CITY COUNCIL MEETING
Tuesday, August 25, 2026

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor David Gisch on August 25, 2026, at 5:31 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: Laurie DePhillips (via Zoom), Leslie Irlbeck, Jared Lovelady
   Absent: Council Member: Eric Johansen, Andrew Borcherding

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: 3 - 0.

5. Public Forum

   Grant Thorton, 1700 NE Gateway Court, asked questions about the probability of automatic license readers and a data center in Grimes.

   John Palmer, 1401 SW 7th Street, thanked City Council for their leadership and extended invitations to attend a 9.11 Tribute Service being held at Summit Creek Church.

   Leroy Edge, 900 NE 12th Street, shared his experience with applying for a shed permit this summer.

   Teri Golightly, 1810 NE Heritage Drive, shared her thoughts with Council about speeding, road construction, and the water system.

6. Approval of the Consent Agenda

   a. Resolution 08-0126 Approving Previous Meeting Minutes
   b. Resolution 08-0226 Claims Report $4,903,040.49
   c. Receiving and Filing Reports
      i. Finance Report for July 2026
   d. Resolution 08-0326 Approving Payments for Professional Services
      i. Invoice#3 Foth Infrastructure & Environment, LLC - IA-141 Safety Action Plan $15,061.73
      ii. Invoice #3 HR Green, Inc. - SE 37th Street - East Gap $66,012.34

iii. Invoice #4 Kirkham Michael, Inc. - NW County Line Rd. Improvements $9,700.00
iv. Invoice #18 McClure Engineering Company - SE 41st St. and SE Park Dr. Extension $21,628.05
v. Invoice #21 MSA Professional Services, Inc. - SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction $8,873.83
vi. Invoice #4 Snyder & Associates, Inc. - NE Gateway Dr. Lane Extension - NE 2nd Ct. to NE Heritage Dr. $13,040.00
vii. Invoice #16 Snyder & Associates, Inc. - E 1st St. & E Gateway Dr. Intersection Improvements $13,216.81
viii. Invoice #36 Snyder & Associates, Inc. - NE Destination Dr. and NE Beaverbrooke Blvd. Improvements $21,494.84
ix. Invoice #3 Veenstra & Kimm, Inc. - WRA Trunk Sewer Extension Feasibility Study $3,385.00
x. Invoice #1 Foth Infrastructure & Environment, LLC - Tree Inventory and Urban Forestry Services $2,027.00
xi. Invoice #10 ISG - NW 27th Street Trail Connection $3,530.70
xii. Invoice #3 McClure Engineering Company - Phase 1B Water Main Improvements $13,691.25
xiii. Invoice #7 McClure Engineering Company - Water System On-Call Services$1,697.50
xiv. Invoice #4 Nilles Associates, Inc. - James Pointe Drainage Study $3,850.00
xv. Invoice #23 OPN Architects, Inc. - Grimes Public Administration Building
xvi. $8,230.91
xvii. Invoice #8 Weitz Company - Grimes Public Administration Building $89,680.00

e. Resolution 08-0426 Approving Capital Project Payment Requests
i. Payment #5 Concrete Technologies, Inc. - SE 41st St. and SE Park Dr. Extension $79,789.85
ii. Payment #6 Elder Corporation - S James St. & S 19th St. Improvements
iii. $285,049.13
iv. Payment #33 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements $977.74
v. Payment #4 All Star Concrete - E Gateway Drive and E 1st Street Intersection Improvements $241,355.16
vi. Payment #1 Bailey Roofing, Inc. - Grimes Public Administration Building $111,757.27
vii. Payment #4 Brad Moeller Electric, Inc. - Grimes Public Administration Building$111,065.00
viii. Payment #4 DDVI - Grimes Public Adminstration Building $40,968.00
ix. Payment #11 Edge Commercial, LLC - Lions Park $16,890.52
x. Payment #3 Graphite Construction Group, Inc. - Grimes Public Administration Building $42,215.37
xi. Payment #7 Kruck Plumbing & Heating Co., Inc. - Grimes Public Administration Building $102,900.51
xii. Payment #4 Nelson Construction Services, LLC - Grimes Public Administration Building $89,612.13
xiii. Payment #4 Sternquist Construction - NE Destination Drive Extension - Phase 2$138,852.31
xiv. Payment #4 Sternquist Construction - NE Destination Drive Extension $527,694.37
xv. Payment #7 US Erectors - Grimes Public Administration Building $59,880.04

xvi. Payment #2 Des Moines Asphalt & Paving - SW 19th Street and SW Jazzwood Drive Overlay $34,309.14
xvii. Payment #3(Retainage) Des Moines Asphalt & Paving - SW 19th Street and SW Jazzwood Drive Overlay $47,766.46

