MINUTES
City Council Meeting
Council Chambers - 3600 86th St.
5:30 P.M. - Tuesday, January 20, 2026

3600 86th Street Urbandale, IA 50322
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1. OPENING

The Urbandale City Council met in regular session on Tuesday, January 20, 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:
Councilmember Patricia Boddy
Councilmember Joe Cacciatore
Councilmember Bridget Carberry Montgomery
Councilmember Amy Croll
Councilmember Blake Rozendaal

Also present were:
Mayor Robert Andeweg
City Manager David Jones
Assistant City Manager Curtis Brown
Director of Risk Management/Support Services John Konior
Finance Director Nicci Lamb
Director of Engineering & Public Works John Larson
Assistant Director of Engineering Kristin Brostrom
Community Development Director Rose Schroder
Assistant Director of Community Development Kristi Bales
Director of Parks & Recreation Jan Herke
Fire Chief/Emergency Preparedness Director Mike Cardwell
Director of Marketing & Communications Derek Zarn
City Clerk Nicole Lunders
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 January 20, 2026 agenda.

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

Carried 5-0

3. CITIZENS' FORUM

Holly Thayer, 3901 Mary Lynn Drive, spoke with concerns regarding Automated License Plate Readers (ALPR) including privacy and data collection and requested the City of Urbandale discontinue use of ALPR, or at a minimum to adjust privacy protections to be as strong as possible.

4. ADOPTION OF MINUTES

4.1 City Council Meeting Minutes - January 6, 2026

Motion by Councilmember Croll, second by Councilmember Boddy to approve the January 6, 2026, City Council meeting minutes.

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

4.2 City Council Lunch and Learn Meeting Minutes - January 13, 2026

Motion by Councilmember Rozendaal, second by Councilmember Carberry Montgomery to approve the January 13, 2026, City Council Lunch and Learn meeting minutes.

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

5. CONSENT AGENDA

5.1 Approve Bill Lists - January 8, 2026 and January 15, 2026

5.2 Approve Financial Statements - December 2025

5.3 Approve Business Licenses

5.4 Approve Resolution 029-2026: Certifying Population of Recently Annexed Property

5.5 Approve Resolution 022-2026: 28E Agreement - Tobacco, Alternative Nicotine and Vapor Product Enforcement

5.6 Approve Resolution 027-2026: Partial Release of Retainage - Meredith Drive and 121st Street Preservations

5.7 Approve Statewide Urban Design and Specifications (SUDAS) Policy 2026 & Iowa Storm Water Management Manual (ISWMM)

5.8 Approve FY2026-2027 Stormwater Grant Program

5.9 Approve Acceptance of Public Improvements

5.10 Reaffirm Membership - Metropolitan Coalition

5.11 Receive Civil Service Minutes - January 15, 2026

5.12 Receive Building Permit Report - December 2025

5.13 Receive Planning & Zoning Commission Minutes -January 12, 2026

Motion by Councilmember Croll, second by Councilmember Cacciatore to approve Consent Agenda items 5.1-5.13.

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

6. PUBLIC HEARINGS

6.1 Public Hearing - Electric Franchise with MidAmerican Energy Company

Mayor Andeweg stated that publication to consider the electric franchise 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 Carberry Montgomery, second by Councilmember Rozendaal to open the public hearing.

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

John Konior presented information regarding the proposed franchises including the purpose and terms of the franchises, the revenue structure, and the timeline for approval. Discussion included: communication plans, impact on customer bills, and tradeoffs in negotiation. MidAmerican Energy Franchise Manager Tyler Gartenberg was in attendance.

No comments were made.

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 Cacciatore to approve the first reading 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; and authorizing the City to collect franchise fees for a period of 20 years.

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

6.2 Public Hearing - Natural Gas Franchise with MidAmerican Energy Company

Mayor Andeweg stated that publication to consider the natural gas franchise 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 Carberry Montgomery to open the public hearing.

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

No comments were made.

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

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

Carried 5-0

Motion by Councilmember Croll, second by Councilmember Cacciatore to approve the first reading 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.

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

6.3 Public Hearing - Municipal Code of the City of Urbandale, Iowa, Update - Phase One

Mayor Andeweg stated that publication to consider the municipal code updates 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 Carberry Montgomery, second by Councilmember Boddy to open the public hearing.

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

Nicole Lunders provided information on the proposed municipal code updates.

No comments were made.

Motion by Councilmember Croll, 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 Boddy to approve the first reading of Ordinance 2026-03: Amending the Charter of the Municipal Code of the City of Urbandale, Iowa.

