



City Council Regular Business Meeting Agenda
Thursday, November 17, 2016, 6:00 p.m.
City Hall – 705 North Avenue

COUNCIL MEETINGS
City Hall
Council Chambers
1st and 3rd
Thursdays at
6:00 P.M.

Tom Phillips
Mayor

Council Members:
Erika Isley
Ed Kuhl
David Lester
Jaki Livingston
Stephanie Riva

Luke Nelson
City Manager

Jean Furler
Finance Director

Jodi Eddleman
City Clerk

Ryan Coburn
Fire Chief

Greg Staples
Police Chief

Tim Hoskins
Public Works Director

Nancy Kuehl
Parks & Recreation
Director

Vacant
Planning and Economic
Development Director

Holly Sealine
Library Director

Jim Dougherty
City Attorney

1. Call to order.
2. Approval of agenda.
3. Presentations
4. Welcome of guests and public comment.
(3 minute limit, no action)
5. Approve minutes
November 3, 2016 regular city council meeting
6. Consent agenda –
 - a) Expenditures
 - b) Tax abatements
 - c) Liquor license renewal Burke Golf Warrior Run – LC0040479
 - d) Resolution approving annual financial report for FY 16.
 - e) Resolution approving the urban renewal report for FY 16.
 - f) Resolution approving the annual TIF certification for FY 17-18.
 - g) Resolution approving the truck purchase.
 - h) Resolution to dispose of lawn mower.
 - i) Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Road Contractors, Inc., Including Annual Appropriation Tax Increment Payments in an Amount not to Exceed \$2,300,000.
 - j) Resolution authorizing the use of a preliminary official statement of the sale of bonds \$7,200,000 GO Bonds Series 2017.
 - k) Resolution approving payment of development agreement (Market Place) to United Properties.
 - l) Receive and file monthly reports and treasurers report.
7. Public hearing on proposed amendment to the Norwalk Urban Renewal Area. – Luke Nelson
8. 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.
 - a) An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2016 Addition to the Norwalk Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa
9. Public hearing on proposed development agreement with K & F LLC – Luke Nelson
10. Resolution Approving Development Agreement with K & F LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
11. Consideration of a resolution for additional items at the Norwalk Aquatic Center Project. – Nancy Kuehl
12. Consideration of a resolution approving the contract and bond for the Norwalk Aquatic Center Project. – Nancy Kuehl
13. Council inquiries and staff updates

14. Closed session pursuant to Iowa Code Chapter 21.5 (1) (c) to discuss strategy with counsel in a matter that is presently in litigation where its disclosure would be likely to prejudice or disadvantage position of the city in that litigation.
15. Adjournment.