CITY COUNCIL MEETING
Tuesday, July 28, 2026

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor David Gisch on July 28, 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: Andrew Borcherding, Laurie DePhillips, Leslie Irlbeck, Jared Lovelady
   Absent: Council Member: Eric Johansen

4. Approval of Agenda

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

5. Public Forum

   Terri Golightly, 1810 NE Heritage Drive, shared concerns about the intersection of NE Beaverbrooke Boulevard and NE Gateway Drive as well as concerns about professional services agreements on the agenda. Allen May, 608 NW 8th Street, expressed his opinions on the Outdoor Sports Facilities Optimization Study and the Brenton Slough Transportation Study.

6. Approval of the Consent Agenda

   a. Resolution 07-0126 Approving Previous Meeting Minutes
   b. Resolution 07-0226 Claims Report $8,353,755.19
   c. Receiving and Filing Reports
      i. Finance Report for June 2026
   d. Resolution 07-0326 Approving Payments for Professional Services
      i. Invoice #16 Confluence, Inc. - Lions Park - Phase One $7,683.06
      ii. Invoice #2 Foth Infrastructure & Environment, LLC - IA-141 Safety Action Plan $28,223.65
      iii. Invoice #3 Kirkham Michael, Inc. - SW County Line Rd. - W 1st St. to NW Beaverbrooke Blvd. $21,989.14
      iv. Invoice #10 MSA Professional Services, Inc. - SE 2nd Street Water Main $2,520.50
      v. Invoice #20 MSA Professional Services, Inc. - SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction $2,382.68

vi. Invoice #3 Nilles Associates, Inc. - James Pointe Drainage Study $9,625.00
vii. Invoice #2 Veenstra & Kimm, Inc. - WRA Trunk Sewer Extension Feasibility Study $1,521.00
viii. Invoice #1 Foth Infrastructure & Environment, LLC - 2026 CIPMH Lining and CIPP $23,950.70
ix. Invoice #6 Foth Infrastructure & Environment, LLC - SW 19th St. SRF Sponsored Pond $31,698.86
x. Invoice #17 Foth Infrastructure & Environment, LLC - S James St. Improvements - S 37th St. to S 11th St. $171,280.91
xi. Invoice #31 Foth Infrastructure & Environment, LLC - S James St. and SE 11th St. Improvements $10,211.50
xii. Invoice #2 McClure Engineering Company - Phase 1 B Water Main Improvements $23,655.95
xiii. Invoice #17 McClure Engineering Company - SE 41st Street and SE Park Drive Extension $25,618.25
xiv. Invoice #4 Nilles Associates, Inc. - Lions Park - Construction Services $6,125.00
xv. Invoice #22 OPN Architects, Inc. - Grimes Public Administration Building $89,478.95
xvi. Invoice #3 Snyder & Associates, Inc. - NE Gateway Dr. Lane Extension - NE 2nd Ct. to NE Heritage Dr. $9,020.00
xvii. Invoice #15 Snyder & Associates, Inc. - E Gateway Dr. and @ E 1st St. Intersection Improvements $10,471.05
xviii. Invoice #35 Snyder & Associates, Inc. - NE Destination Dr. & NE Beaverbrooke Blvd. Improvements $19,747.07
xix. Invoice #7 Weitz Company - Grimes Public Administration Building $108,424.00

