They told me to send all the information to you... so here it goes. ☺

We want to have a block party on Chevalia Ct on Saturday, July 30th. We would have a 20'x30' tent in the street for food and a few chairs. Most of the other activities will be behind our home and Chris & Shelly Kuble's house next door. My address is 2305 NE Chevalia Ct. The tent will go between our driveway and Kubles. So it actually won't block any traffic. (It is a "U" shaped road and I can go one way and Kuble's can go out the other way.) Please let me know what I need to provide to you so the city will approve the party and I will get you whatever you need. I'd like to send out "save the date" flyers next week- so just let me know. Thanks and have a great day!

Shane Sonberg
10200 Hickman Ct. Suite 300
Clive, IA 50325
Office: (515) 331-4613
Cell: (515) 360-3434
Fax: (515) 331-0521
FlooringAmerica



Please tell us how we did. [Provide Feedback](#)



GRANT ACCOUNTING
 B5 Jessup Hall
 Iowa City, Iowa 52242-1316

Invoice Date: May 19, 2016
 Payment Due: June 18, 2016

INVOICE #: 01-1901300001Final
 SPONSOR: City of Grimes, Iowa
 AWARD/CONTRACT #:
 SEQ #: F681300
 U. OF IOWA P.I.: John Gannon
 AGREEMENT AMOUNT: \$19,032.00
 AGREEMENT PERIOD: 02/01/2016 - 05/01/2016
 U. OF IOWA REF. #: 19013000-01
 UI CREDIT REF #: 500 46 4593 19013000-01 30

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

DESCRIPTION	AMOUNT	CUMULATIVE
Project Title: Groundwater Modeling of the Jordan Aquifer		
Fees(s):		
Data Processing	7,656.00	
Model Development & Report	11,376.00	
		19,032.00
Vouchers Billed	19,032.00	0.00

Total amount due	19,032.00	19,032.00
-------------------------	------------------	------------------

Payment by Check:

Ref Id: 01-1901300001Final
 The University of Iowa
 Grant Accounting Office
 B5 Jessup Hall
 Iowa City, IA 52242

Payment by ACH or EFT:

Ref Id: 01-1901300001Final
 US Bank ACH Instructions:
 Bank Name: US Bank
 222-2nd Ave. SE
 Cedar Rapids, IA 52401
 Dan Sullivan, Contact Representative
 Telephone: 319-368-4217
 Account Name: State University of Iowa
 ABA: 073000545
 Account Number: 196490065170

310-750 -
 6780

I certify that, to the best of my knowledge, all expenditures reported or payments requested are appropriate and in accordance with the agreement set forth in the application and award documents.

Adrienne Tippet

DN: cn=Adrienne Tippet, o=University of Iowa, ou=Grant
 Accounting Office, email=adrienne-tippet@uiowa.edu,
 c=US
 Date: 2016.05.19 08:59:33 -05'00'

Prepared By: Adrienne Tippet, Invoicing Specialist (319) 335-1633 adrienne-tippet@uiowa.edu
 Accountant: Brett Crouse, Grant Accountant II (319) 335-0650 brett-crouse@uiowa.edu

TO ENSURE PROPER CREDIT, PLEASE RETURN COPY OF INVOICE WITH PAYMENT

PROJ/CONT	-----PAYABLE TO-----	DATE	CHECK NUMBER	AMOUNT	ITEM DESCRIPTION	REFUND ITEMS AMOUNT	MESSAGE
123783	GENUINE HOMES	5/13/2016	0	200.00	Unapplied Credits	200.00	

TOTAL REFUNDS: 1
 AMOUNT: 200.00

ERRORS: + + +

** END OF REPORT **

Permit Refund.

James M. Gocke #AT0002854

Preparer Information: James M. Gocke, 210 N.E. Delaware Avenue, Suite 200, Ankeny, Iowa 50021; (515) 964-8777
After Filing Return To: James M. Gocke, 210 N.E. Delaware Avenue, Suite 200, Ankeny, Iowa 50021

VACATION OF
TRAIL EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned, CITY OF GRIMES, IOWA, is the Grantee of that certain Trail Easement dated June 20, 2006, and recorded July 6, 2008, in Book 11733, at Page 993, in the records of the Polk County, Iowa Recorder. Said Trail Easement affected certain lots in that Plat known as Chevalia Valley Plat 1, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa.

A portion of the area included within Chevalia Valley Plat 1 is now being re-platted as Chevalia Pointe Plat 1, an Official Plat, to be included in and forming a part of the City of Grimes, Polk County, Iowa.

Due to the re-plat, new Easements will be granted in relation to the reconfiguration of the Lots contained therein. Thus, it is necessary and convenient to vacate and release certain of the Trail Easements contained within the grant above.

Therefore, the Trail Easement is released and vacated effective as of the date of filing of this document as to the real estate set forth on Exhibit A hereto.

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

Signed this ____ day of _____, 2016.

City of Grimes, Iowa

By _____
Tom Armstrong, Mayor

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This instrument was acknowledged before me on the _____ day of _____, 2016,
by Tom Armstrong, as Mayor of the City of Grimes, Iowa.

Notary Public in and for the State of Iowa

ATTESTATION BY CITY

STATE OF IOWA)
) ss:
COUNTY OF POLK)

I, Rochelle Williams, City Clerk of the City of Grimes, Iowa, do hereby certify that the within and foregoing Vacation of Trail Easement was duly approved and accepted by the City Council of said City of Grimes by Resolution No. _____, passed on the _____ day of _____, 2016, that Tom Armstrong, as Mayor of the City of Grimes, Iowa, was authorized by the same to execute the within and foregoing document, and that this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 2016.

Rochelle Williams
City Clerk of Grimes, Iowa

EXHIBIT 'A' - EASEMENT PLAT

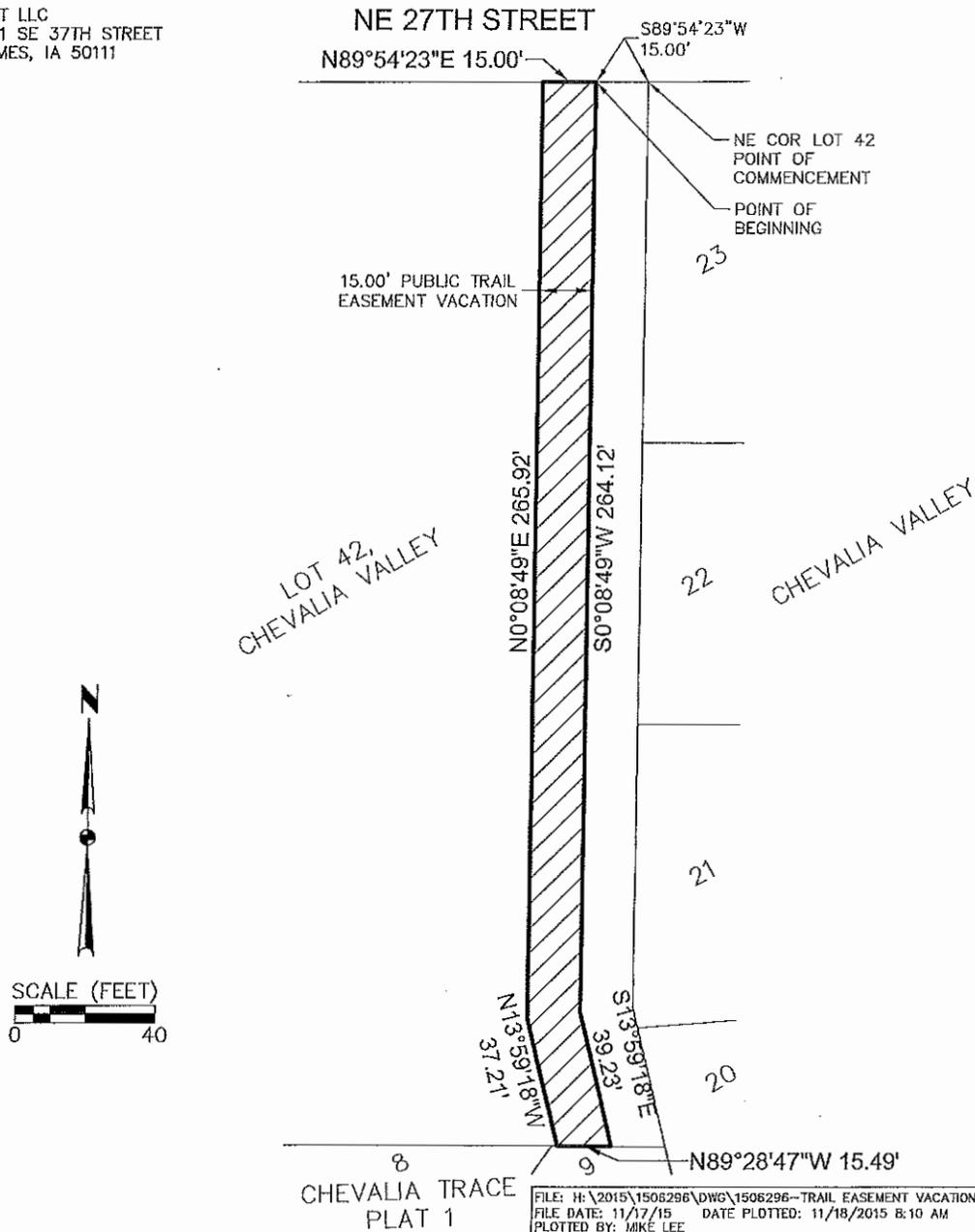
PUBLIC TRAIL EASEMENT VACATION DESCRIPTION:

A PART OF LOT 42, CHEVALIA VALLEY, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 42; THENCE SOUTH 89°54'23" WEST ALONG THE NORTH LINE OF SAID LOT 42; A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°08'49" WEST, 264.12 FEET; THENCE SOUTH 13°59'18" EAST, 39.23 FEET TO THE SOUTH LINE OF SAID LOT 42; THENCE NORTH 89°28'47" WEST ALONG SAID SOUTH LINE, 15.49 FEET; THENCE NORTH 13°59'18" WEST, 37.21 FEET; THENCE NORTH 00°08'49" EAST, 265.92 FEET TO THE NORTH LINE OF SAID LOT 42; THENCE NORTH 89°54'23" EAST ALONG SAID NORTH LINE, 15.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,549 SQUARE FEET.

OWNER

JBTT LLC
1001 SE 37TH STREET
GRIMES, IA 50111



FILE: H:\2015\1506296\DWG\1506296-TRAIL EASEMENT VACATION.DWG
FILE DATE: 11/17/15 DATE PLOTTED: 11/18/2015 8:10 AM
PLOTTED BY: MIKE LEE

Preparer

Information: Civil Design Advantage, 3405 SE Crossroads Drive Suite G, Grimes, Iowa 50111 (515) 369-4400
Name Street Address City,State,Zip Area Code-Phone

When Recorded Return to:

City of Grimes, 101 N. Harvey, Grimes, Iowa 50111 (515) 986-3036
Name Street Address City,State,Zip Area Code-Phone

JBTT LLC SITE PLAN STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT

THIS STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT ("Agreement") is entered into between **JBTT LLC ("Grantor")** and the **City of Grimes, Iowa ("City")**, in consideration for the approval by the City of the **CHEVALIA POINTE PLAT 1** project.

Grantor is obligated by the Code of Ordinances of the City of Grimes, Chapter 104 ("**Post-Construction Storm Water Ordinance**"), to control storm water runoff for the proposed development as a part of the **CHEVALIA PLAT 1** project approval process. In consideration for the City's approval of Grantor's **JBTT LLC** project, the parties enter into this Agreement to control and address storm water runoff for the following described property:

LOT 42, CHEVALIA VALLEY, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND CONTAINING 4.23 AC (184,182 SQUARE FEET).

(the "**Benefited Property**").

PART I – COVENANTS ON THE BENEFITED PROPERTY

The following provisions are covenants running with the land to the City, binding on all successors and assigns of the Benefited Property and shall only be amended or released with the written permission of the City.

1. Grantor hereby agrees that the storm water runoff for the subdivision/site shall be controlled through installation, construction, and maintenance of a storm water detention basin ("**Storm Water Management Facility**") upon, over, under, through and across the following described property:

A PART OF LOTS 1 THROUGH 6, CHEVALIA POINTE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°08'49" WEST ALONG THE EAST LINE OF SAID LOTS 1 THROUGH 3, A DISTANCE OF 262.33 FEET; THENCE SOUTH 13°59'18" EAST ALONG SAID EAST LINE, 41.25 FEET; THENCE NORTH 89°28'47" WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 32.60 FEET; THENCE NORTH 89°52'24" WEST ALONG THE SOUTH LINE OF LOTS 3 THROUGH 6, A DISTANCE OF 349.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00°07'36" EAST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 13.72 FEET; THENCE NORTH 82°22'31" EAST, 141.29 FEET; THENCE NORTH 81°57'52" EAST, 81.98 FEET; THENCE NORTH 59°12'21" EAST, 20.08 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 230.00 FEET, WHOSE ARC LENGTH IS 205.02 FEET AND WHOSE CHORD BEARS NORTH 33°40'08" EAST, 198.30 FEET; THENCE NORTH 00°08'49" EAST, 82.00 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89°54'23" EAST ALONG SAID NORTH LINE, 24.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 26,737 SQUARE FEET.

(the "**Easement Area**").

2. Grantor covenants and agrees that the design, construction, and maintenance of the Storm Water Management Facility shall be in compliance with the stormwater management concept plan, as provided in the Post-

Construction Storm Water Ordinance (“**Stormwater Management Concept Plan**”), on file with the City and which is available for public inspection. The design, construction, and maintenance of the Storm Water Management Facility shall meet the storm water runoff control requirements of the Post-Construction Storm Water Ordinance.

3. It is hereby agreed and covenanted that the Benefited Property receives benefit from the Storm Water Management Facility by controlling runoff from the Benefited Property to meet the requirements of the Post-Construction Storm Water Ordinance and the City stormwater requirements as defined by the Post-Construction Storm Water Ordinance.
4. It is hereby agreed that Grantor is solely responsible for constructing, installing, and ensuring that the Storm Water Management Facility meets the standard set forth in the Post-Construction Storm Water Ordinance.
5. Grantor hereby designates, appoints, and agrees on behalf of Grantor and all successors and assigns that the Grantor is designated as the responsible party for replacement, reconstruction, repair, grading, and maintenance of the Storm Water Management Facility.
6. Grantor hereby covenants and agrees that Grantor is hereby designated and authorized to accept notices and service of process as it relates to the inspection, replacement, reconstruction, repair, grading, and maintenance of the Storm Water Management Facility or permanent easement or notice of assessment for replacement, reconstruction, repair, grading, and maintenance of the Storm Water Management Facility.
7. Grantor shall be responsible for all maintenance, repair, and replacement of the Storm Water Management Facility.
8. Grantor shall inspect the Storm Water Management Facility on an annual basis, including but not limited to all pipes, inlets, and outlets for defects, obstructions, or any changes in the Storm Water Management Facility from the original design of the Storm Water Management Facility. The inspection shall be documented. The inspection shall be made available to the City for review upon request and shall be kept and maintained for a period of 5 years.
9. Should Grantor fail to maintain, reconstruct, repair, grade, or dredge the Storm Water Management Facility or the Easement Area upon notice from the City, the City may cause such action to be done and assessed to the Benefited Property. The assessments shall be a lien on the Benefited Property and place on the real estate tax bill and collected as ordinary taxes.

PART II – Easement for Storm Water Management Facility and Surface Water Flowage

The following provisions in Part II herein are for a permanent easement over the Easement Area running with the land to the City.

10. Grantor hereby grants to the City a Permanent Surface Water Flowage Easement and Storm Water Management Facility under, over, through and across the Easement Area for the purpose of constructing, reconstructing, repairing, grading, and maintaining the Storm Water Management Facility and the surface of the Easement Area in a manner that will permit the free and unobstructed flow of surface water over the Easement Area.
11. It is the obligation of the Grantor and all subsequent owners of the Easement Area to maintain the Easement Area and the Storm Water Management Facility as set forth below. The Grantor and all subsequent owners of the Easement Area shall perform the maintenance obligations set forth below. The maintenance obligations for the Storm Water Management Facility are as follows:

Storm water detention and retention ponds or basins:

- a. Mow on a regular basis to maintain the vegetation at the height designated on the original design to prevent erosion.
- b. Remove all trash, litter, debris or obstructions in the basin in the Easement Area and any inlets or outlets located within the Easement Area.
- c. Plant, maintain and replant as necessary permitted vegetation.
- d. Inspect for any defects, obstructions, or any changes in the original design.
- e. Inspect and determine the depth of the pond or basin on an annual basis.

- f. Remove any accumulated sediment from the outlet structures and remove any sediment which may accumulate greater than 12 inches in ponds or basins and greater than 6 inches in an underground detention basin.
- g. All repairs shall conform to the original design.
- h. Maintaining the storm water and retention pond or basin to assure the effectiveness for storm water runoff for the subdivision/site.

Grass and Bioretention Swales:

- a. Mow on a regular basis to maintain the vegetation at the height designated on the original design to prevent erosion.
 - b. Remove all trash, litter, debris or obstructions in the grass or bioretention swale and Easement Area.
 - c. No chemicals or substances shall be applied to the Easement Area that shall harm or impair the effectiveness of the swale as a storm water runoff control measure.
 - d. Replant vegetation as soon as practical when any vegetation dies.
 - e. Inspect and determine the depth of the swale on an annual basis.
 - f. Remove any sediment accumulated greater than 6 inches which may accumulate in the swale.
 - g. Till the soil at the bottom of the swale if the grass swale does not drain out within the time established in the design plan and replant vegetation as designated on the original design.
 - h. All repairs shall conform to the original design.
 - i. Maintain the grass and/or bioretention swale to assure the effectiveness for storm water runoff for the subdivision/site.
12. No chemicals or any substance shall be applied to the Storm Water Management Facility that shall harm or impair the effectiveness of the Storm Water Management Facility as a storm water runoff control measure.
 13. No structure shall be erected over or within the Easement Area without obtaining the prior written approval of the City Engineer.
 14. No structure, material, device, thing or matter which could possibly obstruct or impede the normal flow of surface water over the Easement Area shall be erected or caused to be placed on the Easement Area without obtaining the prior written approval of the City Engineer.
 15. No planting of trees and shrubs is allowed within the Easement Area (other than planting allowed and required pursuant to the original Stormwater Management Concept Plan on file with the City).
 16. No change shall be made to the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City Engineer.
 17. The City and its agents, contractors, employees and assigns shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described, including, but not limited to, the right to remove any unauthorized plantings, structures, or obstructions placed or erected under, over, on, across or within the Easement Area and the right to do maintenance, repair, reconstruction, grading, and dredging.
 18. Except as may be caused by the negligent acts or omissions of the City, its employees, agents, or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage to any improvements or obstructions thereon resulting from the City's exercise of its rights under this Agreement. Grantor agrees to indemnify and hold City, its employees, agents, and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.
 19. This Agreement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors, and assigns.

Grantor does hereby covenant with the City that Grantor holds said real estate described in this Agreement by title in fee simple; that Grantor has good and lawful authority to convey the same; and said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever.



Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

May 16, 2016

To: City of Grimes

From: Andrew Wood, Jeff Waters, Jake Solsma, Christina Shepherd, Austin TeBrink

O&M Report: April 2016

Water Plant Operation & Maintenance

Maintenance staff performed monthly inspections and completed the monthly preventative maintenance work on all water plant equipment during the first week of April.

The Harn R.O. pilot study on the shallow/Jordan well blended water completed on April 29th with favorable results. A pilot study report will be completed by Harn after the autopsy of the membranes has been completed.

Equipment and parts for the emergency R.O. project began to arrive in April. Construction meetings were held on-site with contractors throughout April to determine installation schedule and priority path to completion.

Wiring for the emergency R.O. began in April. Power to the R.O. will be provided from the WTP MCC room.

USW, Jetco and LBG Inc. met at the north well fields to calibrate the level transducers. A temporary PLC was installed on-site that can gather and translate the amount of data that needs to be collected for the groundwater study. An upgraded PLC will be needed at the north well field when the ground study is complete. This will allow the well field to communicate the information gathered to the WTP.

The ASR pump was pulled and inspected. The inspection revealed the seal section shaft had sheared. The pump was sent to GE for analysis and cause of damage. Fox is awaiting a schedule from Northway to get the pump replaced. Once replaced, we will continue to pump to sanitary until all oxygenated water is evacuated from the aquifer.



Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

Wastewater Plant Operation & Maintenance

The WWTP operated well within permit limits during the month of April 2016. The average effluent CBOD5 concentration was below detectable levels, average Total Suspended Solids concentration was 1.67 mg/L, and the average Ammonia Nitrogen concentration was below detectable levels.

Maintenance staff performed monthly greasing and facility inspections during the first week of April.

Reed beds No. 2 and No. 4 were emptied in April. Constructed Wetland Group Inc. will be installing new reeds and provide operation and maintenance training for the reed beds.

Staff repaired the check valve on RAW water pump No. 4.

Electrical repairs for the Grit Building began at the end of April. These repairs will eliminate the need for the temporary emergency connections that were made in February after the electrical service was hit during construction.

Rice Lake continued mobilizing equipment and job trailers for the WWTP improvement project and USW staff has met with Rice Lake and subcontractors on-site throughout April for the wastewater treatment plant improvement project.

Mowing season started in April.

Cleaning and general housekeeping of the facilities continued throughout the month.

Distribution & Collection System Operations

Construction work both in the distribution system and at the water and wastewater treatment facilities has been extremely busy this spring. USW staff continues to work with contractors in the distribution and collection systems as they construct and pressure test new water mains and conduct sampling on new water service lines. Being involved insures both that proper protocol and procedures are being followed and it aids in tracking water usage.

Regular flushing of the distribution system continued in April.



UTILITY GROUP

Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

Crews continued to place disconnect notices (60), inspect and flush hydrants (25), exercise distribution system main valves (20), inspect priority manholes (24) and install water meters (25). One hundred seven (107) work orders were completed in April.



