MINUTES
City Council Meeting
Council Chambers - 3600 86th St.
5:30 P.M. - Tuesday, May 19, 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, May 19, 2026, beginning at 5:30 P.M., in the Council Chambers - 3600 86th St., with Mayor Pro Tem Patricia Boddy presiding.

Answering roll call were the following Members:	Also present were:
Councilmember Patricia Boddy	City Manager David Jones
Councilmember Joe Cacciatore	Assistant City Manager Curtis Brown
Councilmember Bridget Carberry Montgomery	Finance Director Nicci Lamb
Councilmember Amy Croll	Director of Engineering & Public Works John Larson
Councilmember Blake Rozendaal	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
	Management Analyst Annika Schilke
	Community Development Director Rose Schroder
	Administrative Technician Kerrie Lee

Mayor Pro Tem Boddy led the Pledge of Allegiance and recited the Civility statement.

2. APPROVE AGENDA

Motion by Councilmember Croll, second by Councilmember Carberry Montgomery to approve the May 19, 2026 agenda.

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

Carried 5-0

3. PRESENTATIONS

3.1 Iowa Employer Support of the Guard and Reserve (ESGR) Recognition

ESGR State of Iowa Chair Rebecca Coady presented the Above and Beyond Award to Fire Battalion Chief Mike Gentosi and the Urbandale Fire Department for their support of Firefighter Barry Burt during his military deployment.

3.2 Proclamation - National Asian/Pacific American Heritage Month

Mayor Pro Tem Boddy presented the proclamation to Celebrasian Festival Chair Lisa Thai and Iowa Asian Alliance Board Director Brandon Bennett. Ms. Thai invited the public to the Celebrasian event to honor 250 years of shared history, cultural heritage, and community strength.

3.3 Proclamation - Public Works Week - May 18-24, 2026

Mayor Pro Tem Boddy presented the proclamation to Roadway Laborer Raul Hernandez and Administrative Technician Kelly Ritter.

4. PUBLIC FORUM

Rob Wilkening, 26346 V Avenue, Waukee, spoke with concerns regarding the layout of the Bentley Ridge West development and a dead-end road that meets up with a barn on his property.

5. ADOPTION OF MINUTES

5.1 City Council Meeting Minutes - May 5, 2026

Motion by Councilmember Carberry Montgomery, second by Councilmember Croll to approve the May 5, 2026 City Council meeting minutes.

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

5.2 City Council Work Session Meeting Minutes - May 5, 2026

Motion by Councilmember Croll, second by Councilmember Cacciatore to approve the May 5, 2026 City Council work session meeting minutes.

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

6. CONSENT AGENDA

6.1 Approve Bill Lists - May 7, 2026 and May 14, 2026

6.2 Approve Financial Statements - April 2026

6.3 Approve Business Licenses

6.4 Approve Special Event Requests

6.5 Approve Third and Final 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

6.6 Approve Third and Final 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

6.7 Approve Third and Final 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

6.8 Approve Third and Final 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

6.9 Approve Third and Final 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

6.10 Approve Third and Final Reading of Ordinance 2026-24: Vacation of a Public Access Easement "Lot 61, Oakwood Haven Plat 1" (4750 86th Street)

6.11 Approve the Second Reading of Ordinance 2026-27: To change the address of Lot 1, Tuscany Village Center Plat 1 from 3821 - 3857 121st Street to 12001 - 12031 Douglas Parkway

6.12 Approve Resolution 162-2026: Establish Public Hearing - Extended Stay America Planned Unit Development (PUD) Master Plan Amendment (3940 114th Street), Case No. 010-1998-02.02.01

6.13 Approve Resolution 164-2026: Establish Public Hearing - FY2025-26 Budget Amendment No. 1

6.14 Approve Resolution 163-2026: Final Acceptance - 128th Street and Hickman Road (U.S. Highway 6)

6.15 Receive Building Permit Report - April 2026

6.16 Receive Federal Legislative Priorities Materials

6.17 Receive Civil Rights Commission Minutes - April 1, 2026

6.18 Receive Civil Service Minutes - May 7, 2026

6.19 Receive Firefighter EMT/Paramedic Certified List

6.20 Received Laborer Certified List

Motion by Councilmember Croll, second by Councilmember Rozendaal to approve Consent Agenda items 6.1-6.20.