e. Resolution 07-0426 Approving Capital Project Payment Requests
i. Payment #3 Concrete Technologies, Inc. - SE 41st St. and SE Park Dr. Extension $100,260.66
ii. Payment #4 Concrete Technologies, Inc. - SE 41st St. and SE Park Dr. Extension $494,742.00
iii. Payment #5 Elder Corporation - S James St. & S 19th St. Improvements $599,074.95
iv. Payment #4 Iowa Earth Works - SW 19th Street SRF Sponsored Pond $242,415.12
v. Payment #32 Absolute Concrete Construction, Inc. - S James St. and SE 11th St. Improvements $12,014.98
vi. Payment #3 All Star Concrete - E Gateway Dr. and E 1st St. Intersection Improvements $121,633.97
vii. Payment #3 Brad Moeller Electric, Inc. - Grimes Public Administration Building $106,700.00
viii. Payment #3 DDVI - Grimes Public Administration Building $73,132.18
ix. Payment #1 Des Moines Asphalt & Paving - Beaverbrooke West Plat Four Mill and Overlay $315,340.59
x. x. Payment #1 Des Moines Asphalt & Paving - SW 19th St. and SW Jazzwood Dr. Overlay $1,510,139.84
xi. xi. Payment #2 (Retainage) Des Moines Asphalt & Paving - Beaverbrooke West Plat Four Mill and Overlay $9,752.80
xii. xii. Payment #10 Edge Commercial, LLC - Lions Park $137,922.41
xiii. Payment #2 Graphite Construction Group, Inc. - Grimes Public Administration Building $9,333.29

xiv. Payment #6 Kruck Plumbing & Heating Co., Inc. - Grimes Public Administration Building $13,612.01
xv. Payment #3 MB Construction, LLC - SE 2nd Street Water Main $108,562.52
xvi. Payment #4 (Retainage) MB Construction, LLC - SE 2nd Street Water Main $5,969.27
xvii. Payment #3 Nelson Construction Services, LLC - Grimes Public Administration Building $24,569.94
xviii. Payment #3 Sandstone Management, Ltd. - Grimes Public Administration Building $153,278.92
xix. Payment #3 Sternquist Construction - NE Destination Drive Extension - Phase 2$330,343.57
xx. Payment #3 Sternquist Construction - NE Destination Drive Extension $28,438.72
xxi. Payment #3 Sternquist Construction - SE 5th St. and SE 6th St. Reconstruction $79,361.03
xxii. Payment #6 US Erectors - Grimes Public Administration Building $368,503.00

f. Resolution 07-0526 Approving Change Orders
   i. Change Order #15 Absolute Concrete Construction, Inc. - S James St. and SE 11th St. Improvements -$8,700.00
   ii. Change Order #1 Des Moines Asphalt & Paving - Beaverbrooke West Plat Four Mill and Overlay -$100,821.61
   iii. Change Order #1 Des Moines Asphalt & Paving - SW 19th St. and SW Jazzwood Dr. Overlay $79,948.73
   iv. Change Order #4 Edge Commercial, LLC - Lions Park $6,170.00
   v. Change Order #1 MB Construction, LLC - SE 2nd Street Water Main $29,674.24
   vi. Change Order #2 Sandstone Management, Ltd. - Grimes Public Administration Building $3,495.00
   vii. Change Order #1 Sternquist Construction - NE Destination Drive Extension - Phase 2 $2,935.00
   viii. Change Order #1 Sternquist Construction - SE 5th St. and SE 6th St. Reconstruction $13,557.50
g. Resolution 07-0626 Approving Consent and Agreement to Improvements Within A Public Utility and Drainage Easement for Lot 4 of Channon Heights - 712 NE 4th Street
h. Resolution 07-0726 Approving Consent and Agreement to Improvements Within An Overland Flowage and Storm Sewer Easement for Lot 39 of Hope Meadows Plat 2 - 94 7 SW Boulder Drive
i. Resolution 07-0826 Approving Personnel Transactions
j. Resolution 07-0926 Approving Consent and Agreement to Improvements Within An Overland Flowage Easement for Lot 5 of Autumn Park Plat 4 - 1001 NW 7th Court
k. Resolution 07-1026 Approving State of Iowa Alcohol Licenses
l. Resolution 07-1126 to Make a One-Time Water and Sewer Adjustment for a Customer
m. Resolution 07-1226 to Make a One-Time Water and Sewer Adjustment for a Customer
n. Resolution 07-1326 Approving Fiscal Year 2025-2026 End of Year Transfers
o. Resolution 07-1426 Approving Consent and Agreement to Improvements Within An Public Utility and Drainage Easement for Lot 13 of Channon Heights- 401 NE 4th Street
p. Resolution 07-1526 Approving Consent and Agreement to Improvements Within An Overland Flowage Easement for Lot 31 of Autumn Park Plat 6 - 913 NW Sienna Drive
q. Resolution 07-1626 Project Initiation - Setting Bid Letting and Public Hearing Dates
   - 2026 CIPP Lining Project

