MINUTES
City Council Meeting
Council Chambers - 3600 86th St.
5:30 P.M. - Tuesday, September 1, 2026

1. OPENING

The Urbandale City Council met in regular session on Tuesday, September 1, 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 Human Resources Erin Freeman
	Assistant Director of Community Development Kristi Bales
	Chief of Police Rob Johansen
	Fire Chief/Emergency Preparedness Director Mike Cardwell
	City Clerk Nicole Lunders
	City Attorney Maria Brownell
	Management Analyst Annika Schilke
	Community Development Director Rose Schroder
	Senior Engineer Ben Antons

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

2. APPROVE AGENDA

Motion by Councilmember Rozendaal, second by Councilmember Boddy to approve the September 1, 2026 agenda.

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

Carried 5-0

3. PRESENTATIONS

3.1 Oath of Office

Mayor Andeweg administered the Oath of Office to Police Officer Anna Gipple and thanked her family for their support.

3.2 Proclamation - National Preparedness Month

Mayor Andeweg presented the National Preparedness Month proclamation to Fire Chief Mike Cardwell.

3.3 Proclamation - Library Card Signup Month

Mayor Andeweg presented the Library Card Signup Month Proclamation to Library Director Nicholas Janning, staff, and members of the Library Board of Trustees.

3.4 Urbandale Police Station Design and Budget Update

Angie Pfannkuch, President, Sidekick Development, presented an update on the Police Station construction design and budget.

4. PUBLIC FORUM

Jonathan Auberg, 1270 Tuttle Street, Des Moines, spoke with questions regarding payments to Flock and the City's use of automated license plate readers.

Vern Milsap, resident, Bestland Estates, spoke with concerns regarding Flock automated license plate readers and requested that the cameras be removed.

5. ADOPTION OF MINUTES

5.1 City Council Meeting Minutes - August 18, 2026

Motion by Councilmember Croll, second by Councilmember Cacciatore to approve the August 18, 2026 City Council meeting minutes.

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

Carried 5-0

6. CONSENT AGENDA

6.1 Approve Bill Lists -August 20, 2026 and August 27, 2026

6.2 Approve Business Licenses

6.3 Approve Purchase – Solid Waste Containers from Elliott Equipment Co. in the amount of $60,421

6.4 Approve Resolution 240-2026: Accepting the 101st Street and Dennis Drive Preservation Project

6.5 Approve Resolution 239-2026: Authorizing execution of a Side Letter of Understanding to the Collective Bargaining Agreement with the Urbandale Professional Peace Officers Association Teamsters Local 238.

6.6 Approve Special Event Request

6.7 Approve Resolution 237-2026: Establishing the 2026-2027 special bow hunt for antlerless deer and allowing controlled bow hunting on public lands.

6.8 Receive Parks and Facilities Project Manager Certified List

6.9 Receive Civil Service Commission Minutes - August 20, 2026 and August 31, 2026

Motion by Councilmember Carberry Montgomery, second by Councilmember

Croll to approve Consent Agenda items 6.1. - 6.9.

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

7. PUBLIC HEARINGS

7.1 Public Hearing - “Urbandale Marketplace II – Lots 1 & 2, The Loop at Plum Drive and Parcel E” Amendment to the Planned Unit Development Master Plan, Case No. 010-2008-02.02.07 (10500 Block of Plum Drive)

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 P.U.D. Master Plan Amendment including the requested changes for reduction in minimum lot width, and additional uses.

Discussion included clarification of restriction on the number of drive thrus; clarification of the area included in the P.U.D.; and the restrictions on the sale of motor vehicles.

Eric Cannon, Snyder and Associates, 2727 SW Snyder Blvd, Ankeny, spoke on behalf of the applicant in support of the changes to allow for more flexibility in the allowed uses. Mr. Cannon acknowledged agreement with the restriction on the number of drive thrus.

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 Rozendaal, second by Councilmember Cacciatore to approve the amendments to the Planned Unit Development Master Plan in accordance with the Planning and Zoning Commission recommendation.

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

7.2 Public Hearing - “Best Manor Business Center” Amendment to the Planned Unit Development Master Plan, Outlot Y of Oakwood Haven Plat 1, Case No. 010-1998-02.01.08 (88th Street and Meredith Drive)

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 P.U.D. Master Plan Amendment including requests from the developer for reduced lot depth, setbacks, and minimum separation. Discussion included stormwater requirements, trash collection services, snow removal, and homeowner association responsibilities.

