



Newton City Council Agenda

April 15, 2024 - 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

Proclamation

2. Arbor Day Proclamation

Presentation

3. Jasper County Emergency Management Agency - Jamey Robinson, Emergency Management Coordinator
4. The Well - Jayson Henry, CEO

Citizen Participation

5. 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

6. April 1, 2024 Special City Council Meeting Minutes
7. April 1, 2024 Regular City Council Meeting Minutes
8. Approve Liquor Licenses for the following: Special Event April 26, 2024, American Legion, 600 North 2nd Avenue West, Special Class C Retail Alcohol License; Gezellig Brewing Company, LLC, 403 West 4th Street North, Special Class C Retail Alcohol License, Outdoor Service; Walgreens #05942- LE0002171, 1204 1st Ave East, Class E Retail Alcohol License; Hy-Vee Indy Pop-Up 1, 3333 Rusty Wallace Drive, Class B Retail Alcohol License; Hy-Vee Indy Pop-Up 2, 3333 Rusty Wallace Drive, Class B Retail Alcohol License
9. Approve May 1 - June 30, 2024, Cigarette/Tobacco/Nicotine/Vapor License for GMR Marketing LLC, 3333 Rusty Wallace Dr
10. Designate May 6, 2024 as a public hearing date for the 2nd Budget Amendment for Fiscal year 2023-2024

11. Resolution fixing the amounts to be assessed against individual private properties for the abatement of nuisance violations (Schedule No. 24-03)
12. Resolution approving quote from Con-struct Inc. for a sanitary sewer manhole replacement at Legacy Plaza
13. Resolution Approving a Property Tax Rebate for the Van Maanen Electric, Inc Property Located at 500 Iowa Speedway Drive Within the East Mart Urban Renewal Area
14. Resolution approving an agreement between the City of Newton and the Iowa Speedway, LLC for law enforcement services
15. Resolution approving an agreement with Black Hills Energy for the installation of natural gas facilities in the Arbor Estates Second Addition subdivision
16. Resolution approving a Professional Services Agreement for updates to the architectural plans for the Westwood Clubhouse Project
17. Resolution Approving the FY23 Audit for the City of Newton
18. Resolution approving an environmental covenant for the former manufactured gas plant site as part of the Iowa Land Recycling Program
19. Resolution Approving the Purchase of a Stryker Chest Compression System and External Power Supply
20. Resolution approving the Clinical and Field Affiliation Agreement with University of Iowa Hospital and Clinics
21. Resolution Authorizing The Return Of Earnest Money To Pivotal GP Holding LLC Per The Terms Of The 3/23/22 Amended Purchase And Development Agreement & The 3/22/23 Reinstatement And First Amendment To Amended Purchase And Redevelopment Agreement
22. Resolution accepting completion of the Westwood Clubhouse Demolition Project
23. Resolution Setting a Date for a Public Hearing on the FY25-FY29 Capital Improvement Plan (CIP)
24. Resolution Approving a Property Tax Rebate for the Newton Senior Residence, LLC Property Located Within the North Central Urban Renewal Area
25. Resolution Approving a Property Tax Rebate for the GG 115 LLC Property Located at 208 S 2nd Ave W Within the North Central Urban Renewal Area
26. Approve Bills

Public Hearing

27. Public Hearing on a resolution approving the purchase agreement for real property at 525 West 4th Street South, Newton, Jasper County, Iowa
 - The City acquired 525 West 4th Street South through the D&D Program in 2017.
 - The City has received an offer of the subject property from Lisa Rae Bernal for \$5,000 along with the commitment to build a new single family home on the property.
28. Resolution approving the purchase agreement for real property at 525 West 4th Street South, Newton, Jasper County, Iowa

29. Public Hearing on a Resolution approving the 2024-25 Operating Budget for the City of Newton
- Sets the City tax levy at \$17.10022/1,000.
 - The ending undesignated fund balance in the General Fund is estimated to be at 25.06% of expenditures according to adopted financial policies.
 - Retains current staffing levels with COLA and step increases for Union and Pay Plan positions.
 - Includes the purchase of equipment and completion of projects throughout the community as outlined in the CIP.
30. Resolution Approving the 2024-25 Operating Budget for the City of Newton
31. Public Hearing on a Resolution awarding contract for the 2024 Sanitary Sewer Lining Project
- Video camera images indicate that several segments of the City of Newton sanitary sewer mains are in need of repair.
 - Cast in place pipe lining is an acceptable method of repairing sanitary sewer pipe and manholes without the need to excavate and repave the street.
 - Newton Utilities Department has prepared plans and specifications for the proposed 2024 Sanitary Sewer Lining Project. The project includes lining approximately 6,103 feet of CIPP lining, including approximately 124 service reinstatements and 42 CIPP end seals in three general locations.
 - The low bidder is AccuJet LLC of Perry, Iowa with a bid of \$253,484.00. The engineer's estimate of construction costs for the base bid is \$258,363.00. The project will be paid from Water Pollution Control Funds and has a completion date of December 31, 2024.
32. Resolution awarding contract for the 2024 Sanitary Sewer Lining Project
33. Resolution approving the 2024-25 Non-Union Compensation Plan
- The City of Newton has a formalized compensation plan for non-union employees that includes a cost of living (COLA) increase each year on July 1st.
 - COLA amounts in the proposed 2024-25 Non-Union Compensation Plan have been adjusted upwards by 4% and by 3% for Department Directors as budgeted.
34. Resolution approving a low-moderate income housing set-aside grant for 600 East 12th Street North, Newton

Resolution

- The home at 600 East 12th Street North is owner occupied, and the owners qualify for the city's Low-Moderate Income Existing Housing Improvement Grant.
- The owners have made an application in the painting and plumbing category and have submitted quotes from local contractors.
- The resolution approves a \$3,803.62 grant for 600 East 12th Street North.

35. Resolution approving a Newton Hotel-Motel Tourism Grant Program Application for \$925 for Heart of Transit.

- The City Council established the Newton Hotel-Motel Tourism Grant to provide an avenue to support endeavors which align with the comprehensive plan objective of establishing Newton as a compelling destination.
- The resolution provides for a \$925 grant to Heart of Transit and HIRTA's Beyond the Bus event.
- The next application round deadline is October 1, 2024.

36. Resolution approving a Newton Hotel-Motel Tourism Grant Program Application for \$942.81 for Newton Arboretum & Botanical Gardens, Inc.

- The City Council established the Newton Hotel-Motel Tourism Grant to provide an avenue to support endeavors which align with the comprehensive plan objective of establishing Newton as a compelling destination.
- The resolution provides for a \$942.81 grant to Newton Arboretum & Botanical Gardens, Inc. and the NABG Annual Spring Plant Sale.
- The next application round deadline is October 1, 2024.

37. Resolution authorizing the Fire Department Administrative Supervisor at Range 5, Step 2 on the City of Newton Salary Schedule Matrix

- The Fire Department Administrative Supervisor was hired two years ago and started at Pay Range 4.
- As part of the employment offer, ten key measures were established to demonstrate proficiency in the position and allow for an increased pay range commensurate with the position which has been successfully demonstrated.
- To reflect the successful completion, the resolution would authorize the position at Pay Range 5, Step 2 in lieu of Pay Range 4, Step 2.

38. Resolution approving quote for water storage tank suction pipe repairs

- Newton Waterworks has been unable to provide water from the #4 high service pump from the North water storage tank, when the water level is below 11' at the Central Pump Station.
- Newton Waterworks hired Fin Folk LLC, a specialized Commercial Diving company, to investigate what failed inside the water storage tank. It was discovered the suction pipe on #4 high service pump had broken and become dislodged from the inner wall of the water storage tank. It was also discovered the suction pipe on #3 high service pump has a major crack in it, left unrepair, it's just a matter of time and will also become dislodged. These pipes are large diameter ductile iron pipes with 90-degree elbows that hang from the ceiling of the tank and extend to near the floor of the tank, weighing several hundreds of pounds each.
- Fin Folk LLC, provided a time & material quote with an estimated 6–8 days to make the repairs. The approval is for a not to exceed amount of \$43,000 paid from the Water Fund. Fin Folk LLC, will track time and material used and only invoice for actual time spent and materials used.

39. Resolution Awarding the Purchase of Firefighter's Personal Protective Equipment

- The Fire Department equips their firefighters with personal protective equipment that provides protection from structural firefighting hazards.
- Personal protective equipment lead times have been a serious consideration.
- This project is funded through the American Rescue Plan Act.

Staff Report

40. Current Projects, Engineering and Stormwater Updates - Joe Grife, Public Works Director

Mayor/Council Comments

41. 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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ARBOR DAY PROCLAMATION

WHEREAS, in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal, and

WHEREAS, Newton has been recognized as a Tree City USA by The National Arbor Day Foundation and desires to continue its tree-planting practices.

NOW, THEREFORE, I, Evelyn George, Mayor of the City of Newton, Iowa do hereby proclaim Friday, April 26th as

ARBOR DAY

In the City of Newton, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED this 15th day of April, 2024

Evelyn George, Mayor



NEWTON CITY COUNCIL MEETING MINUTES
APRIL 1, 2024, 5:30 PM

Call to Order

1. Roll Call
The City Council of Newton, Iowa met in special session at 5:30 P.M. on the above date in the Council Chambers at 101 West 4th Street South. Mayor George presided. Present Council Members: Mills, Wade, Dalton, Hallam, Simbro, Ervin. Absent: None.

Public Hearing

2. Public Hearing on the Proposed Property Tax Levy Fiscal Year July 1, 2024 – June 30, 2025
Mayor George stated that this is the time and place for a Public Hearing on the above Resolution. There were no written comments. Eugene Lammers, 202 N 15th Ave W, spoke about the country's spending and asked the council to be diligent in their financial responsibility. Moved by Ervin, seconded by Mills to close the public hearing. AYES: Six. NAYS: None. The public hearing was closed.

Adjourn

Moved by Wade, seconded by Hallam to adjourn the meeting at 5:38 P.M. Motion unanimously carried by voice vote.

Katrina Davis, City Clerk

Evelyn George, Mayor

NEWTON CITY COUNCIL MEETING MINUTES
APRIL 1, 2024, 6:00 PM

Pledge

Pledge of Allegiance

Mayor George asked everyone present to join in saying the Pledge of Allegiance.

Call to Order

1. Roll Call

The City Council of Newton, Iowa met in regular session at 6:00 P.M. on the above date in the Council Chambers at 101 West 4th Street South. Mayor George presided.
Present Council Members: Mills, Wade, Dalton, Hallam, Simbro, Ervin. Absent: None.

Proclamation

2. Proclamation: Fair Housing Month, April 2024

Mayor George proclaimed April as Fair Housing Month.

Presentation

Mayor George indicated that the Presentation from the auditors would be moved on the agenda to precede the Staff Report.

3. Des Moines International Airport Terminal Project Champion Plaque Presentation - Kevin Foley, Executive Director DSM International Airport

Foley provided an update on the construction plan and progress of the DSM International Airport Terminal project.

4. Presentation of the FY23 Audit - Lisa Frasier, Finance Officer with Chris Nelson & Faith Hinrichs from Gronewold, Bell, Kyhnn & Co PC

Details were provided.

Citizen Participation

5. Mayor George read a statement regarding the IRUA rate increase. Ron Dunsbergen of IRUA and Lindsey Peck, 228 W 14th St S spoke regarding the new rates. Jerry Chandler, 1065 S 52nd Ave E spoke regarding the 209 W 2nd St N property. Donna Stumme, 401 E 10th St S, spoke about the 209 property and homegrownpark.org activities that increase the flowers and curb appeal.

Consent Agenda

Moved by Mills, seconded by Dalton to approve consent agenda items 6-15. AYES: Six. NAYS: None. Consent Agenda was adopted.

6. March 18, 2024 Regular City Council Meeting Minutes

7. Approve Liquor Licenses for the following: WEST END- LG0000439, 1325 1st Ave W, Class B Retail Alcohol License; Special Events - Thundersnights June 14, July 12, & August 9, American Legion, 200 N 2nd Ave W, Special Class C Retail Alcohol License;

8. Resolution approving the Field and Ride-Along Agreement with Northwest Iowa Community College
Resolution 2024-098 adopted.

9. Resolution Approving Replacement Windows on the North Side of the Newton Police Department
Resolution 2024-099 adopted.

10. Resolution approving amended contract with IEDA on \$600,000 Downtown Housing Grant
Resolution 2024-100 adopted.

11. Resolution approving the donation of two Maytag Pool season passes to the Downtown Dreams Newton Main Street fundraiser
Resolution 2024-101 adopted.

12. Resolution accepting a permanent municipal utility easement at 1106 W 4th St N
Resolution 2024-102 adopted.

13. Resolution Approving a Letter of Support for the Park Centre Garden View Project
Resolution 2024-103 adopted.

14. Resolution Setting a Public Hearing Date to Approve the 2024-2025 Operating Budget for the City of Newton
Resolution 2024-104 adopted.

15. Approve Bills

Public Hearing

16. Public Hearing on a resolution approving the purchase agreement for real property at 315, 319, and 321 East 8th Street South Newton, Jasper County, Iowa
Mayor George stated that this is the time and place for a Public Hearing on the above Resolution. There were no written comments. Chandler spoke regarding the cost of purchasing. Chambers, Community Development Director, stated that from her memory, 319 was a 657A, 321 was a few thousand dollars, and 315 was about \$5000, but the proposed agreement would place a \$230,000 home on the properties, adding to the valuation of the property. Moved by Wade, seconded by Mills to close the public hearing. AYES: Six. NAYS: None. The public hearing was closed.
17. Resolution approving the purchase agreement for real property at 315, 319, and 321 East 8th Street South Newton, Jasper County, Iowa
Moved by Hallam, seconded by Mills to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2024-105 adopted.

Ordinance

18. Third Consideration of an Ordinance eliminating Code of Ordinances, City of Newton, Iowa, 2016, Title III, Chapter 32, Sections 32.130 - 32-140 Non-Bargaining Employee Grievance Commission and addressing the process in the City Council adopted Employee Handbook
Moved by Simbro, seconded by Hallam to approve the third consideration of the Ordinance. AYES: Six. NAYS: None. Third Consideration of the Ordinance was approved. Moved by Dalton, seconded by Ervin, to adopt the Ordinance. AYES: Six. NAYS: None. Ordinance 2444 was adopted.
19. Second Consideration of an Ordinance Amending the Code of Ordinances, City of Newton, Iowa, Title XV, Ch. 150, to revise and update Section 150.085 Vacant Building
Moved by Hallam, seconded by Mills to approve the second consideration of the Ordinance. Council discussion ensued regarding the details. AYES: Six. NAYS: None. Second Consideration of the Ordinance was approved.

Resolution

20. Resolution authorizing amendments to the City of Newton Employee Handbook regarding Grievance Procedure
Moved by Ervin, seconded by Mills to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2024-106 adopted.
21. Resolution ordering bids, approving plans, specifications, form of contract, notice to bidders, ordering clerk to publish notice, fixing a date for receiving the same, for a public hearing on plans, specifications, form of contract and estimate of costs for the Westwood Clubhouse Site Design Grading Project
Moved by Wade, seconded by Mills to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2024-107 adopted.
22. Resolution Authorizing and Approving a Loan Agreement, Providing for the Issuance of \$3,650,000 General Obligation Corporate Purpose Bonds, Series 2024A and Providing for the Levy of Taxes to Pay the Same
Moved by Mills, seconded by Simbro to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2024-108 adopted.
23. Resolution Approving a Loan Agreement and Providing for the Issuance of \$1,205,000 Road Use Tax Revenue Bonds, Series 2024B
Moved by Dalton, seconded by Hallam to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2024-109 adopted.
24. Resolution authorizing the Community Development Administrative Assistant at Range 4, Step 1 on the City of Newton Salary Schedule Matrix
Moved by Wade, seconded by Hallam to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2024-110 adopted.

Staff Report

25. Proposal to increase Administrative Supervisor in Fire Department from Pay Range 4 to Pay Range 5 - Jarrod Wellik, Fire Chief
Wellik stated the Administrative Supervisor had completed the 10 items necessary to move to the next range in accordance with the initial hiring.

Discussion

26. Vacant Building Administrative Policy Discussion - Erin Chambers, Community Development Director
Council discussion ensued. Additional information was requested.
27. Hotel Maytag Tax Rebate Request
Council discussion ensued. Additional information needs to be obtained from the owner.

28. Westwood Golf Course Fees
Discussion ensued on increasing just the weekend rates. It would not include changes to the membership or punch cards. Some council members indicated that this would not be the right time.

Mayor/Council Comments

29. Mayor and Council Comments
Simbro has one point to pass on from NHDC. They want to make sure that with the retirement of Mel Duncan, Building Official, inspections will not be delayed.

Adjourn

Moved by Wade, seconded by Dalton to adjourn the meeting at 9:11 P.M. Motion unanimously carried by voice vote.

Katrina Davis, City Clerk

Evelyn George, Mayor

City of Newton Council Report

**Item:**

Resolution fixing the amounts to be assessed against individual private properties for the abatement of nuisance violations (Schedule No. 24-03)

Summary:

The City of Newton abated some nuisances, such as tall grass/weeds, trash, or snow. These costs remain unpaid by the property owner(s) and should be assessed to the property taxes.

Financial Impact:

Cost Recovery: \$1,091.57

Report Number: 2024-371

Date:

April 15, 2024

Lead Department:

Police

Recommendation:

Approve

Background:

The City continues to work towards better curb appeal and improved aesthetics within the community. The City abated violations that remained non-compliant after the initial warning period. The attached schedule lists owner, parcel number, address, amount to be assessed, date work was completed, property legal description, and property valuation.

Recommendation:

City Staff recommends approval of the Resolution fixing the amounts to be assessed against individual private properties for the abatement of nuisance violations.

Matt Muckler, City Administrator

RESOLUTION 2024- _____

**RESOLUTION FIXING THE AMOUNTS TO BE ASSESSED AGAINST INDIVIDUAL
PRIVATE PROPERTIES FOR THE ABATEMENT OF NUISANCE VIOLATIONS
(SCHEDULE NO. 24-03)**

WHEREAS, the City of Newton has abated nuisance violations at the addresses as found in Schedule No. 24-03: Assessment for the Expenses for Nuisance Abatement; and

WHEREAS, the City of Newton has maintained a report of the abatement costs for each individual property as found in Schedule 24-03: Assessment for the Expenses for Nuisance Abatement; and

WHEREAS, the expenses have been billed to the property owners and remain unpaid.

NOW THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa, that the Schedule 24-03: Assessment for the Expenses for Nuisance Abatement is approved.

NOW THEREFORE, BE IT FURTHER RESOLVED by the City Council of Newton, Iowa, that the City Clerk is hereby directed to prepare, sign, and file in the clerk's office the Schedule 24-03: Assessment for the Expenses for Nuisance Abatement.

PASSED this _____ day of April, 2024.

