



Newton City Council Agenda

June 15, 2026 - 6:00 PM

View the City Council Meeting:

In Person

City Hall - Council Chambers
101 W 4th St S, Newton, IA 50208

Television

Mediacom Channel
12/85/121.12

Online

newtongov.org/cablecast

Pledge

Pledge of Allegiance

Call to Order

1. Roll Call

Presentation

2. Greater Newton Area Chamber of Commerce Update - Ella White, Executive Director

Citizen Participation

3. This is the time of the meeting that a citizen may address the Council. After being recognized by the presiding officer, each person will be given three (3) minutes to speak. Elected officials will take comments into consideration; however, this time is not intended for a discussion or entering into a dialogue. Elected officials and City staff will not answer questions or debate a citizen during the *Citizen Participation* portion of the meeting.

Consent Agenda

4. June 1, 2026 Regular City Council Meeting Minutes
5. Approve Liquor Licenses for the following: Lucky Wife Wine Slushies (Triple K Sips, LLC), 303 W 4th St N, Special Class "C" Retail Alcohol License with outdoor service for July 28 and Sept 1, 2026 Farmers Markets; Newton Quickstop (formerly World To Go), 403 1st Ave E, Class E Retail Alcohol License, pending state and local approval; Walmart Supercenter #748 - LE0000974, 300 Iowa Speedway Dr, Class E Retail Alcohol License renewal
6. Approve 2026-2027 Cigarette/Tobacco/Nicotine/Vapor Licenses for the following: Elite Mart, LLC, 404 S 11th Ave W; Love's Travel Stop #361, 4400 S 22nd Ave E; Newton Quickstop (formerly World To Go), 403 1st Ave E
7. Resolution Reappointing Robert O'Brien & Samantha Forbes Winchell to the Newton Downtown Self-Supported Municipal Improvement District Board for a Term Ending June 30, 2028
8. Resolution Reappointing Rita Baker to serve on the Library Board of Trustees for a term ending June 30th, 2032
9. Resolution Reappointing Darcy Soule to the Library Board of Trustees for a term ending June 30th, 2032

10. Resolution levying assessments for costs of nuisance abatement and providing for the payment thereof (Schedule 26-09)
11. Resolution fixing the amounts to be assessed against individual private properties for the abatement of nuisance violations (Schedule 26-10)
12. Resolution Authorizing Fund Transfers in FY 26/27
13. Resolution Approving Allocation of Local Option Sales and Service Taxes for Fiscal Year 2026-2027
14. Resolution Approving a Funding and Partnership Agreement with Heart of Iowa Regional Transit Agency for Fiscal Year 2027
15. Resolution Approving a Funding and Partnership Agreement with the Retired & Senior Volunteer Program of Jasper County for Fiscal Year 2027
16. Resolution Approving a Funding and Partnership Agreement with the United Way of Jasper County for Fiscal Year 2027
17. Resolution renewing the insurance package with Iowa Communities Assurance Pool (ICAP)
18. Resolution Approving the Fixed Base Operator salary for the Newton Municipal Airport in accordance with the previously approved Airport Management Contract
19. Resolution approving amendment #1 to the professional services agreement for the E 12th St and 1st Ave E Stormwater Improvements Project
20. Resolution Approving Payment for Temporary Demolition Easement at #4 Bungalow Court
21. Resolution Approving the Acquisition of Right-of-Way for the Extension of North 9th Avenue East from Newton Housing Development Corporation
22. Resolution approving a 28E agreement with Jasper County for the S 24th Ave W Bridge Replacement Project
23. Resolution amending resolution 2025-258 N.E. Pump Station Improvements
24. Resolution Approving Agreement for Credit Card Services Program
25. Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment for the 1st Avenue East Urban Renewal Area
26. Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment for the North Central Urban Renewal Area
27. Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment for the Fairmeadows North Urban Renewal Area
28. Resolution setting a public hearing for the sale of City owned property at 115 East 4th Street North, 124 East 4th Street North, and 411 North 2nd Avenue East, Newton, Jasper County, Iowa
29. Resolution setting public hearing for the sale of City owned property at 510 West 3rd Street North, Newton, Jasper County, Iowa
30. Approve Bills
31. Public Hearing on a resolution adopting the FY27 through FY31 Capital Improvement Plan (CIP)

