MINUTES
City Council Meeting
Council Chambers - 3600 86th St.
5:30 P.M. - Tuesday, March 3, 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, March 3, 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
	Director of Economic Development Aaron DeJong
	City Clerk Nicole Lunders
	City Attorney Maria Brownell
	Management Analyst Annika Schilke
	Community Development Director Rose Schroder

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 March 3, 2026, agenda.

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

Carried 5-0

3. PRESENTATIONS

3.1 Proclamation - Urbandale Employee Appreciation Day, March 6, 2026

Mayor Andeweg presented the proclamation to Dustin Creech, member of the City of Urbandale Employee Ambassador Committee. Mr. Creech thanked the Mayor and Councilmembers for their support of staff.

3.2 Proclamation - National Women's History Month

Mayor Andeweg presented the proclamation to Dress for Success of Des Moines Executive Director Judy Downs and thanked her for her work in the community. Ms. Downs shared about the mission and services of the organization.

4. CITIZENS' FORUM

No comments were made.

5. ADOPTION OF MINUTES

5.1 City Council Meeting Minutes - February 17, 2026

Motion by Councilmember Croll, second by Councilmember Cacciatore to approve the February 17, 2026 City Council meeting minutes.

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

Carried 5-0

5.2 City Council Meeting Minutes - February 23. 2026

Motion by Councilmember Croll, second by Councilmember Cacciatore to approve the February 23, 2026 City Council meeting minutes.

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

Carried 5-0

6. CONSENT AGENDA

6.1 Approve Bill Lists -February 19, 2026 and February 26, 2026

6.2 Approve Business Licenses

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

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

6.5 Ratify Summary Text for Publication of Ordinance 2026-01: Urbandale Electric Franchise

6.6 Ratify Summary Text for Publication of Ordinance 2026-02: Urbandale Gas Franchise

6.7 Approve Resolution 104-2026: Mayor's Board and Commission Appointments

6.8 Approve Grant Application - Prairie Meadows Community Betterment Grant

6.9 Approve Special Event Request – Annual Regional Women’s Leadership Conference

6.10 Approve Resolution 102-2026: Support for SpinCo (Corteva's Seed Business) Global Headquarters in Johnston, Iowa

6.11 Receive Civil Service Minutes - February 19, 2026

6.12 Receive Planner I Certified List

6.13 Receive Parks and Recreation Commission Minutes - February 18, 2026

6.14 Receive Planning and Zoning Commission Minutes - February 9, 2026

Motion by Councilmember Croll, second by Councilmember Cacciatore to approve Consent Agenda items 6.1. - 6.14.

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

Carried 4-1

7. PUBLIC HEARINGS

7.1 Public Hearing - "Hilton Property" Amendment to the Comprehensive Plan and Rezoning form "A-1" Agricultural Reserve District to "PUD" Planned Unit Development District (184th Street and Meredith Drive), Case No. 010-2026-02.01

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

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

Carried 5-0

Kristi Bales presented information on the proposed amendment and rezoning.

Discussion included: elements of the PUD master plan, future land use plan, future right-of-way, timeline for development, timeline for roadway improvements along shared roadways, allowable uses in the different parcels, and future steps in the process requiring approval.

Councilmember Blake discussed resident concerns that had been shared with him prior to the meeting.

Brent Culp, Snyder & Associates, 2727 SW Snyder Blvd, Ankeny, spoke on behalf of the applicant, Biltmore West, LLC. Dustin Jones and Jason Degraff were also in attendance. Mr. Culp outlined potential development of the property and requirements of Parcel B.

Kathryn Greenfield, 4624 179th Street, spoke requesting that the conditions proposed for Parcel B be documented to ensure they are followed.

John Fortunato, 4645 180th Street, spoke in opposition to the project with

concerns regarding traffic, pedestrian safety, upholding the value of the current homes, enhancements to any buffer, and environmental concerns.

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

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

Discussion included: current storm and sanitary easements, ensuring proposed conditions are documented, flow of traffic from current street layout, the range or allowable uses of the various parcels, agenda notifications, encouraging the location of parkland, and landscape buffering.

Motion by Councilmember Rozendaal, second by Councilmember Croll to approve the Amendment to the Comprehensive Plan to include “C-O” zoning and add the mixed use designation to Parcel B.

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

Motion by Councilmember Boddy, second by Councilmember Rozendaal to approve the First Reading of Ordinance 2026-17: Amending Title XV, Chapter 160, Section 160.03(B) of the Municipal Code of the City of Urbandale, Iowa to rezone the "Hilton Property" from "A-1" Agricultural Reserve District to "PUD" Planned Unit Development District including a condition requiring if a multi-family use is on Parcel B, then no multi-family residential building will be adjacent to the rear yards.

