MINUTES
City Council Meeting
Council Chambers - 3600 86th St.
5:30 P.M. - Tuesday, April 21, 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, April 21, 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	Finance Director Nicci Lamb
Councilmember Blake Rozendaal	Director of Engineering & Public Works John Larson
	Director of Parks & Recreation Jan Herke
	Library Director Nicholas Janning
	City Clerk Nicole Lunders
	Assistant Director of Parks, Recreation & Facilities Scott Hock
	City Attorney Maria Brownell
	Management Analyst Annika Schilke
	Community Development Director Rose Schroder

Mayor Andeweg led the Pledge of Allegiance and recited the Civility Statement.

2. APPROVE AGENDA

Motion by Councilmember Croll, second by Councilmember Boddy to approve the April 21, 2026 agenda.

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

Carried 5-0

3. PRESENTATIONS

3.1 Proclamation - All Urbandale Reads 2026

Mayor Andeweg announced *The Soul of Civility* by Alexandra Hudson as the 2026 All Urbandale Reads selection. Ms. Hudson shared her excitement to begin the conversation around civility in support of the Mayor's vision for Urbandale.

3.2 Item postponed

3.3 MidAmerican Energy Trees Please Grant Award

MidAmerican Energy Company Senior Process Improvement Specialist Mark Fitkin presented a Trees Please! grant award to the City of Urbandale.

3.4 Proclamation - Earth Day 2026

3.5 Proclamation - Arbor Day 2026

3.6 BRAVO Presentation

Executive Director Sally Dix presented information on the economic impact of BRAVO.

4. CITIZENS' FORUM

No comments were made.

5. ADOPTION OF MINUTES

5.1 City Council Special Meeting Minutes - April 7, 2026

Motion by Councilmember Cacciatore, second by Councilmember Boddy to approve the April 7, 2026 City Council Special meeting minutes.

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

5.2 City Council Meeting Minutes - April 7, 2026

Motion by Councilmember Cacciatore, second by Councilmember Boddy to approve the April 7, 2026 City Council meeting minutes.

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

5.3 City Council Lunch and Learn Meeting Minutes - April 14, 2026

Motion by Councilmember Cacciatore, second by Councilmember Boddy to approve the April 14, 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 - April 9, 2026 and April 16, 2026

6.2 Business Licenses

6.3 Approve Financial Statements - March 2026

6.4 Approve Second Reading - Ordinance 2026-18: Amending Title XV, Chapter 160, Section 160.03(B) of the Municipal Code of the City of Urbandale, Iowa to rezone the "Timberline Village/Knapp Property" from "A-1" Agricultural Reserve District to "R-1S" Suburban Density Single Family District.

6.5 Approve Resolution 133-2026: Citywide Fee and Fine Schedule

6.6 Approve Resolution 140-2026: Workforce Housing Tax Credit Application - Hubbell Realty Company - Line Seven Apartments Project

6.7 Approve Resolution 137-2026: Reimbursement Resolution for Future City Projects

6.8 Approve Resolution 145-2026: Development Agreement Amendment No. 1 - The Enclave Apartments, LLC for 10841 Douglas Avenue

6.9 Approve Special Event Request - UCAN Amazing Race Event

6.10 Approve Special Event Request - Lions Club Events for 2026

6.11 Approve Special Event Request - SIDS Foundation Walk for the Future Event

6.12 Approve Special Event Request - Urbandale Middle School PTO Color Run Event

6.13 Receive Civil Service Minutes - April 16, 2026

6.14 Receive Board Minutes - April 15, 2026

6.15 Receive Planning & Zoning Commission Minutes - March 23, 2026 and April 13, 2026

Motion by Councilmember Rozendaal, second by Councilmember Croll to approve Consent Agenda items 6.1. - 6.15.

