



Council Meetings
City Hall 705 North Ave.
Council Chambers
1st and 3rd Thursdays at 6:00 P.M.

Tom Phillips, Mayor

Council Members:
Brian Baker
Jason Brown
Ed Kuhl
Jaki Livingston
George Meinecke

Luke Nelson, City Manager

Jean Kelly, Finance Director

Lindsey Offenburger, City Clerk

Kerri Keyte, Human Resources Director

Jenn Porter, Fire Chief

Greg Staples, Police Chief

Wayne Schwartz, Public Works Director

Robin Leaper, Parks & Recreation
Director

Luke Parris, Community Development
Director

Hollie Zajicek, Economic Development
Director

Jean Strable, Library Director

Jim Dougherty, City Attorney

City Council Work Session/Regular Business Meeting Agenda
February 6, 2025, 5:00 p.m.
City Hall – 705 North Avenue

Council Chambers is open to the public and in-person participation is encouraged. If you are unable to attend in person, you may join via Zoom with this information:

<https://us02web.zoom.us/j/83662468225>

or by Phone at 1-312-626-6799; Meeting ID: 836-6246-8225

Any questions regarding the meeting may be addressed to the City Clerk, Lindsey Offenburger, via email at loffenburger@norwalk.iowa.gov prior to the beginning of the meeting.

- 1) Call to order
- 2) Pledge of Allegiance
- 3) Approval of agenda
- 4) **Dedicated Work Session** (This is a dedicated work session for the Mayor and City Council. The regular City Council meeting will begin following this work session.)
 - a) FY 2026 Budget
 - i) Department Budgets
 - (1) [Economic Development](#)
 - (2) [Fire/EMS](#)
 - (3) [Parks & Recreation](#)
 - ii) [Property Tax Review](#)
- 5) **Welcome of guests and public comment. (3 minute limit, no action)**
- 6) **Consent agenda**
 - a) [Expenditures](#)
 - b) [Tax Abatements](#)
 - c) January 16, 2025 [Minutes](#) of the Regular City Council Meeting
 - d) Renewal Class B Retail [Alcohol License](#) for Dollar General
 - e) Renewal Class C Retail [Alcohol License](#) for 804 Main Bar & Grill
 - f) Renewal Class C Retail [Alcohol License](#) for 1908 Draught House
 - g) [Resolution](#) approving General Services Agreement with IMPACT Community Action Partnership
 - h) [Resolution](#) approving 1300 Turnberry Road Minimum Assessment Agreement for Five-Year Standard Partial Commercial Tax Abatement Application
 - i) Approve 1300 Turnberry Road Commercial [Tax Abatement Application](#)
 - j) [Resolution](#) approving a Memorandum of Understanding with the Norwalk Community School District regarding School Resource Officers
 - k) [Resolution](#) appointing Luke Parris as an Alternate to the Mid-Iowa Planning Alliance (MIPA) Board of Directors
 - l) [Resolution](#) ordering construction of certain public improvements (Main Street Water Main Replacement), approving Preliminary Plans, and fixing a date for hearing thereon and taking of bids therefor
 - m) [Resolution](#) approving Police Department Job Descriptions
 - n) [Resolution](#) approving the Promissory Note & Mortgage, and Contracts for the Norwalk Rehabilitation Assistance Program project for 522 Elm Avenue
 - o) [Resolution](#) to approve Pay Estimate No. 1 to Northern Lines Contracting for the North River Interceptor Extension - Phase 1 Project

- p) [Resolution](#) ordering construction of certain public improvements (Norwalk Community Entrance Sign), approving Preliminary Plans, and fixing a date for hearing thereon and taking of bids therefor
 - q) [Correspondence](#)
- 7) Old and New Business for Consideration, Discussion and Possible Action**
- a) Public Hearing for the Consideration and Adoption of an Amendment and Renewal of the Existing Nonexclusive Natural Gas Franchise for MidAmerican Energy Company
 - b) First Reading of an [Ordinance](#) granting to MidAmerican Energy Company, its successors and assigns, the Right and Non-Exclusive Franchise to acquire, construct, erect, maintain and operate in the City of Norwalk, Iowa, a Natural Gas System and to furnish and sell Natural Gas to the City and its inhabitants and authorizing the City to collect Franchise Fees for a period of 25 years
 - c) Public Hearing for the Consideration and Adoption of an Amendment and Renewal of the Existing Nonexclusive Electric Franchise for MidAmerican Energy Company
 - d) First Reading of an [Ordinance](#) granting to MidAmerican Energy Company, its successors and assigns, the Right and Non-Exclusive Franchise to acquire, construct, erect, maintain and operate in the City of Norwalk, Iowa, an Electric System and to furnish and sell Electric Energy to the City and its inhabitants and authorizing the City to collect Franchise Fees for a period of 25 years
 - e) Public Hearing regarding the Norwalk Technology & Industry Overlay District
 - f) First Reading of an [Ordinance](#) amending the Code of Ordinances of the City of Norwalk, Iowa to adopt the Norwalk Technology and Industry Overlay District
 - g) Public Hearing regarding an Amendment to the Orchard Hills Planned Unit Development related to High Density Residential and Neighborhood Commercial uses in PUD Land Use Parcel 1 (will open PH and continue February 20, 2025)
 - h) Public Hearing regarding a Zoning Amendment to amend the Maple Heights Planned Unit Development regarding location and type of residential uses (will open PH and continue February 20, 2025)
 - i) [Resolution](#) approving the Final Plat of Orchard View Plat 2
 - j) [Resolution](#) approving the Site Plan of Speed & Performance Center
 - k) [Resolution](#) approving the Final Plat of Speed Corner
 - l) Final Reading of an [Ordinance](#) amending the Code of Ordinances of the City of Norwalk, Iowa regarding requirements for fences on corner and double frontage lots
- 8) Future Agenda Items** (the purpose of this is for Council to give direction to staff by way of motion to have items placed on future agendas. This is not for discussion of the merits of the subject matter.)
- a) Businesses with Online Sales only (Luke Nelson)
- 9) Council Inquiries & Staff Updates**
- a) [5-Year Staffing Plan](#) (Kerri)
- 10) Adjournment**