



101 NE Hawkey, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

CITY COUNCIL MEETING

Grimes City Hall
101 NE Harvey Street
July 12, 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. Request for Block Park on NE 11/NE Frances Avenue
 - C. AECOM \$8,453.65 (Grimes NW Transportation Corridor Feasibility Study)
 - D. Xenia Rural Water District \$3,848.25 (water usage in June)
 - E. Baldwin Supply Company \$2,539.28 (gearbox for clarifier)
 - F. Alcohol License Renewal for Krueger BP Class C Beer Permit with Sunday Sales
 - G. Constructed Wetland Group \$14,000 (reed bed consulting services)
 - H. Change Order 2 to Rice Lake Construction for the Water/Wastewater Improvements increasing contract \$22,138.68
 - I. Pay Request #2 to Rice Lake Construction \$55,247.63 for the Water/Wastewater Improvements



101 NE Harvey, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

- J. Change Order #1 to Concrete Technologies for the Heritage at Grimes Plat Phase 4 Division I & Division II increasing contract \$11,167.95 (additional pavement removals along Hwy 141
- K. Pay Request #3 to Concrete Technologies Inc for \$1,235,625.53 for the Heritage at Grimes Plat 2 Phase 4 Division I
- L. Change Order 5 for Jensen Construction Company increasing contract \$84,516.39 for the Heritage at Grimes Plat 2 Phase 2 Little Beaver Creek Tributary Crossing (additional labor, materials and equipment necessary for excavation and erosion stone and granular backfill placement for retaining wall footings to replace unsuitable material)
- M. Pay Request #6 to Covenant Construction Services for \$137,431.41 2015 Grimes Parkland Improvements Project
- N. Change Order #5 to Covenant Construction Services increasing contract \$9,209.65 (modifications to footing design for concession stand due to unstable soils)
- O. Pay Request #10 to Jensen Construction Company - \$202,148.97 Heritage at Grimes Plat 2 Phase 2 Little Beaver Creek Tributary Crossing
- P. Utility Refund \$2,000
- Q. Accept Annexation Petition and Direct City Attorney to Start Proceedings.
- R. Resolution 07-0216 Assenting to the Annexation of Certain Real Estate to the City of Grimes, Iowa
- S. Finance Report for June 2106
- T. Claims Report
- U. 2016-17 Request for Staff Increases for Park and Recreation
- V. The Northway Corporation \$27,928 (ASR Inspection)
- W. Utility Refunds
- X. Greater Des Moines Partnership Commitment \$3,000
- Y. Zeigler Inc. \$3,739.56 (contract)

- 5. Fire Department Report
- 6. Patrol Report

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

- 1. Gateway Townhomes Plat 3 Final Plat
- 2. Public Hearing and First Reading of Ordinance 657Hwy 141 Mixed Use Development Overlay District Revision
- 3. Follow Up Design Pictures for Hwy 141 Mixed Use Development Overlay and Consideration of Contract with RDG Planning and Design for a Visual Display

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.”



101 NE Harvey, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

COUNCIL ACTIONS

COUNCIL DISCUSSIONS

1. Mayor's Report
2. City Attorney's Report
3. City Engineer's Report
4. City Staff's Report
5. Old Business
6. New Business
7. Recess Open Session
8. Reconvene Open Session
9. Resolution 07-0116 providing for Closed Session ref 21.5 1 (j) To discuss particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property.
10. Rise from Closed Session
11. Reconvene Open Session
12. Open Session – cont.
13. New Business – cont.

ADJOURNMENT

CITY COUNCIL MEETING

Tuesday, June 28, 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, June 28, 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, Hamp, Johansen, Blackford, Bickford

GENERAL AGENDA ITEMS.

Approval of the Agenda

Mayor Pro Tem Altringer asked for the approval of the agenda with the addition of the following to the Consent Agenda: Item Z Hawkins Inc. \$2,852 (chemicals to process water)

Moved by Altringer, Seconded by Blackford; the Agenda with the addition of item Z shall be approved.

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

Approval of the Consent Agenda

A. Minutes from previous meeting B. Alexis Fire Equipment Company \$3,652.60 (safety clothing) C. Mississippi Lime Company \$3,592.50 (Quicklime) D. Dallas County Road Department \$3,619.28 (grading and plowing Jazzwood) E. Request for Block Party in Chevalia Valley July 30th F. Arbor Day Proclamation (Tree Board participated in Arbor Day) G. Central Pump – replacement of faulty check valve \$2,998 H. Des Moines-Winterset Memorials \$2,825 (repairs at Sunny Hill Cemetery) I. Logan Contractors – Power Buggy \$8,700 (used to repair trails where cement truck is not able to access and hauling mulching and dirt) J. Greater Des Moines convention & Visitors Bureau \$4,077.56 (hotel/motel tax collections for the quarter ending 3/31/16) K. ACCUJET LLC \$10,297.20 (work on Heritage Culvert will be reimbursed to City by contractor) L. McKinney Excavating \$18,178.31 (repair and preparation of reed beds at water plant) M. JT Abatement \$30,000 (work on reed beds at water plant) N. Resolution 06-0616 Final Assessments on the SE 19th Street Paving Project be confirmed and levied as described in the final assessment schedule to Polk County Treasurer O. Consider to Designate Fox Engineering for SE 11th Street Extension – Task Order 1005-16B P. Direct Engineer to Prepare Assessment Plat & Schedule for SE 11th Street Extension Q. Consider Adoption of a Preliminary Resolution 06-0416 for SE 11th Street Extension R. Consider Adoption of Resolution 06-0516 Approving and Adopting Preliminary Plans and Specifications, Estimate of Cost, Plat and Schedule for the SE 11th Street Extension S. Consider Adoption of Proposed Resolution 06-0716 of Necessity and Set a Bid Date of August 3, 2016 at 11 am and a Public Hearing and award of Contract for August 9, 2016 at 5:30 pm for the SE 11th Street Extension T. Per Resolution 06-2814 Public Purpose Expenditures - June 2016 U. Kennybrook Development LLC \$75,000 (part of development agreement in Kennybrook for box culvert) V. Claims Report \$3,897,244.00 and \$8,7000 to Logan Contractors W. Mid-American \$16,439.40 (installation of electric to serve traffic signals at Hwy 141 and NE Beaverbrooke Blvd, Grimes, Iowa – being reimbursed by Gene Gabus X. Effective July 1, 2016 Pay Increases for all Non-Union Employees in the amount of 3% per Approved 2017 Fiscal Budget Y. Proposed Shared Watershed Coordinator for Central Iowa Watershed Management Authority \$2,400, Added to the Consent Z. Hawkins Inc. \$2,852

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

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

US Water Report

Andy Wood of US Water and Grimes Water and Wastewater was present to update the Council on their activities for the last month. Wood advised that the Reverse Osmosis System had passed all testing and bacterial samples in early June and was placed online and was producing treated water on June 10th. He added they are continuing to pump water from the ASR well to removed remaining air entrained water from the aquifer. Wood stated that the wastewater plant operated well within permit limits during the month of May 2016. He stated that Rice Lake Construction began construction of the new generator, transformer and lime silo

concrete footings and slabs. Wood stated that on the distribution and collection systems they were doing inspections and maintenance and annual cleaning and televising of lines.

PUBLIC AGENDA

A. Second Reading of Ordinance # 656 Effective July 1, 2016 decreasing \$0.01 to \$2.58 per household per month for Curb It fees (.39% decrease)

Moved by Johansen, Seconded by Bickford; the Second Reading of Ordinance #656 shall now pass.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Moved by Blackford, Seconded by Johansen to waive the third reading of Ordinance #656; shall now pass.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

Moved by Blackford, Seconded by Johansen that Ordinance #656 shall receive final passage.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

PUBLIC FORUM

No one addressed the Council

COUNCIL ACTIONS

A.28E Agreement Between the City of Grimes, Iowa and the City of Johnston, Iowa for the Sharing of Administrative Resources and Equipment Supporting Fire and Emergency Medical Services

City Administrator Brown provided the following background on the agreement. She stated the new joint department shall operate under the title of the Johnston-Grimes Metropolitan Fire Dept. Brown stated a new formula has been structured that takes into account the valuation, square miles, calls and population of each city. She added that this agreement establishes a Board consisting of 4 members from each town: Mayor, two Council Members, and the City Administrator. She said this agreement would provide a Fire Chief – both towns will have equal input in all personnel matters regarding the Fire Chief. Brown stated that all three stations are part of the Johnston-Grimes Metropolitan Fire Department and Station 40 will be split 50/50 and it will be a 3 year agreement expiring June 30, 2019. Brown explained that to get the same level of service it would cost the taxpayers of Grimes an additional \$571,806. She stated that the goal of this agreement is to increase the level of coordination and financing of the fire Departments to provide the most efficient and best level of service available to our citizens.

Moved by Hamp, Seconded by Blackford that he 28E Agreement Between the city of Grimes, Iowa and the City of Johnston, Iowa for the Sharing of Administrative Resources and Equipment Supporting Fire and emergency Medical Services; shall be approved.

Council Member Blackford thanked both City Administrator and Council Members from each City who worked on this partnership which would be the wave of the future. Council Member Johansen added that he appreciates when governments work together to save tax papers money and thanked all who worked so diligently on this agreement and he looked forward to voting on the agreement.

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

COUNCIL DISCUSSIONS

Mayors Report

No Report

City Attorney Report

No Report

City Engineer Report

No Report

City Staff Report
No Report

Old Business

New Business

Adjourn Moved by Hamp; Seconded by Blackford; there being no further business, the meeting shall be adjourned at 5:36 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Jill Altringer, Mayor Pro Tem



The workshop meeting of the Grimes City Council was called to order by Mayor Armstrong on Tuesday, June 28, 2016 at 5:45 pm at Grimes City Hall.

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

APPROVAL OF THE AGENDA

Moved by Blackford, seconded by Hamp; the agenda shall be approved.

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

A.NE James Street Project Discussion – Mitch Holtz – Fox Engineering

Mitch Holtz of Fox Engineering presented several options for the Council's review for improvements to NE James Street.

New Business

Moved by Hamp, Seconded by Altringer; there being no further business, the workshop meeting is adjourned at 8:04 pm.

ATTEST:

Rochelle Williams, City Clerk

Jill Altringer, Mayor Pro Tem

July 13th

Rochelle Williams

From: Cherie Rohrbeck <cherie.rae@live.com>
Sent: Tuesday, June 28, 2016 9:51 AM
To: Rochelle Williams
Subject: August 12th Block Party Road Block Request

Details:

Road being blocked: Cul-da-sac of NE 11th/NE Frances Ave

Date: August 12, 2016

Live music: one man and his guitar from 7pm-9pm *All neighbors are in agreement.

*Street will be open in case of emergency and no cars will be parked in cul-da-sac.

Thank you!
Cherie Rohrbeck

Sent from my iPhone

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



RECEIVED JUL - 5

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: 29-JUN-16
 Invoice Number: 37770127

Agreement Number: 60301188
 Agreement Description:

Payment Term: 30 DAYS

Please reference Invoice Number and Project Number with Remittance

Project Number : 60301188
 Bill Through Date : 30-APR-16 - 24-JUN-16

Project Name : Grimes-NW Transportation Corridor Feasibility Study

Labor Multiplier						
Employee Name/Title	Title/Expenditure	Date	Hours	Rate	Raw Cost	Billed Amt
Allyn, Todd L	Project Professional	06-MAY-16	19.00	46.68	886.92	
Allyn, Todd L	Project Professional	13-MAY-16	8.00	46.68	373.44	
Bernhardt, Mary E	Project Support	06-MAY-16	1.00	28.00	28.00	
Bernhardt, Mary E	Project Support	13-MAY-16	2.00	28.00	56.00	
Coselman, Barbara L	Project Support	13-MAY-16	9.75	28.00	273.00	
Oatman, Terry L	CAD/GIS Operator	13-MAY-16	22.00	28.61	629.43	
Wiele, Larry E	Project Professional	06-MAY-16	6.00	58.77	352.62	
Wiele, Larry E	Project Professional	13-MAY-16	9.00	58.77	528.93	
Total Labor Multiplier			76.75		3,128.34	3,128.34
OverHead Markup						4,352.77
Labor CPFF Total						7,481.11
Lump Sum						
Description						Billed Amt
Fixed Fee Labor						972.54
Total Lump Sum						972.54
Project Total : Grimes-NW Transportation Corridor Feasibility Study						8,453.65

Invoice Summaries

Total Current Amount :	8,453.65
Retention Amount :	0.00
Pre-Tax Amount :	8,453.65
Tax Amount :	0.00
Total Invoice Amount :	8,453.65

Billing Summaries

Billing Summary	Current	Prior	Total	Limit	Remain
Billings	8,453.65	230,204.34	238,657.99	375,900.00	137,242.01
Billing Total :	8,453.65	230,204.34	238,657.99		



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

Cost Plus Fixed Fee Progressive Invoice

Invoice No.: 37770127	Date: 6/29/2016
Invoice Period Covered: 4/30/16 through 6/24/16	Client Project No.: HDP-3125 (610)--71-77
Consultant Job No. 60301188	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	\$ 74,994.68	\$ 3,128.34
Overhead	\$ 162,519.65	\$ 109,502.56	\$ 4,352.77
Overhead Adjustment		\$ (2,451.15)	\$ -
Direct Expenses			
Mileage	\$ 1,525.50	\$ 991.46	\$ -
Copies	\$ 780.00	\$ 1,219.95	\$ -
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	\$ -
Estimated Actual Costs	\$ 341,335.35	\$ 214,673.36	\$ 7,481.11
Subtotal Rounded	\$ 341,300.00		
Fixed Fee	\$ 34,600.00	\$ 23,984.63	\$ 972.54
Authorized Contingency	\$ -		
Total Authorized Amount	\$ 375,900.00		
Total Billed to Date	\$ 238,657.99	\$ 238,657.99	\$ 8,453.65
Remaining Authorized Balance	\$ 137,242.01		
Labor Hours (Prime)	1,988.00	1,659.75	76.75



23998 141st St. • P.O. Box 39
 Bouton, Iowa 50039-0039
 Ph: 515-676-2117
 WATS: 888-355-2619
 Fax: 515-676-2208
 www.xeniawater.org

BILL DATE: 06/30/2016
 ACCOUNT NUMBER: 191-14601-00
 ON OR BEFORE
 07/21/2016 PAY: \$3,848.25
 AFTER
 07/21/2016 PAY: \$4,425.49

RECEIVED JUL - 5

GRIMES, CITY OF
 101 NE HARVEY ST
 GRIMES IA 50111

CC 7-12-2016

SERVICE ADDRESS:
 2555 W 1ST ST
 DMS

SERVICE	--READING-DATES--		-----READINGS-----		CURRENT USAGE	AMOUNT
	CURRENT	PREVIOUS	CURRENT	PREVIOUS		
WATER	06/30/16	05/29/16	13542000	12809000	733000	3,848.25
CURRENT BILL						\$3,848.25
AMOUNT DUE:						\$3,848.25

2015 CONSUMER CONFIDENCE REPORTS ARE AVAILABLE ONLINE AT
<http://www.xeniawater.org/filesimages/2015CCR.pdf>. YOUR
 WATER SOURCE CODE IS LOCATED UNDER YOUR SERVICE ADDRESS
 ON YOUR STATEMENT. HARD COPIES MAY BE REQUESTED BY
 CALLING OUR OFFICE AT: (515) 676-2117 M-F 8:00 -4:30

Please tear along dotted line

Please return this portion with your payment

BILL DATE: 06/30/2016
 ACCOUNT NUMBER: 191-14601-00

SERVICE ADDRESS:
 2555 W 1ST ST

ON OR BEFORE
 07/21/2016 PAY: \$3,848.25
 AFTER
 07/21/2016 PAY: 4,425.49



PLEASE REMIT TO: XENIA RURAL WATER DISTRICT
 P.O. BOX 39
 BOUTON, IA 50039-0039

Amount enclosed: _____

Check #: _____



Baldwin Supply-Des Moines
2021 E 17th St
Des Moines, IA 50316-2109
515-262-2700

Remit To
Baldwin Supply Company
P.O. Box 8895
Carol Stream, IL 60197-8895
Phone: 612-338-6911
Fax: 612-338-8247

INVOICE

Invoice No	
3295052	
Invoice Date	Page
6/27/2016	1 of 1
Pick Ticket No	
2294687	
S.O. Number	
1257195	

RECEIVED JUN 30

****DIRECT SHIPMENT****

Bill To:

CITY OF GRIMES
101 NE Harvey St
Grimes, IA 50111-2051
US

Ship To:

CITY OF GRIMES
1801 N James St
Grimes, IA 50111-4904
US

PO Number		Order Date	Customer ID.	Term Description	Taker
ANDY		5/18/2016	120837	Net 30	RCREES
Ordered By		Ship Via		Job No	Salesrep
ANDREW WOODS		Truck Prepaid & Add			House Des Moines
Quantities				Item ID	Pricing
Ordered	Shipped	Remaining	UOM	Item Description	Unit Price
1.00	1.00	0.00	EA	871050411847201	2,265.075
				SEW QUOTE RF47 D26B DRN90L4/C	
				REFERENCE SO 850181600.09.09.001	
					2,265.08

Carrier: Truck Prepaid & Add

Tracking #:

SUB-TOTAL: 2,265.08

Total Freight In: 0.00

Total Freight Out: 138.30

TOTAL FREIGHT: 138.30

Total tax for County level: 0.00

Total tax for State level: 135.90

AMOUNT DUE: 2,539.28

600-5-810-6310

Handwritten signature

cc 7-12-16

This sale subject to Baldwin Terms and Conditions v5/15
Available at: www.baldwinsupply.com/about/terms

ORIGINAL



Document ID: 3295052

P.O. No. _____

18170 ✓

CITY OF GRIMES

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

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier Baldwin Supply Company
Name

P.O. Box 8895, Carol Stream, IL 60197-8895
Address

612-338-2411 / 612-338-8247
Phone Number/Fax Number

ITEMS	QTY	UNIT PRICE	TOTAL
Coarbox	1	2,265.075	2,265.08
Freight	1	138.30	138.30
		Total	2,403.38

PURCHASE JUSTIFICATION: Clarifier Coarbox

600-5-810-6310

DEPARTMENT: Water

LINE ITEM: _____

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: A. Wood DATE: 7-5-2016

PURCHASE ORDER APPROVAL AND ASSIGNMENT

Kelley Brown _____
Kelley L. Brown City Administrator/Clerk *ew* Date 7-5-16

CC 7-12-16
Council Approval date: (if over \$2500)

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



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

Applicant License BC0027529, Krueger BP #4, Grimes

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

LENGTH OF LICENSE REQUESTED:
(Choose one of the following):

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

License Status: Submitted to Local Authority

Original issue date of license: MM/DD/YYYY

Issue date of current license: MM/DD/YYYY

License effective date: MM/DD/YYYY

License expiration date: MM/DD/YYYY

Number of days notice:

70 day notice:

Cancel date: MM/DD/YYYY

Prev

Next

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Contact Us

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

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

Privileges BC0027529, Krueger BP #4, Grimes

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

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

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

Prev

Next

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Contact Us

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

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Alcoholic Beverages Division. All Rights Reserved.



