CITY COUNCIL MEETING
Tuesday, May 26, 2026

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor David Gisch on May 26, 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: None.

4. Approval of Agenda

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

5. Public Forum

   No speakers addressed Council.

6. Approval of the Consent Agenda

   a. Resolution 05-1926 Approving Previous Meeting Minutes
   b. Resolution 05-2026 Claims Report $12,487,112.57
   c. Receiving and Filing Reports
      i. Finance Report for April 2026
      ii. Marketing & Communications Annual Report
   d. Resolution 05-2126 Approving Payments for Professional Services
      i. Invoice #1 HR Green, Inc. - SE 37th Street East Gap - Destination Drive to Northpark Drive $45,535.33
      ii. Invoice #8 ISG, Inc. - NW 27th Street Trail Connection $7,153.99
      iii. Invoice #4 McClure Engineering Company - SW 19th St. and SW Jazzwood Dr. Functional Design $6,000.00
      iv. Invoice #5 McClure Engineering Company - Water System On-Call Services $945.10
      v. Invoice #40 Mc Clure Engineering Company - Phase 1A Water System Improvements $950.00
      vi. Invoice #20 OPN Architects, Inc. - Grimes Public Administration Building
      vii. $14,217.60

viii. Invoice #1 Snyder & Associates, Inc. - NE Gateway Drive Lane Extension - NE 2nd Ct. to NE Heritage Dr. $11,590.50
ix. Invoice #13 Snyder & Associates, Inc. - E Gateway Dr. & E 1st St. Intersection Improvements $5,794.80
x. Invoice #33 Snyder & Associates, Inc. - NE Destination Dr. & NE Beaverbrooke Blvd. Improvements $7,545.50
xi. Invoice #5 Weitz Company - Grimes Public Administration Building $121,252.00

e. Resolution 05-2226 Approving Capital Project Payment Requests
i. Payment #30 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements $467,574.96
ii. Payment #1 All Star Concrete - E Gateway Drive and E 1st Street Intersection Improvements $265,414.46
iii. Payment #2 Concrete Technologies, Inc. - SE 41st St. and SE Park Dr. Extension $233,932.09
iv. Payment #1 Graphite Construction Group, Inc. - Grimes Public Administration Building $27,660.91
v. Payment #4 Kruck Plumbing & Heating Co., Inc. - Grimes Public Administration Building $37,307.17
vi. Payment #2 MB Construction, LLC - SE 2nd Street Water Main $85,922.60
vii. vPayment #1 Nelson Construction Services, LLC - Grimes Public Administration Building $17,660.64
viii. Payment #1 Sandstone Management, Ltd. - Grimes Public Administration Building $122,690.21
ix. Payment #1 Sternquist Construction - NE Destination Drive Extension - Phase 2$6,172.11
x. Payment #1 Sternquist Construction - NE Destination Drive Extension $41,084.51
xi. Payment #4 US Erectors - Grimes Public Administration Building $382,073.30

f. Resolution 05-2326
i. Change Order #13 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements $46,100.00
ii. Change Order #1 All Star Concrete - E Gateway Dr. and E 1st St. Intersection Improvements $10,620.00

g. Resolution 05-2426 Approving Consent and Agreement to Improvements Within An Overland Flowage Easement and Storm Sewer Easement for Lot 87 of Beaverbrooke Pointe Plat 3 - 1405 NE Heritage Drive
h. Resolution 05-2526 Approving Consent and Agreement to Improvements Within A Stormwater Flowage Easement for Lot 33 of North Pointe Plat 2 - 2309 NE 11th Street
i. Resolution 05-2626 Approving Fireworks Permit for Cutty's Des Moines Camping Club, Inc.
j. Resolution 05-2726 Approving Fireworks Permit for Governors Days
k. Resolution 05-2826 Approving Cigarette/Tobacco, Alternative Nicotine and Vapor Permits for 2026-2027
l. Resolution 05-2926 Approving a Professional Services Agreement with Foth Infrastructure & Environment LLC for Urban Forestry Services
m. Resolution 05-3026 Approving Personnel Transactions
n. Resolution 05-3126 To Replace and Relocate NE Little Beaver Drive Streetlight
o. Resolution 05-3226 To Approve Plumbing Contractor for Non-compliant Curb Stop Repair
p. Resolution 05-3326 Waiving the Review and Approval of Subdivision Requirements Related to a Proposed Plat in Unincorporated Area Within Two Miles of The City of Grimes

q. Resolution 05-3426 Approving Offer to Purchase and Agreement - Catholic Foundation of Southwest Iowa - SW 19th Street Transmission Main Extension
r. Resolution 05-3526 Approving Offer to Purchase and Agreement - Donald Wallace -SW 19th Street Transmission Main Extension
s. Resolution 05-3626 Setting Date of Public Hearing to Consider Amending Provisions in Title 12 Zoning Regulations of the Code of Ordinances of the City of Grimes, Iowa Regarding Planned Unit Developments
t. Resolution 05-3726 Approving Consent and Agreement to Improvements Within An Overland Flowage Easement for Lot 59 of Beaverbrooke West Plat Nine - 1508 NW Sunset Lane

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: 5 - 0.