Public Hearing

- The FY27–FY31 Capital Improvement Plan (CIP) was developed using City Council’s approved goals, the latest Comprehensive Plan update, and department director input on project and equipment needs. The CIP outlines funding sources and planned capital projects and equipment purchases across all City departments over the next five years.
- Projects and equipment purchases planned for FY27 align with the FY27 budget. The FY28–FY31 portions of the CIP will be updated as needed during future budget cycles. All projects and purchases in the CIP remain subject to revision at any time based on City Council direction.

32. Resolution adopting the FY27 through FY31 Capital Improvement Plan (CIP)

33. Public Hearing on an Ordinance amending City of Newton Code of Ordinances Title XV: Land Usage, Chapter 158: Zoning to add Group Living Facility to the C-CBD: Central Business District List of Permitted Uses.

- The applicant, Focuss Inc. has requested a zoning ordinance text amendment to allow for Group Living Facilities to be a permitted use within the C-CBD: Central Business District Commercial Zoning District to accommodate their future plans.
- At their meeting on June 2, 2026, the Planning and Zoning Commission reviewed and unanimously voted (7-0) to not make a change to the current list of permitted uses in the C-CBD: Central Business District Commercial Zoning District.

34. First Consideration on an Ordinance amending City of Newton Code of Ordinances Title XV: Land Usage, Chapter 158: Zoning to add Group Living Facility to the C-CBD: Central Business District List of Permitted Uses.

35. Public Hearing on a resolution approving the 80-20 Voluntary Annexation into the City of Newton of property located in Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa.

- A request to annex property into the City has been made by two property owners in the vicinity of North 19th Avenue East and East 19th Street North.
- This annexation qualifies as voluntary under Iowa Code because owners of more than 80% of the land have signed the application.
- Annexation supports future economic development for Newton.

36. Resolution approving the 80-20 Voluntary Annexation into the City of Newton of property located in Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa.

Ordinance

37. Second Consideration of an Ordinance amending the City of Newton official zoning map for property located at 1017 West 4th St. S. Parcel number

0833479017, from R-2: One-and-Two Family Residential District to C-N: Neighborhood Commercial

- The applicant requested a rezoning of the subject property to accommodate expansion of the existing convenience store.
- At their meeting on May 5, 2026, the Planning and Zoning Commission reviewed and unanimously recommended approval of this rezoning application.

38. First Consideration of an Ordinance Amending the Various Sections of the Code of Ordinances, City of Newton, Iowa, 2025, Title IX, Chapter 90, "Animals"

- The community has seen an increased number of cat issues in recent years and proposes an ordinance to help control the cat population.
- The proposed ordinance limits the number of cats a resident may own or harbor and establishes guidelines for a Trap-Neuter-Return (TNR) program.

Resolution

39. Resolution Approving Land Purchase to Meet Setback Requirements for the Construction of Four New Alluvial Wells

- The Water Treatment Division operates 18 alluvial wells, many of which are 20 to 70 years old and have reached or exceeded their useful service life. The 2023 Water Supply and Treatment System Facility Plan identified the need to replace several wells to maintain a reliable and sustainable water supply system.
- On Oct. 25, 2025, City Council approved an engineering services agreement with Strand Engineering & Assoc. to design the replacement of four alluvial wells. Iowa DNR regulations require a 200-ft setback from farming operations for shallow public water wells, requiring additional property acquisition.
- City staff successfully negotiated the purchase of an adjacent parcel from a neighboring landowner. Staff recommends approval of the land purchase, utilizing Water Enterprise Funds, to accommodate construction of four alluvial wells.

