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Instrument #: 2026-02259
03/23/2026 01:20:46 PM Total Pages: 44
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Recording Fee: \$ 222.00
Jordyn Hill, Recorder, Warren County Iowa



Documents to be recorded to complete annexation of territory to the City of Norwalk.

City Development Case Number UA26-05 NORWALK

Preparer: City Development Board Program Manager
1963 Bell Avenue, Suite 200
Des Moines, IA 50315
Phone: 515-348-6197

Return To:

Return Recorded Copies to: Iowa Economic Development Authority
City Development Board
Attention: Program Manager
1963 Bell Avenue, Suite 200
Des Moines, Iowa 50315

The City of Huxley and the City Development Board (Grantor) are granting the right of annexation into the City of Norwalk to the Raymond F. Patterson Revocable Trust and the Jerry L. Shepler Revocable Trust (Grantees).

Legal description of affected territory may be found on page 6 of the Findings of Fact and Conclusion of Law and Determination with Appendix A as the title.

4. On January 08, 2026, IALCO Warren County Two, LLC was named as a Third-Party Beneficiary to the Annexation Agreement between the City of Norwalk and the Jerry L. Shepler Revocable Trust dated December 07, 2023.
5. On December 08, 2025, the City of Norwalk provided notice of the proposed annexation and Notice of a Public Hearing relating to the proposed annexation to be held on January 08, 2026 to the City of Cumming, Warren County Board of Supervisors, Des Moines Area Metropolitan Planning Organization, Mid-Iowa Planning Alliance, Central Iowa Regional Transportation Planning Alliance and affected public utilities.
6. On December 17, 2025, the Warren County Auditor verified the legal description and ownership for each parcel contained in the annexation territory.
7. On December 18, 2025, the City of Norwalk published in an official newspaper Notice of Public Hearing on January 08, 2026 at the City of Norwalk Council Meeting to consider the application for the voluntary annexation.
8. By Resolution #26006 dated January 08, 2026, which contained a legal description, the City Council of the City of Norwalk voted to approve the requested annexation.
9. The area to be annexed is nearly within two (2) miles of the City of Cumming and was requested to be reviewed as within its urbanized area.
10. The area to be annexed has a common boundary with the City of Norwalk of at least fifty (50) feet.
11. The area to be annexed does not contain railroad right of way.
12. On January 06, 2026, the City of Norwalk requested that the City Development Board approve the annexation of the territory described in finding number one (1). Said request included a copy of the owner's applications, maps and resolution.
13. Notice was not provided to the Warren County Attorney prior to action by the City Council as required in Iowa Code §368.5. However, the City provided written documentation from the Warren County Attorney acknowledging awareness of the annexation and stating no objection to the annexation displaying substantial compliance with the requirement on January 22, 2026.
14. On January 22, 2026, the City Development Board notified, by mail, the cities of Norwalk and Cumming, Warren County Board of Supervisors, Warren County Attorney, Des Moines Area Metropolitan Planning Organization, Mid-Iowa Planning Alliance, Central Iowa Regional Transportation Planning Alliance, Iowa Attorney General, Iowa Department of Transportation, affected public utilities and impacted parties of the proposed annexation and request for approval. Said notice invited oral and written evidence relative to the proposed annexation.
15. The Board considered the City's request at its February 11, 2026 meeting and found it to be complete and properly filed.
16. The Board received no response from any governmental unit, business or individual.
17. Based on the information favoring the annexation found in the City's request and other materials filed by the City of Norwalk and the absence of evidence of any potential adverse consequences, the Board finds the annexation to be in the public interest.

CONCLUSIONS OF LAW

1. The territory to be annexed "adjoins" the City of Norwalk as the term is defined in Iowa Code Section 368.1(1) and is within the "urbanized area" of the City of Cumming, as the term is defined in Iowa Code Section 368.1(16).
2. The City published notice of the filing of the application and provided copies of the proposed annexation to parties in accordance and/or substantial compliance with the requirements of Iowa Code Section 368.5 and Iowa Code Section 368.7.
3. The City Development Board possesses jurisdiction to approve or decline the application for annexation in accord with Iowa Code Section 368.7(3). If the application is approved by the Board, the Board is required to file portions of the proceedings in accord with Iowa Code Section 368.7.
4. The Resolution by the City Council of Norwalk conforms to Iowa Code Section 368.7. Pursuant to Iowa Code §368.11(m)(3), the City's Resolution includes a provision of the transition of the imposition of city taxes against the properties located within the annexation territory for all property owners.
5. The City of Norwalk' request for Board approval and the annexation is in substantial compliance with Iowa Administrative Code r. 263—7.2.
6. In accord with the standards set forth in Iowa Code Chapter 368, including the presumption of validity for voluntary annexation approval set forth in Iowa Code Section 368.6, the annexation proposal is in the public's interest.

Dated this 11th day of February, 2026.

CITY DEVELOPMENT BOARD

Dennis A Plautz

Dennis A Plautz (Mar 2, 2026 17:45:26 CST)

Dennis Plautz, Board Chair

THEREFORE, IT IS ORDERED that the application of the following described territory to the City of Norwalk is hereby approved:

The proposed annexation territory is described in Appendix A and attached hereto and by this reference made a part of.

IT IS FURTHER ORDERED that the owner's annexation application and maps, City Council Resolution, notices of Board review and this Order be filed by the Board with the Norwalk City Clerk and that the Board file a copy of the map and legal description with the Iowa Department of Transportation.

To complete the annexation process, the Board Administrator shall mail a copy of this Order and other relevant documents to the Warren County Recorder and Iowa Secretary of State on or after the 31st day following issuance of this Order. To request a stay of completion of the annexation process, a person or city authorized by Iowa Code Section 368.22 to appeal this Order must deliver to the Board Administrator a timely written request for a stay accompanied by notice of the filing of a petition for judicial review or intent to file a petition for judicial review. Any such request shall be referred to the Board for action at its next regularly scheduled meeting or at a special meeting.

Dated this 11th day of February, 2026.

CITY DEVELOPMENT BOARD

Dennis A Plautz

Dennis A Plautz (Mar 2, 2026 17:45:26 CST)

Dennis Plautz, Board Chair

PROOF OF SERVICE

The undersigned hereby certifies that a true copy of the foregoing instrument was served upon:

Entity	Title	Add1	City	State	Zip
City of Norwalk	Attn: City Council	705 North Avenue	Norwalk	IA	50221
City of Norwalk	Attn: Lindsey Offenburger	705 North Avenue	Norwalk	IA	50221
City of Norwalk	Attn: Luke Nelson	705 North Avenue	Norwalk	IA	50221
City of Norwalk	Attn: Jim Dougherty	705 North Avenue	Norwalk	IA	50221
City of Norwalk	Attn: Luke Parris	705 North Avenue	Norwalk	IA	50221
City of Norwalk	Attn: Hollie Zajcek	705 North Avenue	Norwalk	IA	50221
City of Cumming	Attn: City Council	PO BOX 100	Cumming	IA	50081
MidAmerican Energy		PO BOX 657	Des Moines	IA	50306
Warren Water District		1204 East 2nd Avenue	Indianola	IA	50125
Lumen Technologies		100 CenturyLink Drive	Monroe	LA	71203
Verizon Business Services		22001 Loudoun County Parkway	Ashburn	VA	20147
AT&T Broadband H/ICI, LLC		1701 John F. Kennedy Blvd	Philadelphia	PA	19103
Mediacom		2205 Ingersoll	Des Moines	IA	50309
US Cellular Corporation		8410 W Bryn Mawr Avenue	Chicago	IL	60631
T-Mobile		PO Box 37380	Albuquerque	NM	87176
CenturyLink		100 CenturyLink Drive	Monroe	LA	71203
Warren County Board of Supervisors		301 N. Buxton Street, Suite 203	Indianola	IA	50125
Warren County Attorney		115 N. Howard Street, Suite 200	Indianola	IA	50125
Warren County Auditor		301 N. Buxton Street, Suite 203	Indianola	IA	50125
Warren County Recorder		301 N. Buxton Street, Suite 203	Indianola	IA	50125
Iowa Utility Association		699 Walnut Street, Suite 425	Des Moines	IA	50309
Des Moines Area Metropolitan Planning Organization		420 Watson Powell Jr Way #200	Des Moines	IA	50309
CIRTPA		939 Office Park Road, Suite 306	West Des Moines	IA	50265
MIPA		939 Office Park Road, Suite 306	West Des Moines	IA	50265
Iowa Department of Transportation	Transportation Planner	1020 South 4th Street	Ames	IA	50010
Raymond F. Patterson Revocable Trust/Angela Patterson Garcia/Shawnda Lea Patterson		5678 Delaware Street	Norwalk	IA	50211
Jerry L. Shepler Revocable Trust		5302 Delaware Street	Norwalk	IA	50211

Said copy was mailed in an envelope addressed to them at the address shown above, with postage fully paid and by depositing same in a United States Post Office depository in Des Moines, Iowa, on the 20th day of February, 2026.

March

LOCAL DELIVERY

Honorable Brenna Bird, Iowa Attorney General



**Jessica Drake, Program Manager
City Development Board**

**APPENDIX A
LEGAL DESCRIPTION OF TERRITORY PROPOSED TO BE ANNEXED
TO THE CITY OF NORWALK, IOWA
CDB CASE NO. UA26-05**

PROPERTY OWNER: RAYMOND F. PATTERSON, AS TRUSTEE OF THE RAYMOND F. PATTERSON REVOCABLE TRUST U/A/D OCTOBER 26, 2021, ANGELA PATTERSON GARCIA AND SHAWNDA LEA PATTERSON

ADDRESS: 5678 Delaware Street, Norwalk, IA 50211

Parcel Numbers: 15000230840 and 15000230820

The North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 23, Township 77 North, Range 25 West of the 5th Principal Meridian, Warren County, Iowa.