APPROVED this _____ day of April, 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

Schedule 24-03: Assessment for the Expenses for Nuisance Abatement

Deed/Contract Holder	Parcel Number	Property Address	City	Net Assessed Property Value	Abatement Fee	Admin. Fee	Total Amount Assessed	Legal	Date Abated
Jerry Stewart	827426027	902 N 10th Ave E	Newton	\$100,440	\$ 220.07	\$75.00	\$ 295.07	EDMUNDSON'S ADD LOT 7 BLK 3 & W 1/2 N	2/19/2024
Sherry Stoner	833283010	623 S 4th Ave W	Newton	\$125,880	\$ 416.50	\$75.00	\$ 491.50	WEST NEWTON LOT G BLK D	2/12/2024
Billy, Marvin & Elizabeth Gra	827453026	605 E 7 1/2 St N	Newton	\$69,590	\$ 230.00	\$75.00	\$ 305.00	GARRETT'S SD LOT 14	2/22/2024
TOTAL:							\$1,091.57		

City of Newton Council Report

**Item:**

Resolution approving quote from Con-struct Inc. for a sanitary sewer manhole replacement at Legacy Plaza

Summary:

Project consists of replacement of a failing sanitary sewer manhole

Financial Impact:

Not to exceed \$18,000.00 from WPC Fund

Report Number: 2024-64**Date:**

April 15, 2024

Lead Department:

Utilities

Recommendation:

Approve

Background:

DMACC is in the construction phase of a Greenspace Improvement Project at Legacy Plaza. DMACC's contractor completing the project, Con-Struct Inc. identified an 11' deep public sanitary sewer manhole within the project that is in poor condition. Con-struct Inc. contacted the Utilities Department to look at the manhole and make the determination of what repairs need to be made. Utilities Staff evaluated the manhole condition and determined that it needed to be replaced. Utilities requested a quote from Con-struct Inc. to replace the manhole, since they have the man power and equipment on-site to complete this work.

Con-struct Inc. provided a time & material quote, for removing and replacing the existing manhole, not to exceed \$18,000.00. Con-struct Inc. will track time and material, if not all time and material is used, the invoice will reflect the cost savings, less than quoted, not to exceed price.

Utilities Department believes it is unlikely that we could get better pricing if this were placed out to bid as a standalone project, since Con-struct already has workers and equipment on-site. Placing this out to bid would also delay the Greenspace Improvement project.

Recommendation:

Accept the quote for a manhole replacement project to Con-struct Inc. of, Marshalltown, IA in the amount of \$18,000.00, paid from the WPC Funds.

Matt Muckler, City Administrator

RESOLUTION 2024- _____

**RESOLUTION APPROVING QUOTE FROM CON-STRUCT INC. FOR A SANITARY
SEWER MANHOLE REPLACEMENT AT LEGACY PLAZA**

WHEREAS, DMACC is in the construction phase of a Greenspace Improvement Project at Legacy Plaza; and

WHEREAS, DMACC's contractor completing the project, Con-Struct Inc. identified a public sanitary sewer manhole within the project that is in poor condition; and

WHEREAS, Con-struct Inc. contacted the Utilities Department to look at the manhole and make the determination of what repairs need to be made; and

WHEREAS, Utilities Staff evaluated the manhole condition and determined that it needed to be replaced; and

WHEREAS, Utilities requested a quote from Con-struct Inc. to replace the manhole, since they have the man power and equipment on-site to complete this work; and

WHEREAS, Con-struct Inc. provided a time & material quote, for removing and replacing the existing manhole, not to exceed \$18,000.00. Con-struct Inc. will track time and material, if not all time and material is used, the invoice will reflect the cost savings, less than quoted, not to exceed price; and

WHEREAS, Utilities Department believes it is unlikely that they could get better pricing if this were placed out to bid as a standalone project, since Con-struct already has workers and equipment on-site. Placing this project out to bid would also delay the Greenspace Improvement project; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Newton, Iowa that the City of Newton hereby accepts the not to exceed quote from Con-struct Inc. of Marshalltown, IA in the amount of \$18,000.00 for a sanitary sewer manhole replacement at Legacy Plaza, with said payment to be made using WPC Funds.

PASSED this _____ day of April, 2024.

APPROVED this _____ day of April, 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

CON-STRUCT INC.

1710 E. Main Street
Marshalltown, Iowa 50158
(641) 752-1865
(641) 752-5905 Fax

3/29/24

To Whom it Concerns:

This is Con-Struct's quotation for removing and replacing a sanitary sewer manhole at the DMACC Greenspace Project, Newton.

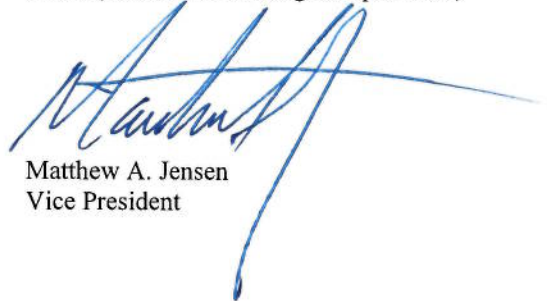
We will supply labor, equipment and materials to complete work per plans and specifications as follows:

Not to exceed price: \$ 18,000.00

1. This price includes:
 - a. remove 48" sanitary sewer manhole
 - b. replace with new 48" sanitary sewer manhole
 - c. use C-900 aloks or boots to connect to existing pipes
 - d. remove and replace storm sewer as needed if trench box doesn't work due to other utility conflicts
 - e. Not to exceed price - will track project by time and material and if it ends up below the quoted price then will bill the lower price

2. This price does not include:
 - a. any other items not specifically included.

Thank you for considering our quotation,



Matthew A. Jensen
Vice President

City of Newton Council Report

**Item:**

Resolution Approving a Property Tax Rebate for the Van Maanen Electric, Inc Property Located at 500 Iowa Speedway Drive Within the East Mart Urban Renewal Area

Summary:

Resolution Approving Property Tax Rebate to the Van Maanen Electric, Inc Property According to the Approved Development Agreement

Financial Impact:

\$69,014 property tax rebate from the East Mart Urban Renewal TIF Fund as budgeted

Report Number: 2024-82**Date:**

April 15, 2024

Lead Department:

Administration

Recommendation:

Approve

Background:

The City of Newton entered into a development agreement in September of 2021 with Van Maanen, Inc on the property located at 500 IA Speedway Drive within the East Mart Urban Renewal Area. The Agreement states that the City shall rebate 100% of all TIF property taxes paid by Van Maanen Electric, Inc. in Fiscal year 23/24.

Van Maanen Electric, Inc. has provided documentation that the 2nd half of property taxes in the amount of \$81,213 have been paid to the Jasper County Treasurer for FY 2023/24 for the property and the amount of the 100% rebate from the TIF Fund would be \$69,014.

Recommendation:

Staff recommends approval of the attached Resolution approving the tax rebate payment to Van Maanen Electric, Inc. for property taxes paid in FY23/24.

Matt Muckler, City Administrator

RESOLUTION NO. 2024 – _____

**RESOLUTION APPROVING A PROPERTY TAX REBATE FOR THE VAN
MAANEN ELECTRIC, INC PROPERTY LOCATED 500 IOWA
SPEEDWAY DRIVE WITHIN THE EAST MART URBAN RENEWAL
AREA**

WHEREAS, the City of Newton (City) has established the East Mart Urban
Renewal Area; and

WHEREAS, a Development Agreement with Van Maanen Electric, Inc was
entered into in September of 2021 on the property located at 500 Iowa Speedway Drive
within the East Mart Urban Renewal Area, and

WHEREAS, said Agreement states the City will provide to the Developer a 100%
TIF Property Tax Rebate in Fiscal Year 23-24, and

WHEREAS, the Developer has paid its property taxes for the 2nd half of the fiscal
year 2023-2024 in the total amount of \$81,213 and is eligible to receive a 100% TIF rebate
in the amount of \$69,014;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa:
That, per the terms of the Development Agreement with Van Maanen Electric, Inc, a
property tax rebate for the 2nd half of fiscal year 2023-2024 property taxes in the amount
of \$69,014 is hereby approved.

PASSED this 15th day of April, 2024.

APPROVED this _____ day of April, 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution approving an agreement between the City of Newton and the Iowa Speedway, LLC for law enforcement services

Summary:

Resolution approving an agreement for law enforcement services at the Iowa Speedway.

Financial Impact:

Reimbursement of overtime hours for Police Officers working events at the Iowa Speedway

Report Number: 2024-87**Date:**

April 15, 2024

Lead Department:

Police

Recommendation:

Approve

Background:

The Newton Police Department has provided law enforcement services to Iowa Speedway, LLC since the facility opened in 2006. The services involve several months of planning and preparation for the event as well as serving as the public safety incident command and providing uniformed Police Officers on the grounds of the Iowa Speedway facility. An agreement is desired between the Iowa Speedway, LLC. and the City to continue these law enforcement services. The agreement outlines the responsibilities of each party, liability limitations and compensation to the City for the services provided. The agreement expires December 31, 2024 and shall renew in one-year terms thereafter.

Recommendation:

Staff recommends approval

Matt Muckler, City Administrator

RESOLUTION NO. 2024 – _____

**RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF NEWTON
AND IOWA SPEEDWAY, LLC FOR LAW ENFORCEMENT SERVICES**

WHEREAS, the Iowa Speedway, LLC hosts several large-scale events in Newton annually bringing in thousands of visitors to the community;

WHEREAS, the safety and security of these events is paramount and the Iowa Speedway, LLC has a need for additional law enforcement services;

WHEREAS, the Newton Police Department has provided law enforcement services to the Iowa Speedway, LLC since inception and both parties desire an agreement to continue this service;

WHEREAS, said Agreement provides for a continued partnership and law enforcement services at the Iowa Speedway;

WHEREAS, the City of Newton and the Iowa Speedway, LLC do hereby agree and contract the purposes, powers, rights, objectives and responsibilities of this joint agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa:
Agrees to enter into an Agreement with the Iowa Speedway, LLC for law enforcement services at the Iowa Speedway, LLC.

PASSED this _____ day of _____, 2024.

APPROVED this _____ day of _____, 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

AGREEMENT FOR LAW ENFORCEMENT SERVICES AT THE IOWA SPEEDWAY

WHEREAS, The Iowa Speedway, LLC (“Speedway”) located at 3333 Rusty Wallace Drive, Newton, Iowa 50208 has a continuing need for the provision of additional law enforcement services during events, concerts, races and rallies held at the Iowa Speedway in addition to those law enforcement services provided by the City of Newton Police Department on an everyday and ongoing basis;

WHEREAS, the City of Newton (“City”) is willing and able to provide additional law enforcement services during certain events, concerts, races and rallies held at the Iowa Speedway through the Newton Police Department and surrounding Municipal Corporation law enforcement agencies; and

WHEREAS, the Speedway and the City desire an Agreement for provision of additional law enforcement services at the Iowa Speedway during events, concerts, races and rallies.

NOW THEREFORE, the Speedway and the City do hereby agree and contract the purposes, powers, rights, objectives and responsibilities of this agreement to be as follows:

1. Purpose. The parties agree that the purpose of this Agreement is for the provision of additional law enforcement services to the Iowa Speedway during events, concerts, races and rallies held at the Iowa Speedway.

2. Term. This Agreement shall be effective upon its execution by the parties and it shall remain in effect until December 31, 2024, and shall renew in one-year terms thereafter unless dissolved in accordance with paragraph 7.

3. Terms and Conditions.

a. For any event, concert, race or rally held at the Iowa Speedway, the City may provide one or more of the following additional law enforcement services: security, crowd control, traffic control on Iowa Speedway property, enforcement of State

laws and/or local ordinances, as well as other law enforcement services as needed in connection with such events, concerts, races or rallies. The number of hours of service requested or provided or the number of law enforcement officers requested or provided may be increased or decreased from time to time upon agreement of the parties.

b. The City, at its sole discretion and through the Newton Police Department, may request assistance from law enforcement agencies other than the Newton Police Department in order to provide the law enforcement services set forth in this Agreement.

c. The Speedway shall compensate the City at a rate of sixty dollars (\$60.00) per hour for each individual employed through other municipal corporations who performs additional law enforcement services as set forth under this Agreement. The Speedway shall compensate the City for the use of any law enforcement officer employed by the Newton Police Department who performs additional law enforcement services, as set forth under this Agreement, at a rate of sixty-five dollars (\$65.00) per hour. All invoices for compensation under this Agreement shall be submitted to the Speedway no less than thirty (30) days after an event, concert, race or rally. All compensation payments shall be made by the Speedway to the City within fifteen (15) days of receipt of an invoice from the Newton Police Department.

4. Hold Harmless Provisions. Each party to this Agreement agrees to indemnify, defend, and hold harmless the other parties participating in this Agreement, from and against any and all third party claims, suits, actions, debts, damages, costs, charges and expenses, including reasonable court costs and reasonable attorney's fees and against all liability for damage to property and injuries to persons, including death resulting therefrom, directly or indirectly, as a result or consequence of any negligent act, omission or fault of the other party.

5. Notices. Except as otherwise specified, all notices, consents, approvals, requests

and other communications ("Notices") required or permitted under this Agreement shall be given in writing and mailed by certified mail, return receipt requested, addressed as follows:

City of Newton	Rob Burdess Chief of Police Newton Police Department 101 West 4th St. South Newton, Iowa 50208
Iowa Speedway	Iowa Speedway, LLC 3333 Rusty Wallace Drive Newton, Iowa 50208

All notices shall be deemed given on the day of mailing. Any party to this Agreement may change its address for the receipt of Notices at any time by giving notice thereof to the other as herein provided. Any notice given by a party must be signed by an authorized representative of such party.

6. Amendment. This Agreement may not be amended, modified, or canceled except by a written agreement executed by both the Speedway and the City, except for a termination provided for in paragraph 7.

7. Termination. Either party may terminate participation in this Agreement, with or without cause, by giving a sixty (60) day written notice to all other parties to this Agreement. After expiration of the sixty (60) day notice period, the terminating party shall forfeit any outstanding rights or claims under the Agreement.

8. Invalidity or Unenforceability. If any provision of this Agreement or the application thereof to any person or circumstance shall to any extent be judicially determined to be invalid or unenforceable, the remainder of this Agreement or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable shall not be affected thereby, and each provision of this Agreement shall be valid and

enforceable to the fullest extent permitted by law.

9. Remedies and Governing Law. The rights and remedies set forth herein are not exclusive and are in addition to any of the rights and remedies provided by law or equity. This Agreement and all action arising hereunder shall be governed by, subject to and construed according to the laws of the State of Iowa. Any and all claims shall be brought in the District Court in and for Jasper County, Iowa.

10. Captions and Language. The headings used in this Agreement are for convenience only and shall not be used to construe or interpret the scope or intent of this Agreement or in any manner affect the same. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine, or neutral gender according to the context.

11. Entire Agreement. This Agreement including all exhibits attached hereto and incorporated herein by reference contains the entire agreement between the Speedway and the City. It is agreed that none of the parties nor their representatives, have made any representations except those expressly set forth herein. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall comprise but a single instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their proper officers, duly authorized therefore.

Dated: _____, 2024

CITY OF NEWTON

Evelyn George, Mayor

Dated: 4-4, 2024

IOWA SPEEDWAY, LLC



Name:

ERIC PETERSON

Title:

PRESIDENT

City of Newton Council Report

**Item:**

Resolution approving an agreement with Black Hills Energy for the installation of natural gas facilities in the Arbor Estates Second Addition subdivision

Summary:

Authorization by the City to have natural gas mains installed in the Arbor Estates Second Addition subdivision

Financial Impact:

None.

Report Number: 2024-356**Date:**

April 15, 2024

Lead Department:

Community Development

Recommendation:

Approve

Background:

As part of the City's responsibilities in developing the Arbor Estates Second Addition subdivision, service agreements with utility companies need to be formalized prior to these companies installing their new facilities and infrastructure to serve the future housing. Black Hills Energy has prepared an agreement with the City to install natural gas mains to serve the 28 new lots in Arbor Estates Second Addition. This agreement has no upfront costs to the City and no expiration date.

Recommendation:

Staff recommends approval.

Matt Muckler, City Administrator

RESOLUTION NO. 2024-_____

RESOLUTION APPROVING AN AGREEMENT WITH BLACK HILLS ENERGY FOR THE INSTALLATION OF NATURAL GAS FACILITIES IN THE ARBOR ESTATES SECOND ADDITION SUBDIVISION

WHEREAS, as part of the City’s responsibilities in developing the Arbor Estates Second Addition subdivision, service agreements with utility companies need to be formalized prior to these companies installing their new facilities and infrastructure to serve the future housing; and

WHEREAS, Black Hills Energy has prepared an agreement with the City to install natural gas mains to serve the 28 lots in Arbor Estates Second Addition subdivision; and

WHEREAS, said agreement has no upfront costs to the City and no expiration date; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa, that the Mayor and City Clerk are hereby authorized to execute the Line Extension Agreement with Black Hills Energy.

PASSED this _____ day of April, 2024.

APPROVED this _____ day of April, 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

BLACK HILLS ENERGY LINE EXTENSION AGREEMENT

This Agreement is made this 25th day of March, 2024 by and between Iowa Gas Utility Company, LLC ("Black Hills")

and City of Newton ("Customer"). Customer is or intends to become a utility customer of Black Hills and is an owner and occupant or a land developer, and will continue to be in the foreseeable future, of the property located at: Arbor Estates Second Addition, Newton, IA 50208 ("Premise").

- Whereas, Customer has requested Black Hills to supply natural gas service to the Premise of the Customer.
- Whereas, to supply natural gas service to the above Premise requires the construction and extension or reinforcement of Black Hills' natural gas distribution facilities for the direct benefit of the Customer, the estimated cost of which exceeds Black Hills' standard extension construction allowance.
- Therefore, Black Hills will with all reasonable expedition (but subject to such delays as may be caused by adverse weather or material shortages) extend its gas distribution system facilities into the following described area: Arbor Estates Second Addition, Newton, IA 50208__
- Customer, at the time Customer signs this Agreement, will contribute to Black Hills, the total estimated cost of such extension ("Construction Deposit"). The total estimated Construction Deposit is:
 - Non-refundable Portion: Zero
 - Refundable Portion None
 - TOTAL Contribution: ZERO**
- The Construction Deposit may be refundable to Customer. Any possible refunds will be made in accordance with the terms and conditions of Black Hills' Line Extension Policy. This policy is on file with the Iowa Utilities Board and is available for inspection. In no event will any refund exceed the Construction Deposit nor will any refund be made after N/A (___) years from the extension date, as determined by Black Hills' records.
- The structure(s) to be built by the Customer at the above described Premises are to be completed within the Open Extension Period of N/A (___) years commencing from Black Hills' construction start date in order for Customer to qualify for a refund from Black Hills of the potentially Refundable Portion. Black Hills may extend this N/A (___) year requirement after review of Customer's written request if circumstances beyond Customer's control exist, such as severe weather, labor disputes, governmental actions, or labor/material shortages. Upon written notification from customer to Black Hills, and upon the Black Hills' verification of required performance, Black Hills will refund Construction Deposit to Customer, in part or in whole as state above.
- In the event that the structure(s) are not built within the N/A (___) year period, or structure(s) are not built in accordance with this Agreement, Customer will be required to pay the applicable Construction Deposit. It shall be the Customer's responsibility to inform all persons building on the described location of the obligations set forth in this Agreement. Further, Customer will be responsible for any breach of this Agreement regardless of whether caused by Customer or builder or contractor.
- It is expressly understood and agreed that Customer shall not be entitled, under any circumstances, to any refund whatsoever for any consumer obtained by Black Hills on any other extensions connected with or to said extension described above.
- If the refunds, as provided for in paragraph 5 above, are not sufficient to repay the total Refundable Portion contributed by Customer, the remainder of the total Refundable Portion shall, upon expiration of this Agreement, immediately vest unconditionally in Black Hills, and thereafter Customer shall have no right to claim or demand of any character whatsoever, against Black Hills or against said extension, nor shall Customer acquire any right, title or interest of any character, vested or otherwise, in said extension and appurtenances, or in the use, operation or maintenance thereof, all of which are exclusively reserved to and vested in Black Hills.
- This Agreement is made and entered into subject to all present and future policies, tariffs, rules and regulations, and orders issued by Black Hills, and/or regulatory authorities with jurisdiction. However, if during the term of this Agreement, any such policies, tariffs, rules and regulations or orders required denial of the new gas service, herein described, Black Hills will refund the then un-refunded balance of Customer's Refundable Portion made pursuant to this Agreement.
- Customer shall furnish suitable space for meters and regulating equipment in accordance with Black Hills' specifications.
- Customer shall execute Black Hills' Standard Right-of-Way Agreement granting free access to Black Hills such rights of way as may be required. This Agreement is contingent upon Black Hills obtaining any other right-of-way from other parties, if required.
- Customer shall not assign this Agreement to any third party without the written consent and approval of Black Hills.
- If this Agreement is not fully executed by both parties on or before the 25th day of June, 2024, then this Agreement becomes null and void and neither party shall have any obligation hereunder to the other party.

