MINUTES
City Council Meeting
Council Chambers - 3600 86th St.
5:30 P.M. - Tuesday, February 17, 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, February 17, 2026, beginning at 5:30 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 Human Resources Erin Freeman
	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
	Director of Economic Development Aaron DeJong
	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 Rozendaal to approve the February 17, 2026 agenda.

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

Carried 5-0

3. PRESENTATIONS

3.1 Gallagher National Benefits and Strategy - Midsize Employer Best in Class Award

Mathew Klemme, Employee Benefits Senior Account Manager at Arthur J. Gallagher & Co., presented the City of Urbandale with a Best in Class Award recognizing the City's commitment to employee benefits.

3.2 Proclamation - Engineering Week, February 22-28, 2026

Mayor Andeweg presented the proclamation to Senior Engineer Dustin Creech.

4. CITIZENS' FORUM

Bethany Snyder, Chair of the Urbandale Civil Rights Commission and resident of Urbandale, requested that the City of Urbandale register in opposition to HF2541 legislation that would prevent any City from expanding civil rights protections.

Council expressed concerns with retaining local control and asked that the item be on an agenda for discussion at a future meeting including discussion of process.

Jane Robinette, member of the Urbandale Civil Rights Commission and resident of Urbandale, spoke regarding automated license plate readers (ALPR) and noted privacy concerns and the impact of ALPR data requested by federal immigration enforcement activity. Ms. Robinette requested the City consider discontinuing the use of ALPR if we are unable to prohibit the sharing of data.

5. ADOPTION OF MINUTES

5.1 City Council Meeting Minutes - February 3, 2026

Motion by Councilmember Carberry Montgomery, second by Councilmember Rozendaal to approve the February 3, 2026 City Council meeting minutes.

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

5.2 City Council Budget Work Session Meeting Minutes - February 7, 2026

Motion by Councilmember Cacciatore, second by Councilmember Croll to approve the February 7, 2026 City Council Budget Work Session meeting minutes.

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

6. CONSENT AGENDA

6.1 Approve Bill Lists - February 5, 2026 and February 12, 2026

6.2 Approve Financial Statements - January 2026

6.3 Approve Business Licenses

6.4 Approve the Third and Final 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.

6.5 Approve the Third and Final 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.

6.6 Approve the Third and Final Reading of Ordinance 2026-03: Amending the Charter of the Municipal Code of the City of Urbandale, Iowa.

6.7 Approve the Third and Final Reading of Ordinance 2026-04: Amending the Charter of the Municipal Code of the City of Urbandale, Iowa.

6.8 Approve the Third and Final Reading of Ordinance 2026-05: Amending the Charter of the Municipal Code of the City of Urbandale, Iowa.

6.9 Approve the Third and Final Reading of Ordinance 2026-06: Amending the Charter of the Municipal Code of the City of Urbandale, Iowa.

6.10 Approve the Third and Final Reading of Ordinance 2026-07: Amending the Charter of the Municipal Code of the City of Urbandale, Iowa.

6.11 Approve the Third and Final Reading of Ordinance 2026-08: Amending the Charter of the Municipal Code of the City of Urbandale, Iowa.

6.12 Approve the Third and Final Reading of Ordinance 2026-09: Amending the Charter of the Municipal Code of the City of Urbandale, Iowa.

6.13 Approve the Third and Final Reading of Ordinance 2026-10: Amending the Charter of the Municipal Code of the City of Urbandale, Iowa.

6.14 Approve the Third and Final Reading of Ordinance 2026-11: Amending the Charter of the Municipal Code of the City of Urbandale, Iowa.

6.15 Approve the Third and Final Reading of Ordinance 2026-12: Amending the Charter of the Municipal Code of the City of Urbandale, Iowa.

6.16 Approve the Third and Final Reading of Ordinance 2026-13: Amending the Charter of the Municipal Code of the City of Urbandale, Iowa.

6.17 Approve the Third and Final 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.

6.18 Approve the First Reading of Ordinance 2026-15: Enacting and Adopting Supplements to the Municipal Code of the City of Urbandale, Iowa

6.19 Approve Resolution 052-2026: Approve Contract - 142nd Street Paving Project – Meredith Drive to Waterford Road

6.20 Approve Special Event Request – Sapphire Gymnastics Booster Club

6.21 Approve 2026 City Council Meeting Dates - Update

6.22 Approve Resolution 087-2026: 2026 Official Street Name Map

6.23 Approve Grant Application - Governor's Traffic Safety Bureau Grant

6.24 Approve Submission of Official Letter - Addressed to Surface Transportation Board regarding Norfolk Southern Railway's petition to abandon service on the rail line

6.25 Approve Agreement and Release

6.26 Receive Civil Service Minutes - February 5, 2026

6.27 Receive Building Permit Report - January 2026

6.28 Receive Board of Adjustment Minutes

Motion by Councilmember Croll, second by Councilmember Boddy to approve Resolution 052-2026: Approve Contract - 142nd Street Paving Project - Meredith Drive to Waterford Road.

