MINUTES
City Council Meeting
Council Chambers - 3600 86th St.
5:30 P.M. - Tuesday, January 6, 2026

3600 86th Street Urbandale, IA 50322
515.278.3900 I Urbandale.org

1. OPENING

The Urbandale City Council met in regular session on Tuesday, January 6, 2026, beginning at 6:00 P.M., in the Council Chambers - 3600 86th St., with Mayor Robert D. Andeweg presiding.

Answering roll call were the following Members:	Also present were:
Councilmember Patricia Boddy	Mayor Robert Andeweg
Councilmember Joe Cacciatore	City Manager David Jones
Councilmember Bridget Carberry Montgomery	Assistant City Manager Curtis Brown
Councilmember Amy Croll	Director of Risk Management/Support Services John Konior
Councilmember Blake Rozendaal	Finance Director Nicci Lamb
	Director of Engineering & Public Works John Larson
	Assistant Director of Engineering Kristin Brostrom
	Assistant Director of Community Development Kristi Bales
	Director of Parks & Recreation Jan Herke
	Fire Chief/Emergency Preparedness Director Mike Cardwell
	Library Director Nicholas Janning
	City Clerk Nicole Lunders
	Assistant Director of Parks, Recreation & Facilities Scott Hock
	City Attorney Maria Brownell

Mayor Andeweg led the Pledge of Allegiance and recited the CHARACTER COUNTS! statement.

2. APPROVE AGENDA

Motion by Councilmember Croll, second by Councilmember Boddy to approve the Resolution 001-2026: Final Acceptance - Walnut Creek Regional Park Trail and Bridge.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal

Carried 5-0

3. PRESENTATIONS

3.1 Proclamation - 2026 Martin Luther King Jr. Day - January 19, 2026

4. CITIZENS' FORUM

Riley Lester, 1201 Office Park Road, Des Moines, spoke with concerns on the climate impact of AI data centers.

Cole Stanford, 30339 K Avenue, Adel, spoke with concerns regarding cybersecurity and constitutional rights related to the use of Flock cameras.

5. ADOPTION OF MINUTES

5.1 City Council Meeting Minutes - December 16, 2025

Motion by Councilmember Boddy, second by Councilmember Carberry Montgomery to approve the December 16, 2025 City Council meeting minutes.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

6. CONSENT AGENDA

6.1 Approve Bill Lists - December 18, 2025, December 25, 2025 and January 1, 2026

6.2 Approve Business Licenses

6.3 Approve the Third and Final Reading of Ordinance 2025-19: Vacating a portion of the Sanitary Sewer Easement in "Lot 2, The Loop at Plum Drive"

6.4 Approve the Third and Final Reading of Ordinance 2025-23: Establishing the grade of 142nd Street from 818 feet north of Meredith Drive to Waterford Road and Waterford Road from 225 feet west of 142nd Street to 142nd Street.

6.5 Approve Resolution 017-2026: Mayor's Board and Commission Appointments

6.6 Approve Resolution 014-2026: Legal Services Engagement Agreement - City Attorney Services

6.7 Approve Resolution 018-2026: Legal Services Engagement Agreement - 2026 Public Improvements

6.8 Approve Resolution 001-2026: Final Acceptance - Walnut Creek Regional Park Trail and Bridge

6.9 Approve Resolution 006-2026: Local Match Resolution - Hazard Mitigation Grant Program

6.10 Approve Purchase – Fuel for all City Departments from January 1, 2026 to December 31, 2026

6.11 Approve Equipment Purchase - Fire Department Firefighter Turnout Gear

6.12 Approve Special Event Request - Urbandale Chamber of Commerce 2026 Candidates Forum Luncheon

6.13 Receive Recreation Supervisor Certified List

6.14 Receive Civil Service Minutes - December 18, 2025

6.15 Receive Planning & Zoning Commission Minutes -December 22, 2025

Motion by Councilmember Croll, second by Councilmember Cacciatore to approve the Resolution 001-2026: Final Acceptance - Walnut Creek Regional Park Trail and Bridge.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

7. PUBLIC HEARINGS

7.1 Public Hearing and Consideration of Bids - Public Library Interior Renovations Project

Mayor Andeweg noted that the public hearing was continued from the December 16, 2025 meeting. No comments were made.

