MINUTES OF THE NORWALK REGULAR CITY COUNCIL MEETING ON OCTOBER 15, 2026

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

This meeting of the City of Norwalk City Council, on October 15, 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. (RC = roll call vote)

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

Pledge of Allegiance

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

Dedicated Work Session
Linn Township Fire & EMS Services
Chief Porter presented information regarding the tax levy and how its funding affects EMS services in Linn Township. EMS is not currently considered an essential service in Warren County. Council directed Chief Porter to research reaching equity with Linn Township.

Norwalk Comprehensive Plan and Future Land Use Plan
Luke Parris presented details regarding what Comprehensive Plans are and why they are important, referencing the Comprehensive Plan for Norwalk.

Discussion regarding potential RAGBRAI Host Town Application
Lindsey Offenburger presented a request from RAGBRAI for Norwalk to be a host town for 2027.

Welcome of Guests and Public Comment
Liv Canteloupe-4631 Hyperion Dr requested Council consider adding domesticated skunks as allowed pets in the City of Norwalk.

Consent Agenda
Motion by Brown, seconded by Porter, to approve the consent agenda which included: October 1, 2026 Minutes of the Regular City Council Meeting; Renewal Special Class C Retail Alcohol License for Winn's Pizza & Steakhouse; **Resolution 26227** approving the Eighth Amended and Substituted 28E Agreement of the Des Moines Area Metropolitan Planning Organization; **Resolution 26228** approving an Agreement with the Iowa Department of Transportation for the Iowa Highway 28 South Corridor Study; **Resolution 26229** approving the City of Norwalk Urban Renewal Report for Fiscal Year 2026; **Resolution 26230** approving an Agreement for Professional Consulting Services with Foth Infrastructure and Environment for the Gordon Heights Sanitary Sewer Lining Project; **Resolution 26231**approving a Master Services Agreement with Caselle LLC for Software and Hosted Services; **Resolution 26232** confirming and levying assessments for Curb Stop, Water Line Repairs and/or Nuisance Lawncare for properties within Norwalk, Iowa; **Resolution 26233** approving Provider Participation Agreement for the Iowa Department of Health and Human Services Ground Emergency Medical Transportation Payment Program; **Resolution 26234** approving Intergovernmental Transfer of Public Funds Agreement between the Iowa Department of Health and Human Services and the City of Norwalk; **Resolution 26235** approving the Assistant City Manager Position, Job Description, Wage Range, Starting Salary, and Associated Funding; **Resolution 26236** approving the Information Technology Director Position, Job Description, Wage Range, and Authorized Recruitment; **Resolution 26237** approving revisions to the Public Worker II Job Description; **Resolution 26238** to approve Pay Estimate No. 4 and Change Order No. 2 to Gerard Tank & Steel, Inc. for the Norwalk Central Water Tower Project; **Resolution 26239** approving a 28E Agreement with the Iowa Deparment of Revenue for Tobacco, Alternative Nicotine, and Vapor Product Enforcement; **Resolution 26240** of the City Council of the City of Norwalk, Iowa, Disapproving the Application for Renewal of a Class C Retail Alcohol License for

El Dorado Mexican Restaurant and Grill Pursuant to Iowa Code Section 123.32; **Resolution 26241** approving expenditures for Iowa Law Enforcement Academy Training and Police Officer Uniforms; **Resolution 26242** approving Supplemental Agreement No. 2 with Snyder & Associates for Additional Engineering Services for the Delaware Street Extension RISE Project; Monthly Reports; Correspondence; and Expenditures, carried unanimously, RC.

