



Parks and Recreation Advisory Board Agenda

**Grimes Parks and Recreation Advisory Board
September 9, 2026 @ 5:30 PM
Grimes Community Complex, 410 SE Main Street, Room 203**

Public Comment: If you would like to address the Parks and Recreation Advisory Board during the Public Comment portion of the meeting, please sign up upon entrance to the meeting. Participants must be recognized by the presiding officer and must state their full name and address before addressing the Parks and Recreation Advisory Board. The presiding officer will recognize you for 3 minutes of comment, and your microphone will be turned on. Pursuant to §21.4(2) of the Code of Iowa (2019), the City has the right to amend this agenda up until 24 hours before the posted meeting time. For any additional assistance or questions in attending the meeting, please call 515-986-3036. Meetings will be recorded.

AGENDA ITEMS

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the Previous Minutes

PUBLIC FORUM

“People wishing to address the Board need to sign up on the sheet which has been provided on the table near the door. Each person will be allowed three minutes from the podium and may address with no more than two issues per Grimes Rules of Procedure for Conduct of City Business – May 2005.”

PUBLIC AND PARK BOARD AGENDA ITEMS

1. Parkland Cell Tower
2. Waterworks Park Phase II

BOARD DISCUSSION

1. President's Report
2. Staff Reports
3. Council Liaison Update

ADJOURNMENT



This meeting of the Grimes Parks and Recreation Board was called to order on July 22, 2026 at 5:32 pm.

ROLL CALL

Present – Ross Junge, Chase Koch, April Heitland and Andrew Borcharding.

Staff – Brian Becker, Tim Smith, Alex Miller, Alivia Hoodjer and Jennifer Whitham Johnson.

GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA
Motion by Heitland. Second by Koch. Motion passed.
2. APPROVAL OF THE MINUTES
Motion by Heitland. Second by Koch. Motion passed.

PUBLIC FORUM

No Public Forum.

AGENDA ITEMS

1. Meadows Grant Proposal:
Sports Facilities Operations Manager Alex Miller addressed the Board regarding the Meadows Park grant proposal. Miller and Assistant Planner Alivia Hoodjer plan to apply for a Resource Enhancement and Protection (REAP) grant for Meadows Park, which is proposed for the Hope Meadows Development. Staff recommended the Board approve the request to move forward with the grant application. Koch motioned to approve. Heitland seconded. Motion passed.

BOARD DISCUSSION

1. President's Report
2. City Staff Report
Parks and Recreation Director Brian Becker invited Board members to attend the Lions Park ribbon cutting ceremony on August 6, 2026. Becker also informed the Board about two upcoming public input meetings regarding Waterworks Park and gave a brief update on the Optimization Study.
3. Council Liaison Report

ADJOURNMENT

Adjourned at 5:54 pm



PARKS AND RECREATION ADVISORY BOARD COMMUNICATION
Meeting Date: 9/9/2026

AGENDA ITEM:

BACKGROUND: Case History

In 2025, the applicant, Verizon Wireless, requested approval of a site plan amendment to construct a communication tower at 1000 NE Heritage Drive within the Hy-Vee Multiplex site just east of the south concession building. The Parks & Recreation Advisory Board recommended approval of the request. However, there was concern raised about the aesthetics of the tower's location. The request was forwarded to the City Council where no action was taken on the site plan amendment due to concerns with the aesthetics of the tower located in front of the Hy-Vee Multiplex. The proposal was sent back to the Parks & Recreation Advisory Board with additional view point renderings provided for review. The Advisory Board recommended approval of the proposal. However, the site plan amendment was not taken back to City Council for approval. The proposal has now been amended to further address concerns from the Council and Advisory Board.

New Proposal

The applicant, Verizon Wireless, is requesting approval of a site plan amendment to construct a communication tower next to the Hy-Vee Multiplex facility located south of the fields and north of the regional detention basin. This location is proposed to address the aesthetics and visibility of the tower from the south entrance of the Multiplex. Several viewpoint renderings are provided to further demonstrate how the tower would look as proposed. The tower and all tenant equipment cabinets are proposed to be placed on a 21' by 35' concrete pad and enclosed with an opaque 8' tall fence. The fence would be constructed of tobacco-colored Nichiha to match the Nichiha on the concession building. Vehicle access to the tower for maintenance would be provided from the south parking lot to the existing trail along the detention basin. The tower is proposed to be a 110' tall galvanized monopole structure with the ability to extend to 140' in height to accommodate future users on the tower. The galvanized color will help the tower blend in with the galvanized field lights for the Hy-Vee Multiplex. No changes are proposed to the existing field light poles.

