MINUTES OF THE NORWALK REGULAR CITY COUNCIL MEETING ON OCTOBER 1, 2026

(Minutes to be approved at the October 15th, 2026 meeting)

This meeting of the City of Norwalk City Council, on October 1, 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: Jason Brown, Ed Kuhl, George Meinecke and Kelsey Porter. Absent: Andy Boerjan. (RC = roll call vote)

Staff present included: Luke Nelson, City Manager; Jim Dougherty, City Attorney; Holly Johanson, Deputy City Clerk (via Zoom); Kaylen Petullo, Deputy City Clerk; Jean Strable, Library Director (via Zoom); Carissa Williams, Parks & Recreation Director; Hollie Zajicek, Economic Development Director; Ben Lewiston, Police Lieutenant; Jenn Porter, Fire Chief; Wayne Schwartz, Public Works Director; and Luke Parris, Community Development Director.

Pledge of Allegiance

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

Welcome of Guests and Public Comment

Consent Agenda

Motion by Brown, seconded by Porter, to approve the consent agenda which included: September 17, 2026 Minutes of the Regular City Council Meeting; **Resolution 26217** Setting Date for Public Hearing on Designation of the Expanded Norwalk Urban Renewal Area and on Urban renewal Plan Amendment; **Resolution 26218** to approve Pay Estimate No. 2 to Steele Excavating, Inc. for the 2026 Founders Water Main Replacement Project; **Resolution 26219** approving the Maintenance Bond Expiration and Warranty Review Policy; **Resolution 26220** approving the MS4 Stormwater Management and Compliance Policy; **Resolution 26221** approving and Extension and Amendment to the Memorandum of Understanding with the Iowa Department of Revenue regarding the State of Iowa Setoff Program; **Resolution 26222** approving Amendment No. 1 to the Agreement for Professional Service with Bolton & Menk for the Safe Routes to School Project; Correspondence; and Expenditures, carried unanimously, RC.

Payee	Description	Amount		Payee	Description	Amount
911 CUSTOMS	BADGES - HALLER	359.00		KIESLERS POLICE SUPPLY	AMMO	3,958.00
ACCESS TECHNOLOGIES INC	FAX PLAN	1,496.29		LUND FIRE PROTECTION	FIRE AND LIFE SAFETY REVIEW - KRAVE GYM	650.00
AHLERS & COONEY, P.C.	LEGAL FEES	182.00		LUXURY HOME BUYERS LLC	TASER EQUIPMENT	105.99
AMAZON CAPITAL SERVICES	BOOKS	44.38		M&E PLASTIC REPAIR LLC	PARK PLAYGROUND PLASTIC WELDING	1,157.00
BERTELSMANN PUBLISHING GROUP INC	QUEST TABLETS	3,399.98		MACQUEEN EQUIPMENT LLC	BOOTS	584.16
BOLTON & HAY INC	POPCORN AND BAGS FOR FALL FAMILY FEST	75.28		MICROMARKETING ASSOCIATES	BOOK	413.57
BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	768.63		MID IOWA PLANNING ALLIANCE	FY 2027 DUES	1,920.00
BOWEN DESIGN LLC	FIRE UNIFORM T-SHIRTS	1,193.35		MIDAMERICAN ENERGY	801 NORTH AVE	6,896.21
CALIGIURI ENTERPRISES LLC	NUISANCE ABATEMENT OF 814 E 17TH ST	250.00		NIPPON SANSO MATHESON INC	OXYGEN BOTTLE RENTAL	420.83
CAPITAL SANITARY SUPPLIES	PS CUSTODIAL SUPPLIES	399.70		NORTH WARREN TOWN & COUNT	PUBLICATIONS	316.07
CINTAS	SUMMER FLOOR MATS FIELDHOUSE	161.84		NORWALK READY-MIXED CONCR	PARKING LOT REPAIR	1,318.00
CITY OF WEST DES MOINES	FIELD OPS LICENSE	240.00		ONENECK IT SOLUTIONS LLC	POLICE CALL RECORDING	4,206.34
CITY OF WEST DES MOINES POLICE DEPT	FIELD OPS LICENSES - REIMBURSEMENT TO WESTCOM	600.00		OVERDRIVE INC	E BOOKS/ E AUDIOBOOKS	339.49
CITY SUPPLY CORPORATION	BACKFLOW REPAIR KIT	221.29		PYE-BARKER FIRE & SAFETY LLC	3 YEAR FULL TRIP & AIR LEAKAGE TEST OF DRY PIPE RISER	2,581.90
CRITICAL HIRE	CRITICAL HIRE - MADDEN AND BARDUSON	50.00		SCIENCE CENTER OF IOWA	ADVENTURE PASS MEMBERSHIP LACONA PL	250.00
DEJAH ROMAN	PRESENTER FEE	80.00		SNYDER & ASSOCIATES INC	DELAWARE STREET EXTENSION	43,841.72
EXTERIOR SHEET METAL, INC	NESTING DETERRENT	1,994.00		STRATUS BUILDING SOLUTIONS	CLEANING SERVICES	1,196.00
FIRST RESPONDER SUPPLY LLC	UNIFORMS - PALMER	94.99		STRYKER SALES LLC	LUCAS POWER SUPPLY	413.40
GALLS LLC	UNIFORMS - RENSLOW	611.14		THE SHREDDER	PS SHREDDING	72.00
HICKLIN GARAGE DOORS DES MOINES	CHERRY STREET GARAGE DOOR REPLACMENT	18,450.62		THOMSON REUTERS WEST	CLEAR ACCESS	359.10
INGRAM LIBRARY SERVICES LLC	BOOK	1,763.39		UPHDM OCCUPATIONAL MEDICINE	FIREFIGHTER PHYSICAL - MILLER	693.25
INTOXIMETERS	DRYGAS BREATH MACHINE	135.00		VEENSTRA & KIMM INC.	BEARDSLEY LIFT STATION REPLACEMENT	82,777.68
IOWA HEARING CENTER	EAR PIECE - WHITTLESEY	927.22		ZOOPS FUN ZONE	BALLOON ARTIST AND BUBBLE MACHINE RENTAL	575.00
IOWA LAW ENFORCEMENT ACADEMY	OFFICER INTERVIEW TRAINING- HALLER SLAGLE	50.00			Grand Total	216,631.42
JAMES OIL COMPANY LLC	GASOHOL & STATE TAX	28,037.61				