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- > Status Of Business
- > Ownership
- > Criminal History
- > Premises
- > General Premises
- > Applicant Signature
- > Local Endorse
- > History

Applicant BC0027529, Krueger BP #4, Grimes

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

Corporation Name/Sole Proprietor Name/Partnership Name(s): (Sole Proprietorship, Partnership, Corporation, etc.)

Name of Business (D/B/A):

Address of Premise:

Address Line 2:

City:

County:

Zip:

Business Phone: Cell / Home Phone:

Same Address

Mailing Address:

Mailing Address Line 2:

City: State:

Zip:

Contact Name:

Phone: Email Address:

Follow us with RSS, Facebook or Twitter



Contact Us

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

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 Alcoholic Beverages Division. All Rights Reserved.



Constructed Wetland Group
 10626 Regatta Ridge Rd
 Boynton Beach, FL 33473

Invoice

Date 07/07/2016

Invoice # 219-2016

Bill To
 City of Grimes, Iowa
 101 NE Harvey Street
 Grimes, Iowa 50111

Ship To

Job No.

Terms Due on receipt

Due Date Due on receipt

Item	Description	Qty	Price	Amount
CWG Services	Constructed Wetland Group reed bed consulting services. Due upon completion of planting of Reed Bed #2, and Reed Bed #4		\$ 14,000.00	\$ 14,000.00
			Subtotal	\$ 14,000.00.
			Sales Tax (0.0%)	\$ 0.00
			Total	\$ 14,000.00.
			Payments/Credit	\$ 0.00
			Balance Due	\$ 14,000.00.

Constructed Wetland Group
 www.reedbed.com

Ph; 866-599-2714
 Fax 888-843-6479



TRANSMITTAL

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

DATE: June 29, 2016

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

RE: Water / Wastewater Improvements
2454-12A.600

DELIVERY: E-Mail

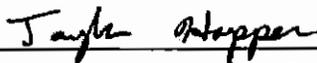
ITEMS: 1. Change Order No. 2

COMMENTS:

Kelley,

Please find enclosed Change Order No. 2. This change order includes a deduct for omitting the requirement for epoxy coating for the rebar in the precast manholes and adders for the VFD replacement at the raw wastewater pumping station and the lime silo related work covered under Work Change Directive 1. If approved by council, please sign and return via email.

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


Taylor Hopper, P.E.

Date of Issuance: June 29, 2016	Contract Effective Date: February 9, 2016
Owner: City of Grimes, Iowa	Owner's Contract No.:
Contractor: Rice Lake Construction Group	Contractor's Project No.: 1605
Engineer: FOX Engineering	Engineer's Project No.: 2454-12A
Project: Water / Wastewater Improvements	Contract Name:

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

- Item 1 Change Proposal Request (CPR) 1: Remove the requirement for epoxy coating of rebar in precast concrete manholes. **Deduct \$2,500.00 for this change.**

- Item 2 CPR 2, Change Order Proposal (COP) 3: Replace the VFD for Raw Pump #2 with a new 50 HP AB Powerflex 753 AC Drive in the existing space. Replace door on MCC as required. **Add \$15,805.69 for this change.**

- Item 3 Work Change Directive (WCD) 1: Provide thrust block on 12" raw water main and cut and cap the main so that it does not extend under the lime silo foundation. Remove pipe and existing thrust block. Replace poor soils with granular fill. **Add \$8,832.99 for this change.**

Attachments: CPR 1, CPR 2, COP 3, WCD 1

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: <u>\$ 2,498,400.00</u>	Original Contract Times: Substantial Completion: <u>February 27, 2017</u> Ready for Final Payment: <u>May 5, 2017</u>
Increase from previously approved Change Orders No.1 to No. 1: <u>\$ 89,000</u>	[Increase] [Decrease] from previously approved Change Orders No. <u> </u> to No. <u> </u> : Substantial Completion: <u>0 days</u> Ready for Final Payment: <u>0 days</u>
Contract Price prior to this Change Order: <u>\$ 2,587,400.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>February 27, 2017</u> Ready for Final Payment: <u>May 5, 2017</u>
Increase of this Change Order: <u>\$ 22,138.68</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>0 days</u> Ready for Final Payment: <u>0 days</u>
Contract Price incorporating this Change Order: <u>\$ 2,609,538.68</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>February 27, 2017</u> Ready for Final Payment: <u>May 5, 2017</u>

<p>RECOMMENDED:</p> <p>By: <u>Jay Hopper</u> Engineer (if required)</p> <p>Title: <u>Project Engineer</u></p> <p>Date: <u>6/30/2016</u></p>	<p>ACCEPTED:</p> <p>By: _____ Owner (Authorized Signature)</p> <p>Title: _____</p> <p>Date: _____</p>	<p>ACCEPTED:</p> <p>By: <u>Zach Smith</u> Contractor (Authorized Signature)</p> <p>Title: <u>Project Manager</u></p> <p>Date: <u>6/30/2016</u></p>
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Change Proposal Request

No. 1

(Not a Change Order)

Project Name:	Water / Wastewater Improvements	Owner's Contract No.
Project Owner:	City of Grimes, Iowa	
FOX Project No.	2454-12A	Initiated by: <input checked="" type="checkbox"/> Engineer <input type="checkbox"/> Contractor
Contractor:	Rice Lake Construction Group	Date: 4/19/2016

Attention: The following change in the contract on this project is proposed. Please provide your proposed price for the cost of this change.

- A breakdown of cost shall be provided upon request by the Owner or Engineer.
- Work shall not commence until authorized by the Owner.

Description of the Proposed Change:

1. Remove the requirement for epoxy coating on reinforcing steel for precast concrete manholes from specification section 02530, item 2.06.E.

Attachments: None

By Taylor Hopper, P.E, FOX Engineering

All work shall be in accordance with the terms, stipulations, and conditions of the original Contract Documents. If the work herein provided for is Approved by Change Order, the time of completion will be:

Increased Decreased Unchanged

by _____ calendar days.

This change will: Add Deduct No Change

\$ \$2,500.00

Rice Lake Construction Group

General Contractor

Date 5/25/2016

Change Proposal Request No. 2 (Not a Change Order)

Project Name: Water / Wastewater Improvements	Owner's Contract No.
Project Owner: City of Grimes, Iowa	
FOX Project No. 2454-12A	Initiated by: <input checked="" type="checkbox"/> Engineer <input type="checkbox"/> Contractor
Contractor: Rice Lake Construction Group	Date: 6/15/16

Attention: The following change in the contract on this project is proposed. Please provide your proposed price for the cost of this change.

- A breakdown of cost shall be provided upon request by the Owner or Engineer.
- Work shall not commence until authorized by the Owner.

Description of the Proposed Change:

1. Replace the VFD for Raw Pump #2 with a new 50 HP AB Powerflex 753 AC Drive in the existing space. Replace door on MCC as required.

Attachments: Jetco Quote 5023C

By Taylor Hopper, P.E, FOX Engineering

All work shall be in accordance with the terms, stipulations, and conditions of the original Contract Documents. If the work herein provided for is Approved by Change Order, the time of completion will be:

Increased Decreased Unchanged

by _____ calendar days.

This change will: Add Deduct No Change

\$ _____

General Contractor _____

Date _____

Jetco Electric Inc.

CONTROLS DIVISION

Tuesday, May 10, 2015
To: Grimes Wwtp
Re: Raw Pump 50 Hp Vfd
Attn: Andy

Quote Number: 5023C

Per your request Jetco is pleased to provide a proposal for the following equipment and services.

- (1) Allen Bradley 50 Hp Powerflex 753 AC Drive MCC Bucket
- (1) Allen Bradley MCC Door

Total Equipment Price: \$ 12,600.00

*****NOTE*****

Complete VFD Installation and programming will be billed at our normal service rates listed below

Labor and Mileage will be charged at our normal service rates:

- Normal Business Hours: 7am-5pm Mon-Fri: \$ 100/hr. port to port
- After Hours: 5pm-7am Mon-Fri, All Day Saturday: \$ 150.00/hr. port to port.
- Sundays and Holidays: \$ 200.00/hr. port to port
- Mileage/Travel: \$ 0.65/mile port to port

Please note:

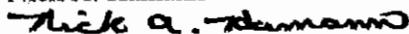
Price is only good for 60 days.

Price does not include any additional labor, start-up services, or installation, other than what is listed above.

Price does not include any state or local sales taxes that may apply.

Sincerely,

Nick A. Hamann



Vice-President

515-967-5874

nhamann@jetcoelectric.com

Accepted by: _____ Date: _____ Total Amount: \$ _____
Please sign and fax to Jetco, Inc. (515) 967-4110 Option No. (If Applicable): _____



June 21st, 2016

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

ATTN: Lance Aldrich

RE: Grimes Water/Wastewater Improvements – City of Grimes
RLCG Project No. 1605
COP#3 - VFD Replacement at RAW Pump #2

Lance,

To furnish and install Change Proposal Request No. 2 as requested by Lance Aldrich, an increase of \$15,805.69 in the contract amount would be required.

Please see attached for the breakdown.

If you have any questions, or require additional information, do not hesitate to contact us.

Sincerely,
Rice Lake Construction Group

Zach Smith

Zach Smith
Project Manager

22360 County Road 12
PO Box 517
Deerwood, MN 56444
PH 218-546-5519
FX 218-546-7016

PROJECT NAME
RLCG PROJECT NO.

Grimes Water/Wastewater Treatment Plant
1605



Change Order Proposal
Date:
Reference:

3
6/21/2016
Change Proposal Request #2

CONSTRUCTION ESTIMATE

DESCRIPTION	QTY	UNIT	LABOR			MATERIAL		SUB	EQUIP.	LINE
			RATE	HOURS	\$ RATE	TOTAL	RATE	TOTAL	TOTAL	TOTAL
Cruizer Electric - Quote	1.0	LS						\$14,904.00		\$14,904.00
Misc Small Tools and Materials	1.0	ls		0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5% of labor				0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
				0.00		\$0.00	\$0.00	\$14,904.00	\$0.00	\$14,904.00
Rice Lake Mark-up on Subs-5%										\$745.20
Rice Lake Mark-up @ 15%										\$0.00
Bond Cost @ 1%										\$156.49
Total Change Order Request										\$15,805.69

Date of Issuance: June 17, 2016 Contract Effective Date: February 9, 2016
 Owner: City of Grimes, Iowa Owner's Contract No.:
 Contractor: Rice Lake Construction Group Contractor's Project No.: 1605
 Engineer: FOX Engineering Engineer's Project No.: 2454-12A
 Project: Water / Wastewater Improvements Contract Name:

Contractor is directed to proceed promptly with the following change(s):

Description:

A 12" stub of raw water main for future expansion has been encountered in the excavation for the lime silo. The pipe must be removed from the silo excavation area. Some poor soils and a thrust block must be removed as well.

As far west on the 12" main as reasonably possible and without disturbing the existing stoop, install a 5'-0" wide by 4'-0" tall thrust block in accordance with the alternate method for dead ends shown on sheet 2 of the attached SUDAS figure. An EBAA Iron Series 2000SV restraint may be used as the retainer gland. After allowing the thrust block to cure, a plant shutdown must be scheduled. Preparations should be made in order to minimize the duration of the shutdown. During the shutdown, the 12" pipe should be cut at least 3 feet away from the west edge of the lime silo foundation and a mechanical joint restrained cap installed as shown in the attached figure. Remove excess pipe, existing thrust block and unsuitable fill. Provide suitable fill as required.

Attachments: SUDAS Figure 5010.101, RLCG Change Order Proposal #2

Purpose for Work Change Directive:

Directive to proceed promptly with the Work described herein, prior to agreeing to changes on Contract Price and Contract Time, is issued due to:

- Non-agreement on pricing of proposed change.
- Necessity to proceed for schedule or other Project reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price \$8,832.99 Increase.
 Contract Time 0 days [(Increase) (decrease)].

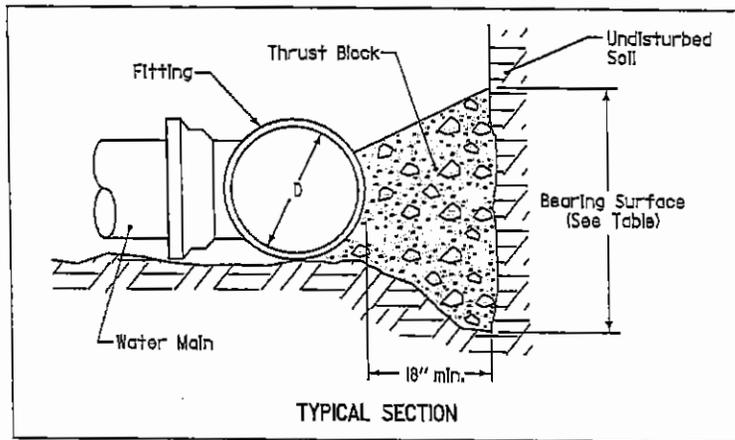
Basis of estimated change in Contract Price:

- Lump Sum Unit Price
- Cost of the Work Other

RECOMMENDED:	AUTHORIZED BY:	RECEIVED:
By: <u><i>[Signature]</i></u> Engineer (Authorized Signature)	By: <u><i>[Signature]</i></u> Owner (Authorized Signature)	By: <u><i>[Signature]</i></u> Contractor (Authorized Signature)
Title: <u>Project Engineer</u>	Title: <u>CITY ADMINISTRATOR</u>	Title: <u>Project Manager</u>
Date: <u>6/17/2016</u>	Date: <u>6/20/16</u>	Date: <u>6/28/2016</u>

Approved by Funding Agency (if applicable)

By: _____ Date: _____
 Title: _____



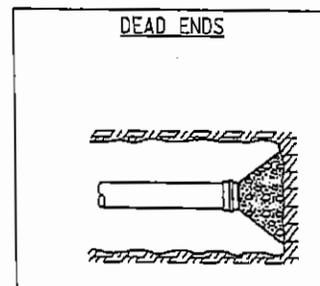
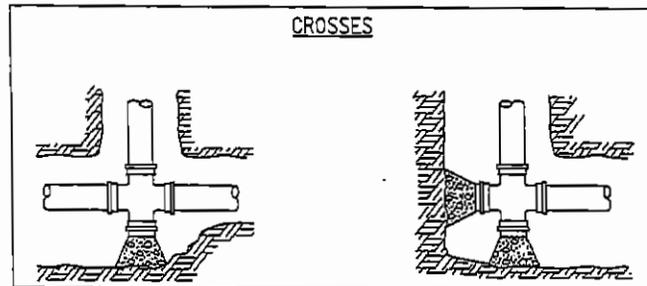
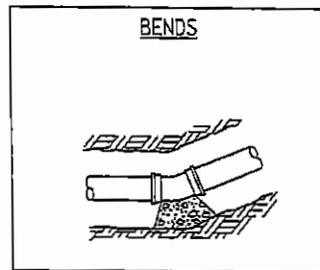
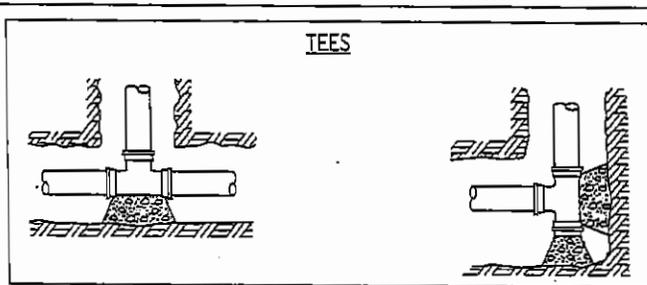
Extend thrust blocks to undisturbed soil. Excavation into trench wall may be necessary.