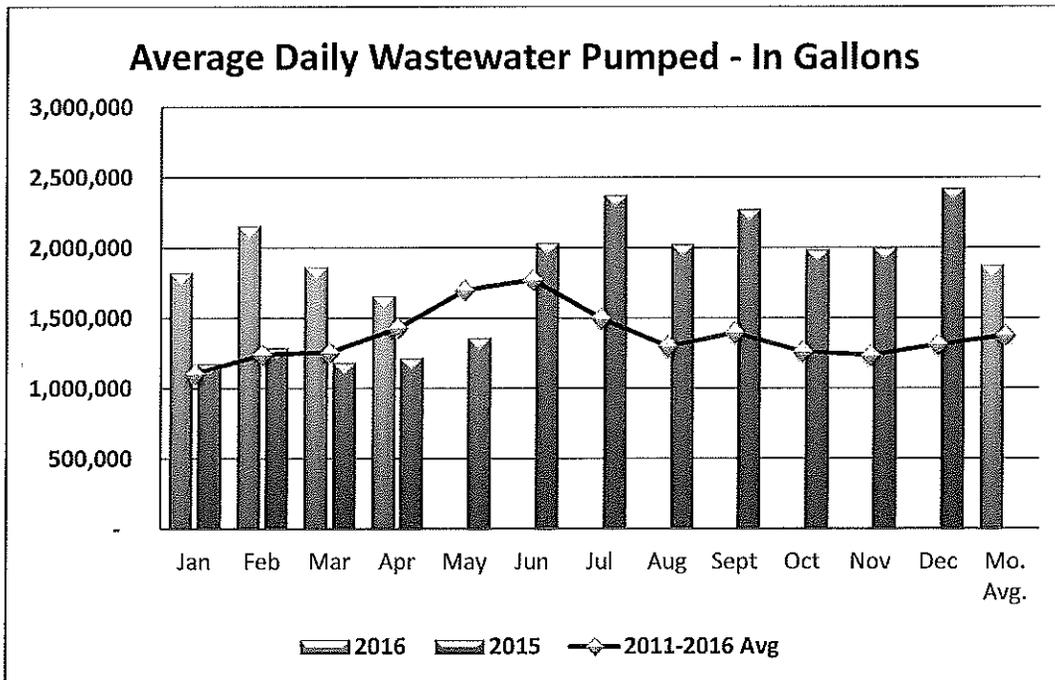
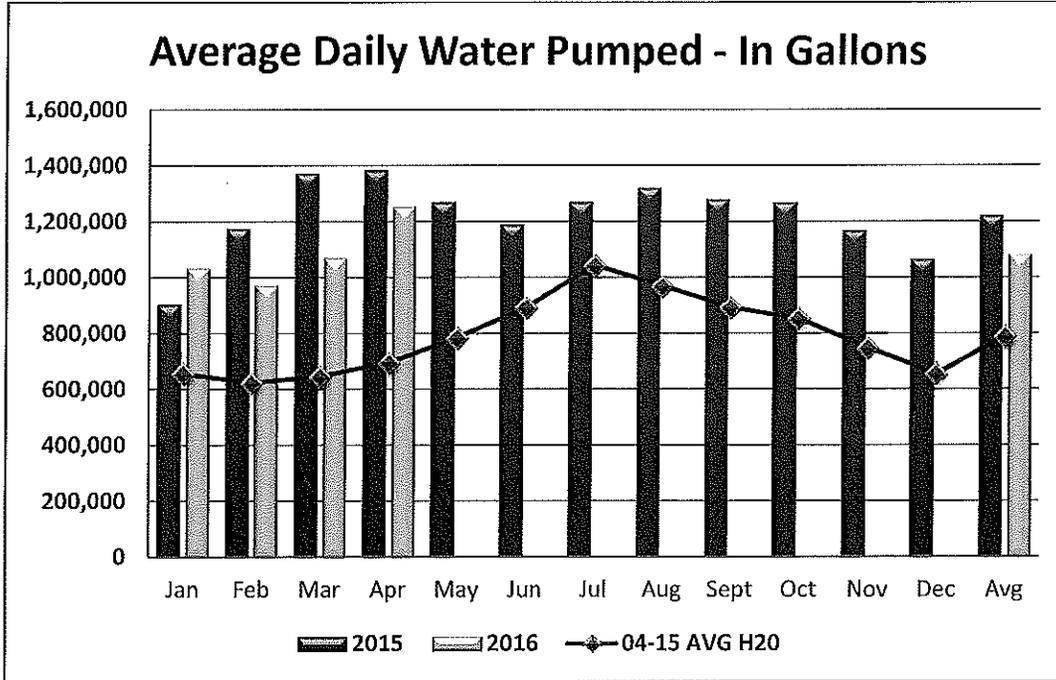
Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

		16-Apr	16-Mar	15-Apr
Water				
Average Daily Pumped	gallons	1,254,570	1,069,770	1,385,070
Maximum Daily Pumped	gallons	1,481,000	1,424,000	1,661,000
Minimum Daily Pumped	gallons	1,000,000	832,000	932,000
Hardness				
Hardness - Avg Raw	grains	29.15	30.49	23.31
Hardness - Avg Finish	grains	15.48	16.59	13.09
Iron mg/l				
Avg Raw	mg/L	5.77	0.10	5.77
Avg Finish	mg/L	0.15	0.1	0.18
Fluoride mg/l				
Avg Raw Fl.	mg/L	1.49	1.27	1.37
Avg Finish Fl.	mg/L	1.32	1.1	1.1
Wastewater				
BOD				
BOD Effluent Avg	mg/L	0.00	1.72	0.00
BOD Effluent Permit Limit	mg/L	25	25	25
TSS				
TSS Effluent Avg	mg/L	1.67	3.53	0.00
TSS Effluent Permit Limit	mg/L	30	30	30
Nitrogen Ammonia				
NH3-N Effluent Avg	mg/L	0.00	0.00	0.06
NH3-N Effluent Permit Limit	mg/L	2.1	2.8	2.8
Effluent Flow				
Average Daily	gallons	1,657,800	1,886,452	1,221,233
Maximum Daily	gallons	1,868,000	2,229,000	1,473,000
Minimum Daily	gallons	1,500,000	1,298,000	1,090,000
Distribution				
Work Orders	#	115	80	107
Locates	#	521	500	
Meters Installed				
Residential	#	10	21	23
Commercial	#	3	0	2
Temp Hydrants	#	0	2	2
Disconnect Notices	#	66	75	60
Services Disconnected	#	7	8	8
Hydrants Inspected/Flushed	#	22	25	25
Valves Exercised	#	20	30	20
Manholes Inspected	#	17	24	24



UTILITY GROUP

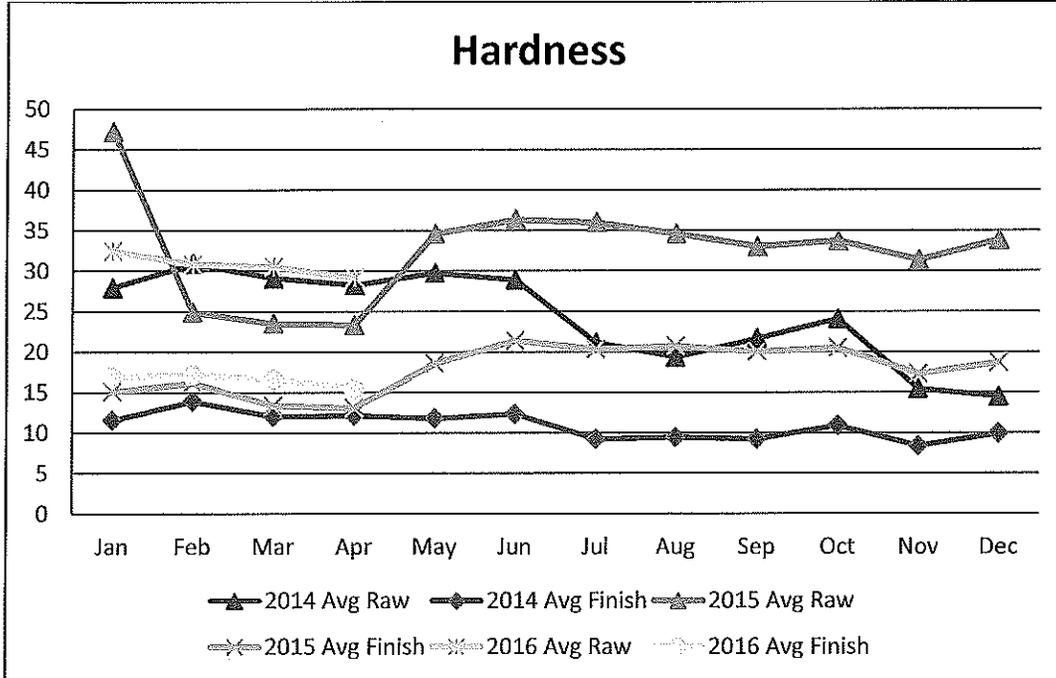
Water and Wastewater Utility Operations, Maintenance, Engineering, Construction



USW

UTILITY GROUP

Water and Wastewater Utility Operations, Maintenance, Engineering, Construction





April 29, 2016

Brent K. Culp, P.E.
Snyder & Associates, Inc.
2727 SW Snyder Boulevard
Ankeny, IA 50023

Lot 1 – Site Plan
Gateway Industrial Park Plat 1
FOX Ref No: 8630-16B.241

FOX Engineering and City Staff has completed the second review for Gateway Industrial Park Plat 1, Lot 1 dated April 28, 2016. Please address the following comments:

General Comments:

1. Discussion is necessary to verify that rooftop mechanical units are not visible from public view. Verification of parapet wall height and roof slope will be necessary to verify visibility.
2. Please state that the trash will be internally handled on the site plan.
3. We understand that the \$150 review fee will be paid by the Developer.
4. Discussion is necessary about the planned removal of the fence. If it is on this property, than it should be removed. This may be handled during the plat construction process.
5. It is not clear how much clearing and grubbing at the south property line will be done as part of this site plan.

Sheet 2 – Project Information:

6. Property address for Lot 1 is 2105 SE Gateway Drive.

Sheet 3– Project Information:

7. Please review the capacity of the 8-inch water main that serves the site (from public main to 8" cross) and its ability to provide fire flow. It may be necessary to upsize this stretch of main from 8-inch to 12-inch and/or provide an additional connection to the public water main.

Sheet 4 – Dimension and Utility Plan:

8. The Developer has stated that pond fountains will be considered in the future, as maintenance concerns dictate.

Sheet 5 – Dimension and Utility Plan:

9. Please clarify the minimum slope for the 6-inch sanitary sewer service.

Sheet 11 – Overall Planting Plan:

10. Please note that additional trees may be to be required along the east face of the building due to lack of windows.
11. Discussion is necessary about the screening of the truck dock area. Section 165A.21, 1 of the Grimes Code states that no service bays or unloading areas (amongst other things) may face any setback from a public right-of-way unless a sufficient landscape/berm screen can be provided. To account for this, the berm must be continuous along the west perimeter of the site. In addition, the shrubwall should be provided along the groupings of deciduous trees to provide more of a year-long screen. Please increase the berm and shrubwall accordingly. The code states that a

75% opaque screen must be established within 18 months. A majority coniferous material will need to be provide to meet this requirement year-round.

12. Discussion is necessary about screening the south property line vehicular use area as the vehicular use area is visible from northbound SE Gateway Drive traffic. If the existing trees along the south line can be left in place, it may be possible to reduce this requirement.

Stormwater Management Plan:

13. Stormwater Management Calculation comments will be submitted under separate cover.

Architectural/Elevation Plan

14. Please state the colors used for the building. Please be prepared to discuss what is meant by "Paint Color #1" and "Paint Color #2" on the elevation plans. Discussion is necessary as to whether the provided colors and materials are acceptable.
15. It is highly recommended that you bring detailed building materials and color schemes with you to P & Z.

Post Construction Agreement:

16. The City of Grimes requires signing of a post-construction maintenance agreement in conjunction with the Grimes Post-Construction Ordinance. Snyder has successfully completed this document in the past (Grimes Mini-Storage). No grading permit will be issued until said agreement is executed by the developer.

Stormwater Pollution Prevention Plan

17. Please provide a formal SWPPP for review.
18. Please submit a City of Grimes Grading/Certification for Development form.

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

PLANNING & ZONING: May 3, 2016 at 5:30 at the Grimes City Hall

COUNCIL MEETING: May 10, 2016 at 5:30 at the Grimes City Hall

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

FOX ENGINEERING ASSOCIATES, INC.

John Gade

John Gade, P.E.

Copy to: Kelley Brown, City of Grimes
Scott Clyce, City of Grimes



April 28, 2016

The City of Grimes, IA
101 NE Harvey Street
Grimes, IA 50111

Re: Gateway Industrial Park Plat 1, Lots 1 & 2

Dear Honorable Mayor, Members of the City Council and Planning and Zoning Commission,

Opus Development Company, L.L.C. respectfully request permission to use hydro-seeding in lieu of sod for the projects being considered at the above referenced development. We believe there are many advantages that exist with using hydro-seeding in lieu of sod, including the following:

- Seeding mix can be custom tailored to the jobsite, soil conditions, and exposure to ensure a healthy and vibrant lawn.
- With hydro-seeding, the grass is grown in the native soil onsite, producing a higher quality, long term turf. Sod is grown in a soil that typically does not match the jobsite soil conditions and suffers from the shock of being transplanted.
- Hydro-seeding produces grass that is better rooted for the site and requires less water and maintenance in the future over sod.
- Sod has the roots chopped off when transplanted, and must attempt to re-establish them on the new site. Hydro-seeding achieves root growth in place, resulting in deeper, healthier root structure.
- Hydro-seeding has better water retention than sod.

We believe that the use of hydro-seeding is a sustainable way to establish a new lawn and will contribute to the long term vitality of the landscape planned for our development.

We appreciate your consideration of this request.

Sincerely,
The Opus Group

Jeff Smith
Regional Director

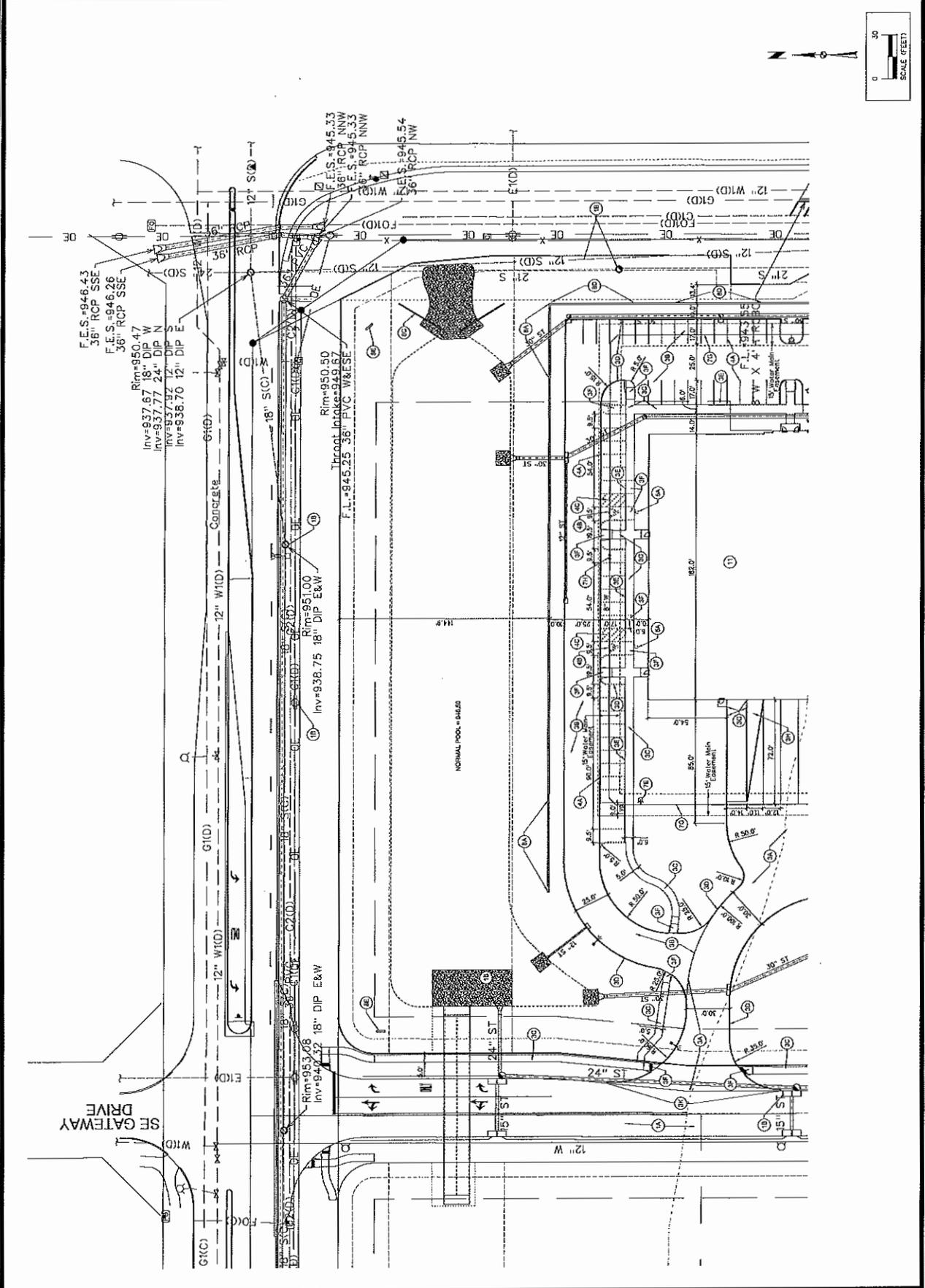


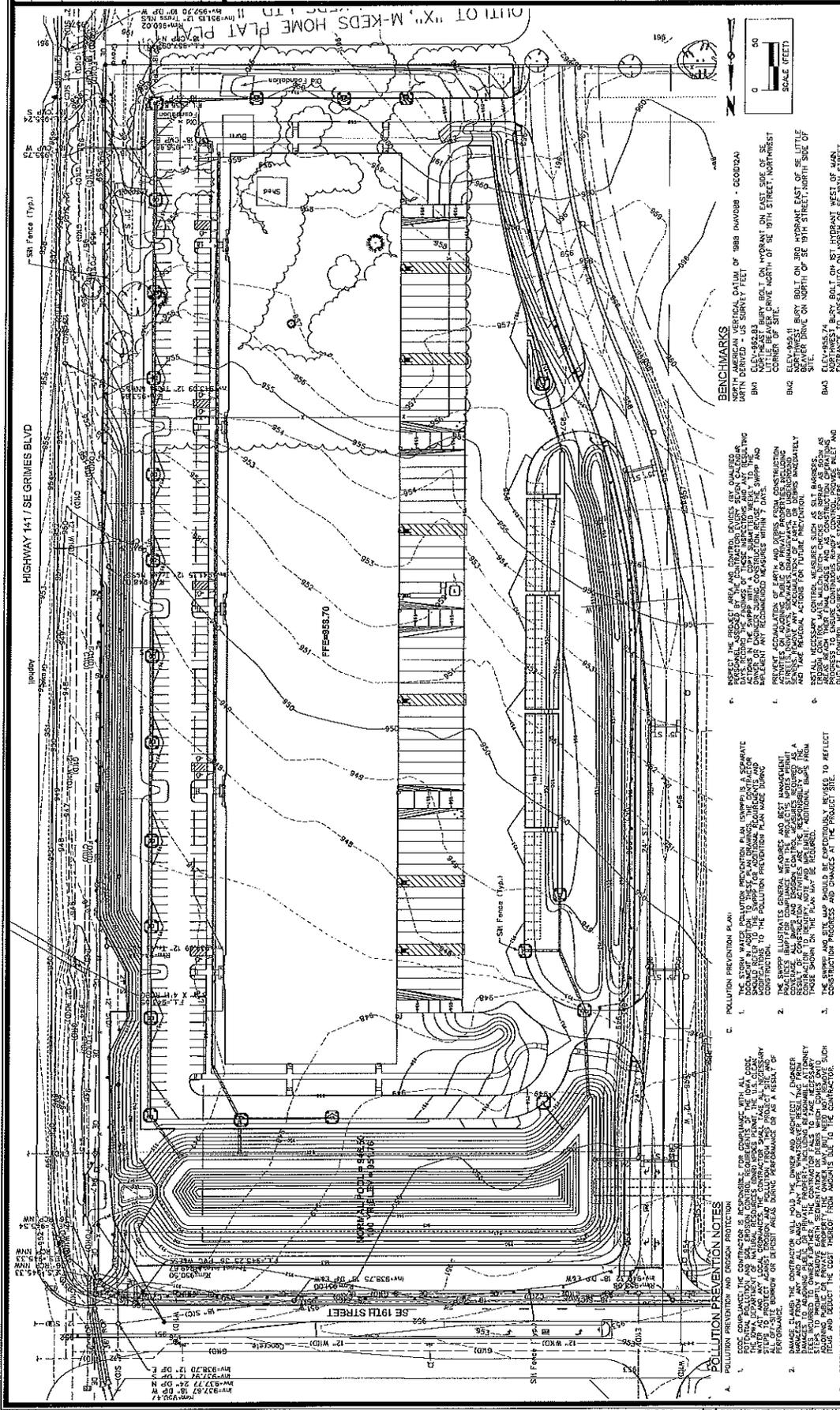
Project No: 1160210
 Sheet 4 of 15

GATEWAY INDUSTRIAL PARK PLAT 1, LOT 1
DIMENSION AND UTILITY PLAN

2727 S.W. SNYDER BLVD.
 ARDEN, IOWA 50223
 515-964-2020 | www.snyderandassociates.com

Revision	DATE	BY
1	REVISION FOR CITY COMMENTS	JKS
2	DATE	BY
3	DATE	BY
4	DATE	BY
5	DATE	BY
6	DATE	BY
7	DATE	BY
8	DATE	BY
9	DATE	BY
10	DATE	BY





BENCHMARKS
 NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD83) - GEOID200
 DATUM DERIVED - US SURVEY FEET
 BM1 NORTH AMERICAN BURY BOLT ON HYDRANT ON EAST SIDE OF SE 19TH STREET, NORTHWEST CORNER BEAVER CREEK NORTH OF SE 19TH STREET, NORTHWEST CORNER
 BM2 ELEVATION BURY BOLT ON 8RD HYDRANT EAST OF SE LITTLE NORTHWEST BURY BOLT ON 8RD HYDRANT WEST OF MAIN NORTH SIDE OF SITE.
 BM3 ELEVATION BURY BOLT ON 8RD HYDRANT WEST OF MAIN NORTH SIDE OF SITE.
 BM4 ELEVATION BURY BOLT ON 8RD HYDRANT WEST OF MAIN NORTH SIDE OF SITE.

GRADING NOTES
 1. FILL TO BE PLACED TO MAINTAIN EXISTING GRADE AND TO BE SLOPED TO SE AWAY FROM BUILDING AND TO BE SLOPED TO SE AWAY FROM BUILDING.
 2. ANY EXCESS CUT TO BE SLOPED ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
 3. ALL GRASS SWALES AND SLOPES 5:1 OR GREATER TO BE SEEDED USING RECOMMENDED SEEDING MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
 4. EROSION CONTROL SEEDS THE SITE KEEPER BUSH GRASSING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.

POLLUTION PREVENTION PLAN
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES PRIOR TO THE START OF CONSTRUCTION.
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Project No: 1160210
Sheet 9 of 15

Revision	DATE	BY
1	01/28/16	AMS
I. REVISION FOR CITY COMMENTS		
Author	Checked By	Scale
AMS	BKC	1"=50'
Drawn	Scale	1"=50'
AMS	AMS	
Project No:	1160210	Sheet 9 of 15

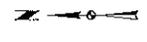
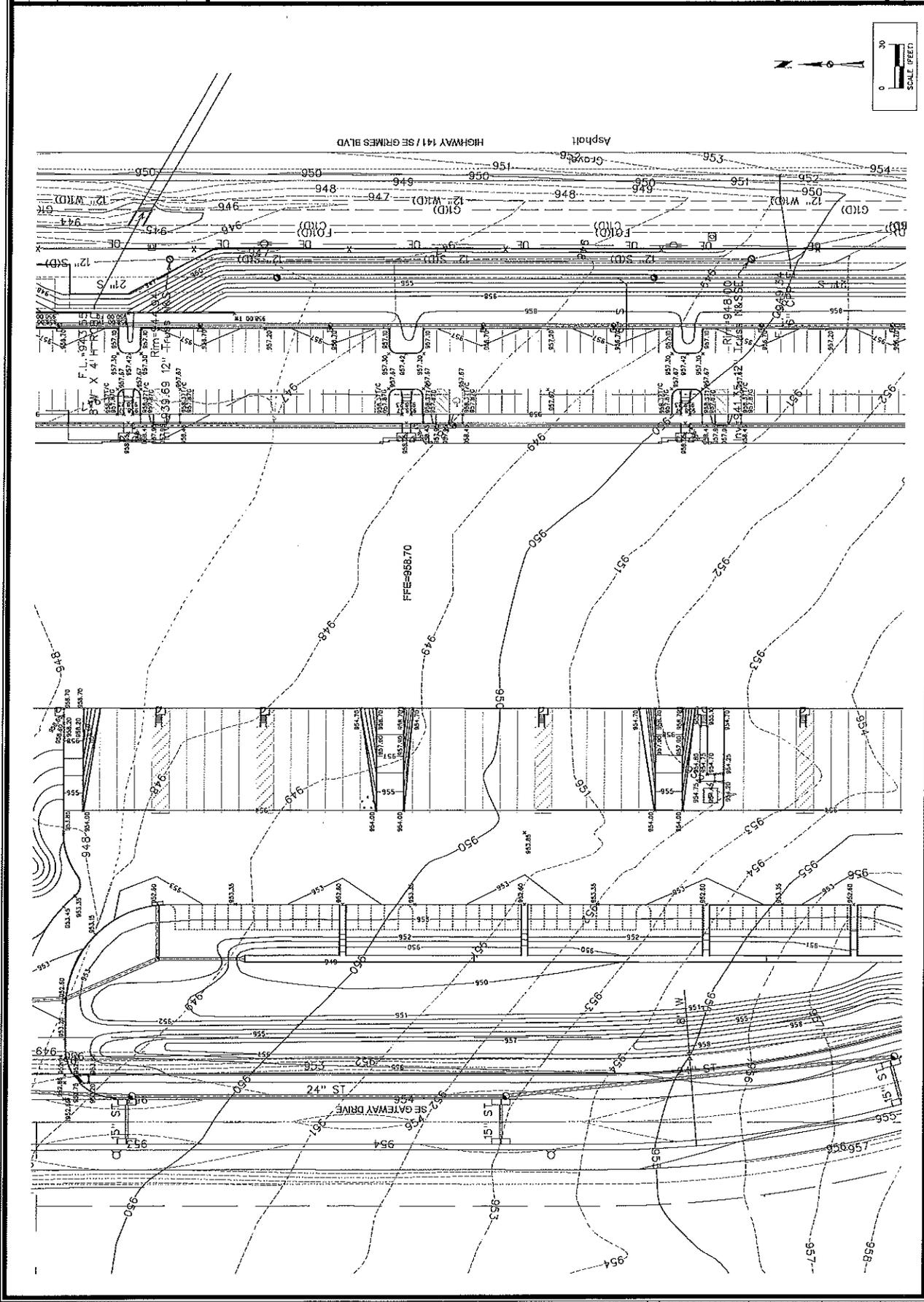
GATEWAY INDUSTRIAL PARK PLAT 1, LOT 1

GRADE PLAN

SNYDER & ASSOCIATES, INC.

