

**MINUTES OF THE NORWALK CITY COUNCIL MEETING ON 04-21-16**  
(Unabridged)

Mayor Phillips called the City Council meeting to order at 6 p.m.

Present at roll call: David Lester, Erika Isley, Stephanie Riva, Ed Kuhl and Jaki Livingston. (RC = roll call vote)

Staff present included: Jodi Eddleman, City Clerk; Jean Furler, Finance Director; Holly Sealine, Library Director; Tim Hoskins, Public Works Director; Nancy Kuehl, Parks and Recreation Director; Luke Parris, City Planner; Planning Greg Staples, Police Chief; Wade Wagoner, Planning and Economic Development Director; Jen Vetterick, Fire Department; and Jim Dougherty, City Attorney.

Mayor Phillips requested that item 14 be moved after the consent agenda.

16-065 Motion by Riva , seconded by Livingston to approve the **agenda** as amended. Voice vote carried unanimously.

**Welcome of Guests and Public Comment**

Mayor Phillips welcomed guests and invited the public to speak to an item that is not on the agenda.

Kristie Grubb, 326 Elm Avenue addressed the council about the water issues in her backyard. Isley stated that Kelly Cortum had mitigated the problem somewhat. Hoskins stated that when the road is graded there will be an intake behind her house that will collect water from that area. The mayor asked Tim Hoskins and Jim Dougherty to work together to determine what needs to be done to fix the problem.

16-066 Motion by Livingston, seconded by Riva to approve the **minutes** of the regular council meeting. Voice vote carried unanimously.

Consent included tax **abatements, liquor license** renewal for Villaggios, **letter of support to City of West Des Moines, monthly reports and expenditures:**

A+ LAWN	BACKFLOW TESTING	1,251.25	JOHNSTONE SUPPLY	HVAC	219.45
ADVENTURE LIGHTING	BALLAST SELF TEST	704.25	JOURNEY ED	SOFTWARE	437.50
ALAN WAUGH	VISION REIMBURS	200.00	JULIE MCGILL	REFUND	45.00
CARPENTER UNIFORM	UNIFORM	935.08	KABEL BUSINES	APRIL COBRA FEES	61.25
CENTURYLINK	APRIL MO SVC FEE	525.00	KELTEK INC	P133 EQUIPMENT	29,867.76
CERTIFIED POWER INC	DUMP TRUCK PARTS	405.00	LANDS END	LOGO SHIRT	40.95
CITY OF DES MOINES	DEBT SVC,CIP	85,850.50	LASER RESOURCES	COPIER MAINT	366.38
CNM OUTDOOR	SUPPLIES	402.66	MCANINCH CORP	CEDAR /BEARDSLEY	13,651.60
CRESCENT ELECTRIC	FIBERGLASS TAPE	198.80	MEDIACOM	MO SVC FEES	142.40
DAVIS EQUIPMENT	JAC MOWER PARTS	465.52	MENARDS	TOOLS	840.31
DCI GROUP	DETENTION POND	14,751.00	METRO WASTE	GARBAGE SERVICE	28,704.28
DM REGISTER	PUB HEAR	35.16	MIDAMERICAN ENERGY	UTILITY	15,611.96
DM WATER WORKS	COUNTYLINE & 28	26,759.13	MPH INDUSTRIES INC.	VEHICLE REPAIR	580.95
DOORS INC	MASTER KEYS	26.00	NANCY KUEHL	REIMBURSEMENT	10.28
EASTERN IOWA TIRE	VEH REPAIR	525.00	NORWALK READY	LIMESTONE	193.00
ELECTRONIC ENG	EQUIPMENT	130.00	OVERHEAD DOOR CO	MAINTENANCE	98.95
FREEDOM TIRE	P132 TIRES	288.90	PLUMB SUPPLY	HVAC	10.20
GREGG YOUNG	VEHICLE PARTS	67.17	SHRED IT	SHREDDING	50.24
HOTSY CLEAN	PRESSURE HOSE	189.80	SHULL,	AUDIT SERVICES	8,515.42
IACP	LEADERSHIP CLASS	1,322.75	SIMPLEX GRINNELL	FIRE SPRINKLER	2,843.55
INDIANOLA PD	RENEWAL	619.79	STOP STICK LTD	INTERVENTION	499.00
INDOFF INC	OFFICE SUPPLIES	955.59	STRATEGIC AMERICA	DNN UPGRADE	1,200.00
INLAND TRUCK	VEHICLE PARTS	68.88	TERMINIX INTL	PEST CONTROL	67.00
IA DEPT OF PUB	IOWA SYSTEM	1,391.52	THE DM REG	MAY DAILY PAPERS	35.00
IOWA LAW ENFORCE	EDU/TRAINING	150.00	THOMPkins INDUSTRIES,	DUMPTRUCK PARTS	22.12
IOWA LIVING	NORWALK LIVING	999.00	TRUE VALUE WDM O	DOOR REPAIR	58.48
IOWA ONE CALL	MARCH BILLING	629.00	TYLER TECHNOLOGIES	CONFIG AND SET UP	31.52
IOWA SIGNAL INC	HWY 28 & CHERRY	230.00	VILLAGIO	WORK SESSION	119.55
IOWA WINDOW	CITY HALL EXTERIOR	315.00	VOORHEES TAE	MARCH CLASSES	406.53
JAMES OIL	DYED DIESEL	5,642.88	WADE WAGONER	REIMBURSEMENT	82.29