Form vertical surfaces of poured concrete thrust blocks except on bearing surface.

Encase all fittings in polyethylene wrap. Do not allow concrete to directly contact joints or fitting bolts.

Diameter of Pipe, D (Inches)	MINIMUM BEARING SURFACE (sq-ft)				
	Bends				Tees and Dead Ends
	1 1/4°	22 1/2°	45°	90°	
4	1	1	2	4	3
6	1	2	4	8	6
8	2	4	7	14	10
10	3	6	11	21	15
12	4	8	16	29	21
14	5	11	21	39	28
16	7	14	27	50	36
18	9	17	34	63	45
20	11	21	42	78	55
24	15	31	60	111	78
30	24	47	92	171	120
36	34	67	132	244	173

Minimum surface area based on water pressure of 150 psi and allowable soil pressure of 1,000 psf.

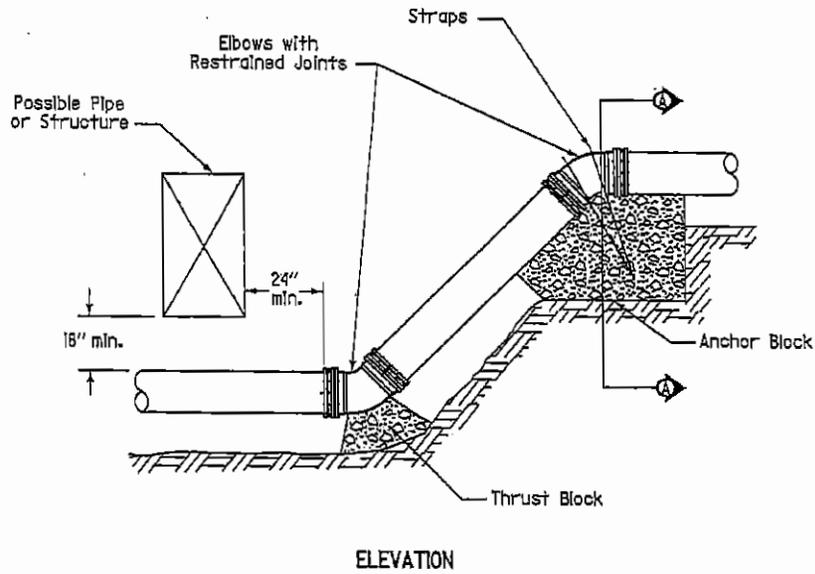


TYPICAL PLAN

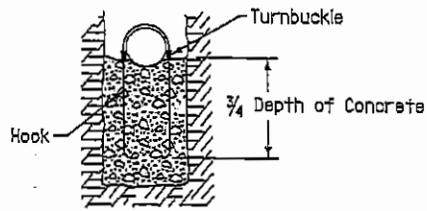
FIGURE 5010.101 SHEET 1 OF 2

SUDAS	Iowa Department of Transportation	REVISION
		NEW 04-21-09
FIGURE 5010.101	STANDARD ROAD PLAN	WM-101
REVISIONS: New. Replaces SUDAS Figure 5010.1		SHEET 1 of 2
THRUST BLOCKS		

CHANGES IN PIPE DEPTH



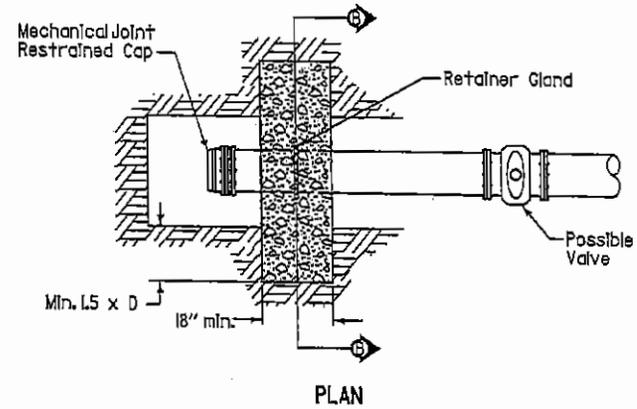
ELEVATION



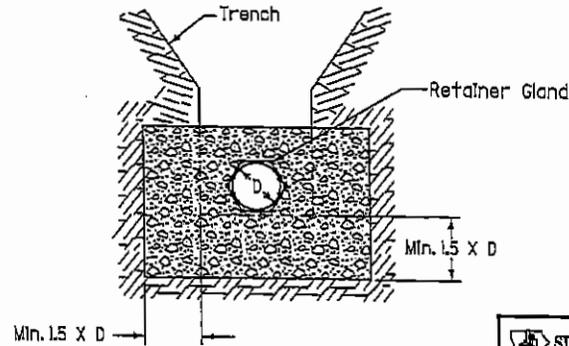
SECTION A-A

DEAD ENDS (ALTERNATE METHOD)

Use only when allowed by the Engineer, or when specified in the contract documents.



PLAN



SECTION B-B

FIGURE 5010.101 SHEET 2 OF 2

SUDAS	Iowa Department of Transportation	REVISION
		NEW 04-21-09 WM-101 SHEET 2 of 2
FIGURE 5010.101 STANDARD ROAD PLAN	REVISIONS: New. Replaces SUDAS Figure 5010.1.	<i>Deanna Marshall</i> REGIONAL METHODS ENGINEER
THRUST BLOCKS		



June 13th, 2016

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

ATTN: Lance Aldrich

RE: Grimes Water/Wastewater Improvements – City of Grimes
RLCG Project No. 1605
COP#2 – Lime Silo Over-Excavation

Lance,

To furnish and install Work Directive No. 1 as requested by Lance Aldrich, an increase of \$8,832.99 in the contract amount would be required.

Please see attached for the breakdown.

If you have any questions, or require additional information, do not hesitate to contact us.

Sincerely,
Rice Lake Construction Group

Zach Smith

Zach Smith
Project Manager

22360 County Road 12
PO Box 517
Deerwood, MN 56444
PH 218-546-5519
FX 218-546-7016

Contractor's Application For Payment No. 2

	Application Period To: 6/28/2016	Application Date: 6/28/2016
To (Owner): City of Grimes	From (Contractor): Rice Lake Construction Group	Via (Engineer): FOX Engineering
Project: Water/Wastewater Improvements	Contract: All Construction	
Owner's Contract No.:	Contractor's Project No.: 1605	

Application for Payment

Change Order Summary

Approved Change Orders				
Number	Additions	Deductions		
1	\$ 89,000.00		1. ORIGINAL CONTRACT PRICE	\$2,498,400.00
			2. Net change by Change Orders	\$89,000.00
			3. CURRENT CONTRACT PRICE (Line 1 ± 2)	\$2,587,400.00
			4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate)	\$279,665.40
			5. RETAINAGE:	
			a. 5% x \$209,980.00 Work Completed	\$10,499.00
			b. 5% x \$69,685.40 Stored Materials	\$3,484.27
			c. Total Retainage (Line 5a + Line 5b)	\$13,983.27
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)	\$265,682.13
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	\$210,434.50
TOTALS	\$89,000.00	\$0.00	8. AMOUNT DUE THIS APPLICATION	\$55,247.63
NET CHANGE BY CHANGE ORDERS		\$89,000.00	9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)	\$2,321,717.87

Contractor's Certification

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

Payment of: \$55,247.63
(Line 8 or other - attach explanation of other amount)

Is recommended by: Jayle Hopper 6/29/2016
(Engineer) (Date)

Payment of: _____
(Line 8 or other - attach explanation of other amount)

Is approved by: _____
(Owner) (Date)

Approved by: _____
Funding Agency (if applicable) (Date)

By: [Signature] Date: 6/29/2016

EJCBC No. C-610 (2002 Edition)

Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.

Project: Grimes, IA - Water/Wastewater Improvements
 Contractor: Rice Lake Construction Group
 Engineer: FOX Engineering

Owner: City of Grimes

Application Number: 2
 Date of application: 6/28/2016
 Work completed through: 6/28/2016

Pay Item Number	Description	B Scheduled Value	C From Previous Application (C+D)	D This Period	E Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	% (F)	Balance to Finish
1	Insurance							
1A	Insurance - Wastewater	\$28,000.00	\$28,000.00			\$28,000.00	100.00	\$0.00
1B	Insurance - Water	\$7,000.00	\$7,000.00			\$7,000.00	100.00	\$0.00
2	Mobilization							
2A	Mobilization - Wastewater	\$120,000.00	\$120,000.00			\$120,000.00	100.00	\$0.00
2B	Mobilization - Water	\$30,000.00	\$30,000.00			\$30,000.00	100.00	\$0.00
3	Demobilization							
3A	Demobilization - Wastewater	\$20,000.00	\$0.00			\$0.00	0.00	\$20,000.00
3B	Demobilization - Water	\$5,000.00	\$0.00			\$0.00	0.00	\$5,000.00
4	Silt Fence	\$10,000.00	\$2,500.00			\$2,500.00	25.00	\$7,500.00
5	Demolition of Existing Facilities/Pavement							
5A	- Misc. Demo	\$15,000.00	\$0.00			\$0.00	0.00	\$15,000.00
5B	- Sludge Removal	\$65,000.00	\$0.00			\$0.00	0.00	\$65,000.00
6	Lagoon Liner	\$135,000.00	\$0.00			\$0.00	0.00	\$135,000.00
7	Earthwork - 6500 CY							
7A	- Earthwork	\$175,000.00	\$0.00	\$5,000.00		\$5,000.00	2.86	\$170,000.00
8	Site Piping							
8A	-Purchase Pipe	\$100,000.00	\$0.00		\$29,178.89	\$29,178.89	29.18	\$70,821.11
8B	-Purchase Manholes	\$20,000.00	\$0.00		\$6,498.51	\$6,498.51	32.49	\$13,501.49
8C	-Install	\$75,000.00	\$0.00			\$0.00	0.00	\$75,000.00
9	Sidewalks, Bollards, Misc Conc	\$7,500.00	\$0.00			\$0.00	0.00	\$7,500.00
10	Seeding/Landscaping	\$13,000.00	\$0.00			\$0.00	0.00	\$13,000.00
11	Concrete Reinforcement - 45 Ton							
11A	-Purchase	\$35,000.00	\$0.00		\$34,010.00	\$34,010.00	97.17	\$990.00
11B	-Install	\$32,000.00	\$0.00			\$0.00	0.00	\$32,000.00
12	Concrete Work - 600 CY							
12A	-Screw Pump Station	\$335,000.00	\$0.00			\$0.00	0.00	\$335,000.00
12B	-Peak Flow Diversion Structure	\$50,000.00	\$0.00			\$0.00	0.00	\$50,000.00
12C	-Generator Pad	\$6,000.00	\$0.00	\$6,000.00		\$6,000.00	100.00	\$0.00
12D	-Transformer Pad	\$2,000.00	\$0.00	\$2,000.00		\$2,000.00	6.67	\$0.00
12E	-Limo Silo Foundation	\$30,000.00	\$0.00			\$0.00	0.00	\$30,000.00
12F	-Overflow Outlet	\$6,000.00	\$0.00			\$0.00	0.00	\$6,000.00

Project: Grimes, IA - Water/Wastewater Improvements
 Contractor: Rice Lake Construction Group
 Engineer: FOX Engineering

Owner: City of Grimes

Application Number: 2
 Date of application: 8/28/2016
 Work completed through: 6/28/2016

Pay Item Number	Description	B Scheduled Value	C From Previous Application (C+D)	D This Period	E Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	% (E)	Balance to Finish
12G	-EQ Basin Outlet	\$6,000.00	\$0.00			\$0.00	0.00	\$6,000.00
12H	-Gateway Pump Station Foundation	\$10,000.00	\$0.00			\$0.00	0.00	\$10,000.00
12I	-Raw Water Pump Station	\$15,000.00	\$0.00			\$0.00	0.00	\$15,000.00
13	Masonry	\$10,000.00	\$0.00			\$0.00	0.00	\$10,000.00
14	Misc. Metals							
14A	-Purchase	\$40,000.00	\$0.00			\$0.00	0.00	\$40,000.00
14B	-Install	\$20,000.00	\$0.00			\$0.00	0.00	\$20,000.00
15	FRP Grating							
15A	-Purchase	\$16,000.00	\$0.00			\$0.00	0.00	\$16,000.00
16B	-Install	\$5,000.00	\$0.00			\$0.00	0.00	\$5,000.00
16	Carpentry							
16A	-Purchase	\$2,000.00	\$0.00			\$0.00	0.00	\$2,000.00
16B	-Install	\$2,500.00	\$0.00			\$0.00	0.00	\$2,500.00
17	Doors & Frames	\$8,000.00	\$0.00			\$0.00	0.00	\$8,000.00
18	Overhead Door	\$5,000.00	\$0.00			\$0.00	0.00	\$5,000.00
19	Painting	\$15,000.00	\$0.00			\$0.00	0.00	\$15,000.00
20	Identifying Devices	\$2,000.00	\$0.00			\$0.00	0.00	\$2,000.00
21	Lime Silo Storage Tank							
21A	-Purchase	\$271,000.00	\$0.00			\$0.00	0.00	\$271,000.00
21B	-Install	\$5,000.00	\$0.00			\$0.00	0.00	\$5,000.00
22	Screw Press							
22A	-Purchase	\$164,000.00	\$0.00			\$0.00	0.00	\$164,000.00
22B	-Install	\$15,000.00	\$0.00			\$0.00	0.00	\$15,000.00
23	Mechanical Screen Repair	\$5,000.00	\$0.00			\$0.00	0.00	\$5,000.00
24	Screenings Wash Press							
24A	-Purchase	\$80,000.00	\$0.00			\$0.00	0.00	\$80,000.00
24B	-Install	\$10,000.00	\$0.00			\$0.00	0.00	\$10,000.00
25	FRP Enclosure & Flume							
25A	-Purchase	\$20,000.00	\$0.00			\$0.00	0.00	\$20,000.00
25B	-Install	\$5,900.00	\$0.00			\$0.00	0.00	\$5,900.00
26	Process Piping & Valves							
26A	-Purchase	\$15,000.00	\$0.00			\$0.00	0.00	\$15,000.00

Project: Grimes, IA - Water/Wastewater Improvements
 Contractor: Rice Lake Construction Group
 Engineer: FOX Engineering

Owner: City of Grimes

Application Number: 2
 Date of application: 6/28/2016
 Work completed through: 6/28/2016

Pay Item Number	Description	B Scheduled Value	C From Previous Application (C+D)	D This Period	E Materials Presently Stored (not in Col D)	Total Completed and Stored to Date (C + D + E)	% (F)	Balance to Finish
26B	-Install	\$7,500.00	\$0.00			\$0.00	0.00	\$7,500.00
27	Electrical							
27A	Electrical - Wastewater	\$268,000.00	\$0.00	\$9,480.00		\$9,480.00	3.54	\$258,520.00
27B	Electrical - Lime Silo (Water)	\$6,000.00	\$0.00			\$0.00	0.00	\$6,000.00
27C	Electrical - Gateway Pump Station	\$13,000.00	\$0.00			\$0.00	0.00	\$13,000.00
27D	Controls - Wastewater	\$95,000.00	\$0.00			\$0.00	0.00	\$95,000.00
27E	Controls - Lime Silo (Water)	\$12,000.00	\$0.00			\$0.00	0.00	\$12,000.00
27F	Controls - Gateway Pump Station	\$31,000.00	\$0.00			\$0.00	0.00	\$31,000.00
	Change Orders							
	Change Order No. 1	\$89,000.00	\$0.00			\$0.00	0.00	\$89,000.00
	Original Contract Amount	\$2,488,400.00	\$187,500.00	\$22,480.00	\$69,685.40	\$279,665.40	11.19	\$2,307,734.60
	Revised CONTRACT AMOUNT	\$2,587,400.00						
		\$0.00						

EJCDC No. C-620 (2002 Edition)

Prepared by the Engineers' Joint Contract Documents Committee and endorsed by the Associated General Contractors of America and the Construction Specifications Institute.



TRANSMITTAL

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

DATE: June 29, 2016

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

RE: Water / Wastewater Improvements
PROJECT No.: 2454-12A

DELIVERY: E-Mail

ITEMS: 1. Rice Lake Pay Application No. 2

COMMENTS:

Enclosed is Rice Lake pay application No. 2 for the Water/Wastewater Improvements project. This pay estimate includes some earthwork, electrical, and concrete as well as manholes and pipe stored on the project site.

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

	Due this Application	Previous Payments	Paid to Date
Wastewater	\$55,247.63	\$175,284.50	\$230,532.13
Drinking Water	\$0.00	\$35,150.00	\$35,150.00

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

Taylor Hopper, P.E.