Total Acres: 77.58

PROPERTY OWNER: JERRY L. SHEPLER, TRUSTEE OF THE JERRY L. SHEPLER REVOCABLE TRUST DATED DECEMBER 7, 2023

ADDRESS: 5302 Delaware Street, Norwalk, IA 50211

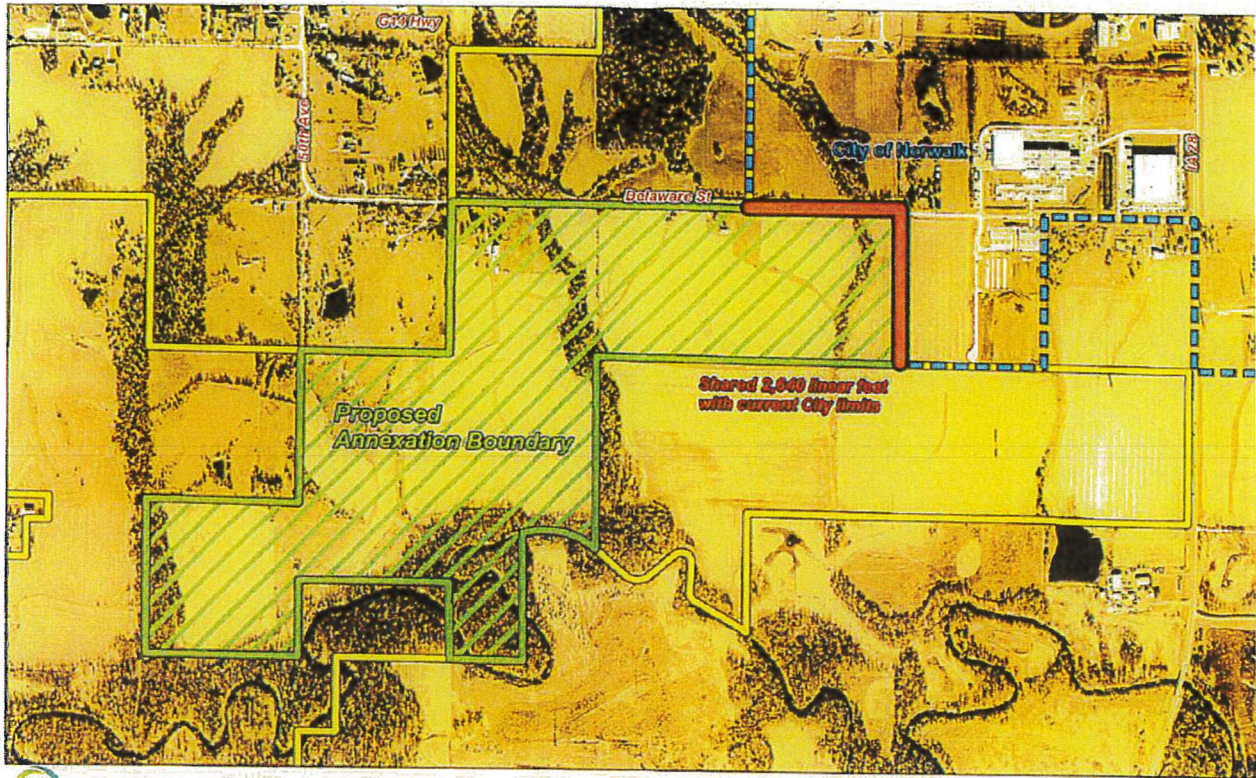
Parcel Numbers: 15000230680, 15000230660, 15000260422, 15000260425, 15000260441, 15000270220, 15000230620, and 15000230624

The West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 26; and
The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 26; and
The Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 27; all in Township 77 North, Range 25 West of the 5th Principal Meridian, Warren County, Iowa; and

The East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 23 and all that part of the West Half (W $\frac{1}{2}$) of the East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 26 that lies North of the center of the channel of North River, containing two (2) acres, more or less, and two and one-fourth (2 $\frac{1}{4}$) acres out of the corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 26, commencing at North River, twenty-three (23) rods from the Northeast (NE) corner of the Northwest Quarter (NW $\frac{1}{4}$) of Section 26; thence North to the Northeast (NE) corner of the Northwest Quarter (NW $\frac{1}{4}$) of Section 26; thence West twenty (20) rods; thence South thirteen (13) rods; thence in a Southeasterly direction along said North River to a place of beginning, all in Township 77 North, Range 25 West of the 5th Principal Meridian, Warren County, Iowa.

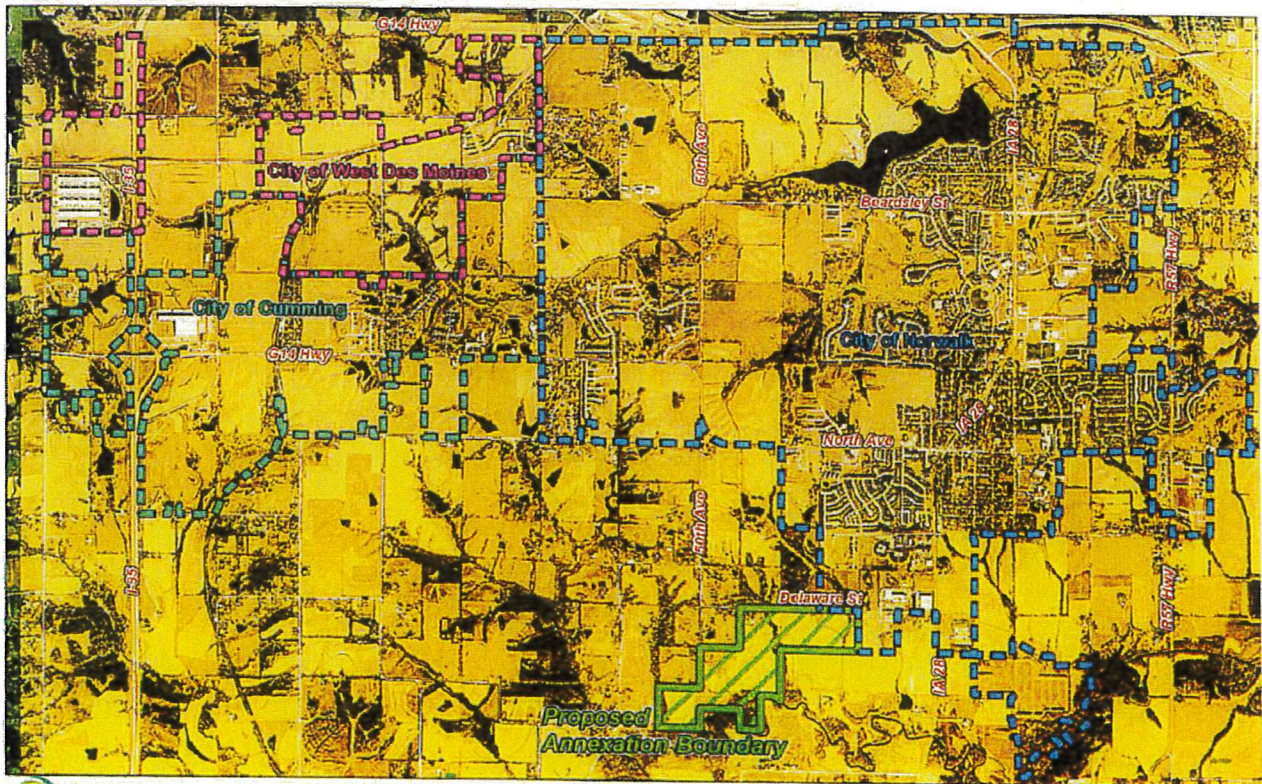
Total Acres: 204.25

GRAND TOTAL ACRES: 281.83



norwalk Norwalk Annexation Proposal

North Arrow
Date: 1/8/2020



norwalk Norwalk Annexation City Relationship Map

North Arrow
Date: 1/7/2020

**CITY DEVELOPMENT BOARD
STATE OF IOWA**

IN THE MATTER OF THE CITY OF NORWALK VOLUNTARY ANNEXATION WITHIN THE URBANIZED AREA OF THE CITY OF CUMMING)))))	NO. UA26-05 / NORWALK FILING OF WRITTEN DECISION
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TO: Cities of Norwalk and Cumming, Warren County Board of Supervisors, Warren County Attorney, Des Moines Area Metropolitan Planning Organization, Mid-Iowa Planning Alliance, Central Iowa Regional Transportation Planning Alliance, Iowa Attorney General, Iowa Department of Transportation, Affected Public Utilities and Impacted Parties

You and each of you are hereby notified that the City Development Board has approved the annexation of territory to the City of Norwalk under City Development Board Case File No. UA26-05 Norwalk. Please find enclosed the Findings of Fact, Conclusions of Law, Determination, and Final Order by the City Development Board approving the annexation. An appeal of the Board's decision may be filed within 30 days of the date of the enclosed Order.

If no appeal is filed within 30 days of the date of the Order, the City Development Board will file with the Iowa Secretary of State and record with the Warren County Recorder to complete this annexation. If you have any questions or need more information, please contact us at **515-348-6197** or email cdb@iowaeda.com.

CITY DEVELOPMENT BOARD



**Jessica Drake – Program Manager
City Development Board**

PROOF OF SERVICE

The undersigned hereby certifies that a true copy of the foregoing instrument was served upon:

Entity	Title	Add1	City	State	Zip
City of Norwalk	Attn: City Council	705 North Avenue	Norwalk	IA	50221
City of Norwalk	Attn: Lindsey Offenburger	705 North Avenue	Norwalk	IA	50221
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City of Norwalk	Attn: Jim Dougherty	705 North Avenue	Norwalk	IA	50221
City of Norwalk	Attn: Luke Parris	705 North Avenue	Norwalk	IA	50221
City of Norwalk	Attn: Hollie Zajcek	705 North Avenue	Norwalk	IA	50221
City of Cumming	Attn: City Council	PO BOX 100	Cumming	IA	50061
MidAmerican Energy		PO BOX 657	Des Moines	IA	50306
Warren Water District		1204 East 2nd Avenue	Indianola	IA	50125
Lumen Technologies		100 CenturyLink Drive	Monroe	LA	71203
Verizon Business Services		22001 Loudoun County Parkway	Ashburn	VA	20147
AT&T Broadband H/ICI, LLC		1701 John F. Kennedy Blvd	Philadelphia	PA	19103
Mediacom		2205 Ingersoll	Des Moines	IA	50309
US Cellular Corporation		8410 W Bryn Mawr Avenue	Chicago	IL	60631
T-Mobile		PO Box 37380	Albuquerque	NM	87176
CenturyLink		100 CenturyLink Drive	Monroe	LA	71203
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Iowa Department of Transportation	Transportation Planner	1020 South 4th Street	Ames	IA	50010
Raymond F. Patterson Revocable Trust/Angela Patterson Garcia/Shawnda Lea Patterson		5678 Delaware Street	Norwalk	IA	50211
Jerry L. Shepler Revocable Trust		5302 Delaware Street	Norwalk	IA	50211

Said copy was mailed in an envelope addressed to them at the address shown above, with postage fully paid and by depositing same in a United States Post Office depository in Des Moines, Iowa, on the 20th day of February, 2026.