Payee	Description	Amount		Payee	Description	Amount
911 CUSTOMS	BADGES - DEFORD	344.00		MICROMARKETING ASSOCIATES	BOOKS	80.74
ABC PEST CONTROL INC	BED BUG MITIGATION	428.00		MIDAMERICAN ENERGY	GAS/ELECTRIC	22,821.75
ACCO UNLIMITED CORPORATION	MINOR EQUIPMENT	2,321.14		MUNICIPAL SUPPLY	WASTEWATER SUPPLIES	936.00
ACME TOOLS	MILWAUKEE TOOLS	8.63		NORTH WARREN TOWN & COUNT	PUBLICATION	330.48
AMANDA DORR	TOTAL BODY BLAST LUNCH SEPTEMBER 24 - NOVEMBER 5, 2026	78.75		NORWALK HIGH SCHOOL	BOOKS	100.00
AMAZON CAPITAL SERVICES	BOOK	13.92		NORWALK READY-MIXED CONCR	CONCRETE - STORM	8,760.50
ANKENY SANITATION	SHOP ROLL OFF 20 YD	449.03		ONENECK IT SOLUTIONS LLC	CITY WIDE PHONE SYSTEM	148.80
AUREON	INTERNET SERVICE - PS	450.00		OVERDRIVE INC	EBOOK/ AUDIOBOOK	75.00
BANNER FIRE EQUIPMENT INC	T615 REPAIR	3,419.06		PETERSON PEST & TERMITE CONTROL INC	PW PEST CONTROL	510.00
BIG GREEN UMBRELLA MEDIA INC	AUG-SEPT 2026 INVOICE	1,998.00		PYE-BARKER FIRE & SAFETY LLC	PS SPRINKLER SYSTEM REPAIRS	2,449.95
BOLTON & MENK, INC	50TH AVE TRAIL PROJECT	6,687.00		RELIANT FIRE APPARATUS INC	E610 PUMP LEAK	1,155.32
BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	332.49		SAFE BUILDING LLC	OUTSIDE PLAN REVIEW - SAFE BUILDING	1,985.53
BOWEN DESIGN LLC	2026 FALL COED VOLLEYBALL SHIRTS	212.20		SMITH'S SEWER SERVICE	BLDG MAINT FIELDHOUSE	657.00
BUSINESS PUBLICATIONS CORP	BUSINESS RECORD	24.95		SNYDER & ASSOCIATES INC	BEARDSLEY WIDENING-LAKEWOOD SCHOOL PROJECT	27,457.65
CAPITAL SANITARY SUPPLIES	WHITE CLEANING PADS - FLOOR CLEANING MACHINE FH	206.91		STANARD & ASSOCIATES INC	POLICE APPLICANT TESTING	174.00

CASELLE LLC	SEMI-ANNUAL CLOUD HOSTING PRORATED FEES	300.00		STARNET TECHNOLOGIES	BEARDSLEY LIFT STATION ALARM MONITORING	60.00
CINTAS	SUMMER FLOOR MATS AT FIELDHOUSE	161.84		STEELE EXCAVATING INC	2026 FOUNDERS WATER MAIN	145,627.55
CITY SUPPLY CORPORATION	BACKFLOW PARTS	975.71		STRYKER SALES LLC	AED BATTERIES REPLACEMENT	1,500.00
COMMONWEALTH ELECTRIC COM	AIR COMPRESSOR PROJECT	455.23		SUNDOWN EQUIPMENT	BOBCAT PARTS	178.88
CORE & MAIN	STORM REPAIRS	27,308.37		SVPA ARCHITECTS INC	PS BUILDING REMODEL	1,440.00
CUMMINS SALES AND SERVICE	GENERATOR SERVICE - BEARDSLEY LIFT STATION	529.82		THE SHREDDER	PS SHREDDING	72.00
DASH SPORTS LLC	DASH SPORTS SOCCER, ATHLETICISM, AND T-BALL FALL 2026	2,371.20		THOMSON REUTERS WEST	CLEAR ACCESS	359.10
EMS DETERGENT SERVICES	GEAR WASH	281.70		TITAN MACHINERY	CASE 221G HS LOADER	114,400.00
FELD FIRE	STRUCTURAL FIRE GEAR	27,448.61		TRUENORTH COMPANIES, LC	EASE MONTHLY PMT	699.00
FIRST NET	POLICE CELL PHONES	815.33		UNITYPOINT HEALTH AT WORK	PRE EMPLOYMENT PHYSICAL AND TESTING	1,383.33
GALLS LLC	UNIFORMS - NOVAK	694.94		DEAN & PAM ANDERSEN	UTILITY DEPOSIT REFUND	4.00
GANNETT IOWA LOCALIQ	NOTICE OF PUBLIC HEARING	39.20		KATHRYN SHIRLEY	UTILITY DEPOSIT REFUND	50.40
GERARD TANK & STEEL INC	NORWALK CENTRAL WATER TOWER	364,720.00		KENDRA HUNT	UTILITY DEPOSIT REFUND	57.55
GREATER DES MOINES CONVENTION AND VISITOR	CATCH DM	13,495.95		PP & LP PROPERTIES	UTILITY DEPOSIT REFUND	57.55
GREGG YOUNG	POLICE VEHICLE REPAIR	220.41		PRABHJOT SINGH	UTILITY DEPOSIT REFUND	2.14
HAWKEYE TRUCK EQUIPMENT	PLOW PARTS	3,479.59		SAMANTHA STORTS	UTILITY DEPOSIT REFUND	55.97
HICKLIN GARAGE DOORS DES MOINES	GARAGE DOOR SAFETY EDGE (2ND DOOR)	1,110.00		BRADLEY DOUGHERTY	UTILITY REFUND	25.50
HILLARIE RAMTHUN	MILEAGE REIMBURSEMENT	557.84		DEREK KONRAD	UTILITY REFUND	114.75
HIRTA PUBLIC TRANSIT	HIRTA CONTRIBUTION	4,000.00		GENESIS HOMES INC	UTILITY REFUND	435.91
HRC NORWALK LLC	HOLLAND POINTE PL 5 ROAD CONSTRUCTION REIMBURSEMENT	41,469.00		GLADIATOR HOMES LLC	UTILITY REFUND	49.45