2177 S.W. SNYDER BLVD.
AMERY, IOWA 50003
515-904-2020 | www.snyder-associates.com

GRIMES, IOWA





Project No: 1160210
 Sheet 10 of 15

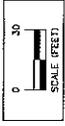
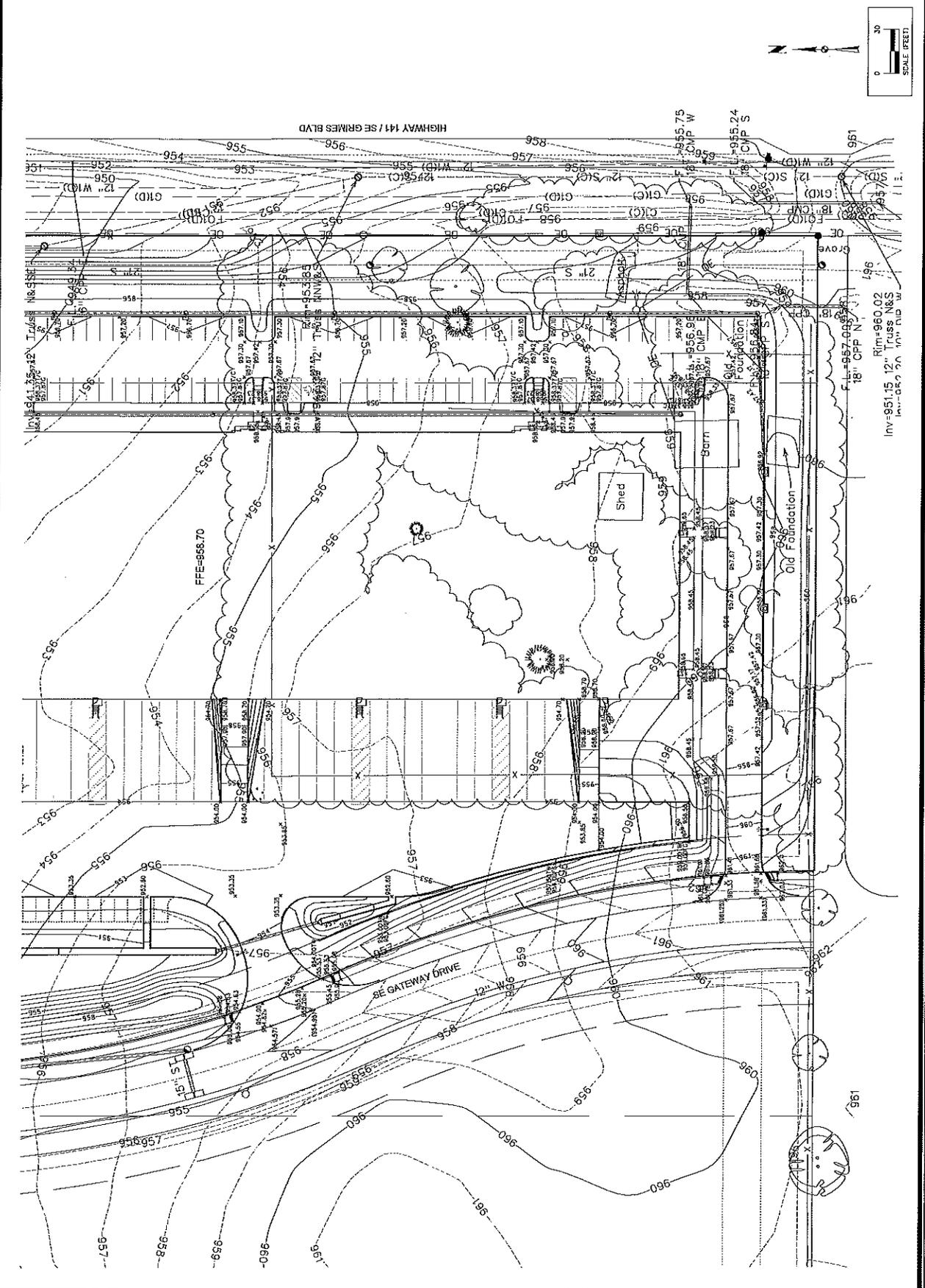
GATEWAY INDUSTRIAL PARK PLAT 1, LOT 1

GRADE PLAN

GRIMES, IOWA

2177 S.W. SNYDER BLVD.
 AMERY, IOWA 50003
 515-964-2020 | www.snyder-associates.com

Project No:	1160210
Revision:	1
Author:	AVS
Check:	4/13/15
Scale:	1"=30'
Date:	04/29/15
Drawn By:	AVS
Checked By:	AVS



Inv-951.15 12" Truss N&S
 Inv-949.24 18" Truss N&S

FFE=968.70

SE GATEWAY DRIVE

Barn

Shed

Old Foundation

HIGHWAY 141 SE GRIMES BLVD

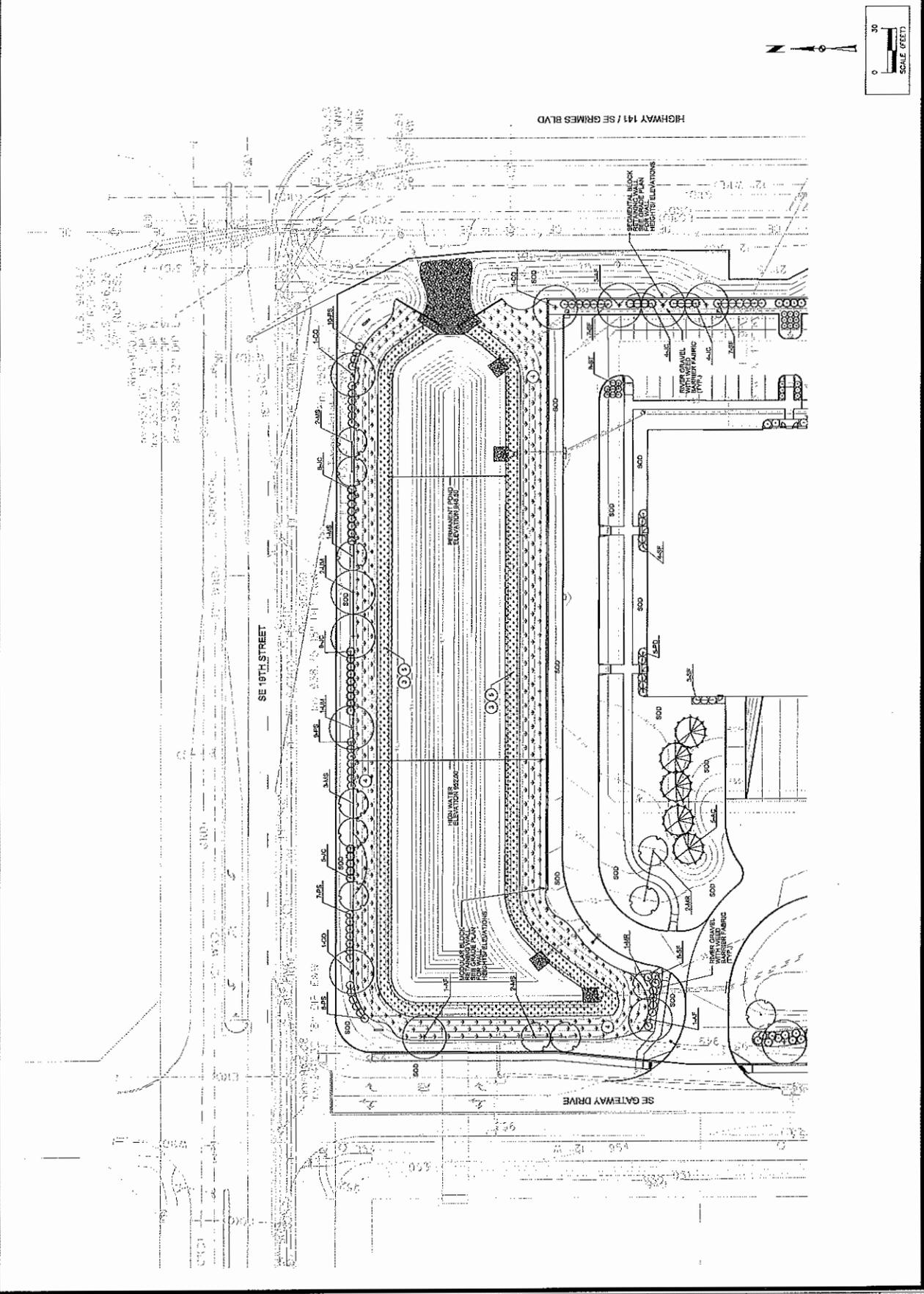


Project No: 116021D
 Sheet 12 of 15

GATEWAY INDUSTRIAL PARK PLAT 1, LOT 1
PLANTING PLAN

2727 S.W. SNYDER BLVD.
 ARDEN, IOWA 50023
 515-964-2029 | www.snyder-associates.com
GRIMES, IOWA

Project No: 116021D	Sheet 12 of 15
Drawn: SWS	Checked: BJC
Date: 4/13/16	Scale: 1" = 30'
Author: AWS	Revised: 1/27
1	RECORD FOR DIT COMMENTS
DATE	BY





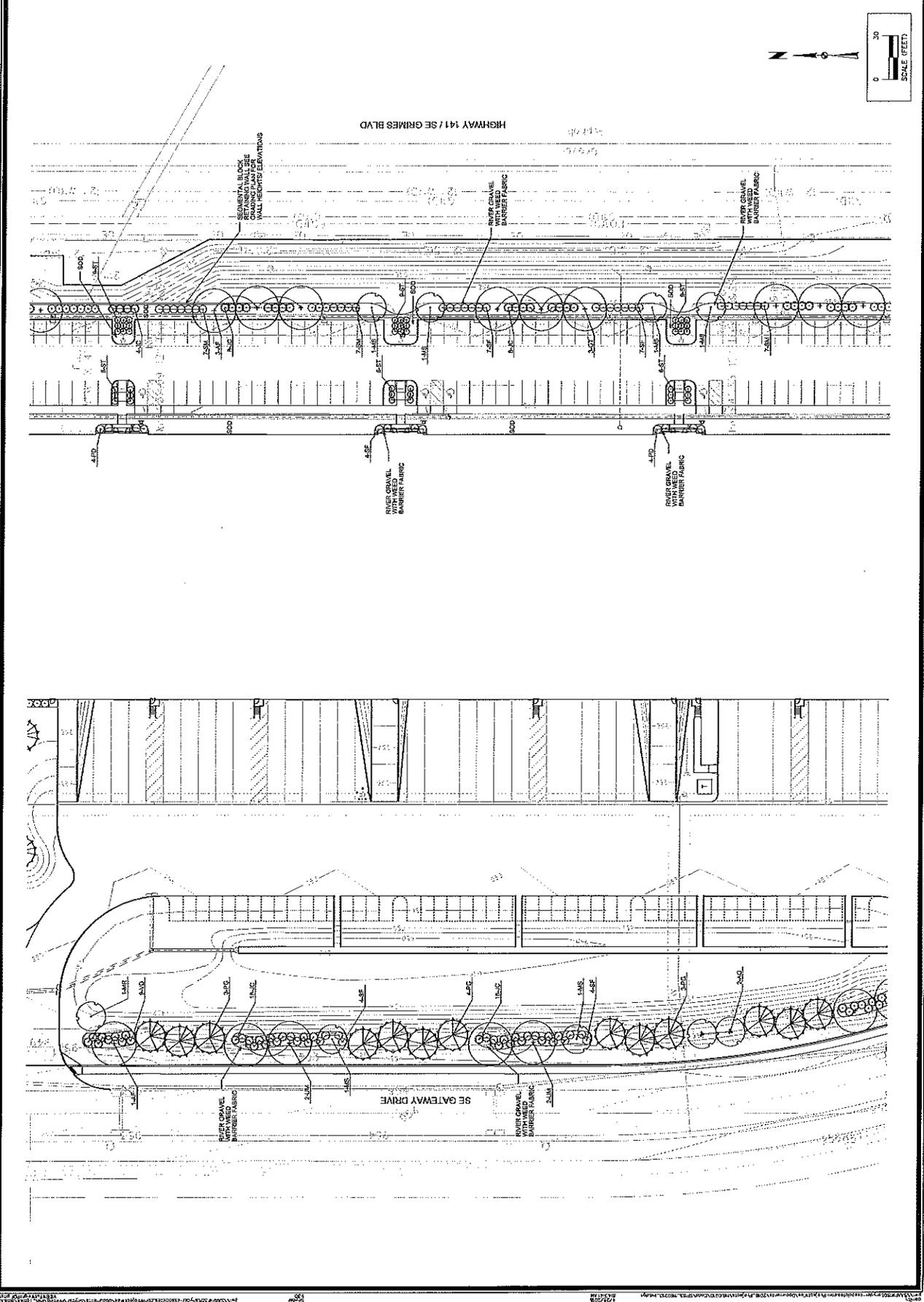
Project No: 160210
Sheet 13 of 15

SNYDER & ASSOCIATES, INC.

PLANTING PLAN GATEWAY INDUSTRIAL PARK PLAT 1, LOT 1

2121 S.W. SNYDER BLVD.
ARKEN, IOWA 50023
615-964-2020 | www.snyder-associates.com

Project No:	160210
Client:	GRIMES, IOWA
Engineer:	SVS
Check:	BXC
Date:	04/28/15
Scale:	1" = 30'
Sheet:	13 of 15





Project No: 160210
 Sheet 14 of 15

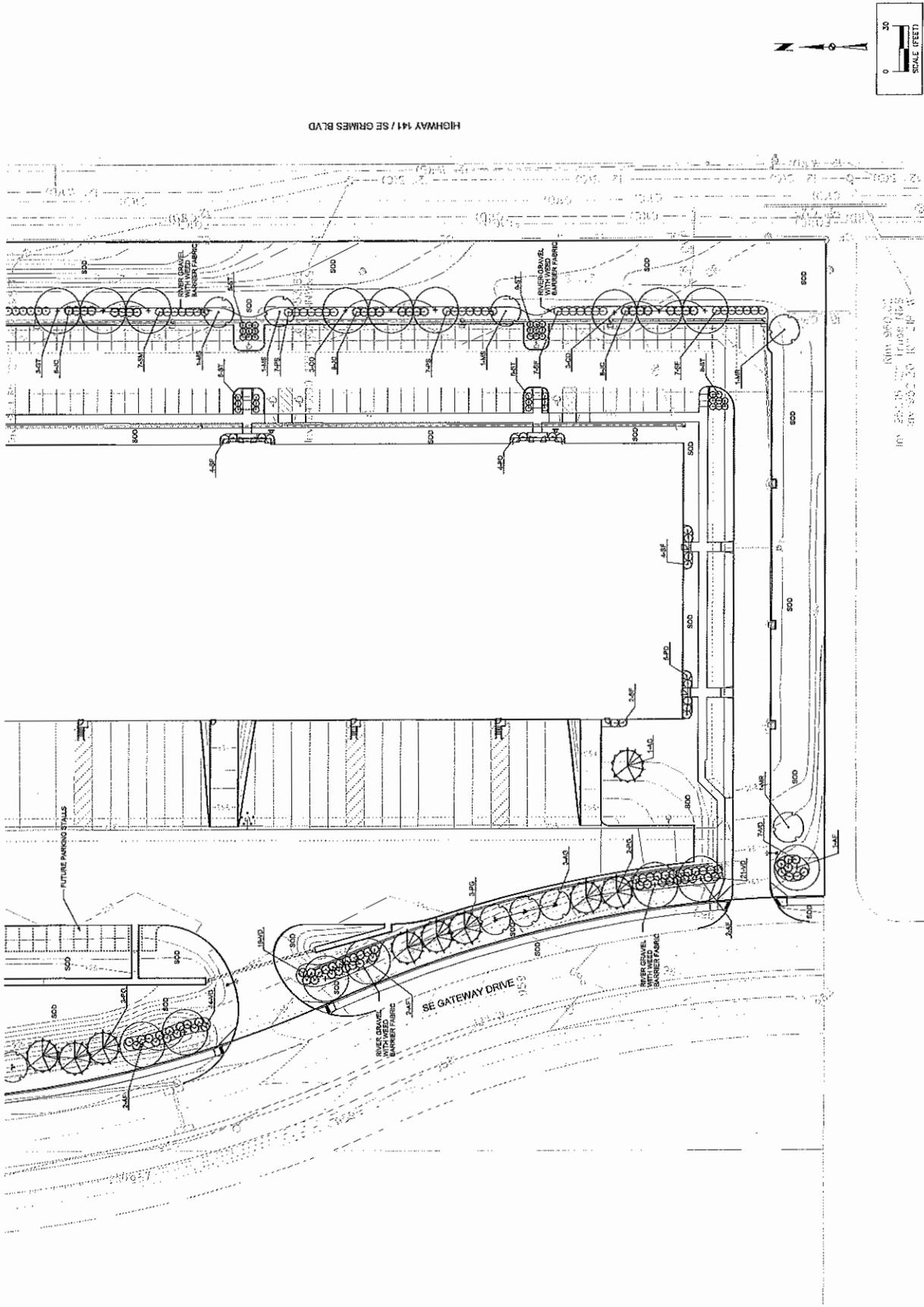
GATEWAY INDUSTRIAL PARK PLAT 1, LOT 1

PLANTING PLAN

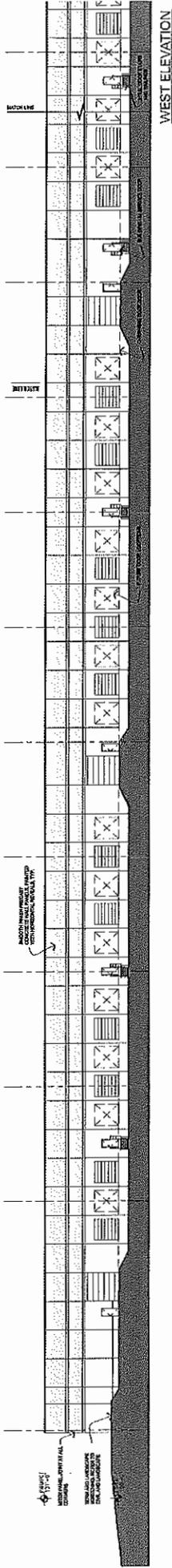
GRIMES, IOWA

2727 S.W. SNYDER BLVD.
 ANNENY, IOWA 50223
 615-964-2020 | www.snyder-associates.com

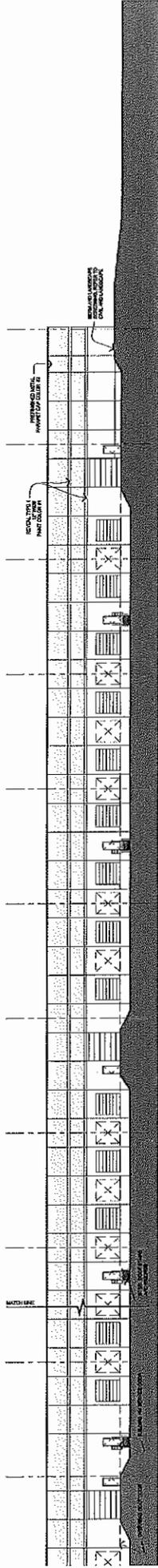
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Client:	AMS
Design Date:	4/13/15
Engineer:	SVS
Checked By:	BRC
Scale:	1" = 30'
Revision:	
Date:	
Drawn By:	
Checked By:	
Date:	04/28/15
Scale:	
Notes:	1. REVISION FOR CITY COMMENTS



Site Section
 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'



WEST ELEVATION

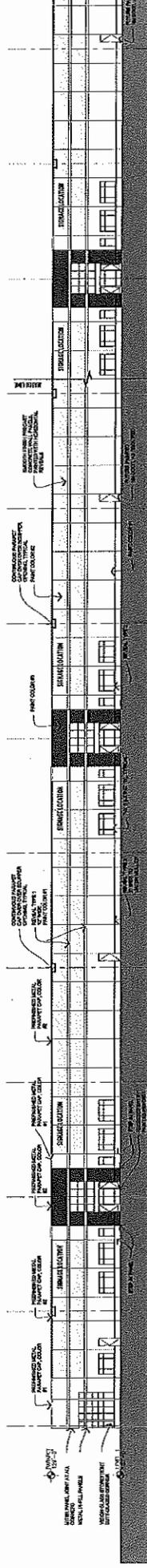


WEST ELEVATION

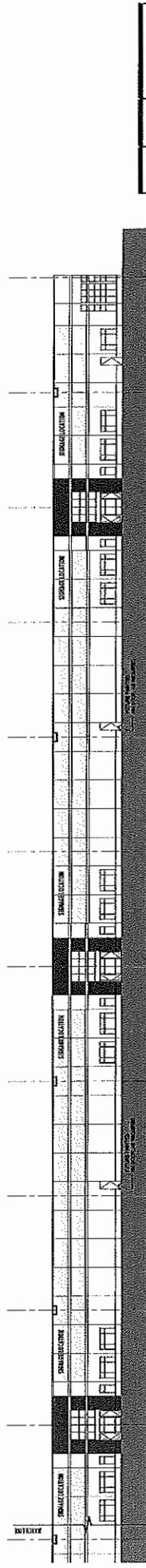


SOUTH ELEVATION

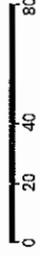
NORTH ELEVATION



EAST ELEVATION



EAST ELEVATION



Gateway Industrial Park
Grimes, IA
04.13.2016

Gateway Industrial Park
Grimes, IA



April 29, 2016

Brent K. Culp, P.E.
Snyder & Associates, Inc.
2727 SW Snyder Boulevard
Ankeny, IA 50023

Lot 2 – Site Plan
Gateway Industrial Park Plat 1
FOX Ref No: 8630-16B.242

FOX Engineering and City Staff has completed the second review for Gateway Industrial Park Plat 1, Lot 2 dated April 28, 2016. Please address the following comments:

General Comments:

1. Please dimension the driveway width at the gutter of SE 19th Street.
2. Note that the fire chief has yet to review the site plan. His comments may be forthcoming.
3. Discussion is necessary to verify that rooftop mechanical units are not visible from public view. Verification of parapet wall height and roof slope will be necessary to verify visibility.
4. Please state that the trash will be internally handled on the site plan.
5. We understand that the \$150 review fee will be paid by the Developer.

Sheet 2 – Project Information:

6. Property address for Lot 2 is 2100 SE Gateway Drive.

Sheet 4 – Dimension and Utility Plan:

7. Please move the sidewalk to be 7-ft from the property line (to allow for placement of overhead utilities). Please match the location of the sidewalk crossing of the shared driveway to that of SE Gateway Drive.

