CITY COUNCIL MEETING
Tuesday, April 14, 2026

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor David Gisch on April 14, 2026, at 5:34 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 (via Zoom), Jared Lovelady
   Absent: Leslie Irlbeck

4. Approval of Agenda

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

5. Public Forum

   Joe Herman, 308 NW 8th Street, addressed Council regarding a previous interaction with Councilmember DePhillips.

6. Approval of the Consent Agenda

   a. Resolution 04-0126 Approving Previous Meeting Minutes
   b. Resolution 04-0226 Claims Report $3,056,316.12
   c. Receiving and Filing Reports
      i. Finance Report for March 2026
   d. Resolution 04-0326 Approving Payments for Professional Services
      i. Invoice #15 Foth Infrastructure & Environment, LLC - S James St. Improvements - S 37th St. to S 11th St. $63,930.77
      ii. Invoice #29 Foth Infrastructure & Environment, LLC - S James St. & SE 11th St. Improvements $1,901.50
      iii. Invoice #7 ISG, Inc. - NW 27th Street Trail Connection $2,662.05
      iv. Invoice #7 MSA Professional Services, Inc. - SE 2nd Street Water Main $5,510.41
      v. Invoice #17 MSA Professional Services, Inc. - SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction $3,160.64
      vi. Invoice #32 Snyder & Associates, Inc. - NE Destination Dr. & NE Beaverbrooke Blvd. Improvements $7,454.77

vii. Invoice #1 Veenstra & Kimm, Inc. - WRA Trunk Sewer Extension Feasibility Study $3,277.00
viii. Invoice #21 Weitz Company - Grimes Public Safety Center $10,610.00

e. Resolution 04-0426 Approving Capital Project Payment Requests
   i. Payment #29 Absolute Concrete Construction, Inc. - S James St. and SE 11th St. Improvements $170,301.70
   ii. Payment #7 Edge Commercial, LLC - Lions Park $74,285.87
   iii. Payment #2 Elder Corporation - S James St. & S 19th St. Improvements $705,508.77
   iv. Payment #3 Iowa Earth Works - SW 19th Street SRF Sponsored Pond $99,788.75
   v. Payment #1 MB Construction, LLC - SE 2nd Street Water Main $197,496.85
f. Resolution 04-0526 Approving Change Orders
   i. Change Order #12 Absolute Concrete Construction, Inc. - S James St. and SE 11th St. Improvements $8,184.55
   ii. Change Order #1 Brad Moeller Electric, Inc. - Grimes Public Administration Building $1,200.00
   iii. Change Order #1 Concrete Technologies, Inc. - SE 41st St. and SE Park Dr. Extension $9,460.00
   iv. Change Order #1 Sandstone Management, Ltd. - Grimes Public Administration Building $7,577.00
   v. Change Order #1 Whitfield's Lawn and Garden Specialist, LLC - Grimes Public Administration Building $2,427.00
g. Resolution 04-0626 Setting the date for Public Hearing on the Proposed Fiscal Year 2026-2027 Budget
h. Resolution 04-0726 Setting the date for Public Hearing on the Second Amendment to the fiscal year 2025-2026 Budget
i. Resolution 04-0826 To Enter into Contract for Professional Services Agreement with Denman CPA LLP for auditing services for fiscal year 2025-2026
j. Resolution 04-0926 Approving Consent and Agreement to Improvements Within An Overland Flowage Easement and Storm Sewer Easement for Lot 23 of Hope Meadows Plat 2 - 762 SW Cattail Road
k. Resolution 04-1026 Approving Consent and Agreement to Improvements Within An Overland Flowage Easement for Lot 6 of Willow Hills Plat 1 - 2885 NW Brookside Drive
l. Resolution 04-1126 Authorizing the Mayor to Execute an Agreement for Services and A Lease Agreement Between the City of Grimes and Grimes Chamber and Economic Development
m. Resolution 04-1226 Approval of Outdoor Sports Facilities Optimization Study RFP
n. Resolution 04-1326 to Approve Shared Use Agreement Between the City of Grimes and DCG Schools
o. Resolution 04-1426 Approving State of Iowa Alcohol Licenses
p. Resolution 04-1526 Authorizing a Temporary Street Closure for the Purpose of a Graduation Party
q. Resolution 04-1626 Authorizing a Temporary Street Closure for the Grimes Chamber & Economic Development's Music on Main Event
r. Resolution 04-1726 Awarding of Contract- CIPP Fin Removal on NE Jacob Street
s. Resolution 04-1826 Approving Emergency Repairs at Water Treatment Plant
t. Resolution 04-1926 To Enter into an Agreement for Annual Required Elevator Inspection at Grimes Community Complex

