



City of Urbandale, Iowa

Capital Improvements Program 2026-2031+



Capital Improvements Program 2026 – 2031+

City of Urbandale, Iowa



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January 6, 2026

To the Honorable Mayor and
Members of the City Council

RE: 2026-31+ Adopted
Capital Improvements Program

I am pleased to present the recommended 2026-2031+ Capital Improvements Program (CIP) prepared by City staff for the City Council to evaluate and consider. The City Council approved this CIP program at its meeting on January 6, 2026. This document covers all projects anticipated in the near future and is used to set the debt service tax levy for FY26-27 and confirm other planned funding sources needed to support the CIP.

The adoption of the CIP by the City Council does not commit the city to the specific projects, amounts and timelines outlined within the document. The document provides guidance for capital improvement decisions for the first year of the CIP document (2026) and is re-evaluated annually to update and re-prioritize future projects as needed.

The CIP document provides detailed information for each project over a ten-year period. The first five years (2026 to 2030) are broken down individually by year, and the next five years (2031 to 2035) are considered unprogrammed and are shown as a single “future” amount. Any costs incurred / revenue received before 2026 are shown as a single “prior” amount. The CIP document consists of individual project pages containing the following information:

- **Project Overview:** A description of the project being proposed and why the project is needed.
- **Project Status:** The completion status of the project at the time the document was assembled. This section can include a breakout of planned phases/years for each portion of the project if applicable.
- **Expenditures:** How and when the city plans to incur costs related to the completion of the proposed project, such as design or construction costs.
- **Funding Sources:** How and when the city plans to fund the costs incurred related to the completion of the project, such as using general obligation bonds (GOB) or grants to fund the planned expenditures.
 - Annual differences between total expenditures and funding sources are due to the timing of the funding versus planned expenditures.
- **Budget Impact:** How the proposed project will impact the future operating budget. The effect on the operating budget varies depending on the project, however projects typically have minimal effect on the operating budget once the project is completed.

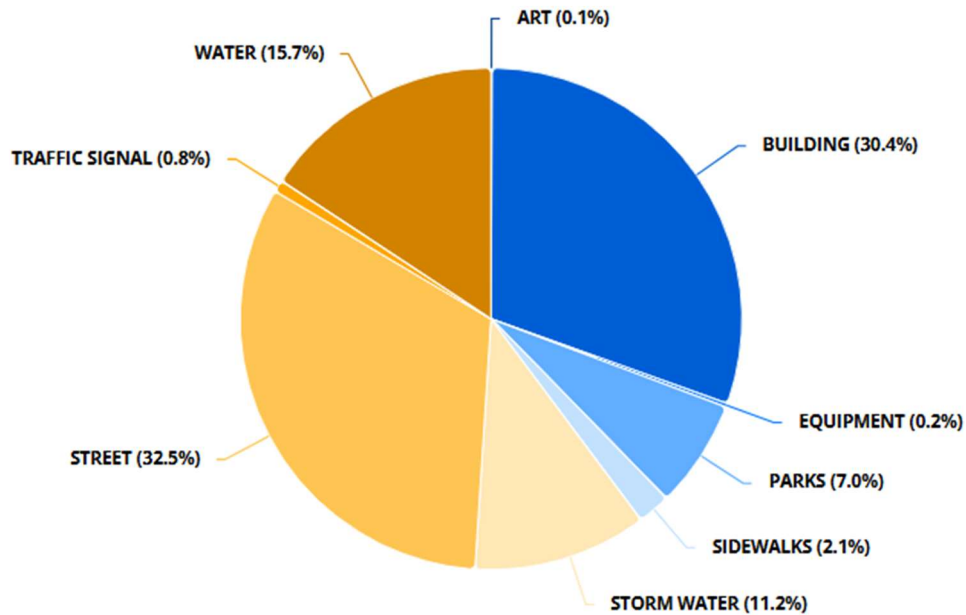


PROJECT CATEGORY OVERVIEW

The CIP document is divided into twelve categories: Art, Buildings, Equipment, Technology, Parks, Bridges, Sidewalks, Storm Water, Streets, Street Lighting, Traffic Signals, and Water. For the 2026 CIP, all categories have proposed projects except Technology and Street Lighting.

The percentage of project expenditures by category (when the city plans to incur construction costs related to the completion of the project) for years 2026-2030 are summarized below.

2026 through 2030
CIP - Expenditure Amounts
Urbandale, IA
Category Summary



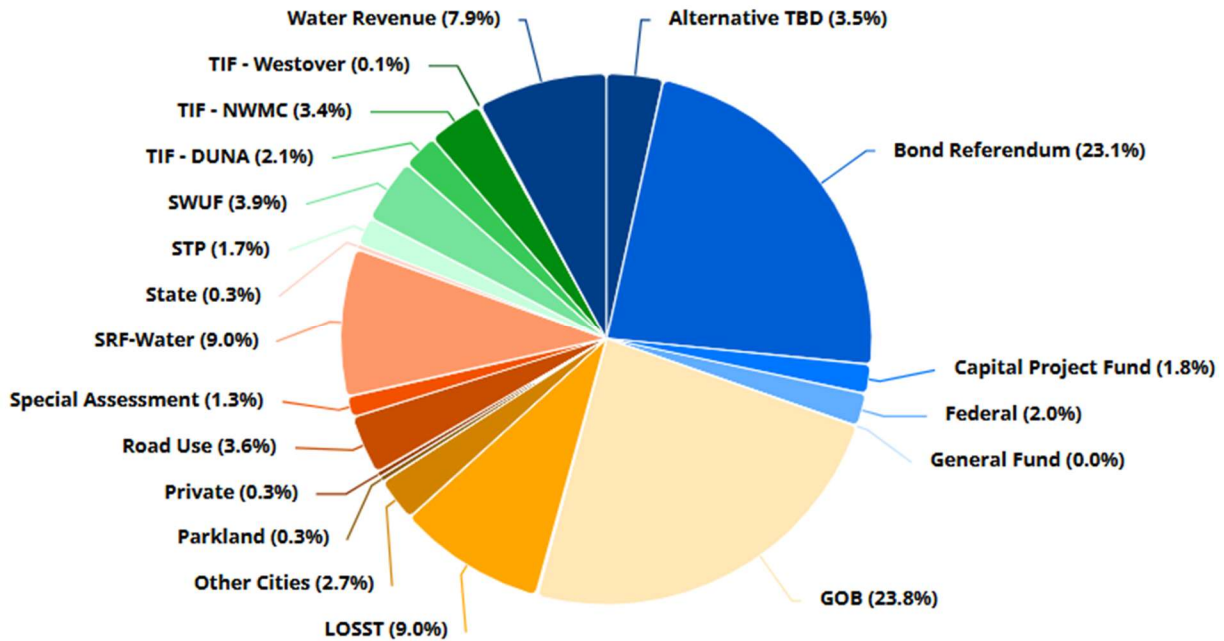
For additional information related to project expenditures see (A) Category Summary and (D) Projects by Category within the Financials section of the document.



PROJECT FUNDING SOURCES OVERVIEW

The CIP program requires investment of a variety of funding sources to accomplish the projects. The percentage of project funding sources (how the city plans to fund the incurred construction costs related to the completion of the project) for years 2026-2030 are summarized below.

2026 through 2030
CIP - Funding Source Amounts
 Urbandale, IA
Funding Source Summary



For additional information related to project funding sources see (B) Funding Source Summary, (C) Funding Source Total by Category, and (E) Projects by Funding Source within the Financials section of the document.

Bond Referendum

These are projects designated to receive funding through a voter approved Bond Referendum, which would authorize an increase to the GOB debt service levy to pay for the project.

For the proposed 2026 CIP only one project currently requires a bond referendum:

- Buildings: BU17-02 Police Station Replacement (page 6)

For projects in this category, there are several factors reflected due to extended timelines for referendum projects:

- Election: Urbandale residents must first vote in a bond referendum election to approve or not approve the authorization to issue new General Obligation Bond (GOB) debt to pay for the Design and Construction costs. At least 60% of those voting would need to approve the bond to proceed to construction and authorize the cost to be added to the taxing levy for the life of the bonded debt for all taxpayers to pay. The City generally issues 10-year debt. Based on recent City elections in Polk County, the cost for each Bond Referendum election is approximately \$45,000 and appears under Expenditures as “Election”, and under Funding Sources as “General Fund”.
- Preliminary Design: In order for the public to visualize the project to be voted on, an initial design scheme would define the general scope, conceptual design, rough sketches of the project, estimated design costs, estimated construction costs and debt levy, in preparation for the bond referendum election. When a Bond Referendum is not approved, the costs for the final design and construction would not be applicable.
- Final Design: A voter approved bond referendum would result in final design and construction plans.

GOB

Projects receive funding through general obligation bonds (GOB) issued annually by the City. GOB is directly paid by the City’s debt service levy.

- This 2026-31 CIP program is based on a debt service levy of \$1.40/per \$1,000 of valuation assumed for the FY26-27 operating budget. This is a decrease from the \$1.44/per \$1,000 of valuation debt service levy in effect for the FY25-26 operating budget. The City Council has final authority regarding the GOB debt service levy, which is set during the budget process.

LOSST

Projects receive funding through Local Option Sales and Services Tax (LOSST) tax receipts. This is the first CIP document that has planned use of LOSST for actual

construction costs in the upcoming year. This shift allows the City to issue less in GO or TIF bonds to finance these projects.

- Since 2020, the City has 1% Local Option Sales and Services Tax (LOSST) for the Dallas and Polk County portions of Urbandale. The revenue from the LOSST tax is allocated 50% towards City-wide property tax relief and 50% towards City-wide capital improvement projects.
- Since inception, these funds are being used to call and pay off existing bonds in order to provide both property tax relief in the form of debt service levy reduction and the retirement of bonds provides additional capacity for new capital projects to be financed. The City has retired 14 outstanding bonds using this method.
- Based on the State Code formula for distribution, it is estimated that Urbandale will receive approximately \$7.5M in revenue from Polk County LOSST and another \$2.6M from Dallas County LOSST for the FY25-26 budget year.

Special Assessment

Projects receive funding through assessments based on a levy to be applied on real estate parcels that would benefit from the project (i.e., sidewalk, street).

SWUF

Projects receive funding through the Storm Water Utility Fund (SWUF). This is funded through user fees paid by residential, commercial, and industrial property owners related to storm water run-off from their property to help fund storm water management projects.

TIF

Projects receive funding through self-supporting tax increment financing (TIF) general obligation bonds. TIF bonds are also sold annually by the City but are paid with TIF revenues instead of the debt service levy. These districts provide project funding for initiatives within the specific boundaries for the TIF district / urban renew area.

The City has 5 TIF districts / urban renewal areas:

- Downtown Urbandale (DUNA)
- Fawn Creek
- Merle Hay
- Northwest Market
- Westover

For the proposed 2026 CIP only three of these areas have projects currently identified in this document: the DUNA Urban Renewal Area, the NWMC Urban Renewal Area, and the Westover Urban Renewal Area.



CONCLUSION

Collectively, the CIP projects within this document reflect a long-term vision for the City while maintaining existing infrastructure. While there is always a desire to do more projects on an accelerated timeline, the CIP has limited funding and more projects than can be funded from available resources. The City has incredible potential to continue its growth and development, and this recommended CIP addresses a broad spectrum of improvements throughout the community.

The City's sound financial condition has provided Urbandale taxpayers with a predictable and stable property tax rate. The City Council annually reviews the City's Fiscal Performance Goals during the CIP process and the subsequent development of the City's annual operating budget. After the final CIP recommendations are prepared, the Finance Department updates the City Council's six financial performance goals related to debt issuance. The proceeds from the annual debt issued bond sale are used to construct CIP projects scheduled for the year. The City Council sets the debt service levy, and the annual operating budget anticipates the bond sale and includes the debt service levy in the City's tax levy for the fiscal year. Over the last 6 years, the City Council has judiciously allocated LOSST and TIF revenues to aggressively retire 14 of the City's outstanding bonds. This allows much more flexibility to fund future projects shown in this document. For the first time, the CIP document includes active funding for current projects using LOSST funding accumulated for that purpose, which results in significantly lower planned GO and TIF bond issuances.

I would like to thank all Department Directors for their input and assistance during the preparation process, as well as the Finance Department for compiling the necessary information to create the proposed Capital Improvements Program document.

A handwritten signature in black ink that reads 'David A. Jones' with a long, sweeping underline.

David Jones
City Manager

TABLE OF CONTENTS

2026-2031+ Capital Improvements Program - Adopted

CATEGORY	PAGE #	PROJECT / ITEM	
TRANSMITTAL LETTER	I	City Manager's Transmittal Letter RE: 2026-2031+ Adopted Capital Improvements Program	
TABLE OF CONTENTS	TOC	Table of Contents	
FINANCIALS	A	Category Summary (<i>Expenditure Amounts</i>)	
	B	Funding Source Summary (<i>Funding Source Amounts</i>)	
	C	Funding Source Total By Category (<i>Funding Source Amounts</i>)	
	D	Projects By Category (<i>Expenditure Amounts</i>)	
	E	Projects By Funding Source (<i>Funding Source Amounts</i>)	
ART	1	AR09-01	Urbandale Public Arts Funding Initiative
BUILDINGS	3	BU22-02	Fire Station #41 Replacement
	4	BU23-01	Fire Station #42 Renovations
	5	BU26-02	Multifunction Recreation Facilities
	6	BU17-02	Police Station Replacement
	7	BU26-01	PV Solar Array
	8	BU21-02	Satellite Site: 170th St & Waterford Rd
EQUIPMENT	9	EQ22-04	Fire Self-Contained Breathing Apparatus (SCBA)
	10	EQ19-02	Fire Tender
TECHNOLOGY	11	n/a	n/a
PARKS	13	PK06-08	Trail: Oakwood Park Trail (Sutton Dr)
	14	PK02-01	Trail: Raccoon River Valley Regional Trail Connect
	15	PK25-02	Trail: Sylvan Ridge to Northview Park
	16	PK15-02	Trail: Waterford Rd to Dallas County Unincorporated
	17	PK26-01	Trail: 72nd St to Lockner Dr
	18	PK20-01	Barrett Boesen Park and Natural Playscape
	19	PK25-03	Bentley Ridge Park Development
	20	PK25-04	Highland Meadows Park Development
	21	PK19-02	Jackaline Baldwin Dunlap Park and Arboretum
	22	PK22-01	Lions Park Improvements
	23	PK22-02	Northpark Corridor Park
	24	PK23-02	Playground Replacements: Various Locations
	25	PK21-03	Shelters & Flushable Restrooms: Various Locations
	26	PK19-03	Utility Installation to Parks: Various Locations
	27	PK24-02	Walker Johnston Maintenance Shed Restroom Remodel
	28	PK26-02	Walker Johnston Park Improvements
	29	PK22-04	Waterford Park: Disc Golf Expansion
	30	PK22-03	Water Trails Projects
31	PK06-04	WCRP: Regional Park Recreation Amenities: 152nd St	
32	PK09-05	WCRP: Regional Park Splash Pad and Playgrounds	

New Project

TABLE OF CONTENTS

2026-2031+ Capital Improvements Program - Adopted

CATEGORY	PAGE #	PROJECT / ITEM	
BRIDGES	33	BR15-01	Urban Hills Bridge Over Walnut Creek
	34	BR21-01	Waterford Rd Bridge: Walnut Creek West of 170th St
SIDEWALKS	35	SI18-01	ADA Pedestrian Access Route Transition Plan
	36	SI23-02	Aurora Ave Sidewalk: 114th St to Pond Sidewalk
	37	SI25-01	Hickman Rd Trail: West of 86th St
	38	SI23-01	Hickman Rd Trail: 100th St to 111th St
	39	SI24-01	I35/80 Pedestrian Bridge
	40	SI25-02	Meredith Dr Trail: 83rd St to 86th St
	41	SI25-03	Merle Hay Frontage Rd Sidewalk: North of Sutton Pl
	42	SI25-04	NW Urbandale Dr Trail: Meredith Dr to Plum Dr
	43	SI26-01	Plum Dr Improvements
	44	SI25-05	86th St Trail: Aurora Ave Connection
	45	SI25-06	86th St Trail: Douglas Ave to Walnut Creek
46	SI25-07	100th St Trail: LA Ward Park to Golf View Park	
STORM WATER	47	SW25-01	Airline Ave Storm Sewer Improvements
	48	SW02-01	Creek and Stream Drainage Improvements
	49	SW25-02	Dennis Dr Storm Sewer Improvements
	50	SW26-01	Footing Drain Improvements
	51	SW25-03	Madison Ave Storm Sewer Improvements
	52	SW26-02	Meredith Dr Storm Sewer Improvements
	53	SW22-02	Oliver Smith Dr Storm Sewer Improvements
	54	SW26-03	Rocklyn Creek Mitigation Buyout by Urbandale Ave
	55	SW22-03	Roseland Dr Storm Sewer Improvements
	56	SW23-01	Storm Sewer Extension to Merle Hay Area
	57	SW22-04	65th St Storm Sewer Improvements
STREETS	59	ST08-01	Annual Street Rehabilitation Program
	60	ST06-02	Aurora Ave: 128th St to 142nd St
	61	ST16-01	Community Entrance Signage
	62	ST23-01	Douglas Ave Preservation: 111th St to 121st St
	63	ST20-01	Douglas Ave Railroad Crossing Replacement
	64	ST26-02	Douglas Ave Traffic Signal Timing Improvements
	65	ST00-01	Douglas Ave Urbanization
	66	ST24-01	Douglas Pkwy Preservation: 128th St to Creek
	67-68	ST26-01	Downtown Master Plan Implementation
	69	ST25-01	Hickman Frontage Rd Reconstruction
	70	ST23-02	Hickman Interchange Improvements
	71	ST26-07	Meadow Dr Construction: West of 156th St
	72	ST26-08	Meadow Dr Construction: 142nd St to 156th St
	73	ST23-03	Medians: Art and Landscaping
	74	ST24-02	Meredith Dr Railroad Crossing Replacement
75	ST06-05	Meredith Dr: 170th St to 184th St	
76	ST23-04	Northpark Dr and Plum Dr Preservation	

New Project

TABLE OF CONTENTS

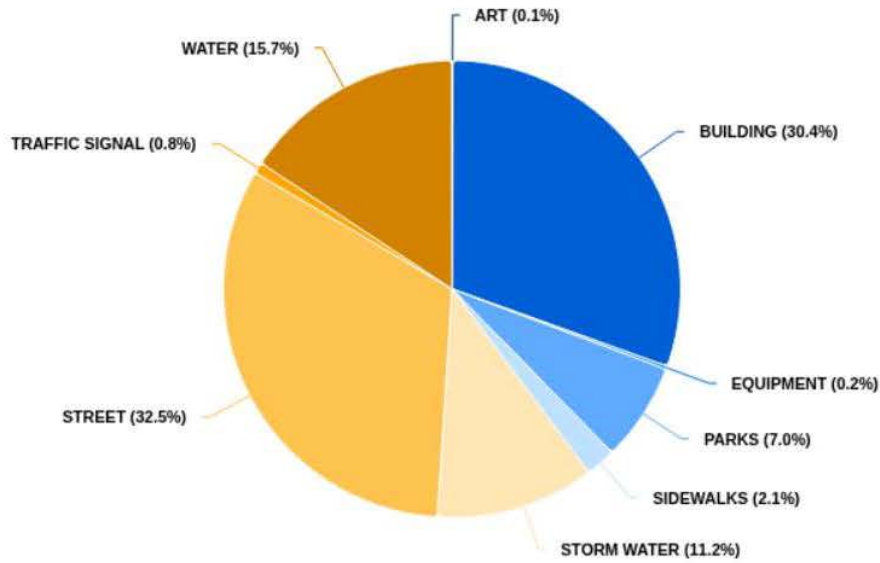
2026-2031+ Capital Improvements Program - Adopted

CATEGORY	PAGE #	PROJECT / ITEM	
STREETS <i>(Continued)</i>	77	ST22-05	NW Urbandale Dr Preservation
	78	ST09-03	NW 54th Ave Construction
	79	ST25-02	Parkview Dr Reconstruction: 86th St to Alpine Dr
	80	ST20-02	Waterford Rd Extension: West of 170th St
	81	ST22-02	101st St and Dennis Dr Preservation
	82	ST24-03	106th St and Prairie Dr Preservation
	83	ST26-10	106th St and 114th St Maintenance
	84	ST24-04	109th / 112th St Reconstruction
	85	ST00-03	111th St Paving
	86	ST25-03	128th St Preservation: Hickman Rd to Douglas Pkwy
	87	ST06-12	142nd St Construction: Douglas Pkwy to Meredith Dr
	88	ST06-13	142nd St Construction: Meredith Dr to Waterford Rd
	89	ST14-03	142nd St Construction: Waterford Rd to Meadow Dr
	90	ST06-16	156th St Construction: Waterford Rd to Meadow Dr
91	ST16-04	170th St (Alice's Rd): North of Waterford Rd	
92	ST23-05	184th St (Warrior Ln): Meredith Dr North	
STREET LIGHTING	93	n/a	n/a
TRAFFIC SIGNALS	95	TR23-01	Douglas Ave Adaptive Signal Coordination
	96	TR06-02	Hickman Rd and 133rd St Traffic Signal
	97	TR06-05	Hickman Rd: Entrance to Deerfield Development
	98	TR23-02	Meredith Dr and NW Urbandale Dr Adaptive
	99	TR07-01	128th St and Plum Dr Traffic Signal
	100	TR26-01	142nd St and Meredith Dr Traffic Signal
	101	TR20-02	170th St and Plum Dr Traffic Signal
	102	TR19-03	170th St and Waterford Rd Traffic Signal
WATER	103	WA25-01	Aquifer Storage and Recovery (ASR) Well
	104	WA25-02	Bulk Water Station Improvements
	105	WA25-04	Distribution Maintenance Equipment
	106	WA25-06	Enterprise Resource Planning Software
	107	WA25-07	Security Improvements
	108	WA25-08	Urbandale Booster Station Improvements
	109	WA25-09	Water Metering Improvements
	110	WA25-10	Water System Improvements (WSI)
	111	WA25-11	Water Tower Improvements
	112	WA25-12	Water Utility Facility Improvements
	113	WA25-13	Xenia Water Service Territory Buyout
	114	WA25-14	104th St Pump Station Improvements
ADDENDUM	I	City Council Work Session Minutes - December 1, 2025	
	IV	City Council Work Session Minutes - December 9, 2025	

New Project



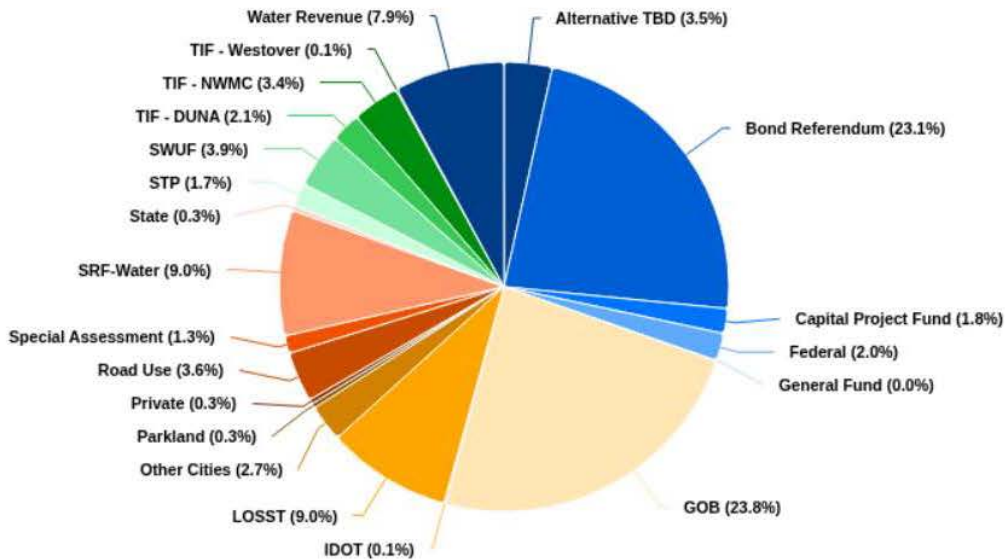
2026 through 2030
CIP - Expenditure Amounts
 Urbandale, IA
Category Summary



Category	2026	2027	2028	2029	2030	Total
ART	25,000	25,000	25,000	25,000	25,000	125,000
BUILDING	7,065,000	21,725,000	35,585,000	2,250,000		66,625,000
EQUIPMENT	500,000					500,000
PARKS	2,810,000	2,835,000	6,440,500	1,845,000	1,350,000	15,280,500
SIDEWALKS	530,000	1,090,000	600,000	2,305,000	100,000	4,625,000
STORM WATER	8,800,000	7,430,000	3,025,000	3,135,000	2,185,000	24,575,000
STREET	16,863,500	16,687,000	8,562,800	17,489,600	11,505,650	71,108,550
TRAFFIC SIGNAL	385,000		545,000		795,000	1,725,000
WATER	5,825,000	10,015,000	10,725,000	4,975,000	2,855,000	34,395,000
GRAND TOTAL	42,803,500	59,807,000	65,508,300	32,024,600	18,815,650	218,959,050



2026 through 2030
CIP - Funding Source Amounts
 Urbandale, IA
Funding Source Summary



Source	2026	2027	2028	2029	2030	Total
Alternative TBD			2,500,000	4,700,000		7,200,000
Bond Referendum		20,000,000	28,000,000			48,000,000
Capital Project Fund	790,000	1,815,000	650,000	225,000	225,000	3,705,000
Federal	3,475,000	654,900				4,129,900
General Fund	45,000					45,000
GOB	5,001,800	12,433,650	10,376,400	13,544,400	8,172,825	49,529,075
IDOT		232,800				232,800
LOSST	11,850,000		6,785,000			18,635,000
Other Cities	750,000	1,430,000	22,500		3,339,600	5,542,100
Parkland	120,000	557,000	33,000			710,000
Private		77,600	125,000	110,000	385,000	697,600
Road Use	2,016,700	1,304,700	1,343,900	1,384,200	1,425,725	7,475,225
Special Assessment	60,000	134,400	90,000	1,675,000	687,500	2,646,900
SRF-Water	2,500,000	7,175,000	7,800,000	1,300,000		18,775,000
State	450,000	229,250				679,250
STP		2,550,000	1,000,000			3,550,000
SWUF	2,620,000	2,240,000	950,000	1,566,000	750,000	8,126,000
TIF - DUNA	850,000	3,050,000		565,000		4,465,000
TIF - NWMC	2,000,000	1,926,500	1,035,000	1,080,000	975,000	7,016,500
TIF - Westover	250,000					250,000
Water Revenue	3,725,000	3,190,000	2,925,000	3,675,000	2,855,000	16,370,000
GRAND TOTAL	36,503,500	59,000,800	63,635,800	29,824,600	18,815,650	207,780,350



2026 through 2030
CIP - Funding Source Amounts
 Urbandale, IA
Funding Source Total By Category