JODI EDDLEMAN	CELL PHONE	750.00	WATERS & COMPANY	CITY MANAGER	7,350.00
			WAYNE DENNIS SUPPLY	HVAC	925.92

16-067 Motion by Riva, seconded by Isley to approve the **consent** agenda passed unanimously, RC.

### **Norwalk Nexus App**

Newton Standridge and John Niemayer presented the new logo for the smart phone app and requested that they be allowed to use a variation of the city's logo. They presented three different styles to the council. With these conceptual designs they want to show the connectivity between the city, school and chamber. Kuhl asked if any of the designs violate the brand standards. Wagoner responded that a portion of the logo can be used but cannot be altered; the council would need to approve. It was the consensus of the council to use the altered logo temporarily on the nexus app only.

16-068 Motion by Kuhl, seconded by Livingston to allow the chamber to use the altered logo for the nexus app only. Passed 3-2 with Riva and Isley voting nay.

### **Pool Maintenance Update**

Tim Hoskins gave an update to the council

The city will be approaching the repairs at the pool for the upcoming swimming season as "maintenance" work. Hoskins and Kuehl have met with contractors on site to review what needs to be done and have explained the specifics of the project. Each contractor will provide quotations for their assigned items. All work will be scheduled to be completed close to June 1<sup>st</sup>. As each of the quotations is submitted, Mr. Fisher will review and provide a recommendation prior to the City issuing a purchase order for the work. This work will not be utilizing the "bid" process as it is maintenance work on a number of individual items at the facility and not a "capital" project. Mr. Fisher has agreed to work with the City of Norwalk on an hourly basis to achieve the needed repairs for this year. He will be providing us with an agreement stating that the services he will be providing will not exceed \$20,000.00, using the firm's standard fee structure. Hoskins anticipates that it will be a fraction of that amount. Isley requested that they limit the cost to 10,000 and any request over that be brought back to council.

### **Secondary Storm Sewer Hookups**

The city is proposing a process to help mitigate disposal of the sump pump water by installing secondary storm lines wherever possible. The sump pump program has been successful but the consequence of the drainage from the sump pump is creating nuisances on the property owner's property as well as their neighbors. Staff recommends that a secondary storm system be installed to allow an avenue for the property owners to dispose of the ground water. Isley asked how the program would be put into place. Hoskins responded that they have already identified three areas. Holly Drive, north of High Road and Lakewood Circle.

### **COLA Update**

Jean Furler presented comparisons from the metro cities to the council. Livingston would like to know what the cost of living increase has been and asked Jean to bring back to the May 5<sup>th</sup> council meeting.

### **State Public Radio System**

Chief Staples addressed the council. The State has contracted with Motorola to build a statewide public safety radio system. As part of this project, Motorola has requested to use Westcom's radio core and infrastructure to build the first phase of the system. When complete, the state radio system will provide triple redundancy statewide and will allow users to communicate with their home dispatchers regardless of where the unit is currently located. Kuhl asked about the timeframe. Staples stated that they would like this up and running by July.

### **Urban Revitalization Plan.**

The mayor would like the council to consider an amendment to the Urban revitalization plan to remove convenience stores and gas stations from being eligible to apply for tax abatement. A public hearing has to be held. Dougherty stated that they need to look at giving the city more flexibility on granting tax abatement. The taxing status of multifamily housing has also changed. Apartments are no longer classified commercial for tax purposes per the legislature. They are not eligible for tax abatement under Norwalk's current policy and that needs to be addressed. It was the consensus to add to the May 5<sup>th</sup> council agenda.