Customer Print : _____

Date: _____

Customer Sign: _____

Date: _____

Black Hills Print: _____

Date: _____

Black Hills Sign: _____

Date: _____

BLACK HILLS ENERGY CONSTRUCTION PAYMENT OPTION (CPO) AGREEMENT

This Agreement is made this ____ day of _____, 20__ by and between Black Hills/Iowa Gas Utility Company, LLC d/b/a Black Hills Energy ("Black Hills") and _____ ("Customer"). Customer is or intends to become a utility customer of Black Hills and is an owner and occupant, and will continue to be in the foreseeable future, of the property located at: _____ ("Premise").

- 1 Whereas, Black Hills and Customer have entered into a Black Hills Energy Line Extension Agreement ("Line Extension Agreement") dated the ____ day of _____, 20__ in order to furnish and extend natural gas facilities at the Premise.
2. Customer is entering into this Agreement with Black Hills to seek financing for construction of main and service line extension work to be performed to provide service to Premise in accordance with the Construction Payment Option set forth in accordance with the Extension of Gas Facilities General Provisions set forth on sheet Nos. 64-65 of Black Hills' Tariff. Customer states that Customer wishes to finance the sum of \$0.00, which represents the actual costs of said project, less any construction allowance allowed by Black Hills' Tariff and any up-front payment by Customer, by means of a loan from Black Hills (the "Loan"). Customer understands that all equipment and materials are utility service and must be installed by Black Hills or its subcontractors.
3. If this Agreement is not fully executed by both parties on or before _____, 20__, then this Agreement becomes null and void and neither party shall have any obligation hereunder to the other party.
4. #VALUE!

Annual Percentage	Finance Charges	Amount Financed	Total Payments
The cost of credit at a yearly rate of 8.31%	The Dollar amount the credit will cost you.	The amount of credit provided to you or on your behalf.	The amounts you will have paid after you have made all payments as scheduled.
The rate is FIXED	\$0.00	\$0.00	\$0.00

Installment Payment: Not to exceed 120 months

Late Payment: In the case of a late payment, Black Hills may refuse or discontinue service as described in Black Hills' Tariff.

Prepayment: If you pay off early, you will not have to pay a penalty.

5. If the Customer fails to make any of the payments under this Agreement prior to the delinquent date indicated on the monthly Black Hills utility bill for service at the Premise or fails to otherwise perform under this Agreement, the Customer shall be in default and Black Hills may proceed to enforce its rights as provided by law or as allowed by Black Hills' Tariff. At the discretion of Black Hills, Customer may be required to execute a lien in order to secure this Loan.
6. If Customer (a) no longer requires gas service from Black Hills at the Premise or (b) sells, conveys or otherwise transfers the Premise (absent an assignment of this Agreement approved in writing by Black Hills in accordance with Paragraph 8 below), the entire Loan balance remaining due and unpaid shall be accelerated and become immediately due and payable without notice or demand from Black Hills. Customer agrees to pay all of Black Hills' collection costs, if any, including court costs and attorney's fees. The continuation of gas service at the Premise to any subsequent property owner or customer shall be conditioned upon payment in full having been received by the Company pursuant to this Agreement.
7. Black Hills expressly reserves all of its rights and remedies in law and equity, and nothing in this Agreement shall be construed to in any way limit such rights.
8. The Customer may not assign this Agreement without the prior written consent of Black Hills.
9. No failure of a party to enforce any term of this Agreement shall be deemed to be a waiver. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, personal representatives, successors, or assigns, subject to the restriction against assignment by the Customer as provided herein. **This Agreement constitutes the entire agreement between the parties and may not be modified except in writing signed by the affected parties.**
10. **NOTICE TO THE CUSTOMER: DO NOT SIGN THIS AGREEMENT BEFORE YOU READ IT. YOU ARE ENTITLED TO A COPY OF THIS PAPER. CUSTOMER MAY REPAY THE UNPAID LOAN BALANCE AT ANY TIME WITHOUT PENALTY.**

Customer: _____

Date: _____

Customer: _____

Date: _____

Black Hills: _____

Date: _____

Title: _____

City of Newton Council Report

**Item:**

Resolution approving a Professional Services Agreement for updates to the architectural plans for the Westwood Clubhouse Project

Summary:

This resolution approves an agreement with ISG Inc. of Des Moines, Iowa, for a revised site plan, floor plan, building elevations, and estimate of costs for the revised building.

Financial Impact:

\$99,800 to be paid from ARPA funds.

Report Number: 2024-360**Date:**

April 15, 2024

Lead Department:

Public Works

Recommendation:

Approve

Background:

On July 6, 2016, the City Council authorized an architectural services agreement with Big Creek Design Group and then Ethos Design Group of Polk City, Iowa, to prepare a floorplan, concept drawings, elevations, and an estimate of cost for the construction of a new clubhouse at Westwood Golf Course. On February 6, 2023, after ISG Inc. acquired ETHOS, ISG was reassigned the work of designing the proposed clubhouse.

Due to the high bid prices received, the City Council rejected the bids per Resolution 2023-245 on September 5, 2023. City staff began working on an alternate plan to construct a more affordable clubhouse, which satisfies the language of the bond referendum while still meeting the golf course's needs.

To meet these needs and all required Iowa bidding laws, staff contacted ISG Inc. as staff felt that ISG Inc., with their prior project knowledge, would be best suited for the project. A proposal from ISG was sought to modify the existing plan set, including revising the base architectural work. HVAC, electrical, lighting, and structural engineering design work will also be revised by subconsultants under the oversight and direction of ISG. The construction schedule provided by ISG states that revised plans and specifications will be ready for Council approval on July 15th, 2024, and project completion in time for the 2025 golfing season.

The cost for engineering, design, construction documents, and bidding services is \$99,800, or 10% of the estimated building cost. This is nearly half of the industry's normal rate used for estimating professional services (18%), reflecting the work that has already been completed.

Recommendation:

Staff recommends approval of the resolution to enter into a Professional Services Agreement with ISG of Des Moines, Iowa totaling \$99,800 for a revised site plan, floor plan, building elevations, and estimate of costs for the revised Westwood Clubhouse replacement project.

Matt Muckler, City Administrator

RESOLUTION NO. 2024 – _____

RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR
UPDATES TO THE PLANNING DOCUMENTS FOR THE WESTWOOD CLUBHOUSE
REPLACEMENT PROJECT

WHEREAS, on July 6, 2016, the City Council authorized an architectural services agreement with Big Creek Design Group and then Ethos Design Group of Polk City, Iowa, to prepare a floorplan, concept drawings, elevations, and an estimate of cost for the construction of a new clubhouse at Westwood Golf Course; and

WHEREAS, on February 6, 2023, after ISG acquired ETHOS, ISG was reassigned the work of designing the proposed clubhouse; and

WHEREAS, due to the high bid prices received, the City Council rejected the bids per Resolution 2023-245 on September 5, 2023. City staff began working on an alternate plan to construct a more affordable clubhouse, which satisfies the language of the bond referendum while still meeting the golf course's needs; and

WHEREAS, to meet these needs and all required Iowa bidding laws, staff contacted ISG as staff felt that ISG, with their prior project knowledge, would be best suited for the project; and

WHEREAS, a proposal from ISG was sought to modify the existing plan set, including revising the base architectural work. HVAC, electrical, lighting, and structural engineering design work will also be revised by subconsultants under the oversight and direction of ISG. The construction schedule provided by ISG states that revised plans and specifications will be ready for Council approval on July 15th, 2024, and project completion in time for the 2025 golfing season; and

WHEREAS, the cost for engineering, design, construction documents, and bidding services is \$99,800, or 10% of the estimated building cost. This is nearly half of the industry's normal rate used for estimating professional services (18%), reflecting the work that has already been completed; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newton, Iowa, that the proposed \$99,800.00 Engineering Services Agreement with ISG on the Westwood Clubhouse Replacement Project is hereby approved; with the costs to be paid from American Rescue Plan Funds.

BE IT FURTHER RESOLVED, that said Engineering Services Agreement be signed by the Mayor on behalf of the City.

PASSED this _____ day of April, 2024.

APPROVED this _____ day of April, 2024.

ATTEST:

Evelyn George, Mayor

Katrina Davis, City Clerk

April 9, 2024

Joe Grife

Public Works Director

City of Newton
101 West 4th Street South
Newton, IA 50208

641.792.6622
JoeG@newtongov.org

**RE: Professional Design + Post-Design Services Proposal for
Westwood Golf Course Clubhouse**
Newton, Iowa

ISG

Joe,

As the City of Newton looks to restart the Westwood Golf Course clubhouse project in Newton, Iowa, ISG and our consulting engineers, KPFF and Modus Engineering, stands ready to provide value engineering and construction documents. Based on our understanding below, ISG proposes to provide the scope of services in this proposal to meet your project needs under an AIA B101 contract.

UNDERSTANDING

We understand since fall 2023, the project leaders have changed from Brian Laube to you and Matt Muckler, the City has demolished the previous clubhouse building, and Bolton & Menk is in the bidding process for a grading and site utilities package.

Our team also recognizes the building will be revised to a one-story solution with a footprint of 100' x 60'. One story is intended to reduce costs. However, the larger footprint is needed for storage, a cooler, and mechanical and electrical equipment that was in the basement of the previous building solution.

Design changes from the previous design solutions are intended to be minimal to expedite the schedule and not redo design and decision making. However, we believe value engineering will be necessary to meet your budget. During the value engineering phase, any changes or discussion will only be as necessary for measurable cost savings. We understand the project budget is approximately \$1,000,000.

SCOPE OF SERVICES

Value Engineering + Design Development Validation

ISG and the consultant team will review and provide value engineering options that balance cost with quality and longevity, without compromising the minimum needs and safety requirements. We will collaborate with the City and the civil engineering, landscape architecture, mechanical engineering, electrical engineering, and structural engineering consultants to analyze the requirements of the clubhouse, identify its functions, and discover alternative ways to achieve those functions more efficiently. To achieve the desired budget and schedule of the City, decisions will need to be made quickly and efficiently, with a focus on cost savings and limited redesign.

Tasks + Deliverables

- Value engineering and design development validation workshop
- Design development City review meeting
- Design development drawing updates
- Revised design development cost estimate

Exclusions

We do not anticipate re-evaluating every previous detailed decision. We do not anticipate design meetings other than those specifically identified in this proposal.

Construction Documents

Upon receiving the appropriate approvals from the City, ISG will prepare final construction documents for the project. ISG assumes the design changes implemented during the value engineering phase will have minimal impact on the overall project design and construction documents and will be focused on easy-to-implement cost saving measures. ISG has not included complete redesign, redetailing, or redocumenting of every previous decision. A summary of the professional design services involved during the preparation of construction documents follows.

Tasks + Deliverables

- Progress review meeting
- Revised construction documents, drawings, and specifications for bidding

Architecture

Utilizing the approved design development floor plan floor plan, ISG will develop architectural construction documents, including:

- Building elevations and sections
- Roof, floor, and reflected ceiling plans
- Interior elevations, wall types, and sections
- Window, door, and hardware schedules
- Finish schedules
- Architectural notes, details, and specifications

ISG will also provide a code analysis, code record plan, the required plan review submittals, and any necessary responses to the local code official. All plan review fees will remain the responsibility of the City.

Interior Design

ISG will provide the appropriate interior design for the clubhouse. This work will include preparation of interior finish concepts, coordination of finishes, and preparation of room, wall, and ceiling finish plans and schedules.

If requested, ISG can provide fixture, furnishings, and equipment selection and procurement to complement the new interior space. This service will be provided as an additional service under a separate proposal.

Structural Engineering

Proposal from KPFF attached.

Mechanical, Electrical, and Plumbing (MEP) and Technology

Proposal from Modus Engineering attached.

Civil Engineering + Landscape Architecture

Provided by Bolton & Menk as a separate contract directly with the City.

Bidding + Negotiation

ISG will prepare an advertisement to assist with solicitation of competitive general contractor bids. ISG is prepared to respond to contractor questions and issue clarifications via addendum if necessary. ISG will also provide assistance with bid evaluation, issuance of a recommendation of award, and preparation of the Notice to Proceed and Agreement between the City and the contractor.

Construction Administration

This proposal anticipates that ISG will provide construction administration services for this project. These services will involve shop drawing and submittal review, site visits and observations every other week (up to 24 visit total), review and approval of change orders and monthly payment requests, and project close-out activities, including a site walk-through and preparation of a final punch list.

COMPENSATION

ISG proposes to provide the scope of work described within this proposal for compensation in accordance with the following schedule. Anticipated reimbursable expenses such as travel, mileage, and printing are not included.

Phase	Cost
Value Engineering + Design Development Validation	Subtotal: \$34,750
<i>ISG (Architecture, Interior Design, and Project Management)</i>	\$25,000
<i>KPFF (Structural Engineering)</i>	\$2,000
<i>Modus Engineering (MEP + Technology)</i>	\$4,250
<i>Cost Estimating (GC Consultant)</i>	\$3,500
Construction Documents	Subtotal: \$57,500
<i>ISG (Architecture, Interior Design, and Project Management)</i>	\$45,000
<i>KPFF (Structural Engineering)</i>	\$4,000
<i>Modus Engineering (MEP + Technology)</i>	\$8,500
Bidding + Negotiation	Subtotal: \$7,550
<i>ISG (Architecture, Interior Design, and Project Management)</i>	\$6,000
<i>KPFF (Structural Engineering)</i>	\$700
<i>Modus Engineering (MEP + Technology)</i>	\$2,500
Total Lump Sum	\$99,800
Construction Administration (Time + Materials)	Subtotal: Estimated \$55,900
<i>ISG (Architecture, Interior Design, and Project Management)</i>	Estimated \$50,000
<i>KPFF (Structural Engineering)</i>	\$9,200
<i>Modus Engineering (MEP + Technology)</i>	\$17,000

Applicable Contract

The General Terms and Conditions applicable to this Proposal are available at the link below and are hereby accepted and incorporated herein by reference. Upon acceptance of this Proposal, the parties can proceed with the project based on this signed Proposal, per its General Terms and Conditions, or for more complex projects, ISG, at its discretion, will prepare and require the use of an AIA or EJCDC Contract that will govern the project.



General Terms + Conditions
bit.ly/termsconditions_isg

Acknowledgment of Acceptance

This proposal is valid for 30 days.

Accepted this _____ day
of _____, 2024.

Company: _____
Print

Name: _____
Print

Title: _____
Print

Signature: _____

SCHEDULE

Phase	Time Frame
Value Engineering + Design Development Validation	April 15–June 14, 2024
Construction Documents	June 14–July 15, 2024
Bidding + Negotiation	July 15–September 9, 2024
Construction Administration	Anticipated September 9, 2024–April 30, 2025

ADDITIONAL SERVICES

ISG's goal for this proposal, like its services, is to be flexible with accommodating the requirements of this project. Upon request, ISG is able to provide a subsequent proposal to assist with additional professional design and construction phase services that will be necessary to facilitate this project as it moves forward.

ISG appreciates the opportunity to provide a solution tailored to the needs of the City of Newton. Upon acceptance of this proposal, please sign the acknowledgment box and return a copy of the proposal to our office. We look forward to providing you with responsive service, a collaborative approach, and timely delivery.

Sincerely,

Dana Pedersen, AIA, NCARB

Architecture Group Leader

ATTACHMENT

- Project Work Plan
- KPFF Proposal—scope and fee included in ISG proposal
- Modus Engineering Proposal—scope and fee included in ISG proposal

Project Work Plan

City of Newton: Westwood Golf Course New Club House Re-Bid			
Proposed Work Plan			
Design Contract Awarded April 15, 2024 at City Council Meeting			
Blue Highlight indicates Meetings with Owner	Start Date Below	Weeks	End Date Below
	April 15, 2024	6	May 24, 2024
Value Engineering Process	Contracts and Administration		
	Internal Meeting for VE planning		
	VE Workshop: 1 - 2 day whole team page turn		
	Concept/Plan update		
	Design Team Coordination Meetings (2)		
	Update Review Meeting		
	VE Updates for Cost Estimating		
	Send to GC for Cost Estimating Update	May 24, 2024	2 June 7, 2024
	Cost Estimate Update		
	Cost Estimate Update Review Meeting		
Construction Documents	June 7, 2024	6	July 15, 2024
	Correspondance with AHJ		
	Drawing Development		
	CD Specifications		
	Comcheck and Code Updates		
	Quality Control Review		
	90% CD Review Meeting		
	Design Team Meetings (every other week)		
	AHJ Submittal and Review Comments		
Bidding & Negotiations	July 15, 2024	5	August 19, 2024
	Assemble and Distribute Documents to AHJ & Council for Bid Letting and Public Hearing		
	Council Meeting (Public Hearing) July 15th		
	Distribute Documents for Bidding		
	Pre Bid Meeting		
	Addendums and Substitutions		
	Bid Opening and Bid Tab (Thursday, August 8th)		
	Council Meeting to Award Contract (Monday, August 19th)		
	Contracts		
Construction Administration	August 19, 2024	10 Months	April 30, 2025
	Preconstruction Meeting		
	Submittal and Shop Drawing Review		
	Construction Meetings / Site Visits (up to 24 site visits and observation reports)		
	City Council Meeting Attendance (up to 2 anticipated)		
	RFI's and ASI's		
	Punch List		
	Closeout Documents		
	Pay Ap Review		



April 8, 2024

Dana Pedersen, AIA
ISG
217 E. 2nd Street, Suite 110
Des Moines, IA 50309

Subject: Newton Westwood Golf Course Clubhouse
Proposal for Structural Engineering Services

Dear Dana:

We are pleased to submit this proposal for structural engineering services for the above referenced project.

