

MINUTES OF THE NORWALK REGULAR CITY COUNCIL MEETING ON MARCH 5, 2026

(Minutes to be approved at the April 2, 2026 meeting)

This meeting of the City of Norwalk City Council, on March 5, 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 6:02 p.m. Present at roll call: Andy Boerjan, Ed Kuhl, George Meinecke, and Kelsey Porter. Absent: Jason Brown. (RC = roll call vote)

Staff present included: Luke Nelson, City Manager; Jean Kelly, Finance Director; Lindsey Offenburger, Director of Internal Operations/City Clerk; Kaylen Petullo, Deputy 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; Luke Parris, Community Development 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 Kuhl, seconded by Meinecke, to approve the agenda as presented, carried unanimously, voice vote.

Welcome of Guests and Public Comment

Consent Agenda

Motion by Boerjan, seconded by Meinecke, to approve the consent agenda which included: February 19, 2026 Minutes of the Regular City Council Meeting; Renewal Class C Retail Alcohol License for Legacy Golf Club; New Class C Retail Alcohol License for RJM Norwalk LLC at 804 Main Street; **Resolution 26051** Setting the Date for a Public Hearing on the Proposed Property Tax Levy for the City of Norwalk for Fiscal Year 2027; **Resolution 26052** Approving and Authorizing a Renewal Agreement with Revize for Website Hosting, Maintenance, and ADA-Compliant Site Rebuild; **Resolution 26053** Approving a Refundable

Advance Agreement with MidAmerican Energy Company for Electric Service Extension to the Norwalk Central Water Tower; **Resolution 26054** approving an Agreement with the Mid-Iowa Planning Alliance for implementation of the Norwalk Rehabilitation Assistance Program; **Resolution 26055** approving the Orchard Hills Elementary and Orchard Hills Drive Intersection Traffic Study Agreement with Snyder & Associates; **Resolution 26056** approving the disposal of fire hose and a hose tester; **Resolution 26057** Expressing Support for SpinCo (Corteva's Seed Business) and its Global Headquarters in Johnston, Iowa; **Resolution 26058** approving Economic Development Hotel/Motel Tax Grant Payment to Compounding Capital Holdings, LLC (Fairfield Inn); Correspondence and Expenditures, carried unanimously, RC.

PAYEE	DESCRIPTION	AMOUNT	PAYEE	DESCRIPTION	AMOUNT
911 CUSTOMS	BADGE - HAMMER	\$355.00	KOESTER CONSTRUCTION	HYDRANT METER REFUND	\$821.37
ACCESS TECHNOLOGIES INC	FAX PLAN	\$52.99	MACQUEEN EQUIPMENT LLC	VAC TRUCK PARTS	\$430.00
ALADTEC INC	SCHEDULING SOFTWARE	\$3,241.00	MATHESON TRI-GAS, INC.	OXYGEN	\$312.73
BIG GREEN UMBRELLA MEDIA INC	NORWALK LIVING FEB 2026	\$943.00	METRO WASTE AUTHORITY	MONTHLY CURB IT FEE	\$89,000.19
BOLTON & MENK, INC	HWY 28 BEAUTIFICATION	\$2,186.00	MICROMARKETING ASSOCIATES	BOOK	\$356.49
BOUND TREE MEDICAL, LLC	MEDICAL SUPPLIES	\$3,209.62	MIDAMERICAN ENERGY	REPLACE FLOOD LIGHT	\$0.00
CAPITAL CITY EQUIPMENT CO	PARTS FOR SKIDLOADER	\$131.08	MIDAMERICAN ENERGY	801 NORTH AVE	\$7,246.70
CAPITAL SANITARY SUPPLIES	TRIBASE FLOOR CLEANER - FIELDHOUSE	\$905.63	MIDAMERICAN ENERGY COMPANY	REPLACE FLOOD LIGHT	\$150.00
CARRIER ACCESS IT LC	IT NETWORKS	\$41,752.29	MUNICIPAL SUPPLY	MAIN BREAK SUPPLIES	\$5,056.60
CAVENDISH SQUARE	BOOKS	\$186.03	NORTH WARREN TOWN & COUNT	PUBLICATIONS	\$429.69
CENTRAL IOWA PEST CONTROL SERVICES INC	PEST CONTROL SERVICES	\$85.00	NORTHERN LINES CONTRACTING INC	HYDRANT METER REFUND	\$1,663.86
CHRISTOPHER JOHN BECKER	CURB STOP REPAIRS - CITY INITIATED	\$4,400.00	ONENECK IT SOLUTIONS LLC	CITY WIDE PHONE SYSTEM	\$131.44
CINTAS	WINTER FLOOR MATS - FIELDHOUSE	\$226.78	OVERDRIVE INC	EBOOK/ AUDIOBOOK	\$420.75
CITY OF DES MOINES	WRA PAYMENT	\$148,004.30	PAUL ASCHEMAN PHD PLLC	POLICE MENTAL HEALTH CHECK INS	\$4,070.00
DATAMAXX APPLIED TECHNOLO	IOWA SYSTEM ACCESS	\$1,226.00	PENWORTHY COMPANY	BOOKS	\$744.71
DEYARMAN FORD OF INDIANOLA	INSPECTOR VEHICLE REPAIR - 5011	\$62.71	ROTARY CLUB OF NORWALK	QUARTERLY DUES - OLSON	\$200.00