LOCAL DELIVERY

Honorable Brenna Bird, Iowa Attorney General

Jessica Drake – Program Manager
City Development Board

CITY DEVELOPMENT BOARD
STATE OF IOWA

IN THE MATTER OF THE CITY OF)	NO. UA26-05 / NORWALK
NORWALK VOLUNTARY ANNEXATION)	
WITHIN THE URBANIZED AREA OF THE CITY)	NOTICE OF MEETING TO CONSIDER
OF CUMMING)	VOLUNTARY ANNEXATION WITHIN AN
)	URBANIZED AREA

TO: Cities of Norwalk and Cumming, Warren County Board of Supervisors, Warren County Attorney, Des Moines Area Metropolitan Planning Organization, Mid-Iowa Planning Alliance, Central Iowa Regional Transportation Planning Alliance, Iowa Attorney General, Iowa Department of Transportation, Affected Public Utilities and Impacted Parties

You are hereby notified that the City Development Board will consider the above captioned matter, pursuant to Iowa Code Section 368.7, at its regular meeting. The meeting will take place at **1:00 p.m. on Wednesday, February 11, 2026**, at the Iowa Economic Development Authority, located at **1963 Bell Avenue, Suite 200, Helmick Conference Room, Des Moines, IA 50315**. If you prefer to attend virtually, you may join the meeting via Microsoft Teams by visiting <https://akaiova.us/cdb>.

A copy of a map and legal description of the annexation territory is enclosed. At said meeting, the City Development Board in its deliberations on approval or disapproval of said annexation, may take note of public documents or other evidence and shall give any interested party an opportunity to present evidence or comment orally or in writing all in accord with Section 263—7.2(368). The City Development Board invites oral or written comments relative to the petition on or before the meeting date as noted above.

If you have any questions or need more information, please contact us at **515-348-6197** or email cdb@iowaeda.com.

CITY DEVELOPMENT BOARD



Jessica Drake – Program Manager
City Development Board

PROOF OF SERVICE

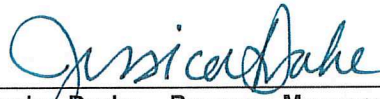
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Raymond F. Patterson Revocable Trust/Angela Patterson Garcia/Shawnda Lea Patterson		5678 Delaware Street	Norwalk	IA	50211
Jerry L. Shepler Revocable Trust		5302 Delaware Street	Norwalk	IA	50211

Said copy was mailed in an envelope addressed to them at the address shown above, with postage fully paid and by depositing same in a United States Post Office depository in Des Moines, Iowa, on the 22nd day of January, 2026.

LOCAL DELIVERY

Honorable Brenna Bird, Iowa Attorney General



Jessica Drake – Program Manager
City Development Board

**APPENDIX A
LEGAL DESCRIPTION OF TERRITORY PROPOSED TO BE ANNEXED
TO THE CITY OF NORWALK, IA
CDB CASE NO. UA26-05**

**PROPERTY OWNER: RAYMOND F. PATTERSON, AS TRUSTEE OF THE RAYMOND F. PATTERSON REVOCABLE TRUST U/A/D OCTOBER 26, 2021, ANGELA PATTERSON GARCIA AND SHAWNDA LEA PATTERSON
ADDRESS: 5678 Delaware Street, Norwalk, IA 50211**

Parcel Numbers: 15000230840 and 15000230820

The North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 23, Township 77 North, Range 25 West of the 5th Principal Meridian, Warren County, Iowa.

Total Acres: 77.58

**PROPERTY OWNER: JERRY L. SHEPLER, TRUSTEE OF THE JERRY L. SHEPLER REVOCABLE TRUST DATED DECEMBER 7, 2023
ADDRESS: 5302 Delaware Street, Norwalk, IA 50211**

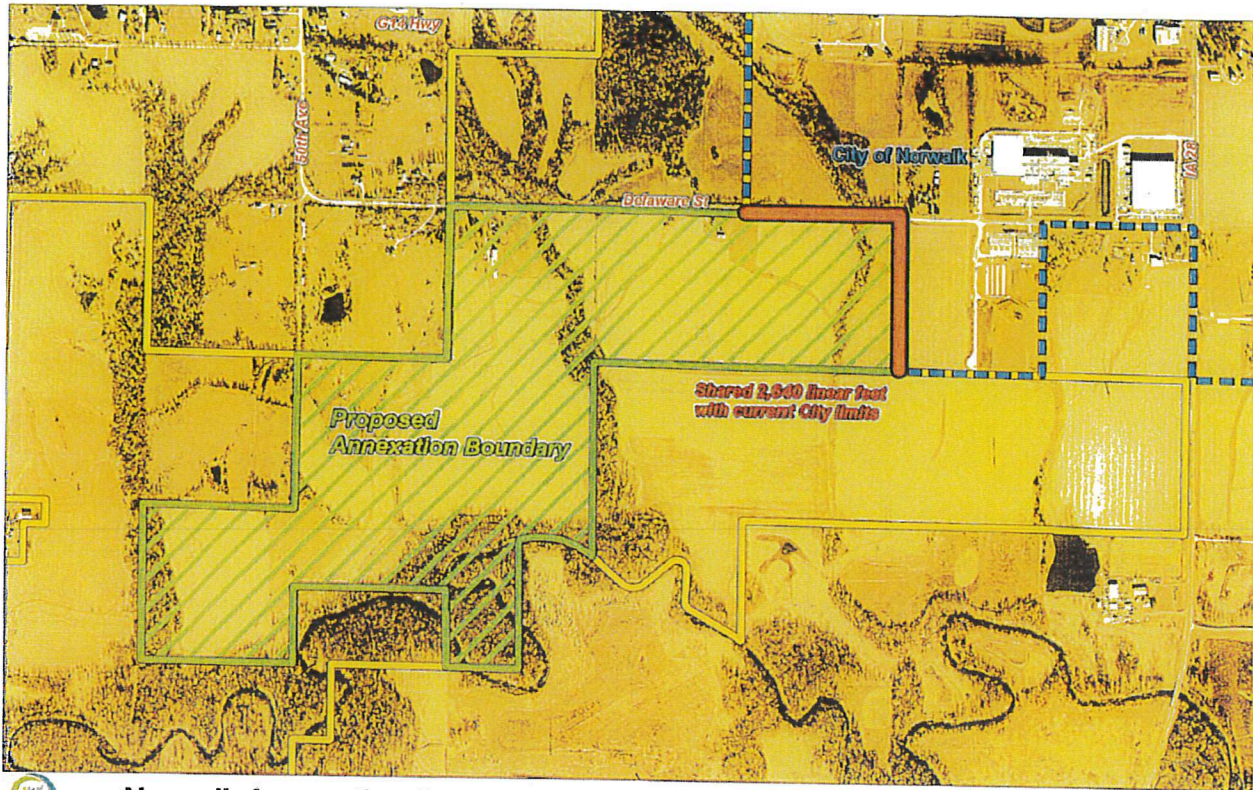
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The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 26; and
The Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 27; all in Township 77 North, Range 25 West of the 5th Principal Meridian, Warren County, Iowa; and

The East Half (E $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 23 and all that part of the West Half (W $\frac{1}{2}$) of the East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 26 that lies North of the center of the channel of North River, containing two (2) acres, more or less, and two and one-fourth (2 $\frac{1}{4}$) acres out of the corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 26, commencing at North River, twenty-three (23) rods from the Northeast (NE) corner of the Northwest Quarter (NW $\frac{1}{4}$) of Section 26; thence North to the Northeast (NE) corner of the Northwest Quarter (NW $\frac{1}{4}$) of Section 26; thence West twenty (20) rods; thence South thirteen (13) rods; thence in a Southeasterly direction along said North River to a place of beginning, all in Township 77 North, Range 25 West of the 5th Principal Meridian, Warren County, Iowa.

