MINUTES
City Council Meeting
Council Chambers - 3600 86th St.
5:30 P.M. - Tuesday, September 15, 2026

1. OPENING

The Urbandale City Council met in regular session on Tuesday, September 15, 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:
Councilmember Patricia Boddy
Councilmember Joe Cacciatore
Councilmember Bridget Carberry Montgomery
Councilmember Amy Croll
Councilmember Blake Rozendaal

Also present were:
Mayor Robert Andeweg
Assistant City Manager Curtis Brown
Director of Risk Management/Support Services John Konior
Director of Human Resources Erin Freeman
Director of Engineering & Public Works John Larson
Fire Chief/Emergency Preparedness Director Mike Cardwell
Director of Economic Development Aaron DeJong
City Clerk Nicole Lunders
City Attorney Maria Brownell
Management Analyst Annika Schilke
Community Development Director Rose Schroder
Assistant Director of Parks, Recreation & Facilities Scott Hock

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 September 15, 2026 agenda.

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

Carried 5-0

3. PRESENTATIONS

3.1 Proclamation - Constitution Week 2026

Mayor Andeweg presented the proclamation to members of the Camp Dodge Chapter of the National Association Daughters of the American Revolution.

3.2 Proclamation - National Hispanic Heritage Month

4. PUBLIC FORUM

Denny Danford, 9605 Quail Run, resident and small business owner, spoke encouraging the Council to reconsider a Comprehensive Plan amendment to change

the land use at 100th Street and Northpark Drive that was denied at the September 1, 2026 meeting.

Greg Horsman, Urbandale resident, spoke in favor of a Comprehensive Plan amendment to change land use for Buc-ee's and encouraged the Council to reconsider.

Jonathan Auberg, 1270 Tuttle Street, Des Moines, spoke requesting automated license plate program multi-hazard response plan records.

Allen May, 608 NW 8th Street, Grimes, former Urbandale resident, spoke in favor of a Comprehensive Plan amendment to update the land use at 100th Street and Northpark Drive and encouraged the Council to consider what is best for the region and state.

Jeff Caracci, 9902 Brookview Drive, spoke presenting a petition requesting that the Council not reconsider the Comprehensive Plan amendment to change the land use at 100th Street and Northpark Drive.

Jessi Lorenz, 3511 150th Street, spoke with safety concerns regarding pool barrier regulations and requested the Council update the regulations to require a fence or require the pool cover to be closed when not in use.

5. ADOPTION OF MINUTES

5.1 City Council Meeting Minutes - September 1, 2026

Motion by Councilmember Boddy, second by Councilmember Croll to approve the September 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 - September 8, 2026

Motion by Councilmember Boddy, second by Councilmember Croll to approve the September 8, 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 -September 3, 2026 and September 10, 2026

6.2 Approve Financial Statements - August 2026

6.3 Approve Business Licenses

6.4 Approve Neighborhood Finance Corporation - Energy Advantage Program Funding Letter of Intent

6.5 Approve Resolution 244-2026: Establish Public Hearing - Storm Sewer Easement Vacation - "Lots 8, 9, and 10, The Plateau at Deer Creek Plat 1" (12870 and 12877 Ridgeview Drive), Case No. 014-2026-01.08

6.6 Approve Resolution 247-2026: Final Acceptance - Bank Stabilization Improvement - Golfview Creek

6.7 Approve Resolution 243-2026: Final Acceptance - Aurora Avenue PCC Sidewalk Project

6.8 Approve Resolution 246-2026: Iowa Department of Transportation Federal-aid Agreement - Douglas Parkway Preservation - 128th Street to Timberline Creek

6.9 Approve Resolution 245-2026: Memorandum of Understanding (MOU) - Iowa Department of Revenue State SetOff Program

6.10 Approve Equipment Purchase - Stryker Power Pro 2 Ambulance Cot

6.11 Approve Equipment Purchase - Portable Airway/Respirators

6.12 Approve Equipment Purchase - Mechanical CPR Devices

6.13 Approve the Suspension of Civil Service Certified Lists for Entrance Positions

6.14 Approve Grant Application - Bravo Greater Des Moines Public Art Grant

6.15 Approve Special Event Requests

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 – Lease Agreement with JP Investments, LLC (7025 & 7031 Douglas Avenue)

Mayor Andeweg stated that publication to consider the lease 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. Mayor Andeweg declared the public hearing open at 6:06 P.M.

Aaron DeJong presented information on the proposed lease with JP Investments for 7025 and 7031 Douglas Avenue for a gelato shop. No competing proposals were received.

Discussion included future replat of the area following updates to zoning regulations. No public comments were made.

Motion by Councilmember Rozendaal, second by Councilmember Cacciatore 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 248-2026: Authorizing the lease of property located within the Downtown Urbandale Neighborhood Area Urban Renewal Area to JP Investments, LLC; and approve authorizing execution of a related Lease Agreement.

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

7.2 Public Hearing - Lease Agreement with Suburban Bread Company, LC (7015 - 7023 Douglas Avenue)

Mayor Andeweg stated that publication to consider the lease 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. Mayor Andeweg declared the public hearing open at 6:16 P.M.

Aaron DeJong presented information on the proposed lease for 7021-7023 Douglas Avenue with Suburban Bread Company, LC. No competing proposals were received.

Discussion included planned improvements and investment in the space, clarification that lease does not include opportunity to purchase the multi-tenant building, and the intended exit strategy to return the building to the market. No public comments were made.

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

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

Motion by Councilmember Boddy, second by Councilmember Carberry Montgomery to approve Resolution 249-2026: Authorizing the lease of property located within the Downtown Urbandale Neighborhood Area Urban Renewal Area to Suburban Bread Company, LC; and approve authorizing the execution of a related Lease Agreement.

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

8. REGULAR AGENDA ITEMS

8.1 Purchase - Structural Collapse Rescue Equipment

Motion by Councilmember Carberry Montgomery, second by Councilmember Croll to approve the low bid from Feld Fire in the amount of $82,533.41 for the purchase of structural collapse rescue equipment.

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

9. SPECIAL TOPICS INFORMATION AND DISCUSSION

9.1 City of Urbandale Multi-Hazards Emergency Operation Plan

Fire Chief Mike Cardwell presented an overview of the Multi-Hazards Emergency Operations Plan including an outline of potential hazards and impact levels, operations during the response phase, activating the city operation center, communications, recovery phase, the transition to resume regular operations, and after-action review.

Discussion included: success of the response plan, response to water emergency,

10. CITY MANAGER'S REPORT

No items.

11. MAYOR & COUNCIL ITEMS

Items included: BRAVO; Sample Urbandale Thursday, September 17, 2026; Civility Event Tuesday, September 22, 2026 at the Urbandale High School Performing Art Center; appreciation of public comments; request for information regarding pool safety; request for information regarding automated license plate reader records requests; excitement for the purchase of art; media communication regarding water quality; appreciation of feedback on the Comprehensive Plan decision and engagement in the process; Congratulations to Jo Henry on Citizen of the Year; and participation in an Iowa Realty show.

12. ADJOURNMENT

Mayor Andeweg adjourned the meeting at 7:04 P.M.

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Robert D. Andeweg, Mayor

ATTEST:

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Nicole Lunders, City Clerk

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