r. Resolution 07-1726 To Amend Contract for Professional Services with Confluence for Lions Park - Phase One
s. Resolution 07-1826 Accepting the Beaverbrooke West Plat Four Mill and Overlay Improvements
t. Resolution 07-1926 Accepting the SE 2nd Street Water Main Improvements
u. Resolution 07-2026 To Enter into Contract for Professional Services with Synder & Associates, Inc. for NE Beaverbrooke Blvd & NE Gateway Drive – Roundabout
v. Resolution 07-2126 To Enter into Contract for Professional Services with Synder & Associates, Inc. for City Admin Building Fiber Optic Connection
w. Resolution 07-2226 Approval of Intergovernmental (28E) Agreement with the City of Urbandale for the 142nd Street & Meredith Drive Traffic Signal Project
x. Resolution 07-2326 To remove dead, diseased, or dying trees located on City-owned greenspace located along the Prairie Creek Trail corridor
y. Resolution 07-2426 to Make a One-Time Water and Sewer Adjustment for a Customer
z. Resolution 07-2526 Accepting Certain Easement Associated with the SW 19th Street Water Transmission Main Extension Project
aa. Resolution 07-2626 To Approve FY 2027 Membership in the Des Moines Area Metropolitan Planning Organization (MPO)
bb. Resolution 07-2726 To Approve Purchase of a GPS Utility Locator
cc. Resolution 07-2826 To Authorize Delivery and Purchase of Salt for Winter Operations
dd. Resolution 07-2926 To Amend the Professional Services Agreement with Snyder & Associates, Inc. for the Traffic Signal Network Communication Project
ee. Resolution 07-3026 IT equipment disposal
ff. Resolution 07-3126 Approving Consent and Agreement to Improvements Within A Sanitary Sewer Easement and Overland Flowage and Storm Sewer Easement for Lot 9 of Grimes Crossing Plat 4 - 551 SE Dovetail Road
gg. Resolution 07-3226 Approving a Communication Services Agreement with Wixted & Co
hh. Resolution 07-3326 Accepting Public Improvements in Harvest Pointe Plat 1

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: 4 - 0.

PROPOSED ACTION ITEMS

1. Ordinance 814 James Place PUD Amendment

Development Services Director Pfaltzgraff presented details of the proposal located southwest of the intersection of SW 11th Street and South James Street, including more flexibility for commercial and high-density residential in the development. The amendment results from a change in how the parkland dedication is allocated to the City to construct a detention pond on the west side of the development.

a. Public Hearing on Ordinance 814 James Place PUD Amendment

Mayor Gisch opened the Public Hearing at 5:46 p.m.

Joe Herman, 308 NW 8th Street, shared his opposition to high-density residential. Ryan Nicholson, 401 SE 13th Street, asked if there would be a cost to the City for this development. Kim Gahan, 408 SE 5th Street, shared appreciation for the detention pond and concerns about more high-density residential. Terri Golightly, 1810 NE Heritage Drive, voiced an opposition to PUD's in general. Doug Siedenburg, The Siedenburg Group, 1350 NW 138th Street, Suite 450, Clive, shared the ease of which he has been able to work with City staff on the project.

Mayor Gisch closed the Public Hearing at 5:53 p.m.

b. First Consideration of Ordinance 814 James Place PUD Amendment

Mayor and Council members asked questions of staff and discussed the amendment.

Mayor Gisch asked for approval of First Consideration of Ordinance 814 James Place PUD Amendment
Moved by DePhillips, Second by Borcherding, to approve First Consideration of Ordinance 814 James Place PUD Amendment
Roll Call: Ayes: 3. Nays: Lovelady. Motion passes: 3 - 1.