Sheet 7 – Grading and Erosion Control Plan & Sheet 11 – Overall Planting Plan

8. Discussion is necessary about the screening of the truck dock area. Section 165A.21, 1 of the Grimes Code states that no service bays or unloading areas (amongst other things) may face any setback from a public right-of-way unless a sufficient landscape/berm screen can be provided. To account for this, the berm must be continuous along the east perimeter of the site. In addition, the shrubwall should be provided along the groupings of deciduous trees to provide more of a year-long screen. Please increase the berm and shrubwall accordingly. Doing this should also meet the 165B.11 Grimes Code (Transportation Overlay). The code states that a 75% opaque screen must be established within 18 months. A majority coniferous material will need to be provide to meet this requirement year-round.

Sheet 11 – Overall Planting Plan

9. Discussion is necessary about screening the southeast corner of the site truck parking from northbound SE Gateway Drive traffic.

Stormwater Management Plan:

10. Stormwater Management Calculation comments will be submitted under separate cover.

Architectural/Elevation Plan

11. Please state the colors used for the building. Please be prepared to discuss what is meant by "Paint Color #1" and "Paint Color #2" on the elevation plans. Discussion is necessary as to whether the provided colors and materials are acceptable.
12. Discussion is necessary about the look of the north building face. 165B.09, 3 of the Grimes Code requires 40% of the wall length to be clear glass at eye level for Commercial properties. This property is an industrial use, but is expected to "blend" with other structures in the corridor (purpose for the Transportation Overlay District). Prairie Business Park warehouses (SE 37th Street at S James Street) was also required to meet this condition.
13. It is highly recommended that you bring detailed building materials and color schemes with you to P & Z.

Post Construction Agreement:

14. The City of Grimes requires signing of a post-construction maintenance agreement in conjunction with the Grimes Post-Construction Ordinance. Snyder has successfully completed this document in the past (Grimes Mini-Storage). No grading permit will be issued until said agreement is executed by the developer.

Stormwater Pollution Prevention Plan

15. Please provide a formal SWPPP for review.
16. Please submit a City of Grimes Grading/Certification for Development form.

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

PLANNING & ZONING: May 3, 2016 at 5:30 at the Grimes City Hall

COUNCIL MEETING: May 10, 2016 at 5:30 at the Grimes City Hall

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

FOX ENGINEERING ASSOCIATES, INC.

John Gade

John Gade, P.E.

Copy to: Kelley Brown, City of Grimes
Scott Clyce, City of Grimes



April 28, 2016

The City of Grimes, IA
101 NE Harvey Street
Grimes, IA 50111

Re: Gateway Industrial Park Plat 1, Lots 1 & 2

Dear Honorable Mayor, Members of the City Council and Planning and Zoning Commission,

Opus Development Company, L.L.C. respectfully request permission to use hydro-seeding in lieu of sod for the projects being considered at the above referenced development. We believe there are many advantages that exist with using hydro-seeding in lieu of sod, including the following:

- Seeding mix can be custom tailored to the jobsite, soil conditions, and exposure to ensure a healthy and vibrant lawn.
- With hydro-seeding, the grass is grown in the native soil onsite, producing a higher quality, long term turf. Sod is grown in a soil that typically does not match the jobsite soil conditions and suffers from the shock of being transplanted.
- Hydro-seeding produces grass that is better rooted for the site and requires less water and maintenance in the future over sod.
- Sod has the roots chopped off when transplanted, and must attempt to re-establish them on the new site. Hydro-seeding achieves root growth in place, resulting in deeper, healthier root structure.
- Hydro-seeding has better water retention than sod.

We believe that the use of hydro-seeding is a sustainable way to establish a new lawn and will contribute to the long term vitality of the landscape planned for our development.

We appreciate your consideration of this request.

Sincerely,
The Opus Group

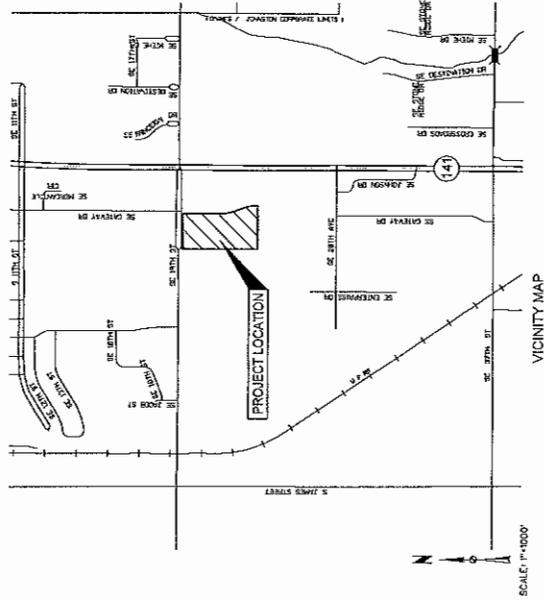
A handwritten signature in black ink, appearing to read "Jeff Smith", with a long horizontal flourish extending to the right.

Jeff Smith
Regional Director

SITE PLAN
FOR

GATEWAY INDUSTRIAL PARK PLAT 1, LOT 2

CITY OF GRIMES, POLK COUNTY, IOWA



OWNER
DARRYL & TWILA SEIBERT
5000 A BURGESS
WARREN, IA 50283

DEVELOPER
ORION DEVELOPMENT COMPANY, L.L.C.
10000 W. WISCONSIN AVE., SUITE 200
MILWAUKEE, WI 53224
CONTACT: GUY SAUER

- INDEX OF SHEETS**
- 1. TITLE SHEET
 - 2. PROJECT INFORMATION
 - 3-6. DIMENSION AND UTILITY PLAN
 - 7. GRADING AND EROSION CONTROL PLAN
 - 8-10. GRADE PLAN
 - 11-14. PLANTING PLAN
 - 15. WEIR WALL & MISCELLANEOUS DETAILS

STATE OF IOWA
DEPARTMENT OF TRANSPORTATION
DESIGN DIVISION
DESIGNER
GUY SAUER, P.E.
15000 W. WISCONSIN AVE., SUITE 200
MILWAUKEE, WI 53224
PHONE: 414.224.1111
FAX: 414.224.1112
WWW.GUYSAUER.COM

STATE OF IOWA
DEPARTMENT OF TRANSPORTATION
DESIGN DIVISION
DESIGNER
GUY SAUER, P.E.
15000 W. WISCONSIN AVE., SUITE 200
MILWAUKEE, WI 53224
PHONE: 414.224.1111
FAX: 414.224.1112
WWW.GUYSAUER.COM

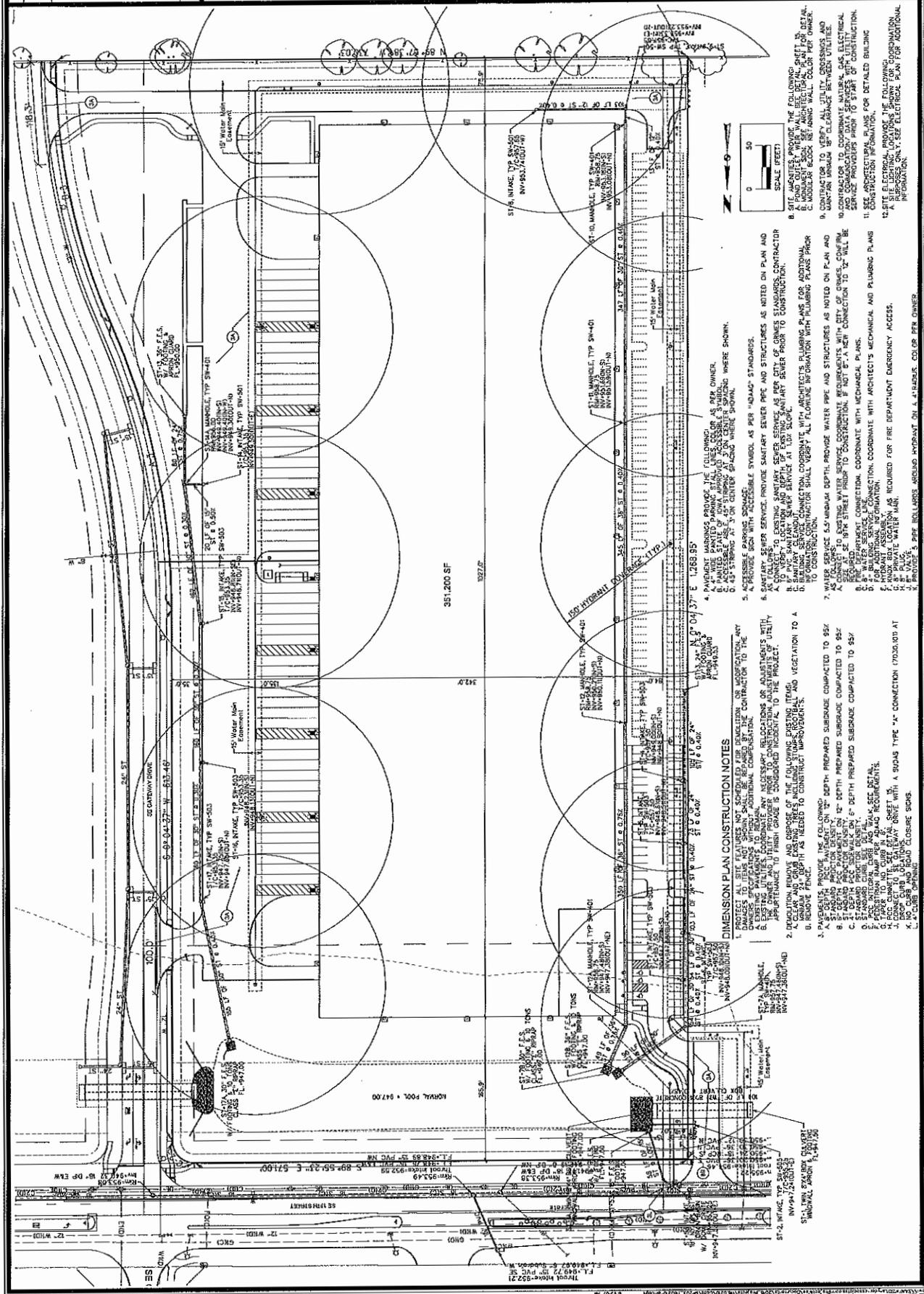


SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANNETT, IOWA 50203
515-964-2028 | www.snyder-assocs.com

Project No: 160210		Sheet 1 of 15	
Client: AWS	Date: 4/13/15	Project: P15	Page: 1
Engineer: SWS	Checked: BJC	Scale: 1"=1'	
Reviewed: PCK/SKM	Date: 04/29/15	Drawn: BR	
1. REVISION FOR CITY COMMENTS			

Project No: 160210
Sheet 1 of 15

TITLE SHEET
GATEWAY INDUSTRIAL PARK PLAT 1, LOT 2
GRIMES, IOWA



- DIMENSION PLAN CONSTRUCTION NOTES**
1. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 2. DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
 3. DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
 4. DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
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 10. DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.

- UTILITY CONSTRUCTION NOTES**
1. ALL UTILITIES TO BE INSTALLED AS SHOWN.
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 3. ALL UTILITIES TO BE INSTALLED AS SHOWN.
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 9. ALL UTILITIES TO BE INSTALLED AS SHOWN.
 10. ALL UTILITIES TO BE INSTALLED AS SHOWN.

- GENERAL NOTES**
1. THE CONTRACTOR SHALL VERIFY ALL UTILITIES CROSSINGS AND LOCATIONS PRIOR TO CONSTRUCTION.
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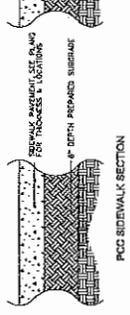
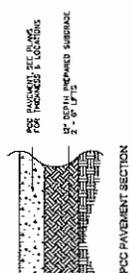
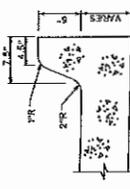
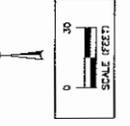
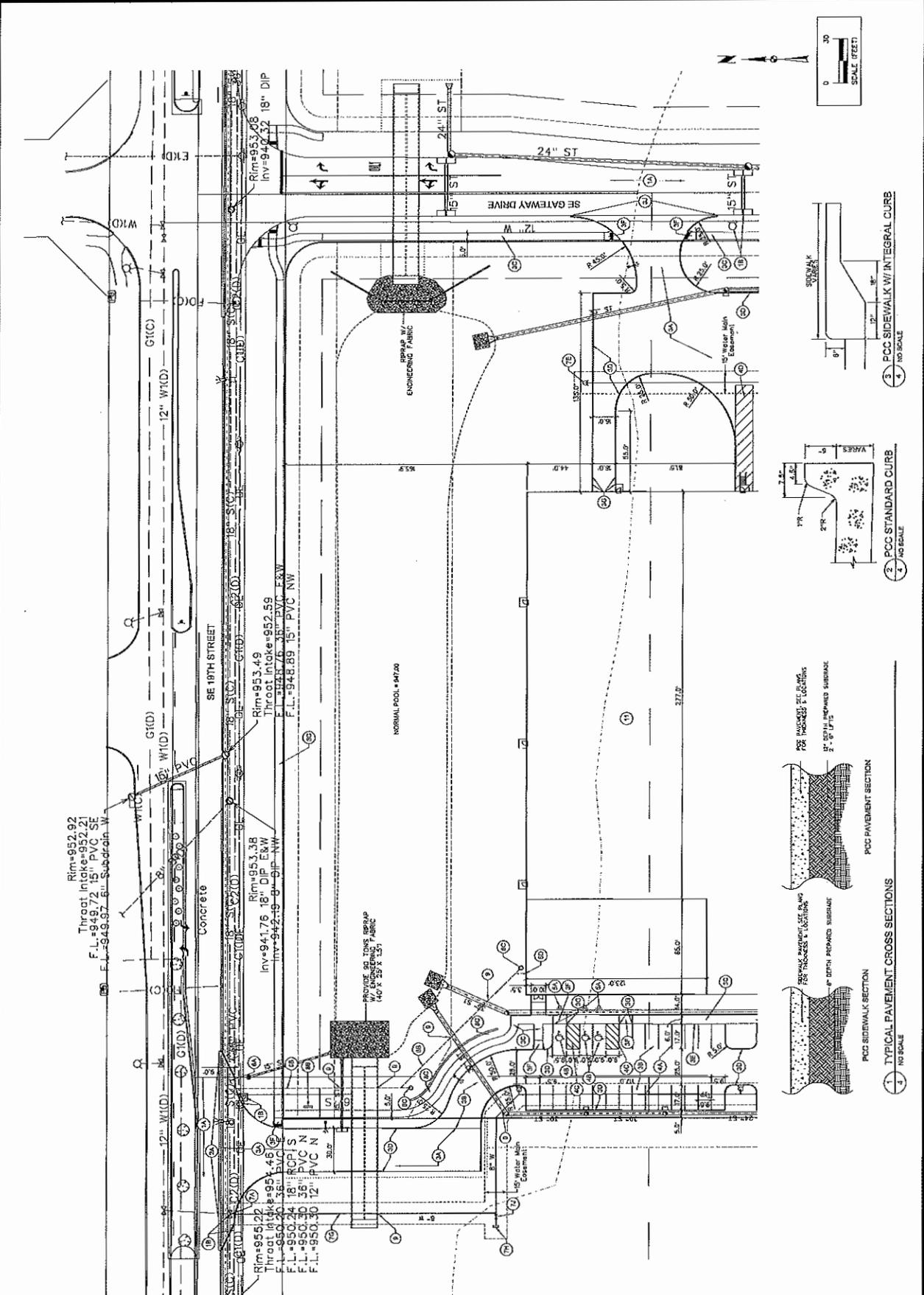
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GATEWAY INDUSTRIAL PARK PLAT 1, LOT 2 DIMENSION AND UTILITY PLAN

2727 S.W. SNYDER BLVD.
AMERY, IOWA 50033
515-964-2020 | www.snyder-associates.com

Client: GRIMES, IOWA	Scale: 1"=30'
Drawn: SWS	Check: BJC
Project No: 160270	Project Date: 4/13/16
Project Name: GATEWAY INDUSTRIAL PARK PLAT 1, LOT 2	Project No: 160270
Project No: 160270	Project Name: GATEWAY INDUSTRIAL PARK PLAT 1, LOT 2



3. PCC SIDEWALK W/ INTEGRAL CURB
4. NO SCALE

2. PCC STANDARD CURB
4. NO SCALE

PCC PAVEMENT SECTION
FOR PROPOSED SIDEWALK
4\"/>

PCC SIDEWALK SECTION
FOR PROPOSED SIDEWALK
4\"/>



Project No: 1160210
Sheet 5 of 15

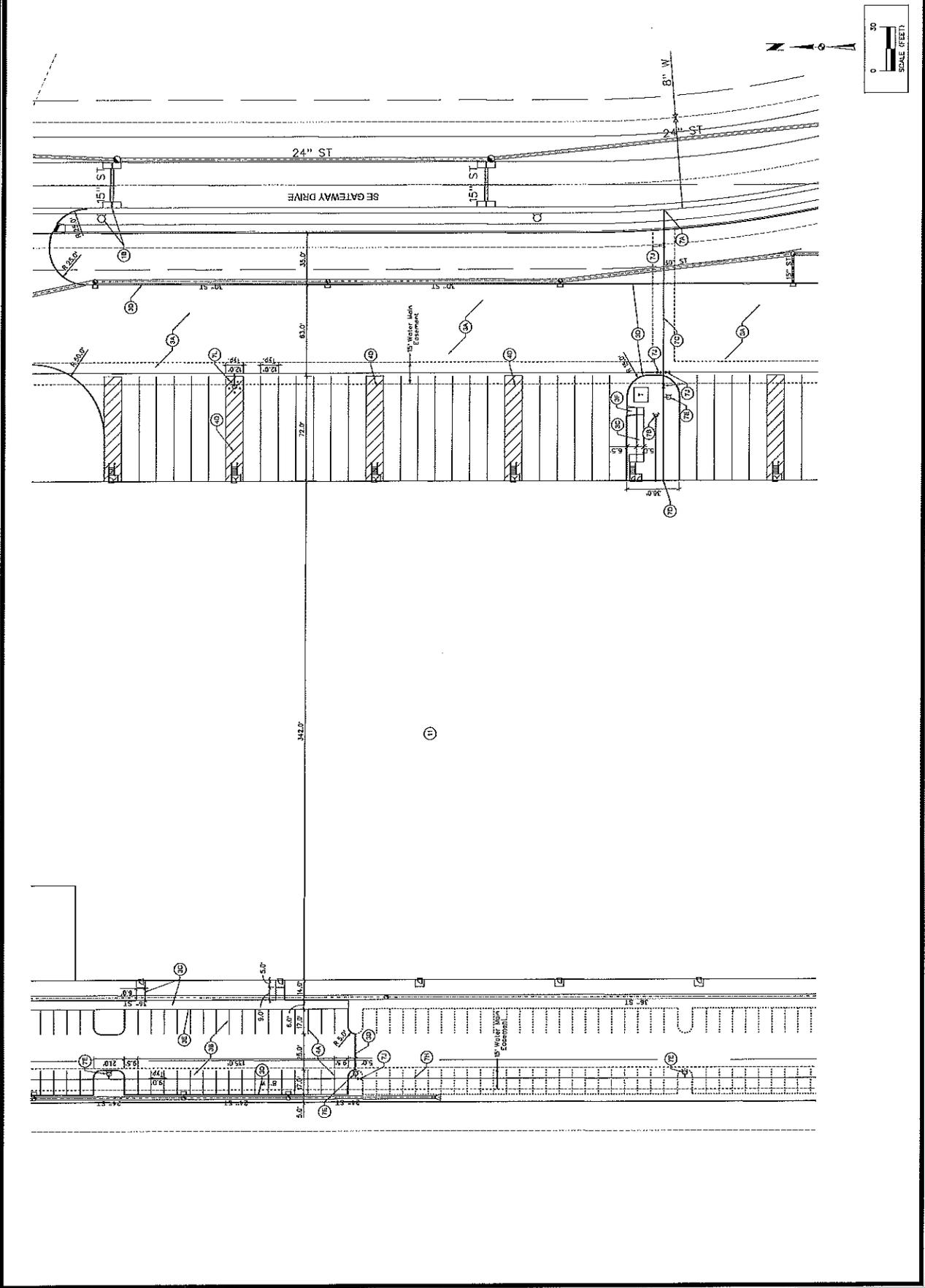
GATEWAY INDUSTRIAL PARK PLAT 1, LOT 2

DIMENSION AND UTILITY PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
ANNENY, IOWA 50023
615-964-2020 | www.snyder-associates.com

Project No:	1160210
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Issue Date:	4/17/15
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Check:	BKC
Scale:	1" = 30'
Drawn:	MM
Checked:	MM
Date:	
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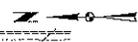
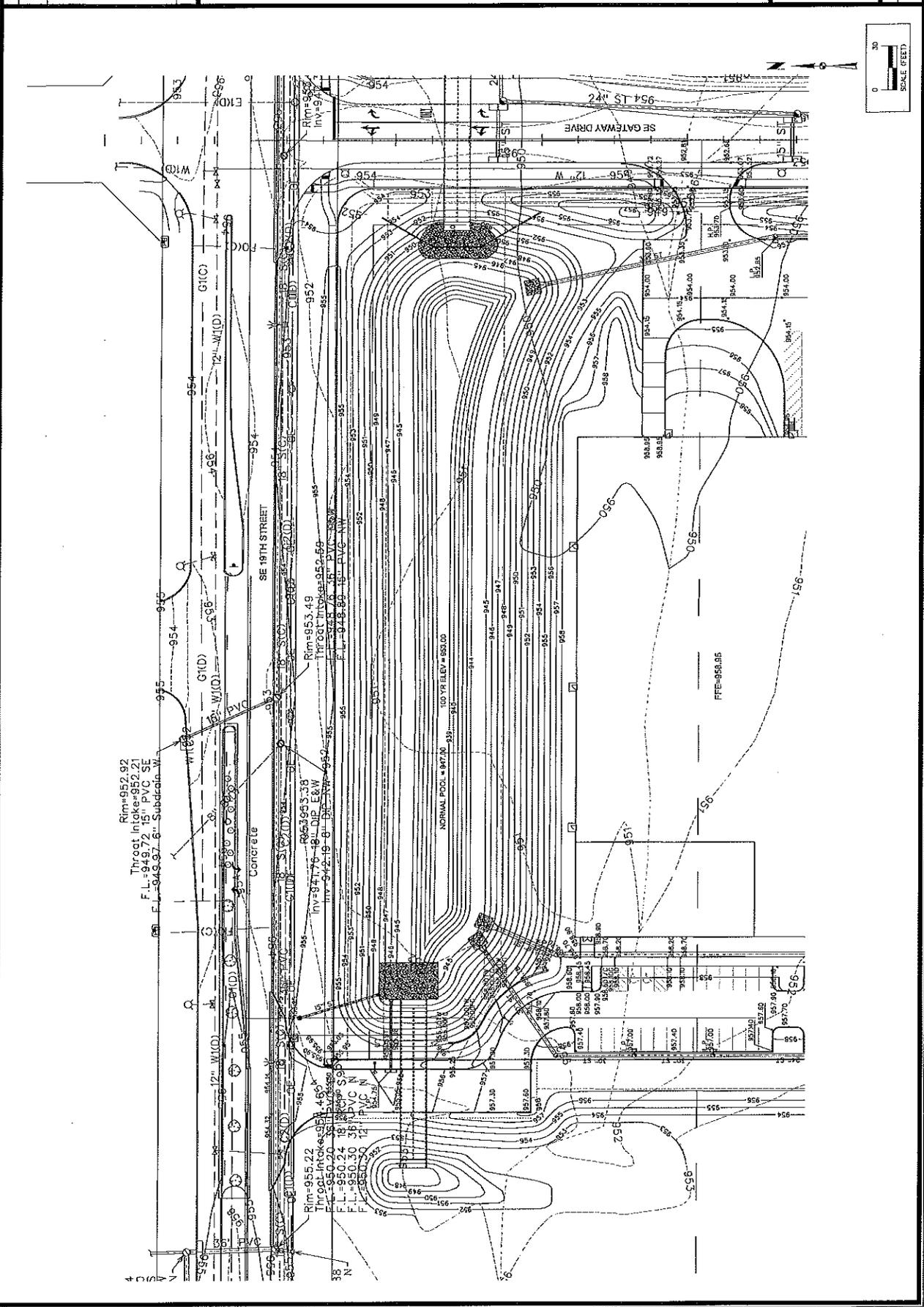
Project No: 180210
 Sheet 8 of 15