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

Motion by Councilmember Rozendaal, second by Councilmember Boddy to approve the first reading of Ordinance 2026-04: Amending Title 1, Chapter 10: General Provisions of the Municipal Code of the City of Urbandale, Iowa.

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

Motion by Councilmember Rozendaal, second by Councilmember Boddy to approve the first reading of Ordinance 2026-05: Amending Title 1, Chapter 11: Municipal Infractions of the Municipal Code of the City of Urbandale, Iowa.

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

Motion by Councilmember Rozendaal, second by Councilmember Boddy to approve the first reading of Ordinance 2026-06: Amending Title 3, Chapter 30: Operating Procedures of the Municipal Code of the City of Urbandale, Iowa.

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

Motion by Councilmember Rozendaal, second by Councilmember Boddy to approve the first reading of Ordinance 2026-07: Amending Title 3, Chapter 31: Administration of the Municipal Code of the City of Urbandale, Iowa.

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

Motion by Councilmember Rozendaal, second by Councilmember Boddy to approve the first reading of Ordinance 2026-08: Amending Title 3, Chapter 32: Boards and Commissions of the Municipal Code of the City of Urbandale, Iowa.

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

Motion by Councilmember Rozendaal, second by Councilmember Boddy to approve the first reading of Ordinance 2026-09: Amending Title3, Chapter 33: Police Department of the Municipal Code of the City of Urbandale, Iowa.

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

Motion by Councilmember Rozendaal, second by Councilmember Boddy to approve the first reading of Ordinance 2026-10: Amending Title 3, Chapter 34: Fire EMS Department of the Municipal Code of the City of Urbandale, Iowa.

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

Motion by Councilmember Rozendaal, second by Councilmember Boddy to approve the first reading of Ordinance 2026-11: Amending Title 3, Chapter 35: Finances of the Municipal Code of the City of Urbandale, Iowa.

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

Motion by Councilmember Rozendaal, second by Councilmember Boddy to approve the first reading of Ordinance 2026-12: Amending Title 3, Chapter 36: Taxation of the Municipal Code of the City of Urbandale, Iowa.

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

Motion by Councilmember Rozendaal, second by Councilmember Boddy to approve the first reading of Ordinance 2026-13: Amending Title 15, Chapter 160: Zoning of the Municipal Code of the City of Urbandale, Iowa.

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

6.4 Public Hearing - "Colby Woods - Lot 1, Colby Woods North Plat 2" - Amendment to the Planned Unit Development Master Plan, Case No. 010-1973-02.02.27 (3303 86th Street)

Mayor Andeweg stated that publication to consider the PUD 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 Carberry Montgomery to open the public hearing.

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

Kristi Bales outlined the proposed changes to the PUD Master Plan and related site plan. Discussion included implications of the noise ordinance, previous business adjustments made to comply with the existing noise ordinance, and the expected increase in truck traffic. Councilmembers received resident emails as attachments to the council letter including concerns with noise, traffic, litter, and employee smoking.

Jeff Stein, Hy-Vee Director of Site Planning, spoke on behalf of the applicant. The nitrogen tank related to muffin production includes outdoor equipment associated with filling the tank. The plan to utilize a ground mounted electric pump will minimize noise from the added operations and will be operated in compliance with the noise ordinance. There would be no continuous noise outside the building related to the freezer. Hy-Vee held a neighborhood meeting to address concerns regarding the safety of the nitrogen tank, hours of operation, and truck traffic noise.

Alan Wiebers, 8307 Wilden Drive, spoke with concerns on the adverse effects from increased operations including truck traffic, noise level, and smell. He requested collaboration to ensure compliance and communication.

Fire Chief Mike Cardwell addressed concerns with the safety of the nitrogen tank.

Mr. Stein confirmed that Hy-Vee is committed to addressing neighbor concerns and reiterated that the addition of the freezer is not expected to increase noise from what occurs with current operations. Hy-Vee will ensure communication with the neighborhood associations to address future concerns if any occur.

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

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

Motion by Councilmember Croll, second by Councilmember Rozendaal Approve the amendment to the Planned Unit Development Master Plan.

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

6.5 Public Hearing - "10841 Douglas Avenue" Amendment to the Comprehensive Plan and Rezoning from “C-H” Highway Commercial District to “P.U.D.” Planned Unit Development District, Case No. 010-2025-02.01 (10841 Douglas Avenue)

Mayor Andeweg stated that publication to consider the rezoning 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

Kristi Bales presented information regarding the proposed amendment to the Comprehensive Plan and Rezoning. Discussion included: traffic flow and additional steps that will come for approval. The designation as mixed residential is similar to property to the east, and conditions of site plan include a requirement to extend sidewalk to connect with the sidewalk on the north side of Douglas Avenue.

