**CITY COUNCIL MEETING**
**Tuesday, March 10, 2026**

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor David Gisch on March 10, 2026, at 5:32 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 (via Zoom), Council Members: Andrew Borcherding, Laurie DePhillips, Leslie Irlbeck, Jared Lovelady (via Zoom)
   Absent: Eric Johansen

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: 4 - 0.

5. Public Forum

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

   Kristen Hansen, 12705 NW 142nd Street, Madrid, questioned the zoning and process up to the approval for the Public Administration Building.

6. Approval of the Consent Agenda

   a. Resolution 03-0126 Approving Previous Meeting Minutes
   b. Resolution 03-0226 Claims Report $2,174,391.71
   c. Resolution 03-3326 Approving Payments for Professional Services
      i. Invoice #2 McClure Engineering Company - Water System On-Call Services$601.10
      ii. Invoice #12 McClure Engineering Company - SE 41st Street and SE Park Drive Extension $628.75
      iii. Invoice #6 MSA Professional Services, Inc. - SE 2nd Street Water Main $6,891.51
      iv. Invoice #16 MSA Professional Services, Inc. - SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction $2,899.84Resolution 02-0426 Approving Capital Project Payment Requests
   d. Resolution 03-0426 Approving Capital Project Payment Requests

i. Pay Request #1 Elder Corporation - S James Street & S 19th Street Improvements $137,033.00

e. Resolution 03-0526 Approving Change Orders
   i. Change Order #1 Elder Corporation - S James Street & S 19th Street Improvements $24,954.25
f. Resolution 03-0626 Approving a Letter to the Surface Transportation Board Regarding the Norfolk Southern Railway Company Abandonment (AB-290, SUB-NO. 424X)
g. Resolution 03-0726 Approving State of Iowa Alcohol Licenses
h. Resolution 03-0826 Expressing Support for SpinCo (Corteva's Seed Business) and Its Global Headquarters in Johnston, Iowa
i. Resolution 03-0926 Approving Personnel Transactions
j. Resolution 03-1026 to Enter into a Three-Year Service Contract with Frontline Warning Systems to Repair and Maintain Severe Weather Warning Sirens
k. Resolution 03-1126 to Approve Well Field Generator Repair
l. Resolution 03-1226 Setting the date for public hearing to consider amending Grimes Code of Ordinances regarding the amount charged under section 9-15-6(1) for collection of recyclable materials, and section 9-13-9(1) for collection of solid waste
m. Resolution 03-1326 To Enter Into Contract for Professional Services with Construction Materials Testing for SW 19th Street and SW Jazzwood Drive Overlay
n. Resolution 03-1426 To Enter Into Contract for Professional Services with Snyder & Associates For NE Gateway Drive Lane Extension – NE 2nd Court to NE Heritage Drive
o. Resolution 03-1526 to enter into Contract for Professional Services with Foth Infrastructure & Environment, LLC for IA-141 Safety Action Plan from the I-35/80 Interchange through NE Beaverbrooke Blvd.
p. Resolution 03-1626 Approving Purchase Agreement — Meadows Phase 2 Greenway, Reap Grant
q. Resolution 03-1726 Appointing Boards and Commission Members for 2026

Mayor Gisch asked for approval of the consent agenda.
Moved by Irlbeck, Second by DePhillips, to approve the consent agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

## PROPOSED ACTION ITEMS

1. Public Hearing on proposal to enter into an Essential Purpose Loan Agreement

   Finance Director Woodke summarized the process the City undertakes each year to undergo CIP projects for the following year.

   Mayor Gisch opened the Public Hearing at 5:49 p.m. No oral or written comments were made. Mayor Gisch closed the Public Hearing at 5:49 p.m.

   a. Resolution 03-1826 Taking additional action on proposal to enter into an Essential Purpose Loan Agreement, combining loan agreements, and providing for the levy of taxes to pay the same
      Mayor Gisch asked for approval of Resolution 03-1826 Taking additional action on proposal to enter into an Essential Purpose Loan Agreement, combining loan agreements, and providing for the levy of taxes to pay the same

Moved by DePhillips, Second by Borcherding, to approve Resolution 03-1826 Taking additional action on proposal to enter into an Essential Purpose Loan Agreement, combining loan agreements, and providing for the levy of taxes to pay the same
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

2. Second Consideration of Ordinance 810 Establishing Standards for Small Wireless Facilities

Public Works Director Hensley shared that there were no changes since the first consideration and requested to waive the third consideration.