Motion by Councilmember Croll, second by Councilmember Boddy to close the public hearing.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

Motion by Councilmember Rozendaal, second by Councilmember Carberry Montgomery to approve Resolution 317-2025: Adopting plans, specifications, form of contract, and estimate of costs for the Public Library Interior Renovations Project.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

Motion by Councilmember Rozendaal, second by Councilmember Carberry Montgomery to approve Resolution 318-2025: Making award of contract to Burkett Construction, in the amount of $306,631 for the Public Library Interior Renovations Project.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

Motion by Councilmember Rozendaal, second by Councilmember Carberry Montgomery to approve Resolution 319-2025: Approving a contract with Burkett Construction, for the Public Library Interior Renovations Project.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

7.2 Public Hearing and Consideration of Bids - Fire Station #42 Interior Renovations Project

Mayor Andeweg noted that the public hearing was continued from the December 16, 2025 meeting. Scott Hock presented information on the proposed project. No comments were made.

Motion by Councilmember Croll, second by Councilmember Cacciatore to close the public hearing.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

Motion by Councilmember Boddy, second by Councilmember Cacciatore to approve Resolution 314-2025: Adopting plans, specifications, form of contract, and estimate of costs for the Fire Station #42 Interior Renovations Project.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

Motion by Councilmember Boddy, second by Councilmember Cacciatore to approve Resolution 315-2025: Making award of contract to GTG Construction, in the amount of $214,000 for the Fire Station #42 Interior Renovations Project.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

Motion by Councilmember Boddy, second by Councilmember Cacciatore to approve Resolution 316-2025: Approving a contract with GTG Construction, for the Fire Station #42 Interior Renovations Project.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

7.3 Public Hearing - 2026-2031+ Capital Improvements Program (CIP)

Mayor Andeweg stated that publication to consider the CIP had been completed as required by State law and asked if there were any objections, written or oral, to the form of the notice. There were none.

Motion by Councilmember Croll, second by Councilmember Boddy to open the public hearing.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

David Jones reviewed the work done as part of the preparation and review of the Capital Improvements Program (CIP) including public engagement, committee review, communications outreach, and City Council work sessions. The recommended CIP anticipates expenditures of $35,493,500 in the 2026 construction year, and $211,649,050 for the improvements of the City's infrastructure across the five years presented in the document, including the planned Police Headquarters.

Mr. Jones outlined the changes discussed in the work session including: revised wording to explicitly include the intent to evaluate sustainability initiatives as part of the Police Station and Fire Station 41 projects as add alternates for consideration; ICON water trails project accelerated to 2028 to ensure grant eligibility and updated cost estimate; solar array to be design and constructed in 2027 at Fire Station 42; and the consolidation of the indoor/outdoor rec hub and the acquisition of the 121st Street gymnasium facility information to reflect the alignment of the plans for future renovations of the facilities.

Discussion included: estimates for necessary renovations to the 121st Street facility to be up and running; anticipated closing date for the purchase of March 1, 2026, and the timing to begin programming.

Tim Fitzgerald, 15805 Winston Avenue, spoke with concerns regarding timing of construction projects along Douglas; the need for details for the use of the current police station and fire station following construction of new facilities; the amount of funding proposed for parks and recreation projects, and concerns with funding priorities.

Motion by Councilmember Carberry Montgomery, second by Councilmember Boddy to close the public hearing.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

Motion by Councilmember Croll, second by Councilmember Boddy to approve 2026-2031+ Capital Improvements Program (CIP).

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

7.4 Public Hearing - Preliminary Assessment - 142nd Street Paving Project – Meredith Drive to Waterford Road

Mayor Andeweg stated that publication to consider the Resolution of Necessity had been completed as required by State law and asked if there were any objections, written or oral, to the form of the notice. There were none.

Motion by Councilmember Cacciatore, second by Councilmember Rozendaal to open the public hearing.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

John Larson presented information on the proposed Resolution of Necessity for the 142nd Street Paving Project, Meredith Drive to Waterford Road and reviewed the assessment area and preliminary assessment schedule.

