CITY COUNCIL MEETING
Tuesday, January 13, 2026

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor David Gisch January 13, 2026, at 5:30 p.m. at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa.

BUSINESS MEETING AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

   Present: Mayor: David Gisch, Council Members: Eric Johansen, Andrew Borcherding, Laurie DePhillips, Leslie Irlbeck, Jared Lovelady
   Absent: NA

4. Approval of Agenda

   Mayor Gisch asked for approval of the agenda.
   Moved by Borcherding, Second by Johansen, to approve the agenda.
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

5. Public Forum

   Brian Hansen, 109 NW Calista Court, Grimes, voiced concerns pertaining to the approved site plan for a new public administration building at the address of 100 North James Street.

   Cindy Hansen, 109 NW Calista Court, Grimes, voiced concerns pertaining to the approved site plan for a new public administration building at the address of 100 North James Street.

   Kristen Hansen, 12705 NW 142nd Street, Madrid, voiced concerns pertaining to the approved site plan for a new public administration building at the address of 100 North James Street.

   Erin Helleso, 900 NE Silkwood Street, Grimes, announced that she is running for Iowa House of Representatives District 46.

   Joe Herman, 308 NW 8th Street, Grimes, voiced concerns pertaining to the approved site plan for a new public administration building at the address of 100 North James Street.

   Travis Simpson, 1012 SE 3rd Street, Grimes, voiced concerns pertaining to the approved site plan for a new public administration building at the address of 100 North James Street.

   Allen May, 608 NW 8th Street, Grimes, shared his concerns for future planning of the City of Grimes.

Vernon Adams, 113 NW Calista Court, Grimes, voiced concerns pertaining to the approved site plan for a new public administration building at the address of 100 North James Street.

Terri Golightly, 1810 NE Heritage Drive, Grimes, shared her concerns about public safety in Grimes including speeding and dog leash enforcement.

Mayor Gisch leaves meeting at 6:05 p.m.

6. Approval of the Consent Agenda

   a. Resolution 01-0126 Approving Previous Meeting Minutes
   b. Resolution 01-0226 Claims Report $1,655,693.26
   c. Receiving and Filing Reports
      i. Finance Report for November 2025
   d. Resolution 01-0326 Approving Payments for Professional Services
      i. Invoice #3 ISG - NW 27th Street Trail Connection $10,175.00
      ii. Invoice #4 MSA Professional Services, Inc. - SE 2nd Street Water Main $3,637.50
      iii. Invoice #14 MSA Professional Services, Inc. - SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction $2,723.44
      iv. Invoice #19 Weitz Company - Grimes Public Safety Center $31,776.00
   e. Resolution 01-0426 Approving Capital Project Payment Requests
      i. Pay Request #13 1st Interiors, Inc – Grimes Public Safety Center $4,118.25
      ii. Pay Request #2 Alpha Landscapes, LLC - Grimes Public Safety Center $24,410.25
      iii. Pay Request #8 Core Construction Services, LLC - Grimes Public Safety Center$13,215.79
      iv. Pay Request #11 DDVI - Grimes Public Safety Center $1,720.47
      v. Pay Request #4 Edge Commercial, LLC - Lions Park $143,236.60
      vi. Pay Request #17 (Retainage) Kruck Plumbing & Heating, Inc. - Grimes Public Safety Center $82,484.32
      vii. Pay Request #14 Renda Electric - Grimes Public Safety Center $6,634.61
      viii. Pay Request #6 (Retainage) Sandstone Management, Ltd - Grimes Public Safety Center $28,439.52
   f. Resolution 01-0526 Approving Change Orders
      i. Change Order #11 DDVI - Grimes Public Safety Center -$4,687.00
      ii. Change Order #3 Henkel Construction Company - Grimes Public Safety Center $1,567.00
   g. Resolution 01-0626 Adopting Rules of Procedure for Conduct of City Council Business
   h. Resolution 01-0726 Approving Consent and Agreement to Improvements Within A Storm Sewer and Overland Flowage Easement and Overland Flowage Easement for Lot 7 of Heritage at Grimes Plat 5 - 1113 NE 21st Street
   i. Resolution 01-0726 Approving Consent and Agreement to Improvements Within An Overland Flowage Easement and Storm Sewer Easement for Lot 49 of Beaverbrooke West Plat Eight - 2100 NW Harvest Drive
   j. Resolution 01-0926 Approving Consent and Agreement to Improvements Within A Surface Water Flowage Easement for Lot 17 of Bridge Creek Plat 3 - 709 NE Bridge Creek Crossing
   k. Resolution 01-1026 Approving Declaration of Site Restrictions for a Portion of Lot 1 & 2 and Alley in Block 7 Town of Grimes

