

City of Elkhart, Iowa

Regular City Council Meeting Minutes

Monday, September 21, 2026 — 6:30 p.m.

1. Call to Order

Mayor Pro Tem Angie Schaffer called the meeting to order at 6:30 p.m.

2. Pledge of Allegiance

Mayor Pro Tem Angie Schaffer led the Pledge of Allegiance.

3. Roll Call

Present: Ian Nichols, Travis Warnke, Jill Edler, and Angie Schaffer

Absent: Brad Fordyce, Johnny Kaczmarczyk

4. Approval of Agenda

Council Member Nichols moved to approve the agenda. Council Member Edler seconded the motion.

Roll Call Vote:

Ayes: Nichols, Warnke, Edler, Schaffer

Absent: Fordyce

Motion carried.

5. Presentations

a. Snyder & Associates — Comprehensive Plan Update

Representative was absent.

6. Citizen Hearing and Other Communications

a. Polk County Sheriff Report

The department reported responding to 67 calls.

b. Scott Drey — Fire Chief Report

Chief Drey reported via email the department responded to 14 calls.

c. Public Comments on Items Not on the Agenda — 3-Minute Limit

- Chris Cowan, 602 NE Elm — commented regarding flooding.
- Ron Adams, 365 NW Washington Ave. — commented regarding July flooding event.
- Keith Brown, 802 NE Elm St. — commented regarding July flooding event.
- Janet Johnson 814 NE Elm St. — commented regarding July flooding event.
- Tony Hess, 164 NW Washington Ave. — commented regarding meeting procedures.
- Seth Ruiter, 810 NE Elm St. — commented regarding July flooding event.

7. Consent Agenda

The Consent Agenda included:

- a. Approval of City Council Meeting Minutes of August 17, 2026.
- b. Approval of August and September claims submitted.
- c. Receive and file July and August 2026 financials.
- d. Receive and file Parks and Recreation Board survey results.
- e. Special Event Application for the Elkhart Community Betterment Committee — 2026 Monster Bash, October 31, 2026.
- f. Resolution No. 2026-56, a Resolution of Certification for Collection of Unpaid Utility Service Fees by the City of Elkhart, Iowa, to the Polk County Treasurer.
- g. Resolution No. 2026-57, a Resolution Affixing a Date for a Public Hearing on the Request to Rezone Parcel 8123.27.400.004 to the (L-1) Light Industrial District, to be held October 19, 2026, at 6:30 p.m. at the Veterans Memorial Community Center, 264 NW Garfield Ave., Elkhart, IA 50073.
- h. Resolution No. 2026-58, a Resolution Setting a Time and Place for a Public Hearing on Proposed Voluntary Annexation of Property Held by William Kimberley Development Corporation.

Council Member Edler moved to approve the Consent Agenda after pulling Items 7b and 7h. Council Member Nichols seconded the motion.

Roll Call Vote:

Ayes: Nichols, Warnke, Edler, Schaffer

Absent: Fordyce

Motion carried.

Council Member Nichols moved to approve Consent Agenda Items 7b. Council Member Edler seconded the motion.

Roll Call Vote:

Ayes: Nichols, Edler, Schaffer

Abstain: Warnke

Absent: Fordyce

Motion carried.

Council Member Nichols moved to approve Consent Agenda Item 7h as written. Council Member Warnke seconded the motion.

Ayes: Nichols, Warnke, Edler, Schaffer

Absent: Fordyce

Motion carried.

8. Business Items

a. Resolution No. 2026-59 — Approval of Change Order No. 4 for the Water Treatment Plant Expansion Project

Council Member Edler moved to approve Resolution No. 2026-59. Council Member Nichols seconded the motion.

Roll Call Vote:

Ayes: Nichols, Warnke, Edler, Schaffer

Absent: Fordyce

Motion carried.

b. Resolution No. 2026-60 — Approval of Agreement for Corrective Action

Council Member Warnke moved to approve Resolution No. 2026-60. Council Member Nichols seconded the motion.

Roll Call Vote:

Ayes: Nichols, Warnke, Edler, Schaffer

Absent: Fordyce

Motion carried.

c. Resolution No. 2026-61 — Approval of Nuisance Abatement

Council Member Nichols moved to approve Resolution No. 2026-61. Council Member Warnke seconded the motion.

Roll Call Vote:

Ayes: Nichols, Warnke, Schaffer

Nay: Edler

Absent: Fordyce

Motion carried.

d. Resolution No. 2026-62 — Approval of Web GIS Migration

Council Member Warnke moved to table Resolution No. 2026-62 until the October Council meeting. Council Member Edler seconded the motion.

Roll Call Vote:

Ayes: Nichols, Warnke, Edler, Schaffer

Absent: Fordyce

Motion carried.

e. Possible Action Regarding PARSHVA LLC Development Agreement

Council Member Edler moved that PARSHVA LLC be required to provide proof of funding and a construction schedule by October 31, 2026. Council Member Nichols seconded the motion.

Roll Call Vote:

Ayes: Nichols, Warnke, Edler, Schaffer

Absent: Fordyce

Motion carried.

f. Ordinance No. 2026-6 — An Ordinance Amending the Code of Ordinances of the City of Elkhart, Iowa, by Adding Chapter 154, Pertaining to Temporary Storage Containers — Second Reading

Council Member Edler moved to pass the second reading of Ordinance No. 2026-6. Council Member Nichols seconded the motion.

Roll Call Vote:

Ayes: Nichols, Warnke, Edler, Schaffer

Absent: Fordyce

Motion carried.

9. Discussion Items

a. Code Enforcement — Gravel Driveways

Harrison will be invited to attend the October 2026 City Council meeting to answer questions regarding gravel driveways.

b. Life Insurance/Long-Term Disability

This item will be placed on the October agenda for approval.

10. Veenstra & Kimm — Sanitary Sewer Rehabilitation Project

Jordan Kappos presented a plan to proceed with upgrades to the sanitary sewer rehabilitation project.

Council Member Warnke moved to proceed with an RFP to request proposals for investigation and design work for the sanitary sewer rehabilitation project. Council Member Nichols seconded the motion.

Roll Call Vote:

Ayes: Nichols, Warnke, Edler, Schaffer

Absent: Fordyce

Motion carried.

11. Reports of Elected Officials, City Staff, and Standing Committees

Written reports were included in the Council packet.

12. Adjournment

Council Member Nichols moved to adjourn the meeting at 7:56 p.m. Council Member Warnke seconded the motion.

Roll Call Vote:

Ayes: Nichols, Warnke, Edler, Schaffer

Absent: Fordyce

Motion carried.

Angie Schaffer, Mayor Pro Tem

Attest: _____

Debra J. Nabity, City Clerk