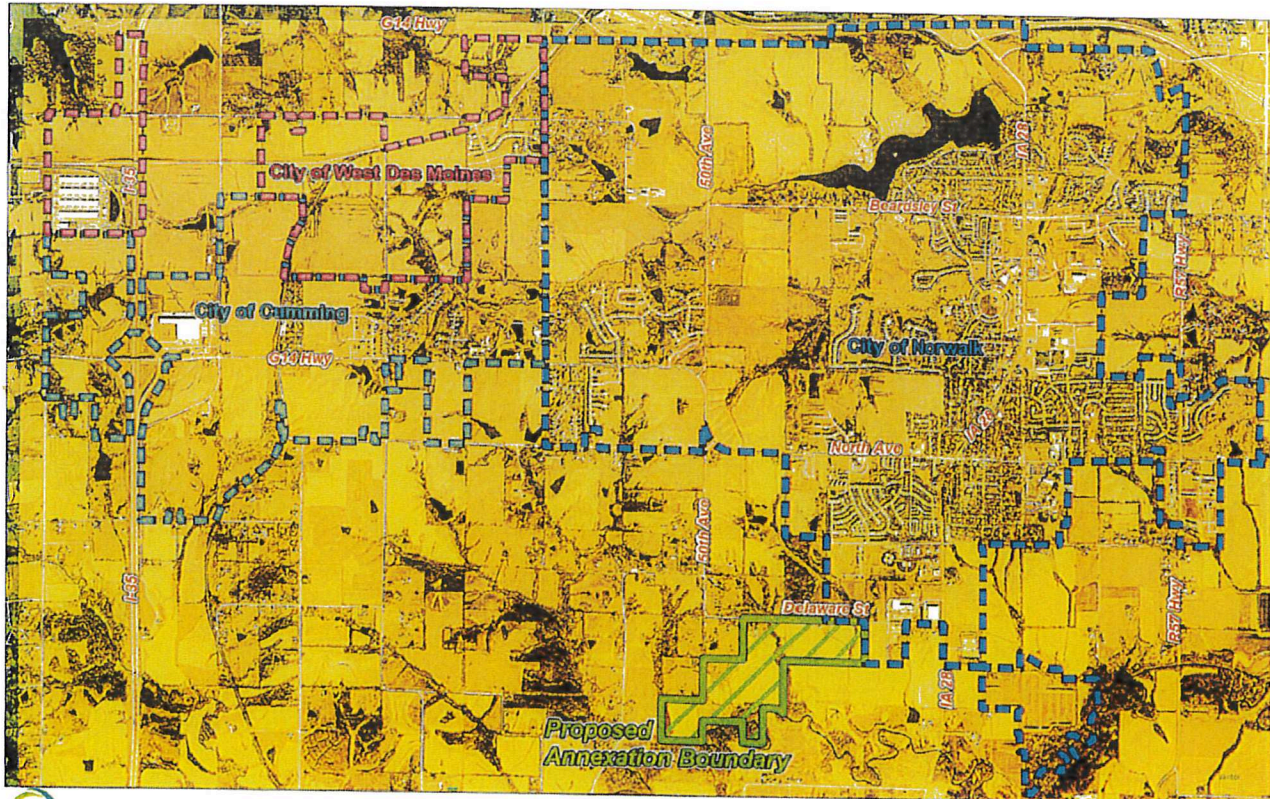
Total Acres: 204.25

GRAND TOTAL ACRES: 281.83



norwalk Norwalk Annexation Proposal

North arrow icon
Date: 1/10/2020



norwalk Norwalk Annexation City Relationship Map

North arrow icon
Date: 1/7/2020

RESOLUTION NO. 26006

Resolution approving landowner applications approving 100% Voluntary Annexation of Property

WHEREAS, the City of Norwalk, State of Iowa, is a duly organized municipal corporation; and

WHEREAS, the City of Norwalk, Iowa has received Applications for Voluntary Annexation from two property owners within the proposed annexation area with a total area of 280.98 acres, representing 100% voluntary annexation. The proposed annexation area is located south and west of the current City Limits of the City of Norwalk and is entirely within Warren County, Iowa as shown on the map identified as Exhibit "A" attached hereto and made a part hereof. A list of the property owners who have submitted voluntary applications and associated legal descriptions are contained in Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, such property collectively adjoins the City as required by Chapter 368, Code of Iowa; and

WHEREAS, the real estate proposed to be annexed lies within two (2) miles of the corporate boundaries of the City of Cumming, Iowa, and, as required by Chapter 368, Code of Iowa, notification of the applications and the public hearing on the applications for voluntary annexation has been provided to the City Council of Cumming by certified mail at least 14 business days prior to any action by this City Council; and

WHEREAS, notification of the of the applications and public hearing on the applications for voluntary annexation and copies of the Applications have been provided to the Board of Supervisors of each county which contains a portion of the territory, each affected public utility, and the regional planning authority of the territory, by certified mail at least 14 business days prior to any action by this City Council; and

WHEREAS, the City published notice of the applications and public hearing on the applications in an official county newspaper in Warren County in compliance with Section 368.17(1)(d) and 368.17(3) of the Iowa Code at least ten business days prior to any action by the City Council on the applications; and

WHEREAS, all required notification has been carried out pursuant to Chapter 368, Code of Iowa; and

WHEREAS, a public hearing was held concerning said applications and the annexation on January 8, 2026; and

WHEREAS, The land contained within this 100% voluntary annexation was also contained within the voluntary annexation area previously approved by this City Council as Resolution No. 24417 (known as the Southwest Annexation 2024). Southwest Annexation 2024 was approved by the State of Iowa, City

Development Board, however is currently on appeal. As a result, the Southwest Annexation 2024 is not finalized; and

WHEREAS, it is in the best interest of the City and public that said property be annexed into the City of Norwalk, at this time;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Norwalk, Iowa, as follows:

Section 1. The Annexation Agreements received from the property owners identified in Exhibit “B” are hereby approved.

Section 2. The Applications for Voluntary Annexation are hereby approved and said property depicted in Exhibit “A” and described in Exhibit “B” shall be annexed into the City of Norwalk, Iowa, in accordance with Chapter 368, Code of Iowa, and such property shall hereinafter become and be a part of the City of Norwalk, Iowa.

Section 3. The following parcels within the annexation area shall be annexed with the zoning classification of M-2 TECHNOLOGY INDUSTRIAL DISTRICT:

Parcels within the annexation area owned by The Trustee of the Raymond F. Patterson Revocable Trust U/A/D October 26, 2021, Angela Patterson Garcia and Shawnda Lea Patterson legally described as;

The N ½ of the SE ¼ of Section 23, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa

And

The parcels within the annexation area owned by Jerry L. Shepler, Trustee of the Jerry L. Shepler Revocable Trust dated December 7, 2023 legally described as;

The West Half of the Northeast Quarter of the Northwest Quarter (W½ NE¼ NW¼) of Section Twenty-six (26);

AND

The North Half of the Northwest Quarter of the Northwest Quarter (N½ NW¼ NW¼) of Section Twenty-six (26);

AND

The Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section Twenty seven (27); all in Township Seventy-seven (77) North, Range Twenty-five (25) West of the 5th P.M., Warren County, Iowa.

Section 4. A transitioning of City taxes is hereby approved for the imposition of city taxes against residential and ag property within the annexation area. The incremental exemption to the increase in taxes resulting from City taxes shall be gradually implemented in the following exempt percentages:

(a) For the first and second years, seventy-five percent.

(b) For the third and fourth years, sixty percent.

(c) For the fifth and sixth years, forty-five percent.

(d) For the seventh and eighth years, thirty percent.

(e) For the ninth and tenth years, fifteen percent.

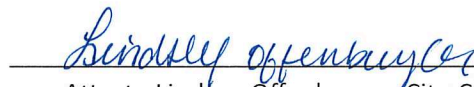
Section 5. The Mayor and the City Clerk are hereby authorized and directed to prepare and execute all documents necessary for this annexation and are directed to proceed with submitting all necessary documents to the State of Iowa City Development Board.

Section 6. The City Clerk is further directed to file a certified copy of this Resolution, along with all required annexation materials, with the Warren County Auditor and Warren County Recorder.

Passed and approved this 8th day of January, 2026.