Category	2026	2027	2028	2029	2030	Total
ART						
GOB		25,000	25,000	25,000	25,000	100,000
LOSST	25,000					25,000
ART Total	25,000	25,000	25,000	25,000	25,000	125,000
BUILDING						
Bond Referendum		20,000,000	28,000,000			48,000,000
Capital Project Fund	320,000	1,475,000				1,795,000
General Fund	45,000					45,000
GOB		250,000		2,250,000		2,500,000
LOSST	7,700,000		6,585,000			14,285,000
BUILDING Total	8,065,000	21,725,000	34,585,000	2,250,000	0	66,625,000
EQUIPMENT						
LOSST	500,000					500,000
EQUIPMENT Total	500,000	0	0	0	0	500,000
PARKS						
Capital Project Fund	300,000	190,000	500,000	75,000	75,000	1,140,000
GOB		2,088,000	5,782,500	1,660,000	1,275,000	10,805,500
LOSST	2,390,000					2,390,000
Parkland	120,000	557,000	33,000			710,000
Private			125,000	110,000		235,000
PARKS Total	2,810,000	2,835,000	6,440,500	1,845,000	1,350,000	15,280,500
SIDEWALKS						
GOB		300,000	350,000	360,000	100,000	1,110,000
Special Assessment	60,000		90,000	300,000		450,000
STP		400,000				400,000
TIF - DUNA	250,000			565,000		815,000
TIF - NWMC			160,000	1,080,000		1,240,000
SIDEWALKS Total	310,000	700,000	600,000	2,305,000	100,000	4,015,000
STORM WATER						
Federal	3,375,000					3,375,000

Category	2026	2027	2028	2029	2030	Total
GOB	3,135,000	1,260,000	1,725,000	1,569,000	1,435,000	9,124,000
LOSST	350,000					350,000
State	450,000					450,000
SWUF	2,620,000	2,240,000	950,000	1,566,000	750,000	8,126,000
TIF - DUNA		2,400,000				2,400,000
Water Revenue	400,000	350,000				750,000
STORM WATER Total	10,330,000	6,250,000	2,675,000	3,135,000	2,185,000	24,575,000

STREET

Alternative TBD			2,500,000	4,700,000		7,200,000
Capital Project Fund	170,000	150,000	150,000	150,000	150,000	770,000
Federal	100,000	654,900				754,900
GOB	1,866,800	8,510,650	2,493,900	7,680,400	4,927,825	25,479,575
IDOT		232,800				232,800
LOSST	500,000		200,000			700,000
Other Cities	750,000	1,430,000			3,339,600	5,519,600
Private		77,600				77,600
Road Use	2,016,700	1,304,700	1,343,900	1,384,200	1,425,725	7,475,225
Special Assessment		134,400		1,375,000	687,500	2,196,900
State		229,250				229,250
STP		2,150,000	1,000,000			3,150,000
TIF - DUNA	600,000	650,000				1,250,000
TIF - NWMC	2,000,000	1,926,500	875,000		975,000	5,776,500
TIF - Westover	250,000					250,000
STREET Total	8,253,500	17,450,800	8,562,800	15,289,600	11,505,650	61,062,350

TRAFFIC SIGNAL

GOB					410,000	410,000
LOSST	385,000					385,000
Other Cities			22,500			22,500
Private					385,000	385,000
TRAFFIC SIGNAL Total	385,000	0	22,500	0	795,000	1,202,500

WATER

SRF-Water	2,500,000	7,175,000	7,800,000	1,300,000		18,775,000
Water Revenue	3,325,000	2,840,000	2,925,000	3,675,000	2,855,000	15,620,000
WATER Total	5,825,000	10,015,000	10,725,000	4,975,000	2,855,000	34,395,000

GRAND TOTAL	36,503,500	59,000,800	63,635,800	29,824,600	18,815,650	207,780,350
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2026 through 2030
CIP - Expenditure Amounts
 Urbandale, IA
Projects By Category

Category	Project # Priority	2026	2027	2028	2029	2030	Total
ART							
Urbandale Public Arts Funding Initiative	AR09-01	25,000	25,000	25,000	25,000	25,000	125,000
	ART Total	25,000	25,000	25,000	25,000	25,000	125,000
BUILDING							
Police Station Replacement	BU17-02	3,045,000	20,000,000	29,000,000			52,045,000
Fire Station #41 Replacement	BU22-02		750,000	6,585,000			7,335,000
Fire Station #42 Renovations	BU23-01	320,000	250,000		250,000		820,000
PV Solar Array	BU26-01		325,000				325,000
Multifunction Recreation Facilities	BU26-02	3,700,000	400,000		2,000,000		6,100,000
	BUILDING Total	7,065,000	21,725,000	35,585,000	2,250,000	0	66,625,000
EQUIPMENT							
Fire Self-Contained Breathing Apparatus (SCBA)	EQ22-04	500,000					500,000
	EQUIPMENT Total	500,000	0	0	0	0	500,000
PARKS							
WCRP: Regional Park Recreation Amenities: 152nd St	PK06-04	50,000	1,000,000	500,000	500,000	500,000	2,550,000
WCRP: Regional Park Splash Pad and Playgrounds	PK09-05	760,000					760,000
Jackaline Baldwin Dunlap Park and Arboretum	PK19-02				220,000		220,000
Utility Installation to Parks: Various Locations	PK19-03	75,000	75,000	75,000	75,000	75,000	375,000
Barrett Boesen Park and Natural Playscape	PK20-01				275,000		275,000
Shelters & Flushable Restrooms: Various Locations	PK21-03	400,000	400,000	400,000	400,000	400,000	2,000,000
Lions Park Improvements	PK22-01			155,000			155,000
Water Trails Projects	PK22-03			550,000			550,000
Waterford Park: Disc Golf Expansion	PK22-04	225,000					225,000

Category	Project # Priority	2026	2027	2028	2029	2030	Total
Playground Replacements: Various Locations	PK23-02	375,000	375,000	375,000	375,000	375,000	1,875,000
Walker Johnston Maintenance Shed Restroom Remodel	PK24-02		115,000				115,000
Trail: Sylvan Ridge to Northview Park	PK25-02	425,000					425,000
Bentley Ridge Park Development	PK25-03	50,000	650,000				700,000
Highland Meadows Park Development	PK25-04	70,000		700,000			770,000
Trail: 72nd St to Lockner Dr	PK26-01		220,000				220,000
Walker Johnston Park Improvements	PK26-02	380,000		3,685,500			4,065,500
	PARKS Total	2,810,000	2,835,000	6,440,500	1,845,000	1,350,000	15,280,500

SIDEWALKS

ADA Pedestrian Access Route Transition Plan	SI18-01	100,000	100,000	100,000	100,000	100,000	500,000
Hickman Rd Trail: 100th St to 111th St	SI23-01	60,000	690,000				750,000
Aurora Ave Sidewalk: 114th St to Pond Sidewalk	SI23-02	120,000					120,000
Hickman Rd Trail: West of 86th St	SI25-01				300,000		300,000
Meredith Dr Trail: 83rd St to 86th St	SI25-02			250,000			250,000
Merle Hay Frontage Rd Sidewalk: North of Sutton Pl	SI25-03				200,000		200,000
NW Urbandale Dr Trail: Meredith Dr to Plum Dr	SI25-04			250,000			250,000
86th St Trail: Aurora Ave Connection	SI25-05		300,000				300,000
86th St Trail: Douglas Ave to Walnut Creek	SI25-06	250,000			150,000		400,000
100th St Trail: LA Ward Park to Golf View Park	SI25-07				200,000		200,000
Plum Dr Improvements	SI26-01				1,355,000		1,355,000
	SIDEWALKS Total	530,000	1,090,000	600,000	2,305,000	100,000	4,625,000

STORM WATER

Creek and Stream Drainage Improvements	SW02-01	350,000	350,000	350,000	350,000	350,000	1,750,000
Oliver Smith Dr Storm Sewer Improvements	SW22-02			400,000	2,400,000	1,400,000	4,200,000

Category	Project # Priority	2026	2027	2028	2029	2030	Total
Roseland Dr Storm Sewer Improvements	SW22-03	1,600,000	605,000				2,205,000
65th St Storm Sewer Improvements	SW22-04	2,000,000	575,000				2,575,000
Storm Sewer Extension to Merle Hay Area	SW23-01		3,650,000				3,650,000
Airline Ave Storm Sewer Improvements	SW25-01					435,000	435,000
Madison Ave Storm Sewer Improvements	SW25-03	350,000	2,250,000	1,450,000			4,050,000
Footing Drain Improvements	SW26-01			825,000	385,000		1,210,000
Rocklyn Creek Mitigation Buyout by Urbandale Ave	SW26-03	4,500,000					4,500,000
STORM WATER Total		8,800,000	7,430,000	3,025,000	3,135,000	2,185,000	24,575,000

STREET

Douglas Ave Urbanization	ST00-01	450,000					450,000
Meredith Dr: 170th St to 184th St	ST06-05					7,279,200	7,279,200
142nd St Construction: Meredith Dr to Waterford Rd	ST06-13	7,310,000					7,310,000
156th St Construction: Waterford Rd to Meadow Dr	ST06-16				9,621,200		9,621,200
Annual Street Rehabilitation Program	ST08-01	2,533,500	2,609,500	2,687,800	2,768,400	2,851,450	13,450,650
NW 54th Ave Construction	ST09-03		750,000				750,000
Community Entrance Signage	ST16-01	250,000	250,000	250,000	250,000	250,000	1,250,000
Douglas Ave Railroad Crossing Replacement	ST20-01		253,000				253,000
101st St and Dennis Dr Preservation	ST22-02	600,000					600,000
NW Urbandale Dr Preservation	ST22-05	2,500,000					2,500,000
Douglas Ave Preservation: 111th St to 121st St	ST23-01	600,000					600,000
Hickman Interchange Improvements	ST23-02		6,000,000				6,000,000
Medians: Art and Landscaping	ST23-03	150,000	150,000	150,000	150,000	150,000	750,000
Northpark Dr and Plum Dr Preservation	ST23-04		589,500				589,500
Douglas Pkwy Preservation: 128th St to Creek	ST24-01		1,200,000				1,200,000
Meredith Dr Railroad Crossing Replacement	ST24-02		135,000				135,000

Category	Project # Priority	2026	2027	2028	2029	2030	Total
106th St and Prairie Dr Preservation	ST24-03		900,000				900,000
Hickman Frontage Rd Reconstruction	ST25-01			875,000			875,000
Parkview Dr Reconstruction: 86th St to Alpine Dr	ST25-02	450,000	3,000,000				3,450,000
128th St Preservation: Hickman Rd to Douglas Pkwy	ST25-03			1,900,000			1,900,000
Downtown Master Plan Implementation	ST26-01	400,000	850,000	2,700,000	4,700,000		8,650,000
Douglas Ave Traffic Signal Timing Improvements	ST26-02	120,000					120,000
Meadow Dr Construction: West of 156th St	ST26-07	500,000					500,000
Meadow Dr Construction: 142nd St to 156th St	ST26-08	1,000,000					1,000,000
106th St and 114th St Maintenance	ST26-10					975,000	975,000
STREET Total		16,863,500	16,687,000	8,562,800	17,489,600	11,505,650	71,108,550

D 4 TRAFFIC SIGNAL

128th St and Plum Dr Traffic Signal	TR07-01					385,000	385,000
Douglas Ave Adaptive Signal Coordination	TR23-01					410,000	410,000
Meredith Dr and NW Urbandale Dr Adaptive	TR23-02			545,000			545,000
142nd St and Meredith Dr Traffic Signal	TR26-01	385,000					385,000
TRAFFIC SIGNAL Total		385,000	0	545,000	0	795,000	1,725,000

WATER

Aquifer Storage and Recovery (ASR) Well	WA25-01	2,500,000	6,500,000	6,500,000			15,500,000
Bulk Water Station Improvements	WA25-02	35,000	165,000				200,000
Distribution Maintenance Equipment	WA25-04	100,000	250,000	200,000	200,000		750,000
Enterprise Resource Planning Software	WA25-06	615,000					615,000
Security Improvements	WA25-07			175,000	125,000		300,000
Urbandale Booster Station Improvements	WA25-08		50,000	230,000	175,000	180,000	635,000

Category	Project # Priority	2026	2027	2028	2029	2030	Total
Water Metering Improvements	WA25-09	75,000	125,000	175,000	175,000	175,000	725,000
Water System Improvements (WSI)	WA25-10	1,500,000	1,250,000	1,100,000	1,500,000	1,500,000	6,850,000
Water Tower Improvements	WA25-11			15,000	500,000		515,000
Water Utility Facility Improvements	WA25-12	500,000	500,000	530,000	500,000	500,000	2,530,000
Xenia Water Service Territory Buyout	WA25-13	500,000	500,000	500,000	500,000	500,000	2,500,000
104th St Pump Station Improvements	WA25-14		675,000	1,300,000	1,300,000		3,275,000
	WATER Total	5,825,000	10,015,000	10,725,000	4,975,000	2,855,000	34,395,000
	GRAND TOTAL	42,803,500	59,807,000	65,508,300	32,024,600	18,815,650	218,959,050

D.5



2026 through 2030
CIP - Funding Source Amounts
 Urbandale, IA
Projects By Funding Source

Source	Project # Priority	2026	2027	2028	2029	2030	Total
Alternative TBD							
Downtown Master Plan Implementation	ST26-01			2,500,000	4,700,000		7,200,000
Alternative TBD Total		0	0	2,500,000	4,700,000	0	7,200,000

Bond Referendum							
Police Station Replacement	BU17-02		20,000,000	28,000,000			48,000,000
Bond Referendum Total		0	20,000,000	28,000,000	0	0	48,000,000

Capital Project Fund							
Fire Station #41 Replacement	BU22-02		750,000				750,000
Fire Station #42 Renovations	BU23-01	320,000					320,000
PV Solar Array	BU26-01		325,000				325,000
Multifunction Recreation Facilities	BU26-02		400,000				400,000
Utility Installation to Parks: Various Locations	PK19-03	75,000	75,000	75,000	75,000	75,000	375,000
Water Trails Projects	PK22-03			425,000			425,000
Waterford Park: Disc Golf Expansion	PK22-04	225,000					225,000
Walker Johnston Maintenance Shed Restroom Remodel	PK24-02		115,000				115,000
Medians: Art and Landscaping	ST23-03	150,000	150,000	150,000	150,000	150,000	750,000
Douglas Ave Traffic Signal Timing Improvements	ST26-02	20,000					20,000
Capital Project Fund Total		790,000	1,815,000	650,000	225,000	225,000	3,705,000

Federal							
NW 54th Ave Construction	ST09-03		100,000				100,000
Hickman Interchange Improvements	ST23-02		554,900				554,900
Douglas Ave Traffic Signal Timing Improvements	ST26-02	100,000					100,000
Rocklyn Creek Mitigation Buyout by Urbandale Ave	SW26-03	3,375,000					3,375,000
Federal Total		3,475,000	654,900	0	0	0	4,129,900

General Fund							
Police Station Replacement	BU17-02	45,000					45,000
General Fund Total		45,000	0	0	0	0	45,000

GOB							
Urbandale Public Arts Funding Initiative	AR09-01		25,000	25,000	25,000	25,000	100,000
Fire Station #42 Renovations	BU23-01		250,000		250,000		500,000
Multifunction Recreation Facilities	BU26-02				2,000,000		2,000,000
WCRP: Regional Park Recreation Amenities: 152nd St	PK06-04		1,000,000	500,000	500,000	500,000	2,500,000
Jackaline Baldwin Dunlap Park and Arboretum	PK19-02				110,000		110,000

Source	Project # Priority	2026	2027	2028	2029	2030	Total
Barrett Boesen Park and Natural Playscape	PK20-01				275,000		275,000
Shelters & Flushable Restrooms: Various Locations	PK21-03		400,000	400,000	400,000	400,000	1,600,000
Lions Park Improvements	PK22-01			155,000			155,000
Playground Replacements: Various Locations	PK23-02		375,000	375,000	375,000	375,000	1,500,000
Bentley Ridge Park Development	PK25-03		93,000				93,000
Highland Meadows Park Development	PK25-04			667,000			667,000
Trail: 72nd St to Lockner Dr	PK26-01		220,000				220,000
Walker Johnston Park Improvements	PK26-02			3,685,500			3,685,500
ADA Pedestrian Access Route Transition Plan	SI18-01			100,000	100,000	100,000	300,000
Hickman Rd Trail: West of 86th St	SI25-01				60,000		60,000
Meredith Dr Trail: 83rd St to 86th St	SI25-02			250,000			250,000
86th St Trail: Aurora Ave Connection	SI25-05		300,000				300,000
100th St Trail: LA Ward Park to Golf View Park	SI25-07				200,000		200,000
Meredith Dr: 170th St to 184th St	ST06-05					3,252,100	3,252,100
156th St Construction: Waterford Rd to Meadow Dr	ST06-16				6,046,200		6,046,200
Annual Street Rehabilitation Program	ST08-01	1,266,800	1,304,800	1,343,900	1,384,200	1,425,725	6,725,425
Community Entrance Signage	ST16-01		250,000	250,000	250,000	250,000	1,000,000
Hickman Interchange Improvements	ST23-02		3,405,850				3,405,850
Douglas Pkwy Preservation: 128th St to Creek	ST24-01		700,000				700,000
Parkview Dr Reconstruction: 86th St to Alpine Dr	ST25-02	600,000	2,850,000				3,450,000
128th St Preservation: Hickman Rd to Douglas Pkwy	ST25-03			900,000			900,000
Oliver Smith Dr Storm Sewer Improvements	SW22-02			400,000	1,300,000	1,000,000	2,700,000
Roseland Dr Storm Sewer Improvements	SW22-03	1,610,000					1,610,000
65th St Storm Sewer Improvements	SW22-04	1,525,000					1,525,000
Airline Ave Storm Sewer Improvements	SW25-01					435,000	435,000
Madison Ave Storm Sewer Improvements	SW25-03		1,260,000	750,000			2,010,000
Footing Drain Improvements	SW26-01			575,000	269,000		844,000
Douglas Ave Adaptive Signal Coordination	TR23-01					410,000	410,000
GOB Total		5,001,800	12,433,650	10,376,400	13,544,400	8,172,825	49,529,075

IDOT

Douglas Ave Railroad Crossing Replacement	ST20-01		151,800				151,800
Meredith Dr Railroad Crossing Replacement	ST24-02		81,000				81,000
IDOT Total		0	232,800	0	0	0	232,800

Source	Project # Priority	2026	2027	2028	2029	2030	Total
LOSST							
Urbandale Public Arts Funding Initiative	AR09-01	25,000					25,000
Police Station Replacement	BU17-02	4,000,000					4,000,000
Fire Station #41 Replacement	BU22-02			6,585,000			6,585,000
Multifunction Recreation Facilities	BU26-02	3,700,000					3,700,000
Fire Self-Contained Breathing Apparatus (SCBA)	EQ22-04	500,000					500,000
WCRP: Regional Park Recreation Amenities: 152nd St	PK06-04	50,000					50,000
WCRP: Regional Park Splash Pad and Playgrounds	PK09-05	760,000					760,000
Shelters & Flushable Restrooms: Various Locations	PK21-03	400,000					400,000
Playground Replacements: Various Locations	PK23-02	375,000					375,000
Trail: Sylvan Ridge to Northview Park	PK25-02	425,000					425,000
Walker Johnston Park Improvements	PK26-02	380,000					380,000
142nd St Construction: Meredith Dr to Waterford Rd	ST06-13	500,000					500,000
Downtown Master Plan Implementation	ST26-01			200,000			200,000
Madison Ave Storm Sewer Improvements	SW25-03	350,000					350,000
142nd St and Meredith Dr Traffic Signal	TR26-01	385,000					385,000
	LOSST Total	11,850,000	0	6,785,000	0	0	18,635,000

Other Cities

Meredith Dr: 170th St to 184th St	ST06-05					3,339,600	3,339,600
142nd St Construction: Meredith Dr to Waterford Rd	ST06-13		1,430,000				1,430,000
Meadow Dr Construction: West of 156th St	ST26-07	250,000					250,000
Meadow Dr Construction: 142nd St to 156th St	ST26-08	500,000					500,000
Meredith Dr and NW Urbandale Dr Adaptive	TR23-02			22,500			22,500
	Other Cities Total	750,000	1,430,000	22,500	0	3,339,600	5,542,100

Parkland

Bentley Ridge Park Development	PK25-03	50,000	557,000				607,000
Highland Meadows Park Development	PK25-04	70,000		33,000			103,000
	Parkland Total	120,000	557,000	33,000	0	0	710,000

Private

Jackaline Baldwin Dunlap Park and Arboretum	PK19-02				110,000		110,000
Water Trails Projects	PK22-03			125,000			125,000
Douglas Ave Railroad Crossing Replacement	ST20-01		50,600				50,600
Meredith Dr Railroad Crossing Replacement	ST24-02		27,000				27,000

Source	Project # Priority	2026	2027	2028	2029	2030	Total
128th St and Plum Dr Traffic Signal	TR07-01					385,000	385,000
	Private Total	0	77,600	125,000	110,000	385,000	697,600

Road Use

Annual Street Rehabilitation Program	ST08-01	1,266,700	1,304,700	1,343,900	1,384,200	1,425,725	6,725,225
Meadow Dr Construction: West of 156th St	ST26-07	250,000					250,000
Meadow Dr Construction: 142nd St to 156th St	ST26-08	500,000					500,000
	Road Use Total	2,016,700	1,304,700	1,343,900	1,384,200	1,425,725	7,475,225

Special Assessment

Aurora Ave Sidewalk: 114th St to Pond Sidewalk	SI23-02	60,000					60,000
Merle Hay Frontage Rd Sidewalk: North of Sutton Pl	SI25-03				25,000		25,000
NW Urbandale Dr Trail: Meredith Dr to Plum Dr	SI25-04			90,000			90,000
Plum Dr Improvements	SI26-01				275,000		275,000
Meredith Dr: 170th St to 184th St	ST06-05					687,500	687,500
156th St Construction: Waterford Rd to Meadow Dr	ST06-16				1,375,000		1,375,000
NW 54th Ave Construction	ST09-03		134,400				134,400
	Special Assessment Total	60,000	134,400	90,000	1,675,000	687,500	2,646,900

SRF-Water

Aquifer Storage and Recovery (ASR) Well	WA25-01	2,500,000	6,500,000	6,500,000			15,500,000
104th St Pump Station Improvements	WA25-14		675,000	1,300,000	1,300,000		3,275,000
	SRF-Water Total	2,500,000	7,175,000	7,800,000	1,300,000	0	18,775,000

State

Hickman Interchange Improvements	ST23-02		229,250				229,250
Rocklyn Creek Mitigation Buyout by Urbandale Ave	SW26-03	450,000					450,000
	State Total	450,000	229,250	0	0	0	679,250

STP

Hickman Rd Trail: 100th St to 111th St	SI23-01		400,000				400,000
Hickman Interchange Improvements	ST23-02		1,650,000				1,650,000
Douglas Pkwy Preservation: 128th St to Creek	ST24-01		500,000				500,000
128th St Preservation: Hickman Rd to Douglas Pkwy	ST25-03			1,000,000			1,000,000
	STP Total	0	2,550,000	1,000,000	0	0	3,550,000

SWUF

Creek and Stream Drainage Improvements	SW02-01	350,000	350,000	350,000	350,000	350,000	1,750,000
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Source	Project # Priority	2026	2027	2028	2029	2030	Total
Oliver Smith Dr Storm Sewer Improvements	SW22-02				1,100,000	400,000	1,500,000
Roseland Dr Storm Sewer Improvements	SW22-03	545,000					545,000
65th St Storm Sewer Improvements	SW22-04	1,050,000					1,050,000
Storm Sewer Extension to Merle Hay Area	SW23-01		1,250,000				1,250,000
Madison Ave Storm Sewer Improvements	SW25-03		640,000	350,000			990,000
Footing Drain Improvements	SW26-01			250,000	116,000		366,000
Rocklyn Creek Mitigation Buyout by Urbandale Ave	SW26-03	675,000					675,000
SWUF Total		2,620,000	2,240,000	950,000	1,566,000	750,000	8,126,000

TIF - DUNA

Hickman Rd Trail: West of 86th St	SI25-01				240,000		240,000
Merle Hay Frontage Rd Sidewalk: North of Sutton Pl	SI25-03				175,000		175,000
86th St Trail: Douglas Ave to Walnut Creek	SI25-06	250,000			150,000		400,000
Downtown Master Plan Implementation	ST26-01	600,000	650,000				1,250,000
Storm Sewer Extension to Merle Hay Area	SW23-01		2,400,000				2,400,000
TIF - DUNA Total		850,000	3,050,000	0	565,000	0	4,465,000

TIF - NWMC

NW Urbandale Dr Trail: Meredith Dr to Plum Dr	SI25-04			160,000			160,000
Plum Dr Improvements	SI26-01				1,080,000		1,080,000
NW Urbandale Dr Preservation	ST22-05	1,000,000	750,000				1,750,000
Douglas Ave Preservation: 111th St to 121st St	ST23-01	600,000					600,000
Hickman Interchange Improvements	ST23-02		60,000				60,000
Northpark Dr and Plum Dr Preservation	ST23-04		589,500				589,500
Meredith Dr Railroad Crossing Replacement	ST24-02		27,000				27,000
106th St and Prairie Dr Preservation	ST24-03	400,000	500,000				900,000
Hickman Frontage Rd Reconstruction	ST25-01			875,000			875,000
106th St and 114th St Maintenance	ST26-10					975,000	975,000
TIF - NWMC Total		2,000,000	1,926,500	1,035,000	1,080,000	975,000	7,016,500

TIF - Westover

Community Entrance Signage	ST16-01	250,000					250,000
TIF - Westover Total		250,000	0	0	0	0	250,000

Water Revenue

Roseland Dr Storm Sewer Improvements	SW22-03	50,000					50,000
Madison Ave Storm Sewer Improvements	SW25-03	350,000	350,000				700,000
Bulk Water Station Improvements	WA25-02	35,000	165,000				200,000

Source	Project # Priority	2026	2027	2028	2029	2030	Total
Distribution Maintenance Equipment	WA25-04	100,000	250,000	200,000	200,000		750,000
Enterprise Resource Planning Software	WA25-06	615,000					615,000
Security Improvements	WA25-07			175,000	125,000		300,000
Urbandale Booster Station Improvements	WA25-08		50,000	230,000	175,000	180,000	635,000
Water Metering Improvements	WA25-09	75,000	125,000	175,000	175,000	175,000	725,000
Water System Improvements (WSI)	WA25-10	1,500,000	1,250,000	1,100,000	1,500,000	1,500,000	6,850,000
Water Tower Improvements	WA25-11			15,000	500,000		515,000
Water Utility Facility Improvements	WA25-12	500,000	500,000	530,000	500,000	500,000	2,530,000
Xenia Water Service Territory Buyout	WA25-13	500,000	500,000	500,000	500,000	500,000	2,500,000
	Water Revenue Total	3,725,000	3,190,000	2,925,000	3,675,000	2,855,000	16,370,000
	GRAND TOTAL	36,503,500	59,000,800	63,635,800	29,824,600	18,815,650	207,780,350

Capital Improvements Plan - Adopted

Project Name **Urbandale Public Arts Funding Initiative**
 Project # **AR09-01**

Urbandale, IA

Category	ART	Finance Project	PA-09
2025 CIP Page	1	Eng Project	TBD

Project Overview

Proposed is the continued development, enhancement, and support of public parks, open spaces, and community recreational programs and facilities by increasing public art throughout Urbandale. The first public art was purchased in 2009.