GATEWAY INDUSTRIAL PARK PLAT 1, LOT 2

GRADE PLAN

GRIMES, IOWA

2727 S.W. SNYDER BLVD. ANNEX B, IOWA 50023 515-944-2020 www.snyder-associates.com	Project No: 180210
Engineer: SWS Checked By: BKC Scale: 1"=20'	Revision: 1 DATE: 04/22/15 BY: RAS
Project No: 180210	Revision: 1
Project Name: GATEWAY INDUSTRIAL PARK PLAT 1, LOT 2	Revision: 1
Project Date: 4/13/15	Revision: 1
Project No: 180210	Revision: 1
Project Name: GATEWAY INDUSTRIAL PARK PLAT 1, LOT 2	Revision: 1
Project Date: 4/13/15	Revision: 1
Project No: 180210	Revision: 1
Project Name: GATEWAY INDUSTRIAL PARK PLAT 1, LOT 2	Revision: 1
Project Date: 4/13/15	Revision: 1



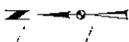
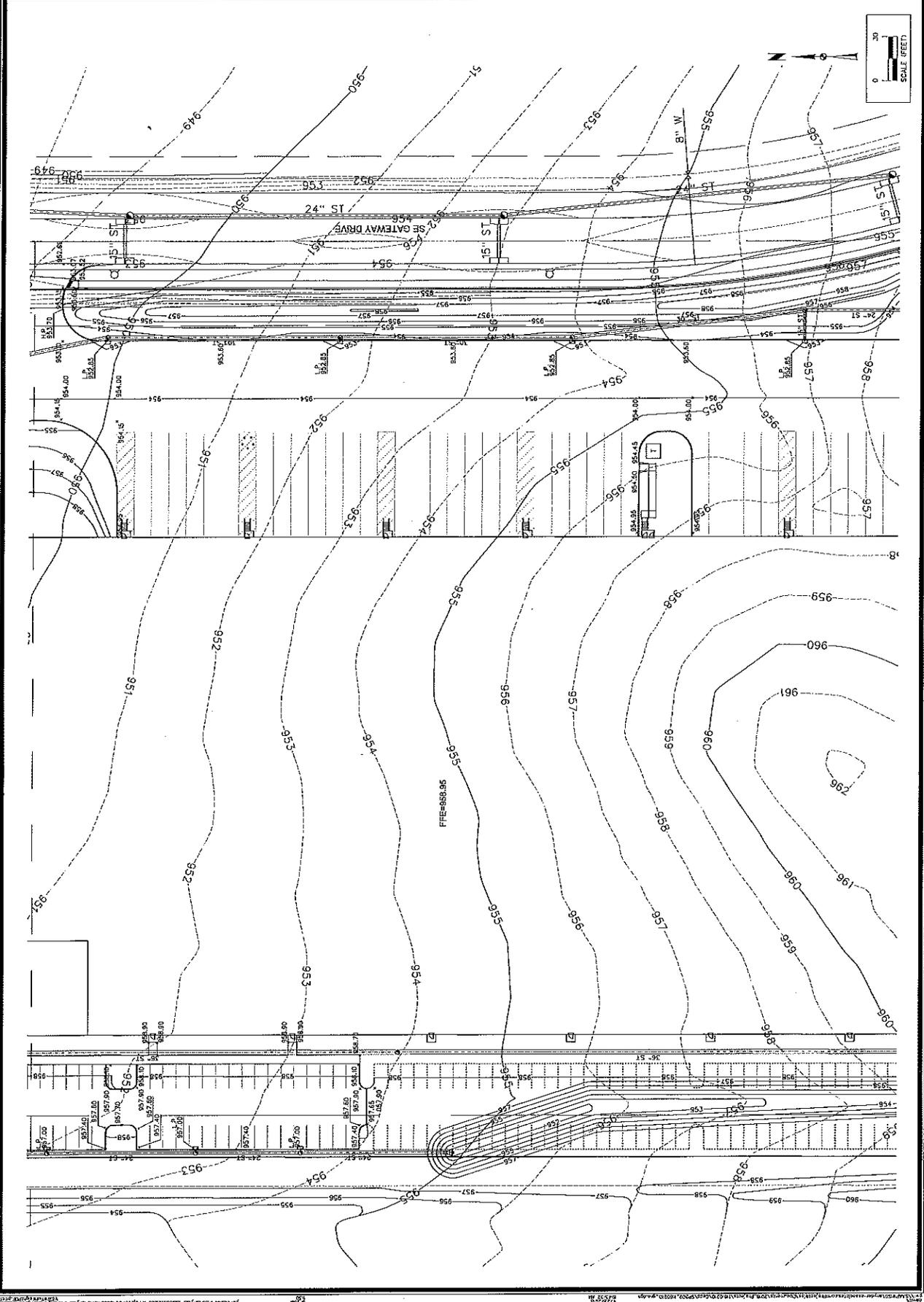


Project No: 1160210
Sheet 9 of 15

GATEWAY INDUSTRIAL PARK PLAT 1, LOT 2 GRADE PLAN

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD.
AMERY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Engineer	SVS	Checked By	BKC	Scale	1"=30'
Project No	1160210	Date	4/13/15	Printed By	PC
Revision	1	Entered Per City Comments	DATE BY	DATE BY	MS





Project No: 160210
Sheet 10 of 15

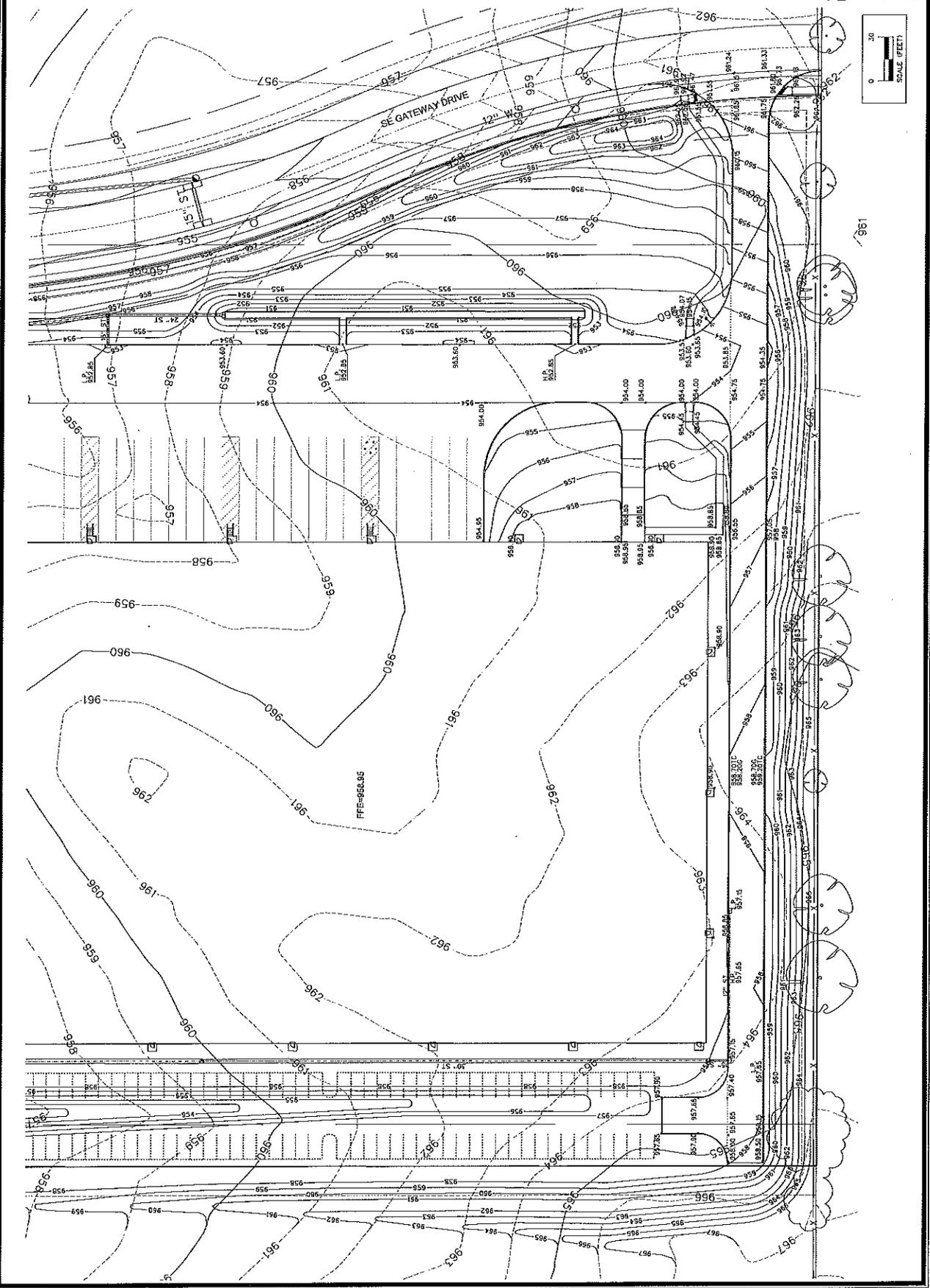
SNYDER & ASSOCIATES, INC.

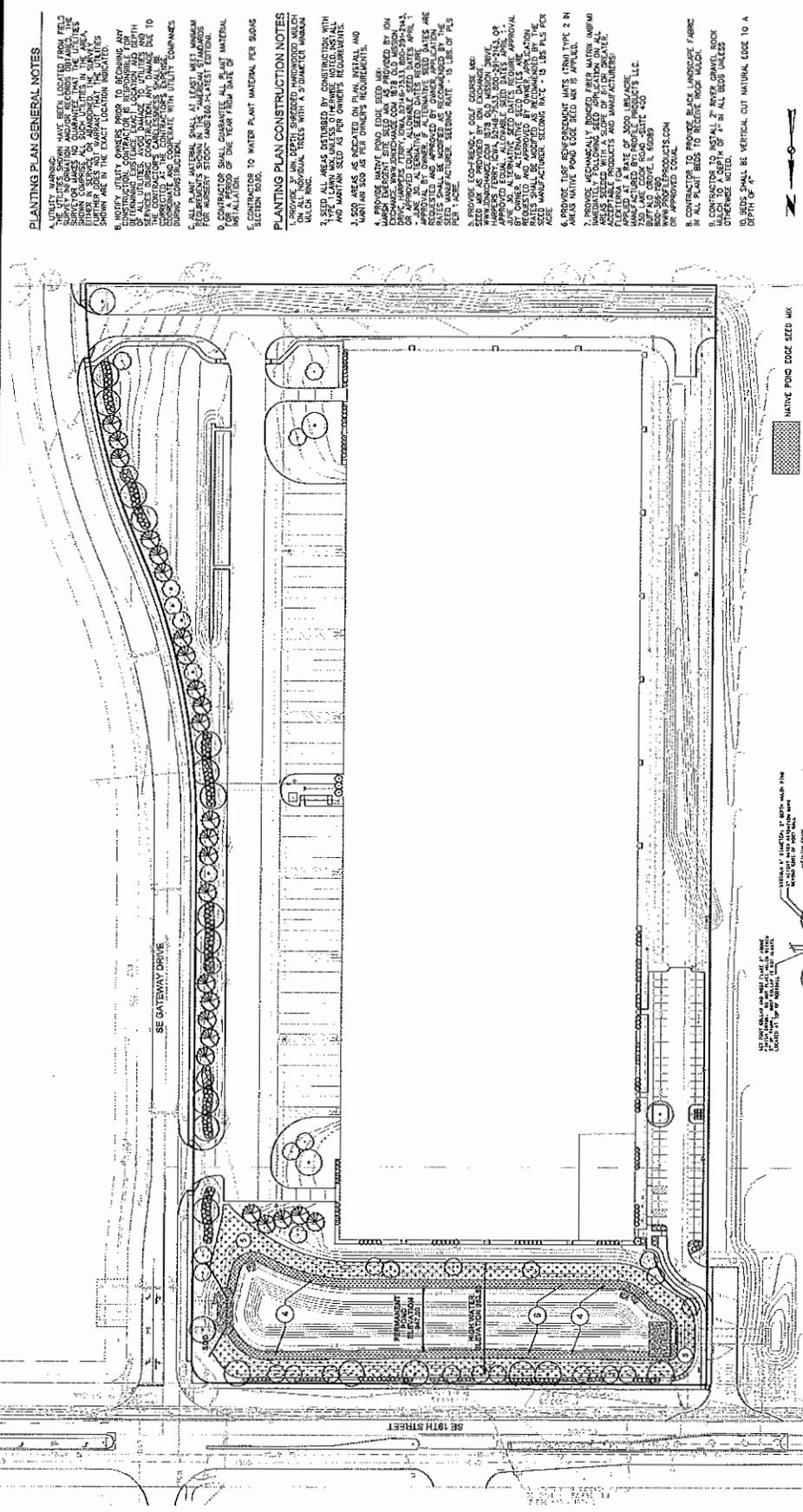
2722 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyderandassociates.com

Project No: 160210	Sheet 10 of 15
Engineer: AMS/ldc	Date: 4/13/16
Checked By: BJC	Scale: 1"=30'
Drawn: JESSIE	Date: 04/27/16
Revised Per City Comments	

GRADE PLAN

GATEWAY INDUSTRIAL PARK PLAT 1, LOT 2





PLANTING PLAN GENERAL NOTES

1. ALL PLANTINGS SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY DATA. CONTRACTOR SHALL VERIFY ALL PLANTING LOCATIONS AND SPACING PRIOR TO CONSTRUCTION. PLANTINGS SHALL BE PLANTED IN ACCORDANCE WITH THE EXACT LOCATION INDICATED ON THIS PLAN.
2. CONTRACTOR SHALL VERIFY ALL PLANTING LOCATIONS AND SPACING PRIOR TO CONSTRUCTION. PLANTINGS SHALL BE PLANTED IN ACCORDANCE WITH THE EXACT LOCATION INDICATED ON THIS PLAN.
3. CONTRACTOR SHALL VERIFY ALL PLANTING LOCATIONS AND SPACING PRIOR TO CONSTRUCTION. PLANTINGS SHALL BE PLANTED IN ACCORDANCE WITH THE EXACT LOCATION INDICATED ON THIS PLAN.
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5. CONTRACTOR SHALL VERIFY ALL PLANTING LOCATIONS AND SPACING PRIOR TO CONSTRUCTION. PLANTINGS SHALL BE PLANTED IN ACCORDANCE WITH THE EXACT LOCATION INDICATED ON THIS PLAN.

PLANTING PLAN CONSTRUCTION NOTES

1. PROVIDE 3" DIA. DEPTH SHIMMERED HARDWOOD MULCH UNDER ALL PLANTINGS.
2. PROVIDE 2" DIA. DEPTH SHIMMERED HARDWOOD MULCH UNDER ALL PLANTINGS.
3. PROVIDE 1" DIA. DEPTH SHIMMERED HARDWOOD MULCH UNDER ALL PLANTINGS.
4. PROVIDE 1/2" DIA. DEPTH SHIMMERED HARDWOOD MULCH UNDER ALL PLANTINGS.
5. PROVIDE 1/4" DIA. DEPTH SHIMMERED HARDWOOD MULCH UNDER ALL PLANTINGS.

PLANT SCHEDULE

ITEM #	SYMBOL	COMMON NAME	SIZE	COMMENTS
1	(Symbol)	SEMI-DEER WAX	2" CAL	BBB (8.7)
2	(Symbol)	SEMI-DEER WAX	2" CAL	BBB (8.7)
3	(Symbol)	SEMI-DEER WAX	2" CAL	BBB (8.7)
4	(Symbol)	SEMI-DEER WAX	2" CAL	BBB (8.7)
5	(Symbol)	SEMI-DEER WAX	2" CAL	BBB (8.7)
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7	(Symbol)	SEMI-DEER WAX	2" CAL	BBB (8.7)
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83	(Symbol)	SEMI-DEER WAX	2" CAL	BBB (8.7)
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86	(Symbol)	SEMI-DEER WAX	2" CAL	BBB (8.7)
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99	(Symbol)	SEMI-DEER WAX	2" CAL	BBB (8.7)
100	(Symbol)	SEMI-DEER WAX	2" CAL	BBB (8.7)

LANDSCAPING REQUIREMENTS

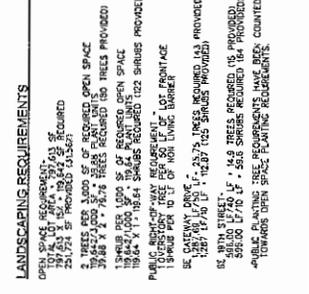
OPEN SPACE REQUIREMENTS:

- 1. TOTAL LOT AREA: 700,000 SF
- 2. TOTAL OPEN SPACE: 150,000 SF
- 3. TOTAL TREES REQUIRED: 150 TREES
- 4. TOTAL SHRUBS REQUIRED: 150 SHRUBS
- 5. TOTAL MULCH REQUIRED: 150,000 SF

PLANTING PIT DETAILS

1. NO SCALE

2. NO SCALE



PLANTING PIT DETAILS

1. NO SCALE

2. NO SCALE



Project No: 1160210
 Sheet 12 of 15

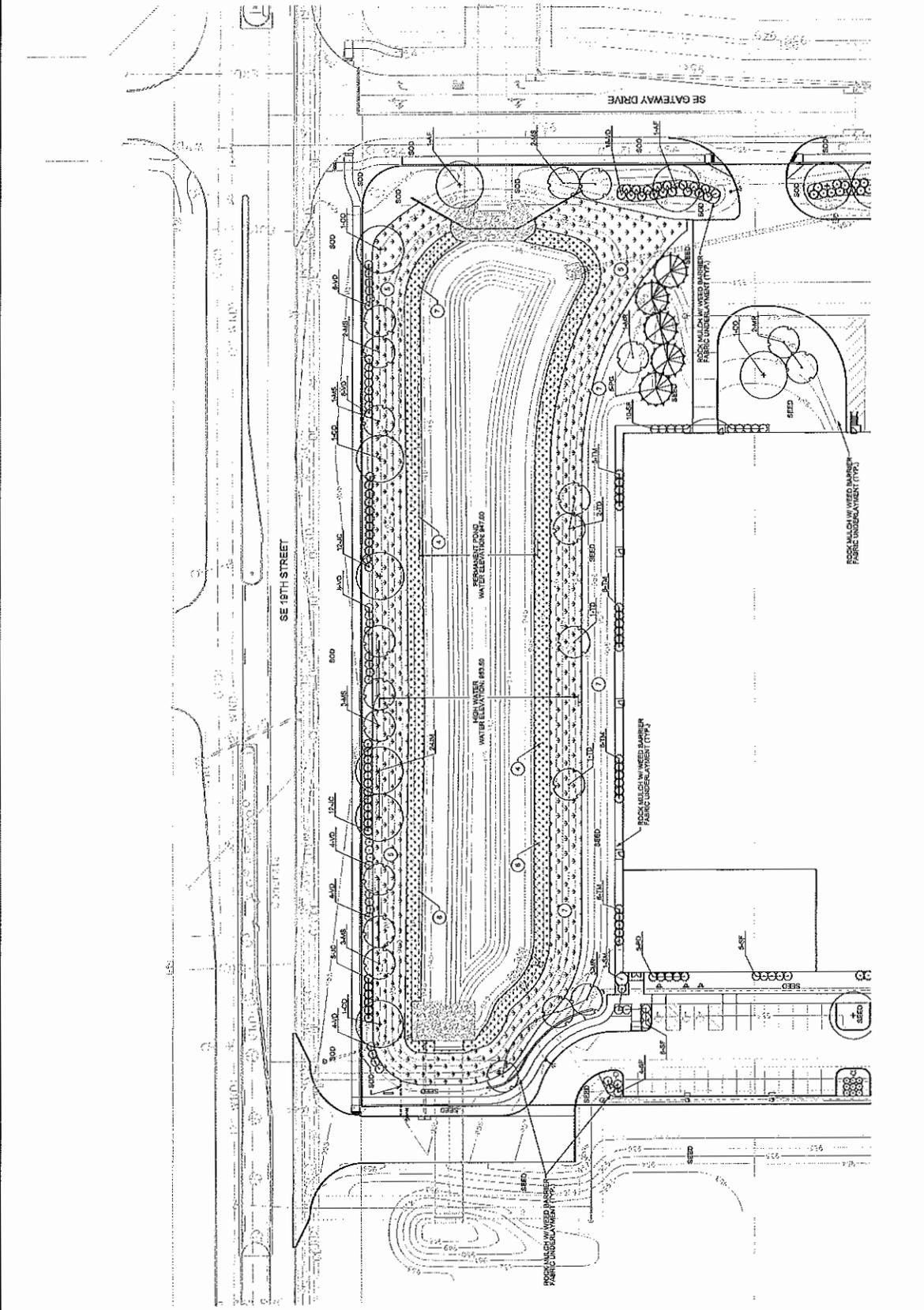
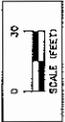
GATEWAY INDUSTRIAL PARK PLAT 1, LOT 2

PLANTING PLAN

GRIMES, IOWA

2727 S.W. SNYDER BLVD.
 AMES, IOWA 50023
 515-964-2020 | www.snyderandassociates.com

Engineer: SVS	Checked By: BKC	Date: 4/13/16	Project No: 1160210
Architect: AVS	Scale: 1/8" = 1'-0"	Sheet: 12 of 15	Project No: 1160210
DATE	BY	REVISION	
04/28/16	AVS	1	REVISED PER CITY COMMENTS



