

URBANDALE PARKS AND RECREATION COMMISSION

FEBRUARY 18, 2026

The Urbandale Parks and Recreation Commission met in session on February 18, 2026. Members answering roll call were: Linhart, Haughland, Mamola, Devine, Long, Mayberry, Bewyer. Jan Herke and Scott Hock from the Park & Recreation Department attended. Kristi Bales from the Community Development Department also attended.

Devine called the meeting to order at 5:30 PM and read the Character Counts statement. The first item was the approval of the November 19, 2025 minutes. Mamola moved to approve the minutes and Linhart seconded the motion. On roll call: Mamola, Linhart, Haughland, Devine, Long, Mayberry, Bewyer. Nays: none. Passes: none.

The next item on the agenda was Conveyance of Parkland – Metro Ice Facility, 5100 72nd Street, Urbandale.

On January 2, 1996, the City Council approved a lease agreement with the Greater Des Moines Ice Sports Association for approximately 5.9 acres of land within Northview Park to construct and operate an indoor ice facility at 5100 72nd Street. Under that agreement, the City retained ownership of the land beneath the building and parking lot, as well as approximately 9.1 acres that make up the western portion of the park. The ice facility building itself is privately owned. The lease required the owner to provide adequate parking for both the ice facility and the City's sledding hill, as well as to operate the facility by providing ice and a minimum of six hours of public skating each week. The lease began retroactively on July 1, 1995, and is set to expire on June 30, 2045.

The current owner of the Metro Ice Facility is DM Rink Partners, LLC ("DM Rink"). In May 2024, the owner ceased ice operations due to the significant cost of maintaining and repairing the ice equipment. This action placed the facility out of compliance with the lease agreement. Since that time, City staff has worked extensively with the owner and legal counsel to address the ongoing violations and explore potential paths forward.

Due to the high cost of restoring and maintaining ice operations, the owner has requested approval to offer alternative recreational uses at the site. In addition, the owner has requested to purchase the approximately 5.9 acres of City-owned land beneath the building and parking lot. Over the past 11 months, City staff has been negotiating with the owner to outline the general terms of a potential purchase. If the City were to move forward with a sale, several steps would be required, including:

- A public hearing before the City Council to consider the conveyance of parkland (currently scheduled for March 3, 2026);
- Approval of a rezoning request to allow uses not included in the original 1996 lease; and
- Completion of a property survey, including the establishment of a public access easement to ensure continued access to the sledding hill and the western portion of Winter Park, along with associated parking.

Before these steps occur, the Parks and Recreation Commission is asked to review and consider the proposed sale of parkland and provide a recommendation to the City Council.

On January 30, 2026, the City Council approved a short-term use agreement allowing the facility to host regular-season games for a professional indoor soccer team, the Iowa Demon Hawks. This approval was necessary because the use is not permitted under the existing lease agreement. City Code Section 32.040, states "the Parks and Recreation Commission is to advise the council on needed facilities to provide open spaces such as parks, playgrounds and community facilities or other forms of recreation."

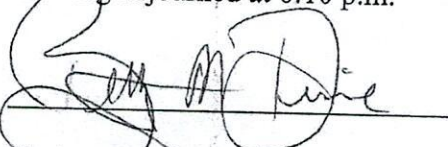
Staff recommends that the Commission advise the City Council to continue moving forward with consideration of the request from DM Rink Partners, LLC, to purchase approximately 5.9 acres of City-owned land at 5100 72nd Street. Any recommendation should be contingent upon the purchaser granting a permanent public access easement to ensure continued access to the sledding hill and the western portion of Winter Park, including parking areas for park users.

Discussion followed. Darwin Salas, with the Iowa Demon Hawks Soccer Team, also spoke. Bewyer moved to advise the City Council to continue moving forward with consideration of the request from DM Rink Partners, LLC, to purchase approximately 5.9 acres of City-owned land at 5100 72nd Street. He also recommended that the proceeds of the sale remain with the Parks and Recreation Department. Mayberry seconded the motion. On roll call: Ayes: Bewyer, Mayberry, Long, Devine, Mamola, Linhart. Nays: Haughland. Passes: none.

There were no Citizen's comments.

The next item was Director's Reports. Hock discussed some upcoming trail projects. He stated that they are aiming for a completion date of the Walker Johnston Open Air Shelter by the Police Department in May. Dunlap Restrooms will be done late Spring. Three playgrounds will be replaced in 2026: Foxdale, Lakeview and Bestland. Work has begun on the Splash Pad at the Walnut Creek Regional Park. Waterford Park's improvement will include a bridge, a small shelter, and 5 new disc golf holes. Herke stated that 42 applications were received for the public art at Barrett Boesen Park. Three artists were chosen to move forward in the process. Installation will be in the Spring of 2027. The Recreation Station is a future facility for Parks and Recreation, with the purchase agreement being finalized at the end of February. A new gym floor will hopefully be installed in the Fall, along with the Parks & Recreation offices moving to the new location. Staff are already planning for the programming and rental possibilities at that location.

Meeting adjourned at 6:10 p.m.


Chairperson

March 11, 2026 Date

ATTEST: Jonya Headlee