The purpose of the public art initiative is to encourage and facilitate public art of high aesthetic quality that celebrates the uniqueness of Urbandale, enhances the quality of life, economic development, community image, promotes tourism, and makes art more accessible to the general public.

Project Status

The Public Art Committee’s long-range plan was approved by the City Council in June 2008. From the approval in June 2008 through the 2023-2028+ Capital Improvements Program year, funding was provided based on a 1% (one percent) designation of bonded debt issued (GOB, TIF) related to capital projects for parks, city facilities, and main arterial street projects. A \$1 million threshold had been placed on projects funded by debt-issued proceeds, and the City Council separately considered the public art funding level for each project over the \$1 million threshold. In addition, 10% (ten percent) of the art budget was to be set aside for public art maintenance. A virtual tour of the City’s art sculptures was created in the summer of 2014.

Given that issuance of bonded debt had stabilized from year to year and the Public Arts fund has been well established, the decision was made to change the funding for this project to a consistent rate of \$25K a year beginning in the 2024-2029+ Capital Improvements Program year.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Acquisition	0	25,000	25,000	25,000	25,000	25,000	125,000	250,000
Total	0	25,000	25,000	25,000	25,000	25,000	125,000	250,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	25,000	25,000	25,000	25,000	125,000	225,000
LOSST	0	25,000	0	0	0	0	0	25,000
Total	0	25,000	25,000	25,000	25,000	25,000	125,000	250,000

Budget Impact

The annual budget impact will be determined after the plans are developed. It is anticipated that the project will increase the labor cost for equipment maintenance and custodial services.



Capital Improvements Plan - Adopted

Project Name **Fire Station #41 Replacement**
 Project # **BU22-02**

Urbandale, IA

Category	BUILDING	Finance Project	TBD
2025 CIP Page	4	Eng Project	TBD

Project Overview

Proposed is the replacement of Fire Station #41, currently located at 7100 Douglas Avenue. Fire Station #41 was constructed in 1975 for a volunteer fire department and underwent renovations in 2009 to accommodate full-time staffing. Except for the portion that was renovated in 2009, the building is constructed of metal. Office space, staff bathrooms, bedrooms, and locker rooms are inadequate, and the station is not energy efficient with limited insulation of the metal portion of the building. The current condition of the station significantly limits the department’s ability to provide adequate and functional operational and office space.

When the station was constructed in 1975, the physical location adequately served the city limits of Urbandale. As the city grew westward, the coverage provided by this station was limited to the east. A typical five-mile radius of the station’s coverage shows that much of the coverage to the east is lost, as the coverage cannot extend into the City of Des Moines. Additionally, the City of Clive has constructed a new fire station on Hickman Road, which provides coverage into Urbandale.

An independent consultant completed a study in 2023 to identify ideal locations that would provide improved services and responses for eastern Urbandale as well as maximize collaboration with the City of Clive. The study identified that a general area closer to 86th Street and in the area of Meredith Drive was ideal for maximum response improvement. In 2025, land was purchased along 86th Street, north of Meredith to serve as the site for the new facility.

Environmental stewardship measures (a photovoltaic solar array, for example) will be evaluated for incorporation into this new station. Energy efficiency tax credits have been reduced or eliminated on a Federal level, so the City plans to design and bid out energy efficiency items as "add alternates" to the facility bid package. This will allow the accurate evaluation of cost/benefit for each potential energy efficiency-related project.

Project Status

Site study complete; location identified and land purchased in 2025. Preliminary designs need to be completed.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	6,585,000	0	0	6,585,000
Design / Deposit	0	750,000	0	0	0	750,000
Total	0	750,000	6,585,000	0	0	7,335,000

Funding Sources	2026	2027	2028	2029	2030	Total
LOSST	0	0	6,585,000	0	0	6,585,000
Capital Project Fund	0	750,000	0	0	0	750,000
Total	0	750,000	6,585,000	0	0	7,335,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget, net of the offsetting savings from the closure of the old station. The addition of an energy-efficient building in a more central location should provide for a saving in heating/cooling as well as a potential small savings in fuel and maintenance costs.

Capital Improvements Plan - Adopted

Project Name **Fire Station #42 Renovations**
 Project # **BU23-01**

Urbandale, IA

Category	BUILDING	Finance Project	25P2
2025 CIP Page	5	Eng Project	TBD

Project Overview

Proposed is the construction to complete the remodel of the office area in Fire Station #42. This would create additional office space for Fire Mashall operations and convert an existing conference room into sleeping quarters and office space for Battalion Chiefs.

Currently, the Fire Marshal is located at Fire Station #41. The coordination of administrative processes would be greatly improved by having the Fire Marshal and those assigned to that position located at the administrative headquarters (Fire Station #42). This would necessitate the addition of an office space for the Fire Marshal as well as space for the part-time position currently assigned, and future additions to the community risk reduction assignment.

Furthermore, the addition of Battalion Chiefs to the command structure created the need for dedicated office space and overnight sleeping accommodations for the position, which are typically located in a shared space adjacent to the Battalion Chief Office. A current conference room will be converted for this use.

This project will incorporate sustainability initiatives, such as a PV solar array, where feasible.

Project Status

Phase I, 2025 (\$45K), 2026 (\$320K): This phase would include repurposing the Conference Room into the Battalion Chief's office/quarters, repurposing the study area in the dorm space into a station Lieutenant's office, and remodeling the front office to add additional office and work space. Design was started in 2025 (\$45K). An architect has been selected, and drawings are being completed to start construction in late 2025 / early 2026 (\$320K).

Phase II, 2027 (\$250K): This phase would include renovating the locker rooms to allow for unisex bathrooms/showers and addressing the plumbing issue related to sewer gas backing up into the building, and repairing the tie-in between the original building and the dorm addition.

Phase III, 2029 (\$250K): This phase would include upgrading the facility's back-up generator to provide capacity for the entire building and updating the HVAC system in the original building.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	320,000	225,000	0	250,000	0	0	795,000
Design / Deposit	45,000	0	25,000	0	0	0	0	70,000
Total	45,000	320,000	250,000	0	250,000	0	0	865,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	250,000	0	250,000	0	0	500,000
Capital Project Fund	45,000	320,000	0	0	0	0	0	365,000
Total	45,000	320,000	250,000	0	250,000	0	0	865,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Multifunction Recreation Facilities**
 Project # **BU26-02**

Urbandale, IA

Category	BUILDING	Finance Project	PIOM
2025 CIP Page	25	Eng Project	TBD

Project Overview

The 2018 Parks, Recreation, and Open Space Master Plan identified a significant deficit in recreation facilities in Urbandale. Proposed is a multi-phase plan to create recreation amenities at two primary locations in Urbandale.

The first site (Rec Hub) is located at the former parks maintenance facility at 3310 86th Street . Upon completion of the Public Works & Parks Maintenance facility, Parks staff moved to the new 9401 Hickman location and the office area was remodeled to allow the Recreation staff to relocate from City Hall. The building still has 2 existing maintenance bays that have not been remodeled for use, but were included in preliminary design to propose uses for the open bay areas. This location is ideal, as it is located immediately next to the City Hall Complex and the Urbandale Public Library. It is also located along a public transportation route, is near several well-established neighborhoods and adjacent to the highest-used trail in Urbandale’s 64-mile trail system (through Colby Woods). The plan would reuse existing space for publicly accessible amenities, including converting the existing garage bays into indoor recreation spaces and the outdoor gravel parking area into outdoor programming space. Other improvements would include creating additional parking areas and updating the HVAC, electrical, and restroom. Future amenity options could include a exterior restroom building enhancements and removal of the Wellness Center house to create parking. It should be noted that there are specific stipulations on this parcel of land that require it to be used for recreation purposes.

The second site (Rec Station) arose in November 2025 with the property at 4020 121st Street becoming available for sale. The 4-acre parcel contains a 20,856 square foot private facility that contains 2 full-sized gyms, offices and flex spaces. The facility provides a very cost-effective solution to obtaining gym-space for City programming needs, as well as other flex spaces that can be used for classes and rentals. In December 2025, Council approved a purchase agreement to acquire the property for \$3.2 million. The City plans to remove the existing gym floor and replace with new wood gym flooring that will allow multiple sports court markings and inserts for net standards for activities such as volleyball or pickleball.

Due to the unexpected opportunity to purchase the Rec Station, City staff have reprioritized the phasing for recreation facility amenities planned at the Rec Hub in order to pursue the broader uses and more immediate benefits the Rec Station will offer for Urbandale residents. Staff still plans to provide recreation programming space at the Rec Hub, but will scale back the initial phase and delay larger improvements to allow the Rec Station to become fully operational. This will allow staff time to determine what programming space needs remain and can adjust the future improvements at the Rec Hub to align with those programming priorities.

Project Status

Design plans have not yet been created for this project.

Phase I, 2026 (\$3.7M): This phase represents the purchase of the Rec Station property (\$3.2M), installation of gym floor to allow multi-court and multi-sport markings (\$300K) and parking lot expansion (\$200K).

Phase II, 2027 (\$400K): This phase would include design and construction of indoor components within existing open bays at the Rec Hub.

Phase II, 2029 (\$2M): This phase could include additional amenities such as, an outdoor recreation and entertainment venue, a picnic area, shade structures, seating, and a pedestrian entrance at the Rec Hub.

Phase III, Unprogrammed (\$2M): This phase could include additional amenities, such as parking and exterior restrooms at the Rec Hub.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Acquisition	0	3,200,000	0	0	0	0	0	3,200,000
Construction	0	500,000	400,000	0	2,000,000	0	2,000,000	4,900,000
Total	0	3,700,000	400,000	0	2,000,000	0	2,000,000	8,100,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
LOSST	0	3,700,000	0	0	0	0	0	3,700,000
GOB	0	0	0	0	2,000,000	0	2,000,000	4,000,000
Capital Project Fund	0	0	400,000	0	0	0	0	400,000
Total	0	3,700,000	400,000	0	2,000,000	0	2,000,000	8,100,000

Budget Impact

Impact on operating budget would be determined as phasing elements are developed.

Capital Improvements Plan - Adopted

Project Name **Police Station Replacement**
 Project # **BU17-02**

Urbandale, IA

Category	BUILDING	Finance Project	2804
2025 CIP Page	7	Eng Project	2028-004

Project Overview

Proposed is a new police station to include enclosed and secured parking for the Police Department fleet, a shooting range, and a secure employee parking lot. The current facility at 23,241 square feet is well under capacity for current operations. The continued growth of the department as the city population has grown makes continued use of the current facility impractical. A space needs study has indicated that expansion of the current facility is not a viable alternative to a new facility.

The current police station was constructed in 1981 at 12,170 square feet. In 2008, it was increased to its current size of 23,241 square feet. The current workforce is 59 sworn officers, 8 civilian employees, and 10 reserve officers. The projected growth of the department over the next 10 years estimates a workforce of 72 sworn officers, 10 civilian employees, and 12 reserve officers. A recent space needs study has indicated that the appropriate building size for the current workforce and anticipated growth should be approximately 74,000 square feet, which includes the covered parking area.

Environmental stewardship measures (a photovoltaic solar array, for example) will be evaluated for incorporation into this new station. Energy efficiency tax credits have been reduced or eliminated on a Federal level, so the City plans to design and bid out energy efficiency items as "add alternates" to the facility bid package. This will allow the accurate evaluation of cost/benefit for each potential energy efficiency-related project.

Project Status

A recent space needs study indicates the current facility is not suitable to meet the current or future needs of the department. Alternative sites for the new facility have been explored to include the newly acquired city property at 100th/Douglas Avenue, which is located in the NW Market TIF district. The current police station would likely be repurposed for other city needs. Preliminary designs will be needed to prepare for a potential bond referendum in November 2026.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	20,000,000	29,000,000	0	0	49,000,000
Design / Deposit	3,000,000	0	0	0	0	3,000,000
Election	45,000	0	0	0	0	45,000
Total	3,045,000	20,000,000	29,000,000	0	0	52,045,000

Funding Sources	2026	2027	2028	2029	2030	Total
Bond Referendum	0	20,000,000	28,000,000	0	0	48,000,000
LOSST	4,000,000	0	0	0	0	4,000,000
General Fund	45,000	0	0	0	0	45,000
Total	4,045,000	20,000,000	28,000,000	0	0	52,045,000

Budget Impact

This project would replace the current facility, resulting in a significant increase in operating costs due to the increase in building size. Some efficiencies would be gained through updated HVAC and lighting.

Capital Improvements Plan - Adopted

Project Name **PV Solar Array**
Project # **BU26-01**

Urbandale, IA

Category	BUILDING	Finance Project	TBD
2025 CIP Page	N/A	Eng Project	TBD

Project Overview

Proposed is the installation of photovoltaic (PV) solar array systems based on the Solar Feasibility Study presented to City Council in September 2025. The Solar Feasibility Study analyzed the technical feasibility, cost and economic viability, and the associated options, considerations and risks of installing solar PV systems at six (6) city-owned buildings/facilities.

Since the time of the study, most Federal solar incentives have been discontinued, which impacts the project payback period significantly. City staff will be reviewing options presented in the study and funding is being allocated in 2027 to implement at least one of the study's outlined projects (ie: ground solar array at Fire Station #42) The first solar project was completed in 2023 at the City's Public Works/Parks Maintenance building at 9401 Hickman Road.

In addition to the locations of current City facilities, City staff will be evaluating implementation of solar and other energy efficiency options to all new City facilities being considered for construction in this document. The police and fire facilities included in this document will have environmental stewardship measures (a PV solar array, for example) evaluated for incorporation into the design and bid as alternates to each project.

Project Status

In 2026, staff will confirm location for initial solar project (likely Station #42). Design would need to be completed and anticipated construction in 2027. The new Police and Fire facilities have separate project pages in this document, so solar projects related to those facilities will be included on those pages.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	300,000	0	0	0	300,000
Design / Deposit	0	25,000	0	0	0	25,000
Total	0	325,000	0	0	0	325,000

Funding Sources	2026	2027	2028	2029	2030	Total
Capital Project Fund	0	325,000	0	0	0	325,000
Total	0	325,000	0	0	0	325,000

Budget Impact

Solar should reduce the annual cost of energy needed to operate the related facility.

Capital Improvements Plan - Adopted
 Urbandale, IA

Project Name **Satellite Site: 170th St & Waterford Rd**
 Project # **BU21-02**

Category	BUILDING	Finance Project	TBD
2025 CIP Page	8	Eng Project	TBD

Project Overview

In 2009, the City purchased 19.93 acres at the northeast corner of 170th Street and Waterford Road for use as a satellite maintenance facility for Parks and Public Works. Currently, a fuel station, a storage building with a small breakroom and restroom facilities, and a salt storage building have been constructed. Proposed is the addition of material bunkers and additional site paving.

The material bunkers and site paving will cut down on staff travel time.

This project will incorporate sustainability initiatives, such as a PV solar array, where feasible.

Project Status

Design plans have not yet been created for the material bunkers and additional site paving.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Design / Deposit	0	0	0	0	0	0	66,000	66,000
Construction	0	0	0	0	0	0	440,000	440,000
Total	0	0	0	0	0	0	506,000	506,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
LOSST	0	0	0	0	0	0	506,000	506,000
Total	0	0	0	0	0	0	506,000	506,000

Budget Impact

Upon completion, there should be a minimal effect on the operating budget.

Tentatively designated by City staff as an eligible hazard mitigation project.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Fire Self-Contained Breathing Apparatus (SCBA)**

Project # **EQ22-04**

Category	EQUIPMENT	Finance Project	FPMP
2025 CIP Page	12	Eng Project	TBD

Project Overview

Proposed is the replacement of the department's self-contained breathing apparatuses (SCBAs) that were purchased using the 2007 NFPA Standards.

Three updates to the NFPA Standards have occurred, leaving our current inventory of SCBAs significantly outdated. This project will replace the department's SCBA components to include air bottles, backpack frames, and face pieces. All the SCBA bottles in our inventory will be reaching their end of life, and the manufacturer is no longer supporting many of the components of our existing inventory, including the face piece and the critical communication components.

Project Status

Plans for the specifications and vendor selection will occur in late 2025.

Expenditures	2026	2027	2028	2029	2030	Total
Acquisition	500,000	0	0	0	0	500,000
Total	500,000	0	0	0	0	500,000

Funding Sources	2026	2027	2028	2029	2030	Total
LOSST	500,000	0	0	0	0	500,000
Total	500,000	0	0	0	0	500,000

Budget Impact

This is a replacement of existing equipment. Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Fire Tender**
Project # **EQ19-02**

Urbandale, IA

Category	EQUIPMENT	Finance Project	FPMP
2025 CIP Page	13	Eng Project	TBD

Project Overview

Proposed is the purchase of a fire water tender. A water tender, also known as a tanker, is a specialized fire apparatus that is designed to transport a large volume of water and is used in areas not serviced by adequate municipal water systems. This apparatus would be housed at Fire Station #43 and would be dispatched to fires in any newly annexed areas. This apparatus is anticipated to be a one-time acquisition and it is believed that by the time the apparatus reaches the end of life (25 years), the city will have provided adequate water supply in all annexed areas.

This project will provide the Fire Department with the necessary water to begin fire attack operations in areas without adequate fire hydrants. This is needed in newly annexed areas where the City's infrastructure has yet to be established. All areas to the west of the current city limits do not have an adequate water supply.

Project Status

Unprogrammed (\$420K): This project is only being considered at this point and would only be needed if the City annexes land that is not supplied by an adequate water supply.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	0	0	420,000	420,000
Total	0	0	0	0	0	0	420,000	420,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	0	0	0	420,000	420,000
Total	0	0	0	0	0	0	420,000	420,000

Budget Impact

There would be additional fuel and maintenance costs for this new apparatus; however, it is not anticipated that this apparatus would see a great deal of use.





Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Trail: Oakwood Park Trail (Sutton Dr)**

Project # **PK06-08**

Category	PARKS	Finance Project	TBD
2025 CIP Page	17	Eng Project	TBD

Project Overview

Proposed is the construction of an 8-foot trail and the installation of a bridge through the Oakwood Park open space, from Oakwood Drive to Sutton Drive and 63rd Street.

The trail would connect to existing trails in the neighborhood.

Project Status

Future need. Design plans have not yet been created for this project.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Acquisition	0	0	0	0	0	0	40,000	40,000
Construction	0	0	0	0	0	0	200,000	200,000
Total	0	0	0	0	0	0	240,000	240,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	0	0	0	240,000	240,000
Total	0	0	0	0	0	0	240,000	240,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Trail: Raccoon River Valley Regional Trail Connect**

Project # **PK02-01**

Category	PARKS	Finance Project	TBD
2025 CIP Page	18	Eng Project	TBD

Project Overview

Proposed is the remaining construction phase to complete the existing Raccoon River Valley Trail section through Urbandale. This project would provide a 10-foot-wide trail from the Rocklyn Creek Drive cul-de-sac and would be completed to the south and east at the Raccoon Valley Regional Trail, at the Walnut Creek Bridge at Hickman Road.

This remaining trail will provide a significant connection in the trail system, as currently, there is a gap in the trail where street access is required from the Rocklyn Creek Drive cul-de-sac to Hickman Road. This project would provide significant trail links from Douglas Parkway, the Raccoon Valley Regional Trail system, and to the City of Clive. A pedestrian easement is required for this trail, and it would become a top priority when this occurs.

Project Status

Plans will need to be created.

Phase I, 2007: This phase included the construction of a trail through a segment of Deer Ridge Park to the Rocklyn Drive cul-de-sac.

Phase II, 2009: This phase included the construction of a 3,100-foot-long trail south from the Douglas Parkway underpass through Timberline Park to the existing trail in Deer Ridge Park, and included the installation of a bridge over Walnut Creek.

Phase III, Unprogrammed (\$335K): This phase would include the construction of a trail from the Rocklyn Creek Drive cul-de-sac and would be completed to the south and east at the Raccoon Valley Regional Trail. This connection would occur at the Hickman Road, Walnut Creek Bridge. A pedestrian easement is needed for this trail.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	0	0	335,000	335,000
Total	0	0	0	0	0	0	335,000	335,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	0	0	0	335,000	335,000
Total	0	0	0	0	0	0	335,000	335,000

Budget Impact

The operating budget would increase by approximately \$1,300 annually to maintain the trail.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Trail: Sylvan Ridge to Northview Park**

Project # **PK25-02**

Category	PARKS	Finance Project	2606
2025 CIP Page	20	Eng Project	2026-006

Project Overview

Proposed is the removal of an existing asphalt trail and the construction of an 800-linear-foot trail that connects Sylvan Ridge Park and Northview Park. This project would involve removing the existing trail and culvert and replacing it with an 8-foot-wide concrete trail between the parks.

Each year, the city evaluates and rates the trails in Urbandale, and maintenance projects are prioritized based on the condition of the trail section. The current trail has an elevation change of 44 feet over a 400-foot span, giving it an average of a 10% slope over that distance. Our goal would be to reduce the slope and make it safer for our trail users. This is an older section of asphalt trail which over time has deteriorated from the natural effects of the season change and encroachment from tree roots, causing buckling and cracking of the asphalt.

Project Status

Project is under design with plans for construction in 2026.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	425,000	0	0	0	0	0	425,000
Design / Deposit	60,000	0	0	0	0	0	0	60,000
Total	60,000	425,000	0	0	0	0	0	485,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
LOSST	0	425,000	0	0	0	0	0	425,000
Capital Project Fund	60,000	0	0	0	0	0	0	60,000
Total	60,000	425,000	0	0	0	0	0	485,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Trail: Waterford Rd to Dallas County Unincorporated**
 Project # **PK15-02**

Urbandale, IA

Category	PARKS	Finance Project	TBD
2025 CIP Page	21	Eng Project	TBD

Project Overview

Proposed is a 10-foot-wide trail connection at Waterford Road along the west side of Walnut Creek, up to the Dallas County Unincorporated city boundary.

This future trail segment, approximately 3,600 feet in length, would connect the new neighborhoods north of the Walnut Creek Regional Park to the trail system and to the Regional Park, and would also extend the system northwesterly towards a connection to the Cities of Grimes and Dallas Center.

Project Status

Design plans have not yet been created for this project.

This project will be completed in tandem with project BR15-01 Urban Hills Bridge Over Walnut Creek.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	0	0	500,000	500,000
Design / Deposit	0	0	0	0	0	0	50,000	50,000
Total	0	0	0	0	0	0	550,000	550,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	0	0	0	550,000	550,000
Total	0	0	0	0	0	0	550,000	550,000

Budget Impact

The operating budget would increase by approximately \$1,200 annually to maintain the trail.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Trail: 72nd St to Lockner Dr**

Project # **PK26-01**

Category	PARKS	Finance Project	TBD
2025 CIP Page	N/A	Eng Project	TBD

Project Overview

Proposed is the removal of an existing asphalt trail and the construction of a 1,520-linear-foot concrete trail that connects 72nd Street to Lockner Drive. This would be an 8-foot-wide trail.

Each year, the city evaluates and rates the trails in Urbandale, and maintenance projects are prioritized based on the condition of the trail section. The trail section from 72nd Street to Lockner Drive is an older section of asphalt trail which over time has deteriorated from the natural effects of the season changes and encroachment from tree roots, causing buckling and cracking of the asphalt.

Project Status

Plans would need to be developed.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	175,000	0	0	0	175,000
Design / Deposit	0	45,000	0	0	0	45,000
Total	0	220,000	0	0	0	220,000

Funding Sources	2026	2027	2028	2029	2030	Total
GOB	0	220,000	0	0	0	220,000
Total	0	220,000	0	0	0	220,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Barrett Boesen Park and Natural Playscape**

Project # **PK20-01**

Category	PARKS	Finance Project	PBARR
2025 CIP Page	22	Eng Project	TBD

Project Overview

Proposed is Phase III of the natural playscape project, which would include a 30-foot steel truss bridge over the creek tributary on the east side of the park, along with a concrete trail to connect the existing trail on the east side of the park to the trail and park amenities on the west side. Future phases would include a rope tunnel, stormwater infrastructure, internal trails, a north entrance with an art sculpture, a water play area, an obstacle course, a bioretention basin, a rain garden, and a parking lot expansion.

Barrett Boesen Park and Natural Playscape is the first nature-based programming and environmental stewardship park of its kind in Urbandale and one of only three in the Des Moines metro area. The park includes a creek lined with mature trees. The natural playscape is a play environment that consists of elements and textures from the earth, such as tree logs, boulders, and plants, instead of a traditional steel playground or plastic structure that includes slides and climbers.

Project Status

Final plans and construction drawings need to be developed for future phases. Staff will seek grants and private funding to offset a portion of the costs for future phases of the project.

Phase I, 2022: This phase included the construction of a 24-stall parking lot, an open shelter with a restroom, and ADA-accessible trails, which connected to different 'play pod' elements, landscaping, water play elements, creek access, and site furnishings.

Phase II, 2024: This phase included an obstacle course, climbing boulder, hammocks, and apaved path for accessibility.

Phase III, 2029 (\$275K): This phase would include a 30-foot steel truss bridge over the creek tributary on the east side of the park, along with a concrete trail to connect the existing trail on the east side of the park to the trail and park amenities on the west side.

Phase IV, Unprogrammed (\$540K): This phase would include a rope tunnel, stormwater infrastructure, internal trails, a north entrance with an art sculpture, a water play area, an obstacle course, a bioretention basin, a rain garden, and a parking lot expansion.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	250,000	0	500,000	750,000
Design / Deposit	0	0	0	0	25,000	0	40,000	65,000
Total	0	0	0	0	275,000	0	540,000	815,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	0	275,000	0	540,000	815,000
Total	0	0	0	0	275,000	0	540,000	815,000

Budget Impact

There will be increased operating and maintenance costs for the park, such as mowing, maintaining turf, restrooms, open shelters, wood play features, and replenishing "loose play" features.

Capital Improvements Plan - Adopted

Project Name **Bentley Ridge Park Development**
 Project # **PK25-03**

Urbandale, IA

Category	PARKS	Finance Project	TBD
2025 CIP Page	23	Eng Project	TBD

Project Overview

Proposed is hiring a consultant to develop design and construction documents for Bentley Ridge Park, located at 172nd Street and Northview Drive in western Urbandale. The park is an approximately 5-acre parcel that the City of Urbandale acquired in 2025. The park development is anticipated to include a playground, open shelter, basketball hoop, walking paths, and other play amenities, which will be determined through the design process.