EICK & DAY CONSTRUCTION LLC	PW PS STORAGE BLDG	\$33,893.29	SAFE BUILDING LLC	BUILDING PLAN REVIEW	\$1,838.43
ELDER CORPORATION	ASPHALT & CONCRETE RECYCLING	\$80,750.00	SMITH'S SEWER SERVICE	CIT020 - CH PREVENTATIVE MAINTENANCE	\$318.00
FEH ASSOCIATES INC	FUNDRAISING CONSULTING	\$1,500.00	SNYDER & ASSOCIATES INC	PW/P&R STORAGE BLDG	\$1,054.85
FRAZER	MONITOR BRACKET	\$2,116.01	STRATUS BUILDING SOLUTIONS	CLEANING SERVICES	\$1,196.00
GALLS LLC	UNIFORMS - PALMER	\$68.40	SUNDOWN EQUIPMENT	PARTS FOR SKIDLOADER	\$81.15
GANNETT IOWA LOCALIQ	NOTICE OF PUBLIC HEARING	\$27.92	TK CONCRETE	MAIN ST WATER MAIN	\$7,075.25
GREATER DES MOINES CONVENTION AND VISITOR	CATCH DM	\$30,470.83	TRAFFIC CONTROL CORPORATION	CAMERAS HWY 28 & NORTH	\$24,730.00
HISTORIC VOICES LLC	PRESENTER FEE	\$552.00	TRUCK EQUIPMENT INC	SNOW PLOW EQUIPMENT FOR TRUCK	\$21,179.00
HOTT OFF THE PRESS PRINTING CO	PRINTED FLOOR PLANS	\$86.00	TRUENORTH COMPANIES, LC	2025 ACA FILING FEE	\$445.00
INDIANOLA POLICE DEPARTMENT	CELLEBRITE RENEWAL	\$1,905.00	TURNBULL TREE SERVICE	HAZARD TREE REMOVAL - CRANE JOB	\$2,500.00
INGRAM LIBRARY SERVICES LLC	BOOKS	\$3,786.67	TWO RIVERS GLASS AND DOOR INC	REINSTALLED DOOR GLASS TOPS ON GYM DOOR AT FIELDHOUSE	\$195.00
IOWA ASSOCIATION OF MUNICIPAL UTILITIES	SCCIC DUES	\$1,795.68	UPHDM OCCUPATIONAL MEDICINE	PRE-EMPLOYMENT PHYSICAL/DRUG SCREEN	\$746.83
IOWA COMMUNICATIONS NETWORK	INTERNET SERVICE	\$1,128.00	DARIN CUNNINGHAM	UTILITY DEPOSIT REFUND	\$57.31
IOWA HEARING CENTER	FITNESS FOR DUTY EXAMINATION	\$250.00	KRISTINA FORGET	UTILITY DEPOSIT REFUND	\$96.19
IOWA MEDICAID ENTERPRISE	GEMT MCO PAYMENT - MARCH	\$3,473.13	MICHELLE & ROB SAGAR	UTILITY DEPOSIT REFUND	\$30.00
IOWA PRISON INDUSTRIES	WATER SALESMAN SIGNS	\$2,634.74	NYAWARGAK PUOK	UTILITY DEPOSIT REFUND	\$5.05
IOWA SIGNAL INC	BROKEN PED HWY 28 & NORTH	\$230.00	UTILITY DEPOSIT REFUNDS - 2026	UTILITY DEPOSIT REFUND	\$0.00
IOWA TENNIS 4U	2026 WINTER YOUTH TENNIS PAYMENT	\$3,116.00	ANDREW BUHROW	UTILITY DEPOSIT REFUND	\$50.00
JAMES OIL COMPANY LLC	GASOHOL & STATE TAX	\$15,292.16	VEENSTRA & KIMM INC.	OER - HOLLAND POINTE PLAT 5	\$66,155.10
JARED SLAGLE	UNIFORMS - SLAGLE	\$310.27	WHKS	2026 STREET REHAB PROJECT	\$14,385.55
JEAN KELLY	EYEGLOSS EXPENSE REIMBURSEMENT	\$250.00	WINNERS CIRCLE	POLICE AWARDS AND TROPHIES	\$117.00
JOSEPH BALLARD	PARKING FOR CONFERENCE	\$30.50		TOTAL	\$643,924.27

Public Hearing on Proposed Development Agreement with a private developer

Mayor Phillips opened the public hearing at 6:04 p.m. regarding a proposed development agreement with IALCO Warren County Two, LLC to prepare property within the city limits for potential future data center development. Any future operator would be required to submit site plans and comply with all applicable local, state, and federal regulations.

