



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
Jason Brown
Ed Kuhl
Jaki Livingston
George Meinecke

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
May 16, 2024, 6:00 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/86388016966?pwd=bDVVRjJiUk5pYtUdUSnVBc1BnOVIMZz09> ; or by Phone at 1-312-626-6799; Meeting ID: 863-8801-6966 Password: 879405

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) **Dedication 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) SW Corridor Update - Snyder & Associates
 - b) Animal Control - Chief Staples
- 5) **Proclamations**
 - a) [National EMS Week](#) - May 19-25, 2024
 - b) [National Public Works Week](#) - May 19-25, 2024
 - c) [ALS Awareness Month](#) - May 2024
- 6) **Welcome of guests and public comment. (3 minute limit, no action)**
- 7) **Consent agenda**
 - a) [Expenditures](#)
 - b) [Tax Abatements](#)
 - c) May 2, 2024 [Minutes](#) of the Regular City Council Meeting
 - d) Renewal Class C Retail [Alcohol License](#) for Gus & Lisa's Pub & Pizza
 - e) [Resolution](#) Setting the Date for a Public Hearing on Proposal to Enter into a General Obligation Urban Renewal Loan Agreement and to Borrow Money Thereunder (Hwy 28 Beautification Project & Public Safety HVAC)
 - f) [Resolution](#) Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Dunn Industrial Condominiums LLC, Including Annual Appropriation Tax Increment Payments
 - g) [Resolution](#) to approve the sale of unused or replaced items on Govdeals.com
 - h) [Resolution](#) to approve the purchase of a FY25 Fleet Truck using FY24 dollars to save money
 - i) [Resolution](#) to approve Pay Estimate No. 5 to Vanderpool Construction for Sunset Drive/IA Hwy 28 and Chatham Avenue Improvements Project
 - j) [Resolution](#) to approve Partial Payment No. 6 to Progressive Structures LLC for the NE Service Area Lift Station and Trunk Sewer Project
 - k) [Resolution](#) to approve Partial Payment No. 7 to Thorpe Contracting, LLC for the Wright Road Water Main Replacement Project
 - l) [Resolution](#) ordering construction of certain public improvements (2024 PCC Street Rehabilitation), approving Preliminary Plans, and Fixing a Date for Hearing thereon and taking of bids therefor

- m) [Resolution](#) to approve Pay Estimate No. 1 to Alliance Construction Group for the Golden Valley Drive Improvements Project
 - n) [Resolution](#) approving 28E Supplemental Agreement for snow removal on IA-28 with the Iowa Department of Transportation
 - o) [Resolution](#) approving an agreement with Advanced Problem Solutions (APS) for annual inspection and testing of City backflow devices
 - p) Resolutions approving Pay Estimates for the Norwalk Fieldhouse Project
 - i) [Pay Estimate No. 1](#) - Country Landscapes - \$41,337.33
 - ii) [Pay Estimate No. 11](#) - Vanderpool Construction - \$17,917.00
 - iii) [Pay Estimate No. 9](#) - Jensen Builders - \$41,040.00
 - iv) [Pay Estimate No. 10](#) - Jensen Builders - \$28,819.20
 - v) [Pay Estimate No. 14](#) - Lansink Construction - \$149,356.15
 - vi) [Pay Estimate No. 8](#) - Tri-City Fire - \$7,104.29
 - vii) [Pay Estimate No. 15](#) - Van Maanen Electric - \$22,477.27
 - q) [Resolution](#) supporting the submission of an Iowa Economic Development Authority (IEDA) Application to the Workforce Housing Tax Credit Program by Hubbell Realty
 - r) [Monthly Reports](#)
- 8) Old and New Business for Consideration, Discussion and Possible Action**
- a) Public Hearing regarding the Fiscal Year 2024 Budget Amendment
 - b) [Resolution](#) approving the Fiscal Year 2024 Budget Amendment
 - c) [Resolution](#) approving the Fiscal Year 2024 Amended Budget Transfers
 - d) Public Hearing on Urban Renewal Plan Amendment for the Norwalk Urban Renewal Area
 - e) [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 (Hwy 28 Beautification Project and Dunn Industrial Condominiums)
 - f) First Reading of an [Ordinance](#) Providing for the Division of Taxes Levied on Taxable Property in the May, 2024 Addition to the Norwalk Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa (Fareway/Highway 28 Beautification)
 - g) [Public Hearing](#) regarding Resolution of Necessity for The Ridge at Echo Valley Reconstruction Project
 - h) [Resolution](#) adopting Resolution of Necessity for The Ridge at Echo Valley Reconstruction Project
 - i) [Resolution](#) approving Engineering Services for the Main Street Water Main Replacement Project
 - j) [Resolution](#) approving a Parkland Dedication Agreement for Legacy Circle Apartments Plat 1
 - k) [Resolution](#) approving the Site Plan of Legacy Circle Apartments ([Public Comments](#))
 - l) [Resolution](#) accepting infrastructure and approving the Final Plat of Legacy Circle Apartments Plat 1
 - m) First Reading of an [Ordinance](#) amending Chapter 177 - Rates and Fees; providing for amended Water, Sewer, Recycling and Solid Waste Fees
- 9) Future Agenda Items** (the purpose of this is for Council to give direction to staff by way of motion to have items placed on future agendas. This is not for discussion of the merits of the subject matter.)
- 10) Council Inquiries & Staff Updates**
- 11) Adjournment**