f. Resolution 08-0526 Approving Change Orders
   i. Change Order #2 Iowa Earth Works - SW 19th Street SRF Sponsored Pond $11,200.00
   ii. Change Order #2 Sternquist Construction - NE Destination Drive Extension -Phase 2 $11,810.22
   iii. Change Order #2 Des Moines Asphalt & Paving - SW 19th Street and SW Jazzwood Drive Overlay $23,138.50
g. Resolution 08-0626 Approving Request for Street Closure for the Purpose of a Block Party
h. Resolution 08-0726 Appointing City of Grimes Representation to the Polk County 911 and Emergency Management Service Boards and Dallas County 911 and Emergency Management Service Boards
i. Resolution 08-0826 Approving Fire Board Recommendation to Join Anti-Trust Class Action Lawsuit Against REV Group
j. Resolution 08-0926 Approving State of Iowa Alcohol Licenses
k. Resolution 08-1026 Accepting Conveyance of Certain Easements and Real Estate from Dallas Center-Grimes Community School District
l. Resolution 08-1126 Approving Consent and Agreement to Improvements Within A Sanitary Sewer Easement for Lot 9 of Autumn Park Plat 1 - 216 NW Sunset Lane
m. Resolution 08-1226 Approving and Authorizing the Execution of a Memorandum of Agreement Between the City of Grimes, Iowa and Bridge Creek Home Owners Association
n. Resolution 08-1326 Accepting Public Improvements in Hope Meadows Plat 3
o. Resolution 08-1426 Setting Public Hearing (09-08-2026, 5:30 PM): Sienna Hills PUD Amendment
p. Resolution 08-1526 Setting Public Hearing (09-08-2026, 5:30 PM): Willow Hills North West 60' Rezone
q. Resolution 08-1626 Remove Dead, Diseased, or Dying Trees Located on City Owned Property
r. Resolution 08-1726 Authorizing Conveyance of Underground Electric Easement in Connection with the Grimes Public Administration Building Project
s. Resolution 08-1826 Approving Fire Board Recommendation to Set the Ambulance Fees for FY27
t. Resolution 08-1926 Accepting the SW 19th Street and SW Jazzwood Drive Overlay
u. Resolution 08-2026 Authorizing the City of Grimes to Submit an Application to the Federal Surface Transportation Block Grant Program (STBG)
v. Resolution 08-2126 To Enter into Contract for Professional Services with Bolton and Menk, Inc. for the ADA Transition Plan Project
w. Resolution 08-2226 To Enter Into Contract for Professional Services with JEO Consulting Group, Inc. for Grimes NW Beaverbrooke Blvd Functional Design
x. Resolution 08-2326 To Amend Contract for Professional Services with Foth Infrastructure and Environment, LLC for S James Street Improvements from SE 37th St to SE 11th St
y. Resolution 08-2426 to Upgrade Traffic Signal Equipment at the Intersection of SE 11th Street and Highway 141
z. Resolution 08-2526 Approval of Payment to Play Pro-Recreation
aa. Resolution 08-2626 Approving Personnel Transactions

Mayor Gisch asked for approval of the consent agenda.

Moved by Irlbeck, Second by Lovelady, to approve the consent agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 3 - 0.

PROPOSED ACTION ITEMS

1. 2026 CIPP Lining Project

   City Engineer Ahrens stated that no bids were received for the project. Staff will put the bid out again by possibly breaking it into two pieces due to feedback heard from potential bidders.

   a. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for the 2026 CIPP Lining Project

      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.

   Council members asked if the cost of the project would change due to the change. City Engineer Ahrens responded that it could lower the cost instead.

2. Third Consideration of Ordinance 813 Amendment to Title 12 Zoning Regulations Regarding PUD Regulations

   Development Services Director Pfaltzgraff stated that there were no changes since the public hearing or first and second considerations.

   Mayor Gisch asked for approval of Third Consideration of Ordinance 813 Amendment to Title 12 Zoning Regulations Regarding PUD Regulations
   Moved by Irlbeck, Second by Lovelady, to approve Third Consideration of Ordinance 813 Amendment to Title 12 Zoning Regulations Regarding PUD Regulations
   Roll Call: Ayes: All. Nays: None. Motion passes: 3 - 0.

   Mayor Gisch asked for approval of Final Passage of Ordinance 813 Amendment to Title 12 Zoning Regulations Regarding PUD Regulations
   Moved by Irlbeck, Second by Lovelady, to approve Final Passage of Ordinance 813 Amendment to Title 12 Zoning Regulations Regarding PUD Regulations
   Roll Call: Ayes: All. Nays: None. Motion passes: 3 - 0.