2. Ordinance 815 Amendment to Code of Ordinances Title 12 Zoning Regulations Associated with Board of Adjustment, Accessory Dwelling Units, Architecture and Rezoning Consent and Petitions, and Section 6-4-12 Fireworks Regulation and Permitting

Development Services Director Pfaltzgraff shared details of the proposed amendment planned to align with new regulations from State Code relating to Board of Adjustment, accessory dwelling units, and fireworks.

a. Public Hearing on Ordinance 815 Amendment to Code of Ordinances Title 12 Zoning Regulations Associated with Board of Adjustment, Accessory Dwelling Units, Architecture and Rezoning Consent and Petitions, and Section 6-4-12 Fireworks Regulation and Permitting

Mayor Gisch opened the Public Hearing at 6:15 p.m.

Allen May, 608 NW 8th Street, voiced his displeasure of the changes in regulations concerning accessory dwelling units and the Board of Adjustment. Terri Golightly, 1810 NE Heritage Drive, shared concerns relating to the fireworks amendment. Ryan Nicholson, 401 SE 13th Street, asked if there would be any change to HOA by-laws with the changes in regulations for the accessory dwelling units. Kim Gahan, 408 SE 5th Street, commented that she also would like a more restricted fireworks section of the Ordinance.

Mayor Gisch closed the Public Hearing at 6:21 p.m.

b. First Consideration of Ordinance 815 Amendment to Code of Ordinances Title 12 Zoning Regulations Associated with Board of Adjustment, Accessory Dwelling Units, Architecture and Rezoning Consent and Petitions, and Section 6-4-12 Fireworks Regulation and Permitting

Development Services Director Pfaltzgraff informed Council and public hearing speakers that HOA's can be more strict with the accessory dwelling units and that majority of what is being

presented has be brought forth by the State giving no option but to adopt. Mayor and Council discussed the proposed amendment.

Mayor Gisch asked for approval of First Consideration of Ordinance 815 Amendment to Code of Ordinances Title 12 Zoning Regulations Associated with Board of Adjustment, Accessory Dwelling Units, Architecture and Rezoning Consent and Petitions, and Section 6-4-12 Fireworks Regulation and Permitting
Moved by Irlbeck, Second by Lovelady, to approve First Consideration of Ordinance 815 Amendment to Code of Ordinances Title 12 Zoning Regulations Associated with Board of Adjustment, Accessory Dwelling Units, Architecture and Rezoning Consent and Petitions, and Section 6-4-12 Fireworks Regulation and Permitting
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

3. Ordinance 816 Amendment to Code of Ordinance Title 6-8-2 Nuisance Enumerated, Street Use and Maintenance associated with 8-2-10 Maintenance of Parking or Terrance, and Building Regulation associated with 11-8-2 Residential Building Code and 11-11-2 Building Code.

   Building Official Tibbles presented the details of the amendment.

   a. Public Hearing on Ordinance 816 Amendment to Code of Ordinance Title 6-8-2 Nuisance Enumerated, Street Use and Maintenance associated with 8-2-10 Maintenance of Parking or Terrance, and Building Regulation associated with 11-8-2 Residential Building Code and 11-11-2 Building Code.

      Mayor Gisch opened the Public Hearing at 6:35 p.m. No oral or written comments were made. Mayor Gisch closed the Public Hearing at 6:35 p.m.

   b. First Consideration of Ordinance 816 Amendment to Code of Ordinance Title 6-8-2 Nuisance Enumerated, Street Use and Maintenance associated with 8-2-10 Maintenance of Parking or Terrance, and Building Regulation associated with 11-8-2 Residential Building Code and 11-11-2 Building Code.

      Mayor and Council asked questions of staff and discussed the proposed amendment.

