CITY COUNCIL MEETING
Tuesday, January 27, 2026

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor David Gisch January 27, 2026, at 5:31 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 DePhillips, Second by Borcherding, to approve the agenda.
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

5. Public Forum

   Joe Herman, 308 NW 8th Street, Grimes, offered comments on the location of the recently approved public administration building and emphasized the importance of transparency and ongoing communication with residents.

   Brian Hansen, 109 NW Calista Court, Grimes, shared his concerns about the location of the recently approved public administration building and the removal of older park equipment on the site.

   Shawn Hemsted, of GSS Incorporated, 3311 109th Street, Urbandale, asked Council to consider allowing cell towers in smaller lots by accepting engineering fall-zone letters for cell tower proposals.

   Allen May, 608 NW 8th Street, Grimes, expressed frustrations with the approval of the recently approved public administration building and his belief that improvements to James Street should be finished first.

   Kristen Hansen, 12705 NW 142nd Street, Madrid, raised her concerns pertaining to the transparency and public engagement in the decision of where the public administration building would be located.

   Terri Golightly, 1810 NE Heritage Drive, Grimes, expressed criticism regarding how Council members communicate with residents.

Council members and City Attorney Henderson responded to some comments made during Public Forum and explained that site selection and approvals of items related to the public administration building were all done legally. Council also thanked those that spoke at Public Forum and mentioned some compromises and strategies to move forward as a community.

6. Approval of the Consent Agenda

   a. Resolution 01-2226 Approving Previous Meeting Minutes
   b. Resolution 01-2326 Claims Report $1,581,302.79
   c. Resolution 01-2426 Approving Payments for Professional Services
      i. Invoice #4 ISG - NW 27th Street Trail Connection $1,427.50
      ii. Invoice #1 McClure Engineering Company - Water System On-Call Services$16,075.50
      iii. Invoice #11 McClure Engineering Company - SE 41st Street and SE Park Drive Extension $7,898.75
      iv. Invoice #36 McClure Engineering Company - Phase 1A Water System Improvements $4,638.00
      v. Invoice #16 OPN Architects, Inc. - Grimes Public Administration Building $5,497.57
      vi. Invoice #1 Snyder & Associates,Inc. - 2025-2028 On-Call Traffic Planning and Engineering $12,182.90
      vii. Invoice #12 Snyder & Associates, Inc. - E Gateway Dr. & E 1st St. Intersection Improvements $2,996.27
      viii. Invoice #20 Weitz Company - Grimes Public Safety Center $13,977.00
   d. Resolution 01-2526 Approving Capital Project Payment Requests
      i. Pay Request #26 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements $120,974.33
      ii. Pay Request #18 Preload, LLC - Grimes Ground Storage Reservoir $26,840.35
      iii. Pay Request #15 Renda Electric - Grimes Public Safety Center $15,622.75
   e. Resolution 01-2626 Approving Change Orders
      i. Change Order #6 1st Interiors, Inc. - Grimes Public Safety Center $851.00
      ii. Change Order #12 DDVI - Grimes Public Safety Center -$1,632.92
      iii. Change Order #1 Preload, LLC - Grimes Ground Storage Reservoir -$14,128.50
   f. Resolution 01-2726 Approving Offer to Purchase and Agreement - 19th SRF Pond - Brittenson
   g. Resolution 01-2826 Approving Offer to Purchase and Agreement - 19th St SRF Pond – Siedenburg
   h. Resolution 01-2926 Approving State of Iowa Alcohol Licenses
   i. Resolution 01-3026 Ordering Construction of the SW 19th Street and SW Jazzwood Drive Overlay, and Fixing a Date for Hearing thereon and Taking of Bids Therefor
   j. Resolution 01-3126 Accepting Insurance Settlement for Damaged Storm Sewer
   k. Resolution 01-3226 Entering into a Cooperative Service Agreement with UDSA Wildlife Services
   l. Resolution 01-3326 Approving Purchase and Disposal of Equipment
   m. Resolution 01-3426 Approving the Purchase of Trees for a Community Tree Planting Program
   n. Resolution 01-3526 Accepting Storm Sewer and Temporary Construction Easement Agreements for South James Plat 1 Lot 1
   o. Resolution 01-3626 Accepting 2 Prime Contracts for the Grimes Public Safety Center
   p. Resolution 01-3726 Approving Offer to Purchase and Agreement - 142nd St Reconstruction - EBH
   q. Resolution 01-3826 Approving Personnel Transactions

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

PROPOSED ACTION ITEMS

1. Downtown Assessment Update

   Economic Development Director Lord presented the details of the downtown assessment report and the community's desire to make the Governor's District into a thriving neighborhood.

   Council members commented on the possibilities that the report presents.

2. Resolution 01-3926 Approving the Execution of a GC26 Public Art Grant Agreement with BRAVO Greater Des Moines

   Economic Development Director Lord shared with Council the details of a mural proposal that would be paid for by way of a BRAVO grant, donors, and the owner of the building where the mural will be painted.

