



City Council Regular Business Meeting Agenda

March 3, 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 with this information: <https://us02web.zoom.us/j/8157992550?pwd=UWFPRVB4QzBDeW5UaUpBbTFWt3hHUT09>; or by Phone at 1-312-626-6799; Meeting ID: 815-799-2550; Password: 1gZOXF

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) [February 17, 2022 minutes](#) of the regular City Council meeting
 - b) [Expenditures](#)
 - c) [Tax Abatements](#)
 - d) [Resolution](#) approving HR Director Job Description and promotion of Kerri Keyte to HR Director
 - e) [Resolution](#) approving updated City of Norwalk Organizational Chart
 - f) [Resolution](#) approving Seasonal Part Time Office Assistant Job Description
 - g) [Resolution](#) to approve Pay Estimate No. 6 to Herberger Construction for construction of the Great Western Trail Connection Phase 2 Project
 - h) [Resolution](#) ordering construction of certain public improvements (Great Western Trail Connection Project - Phase 3), approving preliminary plans, and fixing a date for herring thereon and taking of bids therefor
 - i) [Resolution](#) approving payment to Denovo Construction Services
 - j) [Resolution](#) adopting revisions to the City of Norwalk Credit Card Policy
 - k) [Correspondence](#)
- 6) **Old and New Business for Consideration, Discussion and Possible Action**
 - a) Public Hearing vacating Old State Highway 28 Right of Way
 - b) First Reading of an [Ordinance](#) providing for the vacation of a portion of the road known as Old State Highway 28 within the City of Norwalk
 - c) Public Hearing regarding FY23 Budget
 - d) [Resolution](#) approving the FY23 Budget
 - e) [Resolution](#) adopting the City of Norwalk Budget Transfers for fiscal years 2022 and 2023
 - f) Public Hearing to enter into a General Obligation Loan Agreement allowing for Debt Service Taxes to pay for FY23 Capital Improvement Projects
 - g) [Resolution](#) taking additional action on proposal to enter into a Loan Agreement and providing for the levy of taxes to pay General Obligation Corporate Purpose Bonds, Series 2022A
 - h) Public Hearing on Proposed Development Agreement with SportsPlex USA, L.C. and Heartland Sports Properties, LLC
 - i) [Resolution](#) approving Development Agreement with SportsPlex, USA, L.C. and Heartland Sports Properties, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

- j) Public Hearing on Proposed Development Agreement with Diligent HCC, L.L.C.
 - k) [Resolution](#) approving 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
 - l) 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
 - m) First reading of an [Ordinance](#) amending the Official Zoning Map of the City of Norwalk, Iowa by rezoning 106.81 acres of land south of Beardsley Street and east of 50th Avenue from A-R Agricultural Reserve to R-1(60) Single-Family Residential
 - n) [Resolution](#) of Support to participate as a founding agency of Central Iowa Water Works
 - o) [Resolution](#) approving the Site Plan of Capital City Fruit
 - p) [Resolution](#) approving Purchase Agreement with Diligent HCC, LLC and the City of Norwalk for approximately 3.66 acres in Hughes Century Crossing
 - q) [Resolution](#) approving Purchase Agreement with Diligent HCC, LLC and the City of Norwalk for approximately 4.34 acres in Hughes Century Crossing
 - r) Second 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
 - s) Second Reading of an [Ordinance](#) amending Chapter 175 Zoning Regulations regarding Fireworks Sales
- 7) Council Inquiries & Staff Updates**
- a) Update on Norwalk Low/Moderate Income [Rehabilitation Assistance Pilot Program](#) (Luke P.)
 - b) [5-Year Staffing Plan](#) (Kerri)
 - c) Update on [Beardsley/Hwy 28 Intersection Project](#) and Review of Staging (Wayne)
- 8) Adjournment**