HUBBELL CONSTRUCTION SERVICES	HYDRANT METER REFUND	140.08		HOLLAND POINTE APARTMENTS	UTILITY REFUND	122.13
INFOMAX OFFICE SYSTEMS INC	MANAGED NETWORK SERVICES-LIGHTEDGE	5,263.00		HUBBELL HOMES LC	UTILITY REFUND	35.10
INGRAM LIBRARY SERVICES LLC	BOOKS	2,272.50		KRM DEVELOPMENT LLC	UTILITY REFUND	664.82
IOWA SIGNAL INC	SERVICE CALL	750.00		LEGACY CIRCLE VILLAS	UTILITY REFUND	437.41
IOWA TENNIS 4U	2026 FALL TENNIS - 6TH - 8TH GRADE	3,915.00		MICHAEL ANNETT	UTILITY REFUND	480.00
JAMES OIL COMPANY LLC	GASOHOL & STATE TAX	14,084.01		NORM FORGET	UTILITY REFUND	55.18
JEREMY BAKER	GLASSES REIMB	200.00		SAGE HOMES INC	UTILITY REFUND	796.12
KERRI KEYTE	TRAVEL REIMBURSEMENT	278.16		SIGNATURE COMPANIES	UTILITY REFUND	51.16
LARRY'S WINDOW SERVICE INC.	CH EXTERIOR WINDOWS	105.00		VEENSTRA & KIMM INC.	OER - BLOOMING HEIGHTS PLAT 5	5,154.32
MACQUEEN EQUIPMENT LLC	SCBA O RINGS	50.42		WELLS FARGO BANK	Starbucks 8007827282 Accidental purchase made - refund issued by Starbucks	50,903.57
MARTIN MARIETTA	STORM REPAIR	8,234.87		WHKS	2026 STREET REHAB PROJECT	4,532.61
MD EGGERS CONSTRUCTION	HYDRANT METER DEPOSIT REFUND	510.22		WILSON RESTAURANT SUPPLY LLC	NACHO CHEESE & CHIPS	155.90
METRO WASTE AUTHORITY	TRASH STICKERS	94,474.88			GRAND TOTAL	1,035,291.08

City of Norwalk			
September 2026 Revenues			
Fund	**Revenues**	**Fund**	**Revenues**
General	$ 792,846.91	NCIS Infrastructure	$ -
Trust & Agency	$ -	Data Center Project	$ -
Road Use Tax	$ 178,774.09	Water Utility	$ 649,566.58
Special Revenue	$ 140,467.06	Water Bond/sinking fund	$ -
T&A Self Funding	$ -	Water Improvement	$ 2,550.70
LOSST	$ 206,990.95	Water T&A	$ 4,552.63
TIF	$ 61,446.63	Water Reserve	$ -
HIDTA forfeiture	$ -	Sewer Utility	$ 486,862.55
Economic Development	$ -	Sewer Improvement	$ -

T&A Plumbers Bonds	$ -	Sewer equipment replacement	$ -
T&A Library Trust	$ 3,765.55	Storm Water	$ 71,358.16
T&A Park Trust	$ 4,934.99	Storm water equipment replacement	$ -
Debt Service	$ 158,390.08	Warren Water Buyout	$ 1,472.27
Capital Improvements	$ -	**Total Monthly Revenues**	**$ 2,763,979.15**

Public Hearing regarding an amendment to the Norwalk Zoning Ordinance to amend the R-1 District to add Apiculture (Beekeeping) as an Accessory Use
Mayor Phillips opened the Public Hearing at 7:09 pm. This will remain open and continue at the November 5, 2026 Council Meeting.

Public Hearing regarding an amendment to the Norwalk Zoning Ordinance to properly classify Tattoo Studios in the C-2 Zoning District
Mayor Phillips opened the Public Hearing at 7:09 pm. This will remain open and continue at the November 5, 2026 Council Meeting.