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

7. PUBLIC HEARINGS

7.1 Public Hearing - Operating Budget FY2026-2027

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

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

Nicci Lamb presented information on the proposed budget. 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 Cacciatore to approve Resolution 134-2026: Adopting the FY2026-2027 Operating Budget for the City of Urbandale, Iowa for the fiscal year ending June 30, 2027, and Certification of City Taxes.

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

Motion by Councilmember Rozendaal, second by Councilmember Cacciatore to approve Resolution 135-2026: Approving the transfers for the 2026-2027 fiscal year.

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

7.2 Public Hearing - “Twin Eagles” Amendments to the Planned Unit Development Master Plan, Case No. 010-2002-02.05.02 (3941-4019 100th Street)

Mayor Andeweg stated that publication to consider the amendments 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

Rose Schroder presented information on the proposed amendments. No comments were made.

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

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

Motion by Councilmember Boddy, second by Councilmember Croll to approve amendments to the Planned Unit Development Master Plan, as recommended by Planning and Zoning.

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

7.3 Public Hearing - Public Access Easement Vacation - "Lot 61, Oakwood Haven Plat 1" Case No. 014-2026-01.02 (4750 86th Street)

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 Croll, second by Councilmember Cacciatore to open the public hearing.

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

Rose Schroder presented information on the proposed easement vacation. 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 138-2026: Vacating a Public Access Easement for "Lot 61, Oakwood Haven Plat 1" (4750 86th Street).

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 2026-24: Vacation of a Public Access Easement "Lot 61, Oakwood Haven Plat 1" (4750 86th Street).

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

7.4 Public Hearing - “Day’s Run West – Lots 2 and 3, The Square at Days Run Plat 1” – Amendments to the Planned Unit Development Master Plan, Case No. 010-2004-02.02.06 (4500-4590 128th Street)

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

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

Rose Schroder presented information on the proposed amendments. No comments were made.

Linda Juckette, 1239 Warren Avenue, Cumming, spoke on behalf of the applicant to address concerns with noise between tenants.

Jeff Rains, Rains Architecture, 8797 NW 54th Avenue, Johnston, spoke to the design of the wall to address noise concerns.

Staff will research any history on the regulation of separation requirements for dog kennels and restaurants.

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 Croll, second by Councilmember Rozendaal to approve amendments to the Planned Unit Development Master Plan.

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

7.5 Public Hearing to amend Chapter 160 Zoning Code – Section 160.67 “Mobile Food Units” (Case No. 010-2026-03.01)

Mayor Andeweg stated that publication to consider the 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

Rose Schroder presented information on the proposed amendments. No comments were made.

Motion by Councilmember Boddy, second by Councilmember Rozendaal 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 the first reading of Ordinance 2026-23: Amending Title XV, Chapter 160, Section 160.67 of the Municipal Code of the City of Urbandale, Iowa regarding mobile food units.

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

7.6 Public Hearing - Amend various sections of the Chapter 160: Zoning Ordinance including Section 160.02: Definitions, Sections 160.04, 160.05, 160.06, 160.07, 160.08 regarding “Accessory Dwelling Unit”, Section 160.62: "Board of Adjustment", and Section 160.63: "Conditional Uses"

Mayor Andeweg stated that publication to consider the amendments 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

Rose Schroeder presented information on the proposed code amendments. Discussion included the difference between practical difficulty and unnecessary hardship standards for Board of Adjustment applications and notice requirements. No comments were made.

Motion by Councilmember Boddy, second by Councilmember Croll 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 2026-19 Amending Title XV, Chapter 160, Section 160.02 "Definitions" of the Zoning Ordinance of the Municipal Code of the City of Urbandale, Iowa.

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 2026-20 Amending Title XV, Chapter 160, Section 160.04 "A-1" Agricultural Reserve District, Section 160.05 "A-2" Estate Residential District, Section 160.06 "R-1L: Low Density Single-Family District, Section 160.07 "R-1I" Intermediate Density Single-Family District, and Section 160.08 "R-1S" Suburban Density Single-Family District of the Zoning Ordinance of the Municipal Code of the City of Urbandale, Iowa.