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

7.2 Public Hearing - Conveyance of Real Property - 5100 72nd Street

Mayor Andeweg stated that publication to consider the conveyance of property 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 Cacciatore to open the public hearing.

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

David Jones discussed the history of the current lease agreement and outlined the proposed conveyance and contingencies for the agreement.

Discussion included: public and maintenance access to the Winter Park sledding hill; and parking easement.

Ryan Bennett and Darwin Salas, SigSportsplex, LLC, spoke regarding plans to revitalize the facility as a muti-sport facility to benefit the community.

Ellie Mendlik, attorney representing SigSportsplex, LLC, provided information on the public parking easement.

Motion by Councilmember Boddy, second by Councilmember Cacciatore 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 103-2026: Authorizing the conveyance of real property to Sig Sportsplex, LLC.

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

7.3 Public Hearing and Consideration of Bids - Douglas Avenue Preservation - 111th Street to 121st Street

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 Croll, 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.

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 Croll, second by Councilmember Boddy to approve Resolution 094-2026: Adopting plans, specifications, form of contract, and estimate of costs for the Douglas Avenue Preservation - 111th Street to 121st Street Project.

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

Motion by Councilmember Croll, second by Councilmember Boddy to approve Resolution 095-2026: Making award of contract to The Concrete Contracting Company, Inc., in the amount of $399,246.00 for the Douglas Avenue Preservation - 111th Street to 121st Street Project.

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

Motion by Councilmember Croll, second by Councilmember Cacciatore to approve Resolution 096-2026: Approving contract with The Concrete Contracting Company, Inc., for the Douglas Avenue Preservation - 111th Street to 121st Street Project.

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

Motion by Councilmember Croll, second by Councilmember Boddy to approve Resolution 106-2026: Closing Douglas Avenue for construction as part of the Douglas Avenue Preservation - 111th Street to 121st Street Project.

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

7.4 Public Hearing and Consideration of Bids - Northview Park Trail: Sylvan Ridge to Northview Park

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 Croll, 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 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 to approve Resolution 097-2026: Adopting plans, specifications, form of contract, and estimate of costs for the Northview Park Trail: Sylvan Ridge to Northview Park Project.

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

Motion by Councilmember Croll, second by Councilmember Rozendaal to approve Resolution 098-2026: Making award of contract to Caliber Concrete, LLC, in the amount of $192,889.30 for the Northview Park Trail: Sylvan Ridge to Northview Park Project.

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

Motion by Councilmember Croll, second by Councilmember Rozendaal to approve Resolution 099-2026: Approving contract with Caliber Concrete, LLC, for the Northview Park Trail: Sylvan Ridge to Northview Park Project.

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

7.5 Public Hearing - Sanitary Sewer Easements - Des Moines Metropolitan Wastewater Reclamation Authority

Mayor Andeweg stated that publication to consider the easements 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 Rozendaal to open the public hearing.

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

John Larson presented information on the sanitary sewer easements and associated trunk sewer lines.

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 Croll, second by Councilmember Boddy to approve Resolution 092-2026: 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

8. ESTABLISH PUBLIC HEARINGS

8.1 Establish Public Hearing - Meadows Drive HMA Overlay Project

Motion by Councilmember Rozendaal, second by Councilmember Cacciatore to approve Resolution 108-2026: Ordering construction of the Meadows Drive HMA Overlay project; establishing March 17, 2026 as a public hearing on the proposed plans, specifications and form of contract, and estimated total cost of the public improvements; and authorize the City Clerk to publish notice of the public hearing.

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

8.2 Establish Public Hearing - 2026 Sewer Lining Program

Motion by Councilmember Rozendaal, second by Councilmember Cacciatore to approve Resolution 088-2026: Ordering construction of the 2026 Sewer Lining Program; Establishing April 7, 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

9. PLANNING & ZONING ITEMS

9.1 "Gloria Dei Lutheran Church – Accessory Building" Site Plan No. 012-1980-04.06 (8301 Aurora Avenue)

Motion by Councilmember Rozendaal, second by Councilmember Carberry Montgomery to approve the "Gloria Dei Lutheran Church – Accessory Building" Site Plan No. 012-1980-04.06, subject to conditions.

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

10. REGULAR AGENDA ITEMS

10.1 Bids - 2026 Traffic Signal Improvements

Motion by Councilmember Croll, second by Councilmember Cacciatore to approve Resolution 101-2026: Making award of contract to Iowa Signal Inc., in the amount of $29,689.60 for the 2026 Traffic Signal Improvements.