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

7. PUBLIC HEARINGS

7.1 Public Hearing - Storm Sewer and Surface Water Flowage Easement Vacation - "Lot 28, Allerton Park", Case No. 014-2026-01.05 (14811 Holcomb Avenue)

Mayor Pro Tem Boddy 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 Rozendaal 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.

Lindsey Knoop, 14811 Horton Avenue, spoke as the applicant and expressed appreciation for the process.

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 Carberry Montgomery, second by Councilmember Cacciatore to approve Resolution 156-2026: Vacating a portion of the Storm Sewer and Surface Water Flowage Easement in "Lot 28, Allerton Park".

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

Motion by Councilmember Carberry Montgomery, second by Councilmember Cacciatore to approve the First Reading of Ordinance 2026-28: Vacating a portion of the Storm Sewer and Surface Water Flowage Easement in "Lot 28, Allerton Park".

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

Motion by Councilmember Rozendaal, second by Councilmember Croll to suspend the rules requiring three readings of an ordinance for Ordinance 2026-28.

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

Motion by Councilmember Rozendaal, second by Councilmember Croll to waive the second reading and approve the third and final reading of ordinance 2026-28.

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

7.2 Public Hearing and Consideration of Bids - Walnut Creek Regional Park Splash Pad

Mayor Pro Tem Boddy 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 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 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 159-2026: Adopting plans, specifications, form of contract, and estimate of costs for the Walnut Creek Regional Park Splash Pad Project.

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

Motion by Councilmember Rozendaal, second by Councilmember Croll to approve Resolution 160-2026: Making award of contract to Caliber Concrete LLC, in the amount of $415,787.22 for the Walnut Creek Regional Park Splash Pad Project.

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

Motion by Councilmember Rozendaal, second by Councilmember Croll to approve Resolution 161-2026: Approving a contract with Caliber Concrete LLC, for the Walnut Creek Regional Park Splash Pad Project.

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

8. PLANNING & ZONING ITEMS

8.1 “Metro Ice” Rezoning from “R-1S” Suburban Density Single-Family District to “P.U.D.” Planned Unit Development District, Case No. 010-2026-02.00 (5100 72nd Street)

Motion by Councilmember Rozendaal, second by Councilmember Croll to suspend the rules requiring three readings of an ordinance for Ordinance 2026-26.

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

Motion by Councilmember Rozendaal, second by Councilmember Croll to waive the Second Reading and approve the Third and Final Reading of Ordinance 2026-26: Amending Title XV, Chapter 160, Section 160.03(B) of the Municipal Code of the City of Urbandale, Iowa, to rezone the "Metro Ice" property from "R-1S” Suburban Density Single-Family District to “P.U.D.” Planned Unit Development District.

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

9. REGULAR AGENDA ITEMS

9.1 Janitorial Services Agreement - Reliable Maintenance Co.

Motion by Councilmember Croll, second by Councilmember Carberry Montgomery to approve Resolution 157-2026: Authorizing execution of three year Janitorial Services Agreement with Reliable Maintenance Co. in the amount of $320,520 for janitorial services at ten city facilities; and authorize the Mayor to sign the Agreement.

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

Carried 5-0

10. CITY MANAGER'S REPORT

The City Manager's Office will provide follow up information on the the issues raised by Mr. Wilkening.

11. MAYOR & COUNCIL ITEMS

Items included: Barrett Boesen sculpture proposals out for public input; DART public information meeting on Wednesday, May 27, 2026; congratulations to Urbandale graduates; successful Sustainability Fair event; Library remodel schedule; MAC update; affordable housing dashboard; summer concert series; Downtown Urbandale check-in; inquiries on soil testing prior to residential development; and a request for a progress report on e-bike regulations.

12. ADJOURNMENT

Mayor Pro Tem Boddy adjourned the meeting at 6:11 P.M.

_____

Robert D. Andeweg, Mayor

ATTEST:

_____

Nicole Lunders, City Clerk

Published: May 29, 2026