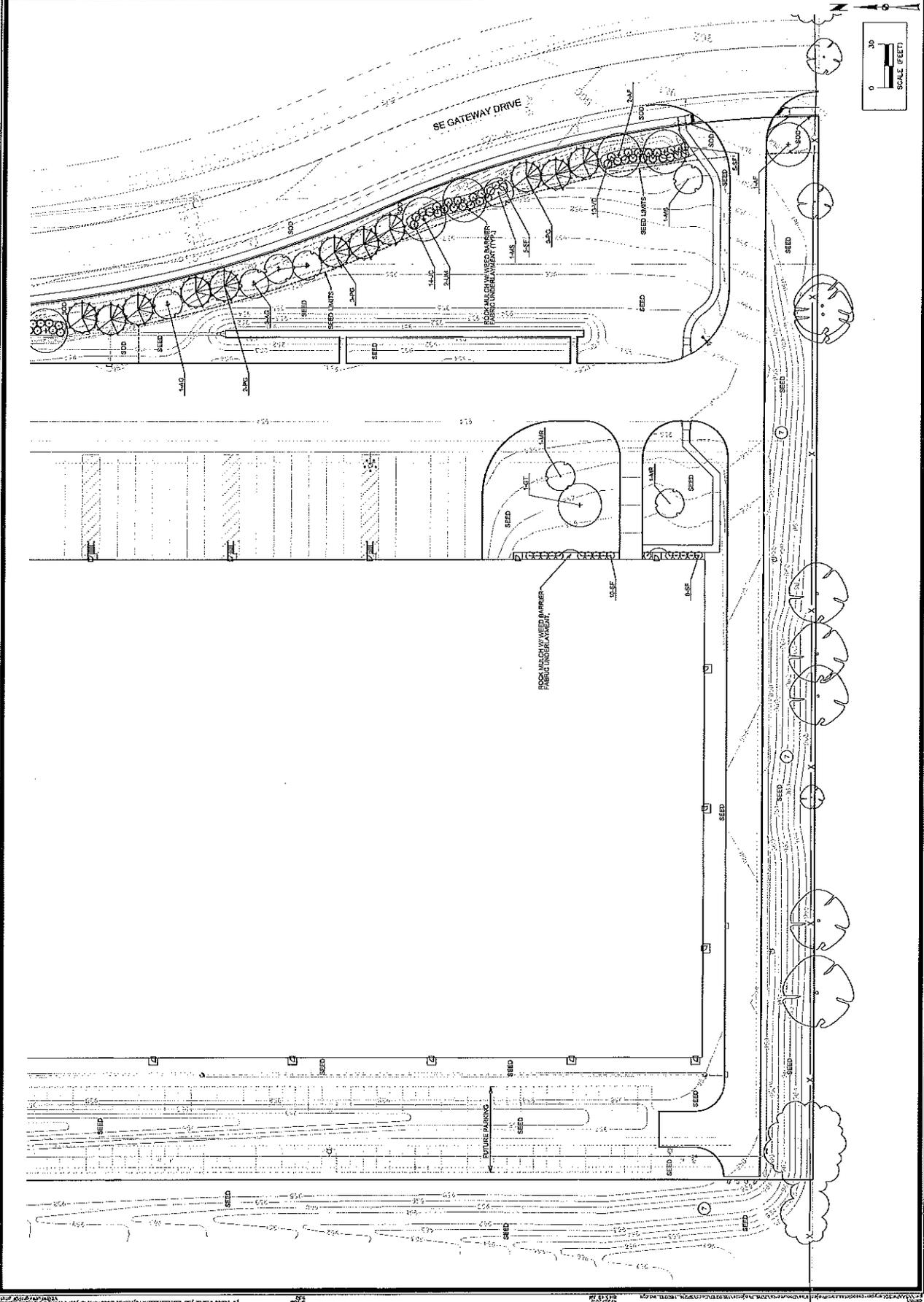


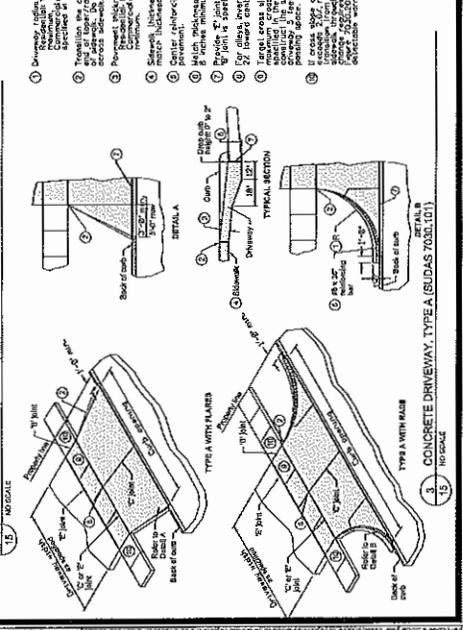
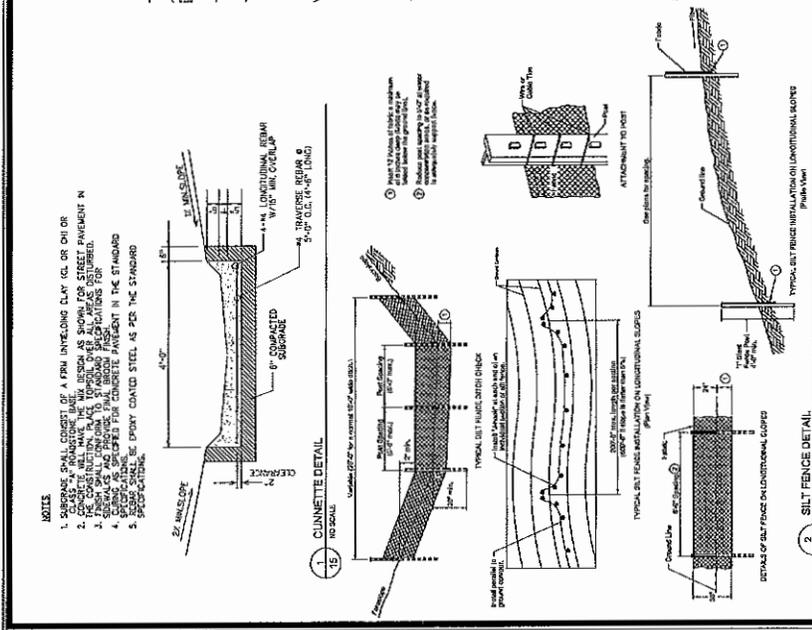
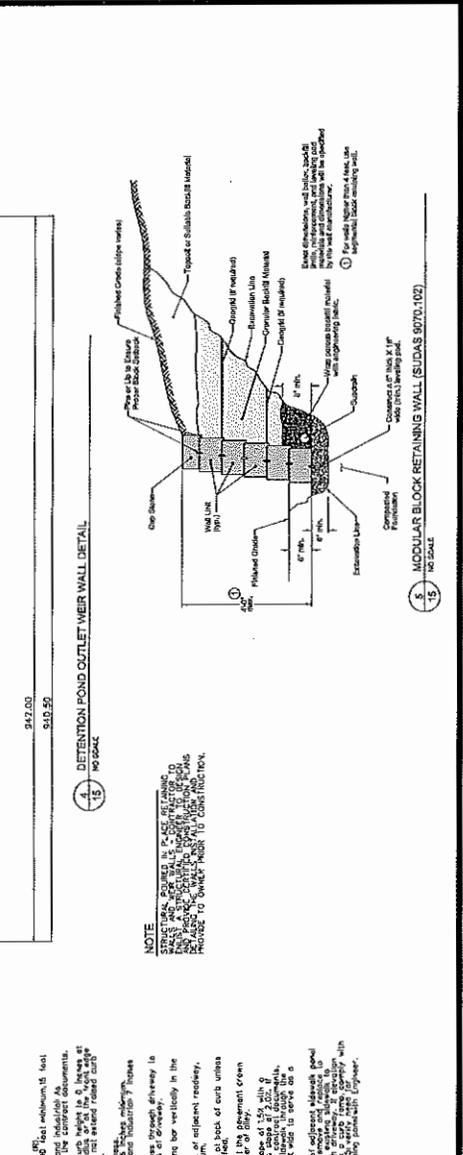
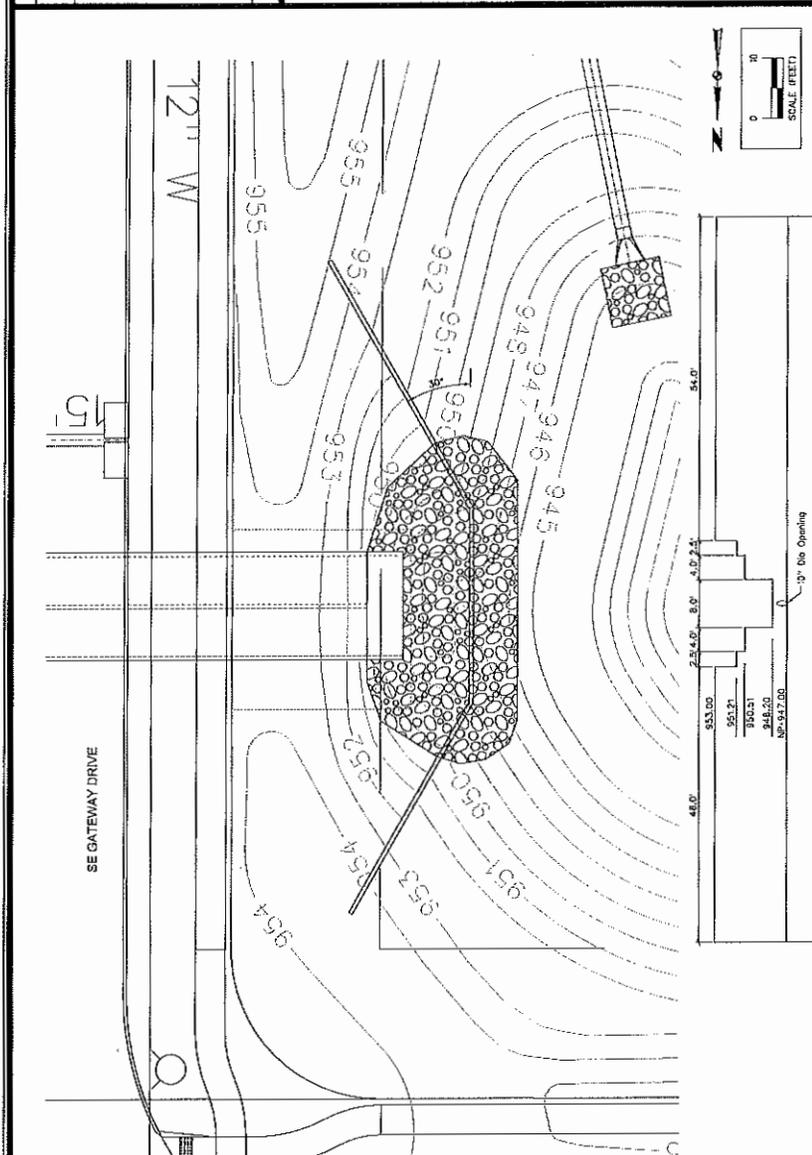
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Sheet 14 of 15

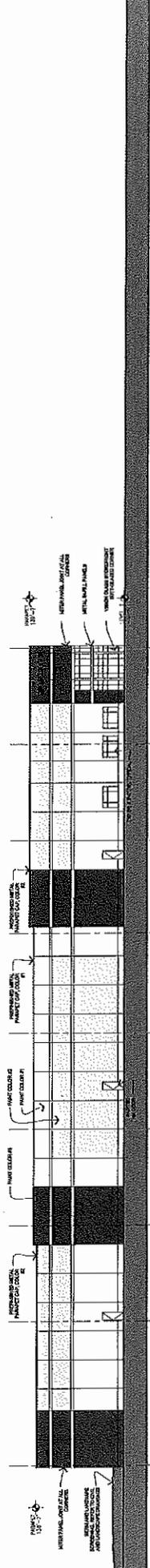
GATEWAY INDUSTRIAL PARK PLAT 1, LOT 2 PLANTING PLAN

2727 S.W. SNYDER BLVD.
AMES, IOWA 50003
515-961-2020 | www.snyder-associates.com

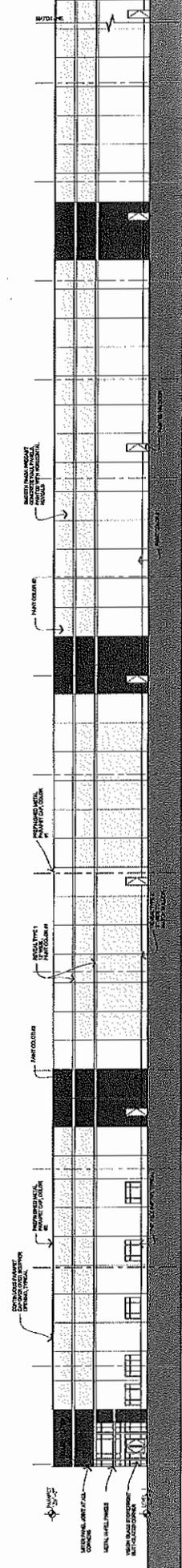
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Checked by:	BMC
Project No:	4/13/16
Project Name:	AMS
Sheet:	14 of 15



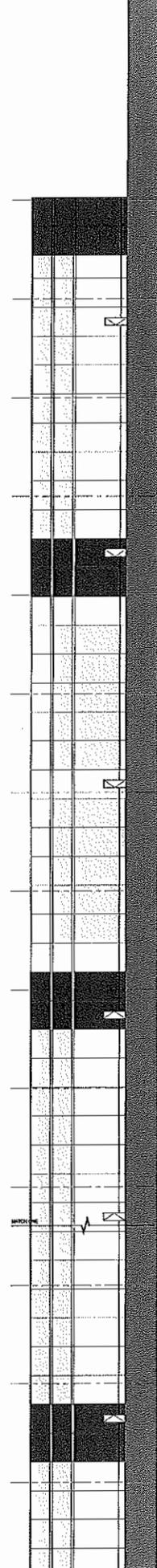




NORTH ELEVATION



PARTIAL WEST ELEVATION



PARTIAL WEST ELEVATION



Concept Elevations - Building II
04.13.2016

Gateway Industrial Park
Grimes, IA

April 29, 2016

Kelley Brown, Administrator
City of Grimes
101 NE Harvey St.
Grimes, IA 50111



Subject: Governors Days Requests

Dear Kelley,

The Governors Days Committee has been diligently planning and organizing in preparation for this year's annual celebration of community. In fact, the theme for this year's Governors Days has been announced as **"Honoring Our Heritage"**. This theme is intended to play on both the history of Grimes and a tip of the cap to the now underway Heritage at Grimes development.

As per my involvement on the Committee I have been asked to approach the City about several items concerning the 2016 Governors Days event. These items are as follows:

	Financial assistance from the City of Grimes in the amount of \$10,000 to be used toward the purchase of fireworks. This is the same amount that was allocated this past year. The date for the fireworks show has been tentatively set for Monday, July 4 th . Note that this is no longer technically a part of Governors Days. Rather, in addition to celebrating our nation's birthday, we will also use this event to promote our designation as a Home Base Iowa community. Additional details provided upon request.
	Permission to Grimes Chamber & Economic Development to host a beer & entertainment garden in Waterworks Park on Friday and Saturday. Approximate serving times to run from 5 p.m. to 11:30 p.m. on Friday; 12 p.m. to 11:30 p.m. on Saturday. GCED would be required to secure proper licensure, DRAM Shop insurance, and law enforcement officers to oversee the event.
	Approval of proposed parade route for parade scheduled to begin at 10:00 a.m. on Saturday, June 11 th , 2016. The parade would be staged on the morning of the event at the Grimes Sports Complex parking lot, therefore parking would need to be restricted to parade functions at that time until the parade has ended. The parade would begin at the intersection of S. James Street and 6 th Street. It would then proceed east to SE Trail Ridge, then north to SE 2 nd Street, then west to its conclusion at the intersection of SE 2 nd Street and S. James Street.
	Approve the temporary closing or traffic control of South James Street from 9:30 a.m. until the conclusion of the parade on Saturday. We ask that the City coordinate efforts with the Polk County Sheriff's Department to control traffic at strategic locations in the community in order to allow the parade to safely take place.
	Approval of the use of parking lot at the Grimes Sports Complex, as in previous years, for the staging of parade entries.
	Permission to set-up an announcer stand and equipment in near the intersection of SE Main and SE 6 th Street, just south of the Grimes Community Complex.

	Permission for parade participants to distribute candy to onlookers during the parade.
	A request for the City to coordinate with the Polk County Sheriff's department to see that additional coverage occurs during Governors Days and specifically during the parade and 5k/Fun Run (i.e. traffic control).
	Approve the temporary closing and limited parking along the Kiddie Parade route (TBD) for a "Kiddie Parade" on Thursday, June 9 th , from 5:30-7:00 p.m.
	A request to the City to coordinate with the Polk County Sheriff's department to assist any groups or individuals as they travel the Kiddie Parade route to Waterworks Park on Thursday evening.
	Assistance from the City Street Department, as in past years to gather picnic tables, trash cans, fence, dumpsters, kybos, traffic cones and barriers, etc. from around the City and use them in and around Waterworks Park during the celebration. We would also request assistance in installing and tearing down the temporary fence around the area reserved for the entertainment garden.
	We would request the honor of having the Street Department and the Grimes Fire & Rescue Department's participation in the parade on Saturday morning.
	Permission to allow Sam's Amusements carnival to use Waterworks Park for equipment and temporary living quarters during the event. As per usual, the carnival will arrive early in the week to set up and undergo safety inspections.
	A request to the City to restrict and mark "No Parking" along NE 2 nd Street from N. James Street to NE Jacob Street during the Governors Days celebration.
	Permission to again use City owned parcels near Waterworks Park for Public Parking during the event.

There are a lot of exciting events planned for this event and I encourage you to visit the event website www.governorsdays.com to see all of the details. As always we welcome any comments and constructive criticisms that will help to improve the festival.

If you, Mayor Armstrong, or the City Council have any questions or need clarification on any of the above items, please feel free to contact me at your convenience.

Finally, I would like to pass along a reminder to Mayor Armstrong and members of the City Council. **Please contact Marie Hutcheson as soon as possible regarding your ability and desire to participate in the Governors Days Parade.** Marie is again organizing the parade and she needs time to find parade vehicles for all interested parties.

Thank you.

Sincerely,



Brian Buethe
Executive Director
Grimes Chamber & Economic Development

License Application ()

Applicant

Name of Applicant:	<u>Grimes Chamber & Economic Development</u>		
Name of Business (DBA):	<u>Grimes Chamber & Economic Development</u>		
Address of Premises:	<u>101 NE Harvey Street</u>		
City: <u>Grimes</u>	County: <u>Iowa</u>	Zip: <u>50111</u>	
Business Phone:	<u>(515) 986-5770</u>		
Mailing Address:	<u>101 NE Harvey Street</u>		
City: <u>Grimes</u>	State: <u>IA</u>	Zip: <u>50111</u>	

Contact Person

Name:	<u>Brian Buethe</u>		
Phone:	<u>(515) 986-5770</u>	Email Address:	<u>brianb@grimesiowa.com</u>

Classification: Class B Beer (BB) (Includes Wine Coolers)

Term: 5 days

Effective Date: 06/06/2013

Expiration Date: 01/01/1900

Privileges:

Class B Beer (BB) (Includes Wine Coolers)
Outdoor Service

Status of Business

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>187790</u>	Federal Employer ID #	<u>42-1445531</u>

Ownership

Brian Buethe

First Name: Brian

Last Name: Buethe

City: Grimes

State: Iowa

Zip: 50111

Position Executive Director

% of Ownership 0.00 %

U.S. Citizen

Janell Schlosser

First Name: Janell

Last Name: Schlosser

City: Grimes

State: Iowa

Zip: 50111

Position 2013 President

% of Ownership 0.00 %

U.S. Citizen

Insurance Company Information

Insurance Company: Founders Insurance Company

Policy Effective Date:

Policy Expiration Date:

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

APPLICANT

I hereby declare that all information contained in the E-license Application is true and correct. I understand that misrepresentation of material fact in the Application is a serious misdemeanor crime and grounds for denial of the license or permit under Iowa law. Please submit this form to your local authority.

Brian Burnett

Applicant's Signature

4-28-16

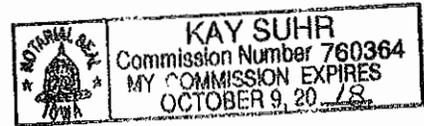
Date

NOTARY

State of Iowa

County of Polk

Signed and sworn to before me on 5-2-16
Date



By Kay Suhr
Print Name of Applicant

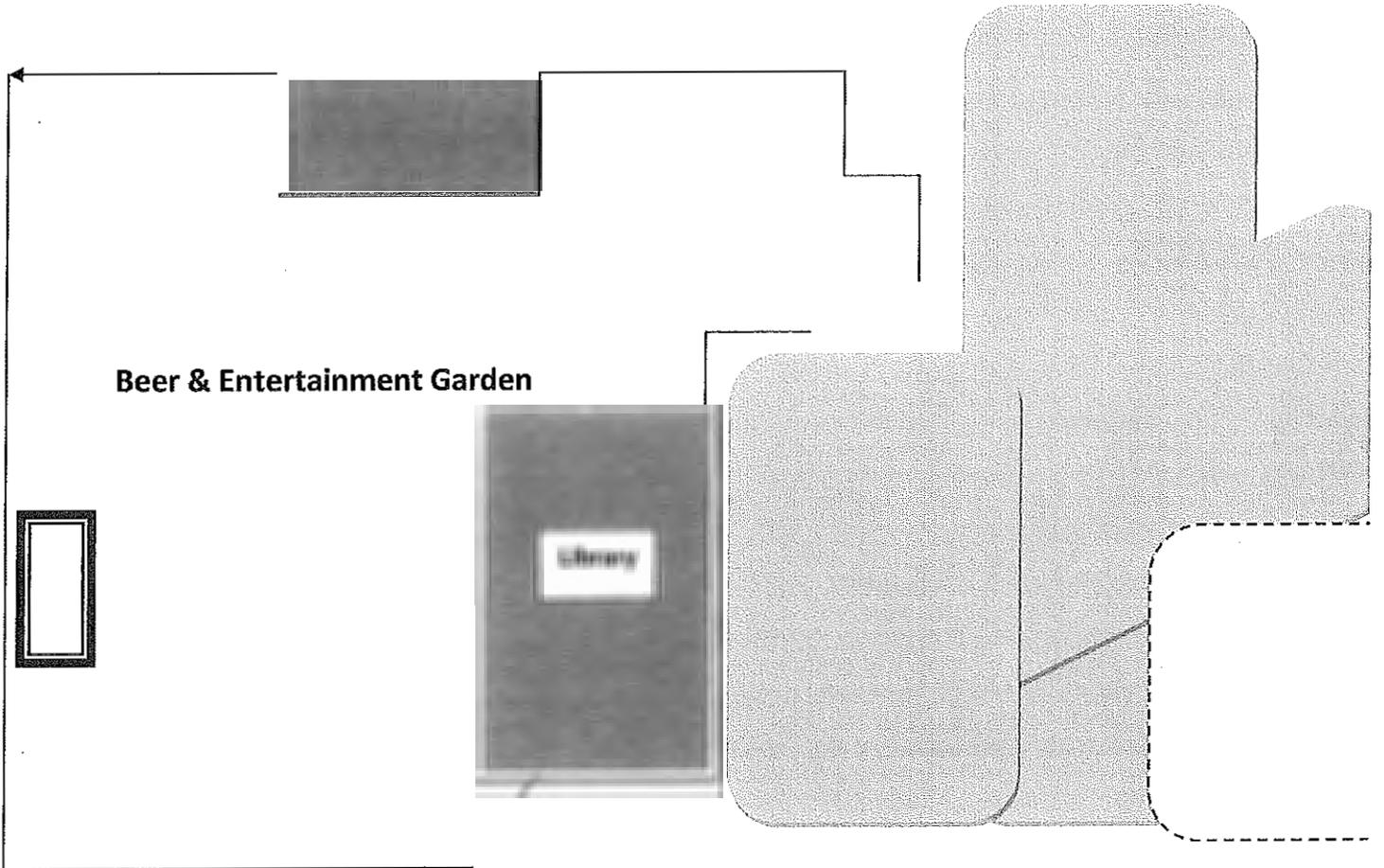
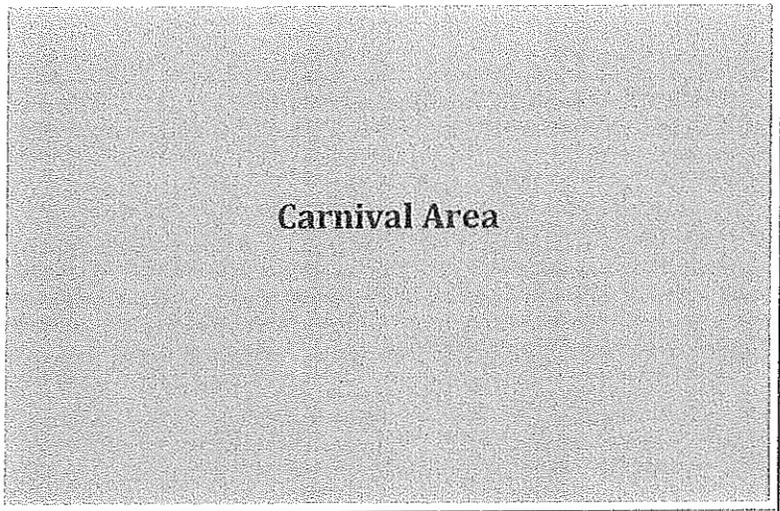
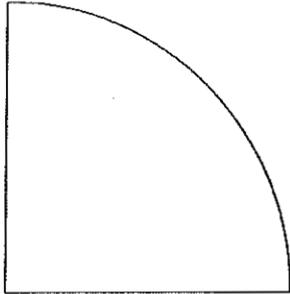
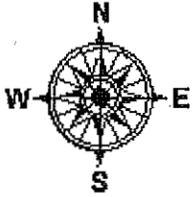
Kay Suhr

Signature of Notary

5-2-16

Date

**Waterworks Park Layout
Grimes, Iowa
Governors Days 2016**



Note: Service area indicated for alcohol sales license. (BB)



City of Grimes
GOVERNORS
DISTRICT

May 19, 2016

City of Grimes, City Council, Mayor, & City Administrator
101 NE Harvey Street
Grimes, IA 50111

RE: Governors District Alliance Band & Car Show Approval Request (SE Main Street)

This summer, the Governors District Alliance, in partnership with local businesses would like to host the band, Faculty Lounge, and a car show on SE Main Street in the Grimes Governors District. We are planning for the band to play on Thursday, June 9th following the Kiddie Parade. The car show would be on Sunday, June 12th after service at the Presbyterian Church. Our goal is to offer two events that would be fun and focused on bringing families of Grimes out to the Governors District. By utilizing local resources including, but not limited to, donations and sponsorships from local businesses, the Governors District Alliance, the Grimes Parks and Recreation team, and the City of Grimes, this event will be self funded to further promote involvement in the Grimes community.