The park is just west of Radiant Elementary School and centrally located within several developing residential neighborhoods. This park development would complement the play amenities that Radiant Elementary School currently offers at its school playground and provide the neighborhood with a unique park experience.

Project Status

Parkland needs to be acquired, and plans would need to be developed.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	650,000	0	0	0	650,000
Design / Deposit	50,000	0	0	0	0	50,000
Total	50,000	650,000	0	0	0	700,000

Funding Sources	2026	2027	2028	2029	2030	Total
Parkland	50,000	557,000	0	0	0	607,000
GOB	0	93,000	0	0	0	93,000
Total	50,000	650,000	0	0	0	700,000

Budget Impact

The effect on the operating budget would be determined after plans are developed.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Highland Meadows Park Development**

Project # **PK25-04**

Category	PARKS	Finance Project	HIMD
2025 CIP Page	24	Eng Project	TBD

Project Overview

Proposed is hiring a consultant to design a Conceptual Layout Plan for Highland Meadows Park, and to gain neighborhood input for the development of the park. Highland Meadows Park is a 9-acre parcel recently acquired by the City of Urbandale. The size of the park, as well as the location near Radiant Elementary School, provide great potential for a unique and popular park.

The park is anticipated to include a playground, a small parking lot, walking paths, and other play amenities. The final design will be determined through the design process and neighborhood feedback. An open shelter and flushable restroom for the park are included in CIP project PK21-03 Shelters & Flushable Restrooms - Various Locations.

Highland Meadows Park is a newly acquired 9-acre park, located at Centennial Blvd. and Northpark Drive in western Urbandale. The park is near Radiant Elementary School, and centrally located within several developing residential neighborhoods. Due to the larger size of this neighborhood park and the quality condition of the land, there is great potential to develop a unique and popular new park for residents in western Urbandale. We have \$103,000 in Parkland funds allocated to help fund the development of this park.

Project Status

Plans would need to be developed.

2026 (\$70K): This phase would include hiring a consultant to design a master plan for the park and to gain neighborhood input for the development.

Phase I, 2028 (\$700K): This phase would include site work, grading, and installation of a trail around the park, playground, and basketball court.

Unprogrammed (\$1.5M): This phase would include a parking lot and other site amenities as determined through the master plan for the park.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	700,000	0	0	1,500,000	2,200,000
Design / Deposit	0	70,000	0	0	0	0	0	70,000
Total	0	70,000	0	700,000	0	0	1,500,000	2,270,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	667,000	0	0	1,500,000	2,167,000
Parkland	0	70,000	0	33,000	0	0	0	103,000
Total	0	70,000	0	700,000	0	0	1,500,000	2,270,000

Budget Impact

The annual cost effect would be determined after the plans are developed.

Category	PARKS	Finance Project	20P4
2025 CIP Page	26	Eng Project	TBD

Project Overview

Proposed for Phase V of the multi-phased Dunlap Park and Arboretum Master Plan would be the development of a main focal point of the park, the "Memorial Perennial Garden". Proposed is a mixture of annual flowers, perennial plants, pavers, hardscape, and sitting benches.

Paul and Jackaline Dunlap donated the 12-acre park and arboretum to the City in 2012. The City Council approved a Master Plan for the Jackaline Baldwin Dunlap Park and Arboretum in 2018, which provides a strategic plan for the future development of the site. Flushable restrooms in the park system were also identified as a high priority in the 2018 Parks, Recreation, and Open Space Master Plan. The Jackaline Baldwin Dunlap Foundation is committed to funding 50% (fifty percent) of all capital improvements included in the Dunlap Master Plan.

Project Status

Final plans and construction drawings need to be developed for future phases.

Phase I, 2019: This phase included a maintenance entrance and security gate at the north Patricia Drive entrance, as well as a "North Overlook" and a seating area. This phase was fully funded by the Dunlap Foundation.

Phase II, 2021: This phase included the Memorial Courtyard Improvements off Patricia Drive, and drainage improvements were completed in 2021.

Phase III, 2021: This phase included the development of a primary entry and welcome kiosk off the parking lot at the end of Sherry Lane, and a seating area, which was completed in 2021.

Phase IV, 2025: This phase included a flushable restroom at the park, which is anticipated to be completed by spring of 2026.

Phase V, 2029 (\$220K): This phase would include the development of the main focal point of the park, the "Memorial Perennial Garden." Proposed is a mixture of annual flowers, perennial plants, paver hardscape, and sitting benches.

Phase IV, Unprogrammed (\$1.1M): This phase would include future projects outlined in the Master Plan including prairie restoration, bioswale, drainage improvements, rain garden, lighting, and the south overlook.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	190,000	0	970,000	1,160,000
Design / Deposit	0	0	0	0	30,000	0	175,000	205,000
Total	0	0	0	0	220,000	0	1,145,000	1,365,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	0	110,000	0	572,500	682,500
Private	0	0	0	0	110,000	0	572,500	682,500
Total	0	0	0	0	220,000	0	1,145,000	1,365,000

Budget Impact

Impact on operating budget would be determined as phasing elements are developed. Anticipated project costs are expected to be split evenly between the City and the Dunlap Foundation.

Capital Improvements Plan - Adopted

Project Name **Lions Park Improvements**
Project # **PK22-01**

Urbandale, IA

Category	PARKS	Finance Project	PLPI
2025 CIP Page	27	Eng Project	TBD

Project Overview

Proposed for Phase IV is the reconstruction of the gazebo at Lions Park.

A master plan for Lions Park was completed in the summer of 2022. The plan included significant community input and asked residents what they would like to see enhanced or changed at Lions Park. The gazebo is an iconic structure in Lions park, and is deteriorating and needs upgrades in order to ensure its longevity.

Project Status

Final plans and construction drawings need to be developed for future phases.

Phase I, 2023: This phase included the design and construction of a fully ADA-accessible sprayground located to the east of the existing enclosed shelter facility.

Phase II, 2024: This phase focused on the southeast corner of the park and included the demolition of existing courts, construction of four pickleball courts and one tennis court, construction of three half basketball courts and accessible walkways, outdoor games, grading and detention work for Phases II and III, and other enhancements.

Phase III, 2025: This phase included the addition of head-in parking along Prairie Drive, adjusting electrical for Fourth of July vendors, as well as the construction of playground improvements, rubberized surfacing, accessible walkways, a portion of the pedestrian walkway, and site work.

Phase IV, 2028 (\$155K): This phase would include the reconstruction of a gazebo, which is an iconic structure in Lions Park and Urbandale. This wood-based structure is deteriorating and needs upgrades in order to ensure its longevity.

Phase V, Unprogrammed (\$3.8M): This phase would include the construction of a new enclosed shelter and new open-air shelters, expanding the playground area, adding public art, working on the plaza area, as well as other enhancements.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	125,000	0	0	3,710,000	3,835,000
Design / Deposit	0	0	0	30,000	0	0	90,000	120,000
Total	0	0	0	155,000	0	0	3,800,000	3,955,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	155,000	0	0	3,800,000	3,955,000
Total	0	0	0	155,000	0	0	3,800,000	3,955,000

Budget Impact

Impact on operating budget would be determined as phasing elements are developed.

Capital Improvements Plan - Adopted

Project Name **Northpark Corridor Park**
Project # **PK22-02**

Urbandale, IA

Category	PARKS	Finance Project	TBD
2025 CIP Page	28	Eng Project	TBD

Project Overview

Proposed is the development of an approximately five-acre park area on land owned by Delta Dental of Iowa, immediately east of the company's headquarters building located at 8900 Northpark Drive. The City would negotiate a long-term lease for this property, and the area would be developed into a park that would be open to the public and focus on serving the daily employee population generally along Northpark Drive and Plum Drive. The project would include an approximately 875-foot-long by 6-foot-wide trail which would provide an extended loop that adds to the existing trail within the Delta Dental and Rain and Hail campuses. A four-acre open play field would be graded and seeded at the site to provide recreational opportunities for the community to use on a first-come, first-served basis. Also included on the site would be a plaza area with an open shelter, tables, and a drinking fountain. The plaza would connect to the existing parking lot to provide ADA accessibility. This area could be used for work breaks, after-work recreation, corporate or community events, and/or food truck opportunities.

The City has been working with businesses in Urbandale to identify ways to work together to enhance the attractiveness of Urbandale to the workforce. The businesses in the Northpark Drive area have indicated a desire to provide their current and prospective employees with additional recreational opportunities during the workday and unique benefits. Providing an outdoor shaded plaza area where employees could relax, have lunch, or use the trail during their breaks would be a benefit. Enhancing the Northpark and Plum Drive business corridors is part of the justification for including a focus on these corridors in the Comprehensive Plan update. Delta Dental and Rain and Hail have a walkway system throughout their campuses and adding this 875-foot trail link would provide a loop that would be appealing to employees of the entire area. The project would also include grading and seeding an open play field approximately 4 acres in size in the center of the proposed trail loop. This area would be open to the public and a location for recreational activities in the afternoons and evenings. It is anticipated that the majority of the project would be funded through private funds, with the City coordinating the development of the project and providing the ongoing maintenance for the park through the term of the lease agreement. Proposed are the design and construction costs for the project, which would be shared between the City and private funding.

Project Status

Design plans have not yet been created for this project.

Project construction estimates include:

- Grading of the site (\$55K)
- 875-foot-long by 6-foot-wide walking path (\$30K)
- Open shelter with a concrete pad (\$50K)
- Seeding - park turf grade (\$6K)
- Trees/landscaping (\$6K)

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Design / Deposit	0	0	0	0	0	0	23,000	23,000
Construction	0	0	0	0	0	0	147,000	147,000
Total	0	0	0	0	0	0	170,000	170,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
Private	0	0	0	0	0	0	158,500	158,500
Capital Project Fund	0	0	0	0	0	0	11,500	11,500
Total	0	0	0	0	0	0	170,000	170,000

Budget Impact

Operating budget costs would be added for ongoing maintenance of the park through the term of the lease agreement, including mowing and turf maintenance, turf chemical application, and garbage pickup.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Playground Replacements: Various Locations**

Project # **PK23-02**

Category	PARKS	Finance Project	PPIM
2025 CIP Page	29	Eng Project	TBD

Project Overview

Proposed is the replacement and improvement of playground equipment at numerous parks throughout the City. Of the 40 playgrounds within Urbandale, 13 of these playgrounds are 16 years old or older and in need of replacement. Proposed is the replacement of four playgrounds per year to allow for an accelerated schedule.

Community input from the 2018 Parks, Recreation, and Open Space Master Plan identified "replacing playground equipment that is aging and outdated" as a top priority. The typical useful life recommendation for playground equipment is approximately every 15 years to stay current with changing safety and accessibility standards. The lifecycle of a playground varies depending on factors such as the structure, use, and conditions at the park (shade). The budget has allowed for the replacement of one playground per year, which has not allowed staff to keep up with the maintenance and necessary replacement for all the playgrounds in our inventory. Proposed is additional funding to replace multiple playgrounds per year to more effectively address the maintenance and safety issues we are facing.

Project Status

Playground projects would need to be bid out.

2025: Horizon's Ridge Park, Ashleaf Park, Coronado Park, Pour & Play surface for Rick Boals Park

2026 (\$375K): Bestland Park, Foxdale Park, and Lakeview Park

2027 (\$375K): Jaycee Park, Hallbrook Park, UGRA Soccer/Softball Complex, Pour & Play surface for yet to be determined park location.

2028 (\$375K): Deer Ridge West, Colby Woods - 2 playgrounds.

2029 (\$375K), 2030 (\$375K): Locations to be determined.

Unprogrammed (\$1,875K): Park playground replacements will be determined as the need arises.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	375,000	375,000	375,000	375,000	375,000	1,875,000	3,750,000
Total	0	375,000	375,000	375,000	375,000	375,000	1,875,000	3,750,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	375,000	375,000	375,000	375,000	1,875,000	3,375,000
LOSST	0	375,000	0	0	0	0	0	375,000
Total	0	375,000	375,000	375,000	375,000	375,000	1,875,000	3,750,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget. Annual replacement of wood safety fiber.

Capital Improvements Plan - Adopted

Project Name **Shelters & Flushable Restrooms: Various Locations**
 Project # **PK21-03**

Urbandale, IA

Category	PARKS	Finance Project	PDRS
2025 CIP Page	30	Eng Project	TBD

Project Overview

Proposed is the construction of open-air shelters and shelters with modular restrooms at select parks in Urbandale. These facilities would be connected to sanitary sewer, water, and electrical service.

A high priority identified in the 2018 Parks, Recreation, and Open Space Master Plan is to provide flushable restroom facilities in parks.

Project Status

Similar design plans that were used for the previous restrooms could be used for future projects.

2025: Walker Johnston Park police restroom and rental shelter construction.

2026 (\$400K): Site plan design and construction for open shelters at Waterford Park and an open shelter at the entrance of the dog Park and gazebo within the dog park to provide shade.

2027 (\$400K): Walker Johnston Park tennis court restroom design and construction.

2028 (\$400K): Design and construction of shelter and restroom at Highland Meadows Park.

2029 (\$400K): Design and construction of park open shelters at Coronado Park, Ashleaf Park, and Horizon's Ridge Park, and location to be determined.

2030 (\$400K): A shelter/restroom location to be determined at a future date - design and construction.

Unprogrammed (\$2M): Trail head along Walnut Creek north of Hickman drinking fountain and open shelter (\$75K), Walker Johnston concession stand design (\$50K), and other park shelters as needed (\$1.9M).

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	355,000	355,000	355,000	355,000	355,000	1,775,000	3,550,000
Design / Deposit	0	45,000	45,000	45,000	45,000	45,000	225,000	450,000
Total	0	400,000	400,000	400,000	400,000	400,000	2,000,000	4,000,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	400,000	400,000	400,000	400,000	2,000,000	3,600,000
LOSST	0	400,000	0	0	0	0	0	400,000
Total	0	400,000	400,000	400,000	400,000	400,000	2,000,000	4,000,000

Budget Impact

Slight increase in costs for servicing and maintenance of the restrooms.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Utility Installation to Parks: Various Locations**

Project # **PK19-03**

Category	PARKS	Finance Project	PUTI
2025 CIP Page	31	Eng Project	TBD

Project Overview

Proposed is providing utility access to enhance existing park spaces and include utility installation in the design of new park spaces.

A high priority identified in the 2018 Parks, Recreation, and Open Space Master Plan is to enhance key parks with updated amenities, including access to utilities such as electricity, water, and sewer. Staff would evaluate which parks could best accommodate the utility enhancements to complement existing and future park development.

Project Status

Plans have not yet been developed for future locations.

2025: Utilities for restroom at Dunlap Park.

2026 (\$75K): Utilities for shelters at Waterford Park and the dog park.

2027 (\$75K): Utilities for shelter and amenities at Bentley Ridge Park.

2028 (\$75K): Utilities, sanitary sewer, electrical, and water to restroom at Highland Meadows Park.

2029 (\$75K), 2030 (\$75K), Unprogrammed (\$375K): Future locations of water, sanitary sewer, and electrical service installation at Urbandale parks are being determined.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	75,000	75,000	75,000	75,000	75,000	375,000	750,000
Total	0	75,000	75,000	75,000	75,000	75,000	375,000	750,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
Capital Project Fund	0	75,000	75,000	75,000	75,000	75,000	375,000	750,000
Total	0	75,000	75,000	75,000	75,000	75,000	375,000	750,000

Budget Impact

Upon completion, there should be minimal effect to the operating budget.

Capital Improvements Plan - Adopted

Project Name **Walker Johnston Maintenance Shed Restroom Remodel**
 Project # **PK24-02**

Urbandale, IA

Category	PARKS	Finance Project	WJSH
2025 CIP Page	32	Eng Project	TBD

Project Overview

Proposed is the remodel of the restroom in the maintenance shed at Walker Johnson Park. The shed is located adjacent to the pickleball courts. The remodel would consist of adding outdoor access to the eastern restroom located in the facility and reconfiguration of the restroom to provide ADA accessibility. In addition, a divider wall will be constructed to prevent outside access to the remainder of the building.

Pickleball courts were constructed at Walker Johnston Park in 2021, and they are one of the park's most popular amenities. Staff receive frequent requests from patrons to provide a flushable restroom in closer proximity to the courts. Currently, there is a restroom for use within the Park Maintenance building. This proposal of remodeling the existing facility would be a lower-cost option than constructing a new restroom. A high priority in the 2018 Parks, Recreation, and Open Space Master Plan was to provide flushable restrooms in parks.

Project Status

Design plans have not yet been created for this project.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	90,000	0	0	0	90,000
Design / Deposit	0	25,000	0	0	0	25,000
Total	0	115,000	0	0	0	115,000

Funding Sources	2026	2027	2028	2029	2030	Total
Capital Project Fund	0	115,000	0	0	0	115,000
Total	0	115,000	0	0	0	115,000

Budget Impact

The proposed restroom remodel would increase expenses for maintaing and cleaning the restroom.

Capital Improvements Plan - Adopted

Project Name **Walker Johnston Park Improvements**
 Project # **PK26-02**

Urbandale, IA

Category	PARKS	Finance Project	TBD
2025 CIP Page	N/A	Eng Project	TBD

Project Overview

Proposed are improvements at Walker Johnston Park, based on the Walker Johnston Master Plan approved in 2025. The improvements would be phased, with Phase I including renovation and improvements at the four softball fields, concession and restroom facility, shade structures, regrading and reseeding the soccer field, and associated paving, site prep, and utilities.

Future phases would include construction of a splashpad, a kids play area, smaller restroom and storage near the splashpad, additional parking, landscape improvements, playground improvements, sand volleyball courts, lighting of the pickleball courts, pedestrian bridge and additional sidewalks and trail connections, amphitheater, soccer field upgrades, futsal field, associated paving, utilities, and other construction related costs.

The Walker Johnston Master Plan was approved in 2025 to develop plans over a 15-20 year period for future enhancements and developments at the park. Renovation and enhancements to the softball complex ranked highest priority due to the condition of the existing fields, restroom, concession stand, and supporting amenities. Based on cost estimates provided in the plan, staff propose minimal improvements at the softball complex to address deteriorating amenities and structural concerns. The soccer field would need to be regraded at the same time as renovating the softball fields.

Project Status

2026 (\$380K): Design and construction drawings for Phase I improvements.

Phase I, 2028 (\$3.7M): This phase would include the renovations of the four baseball/softball fields (natural turf), batting cages, bullpens, fencing, lighting, concession stand/restroom building, dugouts, shade structures, bleachers, re-grading soccer and seeding to natural grass, and associated site prep, paving, utilities, and other construction related costs.

Phase II, Unprogrammed (\$2.4M): This phase would include the design and construction of a splash pad, kids play area, smaller restroom, landscape improvements, and associated site prep, paving, utilities, and other construction related costs.

Phase III, Unprogrammed (\$2.2M): This phase would include playground improvements, sand volleyball, lighting of sand volleyball & pickleball, pedestrian bridge and additional walks / trail connections, landscape improvements, and associated site prep, paving, utilities, and other construction related costs.

Extended, Unprogrammed (\$2.6M): This future phase would evaluate current trends at the time, and could include an amphitheater, skateboard park improvements, futsal field, soccer field upgrades, open shelter(s), etc.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	3,685,500	0	0	7,200,000	10,885,500
Design / Deposit	0	380,000	0	0	0	0	0	380,000
Total	0	380,000	0	3,685,500	0	0	7,200,000	11,265,500

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	3,685,500	0	0	7,200,000	10,885,500
LOSST	0	380,000	0	0	0	0	0	380,000
Total	0	380,000	0	3,685,500	0	0	7,200,000	11,265,500

Budget Impact

Impact on operating and maintenance budget would be determined as phasing elements are developed.

Capital Improvements Plan - Adopted

Project Name **Waterford Park: Disc Golf Expansion**
 Project # **PK22-04**

Urbandale, IA

Category	PARKS	Finance Project	TBD
2025 CIP Page	35	Eng Project	TBD

Project Overview

Proposed is a 5-hole expansion of the existing 13-hole disc golf course at Waterford Park. The project would include adding 5 holes to the parkland on the west side of Waterford Park, to expand the disc golf course to a total of 18 holes. The project would include grading and site work, construction of a steel truss bridge over the creek, installing disc golf baskets, concrete tee boxes, landscaping, and signage.

The existing 13-hole disc golf course at Waterford Park, located at 156th Street and Waterford Road, was installed in 2018 and has been a very popular amenity to the Urbandale Park system. By adding the steel truss bridge and 5 holes to the course, we would be able to access parkland on the west side of the creek and enhance the disc golf course to a regional 18 hold attraction.

In 2020, the city acquired additional parkland to the north of Waterford Road, which in the future would provide a unique opportunity to expand the disc golf course. Patrons would be able to take the trail that runs under Waterford Road to safely access the future expansion of the course to the north.

Project Status

Plans need to be developed.

Phase I, 2022:The phase included the installation of 13 holes of the disc golf course, concrete tee boxes, disc golf baskets, landscaping, and signage.

Phase II, 2025 (\$55K), 2026 (\$225K): This phase would include the design and construction of a steel truss bridge and adding 5 holes to expanding the disc golf course to a total of 18 holes. The project would also include grading and site work, a steel truss bridge, installing disc golf baskets, concrete tee boxes, landscaping, and signage.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	40,000	200,000	0	0	0	0	0	240,000
Design / Deposit	15,000	25,000	0	0	0	0	0	40,000
Total	55,000	225,000	0	0	0	0	0	280,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
Capital Project Fund	55,000	225,000	0	0	0	0	0	280,000
Total	55,000	225,000	0	0	0	0	0	280,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Water Trails Projects**
Project # **PK22-03**

Urbandale, IA

Category	PARKS	Finance Project	PWTP
2025 CIP Page	36	Eng Project	TBD

Project Overview

Proposed is the installation of wading and respite areas along Walnut Creek in the Walnut Creek Regional Park. The proposed improvements are aimed at enhancing the user experience for visitors and introducing patrons to the water. Plans for the site would incorporate stair creek access and interpretive signage. These projects are part of a regional Greater Des Moines Water Trails and Greenways Master Plan. Creek access projects have been installed at Barrett Boesen Park in 2022 and are planned for completion at Walker Johnston Park in 2024.

The Des Moines Area Metropolitan Planning Organization, in collaboration with communities throughout the Greater Des Moines Area, developed a Water Trails Master Plan in 2016. This regional master plan encompasses 150 miles of creeks, 9 rivers and creeks, and 145+ proposed amenities throughout the metro area. It provides a regional vision, which states "water trails and greenways of Greater Des Moines will be a natural haven, healthy ecosystem, signature recreational destination, economic driver, and community focal point that welcomes people of all ages, abilities, interests, incomes, and cultures to connect with their rivers, creeks, and greenways."

Project Status

Plans would need to be developed.

Phase I, 2022: This phase included creek access in Barrett Boesen Park and was completed in 2022. The project included limestone stair creek access to provide opportunities to interact with the water and other existing park amenities. A study and design plan was also completed related to improvements along North Walnut Creek in Walker Johnston Park.

Phase II, 2024: This phase included creek access located along the North Walnut Creek in Walker Johnston Park, on the west side of the creek, near the tree house area. This project is under contract and is planned for completion in fall 2024. The project included features such as limestone stair creek access, interpretive signage, an outdoor classroom/learning space and an accessible trail, and restoration of the wooded greenbelt. These features will increase access to outdoor recreation and education opportunities and restore a wooded area that is losing trees due to age, disease, and weather. In addition, the City has been awarded a \$40K grant from ICON/Bravo to commission a \$80K public art feature for this project.

Phase III, 2028 (\$550K): This phase would include creek access in the Walnut Creek Regional Park along the east side of Walnut Creek, south of Aurora Avenue. This project would provide limestone stairs to access the creek, interpretive signage, and an accessible path from the existing trail to the creek. In addition, the City has been tentatively awarded a \$125K grant from ICON/Bravo for Phase III of this project, which may affect the timing of construction once final award is confirmed.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	500,000	0	0	500,000
Design / Deposit	0	0	50,000	0	0	50,000
Total	0	0	550,000	0	0	550,000

Funding Sources	2026	2027	2028	2029	2030	Total
Capital Project Fund	0	0	425,000	0	0	425,000
Private	0	0	125,000	0	0	125,000
Total	0	0	550,000	0	0	550,000

Budget Impact

Ongoing maintenance of each site is anticipated to be \$2,000 - \$3,000 annually.

Capital Improvements Plan - Adopted
 Urbandale, IA

Project Name **WCRP: Regional Park Recreation Amenities: 152nd St**
 Project # **PK06-04**

Category	PARKS	Finance Project	TBD
2025 CIP Page	38	Eng Project	TBD

Project Overview

This project will develop new recreation amenities within Walnut Creek Regional Park near 152nd Street. The improvements will expand recreational opportunities and enhance park access. Planned features include a paved parking lot, open-air shelter, and restroom facility to support daily park use and community gatherings. Additional site amenities may include pickleball and tennis courts, shade structures, walking paths, and green space for informal play or special events.

The design will also reserve space for a potential future facility or expanded recreational use. Site development will incorporate sustainable practices such as native landscaping, stormwater management features, and energy-efficient infrastructure.

A consultant would be hired in 2026 to develop conceptual layout plans for the area, to ensure the appropriate placement of proposed amenities.

The WCRP Master Plan was approved in 2006, and the Parks, Recreation and Open Space Master Plan in 2018. These plans include recreation amenities to be located within the northwest portion of the park.

This project would support the City's goal of providing access to parks and recreation facilities for all residents. The proposed improvements will not only meet the demand for more amenities in west Urbandale but also strengthen the connection between the east and west sides of the community—fostering a greater sense of unity, pride, and shared identity among residents.

Project Status

A consultant would be hired to develop design plans would be developed in 2026.

Proposed amenities (with corresponding construction costs) would include:

- Restroom and Shelter: \$450K
- Parking Lot: \$400K
- Pickleball/Tennis Courts (6 to 8 courts): \$600K
- Amphitheater: \$850K
- Other site improvements: \$750K

Amenities will be prioritized for construction pending the consultant report results.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	1,000,000	500,000	500,000	500,000	3,100,000	5,600,000
Design / Deposit	0	50,000	0	0	0	0	0	50,000
Total	0	50,000	1,000,000	500,000	500,000	500,000	3,100,000	5,650,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	1,000,000	500,000	500,000	500,000	3,100,000	5,600,000
LOSST	0	50,000	0	0	0	0	0	50,000
Total	0	50,000	1,000,000	500,000	500,000	500,000	3,100,000	5,650,000

Budget Impact

The annual effect on the operating budget will be determined after plans are developed.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **WCRP: Regional Park Splash Pad and Playgrounds**

Project # **PK09-05**

Category	PARKS	Finance Project	PWCP
2025 CIP Page	39	Eng Project	TBD

Project Overview

Proposed is the construction of a splash pad, next to the regional playground south of the parking lot, next to the large open shelter in the Walnut Creek Regional Park (WCRP). Also proposed is a small play feature on the north side of the large open shelter, and a small playground near the small open shelter north of Aurora Avenue. Constructing these amenities next to shelters that already have parking lots will reduce the overall cost of the projects. A vehicle turnaround at the end of the existing road will be completed with this project.

