



City Council Work Session/Regular Business Meeting Agenda
February 17, 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

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 by phone: 1-312-626-6799; Meeting ID: 812-3353-1060; Password: a9bc6LN1

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. This work session is expected to last one hour.)
 - a) Norwalk Central Project Summary
- 5) **Welcome of guests and public comment. (3 minute limit, no action)**
- 6) **Consent agenda**
 - a) Approve the [February 3, 2022 minutes](#) of the regular City Council meeting
 - b) [Expenditures](#)
 - c) [Tax Abatements](#)
 - d) Renewal Class C Beer Permit, Class B Wine Permit, and Sunday Sales for [Dollar General Store #284](#) - 1021 Sunset Drive
 - e) Renewal Class C Liquor License with Outdoor Service and Sunday Sales for [Legacy Golf Club](#) - 400 Legacy Parkway
 - f) Renewal Class E Liquor License, Class B Wine Permit, Class C Beer Permit and Sunday Sales for [Kum & Go #28](#) - 2991 Sunset Drive
 - g) [Set Public Hearing](#) for March 3, 2022 to approve the FY23 Budget
 - h) [Set Public Hearing](#) for March 3, 2022 to approve a Pre-Levy Resolution to enter into a General Obligation Loan Agreement allowing for Debt Service Taxes to pay for FY23 Capital Improvement Projects
 - i) [Resolution](#) setting a date of meeting at which it is proposed to approve a Development Agreement with SportsPlex, USA, L.C. and Heartland Sports Properties, LLC, including Annual Appropriation Tax Increment Payments
 - j) [Resolution](#) setting a date of meeting at which it is proposed to approve a Development Agreement with Diligent HCC, L.L.C., including Annual Appropriation Tax Increment Payments
 - k) [Resolution](#) setting March 3, 2022 for a Public Hearing regarding a Zoning Amendment to change 106.81 acres south of Beardsley Street and east of 50th Avenue from A-R Agricultural Reserve to R-1(60) Single-Family Residential
 - l) [Resolution](#) approving Pay Estimate No. 3 to S.M. Hentges & Sons, Inc. for Northwest Service Trunk Sewer Extension Project
 - m) [Resolution](#) approving the renewal of a Preventative Maintenance Agreement with Life Med Safety
 - n) [Resolution](#) approving Memorandum of Understanding to fulfill the obligations of a potential FEMA Assistance to Firefighters Prevention and Safety Grant Award

- o) [Resolution](#) authorizing the City of Norwalk, Iowa to apply for U-Step Funding for partial funding of the IA-28 and Beardsley St. Intersection Improvements Project
 - p) [Resolution](#) approving an Agreement with The Shredder for participation in the 2022 residential paper shredding program
 - q) [Resolution](#) approving an Agreement with Metro Waste Authority for participating in the 2022 residential scrap tire program
 - r) [Resolution](#) approving an Agreement with A-Tec Recycling for the 2022 residential e-waste disposal program
 - s) [Resolution](#) approving an Agreement with SPI Des Moines for participation in the 2022 residential white goods program
 - t) [Monthly Reports](#)
- 7) Old and New Business for Consideration, Discussion and Possible Action**
- a) Public Hearing on Proposed Amendment to the Norwalk Urban Renewal Area
 - b) [Resolution](#) to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Norwalk Urban Renewal Area
 - c) First reading of an [Ordinance](#) Providing for the Division of Taxes Levied on Taxable Property in the 2022 Addition to the Norwalk Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa
 - d) Public Hearing regarding the proposed Maximum Property Tax Levy for General Fund, Liability, Property & Self-Insurance Costs and Special Revenue Levies for Employee Benefits
 - e) [Resolution](#) to approve the Proposed Maximum Property Tax Levy for FY23 for General Fund, Liability, Property & Self-Insurance Costs and Special Revenue Levies for Employee Benefits
 - f) Public Hearing regarding FY23 Capital Improvement Plan (CIP) Budget
 - g) [Resolution](#) adopting the City of Norwalk Capital Improvement Plan (CIP) Budget for Fiscal Year 2023
 - h) Public Hearing regarding an amendment to Chapter 175 Zoning Regulations regarding Fireworks Sales
 - i) First reading of an [Ordinance](#) amending Chapter 175 Zoning Regulations regarding Fireworks Sales
 - j) [Resolution](#) authorizing grant application for Warren County ARPA Funds for Certified Site 2.0
 - k) [Resolution](#) approving Supplemental Agreement No. 2 for additional engineering services for IA-28/Sunset Drive and North Avenue Intersection Improvements Project
 - l) [Resolution](#) releasing Real Estate Mortgage to Comito Real Estate, LLC
 - m) [Resolution](#) approving Iowa Department of Transportation's Offer to Buy 0.83 Acre Tract of vacant land located along Highway 28
 - n) [Resolution](#) approving first payment to Signature Companies & Luana Bank for the Beardsley Sewer Project
 - o) Third reading of an [Ordinance](#) amending the Hughes Century Crossing Planned Unit Development
 - p) Third reading of an [Ordinance](#) amending fireworks usage dates by amending Chapter 41 of the Norwalk Municipal Code
 - q) Second and possibly final reading of an [Ordinance](#) amending Chapter 164 Community Development Application Fees and Chapter 177 Rates & Fees of the Norwalk Municipal Code
- 8) Council Inquires & Staff Updates**
- 9) Adjournment**