Change Order No. 1

Project: Heritage at Grimes - Plat 2 Phase 4 - Division I & Division II	Date of Contract: 4/13/16
Owner: City of Grimes	Owner's Contract No.:
Engineer: FOX Engineering Associates, Inc.	Engineer's Project No.: 1005-16A
Contractor: Concrete Technologies, Inc.	Date of Issuance: 7/6/16

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

DESCRIPTIONS: Additional pavement removals along Highway 141

Item 1 This Item includes equipment labor and materials necessary to sawcut and remove additional existing pavement along the Highway 141 pavement improvements. Work is necessary to achieve a clean edge to pave against as required by Iowa DOT specifications. Original plan included sawcutting to paint line, which did not achieve clean edge. Change In Item and quantities are as follows:

- a. Sawcut Pavement (Division II, Item 1) - Increases by 1,667 LF @ \$3.85 = **\$6,417.95**
- b. Removal of existing Highway 141 pavement -
Increases by 1 LS @ \$4,750.00 = **\$4,750.00**

Total Increase for Change Order No. 1 = **\$11,167.95**

Attachments: CTI Change Order Request (CR#1)- Heritage at Grimes Plat 2 Phase 4

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$3,532,673.00	Original Contract <input type="checkbox"/> Working <input type="checkbox"/> Calendar Substantial completion: Ready for final payment:
<input type="checkbox"/> Increase <input type="checkbox"/> Decrease from previously approved Change Orders: \$	<input type="checkbox"/> Increase <input type="checkbox"/> Decrease from previously approved Change Orders: Substantial completion (days): Ready for final payment (days):
Contract Price prior to this Change Order: \$3,532,673.00	Contract Times prior to this Change Order: Substantial completion: Ready for final payment:
<input checked="" type="checkbox"/> Increase <input type="checkbox"/> Decrease of this Change Order: \$ 11,167.95	<input type="checkbox"/> Increase <input type="checkbox"/> Decrease of this Change Order: Substantial completion (days): Ready for final payment (days):
Contract Price incorporating this Change Order: \$3,543,840.95	Contract Times with all approved Change Orders: Substantial completion: Ready for final payment:

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____ Engineer (Authorized Signature)	By: _____ Owner (Authorized Signature)	By: <u><i>Grant Peterson</i></u> Contractor (Authorized Signature)
Date: _____	Date: _____	Date: <u>7-7-16</u>

Progress Estimate

Contractor's Application

Contractor: Concrete Technologies, Inc.		Owner's Proj. No.: Engineer's Proj. No. 1005-16A		Application Number: 3 Application Date: 7/12/2016								
Item		B		C	D	E	F	G				
Bid Item No.	Description	Bid Quantity	Qty added by Change Order	Total Quantity	Unit Price	Total Value	Estimated Quantity Installed	Value	Materials Presently on-site (cost in \$)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (G - F)
DIVISION 3: RE BEAVERBROOK DLVD PAVING IMPROVEMENTS												
7.01	PAVEMENT, PCC, 8" W/ CD BASKETS	33,872		33,872	\$48.00	\$1,625,856.00	23710	\$1,130,080.00		\$1,130,080.00	70.0%	\$497,776.00
7.02	PAVEMENT, PCC, 6", FULL DEPTH COLOR	237		237	\$164.50	\$38,985.50						\$38,985.50
7.03	PAVEMENT, PCC, 9" W/ CD BASKETS, FULL DEPTH COLOR	953		953	\$104.00	\$99,112.00						\$99,112.00
7.04	PAVEMENT, PCC, 7"	2,477		2,477	\$48.00	\$118,856.00						\$118,856.00
7.05	PAVEMENT, PCC, 5", FULL DEPTH COLOR, STAMPED	713		713	\$84.25	\$60,026.25						\$60,026.25
7.06	PAVEMENT, PCC, 4", HOW STRIP	1,140		1,140	\$44.00	\$50,160.00	513	\$22,572.00		\$27,572.00	45.0%	\$22,598.00
7.07	BEAM CURB	475		475	\$54.50	\$25,847.50						\$25,847.50
7.08	PAVEMENT, HMA, 6"	347		347	\$61.50	\$21,346.50						\$21,346.50
7.09	SUNKED USE PATH, PCC, 5"	11,728		11,728	\$32.50	\$381,160.00						\$381,160.00
7.10	SIDEWALK, PCC, 5"	30,845		30,845	\$4.95	\$152,682.75						\$152,682.75
9.01	CONCRETE WASHOUT	1		1	\$13,750.00	\$13,750.00	0.35	\$4,812.50		\$4,812.50	35.0%	\$8,937.50
9.02	1-1/2" DECORATIVE ROCK	110		110	\$253.50	\$27,885.00	0.5	\$23,000.00		\$23,000.00	50.0%	\$4,885.00
11.01	MOBILIZATION	1		1	\$45,000.00	\$45,000.00						\$45,000.00
11.02	PAINTED PAVEMENT MARKINGS, DURABLE, NON GROOVE CUT	85.00		85	\$162.25	\$13,790.63						\$13,790.63
11.03	PAINTED SYMBOLS & LEGENDS, DURABLE, NON GROOVE CUT	25		25	\$236.50	\$5,912.50						\$5,912.50
11.04	PAINTED PAVEMENT MARKINGS, THERMOPLASTIC, GROOVE CUT	84.52		85	\$237.25	\$20,146.63						\$20,146.63
11.05	PAINTED SYMBOLS & LEGENDS, THERMOPLASTIC, GROOVE CUT	20		20	\$495.00	\$9,900.00						\$9,900.00
11.06	TRAFFIC CONTROL	1		1	\$2,750.00	\$2,750.00	0.5	\$1,375.00		\$1,375.00	50.0%	\$1,375.00
11.07	SIGNAGE	678.41		678	\$20.00	\$13,562.20						\$13,562.20
11.08	POSTS FOR SIGNS	1,560		1,560	\$0.25	\$390.00						\$390.00
DIVISION 16 HIGHWAY 141 TURN LANES & TRAFFIC SIGNAL												
1	SAWCUT PAVEMENT	2,730	1,667	4,397	\$3.85	\$16,928.45	4397	\$16,928.45		\$16,928.45	100.0%	\$0.00
2	REMOVAL OF PAVEMENT MARKING	7.9		7.9	\$55.00	\$434.50						\$434.50
3	PAVEMENT, PCC, 12"	4,368		4,368	\$77.00	\$336,336.00	4368	\$336,336.00		\$336,336.00	100.0%	\$0.00
4	PAVEMENT, PCC, 9"	694		694	\$70.00	\$48,580.00	375	\$26,250.00		\$26,250.00	54.0%	\$22,330.00
5	PAVEMENT, PCC, 8"	952		952	\$60.00	\$57,120.00	952	\$57,120.00		\$57,120.00	100.0%	\$0.00
6	PAVEMENT, PCC, 5", COLORED & STAMPED	35		35	\$220.00	\$7,700.00						\$7,700.00
7	PAVEMENT, PCC, 4", HOW STRIP	17		17	\$193.00	\$3,281.00	0.5	\$1,640.50		\$1,640.50	50.0%	\$1,640.50
8	GRAVEL SHOULDER	420		420	\$43.50	\$18,270.00	420	\$18,270.00		\$18,270.00	100.0%	\$0.00
9	CONCRETE WASHOUT	1		1	\$2,750.00	\$2,750.00	1	\$2,750.00		\$2,750.00	100.0%	\$0.00
10	TRAFFIC CONTROL	1		1	\$9,570.00	\$9,570.00	0.95	\$9,091.50		\$9,091.50	95.0%	\$478.50
11	PAINTED PAVEMENT MARKINGS (WATERBORNE)	66.22		67	\$63.25	\$4,253.40						\$4,253.40
12	PAINTED PAVEMENT SYMBOLS (WATERBORNE)	4		4	\$123.00	\$492.00						\$492.00
13	POSTS FOR SIGNS (WOOD)	180		180	\$14.25	\$2,565.00						\$2,565.00
14	SIGNS	213.08		213	\$23.00	\$4,900.84						\$4,900.84
15	TRAFFIC SIGNALS	1		1	\$236,000.00	\$236,000.00			\$34,723.48	\$34,723.48	14.7%	\$201,276.52
16	MOBILIZATION	1		1	\$17,500.00	\$17,500.00	1	\$17,500.00		\$17,500.00	100.0%	\$0.00
CO1	REMOVAL OF EXISTING HIGHWAY 141 PAVEMENT	1		1	\$4,750.00	\$4,750.00	1	\$4,750.00		\$4,750.00	100.0%	\$0.00
Totals						\$3,539,050.00		\$1,600,475.00	\$34,723.48	\$1,736,449.43	48.3%	\$1,802,600.57

Stored Material Summary

Contractor's Application

For (contract):		Heritage at Grimes - Plat 2 Phase 4 - Division I & Division II		Owner's Proj. No.:		Application Number: 3			
Contractor:		Concrete Technologies, Inc.		Engineer's Proj. No.: 1005-16A		Application Date: 7/12/2016			
A	B	C	D		E		F		G
Invoice No.	Shop Drawing Transmittal No.	Materials Description	Stored Previously		Stored this Month		Incorporated In Work		Materials Remaining In Storage (\$) (D + E - F)
			Date (Mo./Year)	Amount (\$)	Amount (\$)	Subtotal	Date (Mo./Year)	Amount (\$)	
162627	N/A	Traffic Signal Castings	4/2016	\$3,483.36		\$3,483.36			\$3,483.36
0140292-IN	7	Traffic Signal Poles	5/2016	\$1,441.12		\$1,441.12			\$1,441.12
53604	N/A	Loop Sealer	4/2016	\$2,394.00		\$2,394.00			\$2,394.00
165067	6	Traffic Signal Poles and sign mounting brackets			\$27,405.00	\$27,405.00			\$27,405.00
Totals				\$7,318.48	\$27,405.00	\$34,723.48			\$34,723.48

Change Order No. 5

Project: Heritage at Grimes Plat 2 Phase 2 – Little Beaver Creek Tributary Crossing	Date of Contract: August 11, 2015
Owner: City of Grimes	Owner's Contract No.:
Engineer: FOX Engineering	Engineer's Project No.: 1005-15C
Contractor: Jensen Construction Company	Date of Issuance: July 6, 2016

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

DESCRIPTIONS: Additional labor, materials, and equipment necessary for excavation and erosion stone and granular backfill placement for retaining wall footings to replace unsuitable material.

- Item 1 This work is required as per Allendar Butzke (on-site soils testing engineers) to overcome unsuitable soil materials under the west retaining wall. Item includes excavation of existing unsuitable materials and replacement with erosion stone material under the retaining wall footings. Item also includes additional granular backfill required to fill overexcavated area. Additional Item as follows:
- i. West retaining wall subgrade core out excavation (Footing 2S only) –
Increases by 599 CY @ \$9.00/CY = **\$5,391.00**
 - ii. West retaining wall additional granular backfill for subgrade core out –
Increases by 1479.91 Ton @ \$36.00/Ton = **\$53,276.76**
 - iii. West retaining wall additional gabion stone for subgrade core out –
Increases by 487.71 Ton @ \$53.00/Ton = **\$25,848.63**

Total for Change Order No. 5 = **\$84,516.39**

Attachments: Spreadsheet tabulations for gablon stone & granular backfill, Allender Butzke Reports

CHANGE IN CONTRACT PRICE:

Original Contract Price:
\$1,604,310.00

Increase Decrease from previously approved Change Orders:
\$ 76,783.80

Contract Price prior to this Change Order:
\$1,681,093.80

Increase Decrease of this Change Order:
\$ 84,516.39

Contract Price Incorporating this Change Order:
\$1,765,610.19

CHANGE IN CONTRACT TIMES:

Original Contract Working Calendar
Substantial completion: June 30, 2016
Ready for final payment: August 30, 2016

Increase Decrease from previously approved Change Orders:
Substantial completion: 17 Working Days
Ready for final payment: 17 Working Days

Contract Times prior to this Change Order:
Substantial completion:
June 30, 2016 + 15 Working Days
Ready for final payment:
August 30, 2016 + 15 Working Days

Increase Decrease of this Change Order:
Substantial completion (days):
Ready for final payment (days):

Contract Times with all approved Change Orders:
Substantial completion:
June 30, 2016 + 17 Working Days
Ready for final payment:
August 30, 2016 + 17 Working Days

RECOMMENDED:

By: _____
Engineer (Authorized Signature)

Date: _____

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: *R. M. ...*
Contractor (Authorized Signature)

Date: 7/16/16

Unit Price Contract

Contractor's Application for Payment No. 6

Project:	2015 Grimes Parkland Improvements Project	From (Contractor):	Covenant Construction Services, LLC	Application Date:	7/12/2016
To (Owner):	City of Grimes	Owner's Project No.:		Period From:	6/1/2016
Via (Engineer):	FOX Engineering	Engineer's Proj. No.:	8630-16P	Period To:	6/30/2016

Approved Change Order Summary:			
No.	Date Approved	Additions	Deductions
1	3/8/2016		-\$133,008.00
2	4/18/2016	\$4,200.00	
3	5/10/2016	\$24,715.04	
4	5/10/2016	\$24,276.78	
5	7/6/2016	\$9,209.65	
TOTALS		\$62,401.47	-\$133,008.00
NET CHANGE BY CHANGE ORDERS			-\$70,606.53

1.	ORIGINAL CONTRACT PRICE.....	\$	1,511,342.23
2.	Net change by Change Orders.....	\$	-70,606.53
3.	Current Contract Price (Line 1 + 2).....	\$	1,440,735.70
4.	TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate).....	\$	678,712.32
5.	RETAINAGE:		
	a. 5% X \$678,712.32 Work Completed.....	\$	33,935.62
	b. 5% X _____ Stored Material.....	\$	
	c. Less Total Retainage Released Early.....	\$	
	d. Total Retainage (Line 5a + Line 5b - Line 5c).....	\$	33,935.62
6.	AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....	\$	644,776.71
7.	LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	507,345.30
8.	AMOUNT DUE THIS APPLICATION.....	\$	137,431.41
9.	BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above).....	\$	795,958.99

Contractor's Certification

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

By: _____ Date: _____

Payment of \$ **137,431.41**
(Line 8 or other - attach explanation of the other amount)

Is recommended by: _____ (Engineer) _____ (Date)

Payment of \$ **137,431.41**
(Line 8 or other - attach explanation of the other amount)

Is approved by: _____ (Owner) _____ (Date)

Endorsed by the Construction Specifications Institute.

Progress Estimate

Contractor's Application

For (contract): 2015 G/ines Parkland Improvements Project
 Contractor: Covenant Construction Services, LLC