PROPOSED ACTION ITEMS

1. Third Consideration of Ordinance 812 Imposing Franchise Fees on Black Hills/Iowa Gas Utility Company, LLC D/B/A Black Hill Energy and MidAmerican Energy Company in the Amount of Three Percent (3%) of the Gross Revenues Derived by the Companies From the Sale and Distribution of Electricity and Natural Gas to Customers Within the Corporate Limits of the City Pursuant to Iowa Code Sections 364.2 and 384.3A (2026)

   City Manager Anderson summarized the proposed ordinance amendment. No changes have been made since the second consideration.

   Mayor Gisch asked for approval of Third Consideration of Ordinance 812 Imposing Franchise Fees on Black Hills/Iowa Gas Utility Company, LLC D/B/A Black Hill Energy and MidAmerican Energy Company in the Amount of Three Percent (3%) of the Gross Revenues Derived by the Companies From the Sale and Distribution of Electricity and Natural Gas to Customers Within the Corporate Limits of the City Pursuant to Iowa Code Sections 364.2 and 384.3A (2026)
   Moved by Borcherding, Second by Lovelady, to approve Third Consideration of Ordinance 812 Imposing Franchise Fees on Black Hills/Iowa Gas Utility Company, LLC D/B/A Black Hill Energy and MidAmerican Energy Company in the Amount of Three Percent (3%) of the Gross Revenues Derived by the Companies From the Sale and Distribution of Electricity and Natural Gas to Customers Within the Corporate Limits of the City Pursuant to Iowa Code Sections 364.2 and 384.3A (2026)
   Roll Call: Ayes: 4. Nays: Johansen. Motion passes: 4 - 0.
   Moved by Borcherding, Second by Lovelady, to approve Final Passage of Ordinance 812 Imposing Franchise Fees on Black Hills/Iowa Gas Utility Company, LLC D/B/A Black Hill Energy and MidAmerican Energy Company in the Amount of Three Percent (3%) of the Gross Revenues Derived by the Companies From the Sale and Distribution of Electricity and Natural Gas to Customers Within the Corporate Limits of the City Pursuant to Iowa Code Sections 364.2 and 384.3A (2026)
   Roll Call: Ayes: 4. Nays: Johansen. Motion passes: 4 - 0.

2. Heritage Town Center Phase 2B Site Plan Amendment

Senior Planner Coffey presented the details of the proposed site plan amendment located at 1120 NE Station Crossing including a 32,000 square-foot retail and office building and an additional 95 parking spaces on the existing site.

Mayor Gisch asked for approval of Heritage Town Center Phase 2B Site Plan Amendment
Moved by Irlbeck, Second by Borcherding, to approve Town Center Phase 2B Site Plan Amendment
Roll Call: Ayes: 4. Nays: None. Abstained: Johansen. Motion passes: 4 - 0.

3. UnityPoint Clinic-Grimes Site Plan Amendment and Request for Waiver of Requirements to Allow Clear Glass to be Raised Above Eye Level

   Senior Planner Coffey shared features of the proposed amendment including a 3,300 square-foot building addition and 17 new parking stalls. Due to the patient rooms located in the addition, a waiver has been requested to move the windows to above eye-level.

   Council members discussed the waiver and validity of the reason for it.

   Mayor Gisch asked for approval of UnityPoint Clinic-Grimes Site Plan Amendment and Request for Waiver of Requirements to Allow Clear Glass to be Raised Above Eye Level
   Moved by Johansen, Second by Irlbeck, to approve UnityPoint Clinic-Grimes Site Plan Amendment and Request for Waiver of Requirements to Allow Clear Glass to be Raised Above Eye Level
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

DISCUSSION ITEMS

1. Staff Report

   No staff report given.

2. Mayor and City Council Reports

   Mayor Gisch reminded everyone about the workshop following the meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:57 p.m.
Motion by Johansen, Second by Borcherding to adjourn.
Roll Call: Ayes: All; Nays: None; Motion passes: 5 - 0.

ATTEST:

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Rachel Greving, City Clerk David Gisch, Mayor