The Board of Adjustment would be required to grant two variances for the project. One variance would be required to increase the height of the tower above 100'. The City is requiring the tower to have the ability to hold more than one user on the tower. In order for other users to locate on the tower and provide adequate service coverage, the increased tower height would be required. A second variance would be required to reduce the setback of the tower from the south property line of the Hy-Vee Multiplex site. The tower is required to be set back from property lines equal to the height of the tower. At a potential 140' tower height, the setback is required to be 140' from all property lines. At the proposed location, the tower would

not meet the 140' setback requirement from the south property line of the Hy-Vee Multiplex.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS: Parks & Recreation Advisory Board recommendation of approval - 05-28-2025

Planning & Zoning Commission recommendation of approval - 06-06-2025

City Council - no action taken primarily due to the location of the tower - 06-24-2025

Parks & Recreation Advisory Board recommendation of approval - 07-16-2025

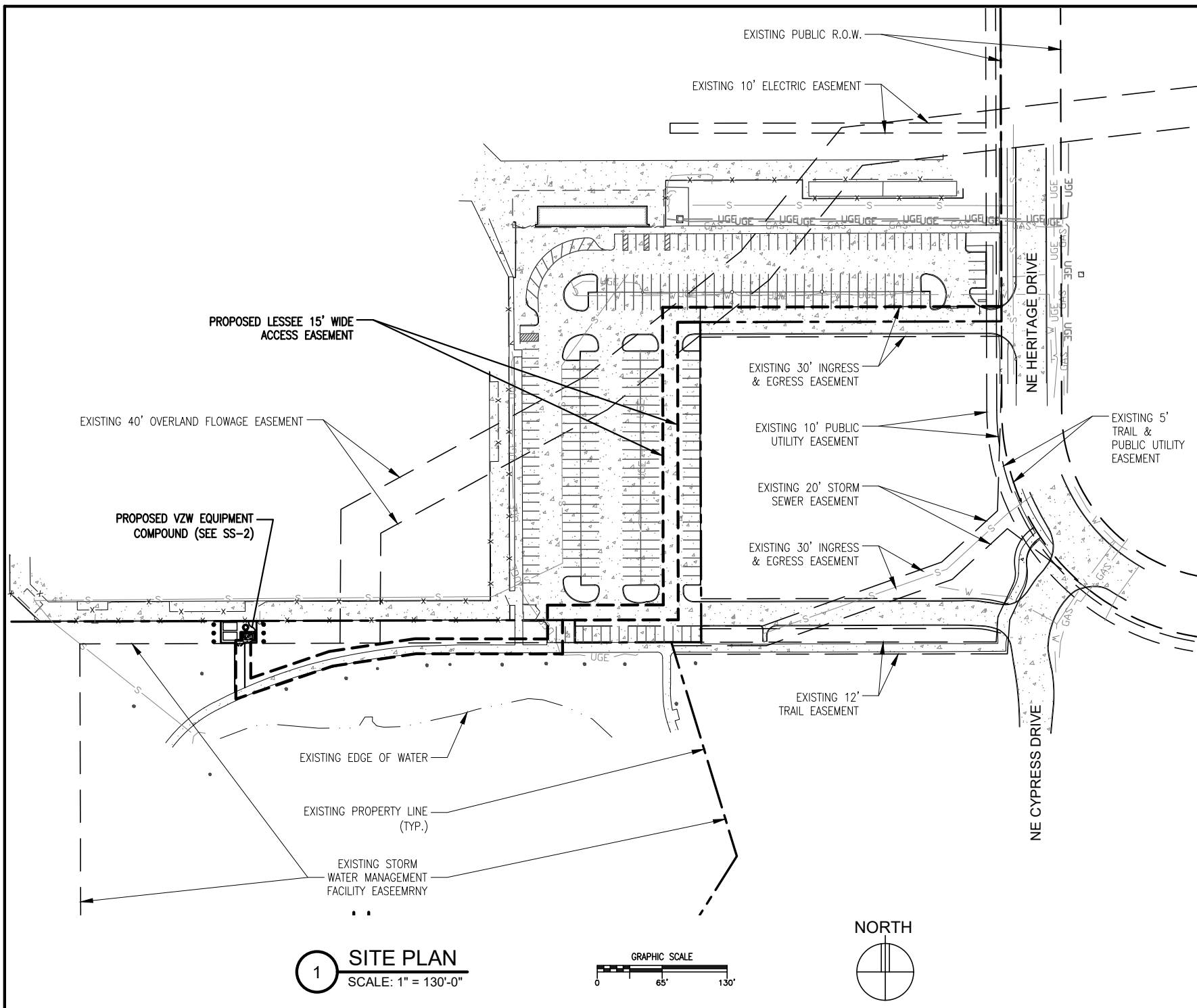
STAFF RECOMMENDATION: Staff recommend approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alex Pfaltzgraff, Development Services Director/Assistant City Manager , 515-986-4050,
apfaltzgraff@grimesiowa.gov