Owner's Proj. No.:
 Engineer's Proj. No.: 8630-16P

Application Number: 6
 Application Date: 7/12/2016

A		B			C	D	E	F		G	
Item		Bid Quantity	Quantity Change (By Change Order)	Total Quantity	Unit Price	Extended Price	Estimated Quantity Installed	Value	Materials Properly Stored (not in C)	Balance to Finish (B - F)	
Bid Item No.	Description								Total Completed and Stored to Date (D + E)	% (F / B)	
1.01	Mobilization	1		1	\$50,325.00	\$50,325.00	1	\$50,325.00	\$50,325.00	100.0%	
1.02	Removals	1		1	\$5,032.00	\$5,032.00	1	\$5,032.00	\$5,032.00	100.0%	
2.01	Earthwork - North Sports Complex	1		1	\$47,676.00	\$47,676.00	1	\$47,676.00	\$47,676.00	100.0%	
2.02	Earthwork - Autumn Park	1		1	\$12,714.00	\$12,714.00	1	\$12,714.00	\$12,714.00	100.0%	
2.03	Earthwork - Glenstone Park	1		1	\$1,271.00	\$1,271.00	1	\$1,271.00	\$1,271.00	100.0%	
2.04	Subgrade Preparation - Parking Lot	1,433		1,433	\$7.42	\$10,632.86					
2.05	Ag-Line Placement, 6-inch	1,560		1,560	\$6.75	\$10,530.00	1,560	\$10,530.00	\$10,530.00	100.0%	
2.06	Playground Area - Autumn Park	1		1	\$15,892.00	\$15,892.00				\$15,892.00	
4.01	Subdrain, 6-inch	90		90	\$68.87	\$6,198.30	90	\$6,198.30	\$6,198.30	100.0%	
4.02	FES, 6-inch	1		1	\$530.00	\$530.00	1	\$530.00	\$530.00	100.0%	
4.03	Subdrain Cleanout	2		2	\$741.50	\$1,483.00	2	\$1,483.00	\$1,483.00	100.0%	
6.01	Modify Existing Intake	1		1	\$2,649.00	\$2,649.00				\$2,649.00	
7.01	Sidewalk, PCC, 4-inch - North Sports Complex	514	91	605	\$38.14	\$23,074.70	605	\$23,074.70	\$23,074.70	100.0%	
7.02	Trail, PCC, 5-inch - North Sports Complex	2049	603	2652	\$40.26	\$106,769.52	2652	\$106,769.52	\$106,769.52	100.0%	
7.03	Integral Sidewalk - North Sports Complex	1077		1077	\$44.50	\$47,726.50	825	\$36,712.50	\$36,712.50	44.0%	
7.04	Bleacher/Dugout Paving, PCC, 5-inch - North Sports Complex	1323		1323	\$40.26	\$53,263.98	1323	\$53,263.98	\$53,263.98	100.0%	
7.05	Sidewalk/Trail, PCC - Autumn Park	543		543	\$40.26	\$21,861.18	302	\$12,158.52	\$12,158.52	55.6%	
7.06	Sidewalk/Trail, PCC - Glenstone Park	508		508	\$42.38	\$21,529.04	508	\$21,529.04	\$21,529.04	100.0%	
7.07	8" Rock Subbase	600		600	\$31.78	\$19,068.00	60	\$1,906.80	\$1,906.80	10.0%	
7.08	Parking Lot Paving, 6-inch PCC	5199		5199	\$34.96	\$181,757.04				\$181,757.04	
7.09	Painting & Signage	1		1	\$2,961.00	\$2,961.00				\$2,961.00	
9.01	Concession Stand	1		1	\$514,778.00	\$514,778.00	0.0738	\$37,990.62	\$37,990.62	7.4%	
9.02	Ballfield #1, Baseball Fence	1		1	\$24,474.00	\$24,474.00	1	\$24,474.00	\$24,474.00	100.0%	
9.03	Ballfield #2 Thru #5, Softball Fence	5		5	\$19,980.28	\$99,901.40	5	\$99,901.00	\$99,901.00	100.0%	
9.04	Batting Cage & Pitching Warmup Construction	2		2	\$12,576.00	\$25,152.00	2	\$25,152.00	\$25,152.00	100.0%	
9.05	4-R Chain Link Fence	313		313	\$14.00	\$4,382.00	313	\$4,382.00	\$4,382.00	100.0%	
9.06	Dugout Construction	12		12	\$3,450.00	\$41,160.00	12	\$41,160.00	\$41,160.00	100.0%	
9.07	Basketball Court (Half)	1		1	\$21,251.00	\$21,251.00	0.9411	\$19,999.32	\$19,999.32	94.1%	
9.08	Landscaping - North Sports Park	1		1	\$47,305.00	\$47,305.00				\$1,251.68	
9.09	Landscaping - Autumn Park	1		1	\$58,112.00	\$58,112.00				\$58,112.00	
9.10	Irrigation Fixture Adjustment	10		10	\$105.90	\$1,059.00	10	\$1,059.00	\$1,059.00	100.0%	
9.11	Irrigation Modification - Field 1	1		1	\$1,986.00	\$1,986.00	1	\$1,986.00	\$1,986.00	100.0%	
9.12	Hydraulic Seeding, Seeding, Fertilizing, and Mulching - North Sports Park	2		2	\$4,502.50	\$9,005.00				\$9,005.00	
9.13	Hydraulic Seeding, Seeding, Fertilizing, and Mulching - Type 1 - Autumn Park	0.5		0.5	\$4,502.50	\$2,251.25				\$2,251.25	
9.14	Hydraulic Seeding, Seeding, Fertilizing, and Mulching - Type 1 - Glenstone Park	0.25		0.25	\$4,502.50	\$1,125.63				\$1,125.63	
9.15	Erosion Control Mulching, Hydromulching - North Sports	2		2	\$2,648.50	\$5,297.00				\$5,297.00	
9.16	Erosion Control Mulching, Hydromulching - Autumn Park	0.5		0.5	\$2,649.00	\$1,324.50				\$1,324.50	
9.17	Erosion Control Mulching, Hydromulching - Glenstone Park	0.25		0.25	\$2,649.00	\$662.25				\$662.25	
9.18	Filter Sock	1000		1000	\$2.12	\$2,120.00				\$139.92	
CO1	Valve Engineering	1		1	-\$133,008.00	-\$133,008.00	934	\$1,980.00	\$1,980.00	93.4%	
CO2	Ag-Line Placement, 6-inch	100		100	\$42.00	\$4,200.00				-\$133,008.00	
CO3.1	10' Batting Cage Service Gate	4		4	\$960.00	\$3,840.00	4	\$3,840.00	\$3,840.00	100.0%	
CO3.2	Dugout Modifications	1		1	\$5,791.50	\$5,791.50	1	\$5,791.50	\$5,791.50	100.0%	
CO3.3	Autumn Park Swingset Area	1		1	\$11,253.00	\$11,253.00	1	\$11,253.00	\$11,253.00	100.0%	
CO3.4	Concession Stand Doorstop Upgrade	1		1	\$239.80	\$239.80	1	\$239.80	\$239.80	100.0%	
CO5.1	Footing Design Modifications	1		1	\$9,209.65	\$9,209.65	1	\$9,209.65	\$9,209.65	100.0%	
Totals						\$1,448,735.70		\$678,712.32	\$678,712.32	47.1%	\$762,023.37

Change Order No. 5

Project: 2015 Grimes Parkland Improvements Project	Date of Contract: October 27, 2015
Owner: City of Grimes	Owner's Contract No.:
Engineer: FOX Engineering	Engineer's Project No.: 8630-16P
Contractor: Covenant Construction Services	Date of Issuance: July 6, 2016

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

DESCRIPTIONS:

- 1) Modifications to footing design for concession stand due to unstable soils.

Item 1 Where installation of trench footings is infeasible due to unstable soils, footings may be formed. Where footings must be over-excavated per geotechnical inspector's recommendations to reach suitable bearing soils, unreinforced or lean concrete may be used to bring the footing bearing elevation back to the bearing elevations indicated on the drawings. Payment for modifications of footings as described herein includes all additional equipment, labor and materials necessary to place said footings instead of the originally specified trench footings for the proposed concession stand. Layout of footings is the same as shown on the approved plans. Increase in payment is lump sum. Change in item and quantities are as follows:

- a. Footing Modification – Increases by 1 LS @ \$9,209.65 = **\$9,209.65**

Total for Change Order No. 5 = **\$9,209.65**

Attachments: Covenant Construction Services Change Order Request #7

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$1,511,342.23	Original Contract <input type="checkbox"/> Working <input checked="" type="checkbox"/> Calendar days Substantial completion: August 19, 2016 Ready for final payment: September 30, 2016
<input type="checkbox"/> Increase <input checked="" type="checkbox"/> Decrease from previously approved Change Orders: \$ 79,816.18	<input type="checkbox"/> Increase <input type="checkbox"/> Decrease from previously approved Change Orders: Substantial completion (days): Ready for final payment (days):
Contract Price prior to this Change Order: \$1,431,526.05	Contract Times prior to this Change Order: Substantial completion: August 19, 2016 Ready for final payment: September 30, 2016
<input checked="" type="checkbox"/> Increase <input type="checkbox"/> Decrease of this Change Order: \$ 9,209.65	<input type="checkbox"/> Increase <input type="checkbox"/> Decrease of this Change Order: Substantial completion (days): N/A Ready for final payment (days): N/A
Contract Price incorporating this Change Order: \$1,440,735.70	Contract Times with all approved Change Orders: Substantial completion: October 1, 2016 (Concession Stand and adjacent paving as necessary only) Ready for final payment: November 23, 2016

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____ Engineer (Authorized Signature)	By: _____ Owner (Authorized Signature)	By: _____ Contractor (Authorized Signature)
Date: _____	Date: _____	Date: _____

Unit Price Contract

Contractor's Application for Payment No. 10

Project:	Heritage at Grimes Plat 2 Phase 2 - Little Beaver Creek Tributary Crossing	From (Contractor):	Jensen Construction Company	Application Date:	7/12/2016
To (Owner):	City of Grimes	Owner's Project No.:		Period From:	6/1/2016
Via (Engineer):	FOX Engineering	Engineer's Proj. No.:	1005-15C	Period To:	6/30/2016

Approved Change Order Summary:			
No.	Date Approved	Additions	Deductions
1	11/10/2015	\$46,529.56	
2	3/8/2016		
3	4/12/2016	\$20,705.00	
4	5/10/2016	\$9,549.24	
5	7/12/2016	\$84,516.39	
TOTALS		\$161,300.19	
NET CHANGE BY CHANGE ORDERS			\$161,300.19

1. ORIGINAL CONTRACT PRICE.....	\$		1,604,310.00
2. Net change by Change Orders.....	\$		161,300.19
3. Current Contract Price (Line 1 + 2).....	\$		1,765,610.19
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate).....	\$		1,642,931.19
5. RETAINAGE:			
a. 5% X \$1,642,931.19 Work Completed.....	\$		82,146.56
b. 5% X _____ Stored Material.....	\$		-
c. Less Total Retainage Released Early.....	\$		-
d. Total Retainage (Line 5a + Line 5b - Line 5c).....	\$		82,146.56
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....	\$		1,560,784.63
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$		1,358,635.66
8. AMOUNT DUE THIS APPLICATION.....	\$		202,148.97
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above).....	\$		204,825.56

Contractor's Certification

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

By: Ryher Date: 7/12/16

202,148.97

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

is recommended by: _____
(Engineer) (Date)

202,148.97

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

is approved by: _____
(Owner) (Date)

Endorsed by the Construction Specifications Institute.

Progress Estimate

Contractor's Application

A			B			C	D	E	F		G	
Item			Qty added by Change Order	Unit Price	Bid Value	Total Value After Change Orders	Estimated Quantity Installed	Value	Materials Presently Stored (net in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Bid Quantity										
ESTIMATED CULVERT QUANTITIES												
1.1	STRUCTURAL CONCRETE (R/C)	755		\$800.00	\$604,000.00	\$604,000.00	755	\$604,000.00		\$604,000.00	100.0%	
1.2	GRANULAR BACKFILL	1,480		\$45.00	\$66,600.00	\$66,600.00	1480	\$66,600.00		\$66,600.00	100.0%	
1.3	SPECIAL BACKFILL	465		\$57.00	\$26,505.00	\$26,505.00	465	\$26,505.00		\$26,505.00	100.0%	
1.4	REVEITEMENT, CLASS E	490		\$48.00	\$23,520.00	\$23,520.00	255.75	\$12,276.00		\$12,276.00	32.2%	\$11,244.00
1.5	ELECTRICAL CIRCUITS	1		\$10,000.00	\$10,000.00	\$10,000.00	0.5	\$5,000.00		\$5,000.00	50.0%	\$5,000.00
ESTIMATED RETAINING WALL QUANTITIES												
2.1	STRUCTURAL CONCRETE (H/C)	735		\$830.00	\$610,050.00	\$610,050.00	735	\$610,050.00		\$610,050.00	100.0%	
2.2	GRANULAR BACKFILL	1,870		\$54.00	\$101,680.00	\$119,680.00	1580	\$86,000.00		\$96,000.00	80.2%	\$23,680.00
2.3	ORNAMENTAL METAL RAILING	615		\$70.00	\$43,050.00	\$43,050.00				\$43,050.00	100.0%	
2.4	PRECAST CONCRETE COLUMN CAPS	19		\$1,500.00	\$28,500.00	\$28,500.00				\$28,500.00	100.0%	
2.5	CONCRETE RESTRICTION AESTHETICS	8,845		\$9.00	\$79,605.00	\$72,495.00	6800	\$61,200.00		\$61,200.00	64.5%	\$18,205.00
COL.1	QUAD BOX BASE OVER-EXC.-FIXED COSTS (L5)	1		\$12,000.00	\$12,000.00	\$12,000.00	1	\$12,000.00		\$12,000.00	100.0%	
COL.2	QUAD BOX BASE OVER-EXC.-EXCAVATION (CY)	306		\$31.00	\$9,486.00	\$9,486.00	306	\$9,486.00		\$9,486.00	100.0%	
COL.3	QUAD BOX BASE OVER-EXC.-SUBBASE (TON)	472.52		\$53.00	\$25,043.56	\$25,043.56	472.52	\$25,043.56		\$25,043.56	100.0%	
COL.1	FOOTING RECONFIGURATION	1		\$20,705.00	\$20,705.00	\$20,705.00	1	\$20,705.00		\$20,705.00	eDIV/OI	-\$20,705.00
COL.1	SANITARY SEWER REPAIR	1		\$9,549.24	\$9,549.24	\$9,549.24	1	\$9,549.24		\$9,549.24	eDIV/OI	-\$9,549.24
COS.1	WEST RETAINING WALL CORE OUT EXC	599		\$9.00	\$5,391.00	\$5,391.00	599	\$5,391.00		\$5,391.00		
COS.2	WEST RETAINING WALL CORE OUT GRAN BACKFILL	1479.91		\$36.00	\$53,276.76	\$53,276.76	1479.91	\$53,276.76		\$53,276.76		
COS.3	WEST RETAINING WALL CORE OUT GARNON STONE	487.71		\$53.00	\$25,840.63	\$25,840.63	487.71	\$25,840.63		\$25,840.63		
Totals						\$1,804,310.00	\$1,765,610.19		\$1,642,931.19		102.4%	\$122,679.00

PROJ/CONT	PAYABLE TO	DATE	CHECK NUMBER	AMOUNT	REFUND ITEMS ITEM DESCRIPTION	AMOUNT	MESSAGE
122788	JACK HOUGHTON	6/30/2016	0	2,000.00	Unapplied Credits	2,000.00	
TOTAL REFUNDS:				1			
AMOUNT:				2,000.00			
ERRORS:							
** END OF REPORT **							

Refund for 2" water meter.

Transferred to AP on 6/30/2016.

To: Jack Houghton
12814 Cardinal LN.
Urbandale, IA 50323

1250 SE 11th St Apt 9205
Grimes, Iowa 50111
(515) 988-1284

July 6th, 2016

City of Grimes
101 NE Harvey St
Grimes, Iowa 50111

To Whom It May Concern:

I am requesting annexation of my acreage. An annexation request was previously approved by the City of Grimes however I stopped the process in January 2016. This was done to allow time to complete a boundary line swap with the property owners to the North, who do not wish to have their property annexed. The property information is included in the attached survey and lot tie agreements.

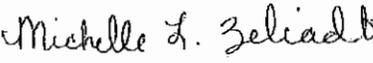
After working with my builder and reviewing the land I decided to work with the owners of the lot to the North, Chris and Diane Gray, to swap boundary lines. This change will allow me to have the driveway on the West side of their property and eliminate a shared driveway. More importantly this will allow me to build on the higher elevation and be closer to the sewer lines. It also eliminates any conflicts with the Gray's septic system that is partially on my property (permanent easement in place).

The survey and lot tie agreements were submitted for recording on July 6th, 2016, by my lawyer Kenneth O. Myers III, with Letsch Law firm in Grimes. The quit claim deeds will be submitted for recording once he has received confirmation that the survey and lot tie agreements were recorded.

Dreamscape Home Builders are contracted to build an 1800-1900 square foot home on the North West corner of the property with a concrete driveway from the house to NW 82nd Avenue. Future plans include a woodworking shop.

If there is any way this could be expedited it would be greatly appreciated. I have been trying to build since August 2015. Thank you for your consideration.

Sincerely,


Michelle L. Zeliadt

LOT 1 TOWN & COUNTRY GRIMES, IOWA
PLAT OF SURVEY

REFERENCE NUMBER	99-240 150450
DRAWN BY	DM
PROJECT NUMBER	160186
SHEET NUMBER	1 OF 2

PREPARED FOR:
 MICHELLE ZELADT
 1250 SE 11TH ST., APT 9205
 GRIMES, IA 50111
 (515) 988-1284

OWNER:
 PARCEL 2016-80
 CHRISTIAN W & DIANEL GRAY
 13396 NW 82ND AVE
 GRIMES, IOWA 50111

OWNER:
 PARCEL 2016-81
 MICHELLE ZELADT
 1250 SE 11TH ST., APT 9205
 GRIMES, IA 50111

- LEGEND:**
- PROPERTY CORNER - FOUND AS NOTED
 - PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
 - ⊕ SECTION CORNER - FOUND AS NOTED
 - M MEASURED DISTANCE
 - () PREVIOUSLY RECORDED
 - ROW RIGHT OF WAY
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - YPC YELLOW PLASTIC CAP



