CITY COUNCIL MEETING
Tuesday, October 13, 2026

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor David Gisch on October 13, 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 (virtual), Andrew Borcherding, Laurie DePhillips, Leslie Irlbeck, Jared Lovelady
   Absent: NA

4. Approval of Agenda

   Mayor Gisch asked for approval of the agenda.
   Moved by DePhillips, Second by Lovelady, 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 10-0126 Approving Previous Meeting Minutes
   b. Resolution 10-0226 Claims Report $,412,244.76
   c. Receiving and Filing Reports
      i. Finance Report for September 2026
   d. Resolution 10-0326 Approving Payments for Professional Services
      i. Invoice #3 Foth Infrastructure & Environment, LLC - 2026 CIPMH Lining and CIPP $5,803.50
      ii. Invoice #4 Foth Infrastructure & Environment, LLC - Iowa Highway 141 Safety Action Plan $113,748.10
      iii. Invoice #8 Foth Infrastructure & Environment, LLC - SW 19th St. SRF Sponsored Pond $33,894.13
      iv. Invoice #19 Foth Infrastructure & Environment, LLC - S James Street Improvements - S 37th St. to S 11th St. $64,040.22
      v. Invoice #5 HR Green, Inc. - SE 37th Street East Gap $28,125.00
      vi. Invoice #6 Kirkham Michael & Associates, Inc. - NW County Line Rd. - W 1st St. to NW Beaverbrooke Blvd. $15,235.65

vii. Invoice #1 Snyder & Associates, Inc. - NE Beaverbrooke Blvd. & NE Gateway Dr. - Roundabout $11,188.88

viii. Invoice #6 Snyder & Associates, Inc. - NE Gateway Dr. Lane Extension - NE 2nd Ct. to NE Heritage Dr. $5,327.44

ix. Invoice #18 Snyder & Associates, Inc. - E Gateway Dr. & E 1st St. Intersection Improvements $16,116.94

x. Invoice #38 Snyder & Associates, Inc. - NE Destination Dr. & NE Beaverbrooke Blvd. Improvements $25,315.77

xi. Invoice #5 Veenstra & Kimm, Inc. - WRA Trunk Sewer Extension Feasibility Study $12,034.68

e. Resolution 10-0426 Approving Capital Project Payment Requests
   i. Payment #34 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements $305.90
   ii. Payment #8 Elder Corporation - S James Street & S 19th Street Improvements$1,665,175.98
   iii. Payment #2 Evolution Contracting - SW 19th Street Water Transmission Main Extension $502,008.95
f. Resolution 10-0526 Approving Change Orders
   i. Change Order #2 Nelson Construction Services, LLC - Grimes Public Administration Building $3,374.00
   ii. Change Order #2 Elder Corporation - S James Street & S 19th Street Improvements $5,325.00
g. Resolution 10-0626 Approving the Fiscal Year 2025-2026 State of Iowa Annual Finance Report
h. Resolution 10-0726 to Make a One-Time Water and Sewer Adjustment for a Customer
i. Resolution 10-0826 Setting a Public Hearing on Code of Ordinance Amendment to Title Chapter 4-3
j. Resolution 10-0926 Adopting the Grimes Market Demand and Retail Study as an Appendix to the Grimes 2050 Comprehensive Plan
k. Resolution 10-1026 Approving the Eighth Amendment to Des Moines Area Metropolitan Planning Organization 28E Agreement
l. Resolution 10-1126 Approving the 2025-2026 Fiscal Year Annual Street Finance Report
m. Resolution 10-1226 to fix a date for a public hearing on proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed $2,250,000
n. Resolution 10-1326 Approving Consent and Agreement to Improvements Within An Overland Flowage Easement for Lot 37 Willow Hills North Plat 1 - 3408 NW Prescott Court
o. Resolution 10-1426 Approval of payment MTI - Toro Sandpro 3040
p. Resolution 10-1526 Waiving the Review of Subdivision Requirements Related to a Proposed Plat in Unincorporated Area Within Two Miles of The City of Grimes
q. Resolution 10-1626 on Notice and Intent to Vacate a Portion of Certain Sanitary Sewer Easement in Outlot X Willow Hills North Plat 1 and Setting Public Hearing
r. Resolution 10-1726 Approving the rental agreement between the City of Grimes and United States Youth Soccer
s. Resolution 10-1826 Approving State of Iowa Alcohol Licenses

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

   Senior Planner Coffey presented details of the proposed amendment that would allow 5-foot side-yard setbacks for lots narrower than 70-foot. This exception would be limited to 50% of the development. Staff requested waiving the second and third considerations.

   a. Public Hearing for Ordinance 817 Sienna Hills PUD Amendment

      Mayor Gisch opened the public hearing at 5:37 p.m. Terri Golightly, 1810 NE Heritage Drive, shared her concerns about fire protection for the homes with the smaller side yard setbacks. Mayor Gisch closed the public hearing at 5:38 p.m.

   b. First Consideration of Ordinance 817 Sienna Hills PUD Amendment

      Mayor and Council discussed the proposed amendment.

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

   Moved by Borcherding, Second by Lovelady, to waive the Second and Third Considerations of Ordinance 817 Sienna Hills PUD Amendment
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

   Moved by Borcherding, Second by DePhillips, to approve Final Passage of Ordinance 817 Sienna Hills PUD Amendment
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

DISCUSSION ITEMS

1. Staff Report

   No report given.

2. Mayor and City Council Reports

   Mayor Gisch shared that the new hires for the Fire Department are starting soon.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:47 p.m.
Motion by DePhillips, Second by Irlbeck to adjourn.
Roll Call: Ayes: All; Nays: None; Motion passes: 5 - 0.

ATTEST:

Rachel Greving, City Clerk

David Gisch, Mayor