



City Council Regular Business Meeting Agenda

December 1, 2022, 6:00 p.m.

City Hall – 705 North Avenue

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

Ed Kuhl

David Lester

Jaki Livingston

Stephanie Riva

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

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/3333539902?pwd=RWJsZiRzQlBEeDEwclJTK0tOK2F0dz09> ; or by Phone at 1-312-626-6799; Meeting ID: 333-353-9902; Password: 135246

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) Presentations
- 6) Consent agenda
 - a) [Expenditures](#)
 - b) [Tax Abatements](#)
 - c) November 17, 2022 [Minutes](#) of the regular City Council meeting
 - d) Renewal Class E Retail [Alcohol License](#) - Casey's General Store - 500 North Avenue
 - e) New 5-Day Class C Retail [Alcohol License](#) - Top It Off Liquid Catering - 340 Wright Road - Effective December 10 through 14, 2022
 - f) [Resolution](#) approving General Services Agreement with IMPACT Community Action Partnership
 - g) [Resolution](#) setting December 15, 2022 for a Public Hearing regarding a Rezoning Request for 1305 Sunset Drive to establish an Infill PUD
 - h) [Resolution](#) to approve Pay Estimate No. 2 to JB Holland Construction, Inc. for Colonial Parkway Regional Stormwater Detention Facility Project
 - i) [Resolution](#) setting date for Public Hearing on Designation of the Expanded Norwalk Urban Renewal Area and on Urban Renewal Plan Amendment
 - j) [Resolution](#) to approve Pay Estimate No. 4 to Howrey Construction for construction of the Great Western Trail Connection Project - Phase 3
- 7) **Old and New Business for Consideration, Discussion and Possible Action**
 - a) [Resolution](#) approving Shared Parking and Utility Costs Finance Agreement with SportsPlex USA for Shared Parking Lot and Utilities (Norwalk Central Sports Campus)
 - b) [Resolution](#) approving Construction Reimbursement Agreement with SportsPlex USA for Private Parking Lot and Related Improvements (Bid Alternates A and C)
 - c) Continuation of a Public Hearing regarding Norwalk Civil CORE Project
 - d) [Resolution](#) approving plans, specifications, form of contract and estimate of cost for the Norwalk Civil CORE Project
 - e) Resolutions awarding Contracts for the Norwalk Civil CORE Project
 - i) [Earthwork](#)
 - ii) [Paving](#)
 - iii) [Landscaping](#)
 - iv) [Utilities](#)
 - f) [Resolution](#) approving Contracts and Bonds for the Norwalk Civil CORE Project

- g) Continuation of a Public Hearing regarding Norwalk CORE Project
- h) [Resolution](#) approving plans, specifications, form of contract and estimate of cost for the Norwalk CORE Project
- i) Resolutions awarding Contracts for the Norwalk CORE Project
 - i) [Concrete](#)
 - ii) [Pre-Engineered Metal Building](#) (PEMB)
 - iii) [General Construction](#)
 - iv) [Mechanical](#)
 - v) [Electrical](#)
 - vi) [Fire Suppression](#)
- j) [Resolution](#) approving Contracts and Bonds for the Norwalk CORE Project
- k) [Resolution](#) terminating Development Agreement with Hy-Vee, Inc.
- l) [Resolution](#) approving Retail Strategies Agreement
- m) [Resolution](#) deleting property from the Norwalk Urban Renewal Area
- n) First and possibly more readings of an [Ordinance](#) deleting property from the Tax Increment Financing District for the Norwalk Urban Renewal Area of the City of Norwalk, Iowa, pursuant to Section 403.19 of the Code of Iowa
- o) Second reading of an [Ordinance](#) amending Chapter 50, 51, 52, 135, 136, 151, 165, 175A, 175E, and 175H of the Norwalk Municipal Code to update infraction violations of various City nuisance and zoning codes
- p) Final reading an [Ordinance](#) amending Chapter 160, Residential Code, of the Norwalk Municipal Code by adopting the 2021 International Residential Code with Amendments
- q) Final reading of an [Ordinance](#) amending Chapter 177, Rates & Fees, of the Norwalk Municipal Code
- 8) Council Inquiries & Staff Updates**
 - a) [Staffing Plan](#) (Kerri)
 - b) Hotel Proposals Review (Hollie)
- 9) Closed Session pursuant to Iowa Code Section 20.17(3) to discuss labor negotiations for Police Bargaining Unit Agreement**
- 10) Consideration to adjourn Closed Session**
- 11) Consideration of a Resolution authorizing the Mayor and City Manager to execute a Labor Agreement with Teamsters, Local 238 for Police Department Union Contract**
- 12) Adjournment**