3. Second Consideration of Ordinance 814 James Place PUD Amendment

   Development Services Director Pfaltzgraff shared more in-depth details about the amendment including a variety of zoning consistent with future land use.

   Mayor Gisch asked for approval of Second Consideration of Ordinance 814 James Place PUD Amendment
   Moved by Irlbeck, Second by Lovelady, to approve Second Consideration of Ordinance 814 James Place PUD Amendment
   Roll Call: Ayes: All. Nays: None. Motion passes: 3 - 0.

4. Second 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 presented the details of the amendment with no changes to the amendment since the previous consideration.

   Mayor Gisch asked for approval of Second 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 Lovelady, Second by Irlbeck, to approve Second Consideration 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: 3 - 0.

5. Second 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 Terrace, and Building Regulation associated with 11-8-2 Residential Building Code and 11-11-2 Building Code.

   Building Official Tibbles shared details of the amendment.

   Mayor Gisch asked for approval of Second 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 Terrace, and Building Regulation associated with 11-8-2 Residential Building Code and 11-11-2 Building Code.
   Moved by Irlbeck, Second by Lovelady, to approve Second 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 Terrace, 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: 3 - 0.

6. Blue Creek Village Site Plan Amendment

   Senior Planner Coffey presented the proposed site plan amendment including townhomes and private amenities.

   Mayor Gisch asked for approval of Blue Creek Village Site Plan Amendment
   Moved by Irlbeck, Second by Lovelady, to approve Blue Creek Village Site Plan Amendment
   Roll Call: Ayes: All. Nays: None. Motion passes: 3 - 0.

7. Resolution 08-2726 Approving Final Plat of Blue Creek Village Plat 1 and Certain Related Easements and Agreements

   Senior Planner Coffey shared the proposed final plat that includes landscape buffering around the development and multiple access points.

Mayor Gisch asked for approval of Resolution 08-2726 Approving Final Plat of Blue Creek Village Plat 1 and Certain Related Easements and Agreements
Moved by Irlbeck, Second by Lovelady, to approve Resolution 08-2726 Approving Final Plat of Blue Creek Village Plat 1 and Certain Related Easements and Agreements
Roll Call: Ayes: All. Nays: None. Motion passes: 3 - 0.

8. Brookside Village North Townhomes Preliminary Plat and Site Plan

   Senior Planner Coffey presented the details of the proposed item including 63 attached townhomes comprising of three buildings. There will be a fee in lieu of parkland dedication for the existing park close by the development.

   Mayor Gisch asked for approval of Brookside Village North Townhomes Preliminary Plat and Site Plan
   Moved by Irlbeck, Second by Lovelady, to approve Brookside Village North Townhomes Preliminary Plat and Site Plan
   Roll Call: Ayes: All. Nays: None. Motion passes: 3 - 0.

9. Next Phase Grimes Warehouse Site Plan

   Assistant Planner Hoodjer presented the proposed site plan for a new warehouse building at 355 SE 37th Street including 107 parking stalls, full access onto SW 37th Street and landscaping to screen the building's overhead doors.

   Mayor Gisch asked for approval of Next Phase Grimes Warehouse Site Plan
   Moved by Lovelady, Second by Irlbeck, to approve Next Phase Grimes Warehouse Site Plan
   Roll Call: Ayes: All. Nays: None. Motion passes: 3 - 0.

10. DCG Operations Campus Expansion Site Plan Amendment

    Assistant Planner Hoodjer shared details of the proposed site plan amendment at 255 SW Jazzwood Drive including a new 11,240 square foot building with an additional 28 parking stalls. The primary color of the building will be grey.

    Mayor Gisch asked for approval of DCG Operations Campus Expansion Site Plan Amendment
    Moved by Lovelady, Second by Irlbeck, to approve DCG Operations Campus Expansion Site Plan Amendment
    Roll Call: Ayes: All. Nays: None. Motion passes: 3 - 0.

DISCUSSION ITEMS

1. Staff Report

   City Manager Anderson shared that the auditors are at City Hall this week performing the field work portion of the audit. The audit report will be shared at the end of the year.

2. Mayor and City Council Reports

   No Mayor and City Council Reports given.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:59 p.m.
Motion by Irlbeck, Second by Loelady to adjourn.
Roll Call: Ayes: All; Nays: None; Motion passes: 3 - 0.

ATTEST:

Rachel Greving, City Clerk

David Gisch, Mayor