



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

Tom Phillips, Mayor

Council Members:
Andy Boerjan
Jason Brown
Ed Kuhl
George Meinecke
Kelsey Porter

Luke Nelson, City Manager

Jean Kelly, Finance Director

Lindsey Offenburger, Director of Internal Operations/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, Library Director

Jim Dougherty, City Attorney

City Council Regular Business Meeting Agenda
March 5, 2026, 6:00 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 by clicking [here](#). Or join by Phone at 1-312-626-6799; Meeting ID: 846-0450-2348 Passcode: 321654

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) Welcome of guests and public comment. (3 minute limit, no action)
- 5) Consent agenda
 - a) [Expenditures](#)
 - b) February 19, 2026 [Minutes](#) of the Regular City Council Meeting
 - c) Renewal Class C Retail [Alcohol License](#) for Legacy Golf Club
 - d) New Class C Retail [Alcohol License](#) for RJM Norwalk LLC at 804 Main Street
 - e) [Resolution](#) Setting the Date for a Public Hearing on the Proposed Property Tax Levy for the City of Norwalk for Fiscal Year 2027
 - f) [Resolution](#) Approving and Authorizing a Renewal Agreement with Revize for Website Hosting, Maintenance, and ADA-Compliant Site Rebuild
 - g) [Resolution](#) Approving a Refundable Advance Agreement with MidAmerican Energy Company for Electric Service Extension to the Norwalk Central Water Tower
 - h) [Resolution](#) approving an Agreement with the Mid-Iowa Planning Alliance for implementation of the Norwalk Rehabilitation Assistance Program
 - i) [Resolution](#) approving the Orchard Hills Elementary and Orchard Hills Drive Intersection Traffic Study Agreement with Snyder & Associates
 - j) [Resolution](#) approving the disposal of fire hose and a hose tester
 - k) [Resolution](#) Expressing Support for SpinCo (Corteva’s Seed Business) and its Global Headquarters in Johnston, Iowa
 - l) [Resolution](#) approving Economic Development Hotel/Motel Tax Grant Payment to Compounding Capital Holdings, LLC (Fairfield Inn)
 - m) [Correspondence](#)
- 6) **Old and New Business for Consideration, Discussion and Possible Action**
 - a) Public Hearing on proposed Development Agreement with a private developer
 - b) [Resolution](#) 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
 - c) Public Hearing regarding the City of Norwalk’s Capital Improvement Plan for Fiscal Year 2027
 - d) [Resolution](#) adopting the City of Norwalk Capital Improvement Plan (CIP) Budget for Fiscal Year 2027

- e) 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
 - f) 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
 - g) 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
 - h) 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
 - i) Final Reading of an [Ordinance](#) amending the Master Plan and Rules, Regulations, and Guidelines for the Orchard Hills Planned Unit Development as contained in Ordinance 04-05
- 7) 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.)
- 8) Council Inquiries & Staff Updates**
- 9) Adjournment**