CITY COUNCIL MEETING
Tuesday, September 22, 2026

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor David Gisch on September 22, 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: Eric Johansen (virtual), Andrew Borcherding, Laurie DePhillips, Leslie Irlbeck, Jared Lovelady (virtual)
   Absent: NA

4. Approval of Agenda

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

5. Public Forum

   Teri Golightly, 1810 NE Heritage Drive, shared concerns about water quality.

6. Approval of the Consent Agenda

   a. Resolution 09-1226 Approving Previous Meeting Minutes
   b. Resolution 09-1326 Claims Report $,412,244.76
   c. Receiving and Filing Reports
      i. Finance Report for August 2026
   d. Resolution 09-1426 Approving Payments for Professional Services
      i. Invoice #2 Foth Infrastructure & Environment, LLC - Tree Inventory and Urban Forestry Services $2,764.00
      ii. Invoice #4 McClure Engineering Company - Phase 1B Water Main Improvements $21,361.10
      iii. Invoice #8 McClure Engineering Company - Water System On-Call Services$1,897.23
      iv. Invoice #19 McClure Engineering Company - SE 41st Street and SE Park Drive Extension $24,528.99
      v. Invoice #24 OPN Architects, Inc. - Grimes Public Administration Building $6,635.16
      vi. Invoice #3 Snyder & Associates, Inc. - 2025-2028 On-Call Traffic Planning and Engineering Services $18,891.00
      vii. Invoice #9 Weitz Company - Grimes Public Administration Building $83,345.00

viii. Invoice #11 ISG - NW 27th Street Trail Connection $800.00

e. Resolution 09-1526 Approving Capital Project Payment Requests
   i. Payment #5 All Star Concrete - E Gateway Drive and E 1st Street Intersection Improvements $443,812.54
   ii. Payment #5 Brad Moeller Electric, Inc. - Grimes Public Administration Building $113,975.00
   iii. Payment #7 Concrete Technologies, Inc. - SE 41st St. and SE Park Dr. Extension $68,209.87
   iv. Payment #5 DDVI - Grimes Public Administration Building $185,684.24
   v. Payment #4 Graphite Construction Group, Inc. - Grimes Public Administration Building $21,828.44
   vi. Payment #5 Iowa Earth Works - SW 19th Street SRF Sponsored Pond $183,571.63
   vii. Payment #8 Kruck Plumbing & Heating Co., Inc. - Grimes Public Administration Building $225,835.40
   viii. Payment #5 Nelson Construction Services, LLC - Grimes Public Administration Building $3,546.94
   ix. Payment #4 Sandstone Management, Ltd. - Grimes Public Administration Building $14,029.83
   x. Payment #5 Sternquist Construction - NE Destination Drive Extension - Phase 2$137,891.71
   xi. Payment #5 Sternquist Construction - NE Destination Drive Extension $262,354.22
   xii. Payment #3 Tri-City Electric Company of Iowa - Grimes Public Administration Building $102,947.37
   xiii. Payment #8 US Erectors - Grimes Public Administration Building $28,227.00
f. Resolution 09-1626 Approving Consent and Agreement to Improvements Within An Overland Flowage and Storm Sewer Easement for Lot 40 Hope Meadows Plat 2 -919 SW Boulder Drive
g. Resolution 09-1726 on Notice and Intent to Vacant a Portion of Certain Sanitary Sewer Easement in Outlot X Willow Hills North Plat 1 and Setting Public Hearing
h. Resolution 09-1826 to Enter into an Agreement with White Fox Mitigation Bank for the Purchase of 617.50 Stream Credits and 0.15 Emergent Wetland Credits for $18,792.00
i. Resolution 09-1926 Approving Consent and Agreement to Improvements Within An Overland Flowage Easement for Lot 13 Autumn Park Plat 5 - 1300 NW 5th Street
j. Resolution 09-2026 Approving Consent and Agreement to Improvements Within A Public Storm Sewer and Overland Flowage Easement for Lot 18 Willow Hills Plat 2 -2950 NW Beechwood Drive
k. Resolution 09-2126 To Enter Into Contract for Professional Services with HR Green, Inc. for SE 37th Street West Gap Improvements
l. Resolution 09-2226 Approving an Agreement with the City of Grimes and the Iowa Department of Transportation to Obtain Funding through "Surface Transportation Block Grant" (STBG) Program for the SE 37th Street East Gap Improvements
m. Resolution 09-2326 Accepting a Proposal from On Track Construction, LLC in the Amount of $59,886.00 for the Construction of the James Pointe Drainage Improvements Project
n. Resolution 09-2426 to enter into Contract for Professional Services with Kirkham Michael & Associates, Inc. for SE 28th Street and SE Gateway Drive Pavement Rehabilitation
o. Resolution 09-2526 to Review and Approve the Final Plat and Subdivision Requirements for Cypress Pointe Estates in Unincorporated Area Within Two Miles of The City of Grimes
p. Resolution 09-2626 Approving Amended 2026 Civic Calendar

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: 5 - 0.

PROPOSED ACTION ITEMS

1. Ordinance 817 Sienna Hills PUD Amendment

   Development Services Director Pfaltzgraff presented details of the proposed amendment including a portion of the residential lots moving from seven-foot side yard setbacks to five-foot.

   Mayor and Council asked questions and discussed the proposal with staff and the developer.

   Mayor Gisch asked for approval of the Second Consideration of Ordinance 817 Sienna Hills PUD Amendment
   Moved by Borcherding, Second by Irlbeck, to approve the Second Consideration of Ordinance 817 Sienna Hills PUD Amendment
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

2. Resolution 09-2726 Approving HMGP4796 F70 Grant Agreement for the SE 2nd Street Flood Property Buyouts and Administrative Acquisition Plan

   Development Services Director Pfaltzgraff shared financial responsibilities, property information, and procedures that must be followed to utilize the grant and program.

   Mayor and Council asked questions and discussed the grant with staff.

   Mayor Gisch asked for approval of Resolution 09-2726 Approving HMGP4796 F70 Grant Agreement for the SE 2nd Street Flood Property Buyouts and Administrative Acquisition Plan
   Moved by Irlbeck, Second by DePhillips, to approve Resolution 09-2726 Approving HMGP4796 F70 Grant Agreement for the SE 2nd Street Flood Property Buyouts and Administrative Acquisition Plan
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

DISCUSSION ITEMS

1. Presentation from GVSS

   Mike Bleskacek, GVSS President, 404 SE 2nd Street, Suite 100, shared some miles stones for GVSS this year including the 30,761 miles that have been put in by volunteers this year alone caring for members of the community.

2. Staff Report

   Development Services Director Pfaltzgraff recognized Building Official Tibbles for becoming a certified building official.

3. Mayor and City Council Reports

   No reports provided.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:24 p.m.
Motion by DePhillips, Second by Borcherding to adjourn.
Roll Call: Ayes: All; Nays: None; Motion passes: 5 - 0.

ATTEST:

Rachel Greving, City Clerk

David Gisch, Mayor