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 2026-21 Amending Title XV, Chapter 160, Section 160.62 "Board of Adjustment" of the Zoning Ordinance of the Municipal Code of the City of Urbandale, Iowa.

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 2026-22 Amending Title XV, Chapter 160, Section 160.63 "Conditional Uses " of the Zoning Ordinance of the Municipal Code of the City of Urbandale, Iowa.

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

8. ESTABLISH PUBLIC HEARINGS

8.1 Establish Public Hearing - Request to Change Address - 'Lot 1, Tuscany Village Center Plat 1', Case No. 014-2026-01.04 (3821-3857 121st Street)

Motion by Councilmember Rozendaal, second by Councilmember Boddy to approve Resolution 144-2026: Establishing May 5, 2026, as a public hearing for consideration to change an address, Case No. 014-2026-01.04; 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 - Merle Hay Road and Meredith Drive Traffic Signal Replacement Project

Motion by Councilmember Rozendaal, second by Councilmember Boddy to approve Resolution 143-2026: Ordering construction of the Merle Hay Road and Meredith Drive Traffic Signal Replacement Project; establishing May 5, 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

8.3 Establish Public Hearing - Walnut Creek Regional Park Splashpad Installation

Motion by Councilmember Rozendaal, second by Councilmember Carberry Montgomery to approve Resolution 139-2026: Ordering construction of the Walnut Creek Regional Park Splashpad project; establishing May 19, 2026, as a public hearing on the proposed plans, specifications and form of contract, 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 'Pepsi Ambient Storage Addition' Site Plan No. 012-1988-23.06 (3825 106th Street)

Motion by Councilmember Boddy, second by Councilmember Croll to approve the 'Pepsi Ambient Storage Addition' Site Plan No. 012-1988-23.06, subject to conditions.

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

9.2 'Magnolia Heights Plat 9' Final Plat (153rd Street and Bentwood Drive)

Motion by Councilmember Croll, second by Councilmember Carberry Montgomery to approve Resolution 141-2026: 'Magnolia Heights Plat 9' Final Plat, subject to conditions.

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

9.3 “Lots 2 and 3, The Square at Day’s Run Plat 1” Site Plan No. 012-2026-02.00 (4500-4590 128th Street)

Motion by Councilmember Rozendaal, second by Councilmember Carberry Montgomery to approve "Lots 2 and 3, The Square at Day’s Run Plat 1” Site Plan No. 012-2026-02.00, subject to conditions.

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

10. REGULAR AGENDA ITEMS

10.1 2026 Series A General Obligation Capital Loan Notes Bid Tab

Nicci Lamb and Travis Squires presented information on the bond sale bid on April 21, 2026.

Motion by Councilmember Boddy, second by Councilmember Croll to approve Resolution 136-2026: Directing Sale of $8,040,000* General Obligation Capital Loan Notes, Series 2026A. **Subject to Adjustment per Terms of Offering.*

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

Carried 5-0

11. SPECIAL TOPICS INFORMATION AND DISCUSSION

11.1 2026 - 2027 Strategic Plan Process Overview

Curtis Brown presented an overview of the process for the 2026-2027 strategic planning outlining next steps.

12. CITY MANAGER'S REPORT

David Jones reviewed the budget and bond results and noted that staff continues to monitor proposed state legislative changes.

13. MAYOR & COUNCIL ITEMS

Items included: thank you to Sustainable Iowa Land Trust and the Urbandale Community Action Network for their presentations at the lunch and learn meeting; Congratulations to Bruce Bernard on his volunteer award; DART update; Iconic Riverfest, June 10, 2026; HSA board update; Catch Des Moines update; and impacts of the proposed property tax legislation.

14. ADJOURNMENT

Mayor Andeweg adjourned the meeting at 7:43 P.M.

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Robert D. Andeweg, Mayor

ATTEST:

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Nicole Lunders, City Clerk

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