u. Resolution 04-2026 Readdressing Select Properties Within the City of Grimes
v. Resolution 04-2126 Accepting Iowa DNR Urban Forestry Development Grant
w. Resolution 04-2226 Approving Emergency Sanitary Sewer Repair
x. Resolution 04-2326 Approving Personnel Transactions
y. Resolution 04-2426 Supporting Arbor Day in the City of Grimes
z. Resolution 04-2526 To Enter Into Contract for Professional Services with McClure Engineering Company for Phase 1B Water Main Improvements
aa. Resolution 04-2626 To Amend Contract for Professional Services with Nilles Associates, Inc. for James Pointe Drainage Study
bb. Resolution 04-2726 IT Equipment Disposal
cc. Resolution 04-2826 Resolution Approving Employee Benefit Policy

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

PROPOSED ACTION ITEMS

1. Resolution 04-2926 To Dispose of an Easement Interest on Public Property in Heritage at Grimes Plat 2 in the City of Grimes and Convey Said Easement to Adjoining Property Owner

   Development Services Director Pfaltzgraff explained the details of the easement for the allowance of the adjacent property to discharge into the regional detention basin in Heritage at Grimes Plat 2.

   a. Public Hearing To Dispose of an Easement Interest on Public Property in Heritage at Grimes Plat 2 in the City of Grimes and Convey Said Easement to Adjoining Property Owner

      Mayor Gisch opened the Public Hearing at 5:43 p.m. No oral or written comments were made. Mayor Gisch closed the Public Hearing at 5:43 p.m.

   Mayor Gisch asked for approval of Resolution 04-2926 To Dispose of an Easement Interest on Public Property in Heritage at Grimes Plat 2 in the City of Grimes and Convey Said Easement to Adjoining Property Owner
   Moved by Borcherding, Second by Johansen, to approve Resolution 04-2926 To Dispose of an Easement Interest on Public Property in Heritage at Grimes Plat 2 in the City of Grimes and Convey Said Easement to Adjoining Property Owner
   Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

2. Resolution 04-3026 Approving Final Plat of Heritage at Grimes Plat 8 and Certain Related Easements and Agreements

   Development Services Director Pfaltzgraff presented details of the final plat proposed to be divided into two lots. Planning and Zoning Commission and staff recommended approval.

   Mayor Gisch asked for approval of Resolution 04-3026 Approving Final Plat of Heritage at Grimes Plat 8 and Certain Related Easements and Agreements
   Moved by Johansen, Second by Lovelady, to approve Resolution 04-3026 Approving Final Plat of Heritage at Grimes Plat 8 and Certain Related Easements and Agreements

Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

3. Second Consideration of Ordinance 811 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

   Finance Director Woodke recapped the amendment.

   Mayor Gisch asked for approval of Second Consideration of Ordinance 811 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
   Moved by Johansen, Second by Borcherding, to approve Second Consideration of Ordinance 811 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
   Roll Call: Ayes: 4. Nays: None. Motion passes: 4 - 0.

4. Resolution 04-3126 authorizing and approving a loan agreement, providing for the sale and issuance of General Obligation Corporate Purpose Bonds, Series 2026A, and providing for the levy of taxes to pay the same

   Finance Director Woodke shared information about the bid opening for the bonds meant for many projects including a portion of the Administration Building, 37th Street improvements, HMA overlay, fiber upgrades, James Street, parks and trails, as well as some other small projects.