Prepared by: Evann Coffey, Senior Planner

Return to: Evann Coffey, Senior Planner



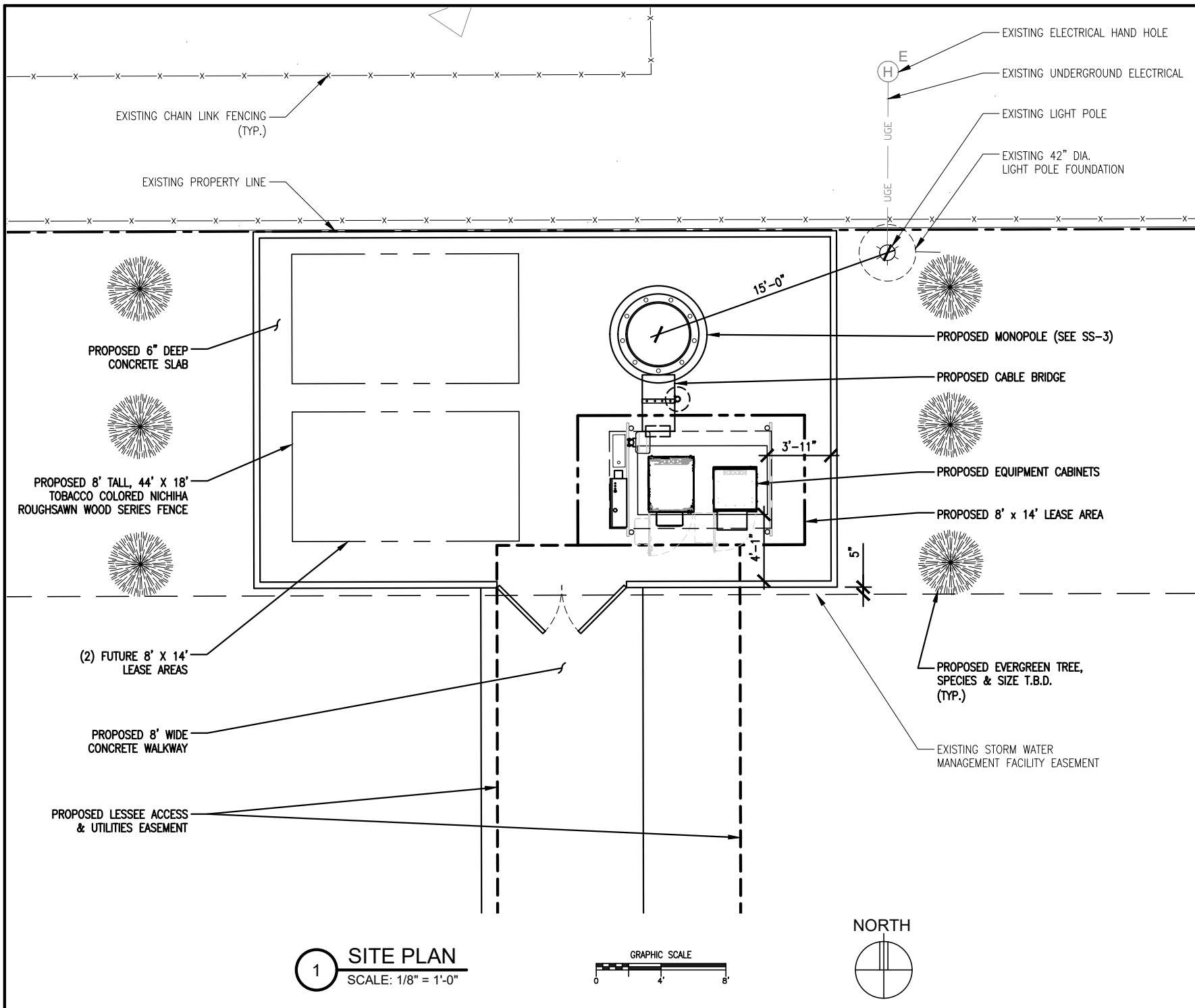
**VERIZON
WIRELESS**

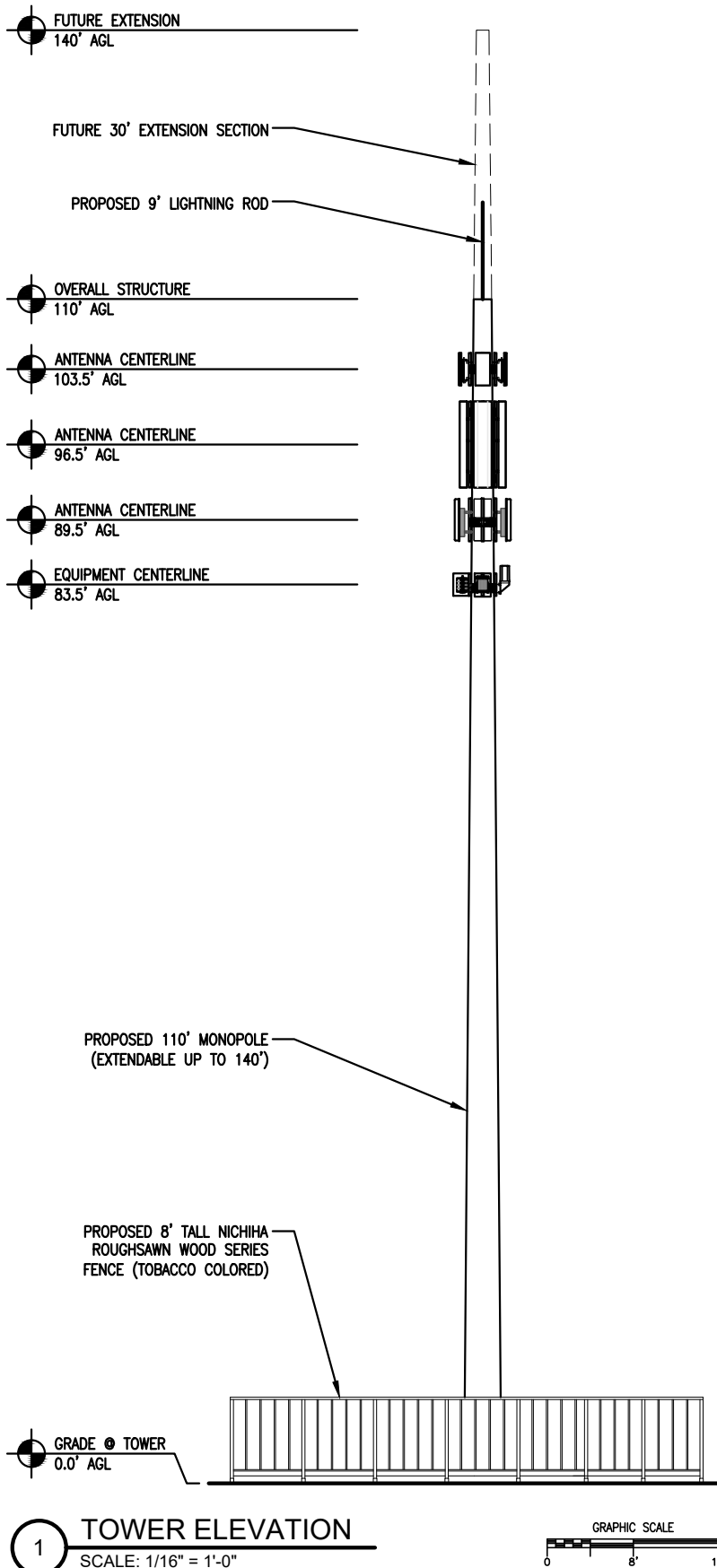
10801 BUSH LAKE ROAD
BLOOMINGTON, MN 55438
(952) 946-4700

PROJECT: WATER TREATMENT
DES
BEAVER CREEK
ONE HERITAGE DR
GRIMES, IA 50111

V.10	07-24-26
V.9	06-10-26
V.8	01-14-26
V.7	09-04-25
DRAWN BY: JP	

SS-1





SS-3

V.10	07-24-26
V.9	06-10-26
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V.7	09-04-25
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PROJECT: ----
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 BEAVER CREEK**
 NE HERITAGE DR
 GRIMES, IA 50111