The Mayor explained the purpose of the hearing was to receive information from the public and requested that comments be directed to the Council. He outlined the format of the hearing and the order of speakers. Each speaker would be limited to three minutes.

Mayor Phillips addressed topics that had been raised by the public including non-disclosure agreements used during economic development negotiations, water usage, environmental considerations, health concerns, infrastructure improvements, and potential economic impacts. He noted the developer has not requested tax incentives and stated infrastructure associated with the project would largely be funded by the developer. He also discussed anticipated construction activity, long-term employment associated with data center operations, and potential commercial and industrial valuation benefits to the community.

Mayor Phillips then invited informational presentations.

Hollie Zajicek, City staff, provided an overview of the proposed development agreement and the process leading to the proposed project.

Luke Parris, City staff, provided an overview of the history and the process leading to the proposed project.

Stacy LoVan, Greater Des Moines Partnership, provided information regarding experiences of other metro communities with data center developments. The other metro communities have stated the data centers have provided positive, collaborative and good relationships within their communities.

Police Chief Staples provided the Police Department perspective and indicated anticipated impacts of data center development on law enforcement operations would be minimal.

Fire Chief Porter provided the Fire Department and EMS perspective and indicated anticipated operational impacts would be minimal.

Speaker	Location	Summary of Comments
Blake Hoover	1418 Rolling Hills Dr., Norwalk	Expressed concerns regarding noise and proximity to a school and residential areas
Tomi Nation	405 Braeburn Dr., Norwalk	Expressed concerns regarding proximity to nearby neighborhoods, McAninch, a school and the potential health impacts.
Ryan Jensen	2100 Hughes Dr./3000 Sunset Dr., Norwalk	Spoke in support noting infrastructure investments are helping attract additional businesses to the community.
Rory Taylor	1728 Holly Dr., Norwalk	Expressed concerns regarding environmental impacts in the North River watershed and potential floodplain considerations.
Eric Sievers	9171 Ponderosa Dr., Norwalk	Expressed concerns regarding proximity to homes, a school, and McAninch.
Ryan Husmann	1401 Chatham Ave., Norwalk	Spoke in support noting anticipated economic impacts.
Brian Baker	3628 Prairie Sage Dr., Norwalk	Spoke in support.
Aaron DeKock	3129 Prairie Rose Dr., Norwalk	Spoke in support noting the importance of commercial and industrial tax base.
Andre Delong	1141 Pinehurst Cir., Norwalk	Expressed concerns regarding the number of jobs, impacts on water rates and environmental standards.
Matthew Clarke	5208 45th Ave., Norwalk	Provided general comments.
Ian Pope	2714 Blooming Heights Dr., Norwalk	Expressed concerns regarding environmental or health impacts and proximity to a school. Urged council to consider a referendum.
Laura Keltner	8030 Echo Dr., Norwalk	Expressed concerns regarding water usage, management of electronic waste and security risks.

Ronnie Perkins	706 Kitterman Cir., Norwalk	Expressed concerns whether the project would be a good investment.
Carolyn Gay	7983 Abbot Trl., Norwalk	Shared her experience living near an existing data center, stating it has been a good neighbor and produces little noise.
Tim Cox	532 Pine Ave., Norwalk	Expressed concerns regarding traffic impacts.
Roger Jacob	28044 620th Ave., Nevada	Expressed concerns regarding the location near Serenity Woods, stating it could negatively impact wetlands and wildlife.
Kari Carney	5912 25th Ave., Norwalk	Expressed concerns regarding cumulative impacts of multiple data centers in the region, including water resources, aquifers, and energy use. She cited policies adopted by Linn County.
Mel Guanci	Norwalk Chamber of Commerce	Spoke in support stating responsible growth.
Gage Kaser	4421 Wakonda Dr., Norwalk	Expressed concerns.
Patty Starmer	4422 25th Ave., Norwalk	Expressed concerns regarding energy use and environmental impacts.
Sophia Suarez	3532 28th St., Des Moines	Expressed concerns regarding the demand driving development and whether it is a sustainable approach.
Jackson Walsh	2500 Logan Ave., Des Moines	Expressed concerns regarding wastewater.
Linn Dewey	503 W Pine Ave., Norwalk	Expressed concerns regarding wastewater.
Em Bower	1320 Geil Ave., Des Moines	Expressed concerns regarding financial benefits and data sources.
Bridget Bott	5670 53rd Ave., Norwalk	Expressed concerns regarding environmental impact to protected wetlands.
Robert Ryan	153 Aspen Dr., Norwalk	Expressed concerns regarding noise.
Brad Hoyt	5099 Delaware St., Norwalk	Expressed concerns regarding proximity to his residence and noise.