PARTIES TO AGREEMENT

This agreement is between the client, **ISG**, (hereinafter referred to as "CLIENT"), and **KPFF CONSULTING ENGINEERS** (hereinafter referred to as "KPFF") for professional structural engineering services on the above referenced project.

PROJECT DESCRIPTION

We understand that this project consists of the value engineering, redesign, documentation, and construction administration of a revised design for the previous Newton Westwood Golf Course Clubhouse project. The new plan is to construct a 1 story clubhouse that is 100'x60' in size. The estimated construction budget for the project is \$1,000,000 but does not include site grading, site utilities, or demolition of the old building.

We have assumed that this project will be bid and permitted with one drawing package and submittal in order to meet the schedule. If a split package, multiple bid sets or a phased submittal is required, we would be happy to provide fees associated with those requests. It is anticipated that construction documents will be completed by August 1, 2024, for a Fall 2024 construction start. We have based this understanding on the email RFP, dated April 4, 2023.

BASIC SERVICES

Our proposed Scope of Basic Services are as noted in Exhibit D: Scope of Basic Structural Engineering Services.

COMPENSATION

We propose to bill our services as noted below for the scope of work described above. KPFF's total billings for **BASIC SERVICES**, shall not exceed the value follows:

Value Engineering:	Lump sum of \$2,000.00
Revised Construction Documents:	Lump sum of \$4,000.00
Bidding:	Lump sum of \$750.00
<u>Construction Administration:</u>	<u>Hourly per the attached rate schedule</u>



PAYMENTS

KPFF will submit monthly invoices. Payment is due on the date of the invoice and becomes delinquent one month thereafter. A late charge will be added to delinquent amounts at the rate of one-and-one-half percent (1 ½ %) for each one month of delinquency (or the maximum allowable by law, whichever is lower). If KPFF initiates suit to recover delinquent sums owed by CLIENT, KPFF shall be entitled to recover all reasonable costs incurred, including staff time, court costs, attorney's fees, expert fees and other related costs and expenses. KPFF reserves the right to terminate the performance of its service without waiving any claims or rights against client and without liability whatsoever if payment is past due the 30-day period.

REIMBURSABLE EXPENSES

Anticipated expenses for messenger and delivery services, reproduction, printing, plotting are included in our lump sum fee. Anticipated expenses do not include major milestone printing such as end of phase permit submittals or bid sets. Mileage for travel to the site will be billed per standard rates. These expenses would be billed at our cost.

ELECTRONIC FILE TRANSFER

Conditions of use of Electronic Files prepared by KPFF are noted in Exhibit C: Delivery of Electronic Files. The undersigned hereby acknowledges the conditions contained in Exhibit C: Delivery of Electronic Files.

ADDITIONAL SERVICES

Additional services requested by the CLIENT will be performed on an hourly basis, subject to all other conditions of this agreement. Reimbursable expenses will be billed as noted above in "Reimbursable Expenses." Hourly Billing Rates for personnel time expended for additional services are shown in Exhibit B.

TERMS AND CONDITIONS

This agreement includes the Terms and Conditions attached in Exhibit A: Terms and Conditions.

EXPIRATION

This proposal will expire if not executed and returned to KPFF within 60 days of the proposal date.

AUTHORIZATION TO PROCEED

The undersigned hereby authorizes the services described herein and explicitly acknowledges the terms and conditions of this consulting agreement.

Upon review and acceptance of this proposal, please sign both copies and return one copy to KPFF Consulting Engineers.

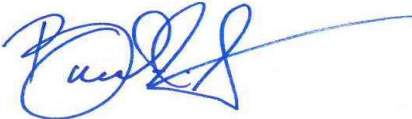


Submitted By: **KPFF Consulting Engineers**

Agreed to by: **ISG**

By: Brad A. Stork, P.E.
Principal

By: _____
Type or Print Name/Title

Signed: 

Signed: _____

Dated: April 8, 2024

Dated: _____

Attachments: Exhibit A: Terms and Conditions
Exhibit B: 2024 Hourly Rates and Reimbursable Schedule
Exhibit C: Electronic Media Disclaimer
Exhibit D: Basic Structural Engineering Scope of Services

cc: File



TERMS AND CONDITIONS

KPFF shall perform the services outlined in this agreement pursuant to the stated fee arrangement.

1. Additional Services

Should the Scope of Services change from those set forth in the Agreement for Professional Services, the fee for such additional services will be negotiated between CLIENT and KPFF.

2. Limitation of Liability

To the greatest extent allowed by law, the aggregate liability of KPFF for any and all injuries, claims, demands, losses, expenses or damages, of whatever kind, arising out of or in any way related to this Agreement or the services provided by KPFF on this project, shall be limited to \$50,000 or the total fee received by KPFF pursuant to this Agreement, whichever is greater. Further, no officer, director, shareholder or employee of KPFF shall bear any personal liability to CLIENT for any and all injuries, claims, demands, losses, expenses or damages, of whatever kind or character, arising out of or in any way related to this Agreement or the services provided by KPFF on this project.

3. Mediation

All disputes between CLIENT and KPFF arising out of or relating to this Agreement shall be submitted to nonbinding mediation prior to commencement of any other judicial proceeding.

4. Dispute Handling

KPFF shall make no claim against CLIENT without first providing CLIENT with a written notice of damages and providing CLIENT thirty (30) days to cure before an action is commenced. CLIENT shall make no claim either directly or in a third-party claim, against KPFF unless CLIENT has first provided KPFF with a written certification executed by an independent professional currently practicing in the same discipline as KPFF and licensed in the state of the subject project. This certification shall a) contain the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a professional performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to KPFF not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any judicial proceeding.

5. Suspension of Services

If CLIENT fails to make payments to KPFF in accordance with this Agreement, such failure shall provide KPFF the option to suspend performance of services under this Agreement upon seven (7) days written notice to CLIENT. In the event of a suspension of services, KPFF shall have no liability for any delays or damages caused because of such suspension. Before resuming services, KPFF shall be paid all sums due prior to suspension and any expenses incurred by KPFF in the interruption and resumption of its services. KPFF's fees for the remaining services and time schedules shall be equitably adjusted. If any invoice is in dispute, CLIENT shall pay under written protest to keep the project on schedule and resolve the payment dispute after substantial completion.

6. Termination

This Agreement may be terminated by either party with seven (7) days written notice to the other in the event of a substantial failure of performance by the other party through no fault of the terminating party. If this Agreement is terminated, KPFF shall be paid for services performed to the termination notice date, including reimbursable expenses due.

7. Ownership of Documents

The drawings, calculations and specifications are instruments of service and are, and shall remain, the property of KPFF, whether the project for which they are made is executed or not. They are not to be used on other projects or extensions to this project except by agreement in writing.

8. Contract Administration

It is understood that KPFF will not provide design and construction review services relating to safety measures of any contractor or subcontractor on the project. Further, it is understood that KPFF will not provide any supervisory services relating to the construction for the project. Any opinions solicited from KPFF relating to any such review or supervisory services shall be considered only as general information and shall not be the basis for any claim against KPFF.

9. No Third-Party Beneficiary

Nothing in this Agreement shall create a contractual relationship with or a cause of action in favor of any third party against KPFF or CLIENT.

10. No Assignments

Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party.

11. Payments

KPFF will submit monthly invoices. Payment is due on the date of the invoice and becomes delinquent one month thereafter. A late charge will be added to delinquent amounts at the rate of one-and-one-half percent (1 ½ %) for each one month of delinquency (or the maximum allowable by law, whichever is lower). If KPFF initiates suit to recover delinquent sums owed by CLIENT, KPFF shall be entitled to recover all reasonable costs incurred, including staff time, court costs, attorney's fees, expert fees and other related costs and expenses.



2023 HOURLY RATE SCHEDULE (AS OF 07/01/23)

Principal	\$ 192.50 per hour
Senior Project Manager	\$ 175.00 per hour
Project Manager	\$ 150.00 per hour
Project Engineer	\$ 127.50 per hour
Graduate Engineer	\$ 105.00 per hour
Senior CAD/BIM	\$120.00 per hour
CAD/BIM	\$ 95.00 per hour
Administrative	\$ 75.00 per hour

Note: Hourly rates for employees are subject to bi-annual adjustments. Services will be billed at the employee's hourly rate in place at the time the service is provided.



DELIVERY OF ELECTRONIC FILES

General

In accepting and utilizing any drawings, models, reports or data, herein referred to as ELECTRONIC FILES, in any form of electronic media generated and furnished by KPFF, CLIENT agrees that all such ELECTRONIC FILES are instruments of service of KPFF, who shall be deemed the author, and shall retain all common law, statutory law and other rights, including copyrights.

CLIENT agrees that the information presented on the ELECTRONIC FILES, can be modified, unintentionally or otherwise. CLIENT is aware that differences exist between the ELECTRONIC FILES delivered and the printed hard-copy construction documents. In the event of a conflict between the signed construction documents prepared by KPFF and ELECTRONIC FILES, the signed or sealed hard-copy construction documents shall govern. KPFF reserves the right to remove all indication of ownership and/or involvement from each electronic display. Furthermore, KPFF is not obligated to distribute ELECTRONIC FILES upon making changes to said ELECTRONIC FILES.

CLIENT agrees not to reuse ELECTRONIC FILES, in whole or in part, for any purpose other than for this Project. CLIENT agrees not to transfer ELECTRONIC FILES to others without the prior written consent of KPFF. CLIENT further agrees to waive all claims against KPFF resulting in any way from any unauthorized changes to or reuse of the electronic files for any other project by anyone other than KPFF.

Any changes to the ELECTRONIC FILES by CLIENT are subject to review and acceptance by KPFF.

In addition, CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless KPFF, its officers, directors, employees and sub-consultants against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs arising from any changes made by anyone other than KPFF or from any reuse of the ELECTRONIC FILES without the prior written consent of KPFF.

Under no circumstances shall delivery of ELECTRONIC FILES for use by CLIENT be deemed a sale by KPFF, and KPFF makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall KPFF be liable for indirect or consequential damages as a result of CLIENT's use or reuse of the ELECTRONIC FILES.

Distribution to Sub-Consultants or Owners

In the event that CLIENT distributes ELECTRONIC FILES to CLIENT's other sub-consultants (hereinafter referred to as SUB-CONSULTANT('s) working on the PROJECT, CLIENT shall notify SUB-CONSULTANT('s) that all TERMS AND CONDITIONS noted above extend to SUB-CONSULTANT('s) in exchange for SUB-CONSULTANT('s) use of ELECTRONIC FILES.



Distribution to Contractors

In the event that CLIENT distributes ELECTRONIC FILES to Contractors or Sub-Contractors (hereinafter referred to as RECIPIENTS) working on the PROJECT, CLIENT shall notify RECIPIENTS of the following:

- ELECTRONIC FILES are not construction documents. Differences may exist between these ELECTRONIC FILES and corresponding hard-copy construction documents.
- KPFF makes no representation regarding the accuracy or completeness of the ELECTRONIC FILES CLIENT or RECIPIENT receives.
- In the event that a conflict arises between the signed or sealed hard-copy construction documents prepared by KPFF and the ELECTRONIC FILES, the signed or sealed hard-copy construction documents shall govern.
- RECIPIENTS are responsible for determining if any conflict exists. By RECIPIENT's use of these ELECTRONIC FILES, RECIPIENT is not relieved of RECIPIENT's duty to fully comply with the contract documents, including, and without limitation, the need to check, confirm and coordinate all dimensions and details, take field measurements, verify field conditions and coordinate RECIPIENTS work with that of other contractors for the project.



KPFF Consulting Engineers has expertise in the analysis and design of all elements associated with typical building structures. We are available to provide structural design services on any or all of the many elements which comprise a finished building. Shown below is our understanding of the scope which is required for this project. If this scope is to be modified, we will be glad to revise our fee proposal to reflect any such change.

This is an exhibit attached to and made part of Agreement dated **April 8, 2024**, between **KPFF Consulting Engineers** and **ISG**, for the **Newton Westwood Golf Course Redesign** Project.

The services of the Structural Engineer of Record (SER) for this proposal include those summarized below.

Scope of SER's Basic Services	Included	Not Included	Remarks
2.0 DESIGN DEVELOPMENT PHASE			
2.1 a. Attend Meetings	✓		As Required.
b. Prepare Design Development Documents	✓		
1. Prepare Preliminary Structural Design Calculations for Typical Elements		✓	
2. Develop Foundation Drawings	✓		
3. Develop Framing Plans	✓		
4. Prepare Typical Detail Sheet(s)	✓		
c. Prepare or Edit Outline Specifications for Structural Items	✓		
d. Identify Pre-Engineered Structural Elements	✓		
e. Update LEED strategies		✓	
f. Review Results of Special Studies		✓	
g. Coordinate Structural Design with Special Design Criteria	✓		
h. Submit Design Development Documentation for Approval	✓		
2.2 Review Construction Cost Estimate Prepared by Others.	✓		
3.0 CONSTRUCTION DOCUMENTS PHASE			
3.1 a. Prepare Structural Design of Primary Structural System	✓		
b. Designate Elements to be designed by Specialty Engineers and Specify Structural Criteria for Specialty Engineer's Design of Pre-Engineered Structural Elements.	✓		
c. Review Effect of Secondary or Non-Structural Elements Attached to Primary Structural System	✓		
d. Attend Meetings	✓		As Required.
e. Assist in Coordination with Building Code Officials	✓		



f. Complete Structural Calculations	✓		
g. Complete Structural Drawings	✓		
h. Prepare or Edit Specifications for the Primary Structural System	✓		
i. Assist in Establishing Testing and Inspection Requirements	✓		
j. Incorporate LEED strategies into drawings and specifications		✓	
k. Perform Checking and Coordination of the Structural Documents	✓		
3.2 a. Prepare early bid packages.		✓	
b. Prepare Phased Permit Submittals.		✓	
3.3 Review Construction Cost Estimate Prepared by Others.	✓		
3.4 Assist in Filing Construction Documents for Approval by Building Official		✓	
4.0 BIDDING OR APPROVALS PHASE			
4.1 a. Make Revisions to Construction Documents as Required by Building Official	✓		
b. Assist in Evaluating Bidders Qualifications	✓		
c. Provide Structural Addenda and Clarifications	✓		
d. Attend Pre-Bid Conference		✓	
e. Assist in Bid Evaluation		✓	
5.0 CONSTRUCTION PHASE - ADMINISTRATION OF THE CONSTRUCTION CONTRACT			
5.1 a. Attend Pre-Construction Meeting		✓	
b. Assist in Establishing Communications Procedures	✓		
c. Assist in Establishing Procedures for Testing and Inspections	✓		
d. Assist in Confirming Submittal Procedures		✓	
e. Assist in Selection of Testing and Inspection Agency		✓	
f. Advise Client and Contractor which Structural Elements Require Construction Observation by SER	✓		
5.2 a. Make Site Visits at Intervals Appropriate to the Stages of Construction	✓		Maximum of (2) visits.
b. Prepare Site Visit Reports	✓		
5.3 Assist in Determining the Amounts Due the Contractor for the Structural Work		✓	



5.4	Provide Interpretations of Structural Construction Documents	✓		
5.5	Provide Recommendations Regarding claims, Disputes and Other Matters Relating to Execution or Progress of the Structural Work	✓		
5.6	Assist in Determining Whether Non-Conforming Structural Work Shall be Rejected	✓		
5.7	a. Review Specified Submittals for Pre-Engineered Structural Elements		✓	
	b. Review Submittals for Items Designed by SER	✓		
	c. Review Testing and Inspection Reports	✓		
	d. Initiate Appropriate Action to Those Reports, if Required	✓		
5.8	Assist in Preparing Change Orders Relating to the Structural Work	✓		
5.9	Assist in Conducting Jobsite Observation Visits to Determine Substantial Completion of the Structural Work	✓		
6.0 OPTIONAL ADDITIONAL SERVICES				
6.1	Develop 3-Dimensional Model with Building Information Modeling	✓		Using REVIT Structure
6.2	Provide Service to Investigate Existing Conditions of Facilities, or to Make Measured Drawings Thereof		✓	
6.3	Provide Services to Verify Accuracy of Information Furnished by Architect		✓	
6.4	Provide Detailed Estimates of Construction Cost		✓	
6.5	Provide Services Related to Interior Design Services		✓	
6.6	Prepare Record Drawings		✓	
6.7	Provide Services of Sub-Consultants		✓	
6.8	Provide Services Related to Non-structural or Secondary Structural Elements and Their Attachments			
	a. Exterior Cladding System		✓	
	b. Interior Architectural Systems		✓	
	c. Window Washing Systems and Tie Downs		✓	
	d. Antenna or Flagpoles		✓	
	e. Calculations and details for anchorage of mechanical, electrical, or plumbing equipment.		✓	
	f. Calculations and details for anchorage of MEP distribution systems.		✓	



g. Calculations and details for anchorage of medical equipment and components.		✓	
h. Calculations and details for anchorage of owner-furnished equipment or equipment that is substituted at contractor's or owner's request after approval by reviewing agency.		✓	
i. Mechanisms or Guide Systems for Elevators, Escalators or other Conveying Equipment		✓	
j. Stairs (designed by others).		✓	
m. Swimming Pools.		✓	
6.9 Provide Services Related to Sitework Elements			
a. Retaining Walls		✓	
b. Culverts or Bridges		✓	
c. Landscape Furnishings		✓	
d. Flagpoles or Lighting Poles		✓	
e. Signs		✓	
f. Miscellaneous Site Structures		✓	
7.0 ITEMS EXCLUDED FROM BASIC SERVICES			
7.1 Design, detailing, or specifying of waterproofing.		✓	
7.2 Soils investigations or reports.		✓	
7.3 Surveying.		✓	
7.4 Civil engineering.		✓	
7.5 Review of safety measures.		✓	
7.6 Material testing.		✓	
7.7 Continuous job inspection or "Special Inspection" as required by Section 1704 of the Building Code.		✓	

April 8, 2024

Dana Pedersen, AIA, NCARB
IS Group, Inc.
217 East 2nd Street, Suite 110
Des Moines, IA 50309

Subject : Newton Westwood Golf Clubhouse

Dear Dana,

I am pleased to offer you this engineering service proposal for the Newton Westwood Golf Clubhouse project.

This proposal includes value engineering efforts, contract documents, bidding assistance, and construction administration (submittal reviews and on-site meetings with construction personnel as required to clarify issues of design). Our engineering scope includes plumbing, mechanical, electrical (power and lighting) and technology.

As part of this proposal, MEPT design will stop five (5) feet from building foundation.

Printing and reproduction of plans and specifications necessary for coordination and review during the design process are included.

An electronic set of plans and specification will be delivered to the owner and architect at the conclusion of the design process for their use in printing bidding documents.

This proposal does not include the following services:

- Structural engineering
- Civil engineering
- Fees, permit costs or other costs associated with review or applications to governing bodies
- As-built CAD drawing creation
- Distribution and document reproduction expenses
- Commissioning services
- Life cycle cost analysis for utility rebates or energy code approval
- Material and construction testing services
- Building Information Modeling beyond the 200 Level of Detail (Approximate Geometry)
- Arc flash Studies & Breaker Coordination (except where required by the NEC)
- On-site photometrics



For the above-referenced services, our total fee will be \$17,000. See below for additional breakout information.