Jeremy Shepherd, R&R Realty, 1080 Jordan Creek Pkwy, spoke on behalf of the applicant in support of the project.

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 Carberry Montgomery, second by Councilmember Croll to approve the amendments to the P. U. D. Master Plan in accordance with the Planning and Zoning Commission recommendation.

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

7.3 Public Hearing - “Macon Realty Property” Amendment to the Comprehensive Plan, (100th Street and Northpark Drive) Case No. 013-2026-01.01

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

Community Development Director Rose Schroder presented a request from Macon Realty to amend the Forward Urbandale Comprehensive Plan land use designation for approximately 20 acres at the northeast corner of the 100th Street and I-35/I-80 interchange, between Northpark Drive and the interstate. The property is currently designated Mixed Use and the request is to change the designation to Corridor Commercial. Ms. Schroder explained the distinctions between the comprehensive plan designations, reviewed the current designations of properties in the area, summarized the requests in the petition, provided a review of previous planning efforts, and outlined that the current action before Council is limited to the land use designation. Any future development would require separate rezoning and site plan approval, at which time site-specific issues such as traffic, access, stormwater, infrastructure, lighting, landscaping, and signage would be evaluated. Ms. Schroder noted that the Planning and Zoning Commission and staff recommended approval, citing the property's proximity to the interstate interchange, 100th Street's designation as a major collector, and its identification as a priority infill site.

Councilmember Cacciatore requested clarification if Mixed Use would still be an appropriate designation, even if Corridor Commercial would also be appropriate. Ms. Schroder explained that Mixed Use could remain an appropriate designation, but Corridor Commercial was also considered appropriate given the property's visibility and location immediately adjacent to a major transportation network. Additional discussion and clarification was given on the appropriate land use designation and zoning for the potential use.

Councilmember Cacciatore asked if staff has received any comments from nearby residents. Ms. Schroder noted that comments received by staff from the public were summarized in the council letter. Three of the comments summarized concerns related to the reports/account(s) of litigation between Buc-ee's and trademark infringements; one comment was related to traffic concerns for the corridor including students living in Urbandale within the Johnston School District; and one comment was related to potential lighting concerns and light pollution to the surrounding neighborhood(s).

Councilmember Boddy asked to clarify the impact that a Corridor Commercial designation would have on the potential for residential use. Ms. Schroder explained that residential uses were not specifically identified within the Corridor Commercial designation, although multifamily development could potentially be complementary to certain commercial reinvestment areas.

Councilmember Croll asked about the impact of a land use change to the subject parcel on the adjacent land designated Local Commercial and Mixed Use. Ms. Schroder noted that the applicant reviewed potential uses for the north parcel that may include inline commercial space. While this is different than the concept in the Forward Urbandale Comprehensive Plan.

Councilmember Rozendaal asked for clarification of Mixed Use land use adjacent to Corridor Commercial, similar to the area of the Urban Loop and how any impact on traffic is addressed. Ms. Schroder noted that, yes, the plan in the area has Mixed Use land use designation adjacent to Corridor Commercial in other areas of the plan. Once a proposed use is identified, a pre-application meeting happens to review the impact of the specific use, including impact on traffic.

Councilmember Carberry Montgomery noted that the land use of the Urban Loop area was in place prior to the 2023 Forward Urbandale Comprehensive Plan.

Mayor Andeweg noted that this is the time for public comment and reviewed the expectations for public participation.

Stan Beard, Buc-ee’s Director of Real Estate and Development, spoke on behalf of the applicant and as the proposed user of the land requested in the amendment. There are additional steps that need to be navigated that cannot be addressed until the comprehensive plan is amended. Mr. Beard requested that the land use be designated Corridor Commercial mirroring the land use at the southwest corner of the 100th Street and I-35/I-80 interchange and other nearby Corridor Commercial. Mr. Beard discussed the changing market and the

impact of those changes on the vision for the area.

Councilmember Cacciatore asked and Mr. Beard confirmed that reports that the City of Urbandale pursued Buc-ee's were inaccurate.

Councilmember Cacciatore referenced the materials provided by the applicant that were included in the council letter and asked about the perceived market demand other than Buc-ee's. Mr. Beard described the location as a high-impact, vehicle-related, high-density use project site. Mr. Beard indicated that the applicant was prepared to undertake a traffic impact analysis and mitigate impacts associated with development. He noted that the development could serve as a catalyst for additional retail, hotel, restaurant, and other commercial development in the surrounding area.