Travis Fauchald, Managing Director of Development, Volker Development, spoke on behalf of the applicant and ensured that conditions of the PUD would be addressed in the site plan.

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 Boddy, second by Councilmember Carberry Montgomery to approve the amendment to the Comprehensive Plan.

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

Motion by Councilmember Boddy, second by Councilmember Carberry Montgomery to approve the first reading of Ordinance 2026-14: Amending Title XV, Chapter 160, Section 160.03(B) of the Municipal Code of the City of Urbandale, Iowa, to rezone the "10841 Douglas Avenue" property from "C-H" Highway Commercial District to "PUD" Planned Unit Development District.

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

7. ESTABLISH PUBLIC HEARINGS

7.1 Establish Public Hearing - Bohrofen Property Application for Voluntary Annexation

Motion by Councilmember Croll, second by Councilmember Cacciatore to approve Resolution 021-2026: Establishing March 17, 2026, as a public hearing for consideration of an Application for Voluntary Annexation from J. Dennis Bohrofen, owner; setting January 27, 2026, as the consultation meeting date on

the proposed annexation; and authorize the City Clerk to mail notice of the consultation and publish notice of the public hearing, along with all other requirements for notice per Iowa Code Chapter 368.

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

7.2 Establish Public Hearing - NW Urbandale Drive Preservation Project

Motion by Councilmember Rozendaal, second by Councilmember Cacciatore to approve Resolution 028-2026: Ordering construction of the NW Urbandale Drive Preservation Project; establishing February 17, 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

7.3 Establish Public Hearing - 2026 PCC Patch Program Phase 3

Motion by Councilmember Boddy, second by Councilmember Cacciatore to approve Resolution 025-2026: Ordering construction of the 2026 PCC Patch Program Phase 3; establishing February 17, 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. PLANNING & ZONING ITEMS

8.1 "Waterford Way Townhomes Plat 2" Final Plat (147th Street and Waterford Road)

Motion by Councilmember Croll, second by Councilmember Carberry Montgomery to approve Resolution 024-2026: "Waterford Way Townhomes Plat 2" Final Plat, subject to conditions.

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

8.2 “Hy-Vee Nitrogen Tank” Site Plan No. 012-1989-03.02 (3303 86th Street)

Motion by Councilmember Croll, second by Councilmember Boddy to approve the "Hy-Vee Nitrogen Tank" Site Plan No. 012-1989-03.02, subject to conditions.

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

9. REGULAR AGENDA ITEMS

9.1 EMS Billing Services Agreement - Physician's Claim's Company (PCC)

Motion by Councilmember Croll, second by Councilmember Cacciatore to approve Resolution 031-2026: Authorizing execution of the termination of the Professional Services Agreement with EMS Management & Consultants; execution of a Billing Services Agreement with Physician's Claims Company (PCC) to provide third-party billing for charges related to EMS Services and transport; and authorize the Mayor to sign the Agreement.

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

9.2 Services Agreement - Portable Restrooms

Motion by Councilmember Croll, second by Councilmember Boddy to approve Resolution 008-2026: Authorizing execution of a Services Agreement with Bob's Septic and Portable Restrooms for portable restroom service for the parks system and special events, in an amount of $34,253.85 for the three-year term; and authorize the Mayor to sign the Agreement.

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

10. CITY MANAGER'S REPORT

No items were discussed.

11. MAYOR & COUNCIL ITEMS

Councilmember items: preparations for the FY26-27 budget process, Des Moines Partnership dinner, Fire Department training, Civility update, DART update on alignment of legislative priorities, Metro Waste Authority avian flu concerns, January 27 legislative reception, Walnut Creek Watershed events, LeadDSM youth leadership initiative, continued research on Flock camera operations, legislative updates, Metro Coalition updates, and Iowa League of Cities updates.

12. CLOSED SESSION

12.1 Pursuant to Iowa Code §21.5(1)(c) regarding pending litigation.

Motion by Councilmember Boddy, second by Councilmember Croll to enter closed session at 7:31 P.M. pursuant to Iowa Code §21.5(1)(c) regarding pending litigation.

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

Open session resumed at 8:11 P.M. No action was taken.

13. ADJOURNMENT

Mayor Andeweg adjourned the meeting at 8:11 P.M.

Robert D. Andeweg, Mayor

ATTEST:

Nicole Lunders, City Clerk

Published: January 30, 2026