CITY COUNCIL MEETING
Tuesday, September 8, 2026

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor David Gisch on September 8, 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 (via Zoom), Andrew Borcherding, Leslie Irlbeck, Jared Lovelady (via Zoom)
   Absent: Council Member: Laurie DePhillips

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

   No members of the Public addressed Council.

6. Approval of the Consent Agenda

   a. Resolution 09-0126 Approving Previous Meeting Minutes
   b. Resolution 09-0226 Claims Report $4,903,040.49
   c. Resolution 09-0326 Approving Payments for Professional Services
      i. Invoice #2 Foth Infrastructure & Environment, LLC - 2026 CIPP Lining Project $11,623.00
      ii. Invoice #2 Foth Infrastructure & Environment, LLC - Sanitary Sewer On-Call Services $12,622.50
      iii. Invoice #7 Foth Infrastructure & Environment, LLC - SW 19th St. SRF Sponsored Pond $14,648.10
      iv. Invoice #18 Foth Infrastructure & Environment, LLC - S James St. Improvements - 37th to 11th $66,834.77
      v. Invoice #32 Foth Infrastructure & Environment, LLC - S James St. and SE 11th St. Improvements $6,258.50
      vi. Invoice #4 HR Green, Inc. - SE 37th St. East Gap - Destination to Northpark $31,094.50
      vii. Invoice #5 Kirkham Michael - NW County Line Rd. - W 1st St. to NW Beaverbrooke Blvd. $5,025.35

viii. Invoice #22 MSA Professional Services, Inc. - SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction $4,462.40
ix. Invoice #4 Veenstra & Kimm, Inc. - WRA Trunk Extension Feasibility Study $6,721.75
x. Invoice #5 Snyder & Associates, Inc. - NE Gateway Dr. Lane Extension - NE 2nd Ct. to NE Heritage Dr. $16,265.50
xi. Invoice #17 Snyder & Associates, Inc. - E 1st St. & E Gateway Dr. Intersection Improvements $17,284.82
xii. Invoice #37 Snyder & Associates, Inc. - NE Destination Dr. & NE Beaverbrooke Blvd. Improvements $18,393.45

d. Resolution 09-0426 Approving Capital Project Payment Requests
i. Payment #7 Elder Corporation - S James St. & S 19th St. Improvements $548,704.25
ii. Payment #4 Sternquist Construction, Inc. - SE 5th St and SE 6th St Reconstruction $237,214.34
iii. Payment #6 Concrete Technologies - SE 41st St and Park Dr Extension $76,883.92

e. Resolution 09-0526 Approving Change Orders
i. Change Order #2 Sternquist Construction, Inc. - SE 5th St and SE 6th St Reconstruction $31,875.98

f. Resolution 09-0626 Granting Authority to Mayor to Enter into Amendment to Chamber Lease Agreement
g. Resolution 09-0726 Appointing a New Member to the Park and Recreation Advisory Board
h. Resolution 09-0826 Approving Consent and Agreement to Improvements Within An Overland Flowage Easement for Lot 6 Beaverbrooke Pointe Plat 2 - 1418 NE Polk Dr
i. Resolution 09-0926 Approving Amended and Restated Consent and Agreement for Improvements Within Overland Flowage, Sanitary Sewer, and Storm Sewer Easements for Lot 1 & Outlot Y of Parkview North Plat 5 - 700 NW 8th Street
j. Resolution 09-1026 Approving the Purchase of Water Meters, SmartPoints, and Associated Water Meter Supplies
k. Resolution 09-1126 Approving Equipment Transactions
l. Proclamation of Constitution Week, 2026

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

PROPOSED ACTION ITEMS

1. Ordinance 817 Sienna Hills PUD Amendment

Senior Planner Coffey presented the details of the proposal. The amendment includes amending the side yard setbacks from seven feet to five feet which would be consistent with other developments near Sienna Hills.

a. Public Hearing on Ordinance 817 Sienna Hills PUD Amendment

Mayor Gisch opened the Public Hearing at 5:35 p.m. No oral or written comments were made. Mayor Gisch closed the Public Hearing at 5:35 p.m.

b. First Consideration of Ordinance 817 Sienna Hills PUD Amendment

Mayor and Council discussed the proposal with staff, and Councilmember Johansen requested more information on the proposal.

Mayor Gisch asked for approval of the First Consideration of Ordinance 817 Sienna Hills PUD Amendment
Moved by Irlbeck, Second by Borcherding, to approve the First Consideration of Ordinance 817 Sienna Hills PUD Amendment
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

2. Ordinance 818 Willow Hills North West 60' Rezone

Senior Planner Coffey shared details of the proposed rezone from agricultural to residential.

a. Public Hearing on Ordinance 818 Willow Hills North West 60' Rezone

Mayor Gisch opened the Public Hearing at 5:46 p.m. No oral or written comments were made. Mayor Gisch closed the Public Hearing at 5:46 p.m.

b. First Consideration of Ordinance 818 Willow Hills North West 60' Rezone

Mayor Gisch asked for approval of the First Consideration of Ordinance 818 Willow Hills North West 60' Rezone
Moved by Irlbeck, Second by Borcherding, to approve the First Consideration of Ordinance 818 Willow Hills North West 60' Rezone
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

Moved by Borcherding, Second by Lovelady, to waive Second and Third Considerations of Ordinance 818 Willow Hills North West 60' Rezone
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

Moved by Borcherding, Second by Irlbeck, to approve Final Passage of Ordinance 818 Willow Hills North West 60' Rezone
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

3. Third Consideration of Ordinance 814 James Place PUD Amendment

Development Services Director Pfaltzgraff shared that no changes were made since the second consideration.

Mayor Gisch asked for approval of Third Consideration of Ordinance 814 James Place PUD Amendment
Moved by Irlbeck, Second by Borcherding, to approve Third Consideration of Ordinance 814 James Place PUD Amendment
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

Moved by Irlbeck, Second by Borcherding, to approve Final Passage of Ordinance 814 James Place PUD Amendment

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

4. Third 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 Third 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 Third 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: 4 - 0.

   Moved by Irlbeck, Second by Borcherding, to approve Final Passage 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.

5. Third 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 presented details of the amendment.

   Mayor Gisch asked for approval of Third 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 Borcherding, to approve Third 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: 4 - 0.

   Moved by Irlbeck, Second by Borcherding, to approve Final Passage 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: 4 - 0.

DISCUSSION ITEMS

1. Retail Demand Market Study Update

   Economic Development Director Lord shared that the study was done by Confluence and presented their findings. Mayor and Council discussed those findings and asked staff questions.

2. Staff Report

   No staff report given.

3. Mayor and City Council Reports

   Mayor Gisch shared that it is Constitution Week and encouraged visiting the Grimes Public Library.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:25 p.m.
Motion by Johansen, 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