MINUTES
City Council Meeting
Council Chambers - 3600 86th St.
5:30 P.M. - Tuesday, March 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, March 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 Engineering & Public Works John Larson
	Assistant Director of Community Development Kristi Bales
	Director of Economic Development Aaron DeJong
	Director of Marketing & Communications Derek Zarn
	City Clerk Nicole Lunders
	Assistant Director of Parks, Recreation & Facilities Scott Hock
	Management Analyst Annika Schilke
	Legal Consultant Sam McMichael

Mayor Andeweg led the Pledge of Allegiance and recited a Civility Pledge statement.

2. APPROVE AGENDA

Motion by Councilmember Croll, second by Councilmember Rozendaal to approve the March 17, 2026 agenda.

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

Carried 5-0

3. PRESENTATIONS

3.1 Proclamation - National Transgender Day of Visibility, March 31, 2026

Mayor Andeweg presented the proclamation to Ashley Campbell, mother of Miles Phipps.

3.2 Proclamation - Developmental Disability Awareness Day, March 27, 2026

Mayor Andeweg presented the proclamation to Vodec Services Development Director Daryn Richardson.

3.3 Proclamation - National Social Worker Month, March 2026

Mayor Andeweg presented the proclamation to National Association of Social Workers, Iowa Chapter President Abraham Goetz.

4. CITIZENS' FORUM

Steve Reece, 13118 Hammontree Drive, spoke encouraging proactive communication regarding development at the Des Moines Christian School campus construction to uphold the quality of life in the neighborhood.

5. ADOPTION OF MINUTES

5.1 City Council Meeting Minutes -March 3, 2026

Motion by Councilmember Croll, second by Councilmember Cacciatore to approve the March 3, 2026 City Council meeting minutes.

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

5.2 City Council Lunch and Learn Meeting Minutes - March 10, 2026

Motion by Councilmember Croll, second by Councilmember Cacciatore to approve the March 10, 2026 City Council Lunch and Learn meeting minutes.

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

6. CONSENT AGENDA

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

6.2 Approve Business Licenses

6.3 Approve Financial Statements - February 2026

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

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

6.6 Approve Resolution 122-2025: Development Agreement Amendment No. 1 - Urbandale Food Pantry

6.7 Approve Resolution 110-2026: 28E Agreement - Iowa Department of Transportation - Maintenance and Repair of Primary Roads

6.8 Item removed from agenda.

6.9 Approve Resolution 123-2026: Authorizing Consent for Rezoning of Property at 5100 72nd Street

6.10 Approve Service Agreement - Ziegler Companies for the Police Station

Generator

6.11 Approve Tobacco Violation Acknowledgement/Settlement Agreement

6.12 Approve Participation in New National Opioids Settlements - Six Remnant Defendants

6.13 Approve Special Event Request – Olmsted Night Out

6.14 Receive MidAmerican Acknowledgement of Franchise.

6.15 Receive Civil Service Commission Minutes - March 5, 2026

6.16 Receive Engineering Technician Certified List

6.17 Receive Heavy Equipment Operator Certified List

6.18 Receive Parks & Recreation Commission Minutes - March 11, 2026

6.19 Receive Planning & Zoning Commission Minutes - March 9, 2026

Motion by Councilmember Rozendaal, second by Councilmember Croll to approve Resolution 122-2026: Approve Development Agreement Amendment No 1 - Urbandale Food Pantry.

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

7. PUBLIC HEARINGS

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

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

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

Aaron Dejong presented information on the proposed amendment to the urban renewal plan. 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 Croll, second by Councilmember Cacciatore to approve Resolution 112-2026: Approving Amendment No. 2 to the Amended and Restated Westover Urban Renewal Plan in the City of Urbandale, State of Iowa.

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

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

Mayor Andeweg stated that publication to consider the plan amendment 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

Aaron DeJong presented information regarding the proposed amendments. 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 Rozendaal to approve Resolution 113-2026: Approving Amendment No. 5 to the Amended and Restated Downtown Urbandale Neighborhood Area Urban Renewal Plan in the City of Urbandale, State of Iowa.

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

7.3 Public Hearing - General Obligation Capital Loan Notes Series 2026A - Essential Corporate Purposes

Mayor Andeweg stated that publication to consider the capital loan notes 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

Nicci Lamb presented information on the proposed capital loan notes. No comments were made.

Motion by Councilmember Cacciatore, second by Councilmember Rozendaal to close 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 119-2026: Instituting proceedings to take additional action

for 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).

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

7.4 Public Hearing - General Obligation Capital Loan Notes Series 2026A - Essential Corporate Urban Renewal Purposes

Mayor Andeweg stated that publication to consider the capital loan notes 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

No comments were made.

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

Motion by Councilmember Carberry Montgomery, second by Councilmember Rozendaal to approve Resolution 120-2026: Instituting proceedings to take additional action for 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).

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

Motion by Councilmember Carberry Montgomery, second by Councilmember Rozendaal to approve Resolution 121-2026: Authorizing the issuance of $8,040,000 General Obligation Capital Loan Notes and levying a tax for the payment thereof.

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

7.5 Public Hearing and Consideration of Bids - Meadow Drive HMA Overlay 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 Carberry Montgomery, second by Councilmember Cacciatore 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 Carberry Montgomery, second by Councilmember Rozendaal 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 114-2026: Adopting plans, specifications, form of contract, and estimate of costs for the Meadow Drive HMA Overlay Project.

