CITY COUNCIL MEETING
Tuesday, February 24, 2026

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor David Gisch February 24, 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 (via Zoom), 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

   Alex Aubert, 1900 Juniper Court, Des Moines, president of the Johnston-Grimes Fire Department Union, voiced support for the proposed franchise fee to cover costs needed to hire firefighters.

   Brian Hansen, 109 NW Calista Court, Grimes, communicated his disappointment with the location of the approved Public Administration Building at Waterworks Park.

   Teri Golightly, 1810 NE Heritage Drive, Grimes, shared her thoughts on Waterworks Park and the future Highway 44 expansion.

   Kristen Hansen, 12705 NW 142nd Street, Madrid, questioned the zoning and cost of the approved Public Administration Building.

   Nick Reggio, business owner of 103 E 1st Street, Grimes, expressed concerns about the decision-making behind selecting Waterworks Park for the approved Public Administration Building.

   Mayor and Council members shared thoughts after hearing public forum speakers.

6. Approval of the Consent Agenda

   a. Resolution 02-2126 Approving Previous Meeting Minutes
   b. Resolution 02-2226 Claims Report $1,483,331.49

c. Receiving and Filing Reports
    i. Finance Report for January 2026
    ii. Johnston-Grimes Metropolitan Fire District 2025 Annual Report
d. Resolution 02-2326 Approving Payments for Professional Services
    i. Invoice #37 McClure Engineering Company — Phase 1A Water System Improvements $3,866.25
    ii. Invoice #17 OPN Architects, Inc - Grimes Public Administration Building
    iii. $6,369.58
    iv. Invoice #5 ISG - NW 27th Street Trail Connection $10,028.33
e. Resolution 02-0426 Approving Capital Project Payment Requests
    i. Pay Application #14 (Retainage) 1st Interiors Inc. — Grimes Public Safety Center $23,468.05
    ii. Pay Application # 1 US Erectors — Grimes Administration Building $44,911.00
    iii. Pay Application #5 (Retainage) Midwest Automatic Fire Sprinkler Company –Grimes Public Safety Center $3,840.00
    iv. Pay Application #11 (Retainage) Mid-American Glazing Systems - Grimes Public Safety Center $20,303.60
    v. Pay Application #1 Kruck Plumbing & Heating Co, Inc. — Grimes Administration Building $22,148.98
    vi. Pay Application #1 Iowa Earth Works - SW 19th Street SRF Sponsored Pond $160,499.11
    vii. Pay Application #9 (Retainage) Hopkins Roofing - Grimes Public Safety Center $15,512.50
    viii. Pay Application #7 (Retainage) Henkel Construction Company - Grimes Public Safety Center $64,026.17
    ix. Pay Application #6 Henkel Construction Company - Grimes Public Safety Center $10,061.93
    x. Pay Application #6 (Retainage) Forrest & Associate, Inc. — Grimes Public Safety Center $13,575.06
    xi. Pay Application #12 (Retainage) DDVI - Grimes Public Safety Center $65,984.49
    xii. Pay Application #1 Ford Metro Inc. - Grimes Administration Building $10,941.60
f. Resolution 02-2526 To Amend Contract for Professional Services with The Weitz Company, LLC for the Grimes Public Administration Building
g. Resolution 02-2626 To Enter Into Contract for Professional Services with Tune for the Grimes Public Administration Building
h. Resolution 02-2726 Ordering Construction of the SW 19th Street Water Transmission Main Extension, and Fixing a Date for Hearing thereon and Taking of Bids Therefor
i. Resolution 02-2826 Approving to Enter into an Aquatic Vegetation and Algae Management Contract
j. Resolution 02-2926 Setting the date for Public Hearing and additional action on proposal to enter into a General Obligation Loan Agreement and to borrow money thereunder
k. Resolution 02-3026 to Make a One-Time Water and Sewer Adjustment for a Customer
l. Resolution 02-3126 Setting the date for Public Hearing on the Fiscal Year 2026-2027 Proposed City Property Tax Levy
m. Resolution 02-3226 Approving Amended Offer to Purchase and Agreement – Shipley - 142nd Street Improvements

n. Resolution 02-3326 Approving Amended Offer to Purchase and Agreement - EBH Inc - 142nd Street Improvements
o. Resolution 02-3426 Approving Temporary Construction Easement - Marco Properties - 19th Street SRF Pond
p. Resolution 02-3526 Approving Consent and Agreement to Improvements Within An Overland Flowage Easement and Storm Sewer Easement for Lot 3 of Beaverbrooke West Plat 6 - 921 NW Calista Drive
q. Resolution 02-3626 to Amend Contract for Professional Services with OPN Architects for the Grimes Public Administration Building

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

PROPOSED ACTION ITEMS

1. Resolution 02-3726 Approving Professional Services Agreement – ISG – Waterworks Park Phase 2 Improvements

   Development Services Director Pfaltzgraff presented details of the agreement to bring some play equipment back into Waterworks Park where older play equipment will be removed.

   Council asked questions pertaining to the project in respect to the budget, accessibility, and the detention basin.