The splash pad constructed at Lions Park in 2024 has been a huge success, is a regional attraction, and is highly used. Urbandale has grown substantially in the last 10 years, and there has been significant interest in additional amenities on the western side of Urbandale and in the Walnut Creek Regional Park. These proposed amenities would help connect east and west Urbandale and provide a sense of community.

Project Status

Design plans will need to be developed.

Phase I, 2024: This phase included the construction of a regional playground south of the parking lot next to the large open shelter in the Walnut Creek Regional Park (WCRP).

Phase II, 2026 (\$760K): This phase would include design and construction of a splash pad, located next to the newly completed regional playground in the WCRP.

Phase III, Unprogrammed (\$240K): This phase would include construction of a small play feature on the north side of the large open shelter and a small playground near the small open shelter north of Aurora Avenue in the WCRP.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	700,000	0	0	0	0	200,000	900,000
Design / Deposit	0	60,000	0	0	0	0	40,000	100,000
Total	0	760,000	0	0	0	0	240,000	1,000,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
LOSST	0	760,000	0	0	0	0	0	760,000
GOB	0	0	0	0	0	0	240,000	240,000
Total	0	760,000	0	0	0	0	240,000	1,000,000

Budget Impact

The annual cost effect will be determined after the plans are developed.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Urban Hills Bridge Over Walnut Creek**

Project # **BR15-01**

Category	BRIDGE	Finance Project	2004
2025 CIP Page	41	Eng Project	TBD

Project Overview

Proposed is a new bridge over Walnut Creek in the Urban Hills development, including pavement within the park on both sides of the bridge.

This bridge is a necessary connection between neighborhoods north of Waterford Road and west of 156th Street.

Project Status

A development agreement was approved by the City Council on May 26, 2015, with the Urban Hills Plat 1 development, to fund an eighth (1/8) of the bridge cost. A future agreement is expected to be reached with developments to the north of Walnut Creek for a quarter (1/4) share of the cost of the bridge.

This project will be completed in tandem with project PK15-02 Trail: Waterford Rd to Dallas County Unincorporated.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	0	0	1,575,000	1,575,000
Design / Deposit	0	0	0	0	0	0	200,000	200,000
Total	0	0	0	0	0	0	1,775,000	1,775,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	0	0	0	1,110,000	1,110,000
Private	165,000	0	0	0	0	0	500,000	665,000
Total	165,000	0	0	0	0	0	1,610,000	1,775,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Tentatively designated by City staff as an eligible hazard mitigation project.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Waterford Rd Bridge: Walnut Creek West of 170th St**
 Project # **BR21-01**

Category	BRIDGE	Finance Project	TBD
2025 CIP Page	42	Eng Project	TBD

Project Overview

In 2016, the City completed the Waterford Road Corridor Study, which looked at extending Waterford Road west of 170th Street. Five different routes were examined, and a preferred alignment was selected. This project would provide for the construction of a triple box culvert over Walnut Creek.

This will be a needed arterial connection in this area.

Project Status

A development agreement will be needed to move this project forward.

This project will be completed in tandem with project ST20-02 Waterford Rd Extension West of 170th St.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	0	0	850,000	850,000
Design / Deposit	0	0	0	0	0	0	100,000	100,000
Total	0	0	0	0	0	0	950,000	950,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	0	0	0	950,000	950,000
Total	0	0	0	0	0	0	950,000	950,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Tentatively designated by City staff as an eligible hazard mitigation project.

Capital Improvements Plan - Adopted

Project Name **ADA Pedestrian Access Route Transition Plan**
 Project # **S118-01**

Urbandale, IA

Category	SIDEWALKS	Finance Project	0601
2025 CIP Page	43	Eng Project	2026-008

Project Overview

Proposed is a 15-year program to create accessible travel paths in the public right-of-way for persons with disabilities. In addition, the sidewalk conditions throughout the community are reviewed annually to provide safe movement of pedestrians.

The pedestrian-accessible routes are required by the Americans with Disabilities Act (ADA).

Project Status

The City completed an evaluation study in mid-2017. The evaluation included, but was not limited to sidewalks, curbs, curb ramps, and pedestrian signals provided in the public right-of-way. The inventory of project locations was prioritized over 15 years, from 2018 through 2032. The plan is required to be updated every 15 years. The next update will be in 2032. The City Council approved the Pedestrian Access Route Transition Plan at its meeting on July 5, 2017. Construction of the first ADA project was completed in 2019.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	100,000	100,000	100,000	100,000	100,000	500,000	1,000,000
Total	0	100,000	100,000	100,000	100,000	100,000	500,000	1,000,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	200,000	0	0	100,000	100,000	100,000	500,000	1,000,000
Total	200,000	0	0	100,000	100,000	100,000	500,000	1,000,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Aurora Ave Sidewalk: 114th St to Pond Sidewalk**
 Project # **SI23-02**

Category	SIDEWALKS	Finance Project	2414
2025 CIP Page	54	Eng Project	2026-010

Project Overview

Proposed is a 5-foot wide sidewalk on the south side of Aurora Avenue from 114th Street to the pond sidewalk by 109th / 112th Street. The costs will be split with the adjacent property owner.

The addition of sidewalks to existing business areas helps provide an enhanced amenity and aids in tenant retention. It is listed as a long-term priority in the 2019 Urbandale Complete Streets Master Plan.

Project Status

The third and final phase of the project (2026) is under design.

Phase I, 2024: This phase constructed sidewalks on the west side of 114th Street from Aurora Avenue to Meredith Drive.

Phase II, 2025: This phase constructed sidewalks on the west side of 114th Street from Aurora Avenue to Douglas Avenue.

Phase III, 2026 (\$120K): This phase would include the addition of sidewalks on the south side of Aurora Avenue from the pond sidewalk by 109th / 112th Street to 114th Street.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	120,000	0	0	0	0	0	120,000
Total	0	120,000	0	0	0	0	0	120,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
Special Assessment	0	60,000	0	0	0	0	0	60,000
TIF - NWMC	60,000	0	0	0	0	0	0	60,000
Total	60,000	60,000	0	0	0	0	0	120,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Hickman Rd Trail: West of 86th St**

Project # **S125-01**

Category	SIDEWALKS	Finance Project	TBD
2025 CIP Page	44	Eng Project	TBD

Project Overview

Proposed is a 10-foot wide trail connection from 86th Street to west of Patricia Drive.

This section of trail will connect 86th Street to west of the interstate and has been identified as a long-term priority in the 2019 Urbandale Complete Streets Master Plan.

Project Status

The project has not been designed.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	0	300,000	0	300,000
Total	0	0	0	300,000	0	300,000

Funding Sources	2026	2027	2028	2029	2030	Total
TIF - DUNA	0	0	0	240,000	0	240,000
GOB	0	0	0	60,000	0	60,000
Total	0	0	0	300,000	0	300,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Hickman Rd Trail: 100th St to 111th St**
 Project # **SI23-01**

Urbandale, IA

Category	SIDEWALKS	Finance Project	TBD
2025 CIP Page	45	Eng Project	2027-003

Project Overview

Proposed in 2027 is a 10-foot wide trail connection from 100th Street to 111th Street to be an extension from the new trail to be constructed with the Hickman Road interchange improvements. This project has been awarded \$400,000 in federal STBG TAP funding.

This section of trail will connect the trail along 100th Street to the trail system west of the interstate, including the Raccoon Valley Trail, and has been identified as a long-term priority in the 2019 Urbandale Complete Streets Master Plan.

Project Status

The project has not been designed.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	690,000	0	0	0	0	690,000
Design / Deposit	0	60,000	0	0	0	0	0	60,000
Total	0	60,000	690,000	0	0	0	0	750,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
STP	0	0	400,000	0	0	0	0	400,000
TIF - NWMC	350,000	0	0	0	0	0	0	350,000
Total	350,000	0	400,000	0	0	0	0	750,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **I35/80 Pedestrian Bridge**
 Project # **SI24-01**

Urbandale, IA

Category	SIDEWALKS	Finance Project	2803
2025 CIP Page	46	Eng Project	2028-003

Project Overview

Proposed is the construction of a 10-foot wide trail on the west side of 86th Street from Plum Drive to Northpark Drive, including a pedestrian bridge over Interstate 35/80 to provide a safe connection for walkers and bicyclists. A study has been completed that determined the preferable location for a crossing between 86th Street and 100th Street is just west of 86th Street.

Currently, the only designated pedestrian crossings over Interstate 35/80 in Urbandale are located at Douglas Avenue and 100th Street. Another crossing is proposed at Hickman Road. Additional north/south crossings are desired.

Project Status

A location study has been completed. The project has not been designed.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Design / Deposit	100,000	0	0	0	0	0	300,000	400,000
Construction	0	0	0	0	0	0	3,500,000	3,500,000
Total	100,000	0	0	0	0	0	3,800,000	3,900,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
TIF - NWMC	100,000	0	0	0	0	0	3,800,000	3,900,000
Total	100,000	0	0	0	0	0	3,800,000	3,900,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Meredith Dr Trail: 83rd St to 86th St**
 Project # **SI25-02**

Urbandale, IA

Category	SIDEWALKS	Finance Project	TBD
2025 CIP Page	47	Eng Project	TBD

Project Overview

Proposed is an 8-foot to 10-foot wide trail connection from approximately 200 feet east of 86th Street to the trail in Meredith Park just east of 84th Street. The existing sidewalk would remain from 86th Street to approximately 200 feet east of 86th Street.

This section of trail will connect the trail along Meredith Drive from 86th Street to Meredith Park and has been identified as a medium-term priority in the 2019 Urbandale Complete Streets Master Plan.

Project Status

The project has not been designed.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	250,000	0	0	250,000
Total	0	0	250,000	0	0	250,000

Funding Sources	2026	2027	2028	2029	2030	Total
GOB	0	0	250,000	0	0	250,000
Total	0	0	250,000	0	0	250,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Merle Hay Frontage Rd Sidewalk: North of Sutton Pl**
 Project # **S125-03**

Urbandale, IA

Category	SIDEWALKS	Finance Project	TBD
2025 CIP Page	48	Eng Project	TBD

Project Overview

Proposed is a 5-foot wide sidewalk connection from the south end of the property at 5000 Merle Hay Road south to Sutton Place.

This section of sidewalk will connect the properties north of Sutton Place to the bus stop and has been identified as a long-term priority in the 2019 Urbandale Complete Streets Master Plan.

Project Status

The project has not been designed.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	0	200,000	0	200,000
Total	0	0	0	200,000	0	200,000

Funding Sources	2026	2027	2028	2029	2030	Total
TIF - DUNA	0	0	0	175,000	0	175,000
Special Assessment	0	0	0	25,000	0	25,000
Total	0	0	0	200,000	0	200,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **NW Urbandale Dr Trail: Meredith Dr to Plum Dr**
 Project # **S125-04**

Urbandale, IA

Category	SIDEWALKS	Finance Project	TBD
2025 CIP Page	49	Eng Project	TBD

Project Overview

Proposed is a 10-foot wide trail connection from Meredith Drive to Plum Drive on the west side of NW Urbandale Drive.

This section of trail will connect the trail along Meredith Drive to future trails along Plum Drive and has been identified as a long-term priority in the 2019 Urbandale Complete Streets Master Plan.

Project Status

The project has not been designed.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	250,000	0	0	250,000
Total	0	0	250,000	0	0	250,000

Funding Sources	2026	2027	2028	2029	2030	Total
TIF - NWMC	0	0	160,000	0	0	160,000
Special Assessment	0	0	90,000	0	0	90,000
Total	0	0	250,000	0	0	250,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Plum Dr Improvements**
 Project # **S126-01**

Urbandale, IA

Category	SIDEWALKS	Finance Project	TBD
2025 CIP Page	N/A	Eng Project	TBD

Project Overview

Proposed is the construction of a 10-foot-wide trail on the south side of Plum Drive from 86th Street to 100th Street and the installation of banner-style light poles similar to Northpark Drive.

This section of trail will connect Plum Drive to 100th Street and the interstate and to 86th Street and the interstate and has been identified as a long term priority in the 2019 Urbandale Complete Streets Master Plan.

Project Status

The project has not been designed.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	0	1,300,000	0	1,300,000
Design / Deposit	0	0	0	55,000	0	55,000
Total	0	0	0	1,355,000	0	1,355,000

Funding Sources	2026	2027	2028	2029	2030	Total
TIF - NWMC	0	0	0	1,080,000	0	1,080,000
Special Assessment	0	0	0	275,000	0	275,000
Total	0	0	0	1,355,000	0	1,355,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **86th St Trail: Aurora Ave Connection**
 Project # **SI25-05**

Urbandale, IA

Category	SIDEWALKS	Finance Project	TBD
2025 CIP Page	51	Eng Project	TBD

Project Overview

Proposed is a 10-foot wide trail connection from the on-street sharrow lanes on Aurora Avenue (North) to the complete streets section on Aurora Avenue (South). This would replace an existing 4-foot sidewalk. Drainage improvements are also included.

This section of trail will provide a safe connection between the bike lanes on Aurora Avenue without requiring the bicyclists to use 86th Street. This area has been identified as a long-term priority in the 2019 Urbandale Complete Streets Master Plan.

Project Status

The project has not been designed.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	300,000	0	0	0	300,000
Total	0	300,000	0	0	0	300,000

Funding Sources	2026	2027	2028	2029	2030	Total
GOB	0	300,000	0	0	0	300,000
Total	0	300,000	0	0	0	300,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **86th St Trail: Douglas Ave to Walnut Creek**

Project # **SI25-06**

Category	SIDEWALKS	Finance Project	TBD
2025 CIP Page	52	Eng Project	2026-011 (PH 1)

Project Overview

Proposed is a 10-foot wide trail connection from the complete streets section on Douglas Avenue to Charles Gabus Memorial Tree Park and Gardens along 86th Street and to the Colby Woods Trail north of Walnut Creek.

This 10-foot section of trail will connect the complete streets trail section constructed in 2024 along Douglas Avenue with the Charles Gabus Memorial Tree Park and Gardens and the Colby Woods Trail north of Walnut Creek. This area has been identified as a long-term priority in the 2019 Urbandale Complete Streets Master Plan.

Project Status

The project has not been designed.

2026 (\$250K): This phase would include a connection from the complete streets trail section constructed in 2024 along Douglas Avenue with the Charles Gabus Memorial Tree Park and Gardens. The trail would replace the sidewalk on the west side of 86th Street. A new trail would be constructed on the north side of Colby Woods Parkway, west of 86th Street.

2029 (\$150K): This phase would include a 10-foot wide trail connection from Colby Woods Parkway to Colby Woods Trail by Walnut Creek on the west side of 86th Street. A section of existing trail west of 86th Street will be reconstructed.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	250,000	0	0	150,000	0	400,000
Total	250,000	0	0	150,000	0	400,000

Funding Sources	2026	2027	2028	2029	2030	Total
TIF - DUNA	250,000	0	0	150,000	0	400,000
Total	250,000	0	0	150,000	0	400,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **100th St Trail: LA Ward Park to Golf View Park**
 Project # **SI25-07**

Urbandale, IA

Category	SIDEWALKS	Finance Project	TBD
2025 CIP Page	53	Eng Project	TBD

Project Overview

Proposed is a 10-foot wide trail connection from LA Ward Park to Golf View Park along 100th Street.

This missing section of trail will connect the trail in LA Ward Park with the trail in Golf View Park, which is currently a 4-foot wide sidewalk. This area has been identified as a long-term priority in the 2019 Urbandale Complete Streets Master Plan.

Project Status

The project has not been designed.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	0	200,000	0	200,000
Total	0	0	0	200,000	0	200,000

Funding Sources	2026	2027	2028	2029	2030	Total
GOB	0	0	0	200,000	0	200,000
Total	0	0	0	200,000	0	200,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Airline Ave Storm Sewer Improvements**
 Project # **SW25-01**

Urbandale, IA

Category	STORM WATER	Finance Project	TBD
2025 CIP Page	55	Eng Project	TBD

Project Overview

Proposed is the installation of an improved storm sewer system along Airline Avenue from Karen Acres Creek, just east of 78th Street, to 83rd Street. Included in the project are footing drains on 78th Street, 79th Street, 80th Street, 81st Street, and 82nd Street. This will be a multiple-year project.

A drainage study was completed in 2021, analyzing the storm sewer systems in eastern Urbandale. This project would upgrade the storm sewer system to current design standards and add storm sewer sump services to all properties.

Project Status

The project will need to be designed to determine exact limits and duration.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Design / Deposit	0	0	0	0	0	435,000	0	435,000
Storm Wtr Cnst.	0	0	0	0	0	0	1,285,000	1,285,000
Construction	0	0	0	0	0	0	2,765,000	2,765,000
Total	0	0	0	0	0	435,000	4,050,000	4,485,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	0	0	435,000	2,765,000	3,200,000
SWUF	0	0	0	0	0	0	1,285,000	1,285,000
Total	0	0	0	0	0	435,000	4,050,000	4,485,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Creek and Stream Drainage Improvements**
 Project # **SW02-01**

Urbandale, IA

Category	STORM WATER	Finance Project	1216
2025 CIP Page	56	Eng Project	TBD

Project Overview

The Storm Water Drainage Report, prepared by the Engineering and Public Works Department, documents the condition of Urbandale’s creeks and streams. The report identifies the areas in need of repair and recommends various improvements. The Storm Water Utility Fund was created in FY2010-11 and is supported solely by user fees. This utility will provide funding to improve creeks and streams.

The report showed locations in need of repair and areas where potential problems exist or may occur in the future.

Project Status

On an annual basis, the City or a consultant hired by the City will design improvements for various creeks and streams throughout the City.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Storm Wtr Cnst.	0	350,000	350,000	350,000	350,000	350,000	1,750,000	3,500,000
Total	0	350,000	350,000	350,000	350,000	350,000	1,750,000	3,500,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
SWUF	0	350,000	350,000	350,000	350,000	350,000	1,750,000	3,500,000
Total	0	350,000	350,000	350,000	350,000	350,000	1,750,000	3,500,000

Budget Impact

The improvements should reduce the operating budget since these projects should reduce emergency repairs to our creeks and streams throughout the City.

Tentatively designated by City staff as an eligible hazard mitigation project.

Capital Improvements Plan - Adopted

Project Name **Dennis Dr Storm Sewer Improvements**
 Project # **SW25-02**

Urbandale, IA

Category	STORM WATER	Finance Project	TBD
2025 CIP Page	57	Eng Project	TBD

Project Overview

Proposed is the installation of an improved storm sewer system along Dennis Drive from Karen Acres Creek just west of Ashworth Drive to the intersection of Dennis Drive and Douglas Avenue, and from Karen Acres Creek along 78th Street/ Ashwood Drive to Dennis Drive. It is anticipated that this may be a two-year project.

A drainage study was completed in 2021, analyzing the storm sewer systems in eastern Urbandale. This project would upgrade the storm sewer system to current design standards and add storm sewer sump services to all properties.

Project Status

The project will need to be designed to determine exact limits and duration.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	0	0	1,875,000	1,875,000
Storm Wtr Cnst.	0	0	0	0	0	0	950,000	950,000
Design / Deposit	0	0	0	0	0	0	450,000	450,000
Total	0	0	0	0	0	0	3,275,000	3,275,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
SWUF	0	0	0	0	0	0	950,000	950,000
GOB	0	0	0	0	0	0	2,325,000	2,325,000
Total	0	0	0	0	0	0	3,275,000	3,275,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Madison Ave Storm Sewer Improvements**
 Project # **SW25-03**

Urbandale, IA

Category	STORM WATER	Finance Project	2705
2025 CIP Page	59	Eng Project	2027-005

Project Overview

Proposed is the installation of an improved storm sewer system along Madison Avenue between 81st Street and 83rd Street that ties into the storm sewer improvements at 81st Street and Douglas Avenue that were constructed as a part of the Douglas Avenue Urbanization project in 2024. It is anticipated that this will be a three-year project.

A drainage study was completed in 2021, analyzing the storm sewer systems in eastern Urbandale. This project would upgrade the storm sewer system to current design standards and add storm sewer sump services to all properties.

Project Status

The project is currently being designed.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	1,610,000	1,100,000	0	0	2,710,000
Storm Wtr Cnst.	0	640,000	350,000	0	0	990,000
Design / Deposit	350,000	0	0	0	0	350,000
Total	350,000	2,250,000	1,450,000	0	0	4,050,000

Funding Sources	2026	2027	2028	2029	2030	Total
GOB	0	1,260,000	750,000	0	0	2,010,000
SWUF	0	640,000	350,000	0	0	990,000
Water Revenue	350,000	350,000	0	0	0	700,000
LOSST	350,000	0	0	0	0	350,000
Total	700,000	2,250,000	1,100,000	0	0	4,050,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Meredith Dr Storm Sewer Improvements**
 Project # **SW26-02**

Urbandale, IA

Category	STORM WATER	Finance Project	TBD
2025 CIP Page	N/A	Eng Project	TBD

Project Overview

Proposed is the installation of an improved storm sewer system along Meredith Drive from 61st Street to 64th Street and on 62nd Street, 63rd Street, Iltis Drive, and 64th Street connecting to Meredith Drive.

A drainage study was completed in 2021, analyzing the storm sewer systems in eastern Urbandale. This project would upgrade the storm sewer system to current design standards and add storm sewer sump services to all properties.

Project Status

The project will need to be designed to determine exact limits and duration.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	0	0	560,000	560,000
Design / Deposit	0	0	0	0	0	0	80,000	80,000
Storm Wtr Cnst.	0	0	0	0	0	0	240,000	240,000
Total	0	0	0	0	0	0	880,000	880,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
SWUF	0	0	0	0	0	0	240,000	240,000
GOB	0	0	0	0	0	0	640,000	640,000
Total	0	0	0	0	0	0	880,000	880,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Oliver Smith Dr Storm Sewer Improvements**
 Project # **SW22-02**

Urbandale, IA

Category	STORM WATER	Finance Project	TBD
2025 CIP Page	60	Eng Project	TBD

Project Overview

Proposed is the installation of an improved storm sewer system along Oliver Smith Drive between 72nd Street and 74th Street, Monroe Court between 72nd Street and 74th Street, and Maryland Drive between Oliver Smith Drive and 72nd Street. This will be a multiple-year project.

A drainage study was completed in 2021, analyzing the storm sewer systems in eastern Urbandale. This project would upgrade the storm sewer system to current design standards and add storm sewer sump services to all properties.

Project Status

The project will need to be designed to determine exact limits and duration.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	1,300,000	1,000,000	800,000	3,100,000
Storm Wtr Cnst.	0	0	0	0	1,100,000	400,000	300,000	1,800,000
Design / Deposit	0	0	0	400,000	0	0	0	400,000
Total	0	0	0	400,000	2,400,000	1,400,000	1,100,000	5,300,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	400,000	1,300,000	1,000,000	800,000	3,500,000
SWUF	0	0	0	0	1,100,000	400,000	300,000	1,800,000
Total	0	0	0	400,000	2,400,000	1,400,000	1,100,000	5,300,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Rocklyn Creek Mitigation Buyout by Urbandale Ave**
 Project # **SW26-03**

Urbandale, IA

Category	STORM WATER	Finance Project	TBD
2025 CIP Page	N/A	Eng Project	2025-027

Project Overview

Proposed is the voluntary buyout of properties in the Rocklyn Creek Flood Plain near the intersection of Urbandale Avenue and 67th Street. After the purchase of the properties, all structures would be demolished and the property dedicated as permanent open green space.

Past flooding has damaged properties in this area. The most significant was during the June 30, 2018 storm. The purchasing of the properties would allow for the removal of the structures from the flood plain.

Project Status

The grant has been submitted to FEMA for consideration.

Expenditures	2026	2027	2028	2029	2030	Total
Acquisition	4,500,000	0	0	0	0	4,500,000
Total	4,500,000	0	0	0	0	4,500,000

Funding Sources	2026	2027	2028	2029	2030	Total
Federal	3,375,000	0	0	0	0	3,375,000
SWUF	675,000	0	0	0	0	675,000
State	450,000	0	0	0	0	450,000
Total	4,500,000	0	0	0	0	4,500,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Tentatively designated by City staff as an eligible hazard mitigation project.

Capital Improvements Plan - Adopted

Project Name **Roseland Dr Storm Sewer Improvements**
 Project # **SW22-03**

Urbandale, IA

Category	STORM WATER	Finance Project	2403
2025 CIP Page	61	Eng Project	2024-003

Project Overview

Proposed is the installation of an improved storm sewer system in the Karen Acres area. The project will install storm sewer on Roseland Drive from Ashwood Drive to 72nd Street, Palm Drive from Roseland Drive to 72nd Street, and portions of 74th Street, Elm Drive, and Ashwood Drive. Streets in the new storm sewer area will either be reconstructed or patched. Water Utility improvements are also included in this project. This will be a multiple-year project.

A drainage study was completed in 2021, analyzing the storm sewer systems in eastern Urbandale. This project would upgrade the storm sewer system to current design standards and add storm sewer sump services to all properties.

Project Status

The project is currently under construction.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	1,805,000	1,200,000	260,000	0	0	0	0	3,265,000
Storm Wtr Cnst.	855,000	400,000	345,000	0	0	0	0	1,600,000
Design / Deposit	400,000	0	0	0	0	0	0	400,000
Total	3,060,000	1,600,000	605,000	0	0	0	0	5,265,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	1,255,000	1,610,000	0	0	0	0	0	2,865,000
SWUF	1,055,000	545,000	0	0	0	0	0	1,600,000
Water Revenue	750,000	50,000	0	0	0	0	0	800,000
Total	3,060,000	2,205,000	0	0	0	0	0	5,265,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Storm Sewer Extension to Merle Hay Area**
 Project # **SW23-01**

Urbandale, IA

Category	STORM WATER	Finance Project	2604
2025 CIP Page	62	Eng Project	2026-004

Project Overview

Proposed is the extension of the storm sewer pipes from the Merle Hay campus along Airline Avenue to 66th Street and along Madison Avenue to 64th Street. The installation of the new storm sewer will require full street replacement. These improvements will connect to the Merle Hay Reinvestment District Stormwater Improvements Project, constructed in 2024.

A drainage study was completed in 2021, analyzing the storm sewer systems in eastern Urbandale. This project would upgrade the storm sewer system to current design standards. Major storm water conveyance infrastructure is needed to alleviate over-land flooding in the area. This project would extend the storm sewer improvements constructed at the Merle Hay campus.