**VERIZON
 WIRELESS**
 10801 BUSH LAKE ROAD
 BLOOMINGTON, MN 55438
 (952) 946-4700

DESIGN 1
 9973 VALLEY VIEW ROAD
 EDEN PRAIRIE, MN 55344
 (952) 903-9299
 WWW.DESIGN1EP.COM



5TH STREET

4TH STREET

1ST STREET

HARVEY STREET

LITTLE BEAVER DRIVE

HERITAGE DRIVE

GATEWAY DRIVE

GATEWAY DRIVE

2ND COURT

1

AERIAL KEY



NOT FOR
CONSTRUCTION

DESIGN
1

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verizon

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PROJECT
#17312311
LOCATION CODE: #573148

DES
BEAVER CREEK

NE HERITAGE DR
GRIMES, IA 50111

SHEET CONTENTS:
PHOTO SIMULATION

DRAWN BY:	MJS
CHECKED BY:	TJR
v.1	05-05-25
v.2	06-05-25
v.3	07-09-25
v.4	09-23-25
v.5	09-26-25
v.6	06-16-26
v.7	07-21-26

PS-0



1 EXISTING PHOTO



2 PROPOSED IMAGE

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PS-4



PARKS AND RECREATION ADVISORY BOARD COMMUNICATION
Meeting Date: 9/9/2026

AGENDA ITEM:

BACKGROUND: In 2025, the City of Grimes requested approval of a site plan to construct an office building, parking lot, and detention basin at Waterworks Park for a new public administration building. The City Council approved the request in December, 2025. However, there was community concern raised about the removal of existing park amenities, such as greenspace and playground structures. To address community concerns, City staff has worked with a consulting team to create a plan to improve the park amenities at Waterworks Park. City staff and the consulting team held both a neighborhood meeting and community meeting during the month of August (2026) to receive feedback on the proposed improvements. The proposed concept and park amenities reflect the feedback received from the community.

The proposed concept includes an open greenspace, a looped walking trail, an open-air shelter with grill area, seating areas with shade structures, and playground structures oriented towards younger children. The open greenspace is similar in size to the open greenspace at Heritage Park (1055 NE Beaverbrooke Blvd).

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: ☒ YES ☐ NO

*High-Performing Organization/Exception Professional Services ☐

*Great Place to Live/Expanded Quality of Life Amenities ☒

*Dynamic Town/Strong Sense of Community ☐

*More Beautiful/Vibrant Community ☐

BOARD/COMMISSION ACTIONS:

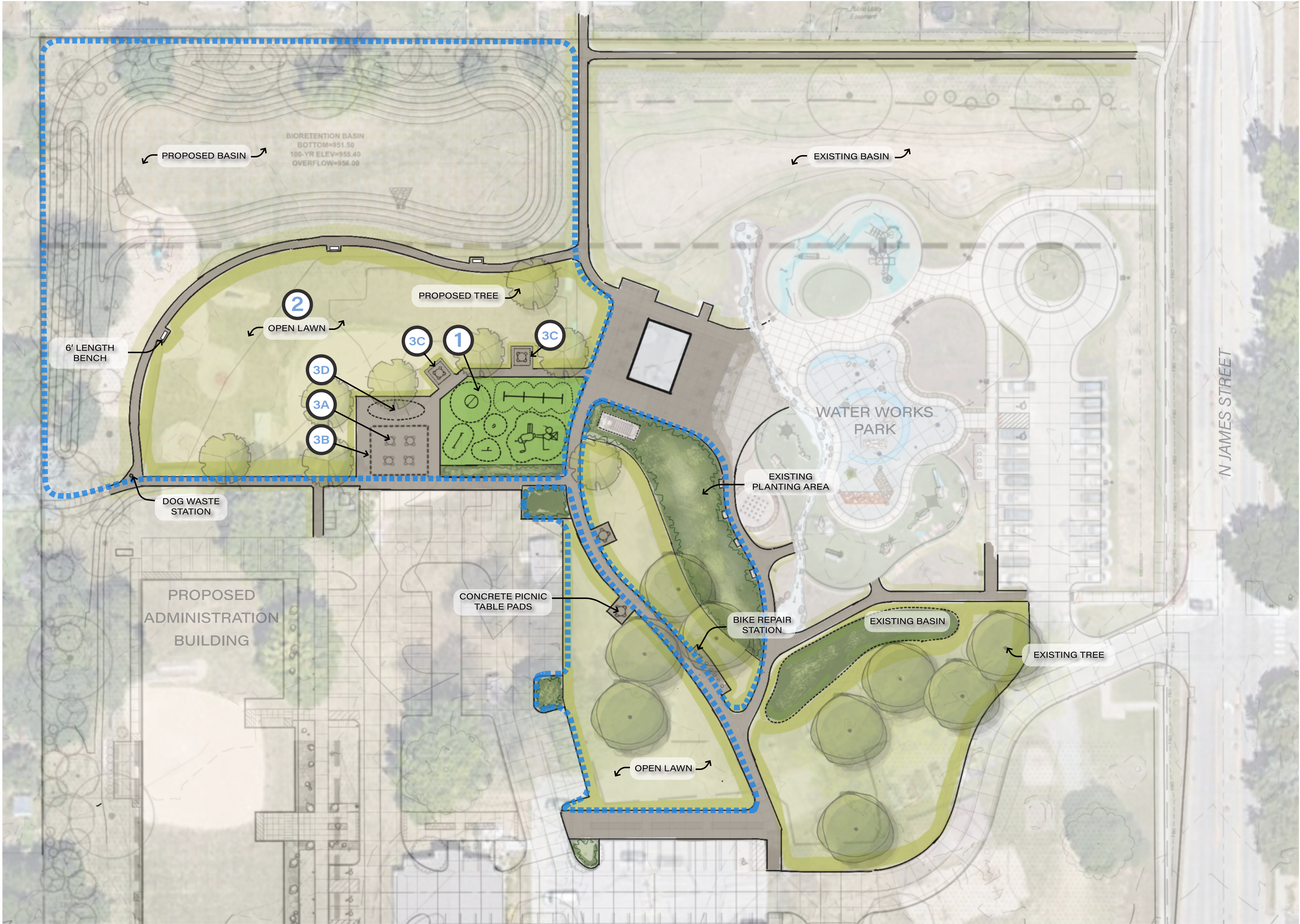
STAFF RECOMMENDATION: Staff recommend approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by: Alivia Hoodjer, Assistant Planner

Return to: Alivia Hoodjer, Assistant Planner



SITE CONCEPT

1 EARLY CHILDHOOD PLAYGROUND

- PROPOSED: +/- 4,500 SF
- VARIETY OF PLAY EQUIPMENT
- PLAY TURF SURFACING

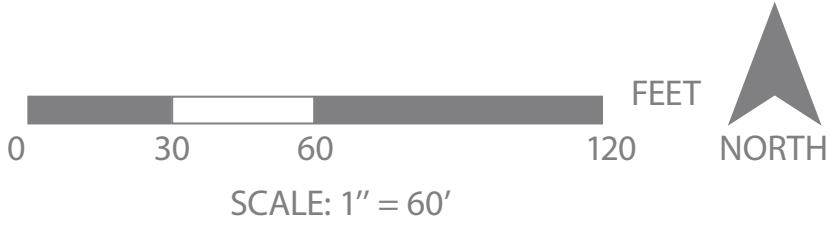
2 OPEN LAWN

- DESIGNATED FLEX AREA FOR ACTIVITIES (I.E. KICKBALL, WIFFLE BALL, ETC.)
- +/- 27,500 SF OF OPEN LAWN

3 PICNIC AREA

- A. OPPORTUNITY FOR GATHERING / PICNIC SPACE
- B. OPEN-AIR SHELTER WITH PICNIC TABLES AND POWER OUTLETS
- C. PLAYGROUND SHELTER AND SEATING AT PLAY AREA
- D. DESIGNATED GRILL AREA

..... AREA OF INTEREST



PLAYGROUND EQUIPMENT EXAMPLES*

*IMAGES ARE SHOWN TO DEPICT TYPE OF PLAY. PLAYGROUND EQUIPMENT TO BE SELECTED AT A LATER PHASE.



SITE CONCEPT

MAIN STRUCTURE



TODDLER / YOUNG CHILDREN ORIENTED PLAY
STRUCTURE

SPINNER



CLIMBER



SPRINGER



SEESAW



SWINGS



TWO (2) BUCKET SEATS, ONE (1) INCLUSIVE SEAT, AND ONE (1) STANDARD BELT SEAT

OPEN-AIR SHELTER



PLAYGROUND SHELTER