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

7. PUBLIC HEARINGS

7.1 Public Hearing - Sanitary Sewer Easement Vacation - "Timberline-Knapp, LLC", Case No. 014-2026-01.01 (13600 Block of Aurora Avenue)

Mayor Andeweg stated that publication to consider the easement vacation 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 Boddy, second by Councilmember Carberry Montgomery to open the public hearing.

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

Rose Schroeder presented information on the proposed easement vacation.

No comments were made.

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 Boddy to approve Resolution 069-2026: Vacating a portion of a Sanitary Sewer Easement for "Timberline-Knapp, LLC" (13600 Block of Aurora Avenue)

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 2026-16: Vacating a portion of a Sanitary Sewer Easement "Timberline-Knapp LLC" (13600 Block of Aurora Avenue)

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

Carried 5-0

7.2 Public Hearing - Conveyance of Property and Development Agreement with The Enclave Apartments, LLC for 10841 Douglas Avenue

Mayor Andeweg stated that publication to consider the conveyance of property and development agreement 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 Boddy, second by Councilmember Cacciatore to open the public hearing.

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

Curtis Brown presented information on the proposed development agreement and transfer of property at 10841 Douglas Avenue. Travis Fauchald, Managing Director of Development, Volker Development, provided additional details on the affordable housing and updates on the Iowa Finance Authority LIHTC application process.

Discussion included: percentage of affordable units and size of units, sustainable features of the development, and coordination with existing housing programs to obtain referrals.

No public comments were made.

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

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

Motion by Councilmember Carberry Montgomery, second by Councilmember Croll to approve Resolution 080-2026: Approving and authorizing the conveyance of property and authorizing execution of a Development Agreement with The Enclave Apartments, LLC for a new residential building at 10841 Douglas Avenue; and authorize the Mayor to sign the Agreement.

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

7.3 Public Hearing and Consideration of Bids - 2026 PCC Patch Program Phase 3

Mayor Andeweg stated that publication to consider the project 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 project and a summary of the bids.

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 Boddy, second by Councilmember Cacciatore to approve Resolution 071-2026: Adopting plans, specifications, form of contract, and estimate of costs for the 2026 PCC Patch Program Phase 3 Project.

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

Motion by Councilmember Boddy, second by Councilmember Cacciatore to approve Resolution 072-2026: Making award of contract to HS Concrete, Inc., in the amount of $261,156.00 for the 2026 PCC Patch Program Phase 3 Project.

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

Motion by Councilmember Boddy, second by Councilmember Cacciatore to approve Resolution 073-2026: Approving contract with HS Concrete, Inc., for the 2026 PCC Patch Program Phase 3 Project.

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

7.4 Public Hearing and Consideration of Bids - NW Urbandale Drive Preservation Project

Mayor Andeweg stated that publication to consider the project 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 Boddy to open the public hearing.

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

John Larson presented information on the project and a summary of the bids.

Discussion included allowable review of the low bidder and the change order process.

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

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

Motion by Councilmember Boddy, second by Councilmember Rozendaal to approve Resolution 076-2026: Adopting plans, specifications, form of contract,

and estimate of costs for the NW Urbandale Drive Preservation project.

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

Motion by Councilmember Boddy, second by Councilmember Rozendaal to approve Resolution 077-2026: Making award of contract to InRoads, LLC, in the amount of $1,767,909.39 for the NW Urbandale Drive Preservation project.

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

Motion by Councilmember Boddy, second by Councilmember Rozendaal to approve Resolution 078-2026: Approving contract with InRoads, LLC, for the NW Urbandale Drive Preservation project.

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

Motion by Councilmember Boddy, second by Councilmember Rozendaal to approve Resolution 079-2026: Closing NW Urbandale Drive as part of the NW Urbandale Drive Preservation project.

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

8. ESTABLISH PUBLIC HEARINGS

8.1 Establish Public Hearing - Amendment No. 2 to the Amended and Restated Westover Urban Renewal Plan

Motion by Councilmember Rozendaal, second by Councilmember Carberry Montgomery to approve Resolution 058-2026: Establishing February 24, 2026, as a consultation meeting and March 17, 2026, as a public hearing on a proposed Amendment No. 2 to the Amended and Restated Westover Urban Renewal Plan in the City of Urbandale, State of Iowa; and authorize the City Clerk to mail notice of the consultation and publish notice of the public hearing.

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

8.2 Establish Public Hearing - Amendment No. 5 to the Amended and Restated Downtown Urbandale Neighborhood Area Urban Renewal Plan

Motion by Councilmember Rozendaal, second by Councilmember Carberry Montgomery to approve Resolution 059-2026: Establishing February 24, 2026, as a consultation meeting and March 17, 2026, as a public hearing on a proposed Amendment No. 5 to the Amended and Restated Downtown Urbandale Neighborhood Area Urban Renewal Plan in the City of Urbandale, State of Iowa; and authorize the City Clerk to mail notice of the consultation and publish notice of the public hearing.