   Council members showed appreciation for the collaboration of this project between the City, the property owner, the school, and the DCG graduate who is the artist.

   Mayor Gisch asked for approval of Resolution 01-3926 Approving the Execution of a GC26 Public Art Grant Agreement with BRAVO Greater Des Moines
   Moved by Irlbeck, Second by Lovelady, to approve of Resolution 01-3926 Approving the Execution of a GC26 Public Art Grant Agreement with BRAVO Greater Des Moines
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

3. Resolution 01-4026 Approving A Mural Agreement Between the City of Grimes, Iowa and TJK Properties, LLC

   Economic Development Director Lord explained some details of the agreement.

   Mayor Gisch asked for approval of Resolution 01-4026 Approving A Mural Agreement Between the City of Grimes, Iowa and TJK Properties, LLC
   Moved by DePhillips, Second by Johansen, to approve Resolution 01-4026 Approving A Mural Agreement Between the City of Grimes, Iowa and TJK Properties, LLC
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

4. SE 5th St. and SE 6th St. Reconstruction

   City Engineer Ahrens stated that Sternquist Construction was the low bid at 34% below the engineer's estimate. Staff have worked with them in the past and believe they can complete the project. Public information meetings are being held for the residents directly affected.

a. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for the SE 5th St. and SE 6th St. Reconstruction

   Mayor Gisch opened the Public Hearing at 6:52 p.m. No oral or written comments were made. Mayor Gisch closed the Public Hearing at 6:52 p.m.

b. Resolution 01-4126 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the SE 5th St. and SE 6th St. Reconstruction

c. Resolution 01-4226 Making Award of the Construction Contract for the SE 5th St. and SE 6th St. Reconstruction

d. Resolution 01-4326 Authorizing Construction Contract and Bond for the SE 5th St. and SE 6th St. Reconstruction

Council members asked how communication is maintained during projects like this one and if sod or seed will be used. Ahrens responded that residents receive letters and email updates and can reach out to staff by phone, email, or in-person. This project will be utilizing sod.

Mayor Gisch asked for approval of Resolution 01-4126 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the SE 5th St. and SE 6th St. Reconstruction, Resolution 01-4226 Making Award of the Construction Contract for the SE 5th St. and SE 6th St. Reconstruction, Resolution 01-4326 Authorizing Construction Contract and Bond for the SE 5th St. and SE 6th St. Reconstruction
Moved by Johansen, Second by Borcherding, to approve Resolution 01-4126 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the SE 5th St. and SE 6th St. Reconstruction, Resolution 01-4226 Making Award of the Construction Contract for the SE 5th St. and SE 6th St. Reconstruction, Resolution 01-4326 Authorizing Construction Contract and Bond for the SE 5th St. and SE 6th St. Reconstruction
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

5. SE 2nd Street Water Main

City Engineer Ahrens presented details of the bid opening including the low bid from MB Construction at 27% below the engineer's estimate. Staff has not worked with them, but MSA has worked with them and has had success with them.

e. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for the SE 2nd Street Water Main

   Mayor Gisch opened the Public Hearing at 7:04 p.m. No oral or written comments were made. Mayor Gisch closed the Public Hearing at 7:04 p.m.

f. Resolution 01-4126 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the SE 2nd Street Water Main

g. Resolution 01-4226 Making Award of the Construction Contract for the SE 2nd Street Water Main

h. Resolution 01-4326 Authorizing Construction Contract and Bond for the SE 2nd Street Water Main

Mayor Gisch asked for approval of Resolution 01-4126 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the SE 2nd Street Water Main, Resolution 01-4226 Making Award of the Construction Contract for the SE 2nd Street Water Main, Resolution 01-4326 Authorizing Construction Contract and Bond for the SE 2nd Street Water Main
Moved by Johansen, Second by Lovelady, to approve Resolution 01-4126 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the SE 2nd Street Water Main, Resolution 01-4226 Making Award of the Construction Contract for the SE 2nd Street Water Main, Resolution 01-4326 Authorizing Construction Contract and Bond for the SE 2nd Street Water Main
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

6. Second Reading of Ordinance 808 Sienna Hills Rezone

Development Services Director Pfaltzgraff summarized the rezone concept and stated that there are no changes since the first reading.

Mayor Gisch asked for approval of Second Reading of Ordinance 808 Sienna Hills Rezone
Moved by Borcherding, Second by DePhillips, to approve Second Reading of Ordinance 808 Sienna Hills Rezone
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

Staff Report

No staff report given.

Mayor and City Council Reports

Mayor Gisch highlighted a news story involving Fire Department personnel delivering a baby. Council member DePhillips put out a reminder that the Census is still ongoing. Council Member Johansen noted that the beginning of the legislative session has put a big focus on property taxes.

Adjournment

There being no further business, the meeting was adjourned at 7:17 p.m.
Motion by Borcherding, Second by Johansen to adjourn.
Roll Call: Ayes: All; Nays: None; Motion passes: 5 - 0.

ATTEST:

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Rachel Greving, City Clerk David Gisch, Mayor