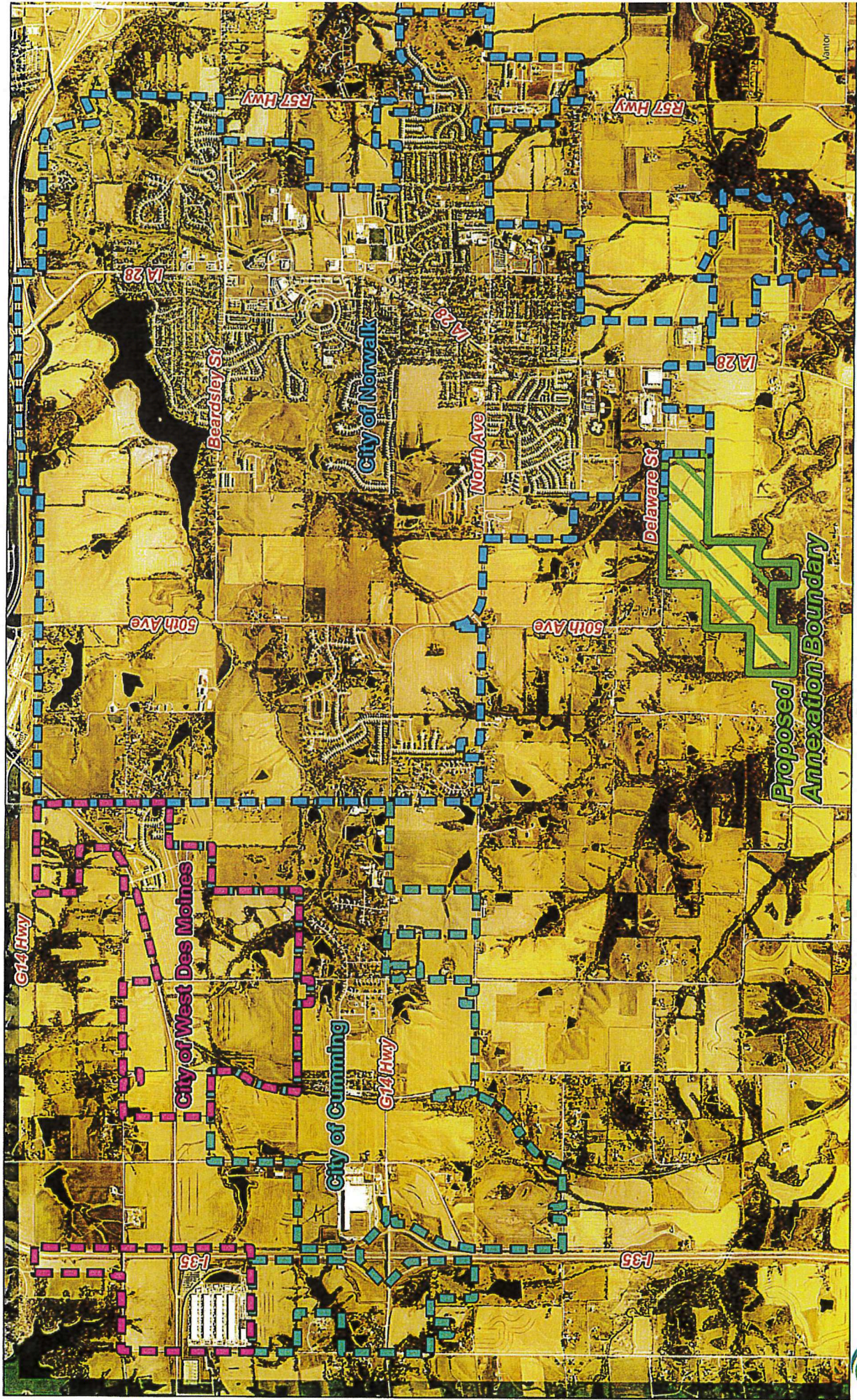


Tom Phillips, Mayor



Attest: Lindsey Offenburger, City Clerk

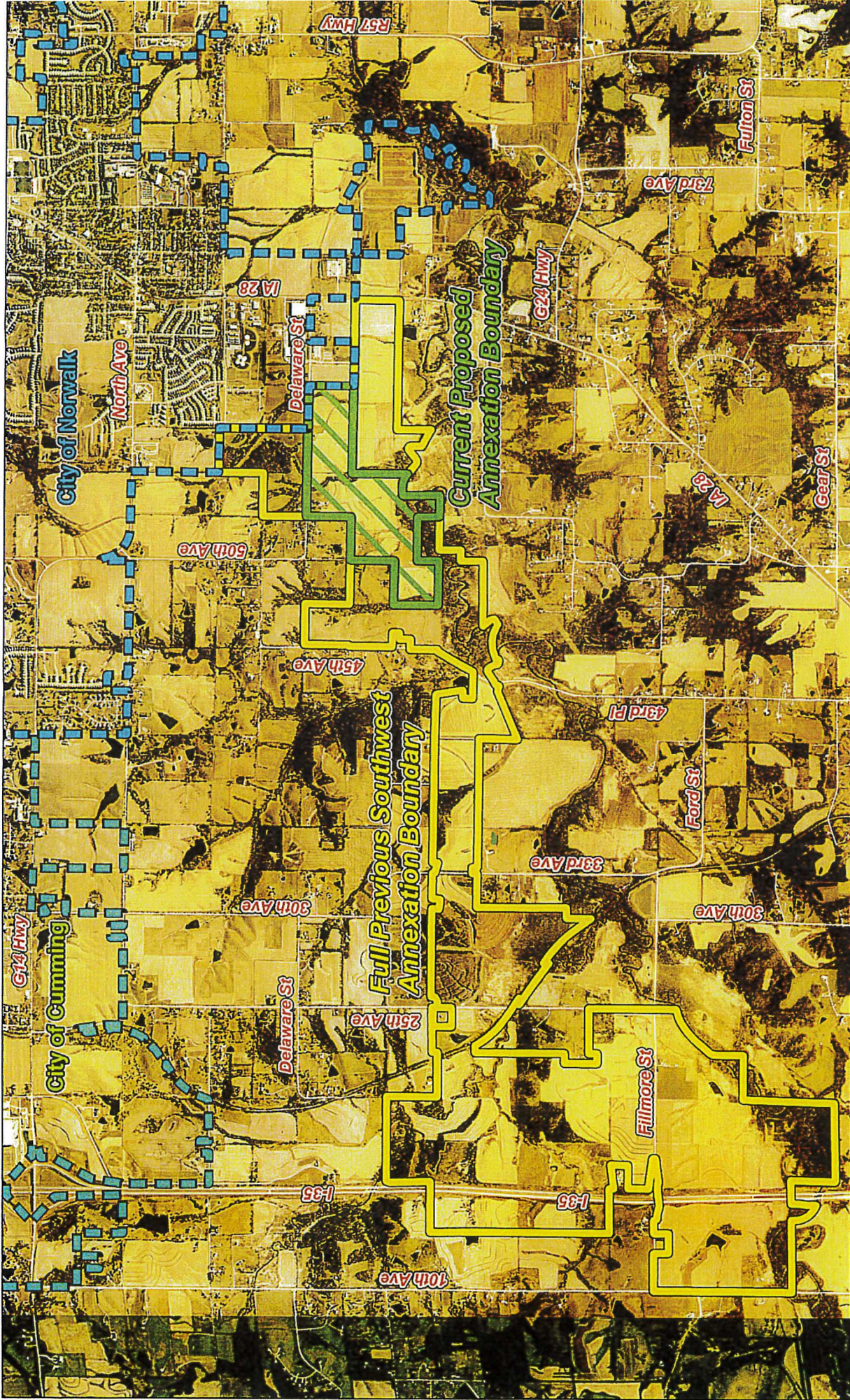
ROLL CALL VOTE:	Aye	Nay	Abstain	Absent
Boerjan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kuhl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meinecke	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Date: 1/17/2026

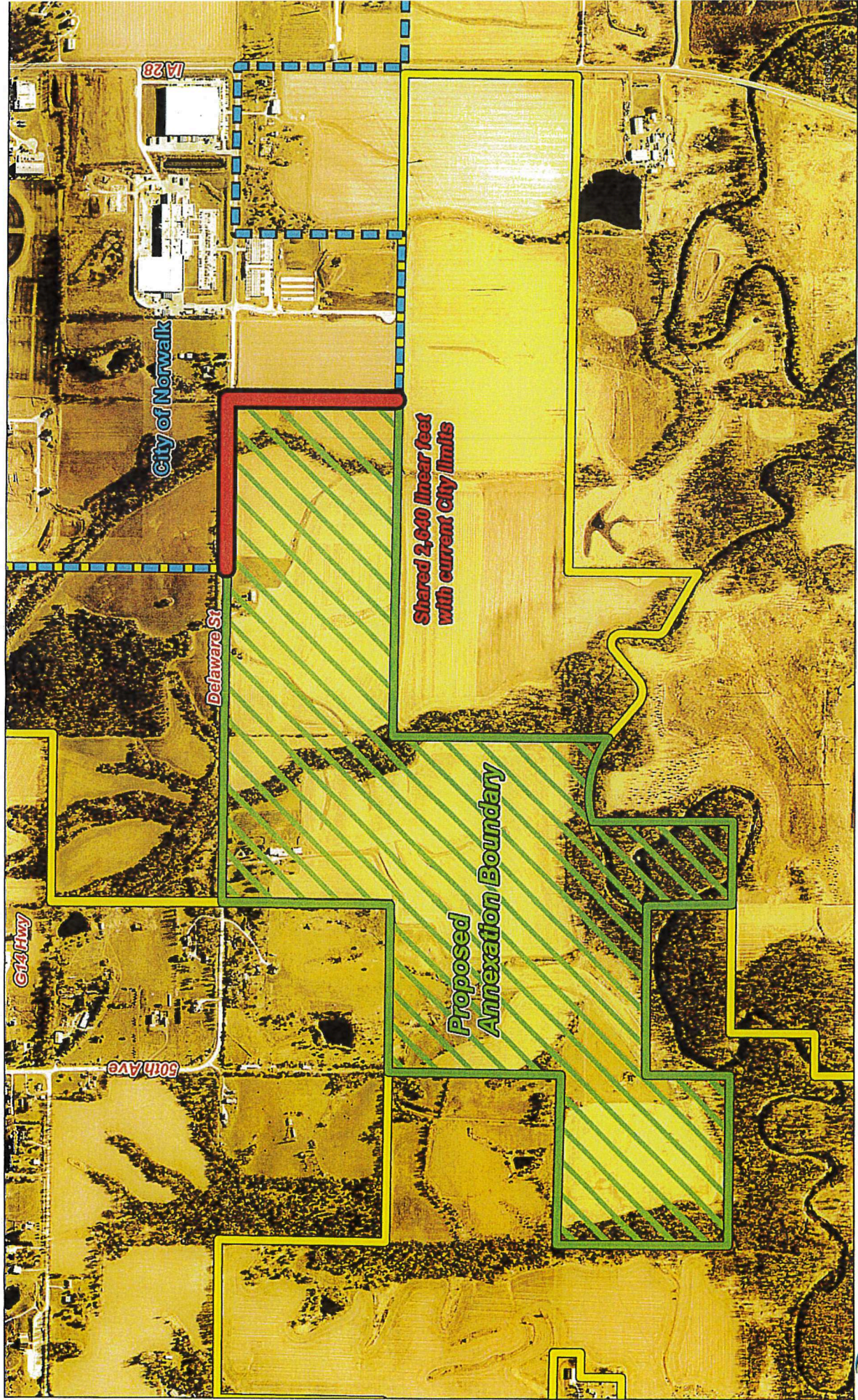
Norwalk Annexation City Relationship Map