Councilmember Cacciatore asked about the current traffic count and the expected traffic generated by the development. Mr. Beard indicated that the impact on overall traffic is not a significant increase, but the impact is how Buc-ee's creates a place where people stop. Approximately 5,000 vehicles per day could visit the site on an average day, with higher volumes on peak days. Councilmember Cacciatore asked about conversations with neighbors. Mr. Beard said that no conversations have been had with neighbors, however, there are current locations that are situated much closer to residential properties, all are 24/7 operations.

Councilmember Croll asked about conversations with the Iowa Department of Transportation (IDOT). Mr. Beard stated that the applicant would pay for required infrastructure improvements and noted that discussions with the Iowa DOT indicated the existing interchange system was generally adequate, although improvements such as ramp widening, turn lanes, or signal modifications could ultimately be necessary.

Councilmember Croll asked about location proximity to schools and along school routes. Mr. Beard reported that, yes, current Buc-ee's locations are successfully near schools and that additional information could be provided as discussions continue.

Councilmember Carberry Montgomery noted the local value of the Beaverdale neighborhood. Mr. Beard noted that other actions of the company are outside of his purview and that the company is glad to be here and work with the City of Urbandale.

Councilmember Boddy acknowledged the difficulty in separating the use from the land use designation and asked about mitigating environmental impacts of air pollution, underground storage tanks, and water use, and about how environmentally sensitive the development would be. Mr. Beard discussed that the proposed facility would use modern double-walled fuel systems, monitoring systems, and multiple levels of stormwater treatment, including oil-water separation in fueling areas. He also discussed measures intended to control fuel vapors. Councilmembers thanked Mr. Beard for answering questions.

Frank Cownie, 2819 Ingersol Ave, Des Moines, spoke as the applicant and provided a brief history of family ownership of the ground. He highlighted that

the property owners chose to be a part of Urbandale due to the collaborative approach and flexibility. Mr. Cownie noted that they have been approached by several different businesses to develop the property and have been impressed by Buc-ee's. The business proposes electric charging stations and has a future-forward view of renewable energy. Mr. Cownie described Buc-ee's as a regional highway destination.

Channing Dutton, 3815 Greenview Drive, spoke about the challenges that await this City Council related to climate change. He suggested that Polk County and the City of Urbandale have potential to be the charging capital of the area. Mr. Dutton encouraged the councilmembers to consider the Sustainable Urbandale Action Plan as the cornerstone of development of this location.

Kerrie Lee, Urbandale resident and small business owner, spoke in opposition to the change to the land use plan with concerns regarding environmental stewardship and the impact on quality of life for Urbandale residents.

Jason Menke, 8011 Maple Drive spoke in support of the change to the land use plan citing location, economic impact, and opportunity. Mr. Menke suggested that the destination would bring additional commercial development and recognized that the legitimate concerns regarding traffic could be addressed in the site plan process.

Jeff Caracci, 9902 Brookview Drive, spoke in opposition to the change to the land use plan with concerns with increased traffic, light pollution, harm to local businesses, loss of community character, and negative impact on the surrounding residents.

Josh VanRyswyk, 4515 88th Street, spoke in support of the land use change noting positive experiences with Buc-ee's and the potential to make Urbandale a destination.

Tim Fitzgerald, 15805 Winston Avenue, spoke in support of the land use change to Corridor Commercial, encouraging the councilmembers to look at the area as a whole.

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

Council discussed whether the decision should be based strictly on the appropriateness of the proposed land use designation or should take into consideration the impact of anticipated development. Councilmember Carberry Montgomery discussed the history and intended development pattern for the area, including the 2023 Comprehensive Plan designation of the property as Mixed Use, and noted that despite planning efforts over the last 15 years, the area has not reached full development potential. Mixed Use projects have been choosing other communities, indicating that the market supports a change for this property. Councilmember Carberry Montgomery noted her support for the change in land use designation to Corridor Commercial.

Councilmember Cacciatore acknowledged the tension between accommodating the property owner and being mindful of the interests of the community as a whole. He noted two competing arguments to be persuasive – location, economic impact and opportunity in contrast to the impact on the residents adjacent to the property. Councilmember Cacciatore noted a desire for more information and indicated he was not currently in support of the change.

Councilmember Rozendaal encouraged the Council to stay focused on the specific Comprehensive Plan change and to review the request from a purely land use perspective, reserving zoning and site plan questions for later in the process.