40. Resolution authorizing the Public Works Civil Engineer Technician I at Range 4, Entry, or Public Works Civil Engineer Technician II at Range 6, Entry, depending on qualifications, on the City of Newton Salary Schedule Matrix

- The Civil Engineer Technician (CET) Trainee position has been successful in providing public works with staff meeting all necessary educational requirements and skills.
- The DMACC civil engineering technician program is currently paused and is no longer accepting new students. No other local colleges currently have a remote learning CET program.
- To potentially fill the open CET position, staff is recommending changing the trainee position to CET 1 or 2 based on

qualifications. Expected additional salary of \$3,721 - \$12,135, will be paid by 90% non-general funds.

41. Resolution Approving a D&D 2.0 Grant for 1030 East 7th Street North, Newton, Jasper County, Iowa
 - The City's D&D 2.0 program incentivizes private entities to participate in D&D work.
 - The new buyer of dilapidated property at 1030 E. 7th St. N. proposes to demolish the home and small garage.
 - Subject property has been identified in the past as a potential candidate for this program.
 - Owner proposes total investment of approx. \$55,000 for acquisition and demolition, and requests a \$20,000 grant.

42. Resolution approving a rate increase for City Attorney prosecution services
 - The City contracts with Brick Gentry P.C. for prosecutions and other general legal services
 - The hourly rate for prosecutions is currently at \$150 per hour and Brick Gentry P.C. has requested an increase to \$200 per hour to align with the general legal services rate
 - This change would result in a yearly increase of \$17,500

43. Resolution updating the Cemetery Rules and Regulations for Union Cemetery and Memorial Park Cemetery and Fee Schedule
 - In order to ensure that burials occur during daylight hours to maintain a safe working environment, it is desirable to amend the interment hours at the cemeteries. Sundays and City Holidays would still be allowed with permission from the Community Development Director at double the weekday rate.
 - This amendment prohibits the spreading of ashes on cemetery grounds.
 - A late arrival penalty fee that was included in an earlier proposal has been removed.

44. Resolution approving the Purchase of 507 North 2nd Avenue West for the Dangerous and Dilapidated Program
 - The home at 507 North 2nd Avenue West is a prime candidate for the D&D Program.
 - A purchase price of \$12,000 has been negotiated with the owner, less than the \$15,000 assessed land value.

45. Resolution approving change order # 1 for the 2026 City Wide HMA project

- The 2026 City-Wide HMA Resurfacing Project, awarded to Manatt's Inc. at a contract price of \$247,369.66 under budget.
- Over the past several years, the pavement in the north gutter line at the intersection of S 5th Ave E and E 8th St S has begun to decline due to poor subgrade and drainage conditions.
- Manatt's Inc. has proposed a price of \$16,400 to replace the sub-base and pavement, which will be paid from road use tax funds.

46. Resolution awarding the purchase of fire equipment for the new ladder truck

- The Fire Department is receiving a new ladder truck in the fourth quarter of 2026.
- The vehicle will be outfitted with equipment according to national standards and operational needs.
- This purchase is part of the budgeted total amount.

47. Resolution awarding the purchase of radio equipment for the new ladder truck

- The Fire Department is receiving a new ladder truck in the fourth quarter of 2026.
- The vehicle will be outfitted with radio equipment according to national standards and operational needs.
- This purchase is part of the budgeted total amount.

48. Resolution awarding the purchase of thermal imaging equipment for the new ladder truck

- The Fire Department is receiving a new ladder truck in the fourth quarter of 2026.
- The vehicle will be outfitted with thermal imaging equipment according to national standards and operational needs.
- This purchase is part of the budgeted total amount.

Mayor/Council Comments

49. Mayor and Council Comments

Adjourn

The City of Newton is pleased to provide reasonable accommodations, in compliance with the Americans with Disabilities Act, for those individuals or groups who require assistance to be able to participate in the public meeting. Should special accommodations be required, please contact the City Clerk's Office at least 48 hours in advance of the meeting, at 641-792-2787 to arrange for accommodations to be provided.

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