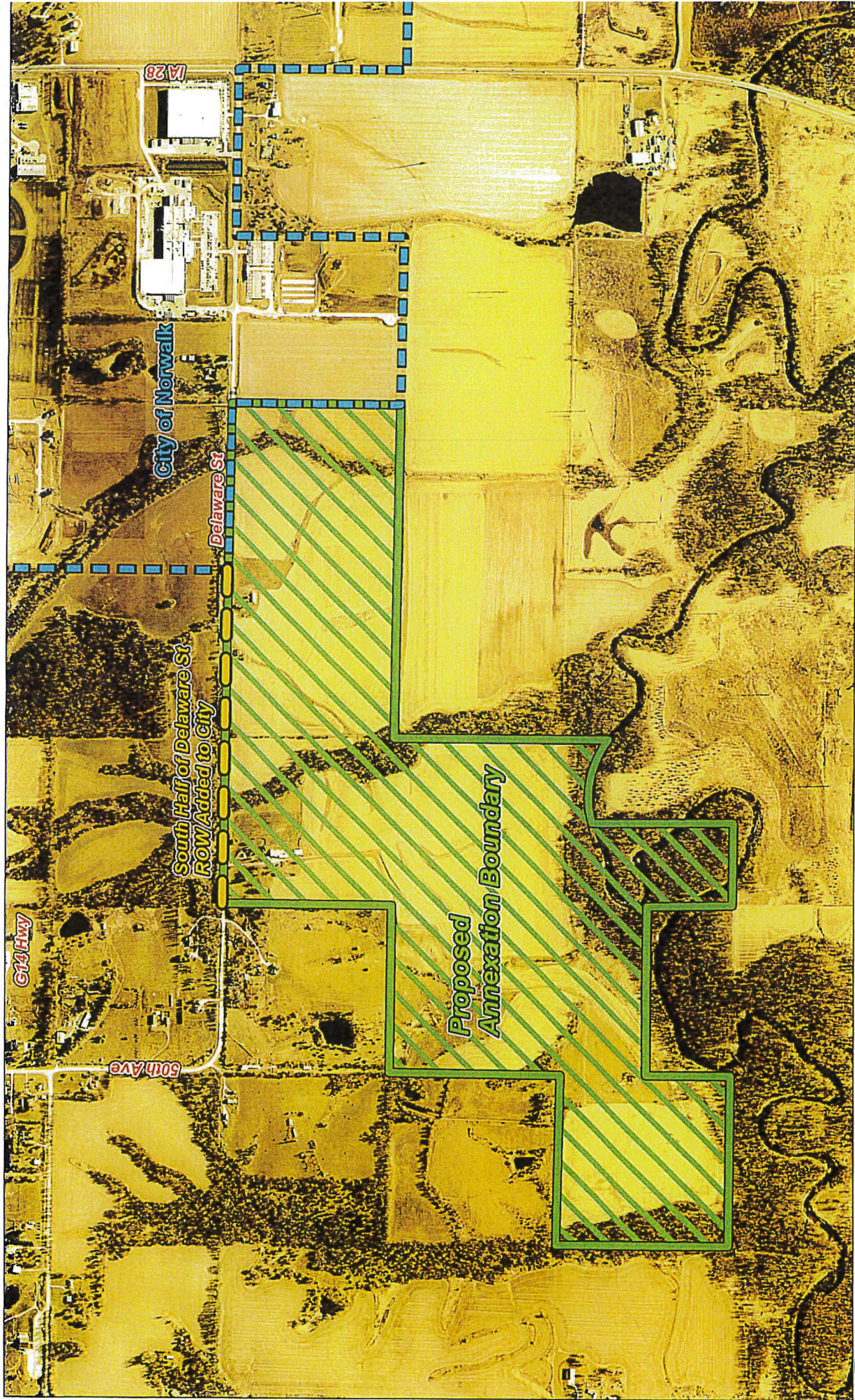


North Arrow
Date: 1/7/2026

City of Norwalk Norwalk Annexation Context Map



North Arrow
Date: 1/8/2026



City of Norwalk Norwalk Annexation ROW Addition

Date: 1/7/2026

LEGAL DESCRIPTIONS OF PROPOSED VOLUNTARY ANNEXATION

PROPERTY OWNER: RAYMOND F. PATTERSON, AS TRUSTEE OF THE RAYMOND F. PATTERSON REVOCABLE TRUST U/A/D OCTOBER 26, 2021, ANGELA PATTERSON GARCIA AND SHAWNDA LEA PATTERSON
Address: 5678 Delaware Street, Norwalk, IA 50211

Parcel Numbers: 15000230840 and 15000230820

The North Half of the SE Quarter of Section 23, Township 77 North, Range 25 West of the 5th Principal Meridian, Warren County, Iowa.

Total Acres = 77.58

PROPERTY OWNER: JERRY L. SHEPLERE, TRUSTEE OF THE JERRY L. SHEPLER REVOCABLE TRUST DATED DECEMBER 7, 2023
Address: 5302 Delaware Street, Norwalk, IA 50211

Parcel Numbers: 115000230680, 15000230660, 15000260422, 15000260425, 15000260441, 15000270220, 15000230620, AND 15000230624

The West Half of the Northeast Quarter of the Northwest Quarter (W1/2 NE1/4 NW1/4) of Section 26;
and

The North Half of the Northwest Quarter of the Northwest Quarter (N1/2 NW1/4 NW1/4) of Section 26;
and

The Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 27; all in Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa; and

The East Half of the Southwest Quarter (E1/2 SW1/4) and the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 23, and all that part of the West Half of the East Half of the Northeast Quarter of the Northwest Quarter (W1/2 E1/2 NE1/4 NW1/4) of Section 26, that lies North of the center of the channel of North River, containing 2 acres more or less and two and one fourth (2 ¼) acres out of the corner of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 26, commencing at North River, 23 rods from the Northeast corner of the Northwest Quarter (NW1/4) of Section 26; thence North to the Northeast corner of the Northwest Quarter (NW1/4) of Section 26; thence West 20 rods; thence South 13 rods; thence in a Southeasterly direction along said North River to place of beginning, all in Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa.

Total Acres = 204.25

GRAND TOTAL ACRES = 281.83

AFFIDAVIT OF PUBLICATION

COPY OF NOTICE

Notice of Public Hearing and Notice of Application on the Proposed Annexation of Approximately 282 Acres of Property Southwest of the City of Norwalk on January 8, 2026 at 6:00 p.m. was published in North Warren Town and County News as follows:

First publication: December 18, 2025

Second publication: N/A

Third publication: N/A

Fourth publication: N/A

Printer's Fee: \$89.08

I, Sara Davis, do hereby state that I certify under penalty of perjury and pursuant to the laws of the State of Iowa that the preceding is true and correct as I verily believe.

Signed: Sara Davis

on 12-18-25

**OFFICIAL PUBLICATION
NOTICE OF PUBLIC HEARING AND NOTICE OF APPLICATION ON THE PROPOSED ANNEXATION OF APPROXIMATELY 282 ACRES OF PROPERTY SOUTHWEST OF THE CITY OF NORWALK**

The City of Norwalk has received 2 applications for Voluntary Annexation into the City of Norwalk in Warren County. The proposed area to be annexed is approximately 282 acres.

Notice is hereby given that the City Council of the City of Norwalk will hold a public hearing at 6:00 p.m., on January 8, 2026, during their regularly scheduled meeting at the Norwalk City Hall, 705 North Avenue, Norwalk, IA 50211, to consider the proposed annexation.

Persons may express their opinion on the proposed annexation at the time and date of the public hearing. Opinions in writing must be submitted on or before the date of the public hearing to Lindsey Offenburger, City Clerk, 705 North Avenue, Norwalk, IA 50211. Upon conclusion of the public hearing, the City Council will take action on the proposal.

Additional information regarding the proposed annexation may be obtained through the City Clerk's Office or by calling 515-981-0228.

The following is the legal description of the proposed annexation area:

PROPERTY OWNER: JERRY L. SHEPLER REVOCABLE TRUST
Parcel Numbers: 15000230680, 15000230660, 15000260422, 15000260425, 15000260441, 15000270220, 15000230620, and 15000230624

The West Half of the Northeast Quarter of the Northwest Quarter (W 1/2 NE 1/4 NW 1/4) of Section Twenty-Six (26);

AND
The North Half of the Northwest Quarter of the Northwest Quarter (N 1/2 NW 1/4 NW 1/4) of Section Twenty-Six (26);

AND
The Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section Twenty-Six (26); all in Township Seventy-seven (77) North, Range Twenty-Five (25) West of the 5th P.M., Warren County, Iowa.

AND

The East Half of the Southwest Quarter (E 1/2 SW 1/4) and the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section Twenty-Three (23), and all that part of the West Half of the East Half of the Northeast Quarter of the Northwest Quarter (W 1/2 E 1/2 NE 1/4 NW 1/4) of Section Twenty-Six (26), that lies North of the center of the channel of North River, containing two (2) acres more or less and two and one fourth (2 1/4) acres out of the corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section Twenty-Six (26), commencing at North River, twenty-three (23) rods from the Northeast corner of the Northwest Quarter (NW 1/4) of Section Twenty-Six (26); thence North to the Northeast corner of the Northwest Quarter (NW 1/4) of Section Twenty-Six (26); thence West Twenty (20) rods; then South thirteen (13) rods; thence in a Southeasterly direction along said North River to place of beginning, all in Township Seventy-seven (77) North, Range Twenty Five (25) West of the 5th P.M., Warren County, Iowa.

PROPERTY OWNER: RAYMOND F. PATTERSON REVOCABLE TRUST U/A/D OCTOBER 26, 2021, ANGELA PATTERSON GARGIA AND SHAWNDA LEA PATTERSON
Parcel Numbers: 15000230820 and 15000230840

The North Half of the SE Quarter of Section 23, Township 77 North, Range 25 West of the 5th Principal Meridian, Warren County, Iowa.

This notice is given by order of the Council of the City of Norwalk, Iowa. Published by order of the City of Norwalk, Iowa, on this 18th day of December, 2025.

