MINUTES
City Council Meeting
Council Chambers - 3600 86th St.
5:30 P.M. - Tuesday, July 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, July 21, 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 Bridget Carberry Montgomery	City Manager David Jones
Councilmember Amy Croll	Assistant City Manager Curtis Brown
Councilmember Blake Rozendaal	Assistant Director of Engineering Kristin Brostrom
	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 Carberry Montgomery, second by Councilmember Rozendaal to approve the July 21, 2026, agenda.

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

Carried 4-0

3. PUBLIC FORUM

No public comments were made.

4. ADOPTION OF MINUTES

4.1 City Council Meeting Minutes - July 7, 2026

Motion by Councilmember Croll, second by Councilmember Rozendaal to approve the July 7, 2026, City Council meeting minutes.

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

Carried 4-0

5. CONSENT AGENDA

5.1 Approve Bill Lists - July 9, 2026 and July 16, 2026

5.2 Approve Financial Statements - June 2026

5.3 Approve Third and Final Reading - Ordinance 2026-25: "ESA Hotel" PUD Master Plan Modification

5.4 Approve Second Reading - Ordinance 2026-31: Easement Vacation - Lots 2 and 3, The Square at Days Run Plat 1

5.5 Approve Resolution 212-2026: Authorizing Execution of the Second Amendment to the Real Estate Purchase Agreement with Sig Sportsplex, LLC

5.6 Approve Business Licenses

5.7 Approve Special Event Requests

5.8 Receive Civil Service Commission Minutes - July 16, 2026

5.9 Receive IT Administrator Certified List - July 2026

5.10 Receive Park and Recreation Commission Minutes - July 2026

5.11 Receive Board of Adjustment Minutes - July 1, 2026

5.12 Receive Planning & Zoning Commission Minutes - July 13, 2026

Motion by Councilmember Croll, second by Councilmember Boddy to approve Consent Agenda items 5.1-5.12.

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

Carried 4-0

6. PUBLIC HEARINGS

6.1 Public Hearing - Storm Sewer and Surface Water Flowage Easement Vacation - "Timberline Village Plat 2" (138th Street and Quail Ridge Drive), Case No. 014-2026-01.07

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 Rozendaal to open the public hearing.

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

Carried 4-0

Rose Schroder presented information on the proposed easement vacation. No public comments were made.

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

AYES: Boddy, Carberry Montgomery, Croll, and Rozendaal

ABSENT: Cacciatore

Carried 4-0

Motion by Councilmember Rozendaal, second by Councilmember Carberry Montgomery to approve Resolution 194-2026: Vacating a Storm Sewer and Surface Water Flowage Easement in "Timberline Village Plat 2".

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

Carried 4-0

Motion by Councilmember Rozendaal, second by Councilmember Carberry Montgomery to approve the First Reading of Ordinance 2026-32: Vacating a Storm Sewer and Surface Water Flowage Easement in "Timberline Village Plat 2".

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

Carried 4-0

7. PLANNING & ZONING ITEMS

7.1 “Magnolia Heights Plat 10” Final Plat (150th Street and Coyote Drive)

Motion by Councilmember Croll, second by Councilmember Carberry Montgomery to approve Resolution 209-2026: “Magnolia Heights Plat 10” Final Plat, subject to conditions.

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

Carried 4-0

7.2 “Sunflower Estates Plat 1” Final Plat (15945-16051 Douglas Parkway)

Motion by Councilmember Rozendaal, second by Councilmember Carberry Montgomery to approve Resolution 210-2026: “Sunflower Estates Plat 1” Final Plat, subject to conditions.

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

Carried 4-0

7.3 “Line Seven” Preliminary Plat and Final Plat (142nd Street and Waterford Road)

Motion by Councilmember Croll, second by Councilmember Carberry Montgomery to approve the “Line Seven” Preliminary Plat, subject to conditions.

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

Carried 4-0

Motion by Councilmember Croll, second by Councilmember Carberry Montgomery to approve Resolution 211-2026: “Line Seven” Final Plat, subject to conditions.

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

Carried 4-0

7.4 “Line Seven” Amendment to Site Plan No. 012-2024-10.01 (142nd Street and Waterford Road)

Motion by Councilmember Rozendaal, second by Councilmember Carberry Montgomery to approve the “Line Seven” Amendment to Site Plan No. 012-2024-10.01, subject to conditions.

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

Carried 4-0

7.5 “Timberline Village Plat 2” Final Plat (138th Street and Quail Ridge Drive)

Motion by Councilmember Croll, second by Councilmember Carberry Montgomery to approve Resolution 208-2026: “Timberline Village Plat 2” Final Plat, subject to conditions.

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

Carried 4-0

8. REGULAR AGENDA ITEMS

8.1 Ordinance 2026-33 Amending Title VII, Chapter 77, Section 77.04 of the Municipal Code of the City of Urbandale, Iowa, to Add an Additional Yield Location

Motion by Councilmember Rozendaal, second by Councilmember Carberry Montgomery to approve the First Reading of Ordinance 2026-33, amending Title VII, Chapter 77.04 of the Municipal Code of the City of Urbandale, Iowa, titled "Yield Required", by adding "65. Traffic on 147th Street shall Yield at or before entering North Valley Drive."

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

Carried 4-0

9. SPECIAL TOPICS INFORMATION AND DISCUSSION

9.1 Downtown Urbandale: Branding

Derek Zarn presented information on the strategic insights and creative direction for Downtown Urbandale branding including the evaluation process, strategic insights, brand promise, visual direction, and next steps. Discussion included: alignment with flag colors, branding toolkit, and excitement for the implementation.

10. CITY MANAGER'S REPORT

No items to report.

11. MAYOR & COUNCIL ITEMS

Items included: appreciation of community feedback on the personal transportation ordinance to be discussed at the next meeting and desire to ensure public outreach; good luck to local schools qualifying for the girls state softball tournament; DART updates; successful touch a truck event; ICON events; congratulations to Councilmember Boddy, recognized as one of DSM Magazine's Sages Over 70; Douglas traffic study cameras; State of the City at Urbandale Chamber of Commerce event; and the Mayor's Civility Event September 22, 2026.

12. ADJOURNMENT

Mayor Andeweg adjourned the meeting at 6:26 P.M.

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Robert D. Andeweg, Mayor

ATTEST:

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Nicole Lunders, City Clerk

Published: July 31, 2026