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

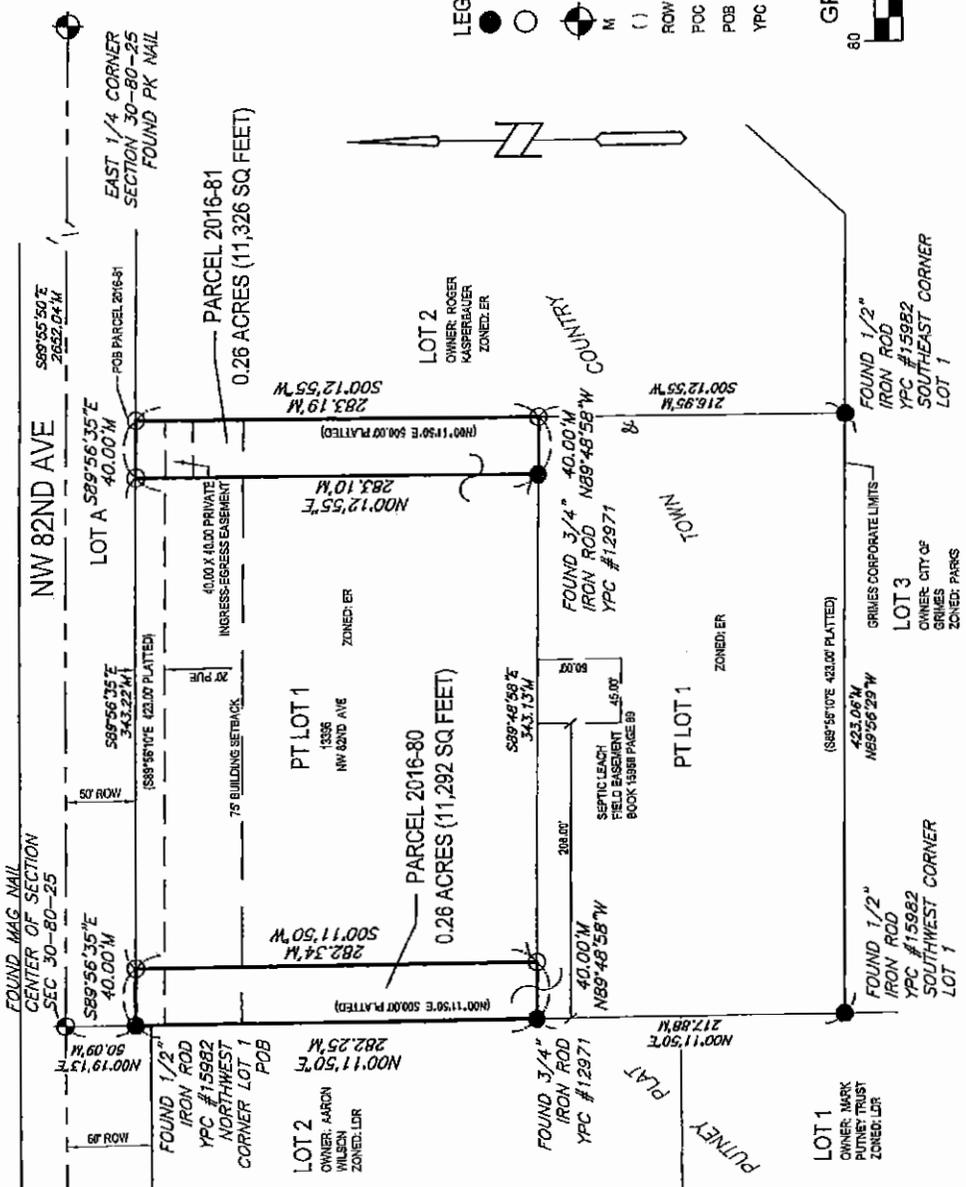
SIGNED: *Larry D. Hyler*
 LARRY D. HYLER, P.L.S. #4775 DATE: 6-2-2016

LICENSE RENEWAL DATE: DEC. 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 2 AND 2 OF 2



Land Division - Polk County Review
 Approved
 Denied
 Planning Date: 7/2/16

FIELD WORK COMPLETED ON: 4-27-2016



PROPERTY DESCRIPTION:

PARCEL 2016-80
A RECTANGULAR SHAPED PORTION OF LOT 1, TOWN & COUNTRY, AN OFFICIAL PLAT, POLK COUNTY, IOWA, AS RECORDED IN BOOK 9856 AT PAGE 412, IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S89°56'35"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 40.00 FEET; THENCE S00°11'50"W PARALLEL WITH AND 40.00 FEET EAST OF THE WEST LINE OF SAID LOT 1, A DISTANCE OF 282.34 FEET; THENCE N87°48'59"W, A DISTANCE OF 40.00 FEET TO THE WEST LINE OF SAID LOT 1; THENCE N00°11'50"E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 282.25 FEET TO THE POINT OF BEGINNING.
SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 0.26 ACRES (11,292 SQUARE FEET)

PARCEL 2016-81
AN IRREGULAR SHAPED PORTION OF LOT 1, TOWN & COUNTRY, AN OFFICIAL PLAT, POLK COUNTY, IOWA, AS RECORDED IN BOOK 9856 AT PAGE 412, IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°12'55"W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 283.19 FEET; THENCE N87°48'58"W, A DISTANCE OF 40.00 FEET; THENCE N00°12'59"E PARALLEL WITH AND 40.00 FEET WEST OF THE EAST LINE OF SAID LOT 1, A DISTANCE OF 283.10 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE S69°50'30"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.
SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 0.26 ACRES (11,326 SQUARE FEET)

PREPARED FOR:
MICHELLE ZELJADOT
1250 SE 11TH ST. APT 9205
GRIMES, IA 50711
(515) 988-1284

OWNER:
PARCEL 2016-80
CHRISTIAN W & DIANE L GRAY
13396 NW 82ND AVE
GRIMES, IOWA 50111

OWNER:
PARCEL 2016-81
MICHELLE ZELJADOT
1250 SE 11TH ST. APT 9205
GRIMES, IA 50111

NOTE:

1. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
2. BASIS OF BEARING: THE WEST LINE OF LOT 1 WAS PLATTED AS N00°11'50"E AND THAT LINE WAS HELD FOR THIS SURVEY.
3. THE REASON FOR THIS PLAT OF SURVEY IS SO THE TWO OWNERS OF LOT 1 CAN MOVE THE 40.00 FOOT WIDE ENTRANCE TO THE SOUTH PARCEL FROM THE EAST TO THE WEST SIDE.
4. THE SOUTH 1/2 OF LOT 1 CAN NOT BE BUILT UPON UNTIL IT IS ANNEXED INTO THE CITY OF GRIMES.
5. PARCEL 2016-81 MUST BE LOT TIED TO THE NORTH 1/2 OF LOT 1, BEING ADDRESSED AS 13396 NW 82ND AVENUE.
6. PARCEL 2016-80 MUST BE LOT TIED TO THE SOUTH 1/2 OF LOT 1.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
SIGNED: *Larry D. Hylser* DATE: 6-2-2016
LARRY D. HYSER, P.L.S. #14775
LICENSE RENEWAL DATE: DEC. 31, 2018
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 2 AND 2 OF 2

FIELD WORK COMPLETED ON: 4-27-2016

PREPARED BY: LARRY D. HYSER BISHOP ENGINEERING CO., INC. 3501 104TH STREET, URBANDALE, IOWA 50022 PH (515) 276-0467

Bishop Engineering
"Pursuing Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-4925
Phone: (515) 276-0467 Fax: (515) 276-0717
Civil Engineering & Land Surveying
Established 1959

PLAT OF SURVEY
LOT 1 TOWN & COUNTRY
GRIMES, IOWA

REFERENCE NUMBER
99-240
150450
DRAWN BY:
JAH
PROJECT NUMBER
160186
SHEET NUMBER
2 OF 2

RESOLUTION 06-0216

**WAIVING THE CITY OF GRIMES RIGHT TO REVIEW PLAT LOT 1 TOWN
AND COUNTRY WITHIN THE TWO MILE UNINCORPORATED AREA OF
POLK COUNTY.**

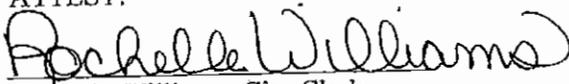
WHEREAS, Grimes Code of Ordinance 166.03 provides that the Planning and Zoning Commission and the Grimes City Council shall have right to waive their requirements to review plats within the two mile unincorporated area of Polk County; and,

NOW THEREFORE, Be it Resolved by the City Council of the City of Grimes, Iowa, that the Planning and Zoning Commission and the Grimes City Council shall waive the requirement to review the Lot 1 Town and Country, Polk County, Iowa

Passed and approved this 14TH day of June 2016


Thomas M. Armstrong, Mayor

ATTEST:


Rochelle Williams, City Clerk

LOT TIE AGREEMENT

For

Land in Unincorporated Polk County

On this 1st day of July, 2016, the undersigned state that they are to be the buyer(s) of Parcel 1 as surveyed and described below and are presently titleholder(s) to Parcel 2, as described below, all being land located within unincorporated Polk County, Iowa;

Newly created surveyed parcel;

Parcel 1: An irregular shaped portion of Lot 1, TOWN & COUNTRY, an Official Plat, now Polk County, Iowa, described as follows: **Beginning at the northeast corner of said Lot 1; thence S00°12'55"W along the East line of said Lot 1, a distance of 283.19 feet; thence N89°48'58"W a distance of 40.00 feet; thence N00°12'55E parallel with and 40.00 feet West of the East line of said Lot 1, a distance of 283.10 feet to North line of said Lot 1; thence S89°56'35"E along the North line of said Lot 1 a distance of 40 feet to the point of beginning.**

Existing tax parcel:

Parcel 2: That part of Lot 1 in Town & Country, an Official Plat located in the NW 1/4 of the SE 1/4 of Section 30, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa, described as follows: Beginning at Northwest Corner of said Lot 1; thence South 89°56'10 East along the North line of said Lot 1 a distance of 383.00 feet to a point on the East line of Parcel C according to the Plat of Survey recorded on March 14, 2001 in Book 8736, Page 364 in the Office of the Recorder for Polk County, Iowa which point is 50.00 normally distant to the South of the North line of NW 1/4 of the SE 1/4 of Section 30, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa; thence South 00°11'50 West along a line parallel with and 383.00 feet East of the West line of said Lot 1, a distance of 283.00 feet to the Southeast Corner of said Parcel C; thence North 89°48'10 West a distance of 383.00 feet along the South line of said Parcel C to the West line of said Lot 1; thence North 00°11'50 East along the West line of said Lot 1 a distance of 282.10 feet to the point of the beginning, Said tract of land being subject to and together with any and all easements of record. Said tract of land contains 2.484 acres, more or less.

Which real property has on prior occasions been described as follows, to-wit:

Parcel C of the plat of survey recorded March 14, 2001, in Book 8736 at Page 364 in the records of the Polk County Recorder, more particularly described as follows: An irregular shaped portion of Parcel A in the NW 1/4 of the SE 1/4 of section 30, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa as shown in Book 7811, Page 377 at the Office of the Polk County Recorder and more accurately described as follows: Beginning at the Northwest corner of Parcel A in the NW 1/4 of the SE 1/4 of Section 30, Township 80 North, Range 25 West of the 5th P.M., Polk County, Iowa thence South 89°56'10 East along the North line of said Parcel A, a distance of 383.00 feet; thence South 00°11'50 West along a line parallel with and 383.00 feet East of the West line of said Parcel A, a distance of 333.00 feet; thence North 89°48'10 West, a distance of 383.00 feet to the West line of said Parcel A; thence North 00°11'50 East along the West line of said Parcel A a distance of 332.10 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 2.914 acres more or less including .290 acres of roadway easement (less the North 50 feet thereof), an Official Plat, now included in and forming a part of Polk County, Iowa.

Also known as 13396 NW 82nd Ave., Grimes, IA 50111.

The undersigned do hereby agree and covenant with Polk County, Iowa, after acquiring and recording said Parcel 1, to hold title to Parcel 1 and Parcel 2, described above, under common ownership and to legally combine/join said parcels into one single tax parcel with no portion being sold separately. We hereby request that the Polk County Auditor's Office combine the identified parcels as shown, into one tax parcel.

Said undersigned owners do agree and state that said combined parcels will be held as one tax parcel and do further covenant with Polk County that no alteration of the boundaries of said combined tax parcels will be undertaken without the express approval of Polk County, Iowa or other appropriate governing jurisdiction, if annexed.

This "Lot Tie Agreement" shall be made a part of and shall run with the above described land and be binding on all owners and their successors, heirs and assigns.

Diane Gray
Titleholder's Name (please print)

[Signature]
Titleholder's Signature

Christian Gray
Additional Titleholder's Name (please print)

[Signature]
Additional Titleholder's Signature

STATE OF IOWA)
) SS
COUNTY OF POLK)



Subscribed and sworn before me; this instrument was acknowledged before me, this 1st day of July, 2016.
[Signature]

ACCEPTANCE BY THE COUNTY
I, Brian McDonough, Planner for Polk County Public Works Department do hereby certify that the above and foregoing Lot Tie Agreement was duly approved and accepted by the Public Works Department of Polk County, Iowa on the 5th day of July, 2016.

[Signature]
Brian McDonough,
Planner

RECEIVED BY POLK
COUNTY PUBLIC WORKS
2016 JUL 1 PM 4 19

LOT TIE AGREEMENT

For

Land in Unincorporated Polk County

On this 27th day of June, 2016, the undersigned state that they are to be the buyer(s) of Parcel 1 as surveyed and described below and are presently titleholder(s) to Parcel 2, as described below, all being land located within unincorporated Polk County, Iowa;

Newly created surveyed parcel;

Parcel 1: A rectangular shaped portion Lot 1, TOWN & COUNTRY, an Official Plat, Polk County, Iowa, described as follows: **Beginning at the northwest corner of said Lot 1; thence S89°56'35"E along the North line of said Lot 1, a distance of 40.00 feet; thence S00°11'50"W parallel with and 40.00 feet East of the West line of said Lot 1, a distance of 282.34 feet; thence N89°48'58"W a distance of 40.00 feet to the West line of said Lot 1; thence N00°11'50"E along the West line of said Lot 1, a distance of 282.25 feet to the point of beginning.**

Existing tax parcel:

Parcel 2: Lot 1 (except beginning at the Northwest Corner of Lot A; thence East along the North line of Lot A, 383 feet; thence South 333 feet; thence West 383 feet to the West line of Lot 1; thence North along the West lines of Lot 1. 323.1 feet to the point of beginning) in TOWN & COUNTRY, an Official Plat, now included in and forming a part of Polk County, Iowa.

The undersigned do hereby agree and covenant with Polk County, Iowa, after acquiring and recording said Parcel 1, to hold title to Parcel 1 and Parcel 2, described above, under common ownership and to legally combine/join said parcels into one single tax parcel with no portion being sold separately. We hereby request that the Polk County Auditor' Office combine the identified parcels as shown, into one tax parcel.

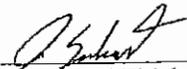
Said undersigned owners do agree and state that said combined parcels will be held as one tax parcel and do further covenant with Polk County that no alteration of the boundaries of said combined tax parcels will be undertaken without the express approval of Polk County, Iowa or other appropriate governing jurisdiction, if annexed.

This "Lot Tie Agreement" shall be made a part of and shall run with the above described land and be binding on all owners and their successors, heirs and assigns.

Michelle Zeliadt
Titleholder's Name (please print)

Jason Zeliadt
Additional Titleholder's Name (please print)

Michelle Zeliadt
Titleholder's Signature


Additional Titleholder's Signature

STATE OF IOWA)
) SS
COUNTY OF POLK)



Subscribed and sworn before me; this instrument was acknowledged before me, this 27th day of June 2016. *K. Myers*

ACCEPTANCE BY THE COUNTY

I, Brian McDonough, Planner for Polk County Public Works Department do hereby certify that the above and foregoing Lot Tie Agreement was duly approved and accepted by the Public Works Department of Polk County, Iowa on the 5th day of July, 2016.

Brian McDonough
Brian McDonough,
Planner

RECEIVED BY POLK
COUNTY PUBLIC WORKS
2016 JUL 1 PM 4 20

RESOLUTION ASSENTING TO THE ANNEXATION OF CERTAIN REAL ESTATE TO
THE CITY OF GRIMES, IOWA
Resolution 07-0216

WHEREAS, the City of Grimes, State of Iowa, is a duly organized municipal corporation, and

WHEREAS, there has been presented the City Council of said City Applications for Annexation, as required by Section 368.7 of the 2015 *Code of Iowa*, executed by the owner of the real estate to be annexed as shown on Exhibit A, said real estate lying adjacent to the existing city limits of the City of Grimes, and

WHEREAS, the City of Grimes, Iowa desires to annex said territory upon the Applications heretofore presented,

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

1. That the application for annexation of the real estate as described in Exhibit "A" attached hereto is hereby approved.
2. That the clerk shall forthwith cause the applications of the owners, this resolution, a map of the territory showing the territory and the existing city limits, legal description of the property, including the total acres, copies of the notices and publications, a summary of the reasons for the annexation, current and proposed land uses in the territory, and services that will be provided to the territory, be submitted to the City Development Board.

Passed by the City Council of the City of Grimes, Iowa, the 12th day of July, 2016, and approved this 12th day of July, 2016.

Thomas M. Armstrong, Mayor

Attested:

Rochelle Williams, City Clerk

EXHIBIT A

Not available

2016-2017 CITY OF GRIMES REC STAFF PAY INCREASE INFORMATION

NAME	POSITION	EFFECTIVE	FROM TO NEW PAY AMOUNT
BROUWER, ANDREA	GCC Night Supervisor	7/1/2016	From \$9.00/hr to \$9.50/hr
HAMMEN, JED	GCC Night Supervisor	7/1/2016	From \$9.00/hr to \$9.50/hr
MOELLER, LANI	GCC Night Supervisor	7/1/2016	From \$9.55/hr to \$10.08/hr
PRASKA, KIM	GCC Night Supervisor	7/1/2016	From \$9.00/hr to \$9.78/hr
RICHTER, ANGIE	GCC Night Supervisor	7/1/2016	From \$9.00/hr to \$9.50/hr
STANGER, GRETCHEN	GCC Night Supervisor	7/1/2016	From \$9.83/hr to \$10.38/hr
STANGER, NICK	GCC Night Supervisor	7/1/2016	From \$10.74/hr to \$11.34/hr

To the Mayor and Grimes City Council-

I am proposing a raise in pay for the above employees within the Grimes Parks and Recreation Department. All of the above employees have taken on more job duties and have also been involved with supervising our programs when needed throughout the year. Their roles at the GCC have included taking on more room supervision with the opening of more rooms, more cleaning/maintenance duties, and more reservation calls and inquiries that has saved the department money and time.