Councilmember Croll appreciated the desire to stay focused on the appropriateness of the land use but encouraged councilmembers to consider the intentionality of the Comprehensive Plan and the goals of the Strategic Plan and indicated she was not in support of the change.

Councilmember Boddy noted that the Mixed Use designation aligns with the Council's strategic plan priorities and indicated that she is not inclined to make a change.

Additional discussion focused on the distinction between the Comprehensive Plan amendment and information that would be gathered from the subsequent zoning and site plan processes.

Motion by Councilmember Carberry Montgomery, second by Councilmember Rozendaal to approve the amendment to the Land Use Plan within the Forward Urbandale Comprehensive Plan to designate the subject property as "Corridor Commercial".

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

DEFEATED. 2-3

A break was taken.

8. PLANNING & ZONING ITEMS

8.1 "Oakwood Haven Townhomes" Preliminary Plat and Site Plan No. 012-2026-05.00 (88th Street and Meredith Drive)

Motion by Councilmember Croll, second by Councilmember Boddy to approve the "Oakwood Haven Townhomes" Preliminary Plat, subject to conditions.

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

Carried 5-0

Motion by Councilmember Croll, second by Councilmember Boddy to approve the "Oakwood Haven Townhomes" Site Plan No. 012-2026-05.00, subject to conditions.

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

Carried 5-0

9. REGULAR AGENDA ITEMS

9.1 Ordinance 2026-30: Amending Title VII, Chapter 75 Bicycles, Recreational Vehicles and Personal Transportation Devices

Due to changes made to the ordinance during the legislative process, staff requests that the City Council consider a motion to suspend the rules requiring three readings of an ordinance and proceed with consideration of the third and final reading.

Motion by Councilmember Rozendaal, second by Councilmember Croll to approve the First Reading of Ordinance 2026-30: Amending Title VII, Chapter 75 of the Municipal Code of the City of Urbandale, Iowa, titled "Bicycles, Recreational Vehicles and Personal Transportation Devices".

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

Motion by Councilmember Rozendaal, second by Councilmember Croll to approve suspending the rules requiring three readings of an ordinance for Ordinance 2026-30: Amending Title VII, Chapter 75 of the Municipal Code of the City of Urbandale, Iowa, titled "Bicycles, Recreational Vehicles and Personal Transportation Devices".

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

Motion by Councilmember Rozendaal, second by Councilmember Croll to waive the second and approve the Third and Final Reading of Ordinance 2026-30: Amending Title VII, Chapter 75 of the Municipal Code of the City of Urbandale, Iowa, titled "Bicycles, Recreational Vehicles and Personal Transportation Devices".

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

9.2 Professional Services Agreement - 7025 Douglas Renovation

Motion by Councilmember Rozendaal, second by Councilmember Boddy to approve Resolution 241-2026: Authorizing execution of a Professional Services Agreement with Substance, LLC (Substance Architecture) for design services for 7025 Douglas Avenue.

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

9.3 Engineering Services Agreement - Urbandale Downtown Detention

Motion by Councilmember Boddy, second by Councilmember Croll to approve Resolution 242-2026: Authorizing execution of an Engineering Services Agreement with Snyder & Associates, Inc. in an amount not to exceed $126,500 for the Urbandale Downtown Detention; and authorize the Mayor to sign the Agreement.

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

Carried 5-0

10. SPECIAL TOPICS INFORMATION AND DISCUSSION

10.1 City of Urbandale Multi-Hazards Emergency Operation Plan

Item will be discussed at a future meeting.

11. CITY MANAGER'S REPORT

HR Director Erin Freeman discussed information on proposed changes to civil service practices based on changes to state code.

12. MAYOR & COUNCIL ITEMS

Discussion included: BRAVO updates, appreciation of staff work and community discussion, Rolling Green Elementary engagement, appreciation of employee event, DART updates, excellent construction coordination, water treatment plant tour, Development Agreement with Greater Des Moines Supportive Housing, Westpoint Townhomes concerns, recognition of Fire Department collaboration, Urbandale Food Pantry reopened, HSA updates, Civility Dialog now at the Urbandale Performing Art Center, Sample Urbandale Downtown Champion Salon 7, and announcement of Citizen of the Year Jo Henry.

13. ADJOURNMENT

Mayor Andeweg adjourned the meeting at 8:52 P.M.

_____

Robert D. Andeweg, Mayor

ATTEST:

_____

Nicole Lunders, City Clerk

Published: September 16, 2026