   Mayor Gisch asked for approval of Resolution 04-3126 authorizing and approving a loan agreement, providing for the sale and issuance of General Obligation Corporate Purpose Bonds, Series 2026A, and providing for the levy of taxes to pay the same
   Moved by Johansen, Second by Borcherding, to approve Resolution 04-3126 authorizing and approving a loan agreement, providing for the sale and issuance of General Obligation Corporate Purpose Bonds, Series 2026A, and providing for the levy of taxes to pay the same
   Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

5. Resolution 04-3226 Adopting Revenue Purpose Statement Regarding Use of Revenues From Proposed Gas and Electric Franchise Fees Ordinance Pursuant to Iowa Code Sections 364.2(4) and 384.3A

   City Manager Anderson explained that the purpose statement is drafted in a manner that the franchise fee can only be used for public safety.

   Mayor Gisch asked for approval of Resolution 04-3226 Adopting Revenue Purpose Statement Regarding Use of Revenues From Proposed Gas and Electric Franchise Fees Ordinance Pursuant to Iowa Code Sections 364.2(4) and 384.3A
   Moved by Borcherding, Second by Lovelady, to approve Resolution 04-3226 Adopting Revenue Purpose Statement Regarding Use of Revenues From Proposed Gas and Electric Franchise Fees Ordinance Pursuant to Iowa Code Sections 364.2(4) and 384.3A
   Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

6. Resolution 04-3326 Setting Time and Place for Public Hearing on Proposed Ordinance to Provide for a 3% Utility Franchise Fee on Natural Gas and Electrical Services

   City Manager Anderson shared the time and place for the public hearing would be at the City Council meeting on April 28th at 5:30 p.m. in the Council Chamber located in the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa.

   Mayor Gisch asked for approval of Resolution 04-3326 Setting Time and Place for Public Hearing on Proposed Ordinance to Provide for a 3% Utility Franchise Fee on Natural Gas and Electrical Services
   Moved by Borcherding, Second by Lovelady, to approve Resolution 04-3326 Setting Time and Place for Public Hearing on Proposed Ordinance to Provide for a 3% Utility Franchise Fee on Natural Gas and Electrical Services
   Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

7. Closed Session Pursuant to Iowa Code Section 21.5(1)(j) to Discuss the Purchase or Sale of Particular Real Estate, and Possible Action after Returning from Closed Session

   a. Mayor Gisch asked for a motion to enter Closed Session Pursuant to Iowa Code Section 21.5(1)(j) to Discuss the Purchase or Sale of Particular Real Estate, and Possible Action after Returning from Closed Session
      Moved by Borcherding, Second by Johansen, to enter Closed Session Pursuant to Iowa Code Section 21.5(1)(j) to Discuss the Purchase or Sale of Particular Real Estate, and Possible Action after Returning from Closed Session
      Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

      Enter Closed Session at 5:58 p.m.

   b. Mayor Gisch asked for a motion to rise from Closed Session Pursuant to Iowa Code Section 21.5(1)(j) to Discuss the Purchase or Sale of Particular Real Estate, and Possible Action after Returning from Closed Session
      Moved by Johansen, Second by Borcherding, to rise from Closed Session Pursuant to Iowa Code Section 21.5(1)(j) to Discuss the Purchase or Sale of Particular Real Estate, and Possible Action after Returning from Closed Session
      Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

      Rise from Closed Session at 6:17 p.m.

      No action on the item discussed in Closed Session.

DISCUSSION ITEMS

1. Staff Report

   No reports given.

2. Mayor and City Council Reports

No reports given.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:19 p.m.
Motion by Johansen, Second by Lovelady to adjourn.
Roll Call: Ayes: All; Nays: None; Motion passes: 4 - 0.

ATTEST:

Rachel Greving, City Clerk

David Gisch, Mayor