- Value engineering efforts [25%] = \$4,250
- Construction documents [50%] = \$8,500
- Bidding assistance [5%] = \$850
- Construction administration [20%] = \$3,400
 - CA efforts shall be considered a T&M not to exceed value.

Additional services, as approved and requested, shall be provided at our hourly rates.

MODUS Errors and Omissions Policy shall be deemed a part of this agreement.

Scheduled reimbursables in this agreement shall match the scheduled reimbursables within the owner/architect agreement.

The AIA C401 (2017) Standard Form of Agreement Between Architect and Consultant shall be deemed a part of this letter.

Sincerely,

MODUS



DMB

If you are in agreement, please sign this letter and return a copy to our office. This will serve as our written contract.

SIGNATURE

DATE

City of Newton Council Report

**Item:**

Resolution Approving the FY23 Audit for the City of Newton

Summary:

Resolution Approving the FY23 Audit for the City of Newton

Financial Impact:

No Financial Impact

Report Number: 2024-361

Date:

April 15, 2024

Lead Department:

Administration

Recommendation:

Approve

Background:

The City's auditors Gronewold, Bell, Kyhnn & Co PC have completed the FY23 audit for the City of Newton and presented information at the April 1st City Council meeting. This action officially approves the FY23 audit.

Recommendation:

Staff recommends approval of the Resolution

A handwritten signature in black ink, appearing to read "Matt Muckler", written over a light gray circular stamp.

Matt Muckler, City Administrator

RESOLUTION NO. 2024 – _____

**RESOLUTION APPROVING THE FY23 AUDIT FOR THE CITY
OF NEWTON**

WHEREAS, City staff has provided all necessary information to the City's auditors Gronewold, Bell, Kyhnn and Co. to perform the FY 23 Audit; and

WHEREAS, Gronewold, Bell, Kyhnn and Co have finished the FY23 audit and presented information to the City Council at the April 1, 2024 meeting; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newton, Iowa, that the City's audit prepared by Gronewold, Bell, Kyhnn and Co for FY23 is hereby approved.

PASSED this 15th day of April 2024.

APPROVED this _____ day of April 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

CITY OF NEWTON, IOWA

INDEPENDENT AUDITOR'S REPORTS
BASIC FINANCIAL STATEMENTS
SUPPLEMENTARY AND OTHER INFORMATION
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

JUNE 30, 2023

CITY OF NEWTON, IOWA
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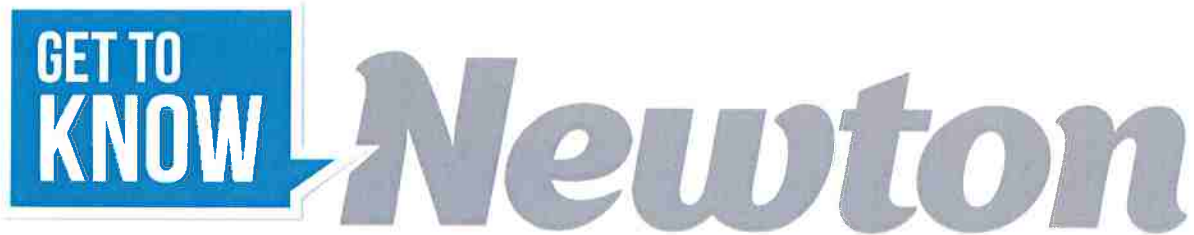
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INTRODUCTORY SECTION



March 25, 2024

To the Honorable Mayor, City Council, and Citizens of the City of Newton, Iowa:

I am pleased to submit the Annual Financial Report for the City of Newton, Iowa, for the fiscal year ended June 30, 2023, and to provide information about the City organization and community. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City.

To the best of our knowledge and belief, the enclosed data are accurate in all material respects and are reported in a manner designed to present fairly the financial statements on the basis of cash receipts and disbursements, which is a comprehensive basis of accounting other than the U.S. Generally Accepted Accounting Principles. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

The Annual Financial Report is presented in four sections: Introductory, Financial, Compliance, and Statistical. The Introductory section includes the table of contents, letter of transmittal, and a list of City officials. The Financial section includes the independent auditor's report, Management's Discussion and Analysis, the basic financial statements, other information, and supplementary information.

The Compliance Section includes the Auditor's Report on Internal Control over Financial Reporting and Compliance and other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards. The Statistical section includes selected financial and demographic information generally presented on a multi-year basis.

The City of Newton has operated under a Mayor-Council form of government with an appointed City Administrator since 1982. Policy-making and legislative authority are vested in the governing Council, which consists of a Mayor and six-member City Council. The City Council is responsible for adopting ordinances, policy resolutions, the Annual Budget and Capital Improvement Plan, appointing committees, and hiring the City Administrator, City Attorney, and City Clerk.

The City Administrator is responsible for overseeing the day-to-day operations of the City and for appointing and supervising the City's Department Directors. The City Council is elected on a non-partisan basis to four-year staggered terms, with three City Council members elected every two years. The Mayor is elected for a two-year term. Four of the City Council members are elected within their respective wards, and the Mayor and the two remaining City Council members are elected at-large.

This Report includes all funds of the City of Newton except for the Newton Waterworks and all discretely presented component units. The City provides a full range of services including police and fire protection, sanitation services, the construction and maintenance of roads, streets and infrastructure, inspection and licensing functions, maintenance of grounds and buildings, municipal airport, library, cemetery, and parks and recreation activities. In addition to general government activities, the City owns and operates enterprises for a water production plant, a water pollution control facility, and golf course. The City also operates a regional sanitary landfill owned by a group of local governments per a 28E agreement.

ECONOMIC CONDITION AND OUTLOOK

The City of Newton serves as the Jasper County seat and as a local employment center. It is a regional retail hub, with a full range of shopping and services that represent more than 75% of the sales in Jasper County. The official population now stands at 15,760, which is the largest population in the City's history.

The overall outlook for Newton is positive. Supported by significant housing and retail initiatives, Newton has seen economic growth in the last 12 months. In 2023, the City issued building permits for new residential construction with a total valuation of \$4,162,435. Total valuation for all permits issued in Fiscal Year 2023 had a valuation of \$38,372,310.

Newton remains the stable home of many strong local employers such as Van Maanen Electric, Rock Communications, MercyOne Newton Medical Center, The Vernon Company, Progress Industries, Thombert, Inc., the Newton Community School District, Hy-Vee, Graphic Packaging and Wal-Mart. After decreasing from FY13 to FY17, total assessed value in the City of Newton grew during FY23 for the sixth year in a row. In June 2023, the unemployment rate was at 3.0%, up slightly from 2.7% in June of 2022.

The community is located along major transportation routes near an expanding metropolitan area and is intentionally diversifying its economic base. Newton continues to position itself for consistent future residential, commercial and industrial growth, with an emphasis on residential and commercial developments.

CITY OPERATIONS

The Mayor and City Council conduct goal setting activities on an annual basis in order to provide City staff with direction concerning priority projects for the community. The City's 2022-2024 City Council Goals were adopted in October of 2022 and focused on increased public safety services, housing development, street improvements and continued economic

development. The FY24-FY28 Capital Improvement Plan (CIP) was adopted in April of 2023. The City's Comprehensive Plan, *Envision Newton 2042*, was adopted by the City of Newton in December 2022 following a year-long public input process. *Envision Newton 2042*, together with the annual budget and multi-year Capital Improvement Plan (CIP), provides the framework for the City Council's decisions regarding community priorities and investments.

FINANCIAL INFORMATION

City administration is responsible for establishing and maintaining internal control designed to ensure that the assets of the City are protected from loss, theft, or misuse and to ensure adequate accounting data is compiled to allow for the preparation of financial statements in conformity with the Cash Basis of Accounting, which is another comprehensive basis of accounting. Internal control is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of "reasonable assurance" recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived and (2) the valuation of costs and benefits requires estimates and judgments by management.

BUDGETING CONTROLS

The City maintains budgeting controls to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the City Council. All funds are included in the annual appropriated budget. The level of budgeting control (that is, the level at which expenditures cannot legally exceed the appropriated amount) is at the program level. As demonstrated by the financial statements and schedules included in the Financial Section of this Report, the City continues to meet its responsibility for sound financial management.

DEBT ADMINISTRATION

On June 30, 2023, the City of Newton had a number of debt issues outstanding. In Fiscal Year 2022-23, the City maintained an A+ rating from S&P Global Ratings on General Obligation Bond issues. Under current state statutes, the City's General Obligation debt issues are subject to a legal limitation based on 5% of total actual value of real property. The City looks for, and calls in, bond issues that will generate annual principal and interest savings.

CASH MANAGEMENT

Cash temporarily idle during the year was invested in demand deposits and certificates of deposit. The Investment Policy adopted by the City Council stresses the importance of capital preservation. The Policy directives intend to minimize credit and market risks while maintaining a competitive yield on the portfolio. Accordingly, deposits were either covered by

Federal Depository Insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa.

RISK MANAGEMENT

The City is fully insured for its general and auto liability as well as public official, police professional, and ambulance professional liability. Workers' compensation coverage is provided through a statewide risk pool for local governments, the Iowa Municipalities Workers' Compensation Association (IMWCA). The City is fully insured for all insurance plans for medical, dental, and prescription drug expenses.

INDEPENDENT AUDIT

State statutes require an annual audit by independent certified public accountants. Gronewold, Bell, Kyhnn & Co. P.C. has issued unmodified opinions on the City of Newton's governmental activities, the business type activities, each major fund, and aggregate remaining funds financial statements for the year ended June 30, 2022. The independent auditor's report on the general-purpose financial statements and combining and individual fund statements and schedules is included in the Financial Section of this report.

ACKNOWLEDGMENTS

I am grateful for the support and interest of the Mayor and City Council, Department Directors, and other management Staff for their conscientiousness in planning and conducting the financial operations of the City of Newton in a responsible and progressive manner. Preparation of this Report could not have been accomplished without the dedicated services of the Finance Officer and the efficient assistance of the City's independent auditors.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Matt Muckler", written in a cursive style.

Matt Muckler
City Administrator

CITY OF NEWTON, IOWA
OFFICIALS

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Michael Hansen	Mayor	January, 2024
Evelyn George	Mayor Pro-tem	January, 2026
Mark Hallam	Council Member	January, 2024
Craig Trotter	Council Member	January, 2024
Melissa Dalton	Council Member	January, 2026
Vicki Wade	Council Member	January, 2026
Randy Ervin	Council Member	January, 2024
Matt Muckler	City Administrator	Indefinite
Katrina Davis	City Clerk	Indefinite
Matthew Brick	City Attorney	Indefinite
Lisa Frasier	Finance Officer	Indefinite

FINANCIAL SECTION

Gronewold, Bell, Kyhnn & Co. P.C.

CERTIFIED PUBLIC ACCOUNTANTS • BUSINESS AND FINANCIAL CONSULTANTS

1910 EAST 7th STREET BOX 369
ATLANTIC, IOWA 50022-0369
(712) 243-1800
FAX (712) 243-1265
CPA@GBKCO.COM

KENNETH P. TEGELS
CHRISTOPHER J. NELSON
DAVID A. GINTHER
DUSTIN T. VEENSTRA
FAITH E. HINRICHS

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council

Report on the Audit of the Financial Statements

Adverse and Unmodified Opinions

We have audited the accompanying financial statements of the governmental activities, the business type activities, the aggregate discretely presented component units, each major fund and the aggregate remaining fund information of the City of Newton, Iowa, as of and for the year ended June 30, 2023, and the related notes to financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Summary of Opinions

<u>Opinion Unit</u>	<u>Type of Opinion</u>
Governmental Activities	Unmodified
Business Type Activities	Unmodified
Aggregate Discretely Presented Component Units	Adverse
Major Governmental Funds:	
General	Unmodified
Special Revenue:	
Road Use Tax	Unmodified
Employee Benefits	Unmodified
Urban Renewal Tax Increment	Unmodified
Debt Service	Unmodified
Capital Projects	Unmodified
Major Enterprise Funds:	
Sewer	Unmodified
Landfill	Unmodified
Aggregate Remaining Fund Information	Unmodified

Adverse Opinion on Aggregate Discretely Presented Component Units

In our opinion, because of the significance of the matter discussed in the Basis for Adverse and Unmodified Opinions section of our report, the financial statements referred to above do not present fairly the financial position of the aggregate discretely presented component units of the City of Newton as of June 30, 2023, or the changes in cash basis financial position thereof for the year then ended in accordance with the cash basis of accounting described in Note 1.

To the Honorable Mayor and
Members of the City Council

Unmodified Opinions on Governmental Activities, Business-Type Activities, Each Major Fund and Aggregate Remaining Fund Information

In our opinion the financial statements referred to above present fairly, in all material respects, the respective cash basis financial position of the governmental activities, the business type activities, each major fund, and the aggregate remaining fund information of the City of Newton as of June 30, 2023, and the respective changes in cash basis financial position for the year then ended in accordance with the cash basis of accounting described in Note 1.

Basis for Adverse and Unmodified Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Newton, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our adverse and unmodified audit opinions.

Matters Giving Rise to Adverse Opinion on the Aggregate Discretely Presented Component Units

The financial statements do not include financial data for the City's legally separate component units. Accounting principles applicable to the cash basis of accounting require the financial data for those component units to be reported with the financial data of the City's primary government unless the City also issues financial statements for the financial reporting entity which include the financial data for its component units. The City has not issued such reporting entity financial statements. The amounts by which this departure would affect the cash basis receipts, disbursements and cash basis fund balances of the aggregate discretely presented component units has not been determined.

Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting described in Note 1, and for determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Newton's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

To the Honorable Mayor and
Members of the City Council

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and Government Auditing Standards, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Newton's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Newton's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise City of Newton's basic financial statements. We previously audited, in accordance with the standards referred to in the Auditor's Responsibilities for the Audit of the Financial Statements section of this report, the financial statements for the eight years ended June 30, 2022 (which are not presented herein) and expressed adverse and unmodified opinions on those financial statements which were prepared on the cash basis of accounting. The financial statements for the one year ended June 30, 2014 (none of which are presented herein), were audited by other auditors whose report expressed adverse and unmodified opinions on those financial statements which were prepared on the cash basis of accounting. The supplementary information included in Schedules 1 through 3, including the Schedule of Expenditures of Federal Awards required by Title 2, U.S. Code of Federal Regulations, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (Uniform Guidance), is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the supplementary information in Schedules 1 through 3 is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

To the Honorable Mayor and
Members of the City Council

Other Information

Management is responsible for the other information included in this report. The other information comprises the Introductory Section, Management's Discussion and Analysis, the Budgetary Comparison Information, the Schedules of the City's Proportionate Share of the Net Pension Liability, the Schedules of City Contributions and the Statistical Section on pages 2 through 2c, 5 through 5f, 39 through 46 and 62 through 70, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated March 25, 2024 on our consideration of the City of Newton's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering City of Newton's internal control over financial reporting and compliance.

bmewald, Ben, Lyman & W.P.C.

Atlantic, Iowa
March 25, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

The City of Newton provides this Management's Discussion and Analysis of its financial statements. This narrative overview and analysis of the financial activities is for the fiscal year ended June 30, 2023. We encourage readers to consider this information in conjunction with the City's financial statements, which follow.

2023 FINANCIAL STATEMENTS

- Receipts of the City's governmental activities increased 19.3%, or approximately \$4,799,000, from fiscal year 2022 to fiscal year 2023. Grants, contributions and restricted interest receipts increased by approximately \$1,527,000, and debt proceeds increased by approximately \$2,705,000.
- Disbursements of the City's governmental activities increased 4.1%, or approximately \$1,037,000, in fiscal year 2023 over fiscal year 2022. Capital projects disbursements increased by approximately \$799,000 and general government disbursements increased by approximately \$360,000.
- The City's total cash basis net position increased 8.8%, or approximately \$2,555,000, from June 30, 2022 to June 30, 2023. Of this amount, the cash basis net position of the governmental activities increased approximately \$3,662,000 and the cash basis net position of the business type activities decreased approximately \$1,107,000.

USING THIS ANNUAL REPORT

The annual report consists of a series of financial statements and other information as follows:

Management's Discussion and Analysis introduces the basic financial statements and provides an analytical overview of the City's financial activities.

The Government-wide Financial Statement consists of a Cash Basis Statement of Activities and Net Position. This statement provides information about the activities of the City as a whole and presents an overall view of the City's finances.

The Fund Financial Statements tell how governmental services were financed as well as what remains for future spending. Fund financial statements report the City's operations in more detail than the government-wide financial statement by providing information about the most significant funds.

Notes to Financial Statements provide additional information essential to a full understanding of the data provided in the basic financial statements.

Other Information further explains and supports the financial statements with a comparison of the City's budget for the year and the City's proportionate share of the net pension liability and related contributions.

Supplementary Information provides detailed information about the nonmajor governmental funds. In addition, the Schedule of Expenditures of Federal Awards provides details of various federal programs benefiting the City.

BASIS OF ACCOUNTING

The City maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. generally accepted accounting principles. Therefore, when reviewing the financial information and discussion within this annual report, the reader should keep in mind the limitations resulting from the use of the cash basis of accounting.

REPORTING THE CITY'S FINANCIAL ACTIVITIES

Government-wide Financial Statement

One of the most important questions asked about the City's finances is, "Is the City as a whole better off or worse off as a result of the year's activities?" The Cash Basis Statement of Activities and Net Position reports information which helps answer this question.

The Cash Basis Statement of Activities and Net Position presents the City's net position. Over time, increases or decreases in the City's net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Cash Basis Statement of Activities and Net Position is divided into two kinds of activities:

- Governmental Activities include public safety, public works, culture and recreation, community and economic development, general government, debt service and capital projects. Property tax and state and federal grants finance most of these activities.
- Business Type Activities include the sanitary sewer system, the landfill, the golf course, and the storm water. These activities are financed primarily by user charges.

Fund Financial Statements

The City has two kinds of funds:

- 1) Governmental funds account for most of the City's basic services. These funds focus on how money flows into and out of those funds, and the balances at year-end that are available for spending. The governmental funds include: 1) the General Fund, 2) the Special Revenue Funds, such as Road Use Tax, Employee Benefits and Urban Renewal Tax Increment, 3) the Debt Service Fund, 4) the Capital Projects Fund, and 5) the Permanent Funds. The governmental fund financial statements provide a detailed view of the City's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs.

The required financial statement for governmental funds is a Statement of Cash Receipts, Disbursements and Changes in Cash Balances.

- 2) Proprietary funds account for the City's Enterprise Funds. Enterprise Funds are used to report business type activities. The City maintains separate Enterprise Funds to provide information for the Sewer and Landfill Funds, considered to be major funds of the City.

