MINUTES OF THE NORWALK REGULAR CITY COUNCIL MEETING
ON FEBRUARY 19, 2026

(Minutes to be approved at the March 5, 2026 meeting)

This meeting of the City of Norwalk City Council, on February 19, 2026 was held electronically and in person. Attendees could access the meeting via Zoom or attend in person.

Mayor Phillips called the City Council meeting to order at 6:00 p.m. Present at roll call: Andy Boerjan, Jason Brown, Ed Kuhl, George Meinecke, and Kelsey Porter. Absent: None. (RC = roll call vote)

Staff present included: Luke Nelson, City Manager; Jean Kelly, Finance Director; Lindsey Offenburger, Director of Internal Operations/City Clerk; Kerri Keyte, Human Resources Director; Jenn Porter, Fire Chief; Greg Staples, Police Chief; Wayne Schwartz, Public Works Director; Carissa Williams, Parks & Recreation Director; Hollie Zajicek, Economic Development Director; Jean Strable (via Zoom), Library Director; Jim Dougherty, City Attorney; Tony Belizzi, City Engineer.

Pledge of Allegiance

Motion by Brown, seconded by Kuhl, to approve the agenda as presented, carried unanimously, voice vote.

Proclamation
18th Anniversary of the Independence of the Republic of Kosovo

Dedicated Work Session
Hollie Zajicek presented the Draft Development Agreement for Project West

Welcome of Guests and Public Comment

Consent Agenda
Motion by Meinecke, seconded by Boerjan, to approve the consent agenda which included: February 5, 2026 Minutes of the Regular City Council Meeting; Renewal Class C Retail Alcohol License for Mullets Field LLC; Renewal Class C

Retail Alcohol License for 1908 Draught House; **Resolution 26033** setting a date for a Public Hearing on the City of Norwalk Capital Improvement Plan (CIP) for Fiscal Year 2027; **Resolution 26034** approving the disposal of surplus City property; **Resolution 26035** appointing Tim Ballard to the Norwalk Construction Board of Appeals; **Resolution 26036** to approve Pay Estimate No. 2 (Final) and Certificate of Completion to Traffic Control Corporation for IA Hwy 28 Traffic Signalization Improvement Project; **Resolution 26037** to approve Pay Estimate No. 8 to Jorgensen Contracting for the Highway 28 Beautification Project; **Resolution 26038** to approve Pay Estimate No. 8 to Northern Lines Contracting, Inc. for the North River Interceptor Extension - Phase 1 Project; **Resolution 26039** Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with a Private Developer, Including Annual Appropriation Tax Increment Payments; **Resolution 26040** consenting to and approving a Collateral Assignment of Development Agreement by and among Norwalk Hotel & Associates, LLC, Husmann Construction LLC, Bank Iowa, and the City of Norwalk; **Resolution 26041** approving Large Format Printer Purchase; **Resolution 26042** approving the submission of a Prairie Meadows Grant Application for McAninch Sports Complex Batting Cages Project; Monthly Reports; Correspondence and Expenditures, carried unanimously, RC.

PAYEE	DESCRIPTION	AMOUNT		PAYEE	DESCRIPTION	AMOUNT
ABT MAILCOM	UTILITY BILL PROCESSING & MAILING	3,246.84		IOWA LAW ENFORCEMENT ACADEMY	DEFENSIVE TACTICS INSTRUCTOR COURSE	5,850.00
ACCO UNLIMITED CORPORATION	MINOR EQUIPMENT	28.80		IOWA ONE CALL	LOCATE SERVICES	62.30
AMANDA DORR	TOTAL BODY BLAST LUNCH JANUARY 15 - FEBRUARY 19, 2026	346.50		JAMES OIL COMPANY LLC	GASOHOL & STATE TAX	9,640.93
ANDREW JACKSON	UNIFORMS - JACKSON	42.77		JARED SLAGLE	MEAL REIMB FOR OUT OF CITY TRAINING	43.68
ANKENY SANITATION	SHOP ROLL OFF 20 YD	353.00		JOHN DEERE FINANCIAL	2026 PARKS TRACTOR LEASE	8,100.00
AUREON	INTERNET SERVICE (2 MO) - PS	900.00		JORGENSEN CONTRACTING CO.	HWY 28 BEAUTIFICATION	49,507.91
BIG GREEN UMBRELLA MEDIA INC	JAN 2026 NORWALK LIVING	943.00		KERRI KEYTE	AIRFARE - NPELRA CONFERENCE	402.80
BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	701.37		MACQUEEN EQUIPMENT LLC	REGULATOR KEEPER	52,881.44