Public Hearing regarding an amendment to the Norwalk Zoning Ordinance Chapters 175A.32 and 175H regarding Signage
Mayor Phillips opened the Public Hearing at 7:10 pm. Lindsey Offenburger reported receiving no oral or written comments. Luke Parris presented the amendment. Mayor Phillips closed the Public Hearing at 7:20 pm.

Motion by Kuhl, seconded by Porter, to pass the First Reading of an ordinance amending the Code of Ordinances of the City of Norwalk, Iowa to adopt a Zoning Amendment related to Definitions, Home Occupations, and Sign Regulations, carried unanimously, RC.

Public Hearing regarding a proposal to amend the Maple Heights Planned Unit Development regarding location and type of residential uses
Mayor Phillips opened the Public Hearing at 7:21pm. Luke Parris presented the amendment. Lindsey Offenburger reported receiving no oral or written comments. Mayor Phillips closed the Public Hearing at 7:50 pm.

Motion by Kuhl, seconded by Boerjan, to pass the First Reading of an ordinance amending the Official Zoning Map of the City of Norwalk, Iowa by amending the Maple Heights Planned Unity Development regarding location and type of

residential uses, as amended by requiring rear garage access, private streets, and regulating garage facades if street facing.

Motion by Meinecke, seconded by Kuhl to approve **Resolution 26243** approving the Preliminary Plat of Holland Pointe South Plat, carried unanimously, RC.

Motion by Brown, seconded by Meinecke to approve **Resolution 26244** approving financial participation in the repair and renovation of the private storm water pond outlet at 515 W North Ave (Baack Pond), carried unanimously, RC.

Mayor Phillips called a recess at 8:17 pm.
Mayor Phillips called the meeting back in session at 8:24 pm.

Motion by Kuhl, seconded by Meinecke to pass the First Reading of an ordinance Providing for the Division of Taxes Levied on Taxable Property in the Norwalk Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa (Hy-Vee), carried unanimously, RC.

Motion by Brown, seconded by Boerjan, to waive the second and third readings of **Ordinance 26-20** Providing for the Division of Taxes Levied on Taxable Property in the Norwalk Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa (Hy-Vee), carried unanimously, RC.

Motion by Brown, seconded by Boerjan, to pass the First Reading of an ordinance Providing for the Division of Taxes Levied on Taxable Property in the Norwalk Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa (3000 Sunset - Holland Farms), carried unanimously, RC.

Motion by Brown, seconded by Meinecke, to waive the second and third readings of **Ordinance 26-21** Providing for the Division of Taxes Levied on Taxable Property in the Norwalk Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa (3000 Sunset - Holland Farms), carried unanimously, RC.

Motion by Meinecke, seconded by Porter, to pass the First Reading of an ordinance Providing for the Division of Taxes Levied on Taxable Property in the

Norwalk Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa (United/Echo View), carried unanimously, RC.

Motion by Brown, seconded by Meinecke, to waive the second and third readings of **Ordinance 26-22** Providing for the Division of Taxes Levied on Taxable Property in the Norwalk Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa (United/Echo View),carried unanimously, RC.

Motion by Brown, seconded by Boerjan, to pass the First Reading of an ordinance Providing for the Division of Taxes Levied on Taxable Property in the Norwalk Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa (JM Commercial), carried unanimously, RC.

Motion by Meinecke, seconded by Brown to waive the second and third readings of **Ordinance 26-23** Providing for the Division of Taxes Levied on Taxable Property in the Norwalk Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa (JM Commercial), carried unanimously, RC.

Motion by Boerjan, seconded by Brown, to pass the First Reading of an ordinance Providing for the Division of Taxes Levied on Taxable Property in the Norwalk Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa (Turnberry Square), carried unanimously, RC.

Motion by Kuhl, seconded by Brown, to waive the second and third readings of **Ordinance 26-24** Providing for the Division of Taxes Levied on Taxable Property in the Norwalk Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa (Turnberry Square), carried unanimously, RC.

Future Agenda Items

Motion by Kuhl, seconded by Brown to add discussing domesticated skunks to a future agenda, carried unanimously, voice vote.

Council Inquires and Staff Updates

Chief Porter stated that the Fire Department will no longer be able to host Santa Day, but will be working with Parks & Recreation to offer a different event.

Motion by Meinecke, seconded by Kuhl to adjourn at 8:54 p.m., carried unanimously, voice vote.

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Tom Phillips, Mayor Lindsey Offenburger, City Clerk