Lindsey Offenburger
City Clerk



CERTIFICATE OF MAILING

I, Lindsey Offenburger, hereby certify that I mailed the following document(s):

Description of Document(s):

1. Notice of Application & Public Hearing for Annexation Letter
2. Legal Descriptions of Proposed Norwalk SW Annexation
3. Copies of Voluntary Annexation Applications
4. Norwalk Annexation Proposal Map

Recipient's Name(s) and Addresses:

- City of Cumming; PO Box 100; Cumming, IA 50061
- Affected Public Utility Company's
 - MidAmerican Energy Company; 666 Grand Ave; Des Moines, IA 50309
 - Warren Water District; 1204 East 2nd Ave; Indianola, IA 50125
 - Lumen Technologies, Inc.; 931 14th St; Denver, CO 80202
 - Verizon Business Services (MCI Communications Services LLC); 22001 Loudoun County Pkwy; Ashburn, VA 20147
 - AT&T Broadband H/ICI, LLC (Comcast of Indiana/Michigan, LLC); 1701 John F Kennedy Blvd; Philadelphia, PA 19103
 - Mediacom Iowa LLC; One Mediacom Way, Mediacom Park (Chester), NY 10918
 - U.S. Cellular Corp; 8410 W Bryn Mawr Ave; Chicago, IL 60631
 - T-Mobile; PO Box 37380; Albuquerque, NM 87176
 - CenturyLink (Centurytel of Chester, Inc); 931 14th St; Denver, CO 80202
- Warren County Board of Supervisors; 301 N. Buxton St., Suite 202; Indianola, IA 50125
- Des Moines Area MPO; 420 Watson Powell Jr. Pkwy, Suite 200; Des Moines, IA 50309
- Central Iowa Regional Transportation Planning Alliance; 939 Office Park Rd., Suite 306; West Des Moines, IA 50265

Method of Mailing:

- USPS First-Class Mail
 USPS Certified Mail

Tracking Numbers:

- City of Cumming - 9589071052702274201180
- MidAmerican Energy - 70142120000423944683
- Warren Water District - 70142120000423944690
- Lumen Technologies - 70142120000423944706
- Verizon Business Services - 70142120000423944713
- AT&T Broadband - 9589071052702274201128
- Mediacom Iowa - 9589071052702274201135
- US Cellular Corp - 9589071052702274201142
- T-Mobile - 9589071052702274201159
- Century Link - 9589071052702274201166
- Warren County Board of Supervisors - 9589071052702274201173
- Des Moines Area MPO - 9589071052702274201197
- Central Iowa Regional Planning Transportation Planning Alliance - 9589071052702274201203



Date of Mailing: December 8, 2025

I further certify that the document(s) listed above were properly addressed and deposited in a U.S. Postal Service mailbox or delivered to a U.S. Postal Service office on the date specified.

Sender's Information

Name: City of Norwalk, 705 North Avenue, Norwalk, IA 50211



Lindsey Offenburger, Director of Internal Operations



Lindsey Offenburger
Director of Internal Operations/City Clerk

December 8, 2025

MidAmerican Energy Company
666 Grand Ave.
Des Moines, IA 50309

Re: Notice of Application and Public Hearing for Annexation

To Whom It May Concern:

The City of Norwalk has received 2 applications for Voluntary Annexation into the City for land in Warren County. The applications, legal descriptions, and map illustrating the location of the area to be annexed are enclosed with this notice. The proposed area to be annexed is approximately 282 acres.

Public notice is hereby given that the City Council of the City of Norwalk will hold a public hearing at 6:00 p.m., on January 8, 2026, during their regularly scheduled meeting at the Norwalk City Hall, 705 North Avenue, Norwalk, IA 50211, to consider this proposed annexation.

Persons may express their opinion on the proposed annexation at the time and place of the public hearing. Opinions in writing must be submitted on or before the time of the public hearing to Lindsey Offenburger, City Clerk, 705 North Avenue, Norwalk, IA 50211. Upon conclusion of the public hearing, the City Council will take action on the proposal.

Additional information regarding the proposed annexation may be obtained through the City Clerk's Office or by calling 515-981-0228.

Sincerely,

Lindsey Offenburger
Director of Internal Operations/City Clerk
Norwalk City Hall
705 North Ave
Norwalk, IA 50211

P: 515-981-0228 ext. 2230
loffenburger@norwalk.iowa.gov

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total F		
Sent To	MidAmerican Energy Company	
Street & or PO B	666 Grand Ave.	
City, Sta	Des Moines, IA 50309	
PS Form 3800, July 2014		See Reverse for Instructions

7014 2120 0004 2394 4683



Lindsey Offenburger
Director of Internal Operations/City Clerk

December 8, 2025

Warren Water District
1204 East 2nd Ave.
Indianola, IA 50125

Re: Notice of Application and Public Hearing for Annexation

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Sincerely,

Lindsey Offenburger
Director of Internal Operations/City Clerk
Norwalk City Hall
705 North Ave
Norwalk, IA 50211

P: 515-981-0228 ext. 2230
loffenburger@norwalk.iowa.gov

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Restricted Delivery Fee (Endorsement Required)		
Total Postage &		
Sent To		
Street & Apt. No., or PO Box No.		
City, State, ZIP+4		
PS Form 3800, July 2014		
See Reverse for Instructions		

Warren Water District
1204 East 2nd Ave.
Indianola, IA 50125



Lindsey Offenburger
Director of Internal Operations/City Clerk

December 8, 2025

Lumen Technologies, Inc.
931 14th Street
Denver, CO 80202

Re: Notice of Application and Public Hearing for Annexation

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Sincerely,

Lindsey Offenburger
Director of Internal Operations/City Clerk
Norwalk City Hall
705 North Ave
Norwalk, IA 50211

P: 515-981-0228 ext. 2230
loffenburger@norwalk.iowa.gov

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Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage			
Sent To	Lumen Technologies, Inc.		
Street & Apt. # or PO Box No	931 14th Street		
City, State, Zip	Denver, CO 80202		
PS Form 3800, July 2014		See Reverse for Instructions	



Lindsey Offenburger
Director of Internal Operations/City Clerk

December 8, 2025

Verizon Business Services
(MCI Communications Services LLC)
22001 Loudoun County Parkway
Ashburn, VA 20147

Re: Notice of Application and Public Hearing for Annexation

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Director of Internal Operations/City Clerk
Norwalk City Hall
705 North Ave
Norwalk, IA 50211

P: 515-981-0228 ext. 2230
loffenburger@norwalk.iowa.gov

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Restricted Delivery Fee (Endorsement Required)		
Total I		
Sent To	Verizon Business Services	
Street & or PO E	(MCI Communications Services LLC)	
City, St	22001 Loudoun County Parkway	
	Ashburn, VA 20147	
PS Form 3800, July 2014		See Reverse for Instructions



Lindsey Offenburger
Director of Internal Operations/City Clerk

December 8, 2025

AT&T Broadband H/ICI, LLC
(Comcast of Indiana/Michigan, LLC)
1701 John F Kennedy Blvd.
Philadelphia, PA 19103

Re: Notice of Application and Public Hearing for Annexation

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Lindsey Offenburger
Director of Internal Operations/City Clerk
Norwalk City Hall
705 North Ave
Norwalk, IA 50211

P: 515-981-0228 ext. 2230
loffenburger@norwalk.iowa.gov

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<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
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\$	
Total Postage	
\$	
Sent To	AT&T Broadband H/ICI, LLC
Street and Ap	(Comcast of Indiana/Michigan, LLC)
City, State, Zi	1701 John F Kennedy Blvd.
	Philadelphia, PA 19103
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Postmark
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Lindsey Offenburger
Director of Internal Operations/City Clerk

December 8, 2025

Mediacom Iowa LLC
One Mediacom Way
Mediacom Park (Chester), NY 10918

Re: Notice of Application and Public Hearing for Annexation

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Director of Internal Operations/City Clerk
Norwalk City Hall
705 North Ave
Norwalk, IA 50211

P: 515-981-0228 ext. 2230
loffenburger@norwalk.iowa.gov

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<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

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Mediacom Iowa, LLC
One Mediacom Way
Mediacom Park (Chester), NY 10918

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Lindsey Offenburger
Director of Internal Operations/City Clerk

December 8, 2025

U.S. Cellular Corp.
8410 W Bryn Mawr Ave.
Chicago, IL 60631

Re: Notice of Application and Public Hearing for Annexation

To Whom It May Concern:

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Director of Internal Operations/City Clerk
Norwalk City Hall
705 North Ave
Norwalk, IA 50211

P: 515-981-0228 ext. 2230
loffenburger@norwalk.iowa.gov

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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8410 W. Bryn Mawr Ave.
Chicago, IL 60631

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PS Form 3800, January 2023 PSN 7530:02-000-9047 See Reverse for Instructions



Lindsey Offenburger
Director of Internal Operations/City Clerk

December 8, 2025

T-Mobile
PO Box 37380
Albuquerque, NM 87176

Re: Notice of Application and Public Hearing for Annexation

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Lindsey Offenburger
Director of Internal Operations/City Clerk
Norwalk City Hall
705 North Ave
Norwalk, IA 50211

P: 515-981-0228 ext. 2230
loffenburger@norwalk.iowa.gov

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$
Sent To	
Street and Apt.	
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PO Box 37380
Albuquerque, NM 87176



Lindsey Offenburger
Director of Internal Operations/City Clerk

December 8, 2025

CenturyLink (Centurytel of Chester, Inc.)
931 14th Street
Denver, CO 80202

Re: Notice of Application and Public Hearing for Annexation

To Whom It May Concern:

The City of Norwalk has received 2 applications for Voluntary Annexation into the City for land in Warren County. The applications, legal descriptions, and map illustrating the location of the area to be annexed are enclosed with this notice. The proposed area to be annexed is approximately 282 acres.

Public notice is hereby given that the City Council of the City of Norwalk will hold a public hearing at 6:00 p.m., on January 8, 2026, during their regularly scheduled meeting at the Norwalk City Hall, 705 North Avenue, Norwalk, IA 50211, to consider this proposed annexation.

Persons may express their opinion on the proposed annexation at the time and place of the public hearing. Opinions in writing must be submitted on or before the time of the public hearing to Lindsey Offenburger, City Clerk, 705 North Avenue, Norwalk, IA 50211. Upon conclusion of the public hearing, the City Council will take action on the proposal.

Additional information regarding the proposed annexation may be obtained through the City Clerk's Office or by calling 515-981-0228.