BOWEN DESIGN LLC	WATER SALESMAN SIGN	235.00		MARY JANE SHARP	CARDIO AND TONING JANUARY 15 - MARCH 10, 2026	910.00
CAPITAL CITY EQUIPMENT CO	PARTS FOR SKIDLOADER	485.02		MECHANICAL SALES IOWA INC	PUBLIC SAFETY HVAC REPAIR	637.50
CAPITAL SANITARY SUPPLIES	TOILET PAPER AND FLOOR CLEANER FOR FIELDHOUSE	2,102.51		MIDWEST BREATHING AIR LLC.	QUARTERLY AIR TEST	208.60
CARRIER ACCESS IT LC	IT NETWORKS	35,978.08		MUNICIPAL COLLECTIONS OF AMERICA INC	COLLECTIONS SERVICE FEE - EMS	135.80
CARTER PRINTING CO., INC.	ENVELOPES	218.00		MUNICIPAL SUPPLY	METERS	39,030.00
CHRISTOPHER BASINGER	TOBACCO COMPLIANCE CHECKS	300.00		NORTH WARREN TOWN & COUNT	PUBLICATIONS	642.89
CINTAS	WINTER FLOOR MATS - FIELDHOUSE	226.78		NORTHERN LINES CONTRACTING INC	NORTH RIVER INTERCEPTOR PHASE 1	1,194,887.10
CITY OF CLIVE	IMAGE TREND ANNUAL SOFTWARE	5,596.24		PFM FINANCIAL ADVISORS LL	2025B WATER TOWER FEES	20,246.25
CITY OF DES MOINES	WRA PAYMENT	148,004.30		SAFE BUILDING LLC	BUILDING PLAN REVIEW	5,582.16
DIAMOND SURFACE INC	50TH AVE PAVEMENT REHABILITATION	27,444.69		SMART SOLUTIONS GROUP	ED PROJECT AND CONTACT PLATFORM	1,000.00
EMS MANAGEMENT & CONSULTANTS INC	JANUARY BILLING FEES	1,938.49		STIVERS FORD INC	A3 FRONT LOCKING HUB	171.10
FINNEAN NORTON	CHECKMATE WINTER LAKEWOOD	1,449.00		TEAM WENDY LLC	SERT ARMORED HELMET	1,362.00
FIRST NET	CELL PHONE SERVICE - PD	541.58		THOMSON REUTERS WEST	CLEAR ACCESS	342.00
FIRST RESPONDER SUPPLY LLC	BODY ARMOR - DEFORD	1,535.00		TRAFFIC CONTROL CORPORATION	HWY 28 TRAFFIC SIGNALIZATION PROJ	98,595.65
GALLS LLC	UNIFORMS - HUTCHINSON	460.24		TRUENORTH COMPANIES, LC	EASE MONTHLY PMT	699.00
GANNETT IOWA LOCALIQ	NOTICE OF PUBLIC HEARING	20.24		VISION CUSTOM SIGNS & GRAPHIC	PARKS TRUCK DOOR LOGO	74.41
GRAYBAR	WATER SALESMAN PARTS	17.40		WARREN WATER DISTRICT	R57 & COOLIDGE ST METER READS	275.00
GREATER DES MOINES CONVENTION AND VISITOR	CATCH DM	247.39		WELLS FARGO BANK	CREDIT CARD PURCHASES	36,803.82
INFOMAX OFFICE SYSTEMS INC	MANAGED NETWORK SERVICES-LIGHTEDGE	5,263.00			**TOTAL**	**$1,766,717.58**