Discussion included clarification on the timing for the installation of sidewalks.

Motion by Councilmember Boddy, second by Councilmember Carberry Montgomery to close the public hearing.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

Motion by Councilmember Rozendaal, second by Councilmember Cacciatore to approve Resolution 011-2026: With Respect to the Adoption of the Resolution of Necessity Proposed for the 142nd Street Paving Project - Meredith Drive to Waterford Road.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

Motion by Councilmember Rozendaal, second by Councilmember Cacciatore to approve Resolution 012-2026: Directing Preparation of Detailed Plans and Specifications, Form of Contract and Notice to Bidders on the 142nd Street Paving Project - Meredith Drive to Waterford Road.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

Motion by Councilmember Rozendaal, second by Councilmember Cacciatore to approve Resolution 013-2026: Ordering construction of the 142nd Street Paving Project - Meredith Drive to Waterford Road.; establishing February 3, 2026, as a public hearing on the proposed plans, specifications, and form of contract, and estimated total cost of the public improvements; authorize the City Manager to solicit bids for the project; and authorize the City Clerk to publish notice of the public hearing.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

8. ESTABLISH PUBLIC HEARINGS

8.1 Establish Public Hearing - Electric Franchise with MidAmerican Energy Company

Motion by Councilmember Rozendaal, second by Councilmember Carberry Montgomery to approve Resolution 015-2026: Establishing January 20, 2026 as a public hearing for consideration of Ordinance 2026-01 Granting to MidAmerican Energy Company, its successors and assigns, the right and non-exclusive franchise to acquire, construct, erect, maintain and operate in the City of Urbandale, Iowa, an electric system and communications facilities and to furnish and sell electric energy to the City and its inhabitants; authorizing the City to collect franchise fees for a period of 20 years; establishing February 3, 2026 as a public hearing for the consideration of the adoption of a Resolution Adopting a Revenue Purpose Statement regarding the use of revenue from the electric franchise fee; and authorize the City Clerk to publish notice of the public hearings.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

8.2 Establish Public Hearing - Natural Gas Franchise with MidAmerican Energy Company

Motion by Councilmember Rozendaal, second by Councilmember Cacciatore to approve Resolution 016-2026: Establishing January 20, 2026 as a public hearing for consideration of Ordinance 2026-02 Granting to MidAmerican Energy Company, its successors and assigns, the right and non-exclusive franchise to acquire, construct, erect, maintain and operate in the City of Urbandale, Iowa, a natural gas system and to furnish and sell natural gas to the City and its inhabitants and authorizing the City to collect franchise fees for a period of 20 years; establishing February 3, 2026 as a public hearing for the consideration of the adoption of a Resolution Adopting a Revenue Purpose Statement regarding the use of revenue from the natural gas franchise fee; and authorize the City Clerk to publish notice of the public hearings.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

8.3 Establish Public Hearing - Municipal Code of the City of Urbandale, Iowa,

Update - Phase One

Motion by Councilmember Carberry Montgomery, second by Councilmember Rozendaal to approve Resolution 019-2026: Establishing January 20, 2026 as a public hearing on the proposed updates to the Municipal Code of the City of Urbandale, Iowa, Charter and Chapters 10-11, 30-36, and 160; and authorize the City Clerk to public notice of the public hearing.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

8.4 Establish Public Hearing - 101st Street and Dennis Drive Preservation Project

Motion by Councilmember Carberry Montgomery, second by Councilmember Cacciatore to approve Resolution 002-2026: Ordering construction of the 101st Street and Dennis Drive Preservation project; establishing February 3, 2026, as a public hearing on the proposed plans, specifications and form of contact, and estimated total cost of the public improvements; authorize the City Manager to solicit bids for the project; and authorize the City Clerk to publish notice of the public hearing.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

8.5 Establish Public Hearing - 65th Street Storm Sewer Improvements - Meredith Drive to Townsend Avenue

Motion by Councilmember Croll, second by Councilmember Cacciatore to approve Resolution 003-2026: Ordering construction of the 65th Street and Meredith Drive Storm Sewer Improvements; establishing February 3, 2026, as a public hearing on the proposed plans, specifications and form of contact, and estimated total cost of the public improvements; authorize the City Manager to solicit bids for the project; and authorize the City Clerk to publish notice of the public hearing.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