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

Motion by Councilmember Rozendaal, second by Councilmember Carberry Montgomery to approve Resolution 115-2026: Consenting to the City of Grimes making award of construction contract to OMG Midwest dba Des Moines Asphalt & Paving in the amount of $1,489,128.21.

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

Motion by Councilmember Rozendaal, second by Councilmember Carberry Montgomery to approve Resolution 116-2026: Approving contract with OMG Midwest dba Des Moines Asphalt & Paving for the Meadow Drive HMA Overlay Project.

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

7.6 Public Hearing - Voluntary Annexation of the Bohrofen Property (Southwest Corner of Meadow Drive and 142nd Street)

Mayor Andeweg stated that publication to consider the annexation 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 Croll to open the public hearing.

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

Rose Schroeder presented information regarding the proposed annexation. 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 Croll, second by Councilmember Cacciatore to

approve Resolution 109-2026: Approving the voluntary annexation of property to the City of Urbandale, Iowa, which lies within the urbanized area of another city for an estimated 75.75 acres located at the southwest corner of Meadow Drive and 142nd Street.

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

8. PLANNING & ZONING ITEMS

8.1 “Magnolia Heights Plat 12 Townhomes” Site Plan No. 012-2026-01.00 (153rd Street and Walnut Meadows Drive)

Motion by Councilmember Croll, second by Councilmember Carberry Montgomery to approve "Magnolia Heights Plat 12 Townhomes" Site Plan No. 012-2026-01.00, subject to conditions.

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

9. REGULAR AGENDA ITEMS

9.1 "Hilton Property" Rezoning from “A-1” Agricultural Reserve District to “PUD” Planned Unit Development District (184th Street and Meredith Drive), Case No. 010-2026-02.01

Motion by Councilmember Croll, second by Councilmember Rozendaal to approve the Second 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, subject to restrictions on the placement of multi-family residential structures adjacent to the adjoining residential neighborhood rear yards consistent with the City Council motion made on March 3, 2026.

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

9.2 General Obligation Bonds Redemption - Series 2020B

Motion by Councilmember Rozendaal, second by Councilmember Cacciatore to approve Resolution 118-2026: Authorizing the redemption of outstanding General Obligation Urban Renewal Bonds, Series 2020B, dated May 6, 2020, and direct notice to be given.

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

9.3 Purchase - Concrete

Motion by Councilmember Rozendaal, second by Councilmember Cacciatore to approve the low bid from CTI Ready Mix in the amount of $212,010 for the supply and delivery of approximately 1,210 cubic yards of concrete.

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

9.4 Purchase - Lakeview Park Playground Equipment

Motion by Councilmember Croll, second by Councilmember Carberry Montgomery to approve the bid from Cunningham Recreation in the amount of $42,559.09 for the purchase of playground equipment for Lakeview Park.

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

9.5 Purchase - Foxdale Park Playground Equipment

Motion by Councilmember Croll, second by Councilmember Rozendaal to approve the bid from Cunningham Recreation in the amount of $59,912.47 for the purchase of playground equipment for Foxdale Park.

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

9.6 Purchase - Bestland Park Playground Equipment and Rubberized Surface

Motion by Councilmember Croll, second by Councilmember Rozendaal to approve the bid from Cunningham Recreation in the amount of $ 204,271.66 for the purchase of playground equipment and a rubberized surface for Bestland Park.

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

9.7 Purchase - Walnut Creek Regional Park Splash Pad Equipment

Motion by Councilmember Croll, second by Councilmember Carberry Montgomery to approve the proposal from Landscape Structures in the amount of $252,294.61 for the purchase of splash pad equipment for Walnut Creek Regional Park.

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

9.8 Purchase - Recreation Station Overhead Volleyball Equipment System

Motion by Councilmember Croll, second by Councilmember Carberry Montgomery to approve the proposal from H2I Group in the amount of $60,358.00, for purchase and installation of an overhead volleyball system at the Recreation Station.

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

9.9 Purchase - Recreation Station Wood Gymnasium Flooring

Motion by Councilmember Carberry Montgomery, second by Councilmember Croll to approve the proposal from H2I Group in the amount of $251,226.00 for purchase and installation of wood athletic flooring and poured urethane around the flooring's perimeter at the Recreation Station.

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

9.10 Recreation Station - Gym Rental Rate

Motion by Councilmember Croll, second by Councilmember Rozendaal to approve the Recreation Station gym rental rate at $50 per court, per hour.

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

10. CITY MANAGER'S REPORT

David Jones provided information on the FY 26-27 proposed property tax levy and noted that staff is happy to discuss levy rates and the budget process with residents as questions arise.

11. MAYOR & COUNCIL ITEMS

Items included: Bravo update; Gurdwara groundbreaking; communication plan for construction; DART update; Urbandale Chamber of Commerce event updates; Congratulations to Steve Chambers on his retirement; Congratulations to Urbandale Boys Basketball; recognition of the Urbandale Mock Trial team; and congratulations to Mayor Andeweg who will be honored with Drake University Law School's Distinguished Public Service Award.

12. ADJOURNMENT

Mayor Andeweg adjourned the meeting at 7:05 P.M.

_____
Robert D. Andeweg, Mayor

ATTEST:

_____
Nicole Lunders, City Clerk

Published: March 28, 2026