We are requesting that the City of Grimes help with shutting down the portion of the Governors District from SE 2nd to and including the intersection of SE 3rd Street from 7 pm to 10 pm on Thursday, June 9th after the parade. We would request the use of temporary fence & barricades to stop traffic during this period of time. Our committee will construct and remove the fence & barricades if the City could place them in the Governors District prior to the event. We would also request the use of portable garbage bins that we used during last year's event if there are any available during the Governors Days weekend. We would transport them to Waterworks Park after if needed.

We also are requesting that the City of Grimes help with shutting down the portion of the Governors District from SE 2nd to and including the intersection of SE 4th Street from 10 am to 3 pm on Sunday, June 12th for a car show during The Governors Days weekend. We would request the use of temporary fence & barricades to stop traffic during this period of time. Our committee will construct and remove the fence & barricades if the City could place them in the Governors District prior to the event. We would also request the use of portable garbage bins if there are any available. If possible, we would also request that the City help with promotion of these events via their Facebook and newsletter to help promote and create awareness for these two events.

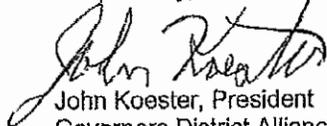
We have approached and received the blessing of Grimes Chamber & Economic Development as well as the Governors District Alliance Board of Directors for these events. It is worth noting that the Mustang Grill, Rehab Bar & Grill, and Stevie C's have worked together to plan, organize, and supervise both events. They are all supportive and look forward to the opportunity to bring further awareness of the District.

If approved by the City, our Committee will be contacting additional businesses within the Governors District and greater Grimes to invite them to participate and sponsor the events. If they choose not to participate they will at least be aware that an event will be taking place on that date and encouraged to attend. Members of the Governors District Alliance have been contacted and verbally voiced their support to members of our committee.

These are both family oriented events. The Mustang Grill, Rehab Bar & Grill, and Stevie C's request to permission to cater to the attendees, including food, soft drinks, and alcoholic beverages. The three businesses each carry licensure and insurance to cover any liability related to the events.

Thank you in advance for your time, if there are any additional questions, requests, or direction, please contact me or the other Committee members listed below.

Respectfully,



John Koester, President
Governors District Alliance
110 SE Main St,
Grimes, IA 50111
www.GovernorsDistrict.org

John Koester, Preservation Partner, Governors District Alliance
Steve Rogers, Bankers Trust, Governors District Alliance
Ryleah Cross, Edward Jones
Jake Feldman, BCP Live
Deb Crookshank, Godfather's Pizza
Nick Layton, Total Family Eyecare
Michael Vaughn, BDI Signs
Cheryl Heid, Grimes Public Library



ORDINANCE #655

AN ORDINANCE AMENDING THE GRIMES OFFICIAL ZONING MAP, PURSUANT TO THE CODE OF ORDINANCES SECTION 165.05 BY CHANGING THE ZONING OF THE BELOW DESCRIBED PROPERTY KNOWN AS BEAVERBROOKE DEVELOPMENT COMPANY – HERITAGE AT GRIMES

SECTION 1. Purpose. The purpose of this Ordinance is to amend the official zoning map and the comprehensive land use map by changing approximately 3.85 acres from PUD – Planned Unit Development: Single Family Type I To PUD-Planned Unit Development: Multi Family Medium Density.

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

LEGAL DESCRIPTION
Beaverbrooke Development-Heritage at Grimes

Proposed changing approximately 3.85 acres from PUD – Planned Unit Development: Single Family Type I To PUD-Planned Unit Development: Multi Family Medium Density.

PROPERTY DESCRIPTION:

An irregular shaped portion of parcel K as recorded in Book 11866 at page 944 in the Office of the Polk County Recorder, within the Southeast Quarter of Section 29, Township 80 North, range 25 West of the 5th P.M., Grimes, Dallas County, Iowa, all more particularly described as follows: Commencing at the Southeast Corner of said Section 29; thence N89°29’04”W, assumed bearing for this description, along the south line of the Southeast Quarter of said Section 29, a distance of 1349.52 feet to the point of beginning; thence N89°28’42”W, a distance of 193.22 feet; thence northeasterly along a 750.00 foot radius curve concave to the west, a distance of 223.87 feet, said curve having a chord bearing of N08°46’13”E and a chord length of 223.04 feet; thence N00°13’09”E, a distance of 811.88 feet; thence N90°00’00”E, a distance of 160.00 feet to the easterly line of said Parcel K; thence S00°12’57”W along the easterly line of said Parcel K, a distance of 1034.08 feet to the point of beginning.

Said tract of land being subject to and together with any and all easements of record.
Said tract of land contains 3.85 acres.

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

SAID TRACT OF LAND CONTAINS 4.23 ACRES MORE OR LESS.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5: Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council and approved by the City Council on this day of

2016 shall be approved

ATTEST:

Thomas M. Armstrong, Mayor

Rochelle Williams, City Clerk



May 19, 2016

FEMA Region VII
Attn: Rich Leonard
9221 Ward Parkway, Suite 300
Kansas City, MO 64114

Re: Appeal of FEMA's Preliminary Flood Insurance Rate Maps for the City of Grimes and Polk County

Dear Mr. Leonard:

The City of Grimes respectfully submits the attached appeal of FEMA's June 2015 Preliminary Flood Insurance Rate Maps (FIRMs). This appeal demonstrates several inconsistencies that were made in the development of the Preliminary FIRMs that affect the accuracy of the completed project. The City relies on its FIRMs to provide a technically accurate picture of current flood risk in order to prudently communicate risk, guide building code requirements, and inform residents of the flood insurance premiums they can expect to pay. The City further uses the FIRMs as the basis for understanding future flood risk in order to inform project standards for developments and related infrastructure. Accuracy of the FIRMs is, therefore, critically important.

In preparation for FEMA's statutory 90-day appeals period, the City reviewed FEMA's Preliminary FIRMs. Based on this review, the City is concerned that several areas need modifications to ensure that the information is as accurate as possible based on current information and should be addressed.

FEMA's Preliminary FIRMs overstate Base Flood Elevations (BFEs) by as much as 1.3 feet in some areas and misrepresents the Special Flood Hazard Area (SFHA) by as much as 25 percent, thereby placing additional structures in the SFHA. The City remains committed to working collaboratively with FEMA to ensure that flood risk is accurately assessed and conveyed to the public.

The City of Grimes has requested that FEMA revise the cross-section n-values for Little Beaver Creek Tributary North. In the letter dated June 10, 2015, the city stated that the n-values used on the reach matched the existing conditions model provided by FOX Engineering to STARR. However, the n-values were not modified to reflect the channel construction project post construction conditions of the channel completed in 2011. In the letter response received from STARR on June 12, 2015, it was stated that Manning's n values were only modified in such cases to eliminate crossing profiles, inflection points, etc. and that discrepancies with Manning's values will need to be submitted as an appeal during the Appeal Period. As a result, the City of Grimes has provided with this letter a submittal of the Little Beaver Creek Tributary North reach with changes to the n-values to reflect the current conditions of the channel and to reflect the recent changes to the roadway crossing at NE Main Street.

City of Grimes
101 NE Harvey
Grimes, Iowa 50111
Phone 515.986.3036 fax 515.986.3846

Enclosed please find one (1) copy of the Appeal of FEMA's Preliminary Flood Insurance Rate Maps for the City of Grimes and supporting documents. If you have any questions, please contact Steven Soupir with FOX Engineering at 515-233-0000.

Respectfully Submitted,

Thomas Armstrong, Mayor
City of Grimes

Cc: John Gade, FOX Engineering
Kelley Brown, City of Grimes



CITY COUNCIL MEETING

Workshop Immediately Following Council Meeting

Tuesday May 24, 2016

Grimes City Hall

Following the City Council Meeting

Mayor Tom Armstrong

City Council: Jill Altringer, Ty Blackford, Doug Bickford, Jeremy Hamp, Eric Johansen

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. Hwy 141 Corridor Ordinance
5. New Business
 - a. general discussion

II. ADJOURNMENT.

CHAPTER 165A

HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT

165A.01	Statement of Intent	165A.16	General Landscape and Buffer Requirements
165A.02	Abrogation and Greater Restrictions	165A.17	Public Service Infrastructure
165A.03	Interpretation of Standards	165A.18	Building Restrictions, Easements and Covenants
165A.04	Validity	165A.19	Development Standards
165A.05	Title	165A.20	Transportation Networks
165A.06	Effective Date	165A.21	Service Bays and Drive Areas
165A.07	Mixed Permitted Uses	165A.22	Curbs and Curb Cuts
165A.08	Site Plan Review	165A.23	Lighting
165A.09	Height Regulations	165A.24	Architectural Design and Treatment of Buildings
165A.10	Variance Requirements	165A.25	Fees
165A.11	Graphics Required	165A.26	Sign Ordinance
165A.12	Set Back Requirements	165A.27	Waiver of Requirements
165A.13	Site Area Requirements		
165A.14	Off-Street Parking and Loading Requirements		
165A.15	Reserved		

165A.01 STATEMENT OF INTENT. It is the intent of the City of Grimes that the permitted land uses for residential, business, commercial and light industrial development to be encouraged for areas of the community defined in Section 165A.07 and will be known as the Highway 141 Mixed Use Development Corridor District. The Highway 141 Mixed Use Development Corridor District provides for developing mixed uses along the Highway 141 transportation corridor. The Highway 141 Mixed Use Development Corridor District offers flexibility, allowing selected permitted uses to be integrated into a unified plan and shall enable the City of Grimes the opportunity to maintain its sense of community. The Highway 141 Mixed Use Development Corridor District is intended to:

1. Promote and permit flexibility that will encourage a more creative and imaginative approach in development and result in a more efficient, aesthetic, desirable and economic use of the land, while maintaining density and intensity of use consistent with the adopted Comprehensive Land Use Plan.
2. Provide minimal effect upon adjacent properties and existing development. To this end, the Planning and Zoning Commission may make appropriate requirements for fulfillment.
3. Promote development that can be conveniently, efficiently, and economically served by existing municipal utilities and services or by their logical extension.

4. Promote flexibility in design, placement of buildings, use of open space, pedestrian and vehicular circulation facilities, and off-street parking areas in a manner that will best utilize the potential of sites characterized by special features of geography, geology, topography, size or shape.
5. Provide, where it is shown to be in the public interest, for the preservation of historical features and such natural features as streams, drainage ways, flood plains, ponds/lakes, topography, unique areas of vegetation, stands of trees and other similar natural assets.
6. Provide for the enhancement of the natural setting through careful and sensitive placement of man-made facilities and plant materials.

Developers shall be encouraged to incorporate waterscapes, fountains and other architectural features with landscaping that add to aesthetics and visual attraction of the area. Developers shall also be encouraged to use natural instead of man-made materials in construction and developing aesthetic features to a site.

165A.02 ABROGATION AND GREATER RESTRICTIONS. It is not the intention by this Ordinance to repeal, abrogate, annul, impair, or interfere with any existing easements, covenants, deed restrictions, agreements, or ordinances, previously adopted or issued pursuant to law. However, in the Highway 141 Mixed Use Corridor District wherever this Ordinance imposes greater restrictions, the provisions of this Ordinance shall govern.

165A.03 INTERPRETATION OF STANDARDS. In their interpretation and application, the provisions outlined in this Ordinance shall be interpreted and applied as minimum requirements. Where this Ordinance imposes a greater restriction than is imposed or required by other provisions of law or by other rules or regulations or ordinances, the provisions of this Ordinance shall control. This Ordinance shall not be deemed a limitation or repeal of any other power granted by the Code of Iowa.

165A.04 VALIDITY. If a section, clause, provision, or portion of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, that decision shall not affect the validity of this Ordinance, as a whole or any part thereof other than the part so declared to be invalid.

165A.05 TITLE. This Ordinance shall be known as, referred to, or cited as the "Highway 141 Mixed Use Development Corridor District" of the City of Grimes, Iowa.

165A.06 EFFECTIVE DATE. This Ordinance shall be effective after adoption and publication by the Grimes City Council as required by Chapter 414, Code of Iowa, 1993.

165A.07 MIXED PERMITTED USES. Permitted uses allowed in the following zoning districts may be combined to create a unified development within the Highway 141 Mixed Use Development Corridor District, provided that all other City codes are met:

1. General and Highway Service Commercial District (C-1, C-2)
2. Planned Commercial Development District (C-3)
3. Limited Industrial District (M-1)
4. Commercial and Limited Light Industrial District (M-1A)
5. Single Family Dwelling District (R-1)
6. Single and Two Family District (R-2)
7. Multiple Family Dwelling District (R-3)

In Zone 1, non-permitted uses in the 141 Mixed Use Development Corridor District include any use governed by M-2, M-3 and A-1 zoning. In Zone 2, non-permitted uses include any use governed by M-2, M-3 and A-1 zoning. Accessory buildings or accessory uses are not allowed in either Zone unless accompanied by a principal building.

The Corridor consists of two zones. Zone 1 includes all property within the Grimes City limits and within 600 feet to the East or West of the Highway 141 right-of-way. In addition, the entire portion of any lot that is located in part in Zone 1 is included in Zone 1. Zone 2 includes all property not included in Zone 1 which is located 600 feet to 1,200 feet to the East or West of the 141 right-of-way. In addition, Zone 2 includes the entire portion of any lot that is located in part in Zone 2 and located in part more than 1,200 feet from the Highway 141 right-of-way.

The Corridor shall not include the Park View West Mobile Home Park as long as it continues to be used as a mobile home park, and this exemption is limited to the following legally described area:

The Southwest Quarter of the Northwest Quarter and the Northwest Quarter of Section 9, Township 79 North, Range 25 West of the 5th P.M., less road and street, (subject to Easements of Record) all now included in and forming a part of the City of Grimes, Polk County, Iowa. By survey, 65.86 acres.

165A.08 SITE PLAN REVIEW. Site plan review for uses in the Highway 141 Mixed Use Development Corridor shall be as specified in Section 165.38 of the Zoning Ordinance as adopted by the City of Grimes. Prior to the submission of

the site plan within the Highway 141 Mixed Use Development Corridor District, a pre-application conference is recommended with the City Administrator, and Zoning Administrator and City Engineer.

165A.09 HEIGHT REGULATIONS. The maximum height for any building or structure in the Highway 141 Mixed Use Development Corridor District is ninety feet. Development of the property shall be in a cohesive and uniform manner creating a campus-like setting with all other buildings and the overall site as a single or unified development.

165A.10 VARIANCE REQUIREMENTS. SPECIAL REQUIREMENTS FOR LARGE BUILDINGS. Supporting documentation must be submitted to the Planning and Zoning Commission for construction approval for any building with a height or forty-five feet to ninety feet. Supporting documentation must be submitted to the Zoning Administrator, City Engineer and City Administrator two (2) weeks prior to the presentation date to Planning and Zoning Commission. The supporting material should include a comprehensive impact statement to the effect that the project will have on the surrounding area, increased traffic pattern work-up and increased sewer and water demands from the larger structure. It must also include detailed plans showing how the added height would aesthetically work in with the rest of the development park theme and a completion lay out may be required. Finally, that supporting material must set forth the types of businesses that will be located in the immediate vicinity of the proposed construction, the type of business that is proposed for the business site, and a showing of why the proposed business is consistent with businesses already located in the immediate vicinity.

165A.11 GRAPHIC REQUIRED. The applicant must also include graphic renderings that illustrate the proposed development. Copies shall also be submitted two (2) weeks prior to the presentation date to all appropriate City designees. These rendered graphic illustrations shall be used to ensure the approved appearance of the project is completed and maintained.

165A.12 SET BACK REQUIREMENTS. Buildings shall be set back a minimum of one hundred (100) feet from the adjacent Highway 141 right-of-way. Buildings shall be set back a minimum of twenty-five (25) feet from any public street right-of-way, public street easement or parcel boundary. Set back requirements increase if a height variance is granted by Board of Adjustment. Structures greater than forty-five (45) feet in height require one hundred (100) foot set backs from any public street right-of-way, public street easement, or parcel boundary.

165A.13 SITE AREA REQUIREMENTS. The minimum lot size eligible for classification in Zone 1 of the Highway 141 Mixed Use Development Corridor District shall be one (1) acre.

165A.14 OFF-STREET PARKING AND LOADING REQUIREMENTS. Parking lots should be effectively landscaped with trees and shrubs to reduce the visual impact of glare from headlights and parking lot lights and the view from public right-of-way and adjoining properties.

1. The parking space requirements listed in Section 165.34 and 165.35 Off-Street Loading and Off-Street Parking regulation in the City of Grimes Zoning Ordinance shall be incorporated.
2. Any additional parking spaces shall be oriented so that no vehicle is required to back directly into a street right-of-way.
3. All exterior parking light structures shall be designed in conjunction with the overall architectural theme of the project.
4. Required parking spaces shall have a minimum size of nine (9) feet wide by eighteen (18) feet long exclusive of access drives, aisles or ramps. The length of parking stalls may be reduced to sixteen and one-half (16 ½) feet including wheel stops if an additional one and one-half (1 ½) feet is provided for the overhang of wheels.

165A.15 RESERVED.

165A.16 GENERAL LANDSCAPE AND BUFFER REQUIREMENTS. The landscaping requirements are minimum standards and applicable to areas used for the parking of one or more vehicles to traverse back and forth to parking spaces, service bays, and loading/unloading areas. The landscaping requirements shall provide effective buffering of all vehicular use areas, including service bays, from neighboring buildings and from street view and shall serve to guide traffic. Walls, fences or other artificial screens to be used as buffers shall be shown in elevation and perspective. Proposed height and structural material to be used shall be clearly indicated on the site plan.

1. INTERIOR OF LOT. In Zone 1, interior lot landscaping shall be provided by landscaped islands or medians within the vehicular area and shall be used to guide traffic and separate pedestrian walkways from vehicular traffic. One such landscaped island or median shall be placed for every twelve (12) parking spaces and shall be a minimum of sixty (60) square feet in area. Landscaped islands may be grouped or combined to meet interior landscape requirements provided the total square footage of

any single grouping does not exceed one hundred-twenty (120) square feet. The use of ornamental shrubs and coniferous trees shall be encouraged. The ground cover of the island shall consist of grass and/or shrubs, excluding paving.

2. PERIMETER OF LOT ADJACENT TO ABUTTING PROPERTY. On the perimeter(s) of the lot adjacent to abutting residential property, a continuous, unbroken barrier is required for the purpose of buffering service bays, loading and unloading areas, and off-street parking or other vehicular use areas exposed to abutting property.

A. The barrier shall be located between the common lot line and the service bay, loading or unloading area, off-street parking or other vehicular use area. The barrier shall be a minimum of six (6) feet in height consisting of a natural material such as wood fence, an earth berm or an opaque hedge or any combination thereof. Additional buffer strip area may be required for developments greater than twenty-five thousand (25,000) square feet of building area. (**Opacity.** Screening shall be sight-obscuring. Fences, walls, and landscaping shall be at least 75 percent opaque when viewed from any angle at a point 25 feet away from the fence, wall, or landscaping.)

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B. At a minimum, one tree shall be provided every fifty (50) linear feet. Such trees shall be located or grouped between the common lot line and the service bay, loading or unloading area, off-street parking or other vehicular use area. The developer is strongly encouraged to use appropriate landscaping techniques to ensure the overall character of the site is maintained.

C. The provisions of the subsection shall not apply when the proposed perimeter abuts an existing wall or durable landscape barrier on an abutting property, provided the barrier meets all applicable standards set out in this Ordinance.

3. PERIMETER OF LOTS ADJACENT TO PUBLIC RIGHT-OF-WAY. On the perimeter(s) of the lot adjacent to public rights-of-way, a strip of land of at least ten (10) feet in depth located between the right-of-way and the off-street parking or other vehicular use area shall be landscaped to include one (1) tree for every fifty (50) feet or fraction thereof. Such trees shall be located between the abutting right-of-way and the off-street parking or other vehicular use area and shall be planted singularly or grouped in a planting area of at least twenty-five (25) square feet. In addition, a hedge, wall, earth berm, or other durable landscape barrier a minimum of three (3) feet in height shall be placed along the perimeter of such landscape strip. If said barrier consists of non-living material, one

(1) shrub shall be planted every ten (10) feet and abutting the barrier. The remainder of the required landscape strip shall be planted with grass, ground cover or other landscape material, exclusive of paving.

4. DEVELOPMENT WITHIN THE HIGHWAY 141 MIXED USE

DEVELOPMENT CORRIDOR DISTRICT. The different land uses within the Highway 141 Mixed Use Development Corridor District shall be landscaped and buffered appropriately and in general compliance with the landscape and buffer standards set forth in this section. It is also recognized that it is possible to realize numerous beneficial effects of landscaping including the following: Landscaping can minimize demands on the City storm sewer system by preserving natural drainage. The improvement of air and water quality is achieved through such natural processes as photosynthesis and mineral uptake. The use of trees and other plants reduces erosion by the binding of soil particles with their roots, thus holding the soil together against the effects of wind and water. Vegetation reduces and/or reverses air, noise, heat and chemical pollution through the biological filtering capacities of trees and other vegetation. Landscaping reduces hot air temperatures caused by paved surfaces and automobiles through the process of transpiration associated with green material. Vegetation also helps promote energy conservation through the creation of shade, reducing heat gain in, or on, buildings and paved areas. Landscaping provides visual buffering and beautifies the appearance of setback and parking areas within the City. The use of landscaping also enhances the safety of parking lots by guiding the circulation of cars and people and by insuring that the driver's vision is unobstructed. Preservation of landscaping protects, preserves and increases the value of property. The use of landscaping helps create natural habitat that supports eco-tourism.

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5. VISUAL CLEARANCE. To insure landscaped areas do not constitute a driving hazard, safety triangle setback requirements are as follows:

A. At access ways the sight triangle shall be formed by measuring ten (10) feet along the intersection of each side of the access way and the public right-of-way line and connecting these two points.

B. At street intersections the sight triangle shall be formed by measuring thirty-five (35) feet along curb lines and connecting these points.

6. INSTALLATION OF LANDSCAPE. All landscaping shall be installed in an appropriate manner in order to maintain the health and quality of plant material. No certificate of use shall be authorized unless all landscaping requirements are met.

7. PROTECTION OF LANDSCAPED AREAS. The placement of barrier curbs or wheel stops is required to protect all landscaped areas from vehicular damage.

8. EXISTING PLANT MATERIAL. Existing, healthy plant material on site may be used as a credit towards fulfilling the landscaping requirements specified in this section.

9. LANDSCAPE VEGETATION STANDARDS. Landscape vegetation shall consist of species compatible with conditions in Central Iowa and shall meet the following standards. Landscaping to be used for screening purposes shall be illustrated in elevation and perspective as well as plan with the size and exact names of plants, shrubs or trees to be planted clearly indicated. On all site plans, the following requirements shall be met:

A. Minimum requirements: Two (2) trees or two (2) trees per three thousand (3,000) square feet of required open space, fifty (50) percent two (2) inch caliper and the remaining eight (8) feet to ten (10) feet in height and one and one-half (1 ½) inch caliper. The trees shall be balled or burlap stock. The minimum height for evergreens shall be six (6) feet and may be counted as 2 inch caliper for requirements. The trees must live for at least twelve (12) months after planting or be replaced by the landowner.

B. Minimum requirements: One shrub shall be planted for every one thousand (1,000) square feet of open space, but no less than three shrubs per lot.

C. Landscape around buildings: Landscaping around buildings shall consist of a variety of plants, shrubs and flowers. Plants shall be placed around the entire front and sides of the building at a minimum spacing of 1 (one) foot apart once the plant is fully matured.

C.D. Enforcement: Landscaping plan to be submitted for approval as part of final site plan submittal. Landscaping plan is to show the following information:

- (1) Location of trees and shrubs.
- (2) Size and species of trees and shrubs.
- (3) Percentage of each size of tree.