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

8.3 Establish Public Hearing - Proposed Property Tax Levy

Motion by Councilmember Rozendaal, second by Councilmember Carberry Montgomery to approve Resolution 084-2026: Establishing April 7, 2026, as a public hearing for consideration of the Proposed Property Tax Levy for FY2026-2027; and authorize the City Clerk to publish notice of the Public Hearing.

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

8.4 Establish Public Hearing - General Obligation Capital Loan Notes Series 2026A

Motion by Councilmember Rozendaal, second by Councilmember Croll to approve Resolution 085-2026: Establishing March 17, 2026, as a public hearing on the proposition of the issuance of not to exceed $5,500,000 General Obligation Capital Loan Notes of the City of Urbandale, State of Iowa (for Essential Corporate Purposes); and authorize the City Clerk to publish notice of the public hearing.

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

Motion by Councilmember Rozendaal, second by Councilmember Croll to approve Resolution 086-2026: Establishing March 17, 2026, as a public hearing on the proposition of the issuance of not to exceed $3,500,000 General Obligation Urban Renewal Capital Loan Notes of the City of Urbandale, State of Iowa (for Essential Corporate Urban Renewal Purposes); 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 - Sanitary Sewer Easements - Des Moines Metropolitan Wastewater Reclamation Authority

Motion by Councilmember Croll, second by Councilmember Cacciatore to approve Resolution 070-2026: Establishing March 3, 2026 as a public hearing on the authorizing execution of sanitary sewer easements with the Des Moines Metropolitan Wastewater Reclamation Authority on City owned property.

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

9. REGULAR AGENDA ITEMS

9.1 Development Agreement Amendment No. 1 - Hubbell Realty Company and Line Seven Apartments, LLC

Motion by Councilmember Carberry Montgomery, second by Councilmember Boddy to approve Resolution 068-2026: Authorizing execution of an amendment to the existing development agreement between the City of Urbandale, Hubbell Realty Company, and Line Seven Apartments, LLC.

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

9.2 Professional Services Agreement - Waterford Park Improvements

Motion by Councilmember Boddy, second by Councilmember Carberry Montgomery to approve Resolution 083-2026: Authorizing execution of a Professional Services Agreement with Snyder & Associates in an amount not to exceed $57,587 for the Waterford Park Improvements; and authorize the Mayor to sign the Agreement.

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

9.3 Bids - 2026 ADA Improvements Program

Motion by Councilmember Rozendaal, second by Councilmember Croll to approve Resolution 074-2026: Making award of contract to MB Lawn Care, LLC, in the amount of $64,383.50 for the 2026 ADA Improvements Program project.

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

9.4 Bids - 2025 Sidewalk Repair Program

Motion by Councilmember Carberry Montgomery, second by Councilmember Rozendaal to approve Resolution 075-2026: Making award of contract to MNM Concrete Specialist, in the amount of $32,254.25, for the 2025 Sidewalk Repair Program.

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

9.5 Bids - Aurora Avenue PCC Sidewalk Project

Motion by Councilmember Carberry Montgomery, second by Councilmember Boddy to approve Resolution 081-2026: Making award of contract to MB Lawn Care, LLC in the amount of $92,500.80 including Alternate 1, for the Aurora Avenue PCC Sidewalk project.

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

Motion by Councilmember Boddy, second by Councilmember Croll to approve Resolution 082-2026: Authorizing execution of the Petition and Waiver Agreement with Aurora Business Park II, LLC; and authorize the Mayor to sign the Agreement.

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

9.6 Establish Human Services Advisory Board

Curtis Brown reviewed the Human Services Strategic Plan and Committee work to date, outlined membership, function, and operations of the proposed Human Services Advisory Board. Council suggested staff working group include representation from the senior center.

Motion by Councilmember Croll, second by Councilmember Carberry

Montgomery to approve establishing a Human Services Advisory Board for the City of Urbandale, setting the number, priority area affiliation, and terms of members, and outlining the function and operations of the Board.

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

Carried 5-0

10. SPECIAL TOPICS INFORMATION AND DISCUSSION

10.1 FY26-27 Budget Work Session Recap

City Manager David Jones provided an email summary of non-financial questions from the budget work session. Finance Director Nicci Lamb reviewed a funding shift from Marketing to Economic Development and discussed the next steps in the budget approval process.

11. CITY MANAGER'S REPORT

City Manager David Jones proposed a special meeting to consider an amendment to purchase agreement for the Recreation Station at 4020 121st Street to allow for closing to continue as planned. The agenda may also include discussion of HF2541 and the City's advocacy for local control.

12. MAYOR & COUNCIL ITEMS

Discussion included: Happy 105th Birthday to Urbandale Resident Freda Ruleman; Waukee Community School District Superintendent Search; continued concerns with Flock cameras; upcoming events; FOCUSS Youth Crisis Center; Library programs; congratulations to Urbandale wrestling; WHO Mayors Around the Metro; Des Moines Register cancer article; MILAG updates; and pending state legislation.

13. ADJOURNMENT

Mayor Andeweg adjourned the meeting at 7:15 P.M.

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Robert D. Andeweg, Mayor

ATTEST:

_____

Nicole Lunders, City Clerk

Published: February 27, 2026