   Mayor Gisch asked for approval of Resolution 02-3726 Approving Professional Services Agreement – ISG – Waterworks Park Phase 2 Improvements
   Moved by DePhillips, Second by Lovelady, to approve Resolution 02-3726 Approving Professional Services Agreement – ISG – Waterworks Park Phase 2 Improvements
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

2. NE Destination Drive Extension – Phase 2

   City Engineer Ahrens shared the timeline of work completed for NE Destination Drive and the next projects to finish the street. The low bid was made by Sternquist Construction, and the completion of NE Destination Drive will also include the removal of NE 18th Street to Highway 141.

   a. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for the NE Destination Drive Extension – Phase 2

      Mayor Gisch opened the Public Hearing at 6:23 p.m. No oral or written comments were made. Mayor Gisch closed the Public Hearing at 6:23 p.m.

   b. Resolution 02-3826 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the NE Destination Drive Extension – Phase 2

      Mayor Gisch asked for approval of Resolution 02-3826 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the NE Destination Drive Extension – Phase 2

Moved by Borcherding, Second by Johansen, to approve Resolution 02-3826 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the NE Destination Drive Extension – Phase 2
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

3. SW 19th Street and SW Jazzwood Drive Overlay

City Engineer Ahrens presented components of the project including an agreement with the City of Urbandale to complete SW 19th Street. The low bid was from Des Moines Asphalt and Paving.

a. Public Hearing on SW 19th Street and SW Jazzwood Drive Overlay

Mayor Gisch opened the Public Hearing at 6:29 p.m. No oral or written comments were made. Mayor Gisch closed the Public Hearing at 6:30 p.m.

b. Resolution 02-3926 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the SW 19th Street and SW Jazzwood Drive Overlay

Mayor and Council members asked questions about traveling on the roads during construction and communication strategies with the farmers in the area.

Mayor Gisch asked for approval of Resolution 02-3926 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the SW 19th Street and SW Jazzwood Drive Overlay
Moved by Borcherding, Second by Lovelady, to approve 02-3926 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the SW 19th Street and SW Jazzwood Drive Overlay
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

4. Ordinance 810 Establishing Standards for Small Wireless Facilities

Public Works Director Hensley provided an explanation of what small wireless facilities are and where they would be allowed for placement.

a. Public Hearing on Ordinance 810 Establishing Standards for Small Wireless Facilities

Mayor Gisch opened the Public Hearing at 6:40 p.m. Teri Golightly, 1810 NE Heritage Drive, asked if the wireless facilities would be allowed in residential neighborhoods and if this is already common in other communities. Dick Pipho, 1501 NE Park Street, expressed his trust in the Public Works Department to keep the City beautiful. Mayor Gisch closed the Public Hearing at 6:44 p.m.

b. First Consideration of Ordinance 810 Establishing Standards for Small Wireless Facilities

Council members discussed the difficulty of meeting requirements with wireless facilities and asked questions about the ordinance.

Mayor Gisch asked for approval of First Consideration of Ordinance 810 Establishing Standards for Small Wireless Facilities

Moved by Johansen, Second by DePhillips, to approve First Consideration of Ordinance 810 Establishing Standards for Small Wireless Facilities
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

5. Resolution 02-4026 Approving Revised Economic Development Incentive Policy for the City of Grimes, Iowa

   Economic Development Director Lord shared general details of the proposed policy.

   Mayor and Council members discussed the components of the policy.

   Mayor Gisch asked for a motion on Resolution 02-4026 Approving Revised Economic Development Incentive Policy for the City of Grimes, Iowa
   Moved by Borcherding, Second by Lovelady, to table Resolution 02-4026 Approving Revised Economic Development Incentive Policy for the City of Grimes, Iowa
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

6. Resolution 02-4126 Approving Final Plat of Rider Logistics Center Plat 2 and Certain Related Easements and Agreements

   Assistant Planner Hoodjer shared features of the final plat located south of SE 37th Street and west of SE Beisser Drive and including 2 developable lots and 1 street lot.

   Council member Johansen asked about the radius allowed for turning trucks at the intersection. City Engineer Ahrens commented that it has been sized appropriately.

   Mayor Gisch asked for approval of Resolution 02-4126 Approving Final Plat of Rider Logistics Center Plat 2 and Certain Related Easements and Agreements
   Moved by Borcherding, Second by Lovelady, to approve Resolution 02-4126 Approving Final Plat of Rider Logistics Center Plat 2 and Certain Related Easements and Agreements
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

7. Second Reading of Ordinance 809 Brookside Village North Rezone

   Senior Planner Coffey commented that there were no changes since the first consideration and provided a review of the rezone.

   Council members asked questions about parks and the removal of NE 18th Street.

   Mayor Gisch asked for approval of Second Reading of Ordinance 809 Brookside Village North Rezone
   Moved by Johansen, Second by DePhillips, to approve Second Reading of Ordinance 809 Brookside Village North Rezone
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

8. Grimes Strategic Plan Communications Update

Development Services Director Pfaltzgraff announced that the strategic plan will be more assessable to the public moving forward as well as how the strategic planning process works.

9. Staff Report

   City Manager Anderson shared that there is a regional effort for rails to trails with some sections of the railroad being abandoned by Norfolk Southern Railway.

10. Mayor and City Council Reports

    Mayor and Council members commented on their experiences at various board meetings to which they were appointed.

11. Adjournment

    There being no further business, the meeting was adjourned at 7:45 p.m.
    Motion by DePhillps, 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