(4) Type of ground cover and form of maintenance.

~~D.-E.~~ Approval of landscaping in-place is to be requested by the developer at the time occupancy permit is requested. Any changes or deviation from the approved site plan landscape design shall be approved by the Zoning Administrator prior to installation. Landscaping materials shall be planted as each phase of a site is developed. Should completion of landscaping be delayed due to season of the year, a temporary occupancy permit may be issued if the developer posts a bond in the amount of the landscaping not completed. At the developer's option and at the time of site plan filing, he/she may submit a list of alternate or substitute species from the permitted or established list to be used should the preferred material not be available when needed and required.

E.-F. Ground cover plants shall form a solid mat or cover over the ground within a twelve (12) month period. Sod shall be employed when grass is used as a ground cover in Zone 1. In Zone 2, the non-street portion of the public right-of-way and the front set back shall be sodded, all other areas may be seeded with Planning and Zoning Commission and Council approval. Non-living material shall not be used as the primary ground cover device, but may be used in conjunction with living plant material to develop an ornamental landscaping effect. Non-living material such as rocks, pebbles, sand, wood mulch or wood chips shall be placed at a minimum depth of three (3) inches and shall be used in conjunction with an appropriate landscape weed control fabric.

165A.17 PUBLIC SERVICE INFRASTRUCTURE. Adequate facilities shall be provided to meet the needs of the proposed mixed use development with respect to: drainage of surface waters, detention of storm surface waters, including storm sewers, gutters, sanitary sewerage; flood protection and levees when appropriate; underground utilities; requirements set out in the Grimes Zoning Ordinance and Subdivision Regulations; and any other provisions for public services necessary as determined by the City. No above ground electrical communication equipment may be located in any set back from a public street, and all above ground electrical and communications equipment must be screened from view by the general public by an opaque screen constructed of either wood or brick.

165A.18 BUILDING RESTRICTIONS, EASEMENTS AND COVENANTS. The

Developer of property owner shall with the approval of the City Council of Grimes adopt building restrictions, easements and covenants pertaining to each parcel developed where the developer and the City deem appropriate.

165A.19 DEVELOPMENT STANDARDS. Each parcel shall be developed based upon a single Master Plan or Site Plan with buildings compatible in design and use of materials. The Master Plan shall contain, but not be limited to, parts such as an architectural project theme plan, landscape plan, master signage plan, water management plan, pedestrian and vehicular traffic plan and parking plan. All new developments shall be built in a cohesive and uniform manner creating a campus-like setting with all buildings and the overall site developed as a single or unified development. Any development within Zone 1 shall have a minimum open green space of twenty (20) percent. Any development in Zone 2 shall have a minimum open green space of fifteen percent (15%).

165A.20 TRANSPORTATION NETWORKS. Adequate ingress, egress and internal circulation shall be provided to accommodate vehicular and pedestrian traffic, that includes walks, access ways, service bays and access ways, and off-street loading areas.

1. All areas subject to vehicular traffic, including access ways, service bays and drives, and parking, storage, loading and unloading areas shall be hard surfaced with either concrete or asphalt.
2. Pedestrian walkways and vehicular traffic shall be separated with landscaped space. The design and or location of pedestrian walkways shall be determined at the platting stage with a Pedestrian Circulation Plan being reviewed and approved as a component of the master site plan review.
3. The linking and coordination of parking areas between developments in the Highway 141 Mixed Use Development Corridor District shall be encouraged to reduce the number of turns onto and off of surrounding streets and reduce potential traffic conflicts.
4. Whenever possible the sharing and coordination of parking areas between developments in the Highway 141 Mixed Use Development Corridor District shall be encouraged to control the number of curb cuts and reduce potential traffic conflicts in the transportation network of the site and enhance the site as it relates to the surrounding developments.

165A.21 SERVICE BAYS, AND-DRIVE AREAS AND OUTDOOR STORAGE AREAS. The service bay drives, trash receptacles, ~~and~~ dumpster areas and any outdoor storage areas located in Zone 1 shall not face Highway 141 and shall not face

abutting residential property in either Zone 1 or Zone 2. The purpose of this is to mitigate the negative effect of such service areas, such as noise, odor, refuse, and visual pollution from residential development and for motor travelers entering the City of Grimes.

1. In Zone 1, all service bays, loading and unloading areas, and outdoor storage areas must be screened by an opaque fence of a height sufficient to adequately screen the bay or area from Highway 141 and consisting of wood or brick. In Zone 1 and Zone 2, no service bays, loading or unloading areas, trash receptacles and dumpsters may be located in or face any set back from a public right-of-way. In cases where a substantial green space exists a landscape/berm screen can be provided, which must provide a 75% opaque view within 18 months. The majority of the landscape material shall be coniferous to provide a year-round screen.

2. Service bays and drives, trash receptacles and dumpster areas shall be oriented in such a way that in the process of loading or unloading, no vehicle will block the passage of other vehicles on the service drive or extend into any other public or private street.

3. Outdoor storage areas in Zone 2 must be screened by an opaque fence of a height sufficient to adequately screen the bay or area from Highway 141 and consisting of wood or brick. (Opacity. Screening shall be sight-obscuring. Fences, walls, and landscaping shall be at least 75 percent opaque when viewed from any angle at a point 25 feet away from the fence, wall, or landscaping.)

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165A.22 CURBS AND CURB CUTS. The number of curb cuts for any particular development shall be minimized to the greatest extent possible to provide for controlled ingress and egress within the Highway 141 Mixed Use Development Corridor District.

1. All curbs shall be vertical curbs. No roll over curbs shall be permitted in the Highway 141 Mixed Use Development Corridor District. No curb cut shall be greater than twenty-five (25) feet at the property line and thirty-five (35) feet at the curb line in accordance with the established City standards.

2. No curb cut for freight lanes shall be greater than thirty-five (35) feet at the property line and forty-five (45) feet at the curb line, unless an alternative curb cut width is approved by the Planning and Zoning Commission.

165A.23 LIGHTING. The maximum height for any light fixture is thirty-five (35) feet, except on the side or sides of a development abutting a residential use, in which case the maximum height of twenty-five (25) feet shall be allowed.

1. All light structures shall be shaded or hooded and oriented inward so as to prevent intrusion into surrounding areas.
2. All lighting fixtures must be drawn to scale and submitted for review along with the project plans to allow for a uniform lighting plan in the area.

165A.24 ARCHITECTURAL DESIGN AND TREATMENT OF BUILDINGS. Any architectural design and building treatment must be approved by the City Council upon recommendation of the Planning and Zoning Commission. Illustrations of the proposed building must be submitted to the Planning and Zoning Commission and to the City Council which represents the physical appearance of the building. In considering the architectural design and treatment of the proposed building, the Planning and Zoning Commission and the City Council shall determine if the proposed structure meets the external material requirements for the Zone where it is located, is consistent with the intent of this Chapter to create an attractive appearance of construction in the Highway 141 Mixed Use Development Corridor District.

DEFINITIONS. All words and phrases used in this Ordinance shall have the meanings set forth in this Ordinance. Words and phrases not defined in this Ordinance but defined in the Zoning Ordinance of the City of Grimes shall be given their common, ordinary meaning, unless the context clearly requires otherwise.

Architrave. The lowermost member of a classical entablature, resting originally upon columns, a molded or decorated band framing a panel or an opening, especially a rectangular one, as of a door or window.

Awning. Secondary covering attached to the exterior wall of a building.

Brick. A rectangular block of clay baked by the sun or in a kiln; used as a building or paving material. Sand Lime Bricks, Engineering Bricks and concrete bricks qualify as acceptable brick types. Acceptable type of bricks are stacked by a mason and held together by a mortar type material.

Bricks and mortar. Building material consisting of bricks laid with mortar between them

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Building block. A block of material used in construction work

Canopy. An overhead roof or structure that provides shade or other shelter.

Cement. A building material that is a powder made of a mixture of calcined limestone and clay; used with water and sand or gravel to make concrete and mortar

Concrete. A strong hard building material composed of sand and gravel and cement and water

Cornices. The decorative top edge of a building or column

Covering material. A material used by builders to cover surfaces

EIFS. An Exterior Insulation and Finish System (EIFS) is a nonload bearing, exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.

Façade. The front exterior of a building, typically facing the primary street unless otherwise noted as a side or rear facade.

Frieze. A broad horizontal band of sculpted or painted decoration, especially on a wall near the ceiling. A horizontal paper strip mounted on a wall to give a similar effect. Architecture the part of an entablature between the architrave and the cornice.

Ledgement. A horizontal suite of moldings (as the base moldings of a building)

Lintels. A structural horizontal block that spans the space or opening between two vertical supports

Moldings. A strip of material with various profiles used to cover transitions between surfaces or for decoration. It is traditionally made from solid milled wood or plaster, but may be made from plastic or reformed wood. In classical architecture and sculpture, the molding is often carved in marble or other stones.

Mortar. Material used as a bond in masonry or for covering a wall

Parapet. A low wall or railing to protect the edge of a platform, roof, or bridge—called also parapet wall.

Quoining. An external solid angle of a wall or the like, any of various bricks of standard shape for forming corners of brick walls or the like, a wedge-shaped piece of wood, stone, or other material, used for any of various purposes.

Sills. A shelf or slab of stone, wood, or metal at the foot of a window or doorway. A strong horizontal member at the base of any structure.

Stone. Building material consisting of a piece of rock hewn in a definite shape for a special purpose.

Stringcourse. Such a band, either plain or molded, is usually formed of brick or stone. Often the stringcourse is used as a line of demarcation between the stories of a multistoried building.

With regard to the Zone where the building will be located, the proposed structure must meet the following requirements:

- 1. Zone 1 – All buildings located in Zone 1 must be constructed so that all of the walls of the building shall have as a primary covering, either earthtone colored brick, marble, stucco, glass, stone or decorative concrete. The primary material shall constitute at least 75 percent of the wall area, excluding glass. The primary exterior material shall consist of a combination of earthtone colored brick, architectural concrete panels, textured concrete block, stucco, marble or stone panels. The standard shall apply to all sides of any building. The remaining exterior material shall be considered as building trim. For the purposes of this section, trim is defined as an ornamental design feature, that when removed does not significantly alter the appearance of the building. It would commonly consist of building elements like moldings, cornices, parapet, frieze, sills, lintels, stringcourse, quoining, and ledgement. The maximum amount of trim on the wall area, excluding glass, shall not exceed 25 percent. No wood, masonite, asphaltic exterior wall or roof material, aluminum or steel siding, non-architectural sheet metal, non-textured concrete block, stucco, vinyl, E.I.F.S. (Exterior Insulation and Finish Systems) or other similar materials shall constitute a portion of any building, except as trim.

In addition the building mass or façade standards listed below are intended to avoid large, undifferentiated wall surfaces and shall apply to all building elements, which are visible from neighboring properties or the public right-of-way.

1. No blank wall area or façade shall exceed 30 feet in horizontal or vertical direction.
2. A minimum of five of the treatments listed below, which are proportionate to the building façade, shall be utilized to reduce the perceived scale of a building.

a. Reveals.

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- b. Popouts.
- c. Offsets measuring at least four feet in depth.
- d. A vertical architectural treatment a minimum of 12 inches in width.
- e. Color, texture or material change including, but not limited to, brick or stone.
- f. Architectural banding.
- g. Planters.
- h. Awnings.
- i. Decorative parapet arched, gabled, stepped, etc. or cornice treatments.
- j. Covered walkways.
- K. Variations in roof forms.
- l. Deep-set windows with mullions or decorative glazing.
- m. Columns or pillars.
- n. Marble or tile accents.
- o. Variation in roof height.
- p. Other façade treatments as agreed upon by the Zoning Administrator or designee thereof.

All building walls facing any public R.O.W shall consist of a minimum of 20% of non-reflective glass or glaze.

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Precast walls will be allowed with the following conditions:

1. All exterior walls of a building shall be articulated with a consistent style and materials. In no case shall any façade consist of unarticulated blank walls.
2. Each wall facing the Public R.O.W. shall consist of 30% non-flective glass or glaze.
3. All precast shall be earthtone colored concrete or earthtone painted concrete.
4. All precast shall have decorative reveals joints.

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If the underlying building has metal or concrete form walls, the metal or concrete portion of the external walls must be completely covered with the materials listed in this paragraph, but this requirement may be waived in all or in part by application for approval of an alternative design to the Planning and Zoning Commission and the City Council if it is demonstrated by the property owner that:

- A. Covering the metal or concrete building with appropriate materials for all or part of the building side is inconsistent or unnecessary based upon the proposed use of the structure, the appearance of other buildings in the immediate vicinity, and the attractiveness of the proposed alternative design.

B. Visibility of the side of the building to the general public will be limited by terrain, thick vegetation, or by the placement of current or proposed building structures.

- 2. Zone 2 – All buildings located in Zone 2 must be constructed so that the front building face and a minimum of ten feet of each side wall extending from the front building face or the front building face of buildings on adjacent properties has as its primary covering, either earthtone colored brick, marble, stucco, glass, stone, or decorative concrete. The primary material shall constitute at least 75 percent of the wall area, excluding glass. The primary exterior material shall consist of a combination of earthtone colored brick, architectural concrete panels, textured concrete block, stucco, marble or stone panels. The remaining exterior material shall be considered as building trim. For the purposes of this section, trim is defined as an ornamental design feature, that when removed does not significantly alter the appearance of the building. It would commonly consist of building elements like moldings, cornices, parapet, frieze, sills, lintels, stringcourse, quoining, and ledgement. The maximum amount of trim on the wall area, excluding glass, shall not exceed 25 percent. No wood, masonite, asphaltic exterior wall or roof material, aluminum or steel siding, non-architectural sheet metal, non-textured concrete block, stucco, vinyl, E.I.F.S. (Exterior Insulation and Finish Systems) or other similar materials shall constitute a portion of any building, except as trim.

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- A. In addition the building mass or façade standards listed below are intended to avoid large, undifferentiated wall surfaces and shall apply to all building elements, which are visible from neighboring properties or the public right-of-way:
 1. No blank wall area or façade shall exceed 30 feet in horizontal or vertical direction.
 2. A minimum of five of the treatments listed below, which are proportionate to the building façade, shall be utilized to reduce the perceived scale of a building.
 - a. Reveals.
 - b. Popouts.
 - c. Offsets measuring at least four feet in depth.
 - d. A vertical architectural treatment a minimum of 12 inches in width.
 - e. Color, texture or material change including, but not limited to, brick or stone.
 - f. Architectural banding.
 - g. Planters.
 - h. Awnings.
 - i. Decorative parapet arched, gabled, stepped, etc. or cornice treatments.
 - j. Covered walkways.
 - K Variations in roof forms.
 - l. Deep-set windows with mullions or decorative glazing.
 - m. Columns or pillars.
 - n. Marble or tile accents.
 - o. Variation in roof height.
 - p. Other façade treatments as agreed upon by the Zoning Administrator or designee thereof.

All building walls facing any public R.O.W shall consist of a minimum of 20% of non-reflective glass or glaze.

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Precast walls will be allowed with the following conditions:

1. All exterior walls of a building shall be articulated with a consistent style and materials. In no case shall any façade consist of unarticulated blank walls.
2. Each wall facing the Public R.O.W. shall consist of 30% non-reflective glass or glaze.
3. All precast shall be earthtone colored concrete or earthtone painted concrete.
4. All precast shall have decorative reveals joints.

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If the underlying building is constructed using either metal or concrete form walls, the metal or concrete portion of the walls on the front of the building face must be totally covered with the materials listed in this paragraph. The front building face for the purposes of Zone 2 shall be that side or sides of the building which face the street and are located at the front end of the building at or near the front set back. The above requirements for the non-front sides of any building in either Zone 1 or Zone 2 may be waived in whole or in part by application for approval of an alternative design to the Planning and Zoning Commission and City Council. The alternative design may be approved by the Planning and Zoning Commission and the City Council if it is demonstrated by the property owner that:

- A. Covering the metal or concrete building with appropriate materials for all or part of the building side is inconsistent or unnecessary based upon the proposed use of the structure, the appearance of other buildings in the immediate vicinity, and the attractiveness of the proposed alternative design.
 - B. Visibility of the side of the building to the general public will be limited by terrain, thick vegetation, or by placement of current or proposed building structures.
3. In Zone 1, all heating, ventilation, and air conditioning mechanical units shall be screened from public view by an opaque fence consisting of wood or brick.

165A.25 FEES. Fees for development in the Highway 141 Mixed Use Development Corridor District shall be: Site Plan Review, \$150.00; Amendment

to an Approved Hwy 141 Mixed Use Development Corridor District Site Plan, based on a flat fee per amendment, \$250.00; and Additions or Renovations to Development Existing Prior to the Hwy 141 Mixed Use Development Corridor District, \$250.00.

165A.26 SIGN ORDINANCE. The intent and purpose of this section is to regulate the size and aesthetic qualities of signs located within the Highway 141 Mixed Use Development Corridor.

1. DEFINITIONS. All words and phrases used in this Ordinance shall have the meanings set forth in this Ordinance. Words and phrases not defined in this Ordinance but defined in the Zoning Ordinance of the City of Grimes shall be given their common, ordinary meaning, unless the context clearly requires otherwise.

A. FREESTANDING SIGN. Any sign supported by structures or supports that are placed on, or anchored in the ground and that are independent from any other building or structure.

B. POLE SIGN. A freestanding sign resting on or supported by means of poles or beams.

C. PROJECTING SIGN. Any sign that projects from and is supported by a wall of a building or structure.

D. ROOF SIGN. Any sign erected and constructed wholly on or over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.

E. MONUMENT SIGN. Any freestanding sign that is constructed with and supported exclusively with brick, stone, or concrete or concrete block.

2. SIGNS PROHIBITED. In addition to signs prohibited by Section 165.18(7) of the Zoning Ordinance, the following signs are also prohibited.

A. Pole signs, except as specifically approved by the Planning and Zoning Commission and City Council, but this exception only applies to Zone 2.

B. Roof signs.

C. Projecting signs except for wall signs that comply with the requirements of Section 3.

D. Freestanding rate signs. Rate signs or price signs are allowed only when incorporated into the freestanding monument signage as provided in Section 26.3.

3. SIGN AREA.

A. Wall signs are permitted as follows:

(1) For Single Tenant Structures, up to 10% of the area of each wall on street frontage.

(2) For Multi-Tenant Structures, up to 10% of the wall area in which the main entrance is located and between tenant demising walls. These signs shall also be a part of an overall plan to standardize the signage for these types of structures.

B. Freestanding Monument Signs. The area of the sign shall include the entire area of the surface the sign is mounted in or on, limited to the following area:

(1) For Development of Subdivision Signs, up to fifty (50) square feet.

(2) For Single Tenant Structures, up to fifty (50) square feet.

(3) For Multi-Tenant Structures, up to one hundred (100) square feet.

4. SIGN HEIGHT. In Zone 1, the height of all permitted freestanding monument signs shall be limited to twenty (20) feet at a minimum setback of fifteen (15) feet. In Zone 2, the maximum height for all permitted freestanding signs shall be twenty (20) feet, but additional height may be attained at the rate of one (1) foot per each additional foot of setback up to a maximum of thirty-five (35) feet in total height from the average grade at the base of the sign structure. Signs which are located in a planter or landscaped area with a minimum of forty (40) square feet shall be deemed to have satisfied the additional setback requirements. The landscaped area shall be planted with trees and/or shrubs to qualify for the additional height. The landscaped area shall only be given credit for

additional height and not construed to help satisfy other landscape provisions of this ordinance.

5. SIGN DESIGN. In Zone 1 and Zone 2 all signs shall consist of an earth-tone color with the only exception being signs that consist of inflexible National Franchise or Tradement Logos and colors.

65. GENERAL PERMIT PROCEDURES. The following procedures shall govern the application for and issuance of all sign permits under this Ordinance, and the submission and review of Master Signage Plans.

A. Applications. All applications for sign permits of any kind and for approval of a Master Signage Plan shall be submitted to the Planning and Zoning Commission in accordance with application requirements for the City.

B. Fees. Each application for a sign permit or for approval of a Master Signage Plan shall be accompanied by the applicable fees, which shall be established by the Grimes City Council from time to time by resolution.

C. Completeness. If the Planning and Zoning Commission finds that it is complete, the application shall then be processed. If the Planning and Zoning Commission finds that it is incomplete, the Planning and Zoning Commission shall send to the applicant a notice of the specific ways in which the application is deficient, with appropriate references to the applicable section of this Ordinance.

D. Action. If the application is determined complete, the Planning and Zoning Commission shall either:

(1) Issue sign permit, if the sign(s) that is the subject of the application conforms in every respect with the requirements of this Ordinance and of the applicable Master Signage Plan, or

(2) Reject the sign permit if the sign(s) that is the subject of the application fails in any way to conform with the requirements of this Ordinance and of the applicable Master Signage Plan. In case of a rejection, the Planning and Zoning Commission shall specify in the rejection the section or sections of the ordinance or applicable plan with which the sign(s) is inconsistent.

76. SIGN PERMITS. The owner of a lot containing signs requiring a permit under this Ordinance shall at all times maintain in force a sign permit for such property. Sign permits shall be issued for individual lots, notwithstanding the fact that a particular lot may be included with other lots in a Master Signage Plan.

A. Initial Sign Permit. If for a temporary sign, a sign permit shall be issued with an expiration date based on the date of issuance.

B. Sign Permits, Subsequent. Temporary sign permits shall be issued for periods not to exceed twelve (12) months and may, if approved, be renewed upon submission of a renewal application form and the applicable fees.

C. Renewal applications shall contain a representation by the applicant that no changes to signage under the permit has been made or shall contain dimensions, drawings, and photos of any changes.

87. VIOLATIONS. Any of the following shall be a violation of this Ordinance and shall be subject to the enforcement remedies and penalties provided by this Ordinance, by the Zoning Ordinance, and by State law:

A. To install, create, erect, or maintain any sign requiring a permit without such a permit;

B. To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the lot on which the sign is located;

C. To fail to remove any sign that is installed, created, erected, or maintained in violation of this Ordinance, or for which the sign permit has lapsed; or to continue any such violation. Each such day of a continued violation shall be considered a separate violation when applying the penalty portions of this Ordinance.

D. Each sign installed, created, erected, or maintained in violation of this Ordinance shall be considered a separate violation of this Ordinance and shall be considered a separate violation when applying the penalty portions of this Ordinance.

98. ENFORCEMENT AND REMEDIES. Any violation or attempted violation of this Ordinance or of any condition or requirement adopted pursuant hereto may be restrained, corrected, or abated, as the case may be, by

injunction or other appropriate proceedings pursuant to state law. A violation of this Ordinance shall be considered a violation of the Zoning Ordinance of the City of Grimes. The remedies of the City shall include the following:

- A. Issuing a stop-work order for any and all work on any signs on the same lot;
- B. Seeking an injunction or other order of restraint or abatement that requires the removal of the sign(s) or the correction of the nonconformity;
- C. Imposing any penalties that can be imposed directly by the City under the Zoning Ordinance;
- D. Seeking in court the imposition of any penalties that can be imposed by such court under the Zoning Ordinance; and
- E. In the case of a sign that poses an immediate danger to the public health or safety, taking such measures as are available to the City under the applicable provision of the Zoning Ordinance and Building Code for such circumstances.
- F. All such remedies provided herein shall be cumulative. To the extent that state law may limit the availability of a particular remedy set forth herein for a certain violation of a part thereof, such remedy shall remain available for other violations or for other parts of the same violation.

109. FEE SCHEDULE. The fees for sign permits and plans shall be: Master Signage Plan, Application Fee \$100.00; Sign Permit, Initial, including inspection, per lot \$75.00; Re-Inspection Fee, \$35.00; Sign permit, Continuing, per lot, \$10.00; and Temporary Sign permit, Private Property, per sign, \$25.00.

165A.27 WAIVER OF REQUIREMENTS. Any one or more of the requirements set forth in this Chapter 165A may be waived by the City Council after consideration by the Planning and Zoning Commission. Any person seeking a waiver under this Chapter shall submit a written application to the City detailing the reasons for the waiver. In addition, the requirements in this Chapter do not apply to any areas zoned R-4 (Planned Unit Development District).