Project Status

The project is under design.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	2,050,000	0	0	0	2,050,000
Storm Wtr Cnst.	0	1,250,000	0	0	0	1,250,000
Design / Deposit	0	350,000	0	0	0	350,000
Total	0	3,650,000	0	0	0	3,650,000

Funding Sources	2026	2027	2028	2029	2030	Total
TIF - DUNA	0	2,400,000	0	0	0	2,400,000
SWUF	0	1,250,000	0	0	0	1,250,000
Total	0	3,650,000	0	0	0	3,650,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **65th St Storm Sewer Improvements**
 Project # **SW22-04**

Urbandale, IA

Category	STORM WATER	Finance Project	2603
2025 CIP Page	63	Eng Project	2026-003

Project Overview

Proposed is the installation of an improved storm sewer system along 65th Street between Meredith Drive and Townsend Avenue, including improvements on Meredith Drive from 65th Street to 67th Street. This will be a multiple-year project.

A drainage study was completed in 2021, analyzing the storm sewer systems in eastern Urbandale. This project would upgrade the storm sewer system to current design standards and add storm sewer sump services to all properties.

Project Status

The project is under design.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	1,000,000	325,000	0	0	0	0	1,325,000
Storm Wtr Cnst.	0	1,000,000	250,000	0	0	0	0	1,250,000
Design / Deposit	400,000	0	0	0	0	0	0	400,000
Total	400,000	2,000,000	575,000	0	0	0	0	2,975,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	200,000	1,525,000	0	0	0	0	0	1,725,000
SWUF	200,000	1,050,000	0	0	0	0	0	1,250,000
Total	400,000	2,575,000	0	0	0	0	0	2,975,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.



Capital Improvements Plan - Adopted

Project Name **Annual Street Rehabilitation Program**
 Project # **ST08-01**

Urbandale, IA

Category	STREET	Finance Project	1310
2025 CIP Page	65	Eng Project	2026-012

Project Overview

Proposed is an annual street rehabilitation program to provide full-depth patching at locations identified in the 2025 Pavement Management Report. The report serves as the foundation to identify annual and future street rehabilitation projects

This annual rehabilitation program will delay total reconstruction and decrease long-term maintenance costs. The projects will supplement the Public Works activities to improve the pavement ratings set out in the Pavement Management Report.

Project Status

This will be an ongoing program that is bid out annually.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	2,533,500	2,609,500	2,687,800	2,768,400	2,851,450	15,593,000	29,043,650
Total	0	2,533,500	2,609,500	2,687,800	2,768,400	2,851,450	15,593,000	29,043,650

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	1,266,800	1,304,800	1,343,900	1,384,200	1,425,725	7,796,500	14,521,925
Road Use	0	1,266,700	1,304,700	1,343,900	1,384,200	1,425,725	7,796,500	14,521,725
Total	0	2,533,500	2,609,500	2,687,800	2,768,400	2,851,450	15,593,000	29,043,650

Budget Impact

The operating budget will decrease due to the Annual Street Rehabilitation Program decreasing the amount of temporary repairs City crews will be required to perform on an annual basis.

Capital Improvements Plan - Adopted
 Urbandale, IA

Project Name **Aurora Ave: 128th St to 142nd St**
 Project # **ST06-02**

Category	STREET	Finance Project	TBD
2025 CIP Page	67	Eng Project	2017-002 (PH 1)

Project Overview

Proposed is the paving of Aurora Avenue from 128th Street to 142nd Street. Phase I, completed in 2010, paved a quarter mile along the frontage of the Webster Elementary School and Jeff Harm Park. Phase II was constructed in 2018, which constructed sidewalks on the south side of Aurora Avenue from 128th Street to 138th Street. Phase III would construct a five-lane roadway from 128th Street to 142nd Street. Phase III would also include a trail on the north side of Aurora Avenue.

This project is a rural cross-section road that is in need of reconstruction due to its traffic volumes.

Project Status

The third and final phase of the project (unprogrammed) is in the development stage.

Phase II, 2018: This phase included the extension of the box culvert, storm sewer work, and earthwork for the installation of a sidewalk on the south side of Aurora Avenue from 128th Street to 138th Street.

Phase III, Unprogrammed (\$7,630K): The phase would mark the completion of this project, and would construct a five-lane roadway starting one quarter mile west of 128th Street and extend to 142nd Street. Approximately 50% of Phase III is currently in the City of Grimes.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Design / Deposit	0	0	0	0	0	0	580,000	580,000
Acquisition	0	0	0	0	0	0	250,000	250,000
Storm Wtr Cnst.	0	0	0	0	0	0	1,000,000	1,000,000
Construction	0	0	0	0	0	0	5,800,000	5,800,000
Total	0	0	0	0	0	0	7,630,000	7,630,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	0	0	0	3,243,000	3,243,000
Other Cities	0	0	0	0	0	0	3,815,000	3,815,000
Special Assessment	0	0	0	0	0	0	572,000	572,000
Total	0	0	0	0	0	0	7,630,000	7,630,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Community Entrance Signage**
 Project # **ST16-01**

Urbandale, IA

Category	STREET	Finance Project	1623 (Non-TIF), 2113 (TIF)
2025 CIP Page	68	Eng Project	2025-028 (PH5) (Non-TIF)

Project Overview

Proposed is the installation of community entrance signage at key locations throughout Urbandale.

In 2018, Urbandale hired Confluence Landscape Architects to prepare a Master Plan for Urbandale’s Community Entrance Signage.

Urbandale is contiguous to other cities, and its corporate boundaries are not consistently marked to distinguish Urbandale from other suburban cities. Community entrance signage would identify Urbandale for visitors and area residents, convey a welcoming entrance to Urbandale, promote community identity, and support economic development initiatives.

Project Status

In 2019, the Master Plan was completed and received by the City Council. The first phase of construction of the community entrance signage was in 2020 at 100th Street and Hickman Road and at 156th Street at our south corporate limit. In 2021, two monuments were placed at the 100th Street Interchange, and two monuments were placed at the Meredith Drive Interchange. In 2023, signage was placed on NW Urbandale Drive by the Interchange, the intersection of 100th Street and 54th Avenue, and 86th Street Interchange. In 2024, signage was placed on 128th Street at the North Corporate Limits and 104th Street and Hickman Road. Proposed in 2025/2026 is signage at 128th Street and Hickman Road, 142nd Street and Hickman Road, and 170th Street and Meredith Drive. Proposed in 2026 is signage at the East Corporate Limits on Hickman Road (TIF - Westover), 70th Street and Hickman Road (TIF - Westover), and 73rd Street and Hickman Road (TIF - Westover).

Signage is planned for the following locations:

- 86th Street and Northpark Drive
- 86th Street and Hickman Road (if an easement can be obtained)
- East Corporate Limits and Urbandale Avenue
- East Corporate Limits and Aurora Avenue (TIF - DUNA)
- Meredith Drive and Merle Hay Road (TIF - DUNA)
- Merle Hay and the Interstate (TIF - DUNA)
- Douglas Avenue at the West Corporate Limits
- 54th Avenue at the West Corporate Limits

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	215,000	215,000	215,000	215,000	215,000	250,000	1,325,000
Design / Deposit	0	35,000	35,000	35,000	35,000	35,000	70,000	245,000
Total	0	250,000	250,000	250,000	250,000	250,000	320,000	1,570,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	250,000	250,000	250,000	250,000	320,000	1,320,000
TIF - Westover	0	250,000	0	0	0	0	0	250,000
Total	0	250,000	250,000	250,000	250,000	250,000	320,000	1,570,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Douglas Ave Preservation: 111th St to 121st St**

Project # **ST23-01**

Category	STREET	Finance Project	TBD
2025 CIP Page	69	Eng Project	2026-013

Project Overview

Proposed is the patching of Douglas Avenue from 111th Street to 121st Street. An asphalt overlay will be included on a portion of the project.

This section of Douglas Avenue has bad joints in the pavement. This project will patch the failed pavement.

Project Status

The project will be designed by City staff.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	600,000	0	0	0	0	600,000
Total	600,000	0	0	0	0	600,000

Funding Sources	2026	2027	2028	2029	2030	Total
TIF - NWMC	600,000	0	0	0	0	600,000
Total	600,000	0	0	0	0	600,000

Budget Impact

This will decrease the ongoing maintenance needed for the existing street.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Douglas Ave Railroad Crossing Replacement**

Project # **ST20-01**

Category	STREET	Finance Project	2602
2025 CIP Page	72	Eng Project	2026-002

Project Overview

Proposed is the replacement of the railroad grade crossing located on Douglas Avenue, west of 100th Street. The trail crossing will also be replaced.

Parts of the railroad crossing are in need of repair, and overall, the crossing needs to be replaced.

Project Status

A grant has been received through the Iowa DOT. The grant provides the following funding: Iowa DOT 60%, Iowa Interstate Railroad 20% and the City of Urbandale 20%. The railroad will provide the design and construction. The work will be scheduled for the spring of 2027 to avoid conflicting with the Hickman Interchange detours.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	253,000	0	0	0	0	253,000
Total	0	0	253,000	0	0	0	0	253,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
IDOT	0	0	151,800	0	0	0	0	151,800
Private	0	0	50,600	0	0	0	0	50,600
TIF - NWMC	50,600	0	0	0	0	0	0	50,600
Total	50,600	0	202,400	0	0	0	0	253,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Douglas Ave Traffic Signal Timing Improvements**
 Project # **ST26-02**

Urbandale, IA

Category	STREET	Finance Project	TBD
2025 CIP Page	N/A	Eng Project	2026-022

Project Overview

Proposed are improvements to the traffic signal timing plans to synchronize and optimize the traffic signals on Douglas Avenue / Douglas Parkway from 66th Street to 128th Street. The project has been awarded \$100,000 of Carbon Reduction Program (CRP) funding.

Improvements to the traffic signal timings will help reduce pollutants.

Project Status

This project is in the planning stages.

Expenditures	2026	2027	2028	2029	2030	Total
Design / Deposit	120,000	0	0	0	0	120,000
Total	120,000	0	0	0	0	120,000

Funding Sources	2026	2027	2028	2029	2030	Total
Federal	100,000	0	0	0	0	100,000
Capital Project Fund	20,000	0	0	0	0	20,000
Total	120,000	0	0	0	0	120,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Douglas Ave Urbanization**

Project # **ST00-01**

Category	STREET	Finance Project	2106
2025 CIP Page	71	Eng Project	TBD

Project Overview

Proposed is the installation of streetscape elements throughout the Douglas Avenue corridor.

Since Douglas Avenue is the main “east-west spine” corridor in Urbandale and is the City’s traditional “main” street, the goal is to beautify the corridor. In 2011, a consultant completed a master plan for the Douglas Avenue Beautification Project. Phase I was completed in 2015, urbanizing Douglas Avenue from 100th Street to Interstate 35/80 - filled in the ditches and medians; added curb, gutter, and storm sewer/ intakes; and created an access drive on the south side of Douglas Avenue to an existing development. Phase II was completed in 2019, adding streetscape features to the bridge over I-35/80. Phase V was completed in 2022, urbanizing Douglas Avenue from 100th Street to North Walnut Creek. This project included separated bicycle lanes per the adopted December of 2019 Urbandale Complete Streets Master Plan. Phase VI was completed in 2023, installing streetscape from North Walnut Creek to 100th Street. Phase III was completed in 2025, completing the urbanization of Douglas Avenue from Elm Drive to 86th Street, including items from the adopted December of 2019 Urbandale Complete Streets Master Plan. Phase III also included the reconstruction of 82nd Street and roadway maintenance.

Project Status

Phase VIII, 2025, 2026 (\$1,450K): This phase would include completing the streetscape from 100th Street to the East Douglas Interstate Ramp.

Phase IV & Phase VII, Unprogrammed (\$2,825.5K): These phases would include constructing the streetscape from Elm Drive to North Walnut Creek (Phase IV) and constructing the streetscape from 72nd Street to Elm Drive (Phase VII).

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	900,000	450,000	0	0	0	0	2,435,500	3,785,500
Design / Deposit	100,000	0	0	0	0	0	390,000	490,000
Total	1,000,000	450,000	0	0	0	0	2,825,500	4,275,500

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
TIF - NWMC	1,450,000	0	0	0	0	0	0	1,450,000
Alternative TBD	0	0	0	0	0	0	2,825,500	2,825,500
Total	1,450,000	0	0	0	0	0	2,825,500	4,275,500

Budget Impact

The streetscape portion of this project will increase the operating budget.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Douglas Pkwy Preservation: 128th St to Creek**

Project # **ST24-01**

Category	STREET	Finance Project	TBD
2025 CIP Page	73	Eng Project	2027-006

Project Overview

Proposed is the patching and asphalt overlay of Douglas Parkway from 128th Street to Timberline Creek. The project has been awarded \$500,000 of STBG funding.

This section of pavement has several bad joints. The project will patch the pavement and then place an asphalt overlay over the street.

Project Status

The project will be designed by City Staff.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	1,200,000	0	0	0	1,200,000
Total	0	1,200,000	0	0	0	1,200,000

Funding Sources	2026	2027	2028	2029	2030	Total
GOB	0	700,000	0	0	0	700,000
STP	0	500,000	0	0	0	500,000
Total	0	1,200,000	0	0	0	1,200,000

Budget Impact

This will decrease the ongoing maintenance needed for the existing street.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Downtown Master Plan Implementation**Project # **ST26-01**

Category	STREET	Finance Project	ARPAX.DUBI
2025 CIP Page	N/A	Eng Project	TBD

Project Overview

The Downtown Urbandale Master Plan identified opportunities to revitalize the City's traditional downtown area (72nd St to East corporate boundary) in a variety of ways. While the progression of changes and related timing of proposed concept projects will rely and adjust based on market and community conditions, the following is a basic outline of concept projects and approximate order based on facts known as of the creation of this document. All items are subject to change as needs change and economic opportunities arise. A full corridor preliminary design will be initiated in 2026 to help with the coordination of future phases for the area.

CONCEPT PROJECTS

- **Big Block-Interior Commons and Public Amenity Area (\$2.5M):** The interior of the block is envisioned as a multi-functional public realm amenity with high-quality public spaces that serve as a regional attraction to visitors and residents alike. This open space plaza will potentially function as both a stormwater capture system and an internal circulation route for the entire block, coordinating shared infrastructure systems that incentivize development and enhance the public experience. Street furniture, including bollards, benches, planters, and bicycle parking, can help define a shared space, subtly delineating the traveled way from the pedestrian-only space.
- **Big Block-Interior Shared Street (\$6.7M):** A shared street that serves as an internal circulation artery for the Big Block and a flexible public space. The study recommended designing a shared street to circulate vehicles to shared commercial parking spaces and provide a pedestrian thoroughfare through the block between Madison Ave and Douglas Ave. The proposed shared street that bisects the Big Block is intended to provide both vehicular and pedestrian access to the interior commercial and amenity spaces of the block. The street is envisioned as a multi-modal 'woonerf' style amenity space that can be closed to vehicular traffic during peak use times and programmed for special events and pedestrian activity. It has the potential for unique stormwater functionality with permeable paving and enhanced landscaping. When vehicular access is allowed, it will provide access to a limited amount of shared parking for commercial uses and pickup / drop-off spaces.
- **Little Block - Intersection of 67th St and Douglas Ave (\$8M):** This area presents an opportunity to capitalize on a redesigned Douglas Ave that is more oriented towards pedestrians. Part of transforming Douglas Avenue into a thriving commercial corridor with a variety of active uses means incentivizing high-density mixed-use development along the corridor and supporting those uses with quality public realm amenities. The vision at 67th St involves closing the ends of the street to vehicles as they intersect with Douglas Ave and repurposing the public right-of-way to serve as a pedestrian plaza with integrated stormwater functionality. Closing the Douglas Ave ends of 67th St requires creating vehicle egress for properties north and south of the closure. Additionally, new developments along Douglas Ave will need to accommodate loading and parking access off of Douglas Ave. The most efficient way to provide this is by establishing a shared alley behind new development that can be accessed from side streets on either side of Little Block (66th & 68th St) and can be accessed as an egress route onto Douglas Ave by residents of 67th St. A shared alley can be publicly owned, or it can be privately owned with public access easements. It can be built by the City of Urbandale as a public right of way, or it can be built and financed by adjacent private development.
- **Douglas Reconstruction (\$9M):** This will likely be completed in phases after redevelopment begins downtown. Proposed is the reconstruction of Douglas Ave from the East corporate limits to 72nd St as a three-lane roadway with parking on both sides. During Phase I of this project (prior to the full reconstruction) the pavement markings will be modified to provide a three-lane cross section with parking on the north side of Douglas.
- **Madison Ave Reconstruction (\$2.1M):** Proposed is the reconstruction of Madison Ave from 70th St to 71st St as a two-lane roadway with parking on the south side.
- **71st St Reconstruction (\$2.4M):** Proposed is the reconstruction of 71st Street from Madison Ave to Douglas Ave as a two-lane roadway with parking on the east side. This section will be done in conjunction with Madison Ave improvements.
- **Storm Water Detention (\$350K):** All of the above projects will require storm water detention adjustments to accommodate the new amenities. Proposed is the construction of a detention facility in North Karen Acres Park. This facility will be used to offset some of the detention required with the redevelopment in the Big Block.
- **Downtown District Parking Management Plan:** Staff are developing a strategy to outline the amount of parking needed to be managed publicly to encourage economic activity while 'right-sizing' the amount of parking in a mixed-use area. The plan may involve acquiring parking spaces in the area so private properties can rely upon a supply of parking, which can minimize the amount of private parking desired for commercial uses. The strategy intends to establish thresholds for parking related to the existing commercial square footage and for increases with future development demand. The parking strategy will include potential acquisitions of existing parking, leasing of private spaces, contributions from future projects, and construction of new spaces.

Redevelopment of the Douglas Ave corridor has been identified by the City Council as a top priority during their recent strategic planning process. The City Council adopted the Forward Urbandale Comprehensive Plan on December 12, 2023, which included three focus area studies: Northpark and Plum Dr, Douglas Ave from 72nd St to the western city boundaries, and Downtown Urbandale (72nd St to the eastern city boundaries). The City Council approved the Urbandale Downtown Master Plan on June 17, 2025.

Project Status

2026: Douglas Ave Reconstruction Phase I pavement markings (\$50K); Big Block Interior Commons Phase I creating an Interior Commons by removing existing pavement and adding fencing to create a neighborhood area in the center (\$350K).

2027: Complete preliminary design for the entire area to determine phasing and costs (\$850K); Storm water detention construction (\$350K).

2028: Parking plan implementation (\$200K); Big Block Interior Commons (\$2.5M).

2029: Parking plan implementation (\$200K); 71st St Reconstruction (\$2.4M); Madison Ave Reconstruction (\$2.1M).

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	50,000	0	2,500,000	2,715,000	0	23,700,000	28,965,000
Storm Wtr Cnst.	0	350,000	0	0	1,385,000	0	0	1,735,000
Design / Deposit	0	0	850,000	0	0	0	0	850,000
Acquisition	0	0	0	200,000	600,000	0	0	800,000
Total	0	400,000	850,000	2,700,000	4,700,000	0	23,700,000	32,350,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
Alternative TBD	0	0	0	2,500,000	4,700,000	0	23,700,000	30,900,000
TIF - DUNA	0	600,000	650,000	0	0	0	0	1,250,000
LOSST	0	0	0	200,000	0	0	0	200,000
Total	0	600,000	650,000	2,700,000	4,700,000	0	23,700,000	32,350,000

Budget Impact

It will need to be determined after the design is complete.

Capital Improvements Plan - Adopted

Project Name **Hickman Frontage Rd Reconstruction**
 Project # **ST25-01**

Urbandale, IA

Category	STREET	Finance Project	TBD
2025 CIP Page	74	Eng Project	TBD

Project Overview

Proposed is the reconstruction of the Hickman Frontage Road just east of 100th Street. The frontage road will become a part of the complete streets network. Also included is the replacement of the sidewalk connection between 100th Street and the frontage road with a 10-foot wide trail. Once the frontage road is reconstructed, it will be painted with sharrows. This will complete a connection from west of the interstate to the frontage road connection to Hickman Road just west of Patricia Drive.

This frontage road has several bad joints in the pavement, and reconstruction is recommended. The trail connection has been identified as a long-term priority in the 2019 Urbandale Complete Streets Master Plan.

Project Status

The project will be designed by City staff.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	875,000	0	0	875,000
Total	0	0	875,000	0	0	875,000

Funding Sources	2026	2027	2028	2029	2030	Total
TIF - NWMC	0	0	875,000	0	0	875,000
Total	0	0	875,000	0	0	875,000

Budget Impact

This will decrease the ongoing maintenance needed for the existing street.

Capital Improvements Plan - Adopted

Project Name **Hickman Interchange Improvements**
 Project # **ST23-02**

Urbandale, IA

Category	STREET	Finance Project	2402
2025 CIP Page	75	Eng Project	2024-002

Project Overview

Proposed is the reconfiguration of the Hickman Road Interchange as a diverging diamond interchange. The Cities of Clive and Urbandale will be adding aesthetic and trail enhancements at the interchange. The Iowa DOT will be the contracting authority, and the Cities will reimburse the Iowa DOT after the project is completed.

The Hickman Interchange needs capacity improvements.

Project Status

The first phase of the interchange improvements has been let by the Iowa DOT. The City's enhancement portion design is nearing completion for a letting by the Iowa DOT in 2026.

Estimated Construction Cost Breakdown:

- Iowa DOT: \$84,950,000
- Clive: \$2,850,000
- STBG (Federal): \$2,500,000
- STBG TAP (Federal): \$800,000
- ICAAP (Federal): \$1,109,800
- USTEP (State): \$458,500
- Urbandale: \$2,850,000

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	5,500,000	0	0	0	0	5,500,000
Design / Deposit	0	0	500,000	0	0	0	0	500,000
Total	0	0	6,000,000	0	0	0	0	6,000,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	100,000	0	3,405,850	0	0	0	0	3,505,850
STP	0	0	1,650,000	0	0	0	0	1,650,000
Federal	0	0	554,900	0	0	0	0	554,900
State	0	0	229,250	0	0	0	0	229,250
TIF - NWMC	0	0	60,000	0	0	0	0	60,000
Total	100,000	0	5,900,000	0	0	0	0	6,000,000

Budget Impact

Additional maintenance will be required for the City's enhancement portion of the project.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Meadow Dr Construction: West of 156th St**
 Project # **ST26-07**

Category	STREET	Finance Project	TBD
2025 CIP Page	N/A	Eng Project	2026-024

Project Overview

Proposed in 2026 is the asphalt overlay of Meadow Drive from 156th Street to 1/2 mile west. Proposed in Unprogrammed is the construction of a five-lane Meadow Drive. The City of Grimes is on the north side of the road and Urbandale is on the south side, so the costs for the project will be split.

Meadow Drive is a major east/west arterial and will provide access for this area as development occurs. This road is currently gravel and needs an overlay to improve the level of service until total reconstruction in the future.

Project Status

The road is currently a gravel road. The City of Grimes will design the asphalt portion.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	500,000	0	0	0	0	3,300,000	3,800,000
Design / Deposit	0	0	0	0	0	0	435,000	435,000
Acquisition	0	0	0	0	0	0	200,000	200,000
Storm Wtr Cnst.	0	0	0	0	0	0	550,000	550,000
Total	0	500,000	0	0	0	0	4,485,000	4,985,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
Other Cities	0	250,000	0	0	0	0	2,240,000	2,490,000
Road Use	0	250,000	0	0	0	0	0	250,000
Special Assessment	0	0	0	0	0	0	415,000	415,000
GOB	0	0	0	0	0	0	1,830,000	1,830,000
Total	0	500,000	0	0	0	0	4,485,000	4,985,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Meadow Dr Construction: 142nd St to 156th St**
 Project # **ST26-08**

Category	STREET	Finance Project	TBD
2025 CIP Page	N/A	Eng Project	2026-024

Project Overview

Proposed in 2026 is the asphalt overlay of Meadow Drive from 142nd Street to 156th Street. Proposed in Unprogrammed is the construction of a five-lane Meadow Drive. The City of Grimes is on the north side of the road and Urbandale is on the south side, so the costs for the project will be split.

Meadow Drive is a major east/west arterial and will provide access for this area as development occurs. This road is currently gravel and needs an overlay to improve the level of service until total reconstruction in the future.

Project Status

The road is currently gravel. The design will be done by Grimes for the asphalt work.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	1,000,000	0	0	0	0	6,600,000	7,600,000
Design / Deposit	0	0	0	0	0	0	870,000	870,000
Acquisition	0	0	0	0	0	0	400,000	400,000
Storm Wtr Cnst.	0	0	0	0	0	0	1,100,000	1,100,000
Total	0	1,000,000	0	0	0	0	8,970,000	9,970,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
Other Cities	0	500,000	0	0	0	0	4,480,000	4,980,000
Road Use	0	500,000	0	0	0	0	0	500,000
Special Assessment	0	0	0	0	0	0	830,000	830,000
GOB	0	0	0	0	0	0	3,660,000	3,660,000
Total	0	1,000,000	0	0	0	0	8,970,000	9,970,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Medians: Art and Landscaping**
 Project # **ST23-03**

Urbandale, IA

Category	STREET	Finance Project	MEAL
2025 CIP Page	77	Eng Project	TBD

Project Overview

Proposed is the installation of public art with landscaping in key medians throughout Urbandale.

The City of Urbandale has a strong commitment to public art in our community. Our goal is to introduce public art that celebrates the uniqueness of Urbandale, enhances the quality of life, economic development, community image, promotes tourism, and makes art accessible to the general public. By integrating public art into the overall city development, including key medians along well-traveled thoroughfares, we will reinforce our civic identity and provide a sense of community and connectedness. Locations for median art and landscaping would be determined by staff.

Project Status

2025: Tree plantings along 156th Street medians, from Waterford Road to Douglas Parkway.

2026 (\$150K): Median art anticipated at select locations along Meredith Drive, between 86th street and 128th street, and along Douglas Parkway, west of the interstate. Additional tree plantings added.

2027, 2028, 2029, 2030, Unprogrammed: Locations to be determined.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	150,000	150,000	150,000	150,000	150,000	750,000	1,500,000
Total	0	150,000	150,000	150,000	150,000	150,000	750,000	1,500,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
Capital Project Fund	0	150,000	150,000	150,000	150,000	150,000	750,000	1,500,000
Total	0	150,000	150,000	150,000	150,000	150,000	750,000	1,500,000

Budget Impact

Once installed, maintenance costs would include landscaping around artwork and any ground cover.

Capital Improvements Plan - Adopted

Project Name **Meredith Dr Railroad Crossing Replacement**
 Project # **ST24-02**

Urbandale, IA

Category	STREET	Finance Project	TBD
2025 CIP Page	79	Eng Project	2026-002

Project Overview

Proposed is the replacement of the railroad grade crossing located on Meredith Drive, west of NW Urbandale Drive.

Parts of the railroad crossing are in need of repair, and overall, the crossing needs to be replaced.

