



**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

**City Council Work Session/Regular Business Meeting Agenda**  
**January 19, 2023, 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/85170716311?pwd=dJlXc0h5Zk1MZDI1R1lBdWZjY3NnUT09> ; or by Phone at 1-312-626-6799; Meeting ID: 851-7071-6311 Password: 009982

**Any questions regarding the meeting may be addressed to the City Clerk, Lindsey Offenburger, via email at [loffenburger@norwalk.iowa.gov](mailto: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) Budget Work Session
    - i) Budget Recap & Finalization
- 5) Presentations
- 6) Welcome of guests and public comment. (3 minute limit, no action)
- 7) Consent agenda
  - a) [Expenditures](#)
  - b) [Tax Abatements](#)
  - c) January 5, 2023 [Minutes](#) of the regular City Council meeting
  - d) New 5-day Class C Retail [Alcohol License](#) for Top It Off event at 340 Wright Rd., effective January 20, 2023 through January 24, 2023
  - e) Renewal Class C Retail [Alcohol License](#) and Sunday Sales for Echo Valley Country Club
  - f) Renewal Class E Retail [Alcohol License](#) for Fareway Stores #077
  - g) [Resolution](#) approving the renewal of a Preventative Maintenance Agreement with Life Med Safety
  - h) [Resolution](#) approving second (final) payment to JNB Senior 2, LP (Alice Place Norwalk)
  - i) [Resolution](#) approving payment to Denovo Construction Services
  - j) [Resolution](#) to approve Pay Estimate No. 9 to Sternquist Construction for Sunset Drive/IA Hwy 28 and North Avenue Intersection Improvements Project
  - k) [Resolution](#) setting February 2, 2023 for a Public Hearing regarding an Amendment to the Hughes Century Crossing Planned Unit Development Parcel F Land Uses
  - l) [Resolution](#) approving Subscription Agreement for Customer Relationship and Project Management Tool EDC Forge for Economic Development Project Management and Client Database System
  - m) [Set Public Hearing](#) for February 2, 2023 to approve the proposed Maximum Property Tax Levy for General Fund, Liability, Property & Self-Insurance Costs & Special Revenue Levies for Employee Benefits
  - n) [Set Public Hearing](#) for February 16, 2023 for FY24 Capital Improvement Plan (CIP) Budget
  - o) [Correspondence](#)
  - p) [Monthly Reports](#)

- 8) Old and New Business for Consideration, Discussion and Possible Action**
- a) PCC Pavement Widening at Beardsley Street and IA Hwy-28 (Sunset Dr.)
    - i) [Public Hearing](#) regarding PCC Pavement Widening at Beardsley Street and IA Hwy-28 (Sunset Drive) Project
    - ii) [Resolution](#) approving plans, specifications, form of contract and estimate of cost for the PCC Pavement Widening at Beardsley Street and IA Hwy-28 (Sunset Drive) Project
    - iii) [Resolution](#) awarding Contract for the PCC Pavement Widening at Beardsley Street and IA Hwy-28 (Sunset Drive) Project
    - iv) [Resolution](#) approving Contract and Bond for the PCC Pavement Widening at Beardsley Street and IA Hwy-28 (Sunset Drive) Project
  - b) Norwalk Central - Diligent Property
    - i) [Public Hearing](#) on Proposed Amended Development Agreement with Diligent HCC, L.L.C.
    - ii) [Resolution](#) approving Amended Development Agreement with Diligent HCC, L.L.C., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
    - iii) Second Reading of an [Ordinance](#) Providing for the Division of Taxes Levied on Taxable Property in the January, 2023 Addition to the Norwalk Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa
  - c) [Resolution](#) approving the Site Plan Amendment of Norwalk Central SportsPlex USA, LC Facade Elevations
  - d) [Resolution](#) approving the renaming of a remnant portion of County Line Road to Gracie Lane
  - e) [Resolution](#) approving 28E Agreement with the Norwalk Community School District for IT Services
  - f) Final Reading of an [Ordinance](#) amending the Official Zoning Map of the City of Norwalk, Iowa by rezoning 1305 Sunset Drive to the 1305 Sunset Drive Infill Planned Unit Development
  - g) Final Reading of an [Ordinance](#) Providing for the Division of Taxes Levied on Taxable Property in the December, 2022 Addition to the Norwalk Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa (South of Delaware on Pending Certified Site 2.0 Property - Norwalk JV22, LLC)

**9) Council Inquiries & Staff Updates**

**10) Adjournment**