MINUTES
City Council Meeting
Council Chambers - 3600 86th St.
5:30 P.M. - Tuesday, June 16, 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, June 16, 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	Finance Director Nicci Lamb
Councilmember Blake Rozendaal	Director of Engineering & Public Works John Larson
	Assistant Director of Community Development Kristi Bales
	Director of Marketing & Communications Derek Zarn
	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 Civility statement.

2. APPROVE AGENDA

Motion by Councilmember Croll, second by Councilmember Boddy to approve the June 16, 2026 agenda.

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

Carried 5-0

3. PRESENTATIONS

3.1 Proclamation - Juneteenth 2026

Mayor Andeweg presented the proclamation to Iowa Juneteenth Chairperson Dwana Bradley.

3.2 Catch Des Moines Presentation

Catch Des Moines CEO Trina Flack presented information on the Des Moines Convention and Visitors Bureau including updates on funding, the economic impact of tourism, past and future events, and the community return on investment.

4. PUBLIC FORUM

Adam Kaduce congratulated Mayor Andeweg as the recipient of the Lead DSM A. Arthur Davis Community Leadership Award.

5. ADOPTION OF MINUTES

5.1 City Council Meeting Minutes - June 1, 2026

Motion by Councilmember Boddy, second by Councilmember Cacciatore to approve the June 1, 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 -June 9, 2026

Motion by Councilmember Boddy, second by Councilmember Cacciatore to approve the June 9, 2026, City Council Lunch and Learn meeting minutes.

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

Carried 4-0

6. CONSENT AGENDA

6.1 Approve Bill Lists - June 4, 2026 and June 11, 2026

6.2 Approve Financial Statements - May 2026

6.3 Approve Business Licenses

6.4 Approve Resolution 158-2026: Establish Public Hearing - Access Easement Vacation - "Lots 2 and 3, The Square at Day's Run Plat 1" (4500-4590 128th Street), Case No. 014-2026-01.06

6.5 Approve Resolution 175-2026: Mayor's Board and Commission Appointments

6.6 Approve Resolution 174-2026: Final Acceptance - Meredith Drive Preservation - 104th Street to 121st Street and 121st Street Preservation - Douglas Avenue to Meredith Drive

6.7 Approve Resolution 178-2026: Awarding Contract for 2026 Sanitary Sewer Spot Repair Program to CIT Sewer Solutions

6.8 Approve Resolution 177-2026: Approve Contract for Vegetative Debris Grinding and Disposal to Thorp Land Clearing LLC

6.9 Approve Resolution 176-2026: Establish Weight Limits on Designated Roadways

6.10 Approve Order Accepting Acknowledgement and Settlement Agreements for First and Second Alcohol Violations

6.11 Approve Proposal from Mid American Energy for Relocation of Underground Electrical - Douglas Avenue Urbanization - Plantings - Patricia Drive to 111th Street Project

6.12 Receive Building Permit Report - May 2026

6.13 Receive Parks and Recreation Commission Minutes - June 2026

6.14 Receive Civil Service Commission Minutes - June 4, 2026

6.15 Receive Board of Adjustment Minutes - June 3, 2026

6.16 Receive Planning & Zoning Commission Minutes - June 8, 2026

Motion by Councilmember Croll, second by Councilmember Rozendaal to approve Resolution 174-2026: Final Acceptance - Meredith Drive Preservation - 104th Street to 121st Street and 121st Street Preservation - Douglas Avenue to Meredith Drive.

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

Carried 5-0

7. PUBLIC HEARINGS

7.1 Public Hearing - Substantial Modification to amend the "ESA Hotel" Planned Unit Development Master Plan, Case No. 010-1998-02.02.01 (3940 114th Street)

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 Boddy, second by Councilmember Rozendaal to open the public hearing.

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

Carried 5-0

Kristi Bales presented an brief overview of the proposed PUD Master Plan amendment including permitted uses, site requirements, parkland and outdoor space requirements, parking, dwelling unit area and architectural requirements. Additional details of the amendment along with letters of support and opposition were included in the City Council packet.

The Planning and Zoning Commission recommended approval subject to removing the childcare uses from the list of permitted use. This recommendation has been incorporated into the proposed Ordinance presented for approval.

Discussion included the calculation of parking requirements and the available methods of enforcement of provisions for additional parking, if needed.

Emily Osweiler, CEO Greater Des Moines Housing, 9010 Cowden Drive, Johnston, spoke on behalf of the applicant, affirmed the project was agreeable to the removal of childcare as a permitted use, and outlined staff and resident

parking. Councilmember Carberry Montgomery inquired about anticipated calls for police response, Ms. Osweiler does not anticipate a high volume of calls for service.

Adam Kaduce, R&R Realty Group, 1080 Jordan Creek Parkway, West Des Moines, spoke outlining good neighbor conversations with the applicant following the previous public hearing, acknowledging finding agreement regarding standards of operations. He noted that buildings can outlast users and requested that the agreed standards be included in the PUD and development agreement process.

Brian Mook, Corporate Real Estate Executive, W.R. Berkley Corporation, 11201 Douglas Avenue, spoke with concerns from the business as an adjacent property owner. He indicated that the company does not oppose the project mission, but has concerns regarding the appropriateness of the site as a successful supportive housing location.

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 Boddy to approve the First reading of Ordinance 2026-25 approving a substantial modification to the "ESA Hotel" Planned Unit Development Master Plan.

Discussion included: Council support for the suitability of the site for supportive housing, appropriateness of supportive housing in a multi-residential zoning, review of Planning and Zoning Commission discussion, recognizing concerns and opposition from valued member of the community, walk or bike distance to services (grocery, banking, healthcare, library), and availability of DART on demand services.

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

8. PLANNING & ZONING ITEMS

8.1 “Biltmore West 2026” Preliminary Plat (184th Street and Meredith Drive)

Motion by Councilmember Rozendaal, second by Councilmember Cacciatore to approve the "Biltmore West 2026" Preliminary Plat, subject to conditions.

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

9. REGULAR AGENDA ITEMS

9.1 Banking Services

Motion by Councilmember Boddy, second by Councilmember Croll to approve Resolution 179-2026: Approving Green State Credit Union as the City's banking services provider.

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

10. CITY MANAGER'S REPORT

David Jones provided an update from the Urbandale Water Utility meeting with Senator Zach Nunn's office to pursue funding for the aquifer storage facility.

11. MAYOR & COUNCIL ITEMS

Congratulations to Mayor Andeweg; DART Updates; successful Party in the Park event; Project UpLift wrap up event; Waukee Northwest success in Boys Tennis, Coed Tennis, Boys Soccer, and Girls Soccer; watershed updates; zip code legislation; request for enhanced communications; and HSA updates.

12. ADJOURNMENT

Mayor Andeweg adjourned the meeting at 6:50 P.M.

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Robert D. Andeweg, Mayor

ATTEST:

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Nicole Lunders, City Clerk

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