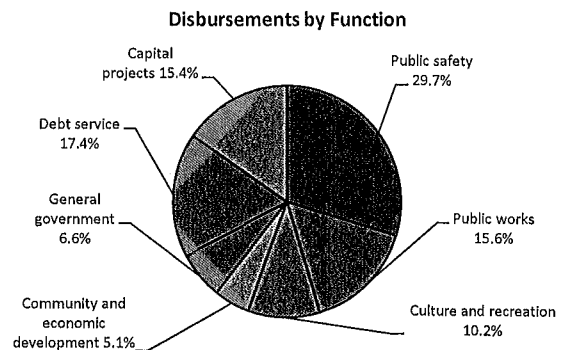
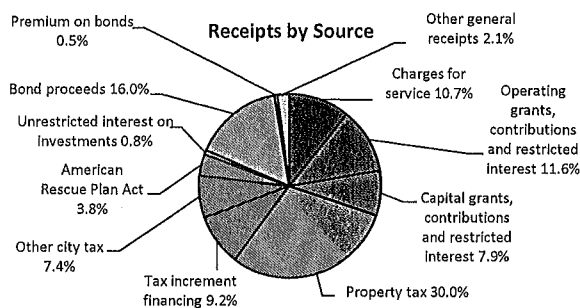
The required financial statement for proprietary funds is a Statement of Cash Receipts, Disbursements and Changes in Cash Balances.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of financial position. The City's cash balance for governmental activities increased from a year ago, increasing from approximately \$10.977 million to approximately \$14.639 million. The analysis that follows focuses on the changes in cash basis net position of governmental activities.

Changes in Cash Basis Net Position of Governmental Activities (Expressed in Thousands)

	Year ended June 30,	
	2023	2022
Receipts:		
Program receipts:		
Charges for service	\$ 3,178	\$ 3,026
Operating grants, contributions and restricted interest	3,460	3,063
Capital grants, contributions and restricted interest	2,339	1,209
General receipts:		
Property tax	8,927	8,643
Tax increment financing	2,719	2,564
Other city tax	2,201	2,375
American Rescue Plan Act	1,135	1,135
Unrestricted interest on investments	230	67
Bond proceeds	4,760	2,055
Premium on bonds	138	99
Other general receipts	619	671
Total receipts	<u>29,706</u>	<u>24,907</u>
Disbursements:		
Public safety	7,879	8,106
Public works	4,139	4,310
Culture and recreation	2,715	2,501
Community and economic development	1,363	1,500
General government	1,751	1,391
Debt service	4,625	4,426
Capital projects	4,079	3,280
Total disbursements	<u>26,551</u>	<u>25,514</u>
Change in cash basis net position before transfers	3,155	(607)
Transfers, net	<u>507</u>	<u>509</u>
Change in cash basis net position	3,662	(98)
Cash basis net position beginning of year	<u>10,977</u>	<u>11,075</u>
Cash basis net position end of year	<u>\$ 14,639</u>	<u>\$ 10,977</u>



GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The City's total receipts for governmental activities increased 19.3%, or approximately \$4,799,000, over the prior year. The total cost of all programs and services increased approximately \$1,037,000, or 4.1%, with no new programs added this year. The increase in receipts was primarily the result of debt proceed receipts. The increase in disbursements was primarily the result of the capital projects and general government disbursements.

The cost of all governmental activities this year was approximately \$26.551 million compared to approximately \$25.514 million last year. The City's disbursements increased the most in the capital projects function. Overall, the City's governmental activities program receipts, including intergovernmental aid and fees for services, increased in fiscal year 2023 from approximately \$7,298,000 to approximately \$8,977,000, principally due to receiving more in capital grants, contributions and restricted interest.

Changes in Cash Basis Net Position of Business Type Activities (Expressed in Thousands)		
	Year ended June 30,	
	2023	2022
Receipts:		
Program receipts:		
Charges for service:		
Sewer	\$ 3,161	\$ 3,054
Landfill	1,625	1,860
Golf	461	416
Stormwater	594	562
Operating grants, contributions and restricted interest	37	7
General receipts:		
Unrestricted interest on investments	118	104
Other general receipts	287	250
Total receipts	<u>6,283</u>	<u>6,253</u>
Disbursements:		
Sewer	4,568	2,382
Landfill	1,214	1,409
Golf	637	476
Stormwater	464	431
Total disbursements	<u>6,883</u>	<u>4,698</u>
Change in cash basis net position before transfers	(600)	1,555
Transfers, net	<u>(507)</u>	<u>(509)</u>
Change in cash basis net position	(1,107)	1,046
Cash basis net position beginning of year	<u>17,918</u>	<u>16,872</u>
Cash basis net position end of year	<u>\$ 16,811</u>	<u>\$ 17,918</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Total business type activities receipts for the fiscal year were approximately \$6.283 million compared to approximately \$6.253 million last year. This increase was due to more charges for service revenue. Total disbursements for the fiscal year increased 46.51% to approximately \$6.883 million due to increased sewer, golf and stormwater disbursements.

INDIVIDUAL MAJOR GOVERNMENTAL FUND ANALYSIS

As the City of Newton completed the year, its governmental funds reported a combined fund balance of \$14,639,866, an increase of approximately \$3,662,000 from last year's total of \$10,977,498. The following are the major reasons for the changes in fund balances of the major funds from the prior year.

- The General Fund cash balance decreased \$199,445 from the prior year to \$3,002,435. Disbursements increased \$586,600, or 6.2%, over the prior year. The property tax receipts increased approximately \$183,000, primarily due to property tax collections.
- The Special Revenue, Road Use Tax Fund cash balance decreased \$528,192 to \$1,536,694. Receipts, along with debt proceeds and sale of assets, increased 8.2% and disbursements decreased 7.4%.
- The Special Revenue, Employee Benefits Fund cash balance increased \$212,533 to \$682,587, primarily due to property tax collections plus transfers being more than benefits paid.
- The Special Revenue, Urban Renewal Tax Increment Fund cash balance decreased \$191,733 to \$(302,956). The City collected more in tax increment financing receipts in the current year while disbursing more of rebate payments to developers.
- The Debt Service Fund cash balance decreased \$14,843 to \$95,996.
- The Capital Projects Fund cash balance increased \$4,312,103 to \$8,588,971.

INDIVIDUAL MAJOR BUSINESS TYPE FUND ANALYSIS

- The Enterprise, Sewer Fund cash balance decreased \$1,593,285 to \$5,439,087, due to increased capital project costs in the current year.
- The Enterprise, Landfill Fund cash balance increased \$308,392 to \$10,694,978 due to operating receipts being more than operating disbursements in the current year.

BUDGETARY HIGHLIGHTS

Over the course of the year, the City amended its budget one time. The amendment was approved on March 20, 2023 and resulted in an increase in operating disbursements/expenses in the amount of \$8,500,000.

The City's receipts were \$277,242 less than budgeted. This was primarily due to actual receipts in miscellaneous being more than budgeted and actual receipts in intergovernmental being less than budgeted.

Actual disbursements/expenses were \$17,059,452 less than the amended budget. This was primarily due to actual disbursements/expenses in the public works, capital projects and business type activities being less than budgeted.

DEBT ADMINISTRATION

At June 30, 2023, the City had \$38,954,070 of bonds and other long-term debt outstanding, compared to \$38,071,753 last year as shown below.

Outstanding Debt at Year-End (Expressed in Thousands)		
	Year ended June 30,	
	2023	2022
General obligation bonds and notes	\$ 31,817	\$ 30,337
Road use tax revenue bonds	1,450	1,725
Sewer revenue bonds and notes	5,687	6,010
Total	<u>\$ 38,954</u>	<u>\$ 38,072</u>

Debt increased as a result of new debt proceeds of \$4,760,000 were more than the scheduled principal payments made of \$3,877,683.

The City was assigned a general obligation bond rating of A+ by S&P Global Ratings in March of 2019. The Constitution of the State of Iowa limits the amount of general obligation debt cities can issue to 5% of the assessed value of all taxable property within the City's corporate limits. The City's outstanding general obligation debt of \$31,817,070 is significantly below its constitutional debt limit of approximately \$50 million. Additional information about the City's long-term debt is presented in Note 3 to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The City of Newton's elected and appointed officials and citizens considered many factors when setting the fiscal year 2024 budget, tax rates, and fees charged for various City activities. One of those factors is the economy. Unemployment in Jasper County now stands at 3.0% versus 2.7% a year ago. This compares with the State's unemployment rate of 3.0% and the national rate of 3.6%. All unemployment figures are as of June 30, 2023.

These indicators were taken into account when adopting the budget for fiscal year 2024. Amounts available for appropriation in the operating budget, including balances on hand and other financing sources, are approximately \$68.86 million, an increase of 3.5% from the final fiscal year 2023 budget. The increase is due primarily to the City having unused bond proceeds for capital items. Budgeted disbursements/expenses increased by approximately \$1.2 million dollars which is mainly attributed to spending of capital funds in reserve.

If these estimates are realized, the City's budgeted cash balance is expected to decrease approximately 9.2 million dollars by the close of fiscal year 2024.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact Lisa Frasier, Finance Officer, 101 W. 4th Street S., Newton, Iowa 50208.

CITY OF NEWTON, IOWA
CASH BASIS STATEMENT OF ACTIVITIES AND NET POSITION

As of and for the year ended June 30, 2023

	<u>Disbursements</u>	<u>Program Receipts</u>	
		<u>Charges for Service</u>	<u>Operating Grants, Contributions, and Restricted Interest</u>
Functions/Programs:			
Governmental activities:			
Public safety	\$ 7,878,642	\$ 1,502,510	\$ 533,983
Public works	4,138,736	1,152,260	2,410,455
Culture and recreation	2,715,670	267,822	213,136
Community and economic development	1,362,895	37,165	51,918
General government	1,751,335	218,742	46,538
Debt service	4,624,797	--	12,748
Capital projects	4,078,767	--	191,447
Total governmental activities	<u>26,550,842</u>	<u>3,178,499</u>	<u>3,460,225</u>
Business type activities:			
Sewer	4,568,258	3,161,389	20,564
Landfill	1,214,123	1,625,190	10,177
Golf	636,742	460,898	6,036
Stormwater	463,546	593,646	--
Total business type activities	<u>6,882,669</u>	<u>5,841,123</u>	<u>36,777</u>
Total	<u>\$ 33,433,511</u>	<u>\$ 9,019,622</u>	<u>\$ 3,497,002</u>

General Receipts and Transfers:

- Property and other city tax levied for:
 - General purposes
 - Debt service
- Tax increment financing
- Hotel motel tax
- Franchise fees
- Local option sales tax
- Speedway ticket surcharge
- American Rescue Plan Act
- Unrestricted interest on investments
- Proceeds from sale of assets
- Bond proceeds
- Premium on bonds
- Miscellaneous
- Transfers

Total general receipts and transfers

Change in cash basis net position

Cash basis net position beginning of year

Cash basis net position end of year

(continued next page)

Program Receipts Capital Grants, Contributions, and Restricted Interest	Net (Disbursements) Receipts and Changes in Cash Basis Net Position		
	Governmental Activities	Business Type Activities	Total
\$ --	\$ (5,842,149)	\$ --	\$ (5,842,149)
--	(576,021)	--	(576,021)
--	(2,234,712)	--	(2,234,712)
--	(1,273,812)	--	(1,273,812)
--	(1,486,055)	--	(1,486,055)
--	(4,612,049)	--	(4,612,049)
<u>2,339,387</u>	<u>(1,547,933)</u>	<u>--</u>	<u>(1,547,933)</u>
<u>2,339,387</u>	<u>(17,572,731)</u>	<u>--</u>	<u>(17,572,731)</u>
--	--	(1,386,305)	(1,386,305)
--	--	421,244	421,244
--	--	(169,808)	(169,808)
<u>--</u>	<u>--</u>	<u>130,100</u>	<u>130,100</u>
<u>--</u>	<u>--</u>	<u>(1,004,769)</u>	<u>(1,004,769)</u>
<u>\$ 2,339,387</u>	<u>(17,572,731)</u>	<u>(1,004,769)</u>	<u>(18,577,500)</u>
	7,552,098	--	7,552,098
	1,374,671	--	1,374,671
	2,718,903	--	2,718,903
	342,437	--	342,437
	80,197	--	80,197
	1,858,104	--	1,858,104
	320,000	--	320,000
	1,135,029	--	1,135,029
	229,556	118,401	347,957
	137,169	12,993	150,162
	4,760,000	--	4,760,000
	138,192	--	138,192
	81,593	273,926	355,519
	<u>507,150</u>	<u>(507,150)</u>	<u>--</u>
	<u>21,235,099</u>	<u>(101,830)</u>	<u>21,133,269</u>
	3,662,368	(1,106,599)	2,555,769
	<u>10,977,498</u>	<u>17,917,928</u>	<u>28,895,426</u>
	<u>\$ 14,639,866</u>	<u>\$ 16,811,329</u>	<u>\$ 31,451,195</u>

CITY OF NEWTON, IOWA
CASH BASIS STATEMENT OF ACTIVITIES AND NET POSITION - Continued

As of and for the year ended June 30, 2023

		<u>Program Receipts</u>
		Operating Grants, Contributions, and Restricted Interest
	<u>Disbursements</u>	<u>Charges for Service</u>
Cash Basis Net Position		
Restricted:		
Nonexpendable:		
Cemetery perpetual care		
Permanent endowments		
Expendable:		
Streets		
Urban renewal purposes		
Housing initiative		
Capital projects		
Debt service		
Waste reduction		
Closure and postclosure care		
American Rescue Plan Act		
Other purposes		
Unrestricted		
Total cash basis net position		

The accompanying notes are an integral part of these statements.

Program Receipts Capital Grants, Contributions, and Restricted Interest	Net (Disbursements) Receipts and Changes in Cash Basis Net Position		
	Governmental Activities	Business Type Activities	Total
	\$ 377,130	\$ --	\$ 377,130
	233,320	--	233,320
	1,536,694	--	1,536,694
(	302,956)	--	(302,956)
	403,186	--	403,186
	6,578,029	--	6,578,029
	95,996	32,002	127,998
	--	199,059	199,059
	--	6,249,160	6,249,160
	2,010,942	--	2,010,942
	705,090	--	705,090
	<u>3,002,435</u>	<u>10,331,108</u>	<u>13,333,543</u>
	<u>\$ 14,639,866</u>	<u>\$ 16,811,329</u>	<u>\$ 31,451,195</u>

CITY OF NEWTON, IOWA
STATEMENT OF CASH RECEIPTS, DISBURSEMENTS
AND CHANGES IN CASH BALANCES
GOVERNMENTAL FUNDS

As of and for the year ended June 30, 2023

		Special Revenue	
	General	Road Use Tax	Employee Benefits
Receipts:			
Property tax	\$ 4,302,613	\$ --	\$ 2,877,878
Local option sales tax	--	--	--
Tax increment financing	--	--	--
Other city tax	431,225	--	55,741
Licenses and permits	307,060	65	--
Use of money and property	264,717	--	--
Intergovernmental	835,651	2,380,659	78,821
Charges for service	2,365,104	1,344	--
Special assessments	15,717	--	--
Miscellaneous	543,988	1,682	111,513
Total receipts	<u>9,066,075</u>	<u>2,383,750</u>	<u>3,123,953</u>
Disbursements:			
Operating:			
Public safety	4,316,810	--	2,554,005
Public works	1,339,636	2,585,387	178,253
Culture and recreation	2,042,639	--	508,550
Community and economic development	797,546	28,557	136,593
General government	1,566,980	--	184,355
Debt service	--	309,050	--
Capital projects	--	--	--
Total disbursements	<u>10,063,611</u>	<u>2,922,994</u>	<u>3,561,756</u>
Excess (deficiency) of receipts over (under) disbursements	(997,536)	(539,244)	(437,803)
Other financing sources (uses):			
General obligation bond proceeds	--	--	--
Premium on bonds	--	--	--
Proceeds from sale of assets	35,461	11,052	--
Transfers in	762,630	--	650,336
Transfers out	--	--	--
Total other financing sources (uses)	<u>798,091</u>	<u>11,052</u>	<u>650,336</u>
Change in cash balances	(199,445)	(528,192)	212,533
Cash balances beginning of year	<u>3,201,880</u>	<u>2,064,886</u>	<u>470,054</u>
Cash balances end of year	<u>\$ 3,002,435</u>	<u>\$ 1,536,694</u>	<u>\$ 682,587</u>

(continued next page)

<u>Special Revenue</u>				
<u>Urban Renewal Tax Increment</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Nonmajor</u>	<u>Total</u>
\$ --	\$ 1,316,337	\$ --	\$ 18,822	\$ 8,515,650
--	--	--	1,858,104	1,858,104
2,718,903	--	--	--	2,718,903
--	22,358	--	--	509,324
--	--	--	--	307,125
11,333	7,732	42,386	4,598	330,766
10,326	35,976	3,449,230	1,435	6,792,098
--	--	--	--	2,366,448
--	--	--	--	15,717
320,000	12,748	216,633	50,000	1,256,564
<u>3,060,562</u>	<u>1,395,151</u>	<u>3,708,249</u>	<u>1,932,959</u>	<u>24,670,699</u>
--	--	--	1,007,827	7,878,642
--	--	--	35,460	4,138,736
--	--	--	164,481	2,715,670
342,856	--	--	57,343	1,362,895
--	--	--	--	1,751,335
--	4,090,790	224,957	--	4,624,797
--	--	4,078,767	--	4,078,767
<u>342,856</u>	<u>4,090,790</u>	<u>4,303,724</u>	<u>1,265,111</u>	<u>26,550,842</u>
2,717,706	(2,695,639)	(595,475)	667,848	(1,880,143)
--	--	4,760,000	--	4,760,000
--	--	138,192	--	138,192
75,000	--	9,386	6,270	137,169
--	2,680,796	--	48,163	4,141,925
(2,984,439)	--	--	(650,336)	(3,634,775)
<u>(2,909,439)</u>	<u>2,680,796</u>	<u>4,907,578</u>	<u>(595,903)</u>	<u>5,542,511</u>
(191,733)	(14,843)	4,312,103	71,945	3,662,368
<u>(111,223)</u>	<u>110,839</u>	<u>4,276,868</u>	<u>964,194</u>	<u>10,977,498</u>
<u>\$(302,956)</u>	<u>\$ 95,996</u>	<u>\$ 8,588,971</u>	<u>\$ 1,036,139</u>	<u>\$ 14,639,866</u>

CITY OF NEWTON, IOWA
STATEMENT OF CASH RECEIPTS, DISBURSEMENTS
AND CHANGES IN CASH BALANCES
GOVERNMENTAL FUNDS - Continued

As of and for the year ended June 30, 2023

		<u>Special Revenue</u>	
	<u>General</u>	<u>Road Use Tax</u>	<u>Employee Benefits</u>
Cash Basis Fund Balances			
Nonspendable:			
Cemetery perpetual care	\$ --	\$ --	\$ --
Park endowment	--	--	--
Restricted for:			
Streets	--	1,536,694	--
Urban renewal purposes	--	--	--
Housing initiative	--	--	--
Capital projects	--	--	--
Debt service	--	--	--
American Rescue Plan Act projects	--	--	--
Other purposes	--	--	682,587
Assigned for:			
Library reserve	66,179	--	--
Other purposes	24,179	--	--
Unassigned	<u>2,912,077</u>	<u>--</u>	<u>--</u>
Total cash basis fund balances	<u>\$ 3,002,435</u>	<u>\$ 1,536,694</u>	<u>\$ 682,587</u>

The accompanying notes are an integral part of these statements.