City of Norwalk			
January 2026 Revenues			
Fund	**Revenues**	**Fund**	**Revenues**
General	$ 403,791.70	NCIS Infrastructure	$ -
Trust & Agency	$ 500.00	Water Utility	$ 405,939.49
Road Use Tax	$ 175,583.75	Water bond/sinking fund	$ 800,000.00
Special Revenue	$ 66,880.74	Water Improvement	$ 1,713.86
T&A Self Funding	$ -	Water T&A	$ 3,349.68
LOSST	$ 196,923.17	Water Reserve	$ -
TIF	$ 13,674.57	Sewer Utility	$ 421,761.53
HIDTA forfeiture	$ -	Sewer Improvement	$ -
Economic Development	$ -	Sewer equipment replacement	$ -
T&A Plumbers Bonds	$ -	Storm Water	$ 66,472.31
T&A Library Trust	$ 240.96	Storm water equipment replacement	$ 250,000.00
T&A Park Trust	$ 2,290.95	Warren Water Buyout	$ 939.18
Debt Service	$ 32,018.55		
Capital Improvements	$ 20,809.50	**Total Monthly Revenues**	**$ 2,862,889.94**

Public Hearing on Proposed Amendment to the Norwalk Urban Renewal Area (Project West)

Mayor Phillips opened the public hearing at 6:36 p.m. Hollie Zajicek presented the Amendment. Lindsey Offenburger reported receiving no oral or written comments.

Mayor Phillips closed the public hearing at 6:38 p.m.

Motion by Kuhl, seconded by Porter to approve **Resolution 26043** to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Norwalk Urban Renewal Area, carried unanimously, RC.

Public Hearing on proposal to enter into a General Obligation Corporate Purpose Loan Agreement

Mayor Phillips opened the public hearing at 6:39 p.m. Jean Kelly presented the Agreement. Lindsey Offenburger reported receiving no oral or written comments.

Mayor Phillips closed the public hearing at 6:43 p.m.

Motion by Meinecke, seconded by Brown to approve **Resolution 26044** taking additional action on proposal to enter into a General Obligation Corporate Purpose Loan Agreement and providing for the levy of taxes to pay General Obligation Corporate Purpose Bonds, Series 2026, carried unanimously, RC.

Public Hearing regarding the 2026 Sewer Rehabilitation Project

Mayor Phillips opened the public hearing at 6:44 p.m. Wayne Schwartz presented the Project. Lindsey Offenburger reported receiving no oral or written comments.

Mayor Phillips closed the public hearing at 6:45 p.m.

Motion by Boerjan, seconded by Brown to approve **Resolution 26045** approving plans, specifications, form of contract and estimate of cost for the 2026 Sewer Rehabilitation Project, carried unanimously, RC.

Motion by Meinecke, seconded by Boerjan to approve **Resolution 26046** awarding Contract for the 2026 Sewer Rehabilitation Project, carried unanimously, RC.

Motion by Kuhl, seconded by Boerjan to approve **Resolution 26047** approving Contract and Bond for the 2026 Sewer Rehabilitation Project, carried unanimously, RC.

Motion by Boerjan, seconded by Porter to approve **Resolution 26048** adopting the City of Norwalk Basic and Comprehensive Emergency Operation Plans, carried unanimously, RC.

Motion by Meinecke, seconded by Brown to approve **Resolution 26049** approving a Parkland Dedication Agreement for Blooming Heights Plat 5, carried unanimously, RC.

Motion by Kuhl, seconded by Brown to approve **Resolution 26050** approving the Preliminary Plat of Blooming Heights Plat 5, carried unanimously, RC.

Motion by Meinecke, seconded by Boerjan to pass the second reading of an Ordinance amending the Master Plan and Rules, Regulations, and Guidelines for the Orchard Hills Planned Unit Development as contained in Ordinance 04-05, carried unanimously, RC.

Motion by Porter, seconded by Boerjan to pass the final reading of **Ordinance 26-02** amending the Code of Ordinances of the City of Norwalk, Iowa to adopt a Zoning Amendment related to Gates on Commercial Property, carried unanimously, RC.

Future Agenda Items

Council Inquires and Staff Updates

Closed Session pursuant to Iowa Code Chapter 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation

Mayor Phillips asked City Attorney Jim Dougherty if this was a valid reason to enter into closed session. Jim Dougherty indicated it was a valid reason.

Motion by Brown, seconded by Kuhl to enter into Closed Session at 7:23 p.m. pursuant to Iowa Code Chapter 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation, carried unanimously, RC.

Motion by Meinecke, seconded by Brown to adjourn Closed Session at 7:46 p.m., carried unanimously, RC.

Motion by Meinecke, seconded by Kuhl to adjourn at 7:47 p.m., carried unanimously, voice vote.

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Tom Phillips, Mayor Lindsey Offenburger, City Clerk