



City Council Regular Business Meeting Agenda

January 5, 2023, 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/87369929594?pwd=OW1tUm1LREFWZ1lsZHg4NGgz3lyZz09> ; or by Phone at 1-312-626-6799; Meeting ID: 873-6992-9594; Password: 579527

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
 - a) 2028 Strategic Plan and Goals Quarterly [Update](#)
- 6) Consent agenda
 - a) [Expenditures](#)
 - b) [Tax Abatements](#)
 - c) December 15, 2022 [Minutes](#) of the regular City Council meeting
 - d) [Resolution](#) approving amended City of Norwalk Financial Policies
 - e) [Resolution](#) approving Parks and Recreation to purchase a field drag and laser level vehicle from the FY23 CIP Budget
 - f) [Resolution](#) ordering construction of certain public improvements (PCC Pavement Widening on the Intersection of Beardsley Street and IA 28 (Sunset Drive), approving Plans, and fixing a Date for Hearing thereon
 - g) [Resolution](#) Setting a Date of Meeting at which it is Proposed to Approve an Amended Development Agreement with Diligent HCC, L.L.C. Including Annual Appropriation Tax Increment Payments
 - h) [Resolution](#) authorizing execution of an Agreement with GGLeagues for 2023
 - i) [Resolution](#) approving the Big Green Umbrella (Norwalk Living Magazine) renewal Agreement
 - j) [Resolution](#) approving the January 5, 2023 Commercial Improvement Grant Application for 1409 Sunset Drive
- 7) Old and New Business for Consideration, Discussion and Possible Action
 - a) [Norwalk Central - Diligent Land](#) Urban Renewal Amendment
 - i) Public Hearing on Proposed Amendment to the Norwalk Urban Renewal Area
 - ii) [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
 - iii) First 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
 - b) [Norwalk JV22, LLC Pending Certified Site](#) 2.0 Property
 - i) Public Hearing on Proposed Development Agreement with Norwalk JV22, LLC

- ii) [Resolution](#) approving Development Agreement with Norwalk JV22, LLC Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
 - c) [Resolution](#) accepting infrastructure and approving the Final Plat of Norwalk Business Center Plat 7
 - d) [Resolution](#) approving a second amendment and restatement of PCS Site Agreement with Sprint Spectrum Realty Company, LLC regarding leased property at 898 W. North Avenue (water tower)
 - e) [Request](#) from Coby Klocko for approval of a Plat of Survey for a property on the east side of 50th Avenue north of Dakota Street (Parcel ID 15000230442)
 - f) Second 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) Second 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)
- 8) Council Inquiries & Staff Updates**
- 9) Closed Session Pursuant to Iowa Code Section 21.5(1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property**
- 10) Adjournment**