Project Status

A grant has been received through the Iowa DOT. The grant provides the following funding: Iowa DOT 60%, Iowa Interstate Railroad 20%, and the City of Urbandale 20%. The railroad will provide the design and construction. The work will be scheduled for the spring of 2027 to avoid conflicting with the Hickman Interchange detours.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	135,000	0	0	0	135,000
Total	0	135,000	0	0	0	135,000

Funding Sources	2026	2027	2028	2029	2030	Total
IDOT	0	81,000	0	0	0	81,000
Private	0	27,000	0	0	0	27,000
TIF - NWMC	0	27,000	0	0	0	27,000
Total	0	135,000	0	0	0	135,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Meredith Dr: 170th St to 184th St**
 Project # **ST06-05**

Urbandale, IA

Category	STREET	Finance Project	2802
2025 CIP Page	80	Eng Project	2028-002

Project Overview

Proposed is the construction of a four-lane roadway for Meredith Drive beginning at 170th Street and extending west to 184th Street. The City of Clive would pay for half of this project since the south side of Meredith Drive is entirely in Clive. This project will include separated bicycle lanes per the adopted December 2019 Urbandale Complete Streets Master Plan.

Meredith Drive is a major east/west arterial and will provide access for this area as development occurs. The east half mile had an asphalt overlay in 2015, and the west half mile was overlaid in 2021.

Project Status

The future project is in the development stage, and preliminary plans have not been completed. The schedule will need to be coordinated with Clive. Clive is currently scheduled to reconstruct Alice's Road through 2029 or 2030, with Meredith Drive as a detour route.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	0	0	5,236,800	5,236,800
Design / Deposit	0	0	0	0	871,200	871,200
Storm Wtr Cnst.	0	0	0	0	871,200	871,200
Acquisition	0	0	0	0	300,000	300,000
Total	0	0	0	0	7,279,200	7,279,200

Funding Sources	2026	2027	2028	2029	2030	Total
Other Cities	0	0	0	0	3,339,600	3,339,600
GOB	0	0	0	0	3,252,100	3,252,100
Special Assessment	0	0	0	0	687,500	687,500
Total	0	0	0	0	7,279,200	7,279,200

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Northpark Dr and Plum Dr Preservation**
 Project # **ST23-04**

Urbandale, IA

Category	STREET	Finance Project	TBD
2025 CIP Page	81	Eng Project	TBD

Project Overview

Proposed is the patching of Northpark Drive from 86th Street to 100th Street and Plum Drive from 86th Street to NW Urbandale Drive.

These sections of Northpark Drive and Plum Drive have bad joints in the pavement. This project will patch the failed pavement and brick sections.

Project Status

This project will be designed by City staff.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	589,500	0	0	0	589,500
Total	0	589,500	0	0	0	589,500

Funding Sources	2026	2027	2028	2029	2030	Total
TIF - NWMC	0	589,500	0	0	0	589,500
Total	0	589,500	0	0	0	589,500

Budget Impact

This will decrease the ongoing maintenance needed for the existing street.

Capital Improvements Plan - Adopted

Project Name **NW Urbandale Dr Preservation**
 Project # **ST22-05**

Urbandale, IA

Category	STREET	Finance Project	2607
2025 CIP Page	82	Eng Project	2026-007

Project Overview

Proposed in 2026 is the patching and asphalt overlay of NW Urbandale Drive from Douglas Avenue to Meredith Drive.

This section of NW Urbandale Drive has several bad joints in the pavement. This project will patch the pavement and then place an asphalt overlay over the street. Similar work has been completed from Hickman Road to Douglas Avenue and north of Meredith Drive to our north corporate limits.

Project Status

This project will be designed by City staff.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	2,500,000	0	0	0	0	0	2,500,000
Total	0	2,500,000	0	0	0	0	0	2,500,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
TIF - NWMC	750,000	1,000,000	750,000	0	0	0	0	2,500,000
Total	750,000	1,000,000	750,000	0	0	0	0	2,500,000

Budget Impact

This will decrease the ongoing maintenance needed for the existing street.

Capital Improvements Plan - Adopted

Project Name **NW 54th Ave Construction**
 Project # **ST09-03**

Urbandale, IA

Category	STREET	Finance Project	2006
2025 CIP Page	83	Eng Project	TBD

Project Overview

In 2016, the intersection of NW 54th Avenue and 100th Street was constructed as a four-lane roadway for 1,000 feet to the east and to the west of 100th Street. In 2020, the construction of NW 54th Avenue from the 100th Street intersection project to the Urbandale east corporate boundary was completed. This was a joint project with Johnston. Proposed is the construction of NW 54th Avenue from 1,000 feet west of the 100th Street intersection to the Urbandale west corporate boundary. The street would be constructed as a four-lane roadway. This will be a joint project with Grimes. Grimes will also be reconstructing the roadway to SE Destination Drive. Grimes will be the lead agency. Urbandale will reimburse Grimes for its share of the cost.

NW 54th Avenue is a major east/west arterial and will provide access for this area as development occurs.

Project Status

This project is in the planning stages.

Estimated Cost Breakdown:

- Grimes: \$500,000
- STBG (Federal): \$500,000
- Urbandale (Special Assesment, TIF-NWMC): \$800,000

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	525,000	0	0	0	0	525,000
Storm Wtr Cnst.	0	0	225,000	0	0	0	0	225,000
Design / Deposit	150,000	0	0	0	0	0	0	150,000
Total	150,000	0	750,000	0	0	0	0	900,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
Special Assessment	0	0	134,400	0	0	0	0	134,400
Federal	0	0	100,000	0	0	0	0	100,000
TIF - NWMC	665,600	0	0	0	0	0	0	665,600
Total	665,600	0	234,400	0	0	0	0	900,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Parkview Dr Reconstruction: 86th St to Alpine Dr**

Project # **ST25-02**

Category	STREET	Finance Project	2704
2025 CIP Page	84	Eng Project	2027-004

Project Overview

Proposed is the reconstruction of Parkview Drive from 86th Street to North of Alpine Drive, with additional full depth patches from north of Alpine Drive to Meredith Drive.

This section of Parkview Drive has several bad joints in the pavement. This project will replace the pavement from 86th Street to Alpine Drive, which is the largest portion of the distressed pavement. From Alpine Drive to Meredith Drive will be patched to extend the pavement life.

Project Status

The project is under design.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	2,475,000	0	0	0	2,475,000
Storm Wtr Cnst.	0	525,000	0	0	0	525,000
Design / Deposit	450,000	0	0	0	0	450,000
Total	450,000	3,000,000	0	0	0	3,450,000

Funding Sources	2026	2027	2028	2029	2030	Total
GOB	600,000	2,850,000	0	0	0	3,450,000
Total	600,000	2,850,000	0	0	0	3,450,000

Budget Impact

This will decrease the ongoing maintenance needed for the existing street.

Capital Improvements Plan - Adopted

Project Name **Waterford Rd Extension: West of 170th St**
 Project # **ST20-02**

Urbandale, IA

Category	STREET	Finance Project	3003
2025 CIP Page	85	Eng Project	2030-003

Project Overview

Proposed is the extension of Waterford Road west of 170th Street for a quarter mile. This roadway will be extended as a 5-lane arterial.

The extension of Waterford Road is needed to open up areas for development on the west side of Urbandale. Currently, there is a two-mile gap between east/west arterials between Meredith Drive and Meadow Lane. A development agreement will need to be developed before this project moves forward.

Project Status

This project is in the conceptual stage.

This project will be completed in tandem with project BR21-01 Waterford Rd Bridge: Walnut Creek W of 170th St.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	0	0	2,000,000	2,000,000
Design / Deposit	0	0	0	0	0	0	350,000	350,000
Acquisition	0	0	0	0	0	0	300,000	300,000
Storm Wtr Cnst.	0	0	0	0	0	0	400,000	400,000
Total	0	0	0	0	0	0	3,050,000	3,050,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
Special Assessment	239,000	0	0	0	0	0	117,400	356,400
GOB	0	0	0	0	0	0	2,693,600	2,693,600
Total	239,000	0	0	0	0	0	2,811,000	3,050,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **101st St and Dennis Dr Preservation**
 Project # **ST22-02**

Urbandale, IA

Category	STREET	Finance Project	2504
2025 CIP Page	76	Eng Project	2026-009 (PH 2)

Project Overview

Proposed is the patching of the Douglas Avenue frontage road east of 104th Street, Dennis Drive between 100th Street and 104th Street, and 101st Street between Dennis Drive and Justin Drive.

These sections of pavement have several bad joints in the pavement.

Project Status

The project will be designed by City staff.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	600,000	0	0	0	0	0	600,000
Total	0	600,000	0	0	0	0	0	600,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
TIF - NWMC	600,000	0	0	0	0	0	0	600,000
Total	600,000	0	0	0	0	0	0	600,000

Budget Impact

This will decrease the ongoing maintenance needed for the existing street.

Capital Improvements Plan - Adopted

Project Name **106th St and Prairie Dr Preservation**
 Project # **ST24-03**

Urbandale, IA

Category	STREET	Finance Project	TBD
2025 CIP Page	87	Eng Project	TBD

Project Overview

Proposed is the patching of 106th Street from Douglas Avenue to Prairie Drive and Prairie Drive from 106th Street to 109th Street. These sections have bad joints in the pavement.

Project Status

This project will be designed by City staff.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	900,000	0	0	0	900,000
Total	0	900,000	0	0	0	900,000

Funding Sources	2026	2027	2028	2029	2030	Total
TIF - NWMC	400,000	500,000	0	0	0	900,000
Total	400,000	500,000	0	0	0	900,000

Budget Impact

This will decrease the ongoing maintenance needed for the existing street.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **106th St and 114th St Maintenance**

Project # **ST26-10**

Category	STREET	Finance Project	TBD
2025 CIP Page	N/A	Eng Project	TBD

Project Overview

Proposed is the patching of 114th Street between Douglas Avenue and Meredith Drive, and the patching of the 106th Street area north of Hickman Road and west of 104th Street.

These sections have bad joints in the pavement.

Project Status

The project will be designed by City Staff.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	0	0	975,000	975,000
Total	0	0	0	0	975,000	975,000

Funding Sources	2026	2027	2028	2029	2030	Total
TIF - NWMC	0	0	0	0	975,000	975,000
Total	0	0	0	0	975,000	975,000

Budget Impact

This will decrease the ongoing maintenance needed for the existing street.

Capital Improvements Plan - Adopted

Project Name **109th / 112th St Reconstruction**
 Project # **ST24-04**

Urbandale, IA

Category	STREET	Finance Project	TBD
2025 CIP Page	88	Eng Project	TBD

Project Overview

Proposed is the reconstruction of 109th / 112th Street from Douglas Avenue to Meredith Drive as a three-lane urban cross-section roadway. The road will have one lane in each direction plus a center left turn lane. Storm sewer will be installed with the project to allow for the ditches to be filled and curb and gutter used on the new street.

The existing concrete roadway was originally constructed 40 to 60 years ago, depending on the section. In 2011, the City constructed an overlay. The roadway is starting to show its age.

Project Status

The future project is in the development stage, and preliminary plans have not been completed.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	0	0	7,560,000	7,560,000
Design / Deposit	0	0	0	0	0	0	750,000	750,000
Total	0	0	0	0	0	0	8,310,000	8,310,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
TIF - NWMC	0	0	0	0	0	0	8,310,000	8,310,000
Total	0	0	0	0	0	0	8,310,000	8,310,000

Budget Impact

This will decrease the ongoing maintenance needed for the existing street.

Capital Improvements Plan - Adopted

Project Name **111th St Paving**
Project # **ST00-03**

Urbandale, IA

Category	STREET	Finance Project	2502
2025 CIP Page	89	Eng Project	TBD

Project Overview

Proposed is the paving of 111th Street from Justin Drive to the north border of Living History Farms. The street would be 31 feet in width, and the project would also include grading and storm sewer improvements.

The paving of 111th Street south of Justin Drive will allow for the development of this area.

Project Status

The future project is in the development stage, and preliminary plans have not been completed. The future project will be developer-driven.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	0	0	750,000	750,000
Design / Deposit	0	0	0	0	0	0	135,000	135,000
Acquisition	0	0	0	0	0	0	50,000	50,000
Storm Wtr Cnst.	0	0	0	0	0	0	135,000	135,000
Total	0	0	0	0	0	0	1,070,000	1,070,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
TIF - NWMC	0	0	0	0	0	0	610,000	610,000
Special Assessment	128,000	0	0	0	0	0	332,000	460,000
Total	128,000	0	0	0	0	0	942,000	1,070,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **128th St Preservation: Hickman Rd to Douglas Pkwy**
 Project # **ST25-03**

Urbandale, IA

Category	STREET	Finance Project	TBD
2025 CIP Page	90	Eng Project	TBD

Project Overview

Proposed is the patching and asphalt overlay of 128th Street from Hickman Road to Douglas Parkway. This project has been awarded \$1,000,000 of STBG funding.

This section of 128th Street has several bad joints in the pavement. This project will patch the pavement and then place an asphalt overlay over the street.

Project Status

The project will be designed by City staff.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	1,900,000	0	0	1,900,000
Total	0	0	1,900,000	0	0	1,900,000

Funding Sources	2026	2027	2028	2029	2030	Total
STP	0	0	1,000,000	0	0	1,000,000
GOB	0	0	900,000	0	0	900,000
Total	0	0	1,900,000	0	0	1,900,000

Budget Impact

This will decrease the ongoing maintenance needed for the existing street.

Capital Improvements Plan - Adopted

Project Name **142nd St Construction: Douglas Pwky to Meredith Dr**
 Project # **ST06-12**

Urbandale, IA

Category	STREET	Finance Project	1703
2025 CIP Page	91	Eng Project	TBD

Project Overview

Proposed is the construction of a future five-lane roadway for 142nd Street. This project would start at Douglas Parkway and extend north to Meredith Drive. This project will include separated bicycle lanes north of Aurora Avenue per the adopted December 2019 Urbandale Complete Streets Master Plan.

142nd Street is a major arterial for north/south traffic. This roadway is currently shared with Grimes.

Project Status

The future project is in the development stage, and preliminary plans have not been completed.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	0	0	6,800,000	6,800,000
Design / Deposit	0	0	0	0	0	0	871,400	871,400
Acquisition	0	0	0	0	0	0	300,000	300,000
Storm Wtr Cnst.	0	0	0	0	0	0	1,200,000	1,200,000
Total	0	0	0	0	0	0	9,171,400	9,171,400

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
Capital Project Fund	596,700	0	0	0	0	0	0	596,700
GOB	0	0	0	0	0	0	4,658,300	4,658,300
Special Assessment	0	0	0	0	0	0	859,300	859,300
Other Cities	0	0	0	0	0	0	3,057,100	3,057,100
Total	596,700	0	0	0	0	0	8,574,700	9,171,400

Budget Impact

Upon completion, there should be minimal effect on the operating budget

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **142nd St Construction: Meredith Dr to Waterford Rd**

Project # **ST06-13**

Category	STREET	Finance Project	2102
2025 CIP Page	92	Eng Project	2025-005

Project Overview

Proposed is the construction of 142nd Street as a five-lane roadway from Meredith Drive to Waterford Road. The City of Grimes abuts this road for 3/8 mile on the east side and would pay for 22% of the future project. This project will have a 10-foot trail on the west side of 142nd Street per the adopted December 2019 Urbandale Complete Streets Master Plan. The roadway is being shifted to the west due to an electrical easement on the east side of the road.

142nd Street is a major arterial for north/south traffic.

Project Status

The plans are nearing completion for a letting in January or February 2026.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	5,045,000	0	0	0	0	0	5,045,000
Storm Wtr Cnst.	0	1,090,000	0	0	0	0	0	1,090,000
Design / Deposit	0	875,000	0	0	0	0	0	875,000
Acquisition	0	300,000	0	0	0	0	0	300,000
Total	0	7,310,000	0	0	0	0	0	7,310,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
Other Cities	0	0	1,430,000	0	0	0	0	1,430,000
LOSST	0	500,000	0	0	0	0	0	500,000
GOB	4,348,800	0	0	0	0	0	0	4,348,800
Special Assessment	1,031,200	0	0	0	0	0	0	1,031,200
Total	5,380,000	500,000	1,430,000	0	0	0	0	7,310,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **142nd St Construction: Waterford Rd to Meadow Dr**
 Project # **ST14-03**

Urbandale, IA

Category	STREET	Finance Project	2102
2025 CIP Page	93	Eng Project	2025-005

Project Overview

Proposed in 2025/2026 is the asphalt overlay of 142nd Street from Waterford Road to Meadow Drive (one mile with a half mile on the west side in Dallas County, with annexation proposed in late 2025 or early 2026). The asphalt overlay will be combined with the reconstruction of 142nd Street from Meredith Drive to Waterford Road. Proposed in Unprogrammed is the construction of a five-lane 142nd Street. This project would start at Waterford Road and extend north 1 mile to Meadow Drive. The City of Grimes has the east side of this road, and Urbandale has the west side, so the cost for the project will be split. This project will include separated bicycle lanes per the adopted December 2019 Urbandale Complete Streets Master Plan.

142nd Street is a major north/south arterial and will provide access for this area as development occurs. This road is currently gravel and needs the overlay to improve the level of service until total reconstruction in the future.

Project Status

The road is currently a gravel road.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	1,000,000	0	0	0	0	0	6,600,000	7,600,000
Design / Deposit	0	0	0	0	0	0	870,000	870,000
Acquisition	0	0	0	0	0	0	400,000	400,000
Storm Wtr Cnst.	0	0	0	0	0	0	1,100,000	1,100,000
Total	1,000,000	0	0	0	0	0	8,970,000	9,970,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	0	0	0	3,660,000	3,660,000
Special Assessment	0	0	0	0	0	0	830,000	830,000
Road Use	500,000	0	0	0	0	0	0	500,000
Other Cities	500,000	0	0	0	0	0	4,480,000	4,980,000
Total	1,000,000	0	0	0	0	0	8,970,000	9,970,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **156th St Construction: Waterford Rd to Meadow Dr**
 Project # **ST06-16**

Urbandale, IA

Category	STREET	Finance Project	2702
2025 CIP Page	94	Eng Project	2027-002

Project Overview

Proposed is the construction of 156th Street as a five-lane roadway. Related improvements include grading, storm sewers, and street lighting. Development in the area will impact the design and construction schedule. This project will include separated bicycle lanes per the adopted December 2019 Urbandale Complete Streets Master Plan.

156th Street is a major arterial street for north/south traffic in this area. An asphalt overlay was constructed in 2016.

Project Status

The future project is in the development stage, and preliminary plans have not been completed. Development in the area will impact the schedule.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	7,225,000	0	0	7,225,000
Storm Wtr Cnst.	0	0	0	0	1,275,000	0	0	1,275,000
Design / Deposit	0	0	0	0	871,200	0	0	871,200
Acquisition	0	0	0	0	250,000	0	0	250,000
Total	0	0	0	0	9,621,200	0	0	9,621,200

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	2,200,000	0	0	0	6,046,200	0	0	8,246,200
Special Assessment	0	0	0	0	1,375,000	0	0	1,375,000
Total	2,200,000	0	0	0	7,421,200	0	0	9,621,200

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **170th St (Alice's Rd): North of Waterford Rd**

Project # **ST16-04**

Category	STREET	Finance Project	TBD
2025 CIP Page	95	Eng Project	2030-002

Project Overview

Proposed is the construction of 170th Street (Alice's Road) from Waterford Road to the North Corporate Limit (2,000 feet) as a five-lane roadway. Related improvements include grading, storm sewers, and street lighting. This project will include separated bicycle lanes per the adopted December 2019 Urbandale Complete Streets Master Plan. A future water main reimbursement will be required when the roadway is constructed, estimated at \$125,000.

170th Street will need to be widened to a five-lane roadway as development in this area happens. The current road is also starting to show signs of distress.

Project Status

The future project is in the development stage and preliminary plans are not completed.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	0	0	2,743,400	2,743,400
Design / Deposit	0	0	0	0	0	0	435,600	435,600
Acquisition	0	0	0	0	0	0	250,000	250,000
Storm Wtr Cnst.	0	0	0	0	0	0	435,600	435,600
Total	0	0	0	0	0	0	3,864,600	3,864,600

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	0	0	0	1,726,100	1,726,100
County	0	0	0	0	0	0	1,794,800	1,794,800
Special Assessment	0	0	0	0	0	0	343,700	343,700
Total	0	0	0	0	0	0	3,864,600	3,864,600

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **184th St (Warrior Ln): Meredith Dr North**
 Project # **ST23-05**

Urbandale, IA

Category	STREET	Finance Project	TBD
2025 CIP Page	96	Eng Project	TBD

Project Overview

Proposed is the construction of 184th Street (Warrior Lane) from Meredith Drive to one mile north as a five-lane roadway. Related improvements include grading, storm sewers, and street lighting. This project will include separated bicycle lanes per the adopted December 2019 Urbandale Complete Streets Master Plan.

184th Street will need to be widened to a five-lane roadway as development in this area happens.

Project Status

The future project is in the development stage, and preliminary plans have not been completed. Future annexations will need to occur before construction.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Design / Deposit	0	0	0	0	0	0	500,000	500,000
Construction	0	0	0	0	0	0	9,460,000	9,460,000
Acquisition	0	0	0	0	0	0	450,000	450,000
Storm Wtr Cnst.	0	0	0	0	0	0	1,540,000	1,540,000
Total	0	0	0	0	0	0	11,950,000	11,950,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	0	0	0	7,260,500	7,260,500
Special Assessment	0	0	0	0	0	0	1,702,000	1,702,000
Other Cities	0	0	0	0	0	0	2,987,500	2,987,500
Total	0	0	0	0	0	0	11,950,000	11,950,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.





Capital Improvements Plan - Adopted

Project Name **Douglas Ave Adaptive Signal Coordination**
 Project # **TR23-01**

Urbandale, IA

Category	TRAFFIC SIGNAL	Finance Project	TBD
2025 CIP Page	99	Eng Project	TBD

Project Overview

Proposed is the installation of adaptive traffic signal control technology to improve traffic flow on Douglas Avenue from 100th Street to 121st Street.

This system will help improve traffic flow around the Douglas Avenue Interchange and the business developments between 100th Street and 121st Street.

Project Status

Plans are in the conceptual stage. The grant fund application has not been submitted.

Expenditures	2026	2027	2028	2029	2030	Total
Acquisition	0	0	0	0	360,000	360,000
Design / Deposit	0	0	0	0	50,000	50,000
Total	0	0	0	0	410,000	410,000

Funding Sources	2026	2027	2028	2029	2030	Total
GOB	0	0	0	0	410,000	410,000
Total	0	0	0	0	410,000	410,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **Hickman Rd and 133rd St Traffic Signal**
 Project # **TR06-02**

Urbandale, IA

Category	TRAFFIC SIGNAL	Finance Project	TBD
2025 CIP Page	101	Eng Project	TBD

Project Overview

Proposed is the installation of a traffic signal at 133rd Street and Hickman Road / U.S. Highway 6. Costs for this signal would be split with the City of Clive.

As traffic volumes increase on Hickman Road, a traffic signal may be needed to help the residential traffic on 133rd Street access Hickman Road.

Project Status

An Iowa DOT Master Plan Agreement regarding U.S. Highway 6 / Hickman Road was approved by the City Council on October 28, 2003. This agreement identified future traffic signal locations. A traffic signal would either be allowed at the entrance to Deerfield or at 133rd Street. A future traffic signal warrant study will be required.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	0	0	225,000	225,000
Design / Deposit	0	0	0	0	0	0	50,000	50,000
Total	0	0	0	0	0	0	275,000	275,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOR	0	0	0	0	0	0	137,500	137,500
Other Cities	0	0	0	0	0	0	137,500	137,500
Total	0	0	0	0	0	0	275,000	275,000

Budget Impact

The operating budget would increase by approximately \$250 for traffic signal maintenance and \$300 for electrical service.

Capital Improvements Plan - Adopted

Project Name **Hickman Rd: Entrance to Deerfield Development**
 Project # **TR06-05**

Urbandale, IA

Category	TRAFFIC SIGNAL	Finance Project	2017
2025 CIP Page	100	Eng Project	2020-017

Project Overview

Proposed is the installation of a traffic signal at the entrance to the Deerfield Retirement Community (Private Street) / NW Country Club Blvd and Hickman Road / U.S. Highway 6. Costs for the traffic signal and turn lane extension would be paid for by the Deerfield Retirement Community.

As traffic volumes increase on Hickman Road, a traffic signal will be needed to help traffic exit this development.

Project Status

An Iowa DOT Master Plan Agreement regarding U.S. Highway 6 / Hickman Road was approved by the City Council on October 28, 2003. This agreement identifies future traffic signal locations. A traffic signal would either be allowed at the entrance to Deerfield or at 133rd Street. A signal warrant study was completed in 2020, and it determined that warrants were not met.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	0	0	850,000	850,000
Design / Deposit	0	0	0	0	0	0	85,000	85,000
Total	0	0	0	0	0	0	935,000	935,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
Private	0	0	0	0	0	0	935,000	935,000
Total	0	0	0	0	0	0	935,000	935,000

Budget Impact

The operating budget would increase by approximately \$250 for traffic signal maintenance and \$300 for electrical service.

Capital Improvements Plan - Adopted

Project Name **Meredith Dr and NW Urbandale Dr Adaptive**
 Project # **TR23-02**

Urbandale, IA

Category	TRAFFIC SIGNAL	Finance Project	2508
2025 CIP Page	102	Eng Project	2025-008

Project Overview

Proposed is the installation of adaptive traffic signal control technology to improve traffic flow from NW Urbandale Drive to 128th Street and on NW Urbandale Drive from Meredith Drive to the interstate.

With the short distance between the traffic signals, this system will help improve traffic flow around the Meredith Drive Interchange and the business developments between 121st Street and 128th Street and from Meredith Drive north to the Interstate.

Project Status

Plans are in the conceptual stage. The grant fund application has not been submitted.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Acquisition	0	0	0	495,000	0	0	0	495,000
Design / Deposit	0	0	0	50,000	0	0	0	50,000
Total	0	0	0	545,000	0	0	0	545,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
Other Cities	0	0	0	22,500	0	0	0	22,500
TIF - NWMC	522,500	0	0	0	0	0	0	522,500
Total	522,500	0	0	22,500	0	0	0	545,000

Budget Impact

Upon completion, there should be minimal effect on the operating budget.

Capital Improvements Plan - Adopted

Project Name **128th St and Plum Dr Traffic Signal**
 Project # **TR07-01**

Urbandale, IA

Category	TRAFFIC SIGNAL	Finance Project	TBD
2025 CIP Page	104	Eng Project	TBD

Project Overview

Proposed is the installation of a traffic signal at the intersection of 128th Street and Plum Drive

As traffic volumes increase, a traffic signal will be needed at this intersection. This traffic signal will be the developer's cost.

Project Status

Plans are in the conceptual stage.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	0	0	350,000	350,000
Design / Deposit	0	0	0	0	35,000	35,000
Total	0	0	0	0	385,000	385,000

Funding Sources	2026	2027	2028	2029	2030	Total
Private	0	0	0	0	385,000	385,000
Total	0	0	0	0	385,000	385,000

Budget Impact

The operating budget would increase by approximately \$250 for traffic signal maintenance and \$300 for electrical service.