<u>Special Revenue Urban Renewal Tax Increment</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Nonmajor</u>	<u>Total</u>
\$ --	\$ --	\$ --	\$ 377,130	\$ 377,130
--	--	--	233,320	233,320
--	--	--	--	1,536,694
(302,956)	--	--	--	(302,956)
--	--	--	403,186	403,186
--	--	6,578,029	--	6,578,029
--	95,996	--	--	95,996
--	--	2,010,942	--	2,010,942
--	--	--	22,503	705,090
--	--	--	--	66,179
--	--	--	--	24,179
--	--	--	--	2,912,077
<u>\$(302,956)</u>	<u>\$ 95,996</u>	<u>\$ 8,588,971</u>	<u>\$ 1,036,139</u>	<u>\$ 14,639,866</u>

CITY OF NEWTON, IOWA
STATEMENT OF CASH RECEIPTS, DISBURSEMENTS
AND CHANGES IN CASH BALANCES
PROPRIETARY FUNDS

As of and for the year ended June 30, 2023

	Enterprise	
	Sewer	Landfill
Operating receipts:		
Charges for service	\$ 3,161,389	\$ 1,592,425
Total operating receipts	<u>3,161,389</u>	<u>1,592,425</u>
Operating disbursements:		
Business type activities	<u>1,623,052</u>	<u>843,913</u>
Total operating disbursements	<u>1,623,052</u>	<u>843,913</u>
Excess (deficiency) of operating receipts over (under) operating disbursements	1,538,337	748,512
Non-operating receipts (disbursements):		
Interest on investments	38,568	76,209
Miscellaneous	54,935	12,845
Intergovernmental	15,231	7,816
Rent	--	32,765
Proceeds from sale of assets	12,000	455
Debt service	(451,050)	--
Capital projects	(2,494,156)	(370,210)
Net non-operating receipts (disbursements)	<u>(2,824,472)</u>	<u>(240,120)</u>
Excess (deficiency) of receipts over (under) disbursements	(1,286,135)	508,392
Transfers out	(307,150)	(200,000)
Change in cash balances	(1,593,285)	308,392
Cash balances beginning of year	<u>7,032,372</u>	<u>10,386,586</u>
Cash balances end of year	<u>\$ 5,439,087</u>	<u>\$ 10,694,978</u>
Cash Basis Fund Balances		
Restricted for:		
Debt service	\$ 32,002	\$ --
Waste reduction	--	199,059
Closure and postclosure care	--	6,249,160
Unrestricted	<u>5,407,085</u>	<u>4,246,759</u>
Total cash basis fund balances	<u>\$ 5,439,087</u>	<u>\$ 10,694,978</u>

The accompanying notes are an integral part of these statements.

Nonmajor Golf	Enterprise Nonmajor Stormwater	Total
\$ 460,898	\$ 593,646	\$ 5,808,358
460,898	593,646	5,808,358
588,386	429,524	3,484,875
588,386	429,524	3,484,875
(127,488)	164,122	2,323,483
--	3,624	118,401
213,840	--	281,620
6,036	--	29,083
--	--	32,765
538	--	12,993
--	--	(451,050)
(48,356)	(34,022)	(2,946,744)
172,058	(30,398)	(2,922,932)
44,570	133,724	(599,449)
--	--	(507,150)
44,570	133,724	(1,106,599)
143,659	355,311	17,917,928
\$ 188,229	\$ 489,035	\$ 16,811,329
\$ --	\$ --	\$ 32,002
--	--	199,059
--	--	6,249,160
188,229	489,035	10,331,108
\$ 188,229	\$ 489,035	\$ 16,811,329

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Newton is a political subdivision of the State of Iowa located in Jasper County. It was first incorporated in 1857 and operates under the Home Rule provisions of the Constitution of Iowa. The City operates under the Mayor-Council form of government with the Mayor and Council Members elected on a non-partisan basis. The City provides numerous services to citizens, including public safety, public works, culture and recreation, community and economic development and general government services. In addition to general government activities, the municipality owns and operates enterprises for sewer and stormwater services, a regional landfill and a golf course.

A. Reporting Entity

For financial reporting purposes, the City of Newton has included all funds, organizations, agencies, boards, commissions and authorities. The City has also considered all potential component units for which it is financially accountable and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific benefits to or impose specific financial burdens on the City.

Excluded Component Units

These financial statements present the City of Newton (the primary government). The financial statements do not include financial data for the Newton Municipal Waterworks, Newton Public Library Foundation and Friends of the Newton Public Library, legally separate entities which should be reported as discretely presented component units.

Jointly Governed Organizations

The City participates in several jointly governed organizations that provide goods or services to the citizenry of the City but do not meet the criteria of a joint venture since there is no ongoing financial interest or responsibility by the participating governments. City officials are members of the following boards and commissions: Mid-Iowa Narcotics Enforcement, Jasper County Joint E911 Service Board, Jasper County Assessor's Conference Board and Jasper County Emergency Management Commission.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

B. Basis of Presentation

Government-wide Financial Statement

The Cash Basis Statement of Activities and Net Position reports information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from this statement. Governmental activities, which are supported by tax and intergovernmental receipts are reported separately from business type activities, which rely to a significant extent on fees and charges for service.

The Cash Basis Statement of Activities and Net Position presents the City's nonfiduciary net position. Net position is reported in the following categories:

Nonexpendable restricted net position is subject to externally imposed stipulations which require the cash balance to be maintained permanently by the City, including the City's Permanent Funds.

Expendable restricted net position results when constraints placed on the use of cash balances are either externally imposed or imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position consists of cash balances not meeting the definition of the preceding categories. Unrestricted net position is often subject to constraints imposed by management which can be removed or modified.

The Cash Basis Statement of Activities and Net Position demonstrates the degree to which the direct disbursements of a given function are offset by program receipts. Direct disbursements are those clearly identifiable with a specific function. Program receipts include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function and 2) grants, contributions and interest on investments restricted to meeting the operational or capital requirements of a particular function. Property tax and other items not properly included among program receipts are reported instead as general receipts.

Fund Financial Statements

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. All remaining governmental funds are aggregated and reported as nonmajor governmental funds. All remaining enterprise funds are reported as nonmajor enterprise funds.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

The City reports the following major governmental funds:

The General Fund is the general operating fund of the City. All general tax receipts from general and emergency levies and other receipts not allocated by law or contractual agreement to some other fund are accounted for in this fund. From the fund are paid the general operating disbursements, the fixed charges and the capital improvement costs not paid from other funds.

Special Revenue:

The Road Use Tax Fund is used to account for the road use tax allocation from the State of Iowa to be used for road construction and maintenance.

The Employee Benefits Fund is used to account for the employee benefit property tax levy for the payment of employment benefits.

The Urban Renewal Tax Increment Fund is used to account for tax increment financing collections and the repayment of tax increment financing indebtedness.

The Debt Service Fund is utilized to account for property tax and other receipts to be used for the payment of interest and principal on the City's general long-term debt.

The Capital Projects Fund is utilized to account for all resources used in the acquisition and construction of capital facilities with the exception of those financed through Enterprise Funds.

The City reports the following major proprietary funds:

The Enterprise, Sewer Fund accounts for the operation and maintenance of the City's wastewater treatment and sanitary sewer system.

The Enterprise, Landfill Fund accounts for the operation and maintenance of the Newton Sanitary Landfill.

C. Measurement Focus and Basis of Accounting

The City maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. generally accepted accounting principles.

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants and general receipts. Thus, when program disbursements are paid, there are both restricted and unrestricted cash basis net position available to finance the program. It is the City's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants and then by general receipts.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

When a disbursement in governmental funds can be paid using either restricted or unrestricted resources, the City's policy is generally to first apply the disbursement toward restricted fund balance and then to less-restrictive classifications - committed, assigned and then unassigned fund balances.

Proprietary funds distinguish operating receipts and disbursements from non-operating items. Operating receipts and disbursements generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. All receipts and disbursements not meeting this definition are reported as non-operating receipts and disbursements.

D. Property Taxes and Governmental Cash Basis Fund Balances

The following accounting policies are followed in preparing the financial statements:

Property tax revenues recognized in the governmental funds become due and collectible in September and March of the current fiscal year with a 1½% per month penalty for delinquent payments; is based on January 1, 2021 assessed property valuations; is for the tax accrual period July 1, 2022 through June 30, 2023 and reflects tax asking contained in the budget certified to the City Council in March 2022.

In the governmental fund financial statements, cash basis fund balances are classified as follows:

Nonspendable - Amounts which cannot be spent because they are legally or contractually required to be maintained intact.

Restricted - Amounts restricted to specific purposes when constraints placed on the use of the resources are either externally imposed by creditors, grantors or state or federal laws or are imposed by law through constitutional provisions or enabling legislation.

Assigned - Amounts the City Council intends to use for specific purposes.

Unassigned - All amounts not included in the preceding classifications.

E. Budgets and Budgetary Accounting

The budgetary comparison and related disclosures are reported as Other Information.

NOTE 2 - CASH AND POOLED INVESTMENTS

The City's deposits in banks at June 30, 2023 were entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to ensure there will be no loss of public funds.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 2 - CASH AND POOLED INVESTMENTS - Continued

The City is authorized by statute to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

The City had no investments meeting the disclosure requirements of Governmental Accounting Standards Board Statement No. 72.

Interest rate risk - The City's investment policy limits the investment of operating funds (funds expected to be expended in the current budget year or within 15 months of receipt) to instruments that mature within 397 days. Funds not identified as operating funds may be invested in investments with maturities longer than 397 days, but the maturities shall be consistent with the needs and use of the City.

NOTE 3 - BONDS AND NOTES PAYABLE

A summary of changes in bonds and notes payable for the year ended June 30, 2023 is as follows:

	<u>Beginning Balances</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balances</u>	<u>Due Within One Year</u>
Governmental Activities:					
General Obligation					
Bonds/Notes	\$ 30,336,753	\$ 4,760,000	\$ 3,279,683	\$ 31,817,070	\$ 3,377,900
Road Use Tax					
Revenue Bonds	<u>1,725,000</u>	<u>--</u>	<u>275,000</u>	<u>1,450,000</u>	<u>135,000</u>
Governmental Activities					
Total	<u>\$ 32,061,753</u>	<u>\$ 4,760,000</u>	<u>\$ 3,554,683</u>	<u>\$ 33,267,070</u>	<u>\$ 3,512,900</u>
Business Type Activities:					
Sewer Revenue Bonds	\$ 4,840,000	\$ --	\$ --	\$ 4,840,000	\$ 85,000
Sewer Revenue Notes -					
Direct Borrowing	<u>1,170,000</u>	<u>--</u>	<u>323,000</u>	<u>847,000</u>	<u>180,000</u>
Business Type Activities					
Total	<u>\$ 6,010,000</u>	<u>\$ --</u>	<u>\$ 323,000</u>	<u>\$ 5,687,000</u>	<u>\$ 265,000</u>

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 3 - BONDS AND NOTES PAYABLE - Continued

General Obligation Bonds and Notes

A summary of the City's June 30, 2023 general obligation bonds and notes payable is as follows:

Year Ending June 30,	Urban Renewal Bonds Issued June 30, 2015			Urban Renewal Bonds Issued June 30, 2015		
	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2024	2.80%	\$ 590,000	\$ 34,515	2.25%	\$ 335,000	\$ 34,588
2025	2.95%	610,000	17,995	2.25%	630,000	27,050
2026		--	--	2.50%	515,000	12,875
2027		--	--		--	--
2028		--	--		--	--
2029-2033		--	--		--	--
2034-2038		--	--		--	--
2039-2042		--	--		--	--
		<u>\$1,200,000</u>	<u>\$ 52,510</u>		<u>\$1,480,000</u>	<u>\$ 74,513</u>

Year Ending June 30,	Urban Renewal Bonds Issued August 22, 2017			Urban Renewal Bonds Issued August 22, 2017		
	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2024	3.10%	\$ 123,000	\$ 31,868	2.10%	\$ 157,000	\$ 25,704
2025	3.10%	128,000	28,055	2.10%	162,000	22,407
2026	3.10%	133,000	24,087	2.10%	166,000	19,005
2027	3.10%	351,000	19,964	2.10%	397,000	15,519
2028	3.10%	293,000	9,083	2.10%	342,000	7,182
2029-2033		--	--		--	--
2034-2038		--	--		--	--
2039-2042		--	--		--	--
		<u>\$1,028,000</u>	<u>\$ 113,057</u>		<u>\$1,224,000</u>	<u>\$ 89,817</u>

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 3 - BONDS AND NOTES PAYABLE - Continued

Year Ending June 30,	Urban Renewal Bonds Issued December 6, 2017			Housing Development Notes Issued May 24, 2018		
	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2024	3.42%	\$ 161,000	\$ 56,772	1.00%	\$ 21,900	\$ 3,596
2025	3.42%	165,000	51,266	1.00%	22,119	3,377
2026	3.42%	172,000	45,623	1.00%	22,341	3,155
2027	3.42%	178,000	39,740	1.00%	22,565	2,931
2028	3.42%	184,000	33,653	1.00%	22,791	2,705
2029-2033	3.42%	800,000	69,563	1.00%	117,432	10,049
2034-2038	--	--	--	1.00%	123,436	4,044
2039-2042	--	--	--	1.00%	12,486	62
		<u>\$1,660,000</u>	<u>\$ 296,617</u>		<u>\$ 365,070</u>	<u>\$ 29,919</u>
Year Ending June 30,	Urban Renewal Bonds Issued April 16, 2019			Urban Renewal Bonds Issued April 16, 2019		
	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2024	2.00%	\$ 195,000	\$ 135,438	2.85%	\$ 75,000	\$ 102,097
2025	3.00%	215,000	131,537	2.85%	180,000	99,960
2026	3.00%	200,000	125,088	3.00%	275,000	94,830
2027	3.50%	210,000	119,088	3.05%	290,000	86,580
2028	3.50%	215,000	111,737	3.15%	295,000	77,735
2029-2033	3.75-4.00%	1,210,000	433,500	3.25-3.55%	1,620,000	237,258
2034-2038	4.00%	1,455,000	178,800	3.60%	360,000	12,960
2039-2042	--	--	--	--	--	--
		<u>\$3,700,000</u>	<u>\$1,235,188</u>		<u>\$3,095,000</u>	<u>\$ 711,420</u>
Year Ending June 30,	Refunding Bonds Issued November 7, 2019			Corporate Purpose Bonds Issued April 6, 2020		
	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2024	2.13%	\$ 125,000	\$ 42,837	3.00%	\$ --	\$ 70,200
2025	2.13%	125,000	40,180	3.00%	125,000	70,200
2026	2.13%	130,000	37,524	3.00%	135,000	66,450
2027	2.13%	135,000	34,762	3.00%	135,000	62,400
2028	2.44%	135,000	31,893	3.00%	140,000	58,350
2029-2033	2.44-2.78%	720,000	107,281	3.00%	755,000	226,800
2034-2038	2.78-3.13%	310,000	29,377	3.00%	870,000	106,800
2039-2042	--	--	--	3.00%	180,000	5,400
		<u>\$1,680,000</u>	<u>\$ 323,854</u>		<u>\$2,340,000</u>	<u>\$ 666,600</u>

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 3 - BONDS AND NOTES PAYABLE - Continued

Year Ending June 30,	Corporate Purpose Bonds Issued April 6, 2020			Refunding Bonds Issued October 23, 2020		
	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2024		\$ --	\$ 39,662	2.00%	\$1,495,000	\$ 47,900
2025	2.61%	65,000	39,661	2.00%	900,000	18,000
2026	2.61%	70,000	37,966		--	--
2027	2.61%	70,000	36,141		--	--
2028	2.61%	70,000	34,315		--	--
2029-2033	2.61-3.55%	395,000	140,235		--	--
2034-2038	3.55%	460,000	67,983		--	--
2039-2042	3.55%	100,000	3,550		--	--
		<u>\$1,230,000</u>	<u>\$ 399,513</u>		<u>\$2,395,000</u>	<u>\$ 65,900</u>
Year Ending June 30,	Corporate Purpose Bonds Issued October 23, 2020			Corporate Purpose Bonds Issued April 21, 2021		
	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2024	2.73%	\$ 15,000	\$ 11,854		\$ --	\$ 58,550
2025	2.73%	25,000	11,445		--	58,550
2026	2.73%	25,000	10,764		--	58,550
2027	2.73%	25,000	10,082	2.00%	175,000	58,550
2028	2.73%	25,000	9,401	2.00%	175,000	55,050
2029-2033	2.73%	125,000	36,788	1.50-2.00%	930,000	224,150
2034-2038	2.73%	135,000	19,620	2.00-3.00%	1,015,000	139,300
2039-2042	2.73%	60,000	2,453	3.00%	445,000	20,100
		<u>\$ 435,000</u>	<u>\$ 112,407</u>		<u>\$2,740,000</u>	<u>\$ 672,800</u>
Year Ending June 30,	Corporate Purpose Bonds Issued April 21, 2021			Corporate Purpose Bonds Issued April 20, 2022		
	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2024		\$ --	\$ 11,875	2.05%	\$ 70,000	\$ 55,232
2025		--	11,874	2.05%	75,000	53,798
2026		--	11,875	2.05%	75,000	52,260
2027	2.22%	25,000	11,874	2.05%	75,000	50,722
2028	2.22%	25,000	11,319	2.05%	70,000	49,185
2029-2033	2.22-3.01%	145,000	47,356	3.00%	445,000	212,950
2034-2038	3.01%	165,000	25,869	4.00%	510,000	132,800
2039-2042	3.01%	70,000	3,159	4.00%	350,000	28,400
		<u>\$ 430,000</u>	<u>\$ 135,201</u>		<u>\$1,670,000</u>	<u>\$ 635,347</u>

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 3 - BONDS AND NOTES PAYABLE - Continued

Year Ending June 30,	Corporate Purpose Bonds Issued April 20, 2022			Corporate Purpose Bonds Issued April 19, 2023		
	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2024	4.00%	\$ 15,000	\$ 15,400		\$ --	\$ 214,132
2025	4.00%	15,000	14,800		--	191,760
2026	4.00%	15,000	14,200		--	191,760
2027	4.00%	15,000	13,600		--	191,760
2028	4.00%	20,000	13,000	2.95%	160,000	191,760
2029-2033	4.00%	100,000	53,000	2.95-5.00%	1,345,000	831,140
2034-2038	4.00%	125,000	31,000	4.00%	1,665,000	523,200
2039-2042	4.00%	80,000	6,600	4.00%	1,590,000	161,600
		<u>\$ 385,000</u>	<u>\$ 161,600</u>		<u>\$4,760,000</u>	<u>\$ 2,497,112</u>
Year Ending June 30,				Total		
				Principal	Interest	Total
2024				\$ 3,377,900	\$ 992,220	\$ 4,370,120
2025				3,442,119	891,915	4,334,034
2026				1,933,341	806,012	2,739,353
2027				2,103,565	753,713	2,857,278
2028				2,171,791	696,368	2,868,159
2029-2033				8,707,432	2,630,070	11,337,502
2034-2038				7,193,436	1,271,753	8,465,189
2039-2042				2,887,486	231,324	3,118,810
				<u>\$31,817,070</u>	<u>\$8,273,375</u>	<u>\$40,090,445</u>

On June 30, 2015, the City issued \$4,790,000 of general obligation urban renewal bonds with interest rates ranging from 2.00% to 2.95% per annum. The bonds were issued for urban renewal projects and housing initiative projects. During the year ended June 30, 2023 the City paid \$575,000 of principal and \$49,465 of interest on the bonds. The bonds mature in fiscal year 2025.