This group has also worked the bulk of the hours throughout the year at the GCC and has developed into a cohesive group that helps each other out when in need.

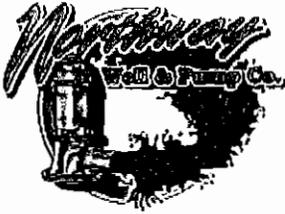
Please see also the proposed new starting rates for the GCC Supervisors and the Program Assistants. We haven't raised this up since we started in 2008 and to be more competitive in getting new staff hired, we would like to see this change for the new year.

Thank you for your consideration.

Brett Barber, Grimes Parks and Recreation Director
City of Grimes

GRIMES PARKS AND RECREATION		1st Level	2nd Level	3rd Level	4th Level	5th Level	6th Level	7th Level
<i>For Council Approval July 1, 2016</i>								
Program Assistants,	current	\$8.00	\$8.24	\$8.49	\$8.74	\$9.00	\$9.27	\$9.55
Scorekeepers	new	\$8.50	\$8.75	\$9.00	\$9.27	\$9.55	\$9.83	\$10.13
<i>(summer rec assts, youth sports)</i>								
Program Leaders	current	\$9.00	\$9.27	\$9.55	\$9.83	\$10.13	\$10.43	\$10.74
<i>(summer rec, tiny adventures)</i>								
Youth League/Program Supervisors	current	\$12.00						
<i>(bam bam, flag fb, soccer, bball)</i>								
Adult League/Program Supervisors	new	\$15.00						
<i>(bball, sand vball, slow-pitch)</i>								
Recreation Assistants	current	\$12.00						
<i>(contracted youth programs)</i>								
Recreation Leaders- Contracted	current	\$15.00						
<i>(vball camp, music class, tumbling)</i>								
GCC Daytime/Night Supervisors	current	\$9.00	\$9.27	\$9.55	\$9.83	\$10.13	\$10.43	\$10.74
	new	\$9.50	\$9.78	\$10.08	\$10.38	\$10.69	\$11.01	\$11.34
Rec Admin Assistant	current	\$12.00	\$12.36	\$12.73	\$13.11	\$13.51	\$13.91	\$14.33
All Per Hour								
<i>Based on 3% raise each year</i>								

Invoice



The Northway Corporation
 4895 8th Avenue
 Marion, IA 52302
 319-377-6339

Date	Invoice #
5/31/2016	14724

City of Grimes
 101 NE Harvey Street
 Grimes, IA 50111

P.O. No.	Terms	Due Date	Account #	Project
	Due on receipt	5/31/2016		ASR Well Pump

Description	Qty	U/M	Rate	Amount
Grimes ASR Inspection				
Remove pumping equipment	20	hr	425.00	8,500.00
Assist G.E. disassemble	4	hr	425.00	1,700.00
Clean fill out of well	8	hr	225.00	1,800.00
Repair pump assembly with stainless steel screen			1,428.00	1,428.00
Assist G.E. assemble unit	4	hr	425.00	1,700.00
20 Hours to install unit and test		hr	8,500.00	8,500.00
Lot of materials and disinfection			2,500.00	2,500.00
Televise Well			1,800.00	1,800.00
G.E. Tech			18,000.00	18,000.00

6.
 310-450-6780
 MW

Total	\$45,928.00
Payments/Credits	\$0.00
Balance Due	\$45,928.00

-18,000.00
\$27,928.00

REFUND CHECK REGISTER

ACCOUNT	NAME	DATE	TYPE	CK #	AMOUNT	DEPOSIT		MESSAGE	
						CODE	RECEIPT		
01-037264-01	KRUGER, KORTNEY	0/00/00	FINAL BILL	0	75.59CR	100	00126113	100.00CR	
01-095700-00	WILLIAMS, MARISSA	0/00/00	FINAL BILL	0	5.82CR	100	00000000	100.00CR	
01-099100-02	WOLFE, MARIA C	0/00/00	FINAL BILL	0	24.73CR	100	00000000	100.00CR	
01-173500-02	MORRISON, BEN	0/00/00	FINAL BILL	0	36.50CR	100	00094341	100.00CR	
01-183170-03	KNUTSON, GWEN & ERIC	0/00/00	FINAL BILL	0	24.58CR	100	00169695	100.00CR	
01-244500-07	RHOTEN, COLE	0/00/00	FINAL BILL	0	186.31CR	100	00089408 100 00000000	100.00CR 100.00CR	
01-293600-00	MEYER, REV. KENDALL	0/00/00	FINAL BILL	0	40.78CR	100	00000000	100.00CR	
01-311310-04	WRIGHT, COLBY	0/00/00	FINAL BILL	0	2.83CR	100	00121971	100.00CR	
01-322102-04	BAMBERGER, STEPHANIE	0/00/00	FINAL BILL	0	56.54CR	100	00137874	100.00CR	
01-344302-03	BRACKMEYER, MICHELLE	0/00/00	FINAL BILL	0	82.91CR	100	00094121	100.00CR	
01-344307-02	AHMETASEVIC, RUSMIRA	0/00/00	FINAL BILL	0	148.52CR	100	00062632 100 00000000	100.00CR 100.00CR	
01-410040-01	GRABAU KEELE, KALVIN	0/00/00	FINAL BILL	0	27.32CR	100	00152447	100.00CR	
03-999885-00	W KLINGER	0/00/00	FINAL BILL	0	301.15CR	150	00168630	325.00CR	- Hydrant meter
TOTAL REFUNDS:				13					
AMOUNT:				1,013.58CR					
ERRORS:				0					
** END OF REPORT **									

ACCOUNT	NAME	DATE	TYPE	CK #	AMOUNT	CODE	RECEIPT	DEPOSIT AMOUNT	MESSAGE
01-047800-01	WISSINK, MELISA	7/08/16	PAY/ADJ POST	0	19.24CR	000		0.00	

TOTAL REFUNDS: 1
AMOUNT: 19.24CR

ERRORS: 0

** END OF REPORT **



**GREATER DES MOINES
PARTNERSHIP**

RECEIVED JUL - 8

Greater Des Moines Partnership
700 Locust St.
Ste. 100
Des Moines, IA 50309
(515) 286-4950 | fax: (515) 286-4902
info@desmoinesmetro.com

Invoice
Invoice Date: 6/28/16
Invoice Number: 1176
Account ID:

City of Grimes
Hon. Thomas Armstrong
101 NE Harvey St
Grimes, IA 50111-2051

2017 Investor Commitment (Year 4 of 5)

			Due Date
			6/28/16
Description	Quantity	Rate	Amount
Investor Commitment			
		Total:	\$3,000.00
		Payment/Credit Applied:	\$0.00
		Balance:	\$3,000.00

Pursuant to the Omnibus Budget Reconciliation Act of 1993, 5% of your investment which supports governmental affairs activities is no longer deductible. However, 95% of your investment may be deductible as an ordinary business expense. The Greater Des Moines Partnership is a 501(c) 6 organization.



**GREATER DES MOINES
PARTNERSHIP**

700 Locust St.,
Ste. 100
Des Moines, Iowa
50309 | USA

p: (515) 286-4950
DesMoinesMetro.com

July 6, 2016

Hon. Thomas Armstrong
City of Grimes
101 NE Harvey St
Grimes, IA 50111-2051

Dear Mayor Armstrong:

Greater Des Moines continues to celebrate an unprecedented level of success with economic growth that is outpacing our Midwest peers and rankings that put our region on the national and international map. Central Iowa's list of impressive accomplishments can be traced to what some have referred to as our community's "secret sauce": regionalism, public/private partnerships, leadership and vision — all values that have been embraced and championed by the Greater Des Moines Partnership.

The Partnership is committed to making Greater Des Moines a best in class region. Our success is due to the success and support of our Investors, Regional Members, Regional Affiliates and city, county, state and local economic development partners. We are here to serve the business community. We are focused on creating an environment where all of our more than 5,700 Regional Members can be successful, and in turn contribute to the success of Greater Des Moines. Through our regional economic development efforts, we help companies expand in and relocate to Central Iowa. Through our regional workforce development efforts, we help our business community attract and retain talented workers. Through our regional business development and Affiliate relations efforts, we work with local businesses to give them tools to make their business more successful. Through Capital Crossroads, we are working with our regional partners to provide a vision forward for Central Iowa. We are here to serve your organization, and, with your help, we are here to serve the entire region.

Our collective efforts have led to continued success and recognition for our region. We can only do what we do with your strong support. Greater Des Moines has a lot to be proud of, and we thank you for your ongoing commitment and support in helping us grow Central Iowa's economy.

Sincerely,

Jay Byers
CEO

Eugene T. Meyer
President

RECEIVED JUL - 8



901 West 94th Street
Minneapolis MN 55420-4236

MINNESOTA 952-445-4292 888-320-4292
IOWA 515-957-3800 800-342-7002
MISSOURI 515-957-3800 800-342-7002
WISCONSIN 515-957-3800 800-342-7002

Page: 1

Sold To: CITY OF GRIMES
101 N HARVEY ST
GRIMES IA 50111-2051

Invoice Number: E8761804

Date: 7/06/16

Account No.: 3381900

Ship To:

Agreement: E87618 Ship Date: 7/02/16	P/O Number: Ship Via:	Store: 57 Salesman: 072-6
Quantity	Description	Total
	CONTRACT NUMBER 1357E02124 CUSTOMER ID 95369 CUSTOMER EQUIPMENT NUMBER COMMUNITY ***ANNUAL INVOICE FOR CONTRACT ON GENSET*** OLYMPIAN CD125 2020814 9300 FOR PERIOD FROM: 07/01/2016 THROUGH 06/30/2017 DATE RANGE FROM: 07/01/2016 THROUGH 06/30/2017	3739.56
	TOTAL BEFORE TAX	3739.56
	TOTAL AFTER TAX	3739.56
	DUE BY 10TH OF THE NEXT MONTH	

DUE BY 10TH OF THE NEXT MONTH
A service charge of 1 1/2 % per month will be assessed on all past due accounts.

To ensure proper credit, please detach this portion, at the perforation, and return with remittance.



CITY OF GRIMES
101 N HARVEY ST
GRIMES IA 50111-2051

Account Number: 3381900
Invoice Number: E8761804
Invoice Date: 7/06/16

Please remit to:
ZIEGLER INC.
SDS 12-0436
PO BOX 86
MINNEAPOLIS, MN 55486-0436

Amount Due:

\$3,739.56

Amount Enclosed:

Empty box for amount enclosed



901 West 94th Street
Minneapolis MN 55420-4236

MINNESOTA 952-445-4292 888-320-4292
IOWA 515-957-3800 800-342-7002
MISSOURI 515-957-3800 800-342-7002
WISCONSIN 515-957-3800 800-342-7002

Invoice Number: E8761804 Date: 7/06/16 Account No.: 3381900 Page: 2

Quantity	Description	Total
INVOICE TOTAL		3,739.56



June 29, 2016

Bishop Engineering
Att: Chuck Bishop
3501 104th Street
Des Moines, IA 50322

Gateway Townhomes Final Plat 3
FOX Ref No: 8630-98B.260

FOX Engineering with assistance from David Schneider, PLS, has completed the first review of Gateway Townhomes Plat 3. Please address the following comments:

1. If you have not done so, please submit a check for Final Plat Fees to the City of Grimes as per Chapter 166.13.
2. Please provide a proposed street name. Note that this will be a private street maintained by the Development.
3. Please provide addresses for each unit. Some of the units do not have addresses.
4. A Post-Construction Maintenance Agreement will not be required since this development had an approved site plan prior to the Grimes Code requirement.
5. The City Attorney has completed their opinion (attached).
6. Please send FOX (John Gade – jgade@foxeng.com) and the City Attorney (Erik Fisk - Fisk@whitfieldlaw.com) a copy of all the proposed easement descriptions. Please DO NOT send original documents. A pdf of the documents via e-mail is the preferred method. Note that the provided easement documents do not contain the exhibit that is referenced in the document that states the legal description of the easement.
7. The Developer has yet to provide documentation that the Parkland Dedication requirements have been satisfied. The Developer should confirm that all parkland dedication requirements for the entire development have been addressed.
8. Maintenance bond for public water and sanitary sewer will not be required since the improvements were installed 10-yrs ago. Note that the City will not accept the final plat until all improvements (this includes temporary and permanent seeding/stabilization) have been installed unless a performance bond or letter of credit is submitted to the City of Grimes (all Punchlist items shall be addressed). Prior to the City releasing the resolution, all public improvements shall be completed and accepted by the City.
 - a. The temporary & permanent seeding will not be completed (stabilized), thus a performance bond or letter of credit will be necessary.
 - b. All City invoices shall be paid prior to release of the final plat.
9. Please address Dave Schneider review comments.
10. Please DO NOT send original copies of the plats to the City of Grimes. The City does NOT require originals to be stamped. The approval of the plat is the signed resolution by City Council. Note that the signed resolution will not be given to the Developer until all items have been addressed.

-
11. Once the Final Plat has been accepted by P&Z and Council, the City requires the following:
 - a. Signed PDF
 - b. 1 Mylar - Signed
 - c. Resolution - The City holds the resolution until all legals, comments, and subdivision punchlist have been addressed.
 - d. Filing - The Developer files the plat once the City releases the resolution.

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

FINAL PLAT SCHEDULE:

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

COUNCIL MEETING: July 12, 2016 at 5:30 at the Grimes City Hall

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

FOX ENGINEERING ASSOCIATES, INC.

John Gade, P.E.

John Gade, P.E.

Copy to: Kelley Brown, City of Grimes
Erik Fisk, City Attorney



ERIK S. FISK
699 WALNUT STREET, SUITE 2000
DES MOINES, IOWA 50309

whitfieldlaw.com

515-268-6041 P 515-246-1474 F

515-558-0102 D
fisk@whitfieldlaw.com

June 17, 2016

Mayor Tom Armstrong
City of Grimes
101 NE Harvey St.
Grimes, IA 50111

RE: Gateway Townhomes Plat 3

Dear Mr. Mayor:

We have reviewed the information provided for final approval of Gateway Townhomes Plat 3 to determine whether it is in conformance with Chapter 166 of the Grimes Code of Ordinances and Iowa Code Chapter 354.

Section 166.09 Information Required On Final Plats

A. *Plat Map*

It is my understanding the city engineer has possession of and has reviewed the plat map for conformance with this ordinance. This opinion letter makes no statement regarding the conformance of the plat map.

B. *Attachments*

1. **Title Opinion:** The materials provided include a title opinion prepared by Lisa Wilson. The existence of a title opinion conforms to the requirements of this section and the Iowa Code.
2. **Certificate of Free Consent by Owners and Spouses:** The title opinion prepared by Ms. Wilson identifies Gateway Townhomes, L.L.C., as the record fee title owner of the real estate to be platted as Gateway Townhomes Plat 3. The information provided includes a "Consent to Plat" to be signed by Michelle L. Kline, Manager, of Gateway Townhomes, L.L.C., in conformance with this section.
3. **Certificate of Free Consent by Mortgage Holders and Lien Holders:** The title opinion prepared by Ms. Wilson identifies the following mortgage:
 - a. Mortgage executed by Gateway Townhomes, L.L.C., to TruBank-West Des Moines, filed May 4, 2016, in Book 15988, Page 423.

The materials include a "Lender's Consent to Plat" to be executed by an officer of TruBank-West Des Moines, which would conform to this requirement.

4. **Resolution and Certificate for Approval:** A resolution and certificate for approval by the City Council of the City of Grimes and signature of the City Clerk will be required upon approval by the City Council. The City should prepare such resolution for the City Clerk's execution.
5. **Certificate of the County Treasurer re: Taxes and Special Assessments:** The materials provided include a Certificate of Treasurer of Polk County, Iowa stating the real estate is free from all certified taxes, special assessments, and special rates and charges. This Certificate conforms to the requirement of this section.
6. **Easements:** For the sake of this review, we note that there are no easements provided with the plat submissions. Review of the plat appears to show that easements may already have been dedicated with previous development, but the City Engineer should confirm no easements are required in conjunction with this development.
7. **Warranty Deed:** The materials contain an unexecuted deed and Groundwater Hazard Statement for Outlot Z in Gateway Townhomes, L.L.C., to convey to "The Villas at Gateway Owners Association, Inc.". The materials also include an unexecuted Partial Release of Real Estate Mortgage from TruBank, which would sufficiently release this property for the transfer.
8. **Articles of Incorporation and Bylaws:** The materials include "Articles of Incorporation of the Villas at Gateway Owners Association, Inc." and "Bylaws of the Villas at Gateway Owners Association, Inc." and a "Consent Resolution" to be executed by Michelle L. Kline, Incorporator and Director and John Larson, Director. On review, no defects that would impact the development's compliance with state and/or local law are noted.

Section 166.10 Design and Development Standards

It is my understanding the city engineer has possession of and has reviewed the plat map for conformance with this ordinance. This opinion letter makes no statement regarding the conformance of the plat map with the design and development standards and requirements of this section.