      Mayor Gisch asked for approval of First Consideration of Ordinance 816 Amendment to Code of Ordinance Title 6-8-2 Nuisance Enumerated, Street Use and Maintenance associated with 8-2-10 Maintenance of Parking or Terrance, and Building Regulation associated with 11-8-2 Residential Building Code and 11-11-2 Building Code.
      Moved by Borcherding, Second by DePhillips, to approve First Consideration of Ordinance 816 Amendment to Code of Ordinance Title 6-8-2 Nuisance Enumerated, Street Use and Maintenance associated with 8-2-10 Maintenance of Parking or Terrance, and Building Regulation associated with 11-8-2 Residential Building Code and 11-11-2 Building Code.
      Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

4. Second Consideration of Ordinance 813 Amendment to Title 12 Zoning Regulations Regarding PUD Regulations

Development Services Director Pfaltzgraff provided a brief recap of the proposed amendment with no changes since the public hearing and first consideration. Mayor and Council members asked questions of staff and discussed the amendment.

Mayor Gisch asked for approval of Second Consideration of Ordinance 813 Amendment to Title 12 Zoning Regulations Regarding PUD Regulations
Moved by DePhillips, Second by Irlbeck, to approve Second Consideration of Ordinance 813 Amendment to Title 12 Zoning Regulations Regarding PUD Regulations
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

5. Resolution 07-3426 to Enter into a Professional Service Agreement with PFM – Comprehensive 5 Year Utility Rate Study

   Finance Director Woodke presented details of the agreement to complete a 5-year utility rate study.

   Mayor Gisch asked for approval of Resolution 07-3426 to Enter into a Professional Service Agreement with PFM – Comprehensive 5 Year Utility Rate Study
   Moved by Borcherding, Second by DePhillips, to approve Resolution 07-3426 to Enter into a Professional Service Agreement with PFM – Comprehensive 5 Year Utility Rate Study
   Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

6. Resolution 07-3526 Approving Consulting Agreement for Grimes Outdoor Sports Facilities Optimization Study

   City Manager Anderson informed Council the details of the agreement and how it will help Grimes to utilize the sports complexes to their full potential. Mayor and Council asked questions of staff and discussed the estimated 14-week study.

   Mayor Gisch asked for approval of Resolution 07-3526 Approving Consulting Agreement for Grimes Outdoor Sports Facilities Optimization Study
   Moved by Irlbeck, Second by Lovelady, to approve Resolution 07-3526 Approving Consulting Agreement for Grimes Outdoor Sports Facilities Optimization Study
   Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

7. Resolution 07-3626 Approving A Fiscal Year 2027 REAP City Parks and Open Spaces Grant Application for the Meadows Park Project

   Development Services Director Pfaltzgraff presented features of the planned first phase of Meadows Park for which the grant money would be allocated.

   Mayor Gisch asked for approval of Resolution 07-3626 Approving A Fiscal Year 2027 REAP City Parks and Open Spaces Grant Application for the Meadows Park Project
   Moved by Borcherding, Second by Lovelady, to approve Resolution 07-3626 Approving A Fiscal Year 2027 REAP City Parks and Open Spaces Grant Application for the Meadows Park Project
   Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

8. Resolution 07-3726 approving Brenton Slough Transportation Study MOU

Development Services Director Pfaltzgraff shared details of the study being pursued by multiple jurisdictions to find better connections to regional assets like the Brenton Slough and Jester Park.

Mayor Gisch asked for approval of Resolution 07-3726 approving Brenton Slough Transportation Study MOU
Moved by DePhillips, Second by Borcherding, to approve Resolution 07-3726 approving Brenton Slough Transportation Study MOU
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

DISCUSSION ITEMS

1. Staff Report

   No staff report given.

2. Mayor and City Council Reports

   No Mayor and City Council Reports given.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:26 p.m.
Motion by DePhillips, Second by Irlbeck to adjourn.
Roll Call: Ayes: All; Nays: None; Motion passes: 4 - 0.

ATTEST:

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Rachel Greving, City Clerk David Gisch, Mayor