Capital Improvements Plan - Adopted

Project Name **142nd St and Meredith Dr Traffic Signal**
 Project # **TR26-01**

Urbandale, IA

Category	TRAFFIC SIGNAL	Finance Project	TBD
2025 CIP Page	N/A	Eng Project	2026-023

Project Overview

Proposed is the installation of a traffic signal at the intersection of 142nd Street and Meredith Drive.

As traffic volumes increase, a traffic signal will be needed at this intersection.

Project Status

Plans are in the concept stage.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	350,000	0	0	0	0	350,000
Design / Deposit	35,000	0	0	0	0	35,000
Total	385,000	0	0	0	0	385,000

Funding Sources	2026	2027	2028	2029	2030	Total
LOSST	385,000	0	0	0	0	385,000
Total	385,000	0	0	0	0	385,000

Budget Impact

The operating budget would increase by approximately \$250 for traffic signal maintenance and \$300 for electrical service.

Capital Improvements Plan - Adopted

Project Name **170th St and Plum Dr Traffic Signal**
 Project # **TR20-02**

Urbandale, IA

Category	TRAFFIC SIGNAL	Finance Project	TBD
2025 CIP Page	105	Eng Project	TBD

Project Overview

Proposed is the installation of a traffic signal at the intersection of 170th Street and Plum Drive. This traffic signal will be used to get school pedestrian traffic across 170th Street. Half of the funding would be provided by the Waukee CSD.

As traffic volumes increase, a traffic signal will be needed at this intersection.

Project Status

Plans are in the conceptual stage.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	0	0	0	250,000	250,000
Design / Deposit	0	0	0	0	0	0	35,000	35,000
Total	0	0	0	0	0	0	285,000	285,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	0	0	0	142,500	142,500
Private	0	0	0	0	0	0	142,500	142,500
Total	0	0	0	0	0	0	285,000	285,000

Budget Impact

The operating budget would increase by approximately \$250 for traffic signal maintenance and \$300 for electrical service.

Capital Improvements Plan - Adopted

Project Name **170th St and Waterford Rd Traffic Signal**
 Project # **TR19-03**

Urbandale, IA

Category	TRAFFIC SIGNAL	Finance Project	TBD
2025 CIP Page	106	Eng Project	TBD

Project Overview

Proposed is the installation of a traffic signal at the intersection of 170th Street and Waterford Road.

As traffic volumes increase, a traffic signal will be needed at this intersection.

Project Status

The future project plans are in the conceptual stage.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Design / Deposit	0	0	0	0	0	0	35,000	35,000
Construction	0	0	0	0	0	0	350,000	350,000
Total	0	0	0	0	0	0	385,000	385,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
GOB	0	0	0	0	0	0	385,000	385,000
Total	0	0	0	0	0	0	385,000	385,000

Budget Impact

The operating budget would increase by approximately \$250 for traffic signal maintenance and \$300 for electrical service.

Capital Improvements Plan - Adopted

Project Name **Aquifer Storage and Recovery (ASR) Well**
 Project # **WA25-01**

Urbandale, IA

Category	WATER	Finance Project	TBD
2025 CIP Page	107	Eng Project	TBD

Project Overview

The Urbandale Water Utility is planning to construct a new Aquifer Storage and Recovery (ASR) well located at the existing 170th Street water tower site. Construction on the new 2,500+ foot deep well is expected to begin in the spring of 2027. The first injection and withdrawal cycle is to happen in the fall of 2029 and the summer of 2030, respectively. Additional equipment storage will be constructed with the new ASR building. Funds previously identified in the off-site storage CIP page have been transferred to this project.

Construction of the ASR well will allow UWU to store treated water during the low-usage winter months when the water system demand is lower. As the demand increases in the high-usage summer months, the water is then pumped from the ASR into the water distribution system. The ASR well will allow the UWU to manage peak water usage and to ensure adequate supply for the needs of our growing community.

Project Status

Design is anticipated to begin in the fall of 2025 and continue until the fall of 2026. Construction is anticipated to begin in the spring of 2027.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	1,000,000	6,500,000	6,500,000	0	0	14,000,000
Design / Deposit	1,500,000	0	0	0	0	1,500,000
Total	2,500,000	6,500,000	6,500,000	0	0	15,500,000

Funding Sources	2026	2027	2028	2029	2030	Total
SRF-Water	2,500,000	6,500,000	6,500,000	0	0	15,500,000
Total	2,500,000	6,500,000	6,500,000	0	0	15,500,000

Budget Impact

Once constructed, there will be additional electrical and chemical costs in operating this well. Also, the principal and interest loan payment will be accounted for in the Operating Budget.

Capital Improvements Plan - Adopted

Project Name **Bulk Water Station Improvements**
 Project # **WA25-02**

Urbandale, IA

Category	WATER	Finance Project	TBD
2025 CIP Page	108	Eng Project	TBD

Project Overview

Proposed is the installation of a new bulk water station. A new site location is currently being evaluated and will include the installation of the bulk water station and the necessary concrete, electrical, and watermain site improvements.

Bulk water stations eliminate the need to utilize a hydrant meter; they dispense water much faster and with less waste than hydrants, and they allow for greater accountability of water usage compared to hydrant meters. The current bulk water station is located just south of the Urbandale Library and will be eliminated with the planned City of Urbandale Water Rec Hub Improvements Project. The current station was installed in the early 1990s and is reaching the end of its useful life. The station is currently only able to accept quarters and has a water output rate of 60 gallons per twenty-five cents. Staff have determined that a complete overhaul of the current station is required. As part of the improvements, the new station may accommodate a wider range of payment options, which will improve customer service to those utilizing the station.

Project Status

The project is scheduled for design in FY 26/27.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	165,000	0	0	0	165,000
Design / Deposit	35,000	0	0	0	0	35,000
Total	35,000	165,000	0	0	0	200,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Revenue	35,000	165,000	0	0	0	200,000
Total	35,000	165,000	0	0	0	200,000

Budget Impact

None.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Distribution Maintenance Equipment**

Project # **WA25-04**

Category	WATER	Finance Project	TBD
2025 CIP Page	110	Eng Project	TBD

Project Overview

Proposed is the purchase of distribution maintenance equipment. This includes equipment such as a skid loader, dump truck, backhoe, mini-excavator, and valve exercising machine.

Maintenance equipment is a necessity in completing planned and unplanned water-loss events in an efficient, safe, and timely manner. As our Utility infrastructure continues to grow, the need for secondary pieces of essential equipment such as a valve exercising machine and dump truck has become apparent. These additions will allow staff greater efficiency during daily maintenance tasks, redundancy during times of equipment failures, and are essential during times of water outage events.

Project Status

The project is scheduled for FY 26/27.

Expenditures	2026	2027	2028	2029	2030	Total
Acquisition	100,000	250,000	200,000	200,000	0	750,000
Total	100,000	250,000	200,000	200,000	0	750,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Revenue	100,000	250,000	200,000	200,000	0	750,000
Total	100,000	250,000	200,000	200,000	0	750,000

Budget Impact

Once purchased there will be additional cost with equipment maintenance and fuel cost.

Capital Improvements Plan - Adopted

Project Name **Enterprise Resource Planning Software**
 Project # **WA25-06**

Urbandale, IA

Category	WATER	Finance Project	TBD
2025 CIP Page	112	Eng Project	TBD

Project Overview

Proposed is the purchase of new Enterprise Resource Planning (ERP) software.

ERP software allows the Utility to manage day-to-day business activities such as accounting, billing, procurement, risk management and compliance, and operations. The current ERP software utilized by the Utility will no longer be supported in 2028. This software is critical to the overall management of the Utility, and it is recommended to transition to a new software that will be supported for years to come.

Project Status

The project is scheduled for implementation in FY 26/27.

Expenditures	2026	2027	2028	2029	2030	Total
Acquisition	550,000	0	0	0	0	550,000
Design / Deposit	65,000	0	0	0	0	65,000
Total	615,000	0	0	0	0	615,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Revenue	615,000	0	0	0	0	615,000
Total	615,000	0	0	0	0	615,000

Budget Impact

Annual renewal/support may increase from current software.

Capital Improvements Plan - Adopted

Project Name **Security Improvements**
 Project # **WA25-07**

Urbandale, IA

Category	WATER	Finance Project	TBD
2025 CIP Page	113	Eng Project	TBD

Project Overview

This is a multi-year project. Proposed is the installation and updating of UWU security systems. It will include installing/updating security cameras at the UWU facility and remote sites (170th Street tower, 114th Street tower, and 104th Street booster pump station), installing or rehabilitating security fencing and gates at remote sites, and performing electronic security measures.

Public water supplies serving a population greater than 3,300 are required to complete and update a risk and resilience assessment and an emergency response plan as mandated by the Environmental Protection Agency (EPA). In those assessments, staff identified areas such as physical barriers, facilities, electronic systems, and system operations where staff could make improvements to increase its security from bad actors.

Project Status

The project is scheduled for FY 28/29.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	125,000	125,000	0	250,000
Design / Deposit	0	0	50,000	0	0	50,000
Total	0	0	175,000	125,000	0	300,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Revenue	0	0	175,000	125,000	0	300,000
Total	0	0	175,000	125,000	0	300,000

Budget Impact

None.

Capital Improvements Plan - Adopted

Project Name **Urbandale Booster Station Improvements**
 Project # **WA25-08**

Urbandale, IA

Category	WATER	Finance Project	TBD
2025 CIP Page	114	Eng Project	TBD

Project Overview

Proposed are improvements to the Urbandale Booster Station (UBS), which include pump replacements and a portable generator hook-up.

The UBS is a critical pump station that provides water to all of eastern Urbandale. The station includes three pumps, which are recommended for replacement in the next 5 years. In addition, Iowa's Water Supply Design Standards require that a water system have redundant electrical power available at pumping facilities. Currently, there is no way to pump water from UBS in a power outage event. It now seems prudent to add the capability to operate from a generator power source and add resiliency to the distribution system. The generator controls are scheduled for year 3, while the pump replacements are scheduled for years 4, 5, and 6.

Project Status

The project is scheduled for design in FY 27/28.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	0	0	230,000	175,000	180,000	180,000	765,000
Design / Deposit	0	0	50,000	0	0	0	0	50,000
Total	0	0	50,000	230,000	175,000	180,000	180,000	815,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
Water Revenue	0	0	50,000	230,000	175,000	180,000	180,000	815,000
Total	0	0	50,000	230,000	175,000	180,000	180,000	815,000

Budget Impact

None.

Capital Improvements Plan - Adopted

Project Name **Water Metering Improvements**
 Project # **WA25-09**

Urbandale, IA

Category	WATER	Finance Project	TBD
2025 CIP Page	115	Eng Project	TBD

Project Overview

This is a multi-year project. Proposed is the purchase of water metering and reading equipment for a meter replacement program. This program will focus on larger commercial water meters (1.5"-2"), as well as the equipment that allows automatic meter reading. The replacement for residential water meters is included in the operating budget.

As meters are installed, they have a set useful life by the supplier of ~20 years. The utility is able to track and maintain a database of when meters are installed and can plan accordingly for how many meters will require planned replacement each year. In addition to water meters, the Utility utilizes three base stations to collect and distribute reads back to the Utility. These base stations are nearing the end of their useful lives and are recommended for replacement in the next 2-4 years. This program is an ongoing effort to ensure safe delivery of water, proper meter accuracy, and accurate billing for the utility.

Project Status

The project is scheduled on a yearly basis which began in FY25/26.

Expenditures	2026	2027	2028	2029	2030	Total
Acquisition	75,000	125,000	175,000	175,000	175,000	725,000
Total	75,000	125,000	175,000	175,000	175,000	725,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Revenue	75,000	125,000	175,000	175,000	175,000	725,000
Total	75,000	125,000	175,000	175,000	175,000	725,000

Budget Impact

None.

Capital Improvements Plan - Adopted

Project Name **Water System Improvements (WSI)**
 Project # **WA25-10**

Urbandale, IA

Category	WATER	Finance Project	TBD
2025 CIP Page	116	Eng Project	TBD

Project Overview

This program provides for replacing aged water mains, generally 4-inch and 6-inch cast iron water mains identified in the 2024 water system study. It also provides for installing larger distribution mains in areas with 4-inch supply lines, transferring water services from 4-inch water mains in streets where larger water mains exist, and abandoning 4-inch water mains. This program includes projects to loop the water system to provide improved pressures, circulation, and redundancy to the community. The improvements may also include areas with maintenance issues, such as those that experience water main breaks or leaking valves. Several project locations will be coordinated with upcoming City projects to minimize construction impacts on neighborhoods.

Locations:

- 2026/27: Roseland Drive from Ashwood Drive to 72nd Street and Palm Drive from Roseland Drive to 72nd Street and Meredith Drive from 66th to 65th Street (Joint City/UWU Project); Beverly Ave from Willard CT to New York Ave; 104th St. Suction Feeder Main
- 2027/28: Roseland Drive from Ashwood Drive to 72nd Street and Palm Drive from Roseland Drive to 72nd Street and Meredith Drive from 66th to 65th Street (Joint City/UWU Project); Madison Ave 81st to Rolling Green, 82nd from Madison to Airline, 83rd from Madison to Airline, and Horton from 83rd to Rolling Green (Joint City/UWU Project); Palm – 70th to 71st
- 2028/29: Madison Ave 81st to Rolling Green, 82nd from Madison to Airline, 83rd from Madison to Airline, and Horton from 83rd to Rolling Green (Joint City/UWU Project); Monroe CT from Roseland Drive to 72nd, Oliver Smith from 74th to 72nd, and 75th from Wilden Drive to Dennis Drive (Joint City/UWU Project); 71st St. – Roseland to Palm

This program will complete a variety of essential improvements from looping in areas of the distribution system that will improve fire flows and service to the area, replacing old deteriorating water mains prone to water loss and failures, and increasing pipe diameter for additional flow to established and new areas within our community.

Project Status

These projects are scheduled yearly based on identified need, funding, and City of Urbandale project timelines.

Expenditures	Prior	2026	2027	2028	2029	2030	Future	Total
Construction	0	1,500,000	1,250,000	1,100,000	1,500,000	1,500,000	7,500,000	14,350,000
Total	0	1,500,000	1,250,000	1,100,000	1,500,000	1,500,000	7,500,000	14,350,000

Funding Sources	Prior	2026	2027	2028	2029	2030	Future	Total
Water Revenue	0	1,500,000	1,250,000	1,100,000	1,500,000	1,500,000	7,500,000	14,350,000
Total	0	1,500,000	1,250,000	1,100,000	1,500,000	1,500,000	7,500,000	14,350,000

Budget Impact

None.

Capital Improvements Plan - Adopted

Project Name **Water Tower Improvements**
 Project # **WA25-11**

Urbandale, IA

Category	WATER	Finance Project	TBD
2025 CIP Page	117	Eng Project	TBD

Project Overview

This project involves the rehabilitation of the exterior coating of the 114th Street Water Tower and miscellaneous safety improvements.

This tower was constructed in 1975 and received a complete coating replacement in 2015. Typically, second-application tower coatings can last up to 15 years. Staff has the tower inspected every 3-5 years to ensure compliance with regulatory requirements. This tower was last inspected in 2021. At that time, the recommendations were for a cleaning, applying an overcoat due to delamination, and addressing minor safety improvements in 2029/2030. We are approaching the end of the overcoat window. Other associated improvements include installation of a painter’s railing, spot repair on interior coatings, ladder installation, screened flap gate installation, and hatch replacements. The overcoat window is approaching, and staff recommends re-coating at this time to extend the useful life of the paint system.

The 3-5 year inspection for both water towers is budgeted for in the operating budgets.

Project Status

The project is scheduled for FY 29/30.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	0	450,000	0	450,000
Design / Deposit	0	0	15,000	50,000	0	65,000
Total	0	0	15,000	500,000	0	515,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Revenue	0	0	15,000	500,000	0	515,000
Total	0	0	15,000	500,000	0	515,000

Budget Impact

None.

Capital Improvements Plan - Adopted

Project Name **Water Utility Facility Improvements**
 Project # **WA25-12**

Urbandale, IA

Category	WATER	Finance Project	TBD
2025 CIP Page	118	Eng Project	TBD

Project Overview

This program includes funds for future improvements at the UWU facility. A study is shown in Year 3 to determine the future space needs and improvements to the UWU facility. A portion of Year 1 funds will be used for material storage improvements at our 114th water tower facility.

The current UWU facility was constructed in 1985 and partially renovated in 2001. The current facility is showing signs of deterioration, lacks dedicated spaces, such as a locker room and break rooms, and is undersized in some areas such as the conference room. The office portion of the facility is approximately 6,500 SF, and the garage space is approximately 5,000 SF. The goal of this study will be to improve overall office functionality, develop a more systematic use of space, and determine additions needed to support UWU functions now and in the future. This study will provide the facility recommendations to accommodate staff for decades to come and will be used as a planning tool for future improvements.

Project Status

The space needs study is scheduled in FY 28/29. These funds will be placed in a designated account to be used for this future project.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	500,000	500,000	500,000	500,000	500,000	2,500,000
Design / Deposit	0	0	30,000	0	0	30,000
Total	500,000	500,000	530,000	500,000	500,000	2,530,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Revenue	500,000	500,000	530,000	500,000	500,000	2,530,000
Total	500,000	500,000	530,000	500,000	500,000	2,530,000

Budget Impact

None.

Capital Improvements Plan - Adopted

Urbandale, IA

Project Name **Xenia Water Service Territory Buyout**

Project # **WA25-13**

Category	WATER	Finance Project	TBD
2025 CIP Page	119	Eng Project	TBD

Project Overview

This program includes funds to purchase the rights to the water service territory currently held by Xenia Rural Water District.

On December 21, 2023, an agreement with Xenia Rural Water District was executed to transfer water service territory in the western growth area of Urbandale. The agreement states that upon annexation by Urbandale, Xenia agrees to sell and transfer all rights and authority to provide public water supply services to the annexed area. The western growth area has been identified in the 2023 Urbandale Comprehensive Plan and accounts for 2,500 acres. The agreement includes a cost of \$2,500 per acre for five years and will be adjusted for inflation after five years. Securing the water service rights to this area of future annexation will provide a great benefit to future Urbandale residents and will avoid confusion that would come with two water utilities serving one community.

Project Status

The program began in FY 25/26. These funds will be placed in a designated account to be used for this purchase as the City pursues western annexation.

Expenditures	2026	2027	2028	2029	2030	Total
Design / Deposit	500,000	500,000	500,000	500,000	500,000	2,500,000
Total	500,000	500,000	500,000	500,000	500,000	2,500,000

Funding Sources	2026	2027	2028	2029	2030	Total
Water Revenue	500,000	500,000	500,000	500,000	500,000	2,500,000
Total	500,000	500,000	500,000	500,000	500,000	2,500,000

Budget Impact

None.

Capital Improvements Plan - Adopted

Project Name **104th St Pump Station Improvements**
 Project # **WA25-14**

Urbandale, IA

Category	WATER	Finance Project	TBD
2025 CIP Page	120	Eng Project	TBD

Project Overview

Proposed is the rehabilitation of the 104th Street Pump Station. This pump station boosts pressure between the east and west pressure zones within the community. This project will include the installation of an above grade packaged booster station, demolition of the existing booster station, feeder main that will be included in the WSI improvements, automated control valves, and include the addition of Variable Frequency Drives (VFD's) to mitigate pressure variations during operation.

This pump station has not been utilized in the recent past, but it was identified through the water system study as a critical component of our water distribution system. It allows the Utility to direct water between pressure zones, ensuring adequate water flow, pressure, and quantity through the system during high-demand periods, planned maintenance events, firefighting efforts, and water-loss events. The timing for this project is critical to provide the needed capacity in our west pressure zone during the injection period of the future ASR well and to provide redundancy to our water system. The existing pump station is below grade and poses safety concerns as a confined space. The new pump station being proposed will be above grade to improve safety and ease of future maintenance.

Project Status

The design project is scheduled for FY 26/27.

Expenditures	2026	2027	2028	2029	2030	Total
Construction	0	0	1,300,000	1,300,000	0	2,600,000
Design / Deposit	0	675,000	0	0	0	675,000
Total	0	675,000	1,300,000	1,300,000	0	3,275,000

Funding Sources	2026	2027	2028	2029	2030	Total
SRF-Water	0	675,000	1,300,000	1,300,000	0	3,275,000
Total	0	675,000	1,300,000	1,300,000	0	3,275,000

Budget Impact

Once constructed, there will be additional electrical costs in operating this pump station.



MINUTES

City Council Work Session

Council Chambers - 3600 86th St.
5:30 P.M. - Monday, December 1, 2025

3600 86th Street Urbandale, IA 50322
515.278.3900 | Urbandale.org

1. CALL TO ORDER AND ROLL CALL

The Urbandale City Council met in Work Session on Monday, December 1, 2025, beginning at 5:30 PM, 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 Amy Croll
- Councilmember Bridget Carberry Montgomery
- Councilmember Blake Rozendaal

Also present were:

- Mayor Robert Andeweg
- City Manager David Jones
- Assistant City Manager Curtis Brown
- Finance Director Nicci Lamb
- Director of Engineering & Public Works John Larson
- Director of Parks & Recreation Jan Herke
- Chief of Police Rob Johansen
- City Clerk Nicole Lunders
- Director of Marketing & Communications Derek Zarn
- Fire Chief/Emergency Preparedness Director Mike Cardwell
- Assistant Finance Director Addison Riebkes
- Accountant Vivian Luna

2. CHARACTER COUNTS! STATEMENT

Mayor Andeweg noted that all participants for the meeting are expected to adhere to the principles of Character Counts.

3. APPROVE AGENDA

3.1 Agenda - December 1, 2025

Motion by Councilmember Rozendaal, second by Councilmember Boddy to approve the December 1, 2025 work session agenda.

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

4. REVIEW CIP 2026-2031+ SECTIONS

4.1 Art

Jan Herke noted that the proposed art in the CIP was consistent with previous years. Discussion included appreciation of the ability of the Public Art Committee and a request to consider an increase of \$5,000 in future CIP documents.

4.2 Building

Mike Cardwell outlined the proposed Fire Station #41 Building Replacement and Fire Station #42 Renovations projects. Discussion included project funding; consideration of use of current building and the strategic opportunity of the site; and consideration of solar for the new building. Council requested that solar project alternates be clearly identified in the CIP document.

Rob Johansen outlined the proposed Police Station Replacement. Discussion included the increase in square footage related to the enclosed garage and future growth, and the timing of a bond referendum. Council requested adding clarity in the CIP document to reflect the usage of the increased square footage.

John Larson noted that the Satellite Site, 170th & Waterford Road, material bunkers and site paving project timeline is undesignated.

4.3 Major Equipment

Mike Cardwell discussed the proposed equipment items. Discussion included identifying opportunities for local cooperative agreements.

4.4 Technology

There are no technology projects in the proposed 2026-2031+ CIP.

4.5 Parks

Jan Herke and Scott Hock discussed the recommended park projects including new and replacement trail segments; new and replacement playground installations; indoor recreation amenities and outdoor shelters. Discussion included opportunities for public input, locations of parkland and timing of development, nature and habitat restoration, use and cost of rental space, potential splash pad locations, and restricted land uses. Council requested staff explore moving the Water Trails Project in Walnut Creek Regional Park into an earlier year.

5. MAYOR & COUNCIL ITEMS

No additional items were discussed.

6. ADJOURNMENT

Mayor Andeweg adjourned the meeting at 7:18 P.M.

Signed by:

Robert D. Andeweg

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Robert D. Andeweg, Mayor

ATTEST:

DocuSigned by:

Nicole Lunders

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Nicole Lunders, City Clerk

Published: December 16, 2025



MINUTES

City Council Work Session

Council Chambers - 3600 86th St.
5:30 P.M. - Tuesday, December 9, 2025

3600 86th Street Urbandale, IA 50322
515.278.3900 | Urbandale.org

1. CALL TO ORDER AND ROLL CALL

The Urbandale City Council met in Work Session on Tuesday, December 9, 2025, 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 Amy Croll
Councilmember Bridget Carberry Montgomery
Councilmember Blake Rozendaal

Also present were:

Mayor Robert Andeweg
City Manager David Jones
Assistant City Manager Curtis Brown
Finance Director Nicci Lamb
Director of Engineering & Public Works John Larson
Director of Parks & Recreation Jan Herke
City Clerk Nicole Lunders
Director of Economic Development Aaron DeJong
Assistant Director of Engineering Kristin Brostrom
Accountant Vivian Luna
Assistant Finance Director Addison Riebkes

2. CHARACTER COUNTS! STATEMENT

Mayor Andeweg noted that all participants for the meeting are expected to adhere to the principles of Character Counts.

3. APPROVE AGENDA

3.1 Agenda - December 9, 2025

Motion by Councilmember Rozendaal, second by Councilmember Boddy to approve the December 9, 2025 agenda.

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

4. REVIEW CIP 2026-2031+ SECTIONS

4.1 Bridges

John Larson outlined the Urban Hills Bridge Over Walnut Creek and Waterford Road Bridge Walnut Creek West of 170th Street.

4.2 Sidewalks

John Larson outlined the ADA Pedestrian Access Route Transition Plan, proposed new and replacement sidewalk projects, and Complete Streets Master Plan projects. Discussion included connections to regional trails, monument sign replacement at City Hall, adjustments to DART bus stops, and progress on the Complete Streets Master Plan projects.

4.3 Storm Water

John Larson outlined the new and replacement storm sewer installation projects, creek and stream drainage improvement projects, footing drain improvements including grant usage data, and a proposed mitigation buyout. Discussion included GIS system data and storm sewer capacity.

4.4 Streets

John Larson outlined the proposed annual street rehabilitation program, new and replacement street projects, community entrance signage, railroad crossing replacements, traffic signal timing improvements, Hickman Road interchange improvements, and median improvements. Discussion included the impact of future annexation and street alignment, reconsidering the proposed community signage locations, agreement requirements for Iowa Department of Transportation and railroad cooperative projects, opportunities for bioswales and rewilding, consideration of inflation in cost estimates,

Aaron DeJong and John Larson outlined the Downtown Master Plan implementation. Discussion included plans to repaint Douglas Avenue, stormwater, and project timing.

4.5 Street Lighting

All street lighting is now done in coordination with street projects.

4.6 Traffic Signals

John Larson outlined adaptive signal coordination and traffic signal projects. Discussion included coordination with the Iowa Department of Transportation and area residents, businesses and cities.

5. MAYOR & COUNCIL ITEMS

Council discussion included: desire to incorporate a solar project in the CIP document; desire to move the creek access project to a programmed year and pursue ICON grant funding; and potential adjustments to the proposed Rec Hub project.

Council noted a good balance of location of projects and appreciation for the sidewalks, stormwater and street project prioritization. A public hearing will be set for January 6, 2026 to consider approval of the final CIP document.

6. ADJOURNMENT

Mayor Andeweg adjourned the meeting at 8:12 P.M.

Signed by:

Robert D. Andeweg

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Robert D. Andeweg, Mayor

ATTEST:

DocuSigned by:

Nicole Lunders

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Nicole Lunders, City Clerk

Published: December 19, 2025