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

10.2 Bids - 2026 Trail Improvements Program

Motion by Councilmember Croll, second by Councilmember Cacciatore to approve Resolution 107-2026: Making award of contract to Howrey Construction, Inc. in the amount of $88,578.34, for the 2026 Trail Improvements Program.

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

10.3 Equipment Rental - Trucks for Spring Cleanup

Motion by Councilmember Croll, second by Councilmember Cacciatore to approve the quote from Waste Connections, Inc. in the amount of $34,000 for garbage trucks with operators to assist with Spring Cleanup.

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

10.4 Engineering Services Agreements - 142nd Street and Meredith Drive Traffic Signal

Motion by Councilmember Croll, second by Councilmember Carberry Montgomery to approve Resolution 090-2026: Authorizing execution of an Engineering Services Agreement with Foth Infrastructure & Environment LLC in an amount not to exceed $32,800.00 for the 142nd Street and Meredith Drive Traffic Signal project; and authorize the Mayor to sign the Agreement.

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

10.5 Engineering Services Agreement - Hickman Road Trail from 100th Street to 111th Street

Motion by Councilmember Croll, second by Councilmember Boddy to approve Resolution 091-2026: Authorizing execution of an Engineering Services Agreement with Snyder & Associates, Inc. in an amount not to exceed $118,600.00 for Hickman Road Trail from 100th Street to 111th Street; and authorize the Mayor to sign the Agreement.

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

10.6 Engineering Services Agreement - 2028 Footing Drain Improvements Project

Motion by Councilmember Croll, second by Councilmember Rozendaal to approve Resolution 100-2026: Authorizing execution of an Engineering Services Agreement with Foth Infrastructure & Environment LLC in an amount not to exceed $72,450.00 for the 2028 Footing Drain Improvements Project; and authorize the Mayor to sign the Agreement.

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

10.7 Master Services and License Agreement - Ebix, Inc.

Motion by Councilmember Croll, second by Councilmember Rozendaal to approve Resolution 093-2026: Authorizing execution of a Master Services and License Agreement with Ebix, Inc., for use of its risk management information system for an initial three-year term in the amount of $38,892; and authorize the Mayor to sign the Agreement.

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

10.8 Construction Manager Agreement - Urbandale Police Department Headquarters Project

Curtis Brown and Owner's Agent Angie Pfannkuch presented information on DCI as construction manager for the Police Department Headquarters project including the selection process, fee structure, project team, and next steps for the project.

Discussion included: preparation for bond referendum, insurance requirements, and timing of future deliverables.

Motion by Councilmember Rozendaal, second by Councilmember Croll to approve Resolution 105-2026: Authorizing execution of a Construction Manager Agreement with the DCI Group in an estimated cost of $2,100,000 for the Police Department Headquarters project; and authorize the City Manager to sign the Agreement.

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

10.9 Rail Line Abandonment - Public Use Condition Filing

John Larson presented information on the proposed rail line abandonment and potential future uses.

Motion by Councilmember Boddy, second by Councilmember Cacciatore to approve Letter designating Iowa Natural Heritage Foundation as the City's representative in matters relating to rail line abandonment; authorize a filing for Public Use Condition and Notice of Interim Trail Condition; and authorize the Mayor to sign the letter.

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

Carried 5-0

11. SPECIAL TOPICS INFORMATION AND DISCUSSION

11.1 Discuss 2026 - 2027 Strategic Plan

Curtis Brown presented information on the 2024-2025 Strategic Plan outlining the three core focus areas of the plan including Community Infrastructure and Planning, Public Safety, and Administration and Governance and the projects and action steps completed or integrated into ongoing processes. Council reaffirmed the mission, vision, and values and directed staff to prepare the process for the 2026-2027 Strategic Plan continuing to utilize those elements.

12. CITY MANAGER'S REPORT

No items presented.

13. MAYOR & COUNCIL ITEMS

Discussion included: Legislative letter supporting local control; Employee Appreciation Event; Congratulations to Derek Zarn 40 under 40 recognition; Congratulations to Damien Timm 2026 Class 3A Individual State Champion for Boys Bowling; Congratulations to Caleb Arroyo 2026 3A State Finalist; Congratulations to Waukee Team Bowling Championship; Dallas County Local Housing Trust Fund update; DART funding and thank you to federal delegation for help securing funding for the facility; documentation of RFP evaluation process; and Sustainable Iowa Land Trust presentation April 14th.

14. ADJOURNMENT

Mayor Andeweg adjourned the meeting at 8:20 P.M.

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Robert D. Andeweg, Mayor

ATTEST:

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Nicole Lunders, City Clerk

Published: March 13, 2026