Zane Henely	5220 Delaware St., Norwalk	Expressed concerns regarding proximity to his residence, construction impacts, noise, lighting, traffic, runoff, work hours, and enforcement measures.
Candy Henely	5120 Delaware St., Norwalk	Expressed concerns regarding light pollution and traffic impacts.
Brett Bott	5670 53rd Ave., Norwalk	Expressed concerns regarding runoff impacts to wetlands and drainage patterns.

Lindsey Offenburger reported receiving the following emails/correspondence in opposition:

Levi Wright, Jackson Walsh, Zane Henely, Eric Sievers, Blake Hoover, Randy Nation, Henry Meza, Brad & Cheri Hoyt, Glen & Janae Bowen, Tomi Nation, Kerry Fletcher, Candy Henely, Katie McIntyre, Bridget Bott, Rory Taylor, Allen Coyle, Laura Keltner, Eli Geisler, and Larry Shirk.

Lindsey Offenburger reported receiving the following emails in support:

Jim Starkweather, Shawn Holloway, and Tim Portzen.

Mayor Phillips closed the public hearing at 8:30 p.m.

Motion by Kuhl, seconded by Meinecke to approve **Resolution 26059** approving Development Agreement with IALCO Warren County Two, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement, carried unanimously, RC.

Mayor Phillips called a recess at 8:54 p.m.

Mayor Phillips called the meeting back in session at 9:11 p.m.

Public Hearing regarding the City of Norwalk's Capital Improvement Plan for Fiscal Year 2027

Mayor Phillips opened the public hearing at 9:11 p.m. Jean Kelly presented the plan. Lindsey Offenburger reported receiving no oral or written comments.

Mayor Phillips closed the public hearing at 9:17 p.m.

Motion by Boerjan, seconded by Porter to approve **Resolution 26060** adopting the City of Norwalk Capital Improvement Plan (CIP) Budget for Fiscal Year 2027, carried unanimously, RC.

Public Hearing regarding a Zoning Amendment to change all R-1 zoned lots in plats David Gordon Heights, Westwood Estates Plats 1 & 2, and Norwalk Knolls Plats 1, 2, & 3, from R-1 Single Family Residential to R-F Founders Residential

Mayor Phillips opened the public hearing at 9:19 p.m. Luke Parris presented the Amendment. Lindsey Offenburger reported receiving no oral or written comments.

Mayor Phillips closed the public hearing at 9:22 p.m.

Motion by Porter, seconded by Kuhl to pass the first Reading of an Ordinance amending the Official Zoning Map of the City of Norwalk, Iowa by rezoning all R-1 Zoned Lots in Plats David Gordon Heights, Westwood Estates Plats 1 & 2, and Norwalk Knolls Plats 1, 2, & 3 from R-1 Single Family Residential to R-F Founders Residential, carried unanimously, RC.

Public Hearing regarding a Zoning Amendment related to the bulk regulations for accessory structures in RE-1 Single-Family Rural Estates, R-1 Single-Family Residential, and R-F Founders Residential zoning districts, and an amendment to Zoning Ordinance Chapter 175A.29.2 Accessory Buildings in Residential Zoning Districts

Mayor Phillips opened the public hearing at 9:24 p.m. Luke Parris presented the Amendment. Lindsey Offenburger reported receiving no oral or written comments.

Mayor Phillips closed the public hearing at 9:28 p.m.

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 changing the Bulk Regulations for Accessory Structures in RE-1 Single Family Rural Estates, R-1 Single Family Residential, and R-F Founders Residential Zoning Districts, and amending Zoning Ordinance Chapter 175A.29.2 Accessory Buildings in Residential Zoning Districts, carried unanimously, RC.

Motion by Meinecke, seconded by Boerjan to pass the final Reading of **Ordinance 26-03** 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.

Future Agenda Items

Council Inquires and Staff Updates

Motion by Kuhl, seconded by Boerjan to adjourn at 9:37 p.m., carried unanimously, voice vote.

Tom Phillips, Mayor

Lindsey Offenburger, City Clerk