Sincerely,

Lindsey Offenburger
Director of Internal Operations/City Clerk
Norwalk City Hall
705 North Ave
Norwalk, IA 50211

P: 515-981-0228 ext. 2230
loffenburger@norwalk.iowa.gov

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Lindsey Offenburger
Director of Internal Operations/City Clerk

December 8, 2025

Warren County Board of Supervisors
301 North Buxton Street, Suite 202
Indianola, IA 50125

Re: Notice of Application and Public Hearing for Annexation

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Lindsey Offenburger

Lindsey Offenburger
Director of Internal Operations/City Clerk
Norwalk City Hall
705 North Ave
Norwalk, IA 50211

P: 515-981-0228 ext. 2230
loffenburger@norwalk.iowa.gov

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Warren County Board of Supervisors	
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Indianola, IA 50125	
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Lindsey Offenburger
Director of Internal Operations/City Clerk

December 8, 2025

Des Moines Area MPO
420 Watson Powell Jr. Parkway, Suite 200
Des Moines, IA 50309

Re: Notice of Application and Public Hearing for Annexation

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Lindsey Offenburger

Director of Internal Operations/City Clerk
Norwalk City Hall
705 North Ave
Norwalk, IA 50211

P: 515-981-0228 ext. 2230
loffenburg@norwalk.iowa.gov

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Des Moines Area MPO
420 Watson Powell Jr. Pkwy, Suite 200
Des Moines, IA 50309

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Lindsey Offenburger
Director of Internal Operations/City Clerk

December 8, 2025

Central Iowa Regional Transportation Planning Alliance
939 Office Park Road, Suite 306
West Des Moines, IA 50265

Re: Notice of Application and Public Hearing for Annexation

To Whom It May Concern:

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Sincerely,

Lindsey Offenburger
Director of Internal Operations/City Clerk
Norwalk City Hall
705 North Ave
Norwalk, IA 50211

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loffenburger@norwalk.iowa.gov

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Postage	\$
Total Postage	\$
Sent To	Central Iowa Regional Transportation Planning Alliance
Street and	939 Office Park Rd., Suite 306
City, State,	West Des Moines, IA 50265
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

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Lindsey Offenburger
Director of Internal Operations/City Clerk

January 8, 2026

City Development Board
State of Iowa
1963 Bell Ave., Suite 200
Des Moines, IA 50315

Certification of Compliance with Iowa Code Section 368.7 - Notice and Hearing Requirements

Members of the City Development Board:

This letter certifies that the City of Norwalk has complied with all applicable notice and hearing requirements pursuant to Iowa Code Section 368.7, in connection with the proposed annexation.

In accordance with the statute, the City has completed the following:

1. Proof of Mailing: The City has provided written notice of the application to each city whose boundary adjoins the territory or is within two miles of the territory, to the board of supervisors of each county which contains a portion of the territory, each affected public utility, and to the regional planning authority of the territory. The notice was sent via Certified Mail on December 8, 2025, and proof of mailing has been documented and retained.
2. Affidavit of Publication: The City published the required public notice in the North Warren Town & County Newspaper, as per the requirements of Iowa Code Section 368.7. The public notice was published on December 18, 2025. An affidavit of publication has been obtained and is included with this certification for your records.
3. Public Hearing: The City held a public hearing on January 8, 2026 to provide an opportunity for residents and interested parties to offer comments or raise any concerns.

Attached to this letter are copies of the proof of mailing and the affidavit of publication as required by law.

Sincerely,


Lindsey Offenburger

Director of Internal Operations/City Clerk
Norwalk City Hall
705 North Ave.
Norwalk, IA 50211
P: 515-981-0228 ext. 2230
loffenburg@norwalk.iowa.gov



Lindsey Offenburger
Director of Internal Operations/City Clerk

January 8, 2026

State of Iowa
City Development Board
1963 Bell Ave., Suite 200
Des Moines, IA 50315

Statement of State-Owned Property and County-Owned Road Right-of-Way

Members of the City Development Board,

No state-owned property or county-owned road right-of-way has been included in the proposal. The roadway contained within the annexation is owned by the applicants.

Sincerely,

A handwritten signature in blue ink that reads "Lindsey Offenburger".

Lindsey Offenburger

Director of Internal Operations/City Clerk

*Norwalk City Hall
705 North Ave
Norwalk, IA 50211*

P: 515-981-0228 ext. 2230

loffenburger@norwalk.iowa.gov



Lindsey Offenburger
Director of Internal Operations/City Clerk

January 8, 2026

City Development Board
State of Iowa
1963 Bell Ave., Suite 200
Des Moines, IA 50315

Statement regarding Party to an existing Moratorium Agreement

Members of the City Development Board:

This letter serves to inform the State of Iowa, City Development Board that the City of Norwalk is not a party to any existing moratorium agreement entered into pursuant to Iowa Code Section 368.4.

As such, no such agreement restricts or affects the City's current annexation proposal.

Sincerely,

A handwritten signature in blue ink that reads "Lindsey Offenburger".

Lindsey Offenburger

Director of Internal Operations/City Clerk
Norwalk City Hall
705 North Ave.
Norwalk, IA 50211
P: 515-981-0228 ext. 2230
loffenburger@norwalk.iowa.gov



Lindsey Offenburger
Director of Internal Operations/City Clerk

January 8, 2026

UA26-05 NORWALK

City Development Board
State of Iowa
1963 Bell Ave., Suite 200
Des Moines, IA 50315

STATE OF IOWA

JAN 08 2026

Re: Petition for Approval of 100% Voluntary Annexation

CITY DEVELOPMENT BOARD

Members of the City Development Board:

Pursuant to Iowa Code Section 368.7 and Section 368.25A, as well as Iowa Administrative Code Rule 263-7.1, the City of Norwalk submits this petition requesting the approval of a 100% voluntary annexation into the City of Norwalk, Iowa.

The property proposed for annexation consists of approximately 282 acres of land. This annexation is sought with the understanding that the proposed area is contiguous to the city limits of the City of Norwalk, Iowa, and that this action will promote orderly growth and development consistent with the interests of the City and the property owners involved.

This 100% voluntary annexation request is in full compliance with the requirements set forth in Iowa Code Section 368.7 and 368.25A, as well as the rules outlined in Iowa Administrative Code 263-7.1. Enclosed are the required materials, including:

1. **Description of the Property** - A legal description of the property and any additional details as required.
2. **Map of the Area** - A map highlighting the property proposed for annexation, including its relation to the current city boundaries.
3. **Owner's Consent** - A statement of consent from all property owners involved in the voluntary annexation.

This annexation will contribute positively to the continued development of the City and offer mutual benefits to both the City and property owners. I kindly request that the City Development Board review this petition and approve the annexation at its earliest convenience.

Please feel free to contact me if you require additional information or documentation in support of this petition.

Thank you for your time and consideration of this request.

Sincerely,

A handwritten signature in blue ink that reads "Lindsey Offenburger".

Lindsey Offenburger

Director of Internal Operations/City Clerk
Norwalk City Hall, 705 North Ave., Norwalk, IA 50211
P: 515-981-0228 ext. 2230
loffenburg@norwalk.iowa.gov



Lindsey Offenburger <loffenburger@norwalk.iowa.gov>

RE: Norwalk Annexation

1 message

Rodrigo Lacayo <rodrigol@warrencountyia.org>

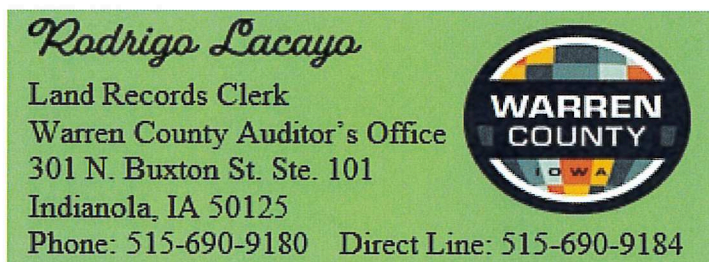
Wed, Dec 17, 2025 at 10:26 AM

To: Lindsey Offenburger <loffenburger@norwalk.iowa.gov>

Cc: Katie Swanson <katies@warrencountyia.org>, Kim Sheets <ksheets@warrencountyia.org>

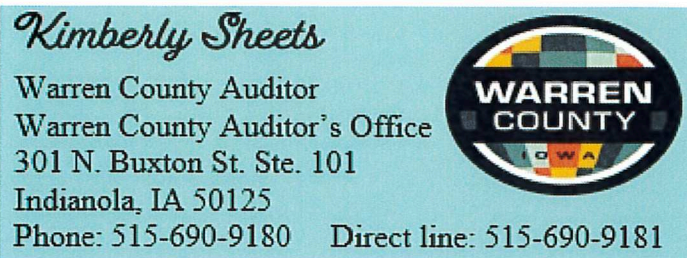
Good morning Lindsey, the legals and the title holders on the properties have been verified, they are correct.

Thank you.



*Disclosure: As a courtesy to Warren County residents, the staff in the Auditor's Office will proofread legal descriptions as their time allows. However, Warren County is the second fastest growing county in the state of Iowa, with an estimated population of more than 57,000 residents. There will be times when the staff declines to help with proofreading. Please note that the Auditor's Office does not give legal advice regarding property matters.

From: Kim Sheets <ksheets@warrencountyia.org>**Sent:** Monday, December 15, 2025 11:48 AM**To:** Rodrigo Lacayo <rodrigol@warrencountyia.org>; Katie Swanson <katies@warrencountyia.org>**Subject:** FW: Norwalk Annexation



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From: Lindsey Offenburger <loffenburger@norwalk.iowa.gov>
Sent: Monday, December 15, 2025 11:18 AM
To: Kim Sheets <ksheets@warrencountyia.org>
Subject: Norwalk Annexation

Kim,

As you are aware, Norwalk is in the process of annexing around 3,200 acres of land southwest of the current city limits. That annexation is being delayed through the appeal process. Therefore, two landowners of the original annexation, Sheplers and Pattersons, would like to proceed with 100% voluntary annexation.

Part of this process is the City obtaining documentation from the County Auditor showing the Auditor has verified the accuracy and completeness of the legal description of the territory proposed to be annexed and verification of current ownership of the parcels included in the proposed territory. State Code requires that happen within 14 days of when the City provides that to the Auditor.

I've attached their annexation agreements that have their legal descriptions listed. They have not changed since the original annexation was sent to you for review.

If you have any questions, please let me know.

Thank you,



**Lindsey Offenburger, ICMC, CPM | Director of
Internal Operations/City Clerk**

a: City of Norwalk | 705 North Ave. | Norwalk, IA 50211
e: loffenburger@norwalk.iowa.gov | **w:** norwalk.iowa.gov
p: 515-981-0228 ext. 2230