8.6 Establish Public Hearing - 2026 PCC Patch Program Phase 1

Motion by Councilmember Cacciatore, second by Councilmember Boddy to approve Resolution 005-2026: Ordering construction of the 2026 PCC Patch Program Phase 1; establishing February 3, 2026 as a public hearing on the proposed plans, specifications and form of contact, and estimated total cost of the public improvements; authorize the City Manager to solicit bids for the project; and authorize the City Clerk to publish notice of the public hearing.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

8.7 Establish Public Hearing - 2026 PCC Patch Program Phase 2

Motion by Councilmember Cacciatore, second by Councilmember Boddy to approve Resolution 004-2026: Ordering construction of the 2026 PCC Patch Program Phase 2; establishing February 3, 2026 as a public hearing on the

proposed plans, specifications and form of contact, and estimated total cost of the public improvements; authorize the City Manager to solicit bids for the project; and authorize the City Clerk to publish notice of the public hearing.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

8.8 Establish Public Hearing - Douglas Avenue Urbanization - Plantings - Patricia Drive to 111th Street Project

Motion by Councilmember Cacciatore, second by Councilmember Boddy to approve Resolution 007-2026: Ordering construction of the Douglas Avenue Urbanization - Plantings - Patricia Drive to 111th Street Project; establishing February 3, 2026 as a public hearing on the proposed plans, specifications and form of contract, and estimated total cost of the public improvements; authorizing the City Manager to solicit bids for the project; and authorizing the City Clerk to publish notice of the public hearing.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

9. PLANNING & ZONING ITEMS

9.1 “Walnut Hills Elementary 2026 Site Improvements” Site Plan No. 012-2003-16.02 (4240 156th Street)

Kirk 4233 162nd Street, spoke on behalf of the applicant to address concerns with crossing. The crossing will be staffed. The goal is to get as many cars in the queue in the parking lot as possible.

Motion by Councilmember Carberry Montgomery, second by Councilmember Croll to approve "Walnut Hills Elementary 2026 Site Improvements" Site Plan, subject to conditions.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

10. REGULAR AGENDA ITEMS

10.1 Custodial Services Contract Extension- Enclosed Park Shelters, Open Air Shelters and Outside Restrooms

Motion by Councilmember Boddy, second by Councilmember Rozendaal to approve Resolution 009-2026: Authorizing execution of an extension for the custodial services contract with the Reliable Maintenance Company for cleaning services at enclosed shelters, open air shelters and outdoor restrooms for a one-year term; and authorize the Mayor to sign the contract extension.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

10.2 Professional Service Agreement - Walnut Creek Regional Park Splash Pad

Motion by Councilmember Carberry Montgomery, second by Councilmember Boddy to approve Resolution 010-2026: Authorizing execution of a Professional Services Agreement with Snyder and Associates in an amount not to exceed

$40,500 for design services for the Walnut Creek Regional Park Splash Pad; and authorize the Mayor to sign the Agreement.

AYES: Boddy, Cacciatore, Carberry Montgomery, Croll, and Rozendaal
Carried 5-0

11. SPECIAL TOPICS INFORMATION AND DISCUSSION

11.1 Discuss Amendment to 28E Agreement with the City of Clive

The item will be discussed at the January lunch and learn.

12. CITY MANAGER'S REPORT

13. MAYOR & COUNCIL ITEMS

Reports included: request to review and address concerns with Flock camera security and metro area policies regarding the use of data; appreciation of staff work in 2025; recognition of successful Miracle on 86th Street display; appreciation of staff work with Watershed Management Authority; thank you for updates to CIP and leadership in the climate world; impressive resumes for Board and Commission members; Urbandale Girls and Boys Basketball wins; and Lions Club Chili Cookoff.

14. ADJOURNMENT

Mayor Andeweg adjourned the meeting at 6:35 P.M.

Robert D. Andeweg, Mayor

ATTEST:

Nicole Lunders, City Clerk

Published: January 16, 2026