Motion by Kuhl, seconded by Brown to disapprove New Class "C" Retail Alcohol License for El Dorado Mexican Restaurant & Grill - 1327 Sunset Drive, Suite 100, carried unanimously, RC. A formal resolution of disapproval of the alcohol license will be brought forward to Council at the October 15, 2026 council meeting.

Public Hearing regarding the Safe Routes to School Sidewalk Project - Pine Avenue, Center Street, Elm Avenue, and Main Street Sidewalk and ADA Improvements.
Mayor Phillips opened the Public Hearing at 6:23 pm. Carissa Williams presented the project. Kaylen Petullo reported receiving no oral or written comments.

Mayor Phillips closed the Public Hearing at 6:24 pm.

Motion by Kuhl, seconded by Porter to approve **Resolution 26223** approving plans, specifications, and estimate of cost for the Safe Routes to School Sidewalk Project, carried unanimously, RC.

Motion by Meinecke, seconded by Brown to approve **Resolution 26224** awarding contract for the Safe Routes to School Sidewalk Project, carried unanimously, RC.

Motion by Meinecke, seconded by Kuhl to approve **Resolution 26225** approving contract and bond for the Safe Routes to School Sidewalk Project, carried unanimously, RC.

Motion by Porter, seconded by Brown to approve **Resolution 26226** initiating a zoning amendment, referring the proposal to the Norwalk Planning & Zoning Commission, and setting a Public Hearing regarding the proposed Amendment to the Maple Heights Planned Unit Development related to the location and type of residential uses, carried unanimously, RC.

Motion by Kuhl, seconded by Meinecke to pass the first reading of an ordinance Deleting Property from the Tax Increment Financing District for the Norwalk Urban Renewal Area of the City of Norwalk, Iowa, Pursuant to Section 403.19 of the Code of Iowa, carried unanimously, RC.

Motion by Meinecke, seconded by Kuhl to waive the second and third readings of **Ordinance 26-16** Deleting Property from the Tax Increment Financing District for the Norwalk Urban Renewal Area of the City of Norwalk, Iowa, Pursuant to Section 403.19 of the Code Of Iowa, carried unanimously, RC.

Motion by Brown, seconded by Meinecke, to pass the Final Reading of **Ordinance 26-17** adding and enacting a new section to Chapter 104 to establish the Dunn Trunk Sewer Area Benefited Sewer District and to adopt connection fees therein, carried unanimously, RC.

Motion by Kuhl, seconded by Porter to pass the Final Reading of **Ordinance 26-18** amending the Official Zoning Map of the City of Norwalk, Iowa by amending

Chapter 175A (General Provisions) and Chapter 175B (District Regulations) regarding Showroom Retail and E-Commerce Fulfillment Uses, carried unanimously, RC.

Motion by Brown, seconded by Meinecke to pass the Final Reading of **Ordinance 26-19** amending the Official Zoning Map of the City of Norwalk, Iowa by amending the Hughes Century Crossing Planned Unit Development Land Use Parcel E allowing 3.5 acres north of 1601 Chatham Avenue those uses as allowed as permitted in the R-3 District, carried unanimously, RC.

Future Agenda Items

Council Inquires and Staff Updates

Closed Session pursuant to Iowa Code 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 closed session at 6:53 pm 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 Brown, seconded by Boerjan to adjourn closed session at 7:29 pm, carried unanimously, RC.

Motion by Brown, seconded by Meinecke to adjourn at 7:29 p.m., carried unanimously, voice vote.

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Tom Phillips, Mayor Lindsey Offenburger, City Clerk