Mayor Gisch asked for approval of Second Consideration of Ordinance 810 Establishing Standards for Small Wireless Facilities
Moved by Borcherding, Second by Irlbeck, to approve Second Consideration of Ordinance 810 Establishing Standards for Small Wireless Facilities
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

Moved by Borcherding, Second by Irlbeck, to Waive Third Consideration of Ordinance 810 Establishing Standards for Small Wireless Facilities
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

Moved by Borcherding, Second by Irlbeck, to approve Final Passage of Ordinance 810 Establishing Standards for Small Wireless Facilities
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

3. Third Reading of Ordinance 809 Brookside Village North Rezone

Development Services Director Pfaltzgraff presented the details of the rezone and stated that no changes have occurred since the first and second considerations.

Mayor Gisch asked for approval of Third Reading of Ordinance 809 Brookside Village North Rezone
Moved by Irlbeck, Second by Borcherding, to approve Third Reading of Ordinance 809 Brookside Village North Rezone
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

Moved by Irlbeck, Second by Lovelady, to approve Final Passage of Ordinance 809 Brookside Village North Rezone
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

4. Public Hearing on a proposed amendment to the Grimes Urban Renewal Area

Economic Development Director Lord gave a summary of the proposal and the following agenda item for the agreement with Brookside North, LLC. A large piece to the amendment and agreement is related to the completion of NE Destination Drive, and the removal of NE 18th Street entry to Highway 141.

Mayor Gisch opened the Public Hearing at 6:06 p.m. No oral or written comments were made. Mayor Gisch closed the Public Hearing at 6:06 p.m.

a. Resolution 03-1926 to Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area

Mayor Gisch asked for approval of Resolution 03-1926 to Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area
Moved by Borcherding, Second by DePhillips, to approve Resolution 03-1926 to Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

5. Public Hearing on proposed development agreement with Brookside North, LLC

Mayor Gisch opened the Public Hearing at 6:09 p.m. No oral or written comments were made. Mayor Gisch closed the Public Hearing at 6:10 p.m.

a. Resolution 03-2026 Approving Development Agreement with Brookside North, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

Mayor Gisch asked for a motion on Resolution 03-2026 Approving Development Agreement with Brookside North, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
Moved by Irlbeck, Second by DePhillips, to table Resolution 03-2026 Approving Development Agreement with Brookside North, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

6. Award and Authorizing Construction Contract and Bonds for the NE Destination Drive Extension - Phase 2

City Engineer Ahrens recapped the plans and low bid for the NE Destination Drive Extension. The public hearing was held at the previous City Council meeting.

a. Resolution 03-2126 Making Award of Construction Contract for the NE Destination Drive Extension – Phase 2

b. Resolution 03-2226 Authorizing Construction Contract and Bond for the NE Destination Drive Extension – Phase 2

Mayor Gisch asked for approval of Resolution 03-2126 Making Award of Construction Contract for the NE Destination Drive Extension – Phase 2 and Resolution 03-2226 Authorizing Construction Contract and Bond for the NE Destination Drive Extension – Phase 2
Moved by Borcherding, Second by Irlbeck, to approve Resolution 03-2126 Making Award of Construction Contract for the NE Destination Drive Extension – Phase 2 and Resolution 03-2226 Authorizing Construction Contract and Bond for the NE Destination Drive Extension – Phase 2
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

7. Award and Authorizing Construction Contract and Bonds for the SW 19th Street and SW Jazzwood Drive Overlay

   City Engineer Ahrens recapped the plans and low bid for the SW 19th Street and SW Jazzwood Drive Overlay. The public hearing was held at the previous City Council meeting.

   a. Resolution 03-2326 Making Award of Construction Contract for the SW 19th Street and SW Jazzwood Drive Overlay

   b. Resolution 03-2426 Authorizing Construction Contract and Bond for the SW 19th Street and SW Jazzwood Drive Overlay

   Mayor Gisch asked for approval of Resolution 03-2326 Making Award of Construction Contract for the SW 19th Street and SW Jazzwood Drive Overlay
   Moved by Borcherding, Second by Irlbeck, to approve Resolution 03-2426 Authorizing Construction Contract and Bond for the SW 19th Street and SW Jazzwood Drive Overlay
   Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

8. Staff Report

   City Manager Anderson shared that the Special Census has completed field work, and contractors have started to mobilize at the old library site this week.

9. Mayor and City Council Reports

   Mayor Gisch shared that he has been working with staff to potentially add more workshops to the City Council schedule this year.

10. Adjournment

    There being no further business, the meeting was adjourned at 6:15 p.m.
    Motion by DePhillps, Second by Irlbeck to adjourn.
    Roll Call: Ayes: All; Nays: None; Motion passes: 4 - 0.

**ATTEST:**

Rachel Greving, City Clerk

David Gisch, Mayor