l. Resolution 01-1126 Approving Lease Agreement for Community Complex Space with Crossroads Community Church
m. Resolution 01-1226 Appointing Boards and Commission Members for 2026
n. Resolution 01-1326 Approving Purchase of Portable Equipment Lifts
o. Resolution 01-1426 Approving the Agreement for the IRA Iowa Tree Planting Grant
p. Resolution 01-1526 Accepting 4 Prime Contracts for the Grimes Public Safety Center
q. Resolution 01-1626 Ordering Construction of the NE Destination Drive Extension -Phase 2, and Fixing a Date for Hearing Thereon and Taking of Bids Therefor
r. Resolution 01-1726 To Enter Into Contact For Professional Services With Veenstra & Kimm, Inc. For WRA Trunk Sewer Extension Feasibility Study
s. Resolution 01-1826 To Amend Contract For Professional Services with Snyder & Associates, Inc. For NE Destination Drive & NE Beaverbrook Boulevard Improvements
t. Resolution 01-1926 To Amend Contract For Professional Services with McClure Engineering Company for SW 19th Street and SW Jazzwood Drive Functional Design
u. Resolution 01-2026 To Enter into Contract for Professional Services with Kirkham Michael for County Line Road Widening From W. 1st Street to NW Beaverbrook Blvd.
v. Resolution Approving the filing of a grant application through the Environmental Protection Agency (EPA) for Brownfield Community-Wide Assessment Grant Funding

Mayor Gisch asked for approval of the consent agenda.
Moved by DePhillips, Second by Borcherding, to approve the consent agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

PROPOSED ACTION ITEMS

1. Ordinance 808 Sienna Hills Rezone

   Senior Planner Coffey presented details of the proposed rezone from agricultural to low density residential including a conceptual plan with approximately 93 single-family home lots.

   a. Public Hearing on Ordinance 808 Sienna Hills Rezone

      Mayor Pro Tem Johansen opened the Public Hearing at 6:09 p.m. No oral or written comments were made. Mayor Pro Tem Johansen closed the Public Hearing at 6:09 p.m.

   b. First Consideration of Ordinance 808 Sienna Hills Rezone

      Mayor Pro Tem Johansen explained the process that occurs for a rezone.

      Mayor Pro Tem Johansen asked for approval of First Consideration of Ordinance 808 Sienna Hills Rezone
      Moved by Irlbeck, Second by Lovelady, to approve First Consideration of Ordinance 808 Sienna Hills Rezone
      Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

2. Ordinance 809 Brookside Village North Rezone

Senior Planner Coffey shared particulars of the rezone from commercial to planned unit development. The conceptual plan includes commercial, medium, and high density residential. Coffey requested that the public hearing commence, but the first reading be tabled for the next meeting.

c. Public Hearing on Ordinance 809 Brookside Village North Rezone

Mayor Pro Tem Johansen opened the Public Hearing at 6:22 p.m. Terri Golightly, 1810 NE Heritage Drive, Grimes, communicated her concerns about using planned unit developments. Mayor Pro Tem Johansen closed the Public Hearing at 6:24 p.m.

d. First Consideration of Ordinance 809 Brookside Village North Rezone

Mayor Pro Tem Johansen asked for table of First Consideration of Ordinance 809 Brookside Village North Rezone
Moved by Borcherding, Second by DePhillips, to table First Consideration of Ordinance 809 Brookside Village North Rezone
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

3. Third Consideration of Ordinance 806 Fox Glen & Prairie Heights PUD Rezone

Senior Planner Coffey summarized the details of the rezone and explained the two changes made to the development agreement since the second consideration.

Mayor Pro Tem Johansen asked for approval of Third Consideration of Ordinance 806 Fox Glen & Prairie Heights PUD Rezone
Moved by Borcherding, Second by DePhillips, to approve Third Consideration of Ordinance 806 Fox Glen & Prairie Heights PUD Rezone
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

Moved by Borcherding, Second by DePhillips, to approve Final Passage of Ordinance 806 Fox Glen & Prairie Heights PUD Rezone
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

4. Staff Report

No staff report given.

5. Mayor and City Council Reports

Mayor Pro Tem Johansen noted that the legislative session has begun.

6. Adjournment

There being no further business, the meeting was adjourned at 6:37 p.m.
Motion by Borcherding, Second by DePhillips to adjourn.
Roll Call: Ayes: All; Nays: None; Motion passes: 5 - 0.

ATTEST:

Rachel Greving, City Clerk

David Gisch, Mayor