Section 166.11 Improvements

Section 166.11 requires a bond to insure improvements, including streets, sidewalks, and sewers, will be installed within one year after final approval of the plat. The amount of the estimate must be approved by the city engineers. This section also requires the subdivider to warrant the design, materials, and workmanship of the improvements, installation, and construction for a period of four years from and after completion. Such warranty shall be by bond or other acceptable collateral.



In the event any streets or other improvements have not yet been completed, the City should require a bond to insure the improvements will be installed within one year after final approval of the plat. If the improvements have been completed, the City should receive a bond or other collateral to warrant the design, materials, and workmanship of the improvements, installation, and construction for a period of four years from and after completion.

Conclusion

Prior to final approval of the plat, the City should:

1. Receive appropriate bonds for any completed or uncompleted improvements.
2. Have the developer execute, notarize, and deliver final documents.
3. Prepare a resolution and certificate for approval by the City Council of the City of Grimes and signature of the City Clerk.
4. Have the City Engineer confirm that no additional easements are needed in conjunction with this development.

I have retained the copies of documents provided to me for our records.

Respectfully submitted,

Erik S. Fisk

cc: Rochelle Williams (via e-mail)
John Gade (via e-mail)
Lisa Wilson (via e-mail)

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

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

June 27, 2016

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

RE: Gateway Townhomes Plat 3, City of Grimes, Polk County, Iowa (Fox Proj. No. 8630-98B.260)

Dear Mr. Gade,

I have reviewed the final plat of Gateway Townhomes Plat 3, City of Grimes, Polk County, Iowa. The following comments will need to be addressed and/or illustrated on the final plat to comply with the Administrative Code of Iowa and the City of Grimes Subdivision Regulations.

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

GATEWAY TOWNHOMES PLAT 3, CITY OF GRIMES, POLK COUNTY, IOWA

2. Does Lot 1 need a sewer and water main/service easement? Are the lines mains or services?
3. How do these lots get access to the public streets? Does access need to be defined across Outlot 'Z'? What street are the lots addressed off? South 10th Street? A public or private street?
4. Was the private street through Gateway Townhomes Plat 2 named or is it just referred to as "Lane" as indicated on this plat?
5. Do the lots have front and rear setbacks or just the subdivision?
6. Label 8th Street.
7. Label the drawing scale of the plat.

8. Check the acreage on Outlot Z. The total acres of the subdivision minus the total square feet area of all the lots appears to be 2.318 acres for OutLot Z, not 2.35 acres. Check the math.

9. Adjust the vicinity map to illustrate the gap between 8th Street and the subdivision boundary.

10. There appears to be a stray 400' bearing and distance near the southwest corner of the subdivision and along the south line of the subdivision.

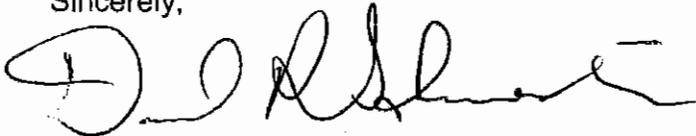
11. More clearly dimension the monument at the westerly corner of Lot 26 in relation to the subdivision boundary.

12. Label all the sewer and water easements or show a typical.

13. Sign and date the final plat.

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

Sincerely,

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

David P. Schneider PLS, PLA

CHAPTER 165A

HIGHWAY 141 MIXED USE DEVELOPMENT
CORRIDOR DISTRICT

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. This excludes stormwater detention facilities.

Commented [msh1]: Accessory Building. People wanted to build a garage or outside storage without a building. Also standalone parking lots or sales lots.

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. The minimum lot size in Zone 1 and Zone 2 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.**

Commented [msh2]: Increased screening requirement/definition

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-four (104) feet and abutting the~~

Commented [JG3]: Eliminate non-living. Require shrubs along frontage. Increase requirements to 1 shrub every 4-ft.

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.

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 prospective 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-one thousand (31,000) 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 1/2) inch caliper.~~ Two (2) trees or two (2) trees per ~~one thousand (1,000) 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 1/2) 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.

Commented [JG4]: This is a very small requirement. A 1 acre lot in Zone 1 is required to have 3 trees. Recommend revising to 1,000 s.f. of required open space.

B. Minimum requirements: ~~One shrub shall be planted for every one thousand five hundred (1,0500) square feet of open space, but no less than three shrubs per lot.~~ One shrub shall be planted for every ~~one thousand five hundred (1,0500) square feet of open space, but no less than three shrubs per lot.~~

Commented [JG5]: Recommend to revise to 1 shrub per 500 s.f. of required open space. And allow decorative, 24-inch minimum grasses.

C. Landscape around buildings: Landscaping around buildings shall consist of a variety of plants, shrubs and flowers. Plants shall be placed along building faces that front public rights of way and near primary entrances into the building around the entire front and sides of the building at a minimum spacing of 1 (one) foot apart once the plant is fully matured.

Commented [JG6]: State that required for view of public ROW and near primary entrances to building. No need to require along sideyards/rear yards not in public view.

E.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. Native seeding, in lieu of sod, may be utilized in stormwater management areas as approved by staff.

Commented [JG7]: Native seeding areas can be seeded subject to Staff approval in lieu of sod.

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, no outdoor storage is allowed, excluding garden centers.~~ 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.

Commented [JG8]: I would recommend eliminating "outdoor storage". I don't think we want outdoor storage in Zone 1.

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 fully screened by an opaque fence of a height sufficient to adequately screen the bay or area from adjacent properties and public rights of way 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.)~~

Commented [JG9]: We desire outdoor storage to be screened regardless of view of HWY 141. Want it fenced and screened from adjacent properties. Do we want any outdoor storage in Zone 1??

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. ~~Curb Cuts shall be in accordance with the 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.~~

Commented [JG10]: We exceed this all the time. This works for small commercial sites, but not warehouse buildings. Maybe state all curb cut designs shall be approved by Administration.

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.

3. All buildings in Zone 1 and Zone 2 shall incorporate uplighting for building faces adjacent to public right of way. Uplighting of landscaping is encouraged.

Commented [JG11]: Add a statement that Zone 1 and Zone 2 building that face ROW shall be up-lit.

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

Commented [msh12]: RDG will be meeting with P&Z and Council for a Building Architectural Visualization review of landscaping, screening and architectural elements of structures within HWY 141. The ordinance changes below are meant to get a set of requirements on the books for moving forward, with the understanding that further changes may be needed after RDG meet with Council and P&Z.

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

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.
 - 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.

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.

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.~~
- 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.

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.

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 the 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.

77. 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 165A

HIGHWAY 141 MIXED USE DEVELOPMENT
CORRIDOR DISTRICT

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).

scope of services

July 1, 2016

PROJECT:

Grimes Highway 141 Overlay District: Consensus Standards and Guidelines

CLIENT:

City of Grimes
Kelley Brown, City Administration
101 NE Harvey Street
Grimes, Iowa 50111
515-986-3036
kelbrown@ci.grimes.ia.us

DESCRIPTION:

Revise the current Overlay District ordinance by illustrating consensus design standards (mandatory) and guidelines (advisory) for new development along Highway 141 through a "Visual Listening Survey" process. The study area includes Highway 141 and its adjacent properties in Grimes. Our understanding is that the purpose of the project is to develop consensus among public decision-makers on appropriate design standards and guidelines for private development on or near Highway 141 to insure that new development contributes to creating a quality urban corridor.

SCOPE OF WORK:

Task 1: Visual Listening Survey

I. Steering Committee (1 Meeting).

- a. *Steering Committee.* City Council, Planning and Zoning Commission, and key City staff to review project's goals and process. The committee will review the standards in detail.
- b. *Kick-off Meeting.* A project kick-off meeting will be held with the project Steering Committee

II. Research and Field Investigation (1 Meeting).

- a. *Review past reports and studies.* This includes a review of local ordinances.
- b. *Visual Listening Survey image compilation.* The consultant team will assemble images of metro-area existing corridor development – examples of both "good" and "bad" quality development. The Steering Committee will be asked to contribute examples. The selected images will be assembled into a Visual Listening Survey, with input from the Steering Committee.

III. Visual Listening Survey (2 Meetings)

- a. *VLS Survey administration:* A Survey Monkey questionnaire (VLS Survey) that asks participants to score images of desirable and undesirable examples of corridor development will be administered to the Steering Committee. Images will include a range of features like development, landscaping, parking, streetscape, public art, environment, and more.



- b. *Scoring of Images.* The highest- and lowest-scored images will be identified through a scoring process and the significance of the image from a design standards perspective will be identified. Results of this analysis will be presented to the Steering Committee.

Task 2: Illustrative Design Standards (1 Meeting)

The results from VLS exercise establish the basis for the project team to add images of desired development to the Highway 141 corridor overlay design standards. Needed revisions to current ordinance standards will be identified. Illustrations will likely include the following development elements:

I. Design Standards and Guidelines

- a. *Land Use and Standards/Guidelines for each use*
- b. *Architectural Scale, Materials, Design*
- c. *Site Development: Setbacks and Building Orientation*
- d. *Signage*
- e. *Character of the Public Environment (pedestrian- and auto-oriented design)*
- f. *Environment (including trees, landscaping, and open spaces)*
- g. *Maintenance*

II. Desirable Development Photos/Illustrations

- a. Collection of photos and illustrations that become exhibits for desirable development. Examples will emerge from the visual preference survey.

III. Draft Standards and Guidelines

- a. The project team will meet with the steering committee to review the preliminary draft of the illustrations and design standards/guidelines.

Task 3: Final Draft Design Standards and Guidelines (2 Meetings)

I. Draft Report

- a. RDG will refine the design standards and guidelines.

II. Community Presentation – Final Illustrations and Design Standards/Guidelines

- a. *Workshops.* RDG will continue to refine and review the design guidelines with the steering committee.
- b. *Informational Open House.* RDG will conduct a community open house consisting of a presentation and handout of the design standards and guidelines. Public comments will be collected, summarized, and shared with the steering committee. The report will be posted online for public review.

Task 4: Deliverables

- I. **VLS Development Photos.** Photos used for the VLS will be presented to the client in digital and print format.
- II. **VLS Survey Instrument: PowerPoint Presentation.** Materials prepared for informational meeting and open house.
- III. **Report.** A copy of the design standards and guidelines.
- IV. **Approval.** RDG will attend approval meetings (2 meetings).

PROJECT SCHEDULE:

Project to be complete within 12 weeks from the notice-to-proceed, or otherwise instructed by the City of Grimes.



PROFESSIONAL SERVICES FEE:

RDG Planning & Design proposes to work for a fixed fee of \$20,000 plus reimbursable expenses of \$500.

EXCLUDED SERVICES:

1. 3D Illustrations

END SCOPE OF SERVICES





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

This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday June 7, 2016 at 5:30 P.M. at Grimes City Hall.

Roll Call: Present: Scott Almeida, Bill Bohan, Mike Chambers, Liaison Jeremy Hamp, City Engineer John Gade, and Building Administrator Scott Clyce. Absent: Steve Valline, Kelsey Clark, Liaison Jill Altringer

I. GENERAL AGENDA ITEMS

I. APPROVAL OF THE AGENDA

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

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

II. APPROVAL OF THE MINUTES

Motion by Chambers, Second by Almeida to approve the minutes from the May 3, 2016 meeting with the correction on Public Agenda Item 5, with that Motion passing 3-0.

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

III. Election of Officers

Motion by Almeida, Second by Chambers to retain Bohan as Chair and Valline as Co-Chair.

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

II. PUBLIC AGENDA ITEMS

1. Kennybrook South Plat 2 Final Plat

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Dr. Suite G, Grimes addressed the Board on behalf of Diligent Kennybrook LLC. Ollendike stated this Plat has 19 single family lots and paving is almost complete. Ollendike stated that an old drainage easement on the property will be vacated as part of the requirement before filing the Plat as requested by Fox. City Engineer Gade did not have any questions and recommended approval.

Motion by Chambers, Second by Almeida to approve Kennybrook South Plat 2 Final Plat per the Fox letter dated June 2, 2016.

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

2. Kennybrook South Plat 3 Final Plat

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Dr. Suite G, Grimes addressed the Board on behalf of Diligent Kennybrook LLC. Ollendike stated that this Plat also has 19 single family lots and is located directly south of Kennybrook South Plat 2. City Engineer Gade did not have any additional comments.

Motion by Chambers, Second by Almeida to approve the Kennybrook South Plat 3 Final Plat per the Fox letter dated June 2, 2016

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

3. Kennybrook South Plat 4 Final Plat

Erin Ollendike, Civil Design Advantage, 3405 SE Crossroads Dr. Suite G, Grimes addressed the Board on behalf of Diligent Kennybrook LLC. Ollendike stated that Plat is located directly south of Kennybrook Plat 3 and contains 22 single family lots.

Motion by Chambers, Second by Almeida to approve Kennybrook South Plat 4 Final Plat per the Fox letter dated June 2, 2016. Roll call: Ayes-All, Nays-0 Motion passes: 3– 0

4. AutoZone Site Plan

Andy Heinen, Kimley-Horn Associates, Inc. 1001 Warrenville Road, Lisle, IL addressed the Board on behalf of AutoZone. Heinen stated that they propose building a 7,381 square foot building on lot 5 which is a 1.3 acre lot north of Walmart. Heinen said that approximately 1/3 of the building space is for retail and 2/3 would be designated for warehouse. Heinen stated that the parking layout is largely driven by the need to have room for 60' to 65' supply trucks to maneuver for their weekly deliveries. He said that to allow the trucks to maneuver properly, they propose to build a wider, shared drive with the lot to the east. Heinen said that as part of the process they would be installing a hydrant and extending the water main to run under the driveway access for the adjoining lot as well. Heinen stated that the building would be constructed of three different styles of earth tone brick and would use pilasters to help break up the visual. He said the roof top mechanicals would be concealed by the parapet. City Engineer Gade noted that the building met all of the ordinance requirements however he did require written permission from the land owners of the adjoining lot to expand the drive and utilities onto that property. Motion by Almeida, Second by Chambers to approve the AutoZone Site Plan per the Fox letter dated June 2, 2016.

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

5. Heritage at Grimes Plat 5 Preliminary Plat

David Bentz, Bishop Engineering 3501 104th Street Des Moines IA addressed the Board on behalf of Heritage Development. Bentz stated it is their intention to build multifamily units on Plat 5. Bentz said additional parking that may be needed in the future would be addressed when they have a better idea of what businesses will be operating out of that area. Bentz said it would be possible to use either parallel parking or angled depending on need. Bentz stated that the Developer was willing to include a 10 foot City improvement easement on the property to be in place in case there was future need for either trails or parking expansion. City Engineer Gade said that including an easement would be an adequate solution to any potential parking needs. Gade stated that he did have some concern about the proposed 6 foot width of the sidewalk. Gade said that there would be further review on that topic when the Site Plan comes before the Board in the future.

Motion by Chambers, Second by Almeida to approve the Heritage at Grimes Plat 5 Preliminary Plat per the Fox letter dated June 2, 2016 with the inclusion of the Public Right of Way easement on the east side of Heritage Drive and having further review on Item 3 in the letter regarding the sidewalk width.

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

6. Heritage Lakeside Townhomes Plat 1 Preliminary Plat

David Bentz, Bishop Engineering 3501 104th Street Des Moines IA addressed the Board on behalf of Heritage Development. Bentz stated that the developer is proposing to build 12 town homes with a private drive on the north side of NE Beaverbrooke Boulevard and east of Little Beaver Drive. Bentz said that these townhomes bordering the lake would have two car garages, parking for two cars in each driveway. He noted that there were four additional spaces for overflow parking on the plan. Bentz said that with the trail along the north side of the property and the private drive to the south, the developer did not believe there was a need for additional sidewalk connections to public right of way. Bentz did note that garage lighting for each unit would be included in the final plat.

Motion by Almeida, Second by Chambers to approve the Heritage Lakeside Townhomes Plat 1 Preliminary Plat per the Fox letter dated June 2, 2016 noting that the Board was in agreement with the sidewalk layout as shown.

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

7. Heritage at Grimes Plat 3 Final Plat

David Bentz, Bishop Engineering 3501 104th Street Des Moines IA addressed the Board on behalf of Heritage Development. Bentz stated that this Plat contains 63 single family lots located to the north of the development lake. City Engineer Gade noted that the only change from the Preliminary Plat was a street name change from NE Fortune Court to NE Breezy Point.

Motion by Chambers, Second by Almeida to approve the Heritage at Grimes Plat 3 Final Plat per the Fox letter dated June 2, 2016.

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

III. PUBLIC FORUM- None

Ken Mc Fadden of 722 SW Kennybrook addressed the Board with concerns about the grading in the new Kennybrook South Plat 2. Mc Fadden stated that the water flow does not seem to be following the intended path of the overland flowage easement and wanted to ask that the City Engineer look into the grading to ensure that there were not any corrections needed. City Engineer Gade agreed to look into the matter if Mc Fadden still had concerns once final grading took place.

IV. ZONING ADMINISTRATOR REPORT

Building Administrator Clyce stated that there were 210 inspections in May and 22 single family permits approved. Clyce noted that Eagle Signs and Jimmy John's had their final inspection and Bomgaars was expected to have their final in the next week.

1. Old Business-
2. New Business- Next meeting July 5, 2016.

V. ADJOURNMENT

Meeting is adjourned at 6:51 pm