### **Echo Valley Community Planned Unit Development**

This request has been brought back to the council for consideration.

16-069 Motion by Kuhl, seconded by Livingston to reconsider amending the master plan and rules, regulation and guidelines for the Echo Valley Community Planned Unit Development as contained in Ordinance No 03-08 and potential first reading. Passed 4-1 with Isley voting nay.

The mayor addressed the public stating that there has been misunderstanding in regards to this area. First, there has been some misinformation saying that it is mostly residential that is not what was zoned for this area originally zoned as R4. It has also been indicated that the city has not released information regarding this project. Mayor Phillips stated that all of the information can be found on the city's website and has been available throughout the entire process. The TIF area in orange is already in a TIF district that is being used by United Properties to pay for commercial development in the city. The TIF will also be used to purchase the James Oil property and remove the tanks, part of that agreement is that the City will be able to obtain right of way along Beardsley so that when the city is ready to widen Beardsley the TIF dollars that are gained from that property will pay for the widening of Beardsley. The schools portion of the TIF will also be re-bated to the school each year. Some councilmembers desire to remove the C3 portion of the rezoning that allows for gas stations, car washes and lumberyards. The developer is agreeable with that. The developer is asking to remove the limitations to the R4 zoning, which is senior housing.

Councilmember Kuhl spoke of the possibility of a hotel being built in that area. Kuhl had the opportunity to discuss with some of the residents in the area and city staff. There are design standards in place that would regulate noise and light. Isley asked about removing the C3 and if it goes to C2 zoning does that need to go back in front of Planning and Zoning. Dougherty said no.

A petition from the residents of the Ridge was given to the council.

John Putbresi, 3817 Blue Stem Road presented the council with a petition from the people within 200 feet. Livingston asked if this was a new petition he presented. Yes, just the people within 200 feet of the property. Putbresi is opposed to a hotel being put in that area because of the potential loss of value of his home.

Roger Peel, 590 Pinehurst is opposed.

Scott McMurray of United Properties spoke and said that he would dispute that the value of Putbresi's property would go down. United Properties is planning on putting something in that is similar to West Glen. He added that the Coppola family is extremely dedicated to the development of the area. McMurray stated that the homes are buffered by golf holes.

The mayor confirmed that McMurray is willing to eliminate the C3 zoning, and McMurray agreed.

Debbie Putbresi, 3817 Blue Stem Road is also opposed and read a letter from Jason and Annette Chance, 3806 Blue Stem Road who are also in opposition.

Sara Settle, 9459 Woodmayr Drive is opposed.

Kristie Grubb, 326 Elm Avenue is opposed.

Lynn Peel, 598 Pinehurst is opposed.

Mike McKinney, 586 Pinehurst is opposed.

Councilmember Riva stated that what is getting lost in this is the conceptual drawing that McMurray shared at the last council meeting. It is just a concept; there are no hotel deals, no

gas station deals. That there is a process that the developer is required to go through which involves filing a plat and a site plan for review by the Planning and Zoning Commission Livingston asked about signage being required to be posted. The mayor responded and said that no signage was required because the city requested the rezoning. Isley stated that she is frustrated with the process, Livingston said that it has gone through planning and zoning, city staff and the economic development committee and that a development agreement was also passed. The mayor noted that the hotel meeting was held by Warren County Economic Development and not by Coppola.

16-070 Motion by Riva, seconded by Livingston to approve consideration of the **first reading** amending the master plan and rules, regulation and guidelines for the Echo Valley Community Planned Unit Development as contained in Ordinance No 03-08 restricting C-2 zoning and lifting the restrictions on the R-4 zoning. Passed 4-1 with Isley voting nay.

Item 13a resolution approving the preliminary plat for Market Place at Echo Valley will be moved to the May 5<sup>th</sup> agenda.

Newton Standridge informed the council that they had been given permission by the members of the school to use the school logo along with the city's arches.

### **Staff Reports**

Furler reported she will bring information to council regarding refinancing of some of the city's debt. The savings will be in the \$700,000 range as rates are extremely competitive.

Staples reported that they had received 28 applications for police officer and will be interviewing 3 of 6 on Monday.

Luke reported that at the MPO meeting the city was awarded \$100,000 for the trail project.

16-071 Motion by Isley, seconded by Riva to **adjourn** at 8:35 p.m. passed unanimously on a voice vote.

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Tom Phillips, Mayor

Attest: \_\_\_\_\_

Jodi Eddleman, City Clerk