On June 30, 2015, the City issued \$4,705,000 of general obligation urban renewal bonds with interest rates ranging from 2.00% to 3.00% per annum. The bonds were issued for urban renewal projects, equipment purchases, street, sanitary sewer system, sidewalk improvements and traffic control improvements. During the year ended June 30, 2023, the city paid \$590,000 of principal and \$46,388 of interest on the bonds. The bonds mature in fiscal year 2026.

On August 22, 2017, the City issued \$1,448,000 of general obligation urban renewal bonds with an interest rate of 3.10% per annum. The bonds were issued for street, sanitary sewer system, storm water drainage, sidewalk improvements, installation of public emergency sirens, equipment purchases and funding for the Newton Housing Initiative Program. During the year ended June 30, 2023, the City paid \$118,000 of principal and \$35,526 of interest on the bonds. The bonds mature in fiscal year 2028.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 3 - BONDS AND NOTES PAYABLE - Continued

On August 22, 2017, the City issued \$1,632,000 of general obligation urban renewal bonds with an interest rate of 2.10% per annum. The bonds were issued for street, sanitary sewer system, storm water drainage, sidewalk improvements, installation of public emergency sirens, equipment purchases and funding for the Newton Housing Initiative Program. During the year ended June 30, 2023, the City paid \$153,000 of principal and \$28,917 of interest on the bonds. The bonds mature in fiscal year 2028.

On December 6, 2017, the City issued \$2,388,000 of general obligation urban renewal bonds with an interest rate of 3.42% per annum. The bonds were issued for urban renewal projects, street improvements and downtown funding for development projects. During the year ended June 30, 2023, the City paid \$157,000 of principal and \$62,141 of interest on the bonds. The bonds mature in fiscal year 2032.

On May 24, 2018, the City issued \$450,000 of general obligation housing development notes with an interest rate of 1.00% per annum. The notes were issued to provide a flexible program of financial assistance in the form of low-interest loans to provide workforce housing in needed areas. During the year ended June 30, 2023, the City paid \$21,683 of principal and \$3,813 of interest on the notes. The notes mature in fiscal year 2039.

On April 16, 2019, the City issued \$4,310,000 of general obligation urban renewal bonds with interest rates ranging from 2.00% to 4.00% per annum. The bonds were issued for sanitary sewer system, storm water drainage, sidewalk, airport, parks, city hall, library, fire station, golf course, Maytag pool, parking lot and traffic control improvements, acquisition of abandoned properties, equipment purchases and the gas plant project. During the year ended June 30, 2023, the City paid \$170,000 of principal and \$138,837 of interest on the bonds. The bonds mature in fiscal year 2038.

On April 16, 2019, the City issued \$3,095,000 of general obligation urban renewal bonds with interest rates ranging from 2.85% to 3.60% per annum. The bonds were issued for urban renewal projects, sanitary sewer system, storm water drainage, sidewalk, airport, parks, city hall, library, fire station, golf course, Maytag pool, parking lot and traffic control improvements, acquisition of abandoned properties, equipment purchases and the gas plant project. During the year ended June 30, 2023 the City paid \$ - 0 - of principal and \$102,098 of interest on the bonds. The bonds mature in fiscal year 2034.

On November 7, 2019, the City issued \$1,995,000 of general obligation refunding bonds with interest rates ranging from 1.85% to 3.13% per annum. The bonds were issued for refunding prior general obligation bonds. During the year ended June 30, 2023, the City paid \$120,000 of principal and \$45,057 of interest on the bonds. The bonds mature in fiscal year 2038.

On April 6, 2020, the City issued \$2,340,000 of general obligation corporate purpose bonds with an interest rate of 3.00% per annum. The bonds were issued for urban renewal projects, equipment purchases, sidewalk improvements and refunding prior callable general obligation bonds. During the year ended June 30, 2023, the City paid \$ - 0 - of principal and \$70,200 of interest on the bonds. The bonds mature in fiscal year 2039.

On April 6, 2020, the City issued \$1,230,000 of general obligation corporate purpose bonds with interest rates ranging from 2.61% to 3.55% per annum. The bonds were issued for paying the cost of acquiring, demolishing, and/or restoring dangerous, dilapidated and/or abandoned properties. During the year ended June 30, 2023, the City paid \$ - 0 - of principal and \$39,661 of interest on the bonds. The bonds mature in fiscal year 2039.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 3 - BONDS AND NOTES PAYABLE - Continued

On October 23, 2020, the City issued \$5,745,000 of general obligation refunding bonds with an interest rate of 2.00% per annum. The bonds were issued for refunding prior general obligation bonds. During the year ended June 30, 2023, the City paid \$1,260,000 of principal and \$73,100 of interest on the bonds. The bonds mature in fiscal year 2025.

On October 23, 2020, the City issued \$1,530,000 of general obligation corporate purpose bonds with interest rates ranging from 0.41% to 2.73% per annum. The bonds were issued for refunding prior general obligation bonds, acquiring, demolishing and/or restoring dangerous and dilapidated properties, and funding the economic development grant in connection with the Hotel Maytag project. During the year ended June 30, 2023, the City paid \$115,000 of principal and \$12,549 of interest on the bonds. The bonds mature in fiscal year 2040.

On April 21, 2021, the City issued \$2,740,000 of general obligation corporate purpose bonds with interest rates ranging from 1.50% to 3.00% per annum. The bonds were issued for street, sanitary sewer system, water utility system, storm water drainage and sidewalk improvements, equipment purchases, improvements to existing municipal parks, improvements to municipal fire safety facilities, City Hall and municipal golf course. During the year ended June 30, 2023, the City paid \$ - 0 - of principal and \$58,550 of interest on the bonds. The bonds mature in fiscal year 2040.

On April 21, 2021, the City issued \$430,000 of general obligation corporate purpose bonds with interest rates ranging from 2.22% to 3.01% per annum. The bonds were issued for the municipal public works facility improvements and site improvements at the former municipal manufactured gas plant. During the year ended June 30, 2023, the City paid \$ - 0 - of principal and \$11,874 of interest on the bonds. The bonds mature in fiscal year 2040.

On April 20, 2022, the City issued \$1,670,000 of general obligation corporate purpose bonds with interest rates ranging from 2.05% to 4.00% per annum. The bonds were issued for the City Hall skylight replacement, airport taxiway relocation project, Union Drive reconstruction project, gas plant project and traffic signal ADA project. During the year ended June 30, 2023, the City paid \$ - 0 - in principal and \$61,523 in interest. The bonds mature in fiscal year 2041.

On April 20, 2022, the City issued \$385,000 of taxable general obligation corporate purpose bonds with an interest rate of 4.00% per annum. The bonds were issued for the D&D program and downtown grant program projects. During the year ended June 30, 2023, the City paid \$ - 0 - of principal and \$17,154 of interest. The bonds mature in fiscal year 2041.

On April 19, 2023, the City issued \$4,760,000 of general obligation corporate purpose bonds with interest rates ranging from 2.95% to 5.00% per annum. The bonds were issued for the construction of a new golf clubhouse, improvements to Maytag Pool, construction of pickle ball courts and dog park, improvements to street, sidewalk, storm water drainage, sanitary sewer and water system improvements, equipment purchases for police, fire and emergency services departments, taxiway improvements at municipal airport, cemetery expansion, demolishing abandoned properties, developing downtown splash-pad and improvements to Library and City Hall. During the year ended June 30, 2023, the City paid \$ - 0 - of principal and \$ - 0 - of interest on the bonds. The bonds mature in fiscal year 2042.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 3 - BONDS AND NOTES PAYABLE - Continued

Revenue Bonds and Notes

A summary of the City's June 30, 2023 revenue bonds and notes payable is as follows:

Year Ending June 30,	Sewer Issued April 5, 2007			Sewer Issued January 13, 2010		
	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2024	1.75%	\$ 154,000	\$ 11,340	1.75%	\$ 26,000	\$ 3,483
2025	1.75%	159,000	8,645	1.75%	27,000	3,027
2026	1.75%	165,000	5,863	1.75%	28,000	2,555
2027	1.75%	170,000	2,975	1.75%	28,000	2,065
2028		--	--	1.75%	29,000	1,575
2029-2033		--	--	1.75%	61,000	1,610
2034-2038		--	--		--	--
2039-2041		--	--		--	--
		<u>\$ 648,000</u>	<u>\$ 28,823</u>		<u>\$ 199,000</u>	<u>\$ 14,315</u>

Year Ending June 30,	Sewer Issued April 21, 2021			Road Use Tax Issued April 21, 2021		
	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2024	2.00%	\$ 85,000	\$ 104,200	2.00%	\$ 135,000	\$ 28,100
2025	2.00%	85,000	102,500	2.00%	135,000	25,400
2026	2.00%	85,000	100,800	2.00%	140,000	22,700
2027	2.00%	85,000	99,100	2.00%	140,000	19,900
2028	2.00%	260,000	97,400	2.00%	145,000	17,100
2029-2033	2.00%	1,460,000	405,500	1.40-2.00%	755,000	44,000
2034-2038	2.00%	1,685,000	248,900		--	--
2039-2041	2.00-3.00%	1,095,000	62,750		--	--
		<u>\$4,840,000</u>	<u>\$1,221,150</u>		<u>\$1,450,000</u>	<u>\$ 157,200</u>

Year Ending June 30,	Total		
	Principal	Interest	Total
2024	\$ 400,000	\$ 147,123	\$ 547,123
2025	406,000	139,572	545,572
2026	418,000	131,918	549,918
2027	423,000	124,040	547,040
2028	434,000	116,075	550,075
2029-2033	2,276,000	451,110	2,727,110
2034-2038	1,685,000	248,900	1,933,900
2039-2041	1,095,000	62,750	1,157,750
	<u>\$7,137,000</u>	<u>\$1,421,488</u>	<u>\$ 8,558,488</u>

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 3 - BONDS AND NOTES PAYABLE - Continued

Sewer Revenue Notes - Direct Borrowing

On April 3, 2002, the City entered into an agreement with the Iowa Finance Authority (IFA) for the issuance of \$2,261,000 of sewer revenue notes with interest at 1.75% per annum. The notes were issued pursuant to Chapters 384.24A and 384.83 of the Code of Iowa to provide financing for the construction of improvements to the sewer treatment plant. In the event of a default, the issuer shall have the right to take any action authorized under the regulations, the revenue note or the agreement and to take whatever action at law or equity may appear necessary or desirable to collect the amounts then due and thereafter to become due under the agreement or to enforce the performance and observance of any duty, covenant, obligation or agreement of the participant under the agreement. During the year ended June 30, 2023, the City paid principal of \$148,000 and interest of \$2,590 on the notes. The notes were paid off in fiscal year 2023.

On April 5, 2007, the City entered into an agreement with the Iowa Finance Authority (IFA) for the issuance of \$2,561,000 of sewer revenue notes with interest at 1.75% per annum. The notes were issued pursuant to Chapters 384.24A and 384.83 of the Code of Iowa to provide financing for the construction of improvements to the sewer treatment plant. In the event of a default, the issuer shall have the right to take any action authorized under the regulations, the revenue note or the agreement and to take whatever action at law or equity may appear necessary or desirable to collect the amounts then due and thereafter to become due under the agreement or to enforce the performance and observance of any duty, covenant, obligation or agreement of the participant under the agreement. During the year ended June 30, 2023, the City paid principal of \$150,000 and interest of \$13,965 on the notes. The notes mature in fiscal year 2027.

On January 13, 2010, the City entered into an agreement with the Iowa Finance Authority (IFA) for the issuance of \$548,000 of sewer revenue notes with interest at 1.75% per annum. The notes were issued pursuant to Chapters 384.24A and 384.83 of the Code of Iowa to provide financing for the construction of improvements to the sewer treatment plant. In the event of a default, the issuer shall have the right to take any action authorized under the regulations, the revenue note or the agreement and to take whatever action at law or equity may appear necessary or desirable to collect the amounts then due and thereafter to become due under the agreement or to enforce the performance and observance of any duty, covenant, obligation or agreement of the participant under the agreement. During the year ended June 30, 2023, the City paid principal of \$25,000 and interest of \$3,920 on the notes. The notes mature in fiscal year 2030.

Sewer Revenue Bonds

On April 21, 2021, the City issued \$4,840,000 of sewer revenue bonds to provide financing for the construction of improvements and acquiring equipment for the utility project. The bonds bear interest ranging from 2.00% to 3.00%, per annum, and are payable through 2041. During the year ended June 30, 2023, the City paid principal of \$ - 0 - and interest of \$104,200 on the bonds.

The City has pledged future sewer customer receipts, net of specified operating disbursements, to repay \$2,261,000 of sewer revenue notes issued in April, 2002, \$2,561,000 issued in April, 2007, \$548,000 issued in January, 2010 and \$4,840,000 of sewer revenue bonds issued in April, 2021. The notes and bonds are payable solely from sewer customer net receipts. Annual principal and interest payments on the notes and bonds are expected to require approximately 29% of net receipts. The total principal and interest remaining to be paid on the notes and bonds is \$6,951,288. For the current year, principal and interest paid and total customer net receipts were \$447,675 and \$1,538,337, respectively.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 3 - BONDS AND NOTES PAYABLE - Continued

The resolutions providing for the issuance of the sewer revenue notes and bonds include the following provisions:

- (a) The notes and bonds will only be redeemed from the future earnings of the enterprise activity and the note holders hold a lien on the future earnings of the funds.
- (b) Sufficient monthly transfers shall be made to a sewer revenue sinking account within the Enterprise, Sewer Fund for the purpose of making the note and bond principal and interest payments when due.
- (c) User rates shall be established and charged to customers of the utility, including the City, to produce and maintain net receipts at a level not less than 110% of the amount of principal and interest on the notes falling due in the same year.

Road Use Tax Revenue Bonds

On April 21, 2021, the City issued \$1,990,000 of road use tax revenue bonds to provide financing for the construction of improvements to the street. The bonds bear interest ranging from 1.40% to 2.00%, per annum, and are payable through 2033. During the year ended June 30, 2023, the City paid principal of \$275,000 and interest of \$33,600 on the bonds.

The City has pledged future road use tax receipts, to repay \$1,990,000 of road use tax revenue bonds issued in April, 2021. The bonds are payable solely from state road use taxes. The total principal and interest remaining to be paid on the bonds is \$1,607,200. For the current year, principal and interest paid were \$308,600.

The resolutions providing for the issuance of the road use tax revenue bonds include the following provisions:

- (a) The bonds will only be redeemed from the future earnings of the governmental activity and the bond holders hold a lien on the future earnings of the funds.
- (b) Sufficient monthly transfers shall be made to a road use tax revenue bond sinking account within the Governmental, Road Use Tax Fund for the purpose of making the bond principal and interest payments when due.

NOTE 4 - LEASE AGREEMENTS

On July 1, 2020, the City entered into a noncancellable lease agreement for a commercial building rental space with an initial lease liability in the amount of \$411,940. The agreement requires yearly payments ranging from \$22,749 to \$56,872 over 15 years, with an implicit interest rate of 4.50% and a final payment on July 1, 2034.

On November 21, 2022, the City entered into a noncancellable lease agreement for a cropland rental with an initial lease liability in the amount of \$96,204. The agreement requires semi-annual payments of \$17,085 over 3 years, with an implicit interest rate of 4.00% and a final payment on September 1, 2025.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 4 - LEASE AGREEMENTS - Continued

On June 1, 2023, the City entered into a noncancellable lease agreement for a hangar rental with an initial lease liability in the amount of \$125,705. The agreement requires yearly payments ranging from \$14,000 to \$16,000 over 10 years, with an implicit interest rate of 4.00% and a final payment on June 1, 2032.

Future principal and interest payments for all lease agreements are as follows:

Year Ending June 30,	Principal	Interest	Total
2024	\$ 46,591	\$ 24,328	\$ 70,919
2025	48,504	22,415	70,919
2026	48,576	20,424	69,000
2027	33,095	18,820	51,915
2028	36,530	17,385	53,915
2029-2033	251,209	59,239	310,448
2034-2035	106,503	7,242	113,745
	<u>\$ 571,008</u>	<u>\$ 169,853</u>	<u>\$ 740,861</u>

NOTE 5 - IPERS PENSION PLAN

Plan Description - IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at P.O. Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

IPERS benefits are established under Iowa Code chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits - A Regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, any time after reaching age 62 with 20 or more years of covered employment or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. These qualifications must be met on the member's first month of entitlement to benefits. Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a Regular member's monthly IPERS benefit includes:

- A multiplier based on years of service.
- The member's highest five-year average salary, except members with service before June 30, 2012 will use the highest three-year average salary as of that date if it is greater than the highest five-year average salary.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 5 - IPERS PENSION PLAN - Continued

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month the member receives benefits before the member's earliest normal retirement age. For service earned on or after July 1, 2012, the reduction is 0.50% for each month the member receives benefits before age 65.

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefit payments.

Disability and Death Benefits - A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

Contributions - Contribution rates are established by IPERS following the annual actuarial valuation which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. State statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2023, pursuant to the required rate, Regular members contributed 6.29% of covered payroll and the City contributed 9.44% of covered payroll, for a total rate of 15.73%.

The City's contributions to IPERS for the year ended June 30, 2023 totaled \$432,165.

Net Pension Liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At June 30, 2023, the City reported a liability of \$2,023,987 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2022 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to IPERS relative to the contributions of all IPERS participating employers. At June 30, 2022, the City's proportion was 0.065252%, which was an increase of 0.091252% from its proportion measured as of June 30, 2021.

For the year ended June 30, 2023, the City's pension expense (income), deferred outflows of resources and deferred inflows of resources totaled \$(29,060), \$2,051,119 and \$2,204,113 respectively.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 5 - IPERS PENSION PLAN - Continued

There were no non-employer contributing entities to IPERS.

Actuarial Assumptions - The total pension liability in the June 30, 2022 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement.

Rate of inflation (effective June 30, 2017)	2.60% per annum.
Rates of salary increase (effective June 30, 2017)	3.25% to 16.25% average including inflation. Rates vary by membership group.
Long-term investment rate of return (effective June 30, 2017)	7.00% compounded annually, net of investment expense, including inflation.
Wage growth (effective June 30, 2017)	3.25% per annum, based on 2.60% inflation and 0.65% real wage inflation.

The actuarial assumptions used in the June 30, 2022 valuation were based on the results of a quadrennial experience study covering the period of July 1, 2017 through June 30, 2021.

Mortality rates used in the 2022 valuation were based on the PubG-2010 mortality tables with future mortality improvements modeled using Scale MP-2021.

The long-term expected rate of return on IPERS' investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Asset Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Domestic equity	22.0%	3.57%
International equity	17.5	4.79
Global smart beta equity	6.0	4.16
Core plus fixed income	20.0	1.66
Public credit	4.0	3.77
Cash	1.0	0.77
Private equity	13.0	7.57
Private real assets	8.5	3.55
Private credit	8.0	3.63
Total	100%	

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 5 - IPERS PENSION PLAN - Continued

Discount Rate - The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed employee contributions will be made at the contractually required rate and contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, IPERS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on IPERS' investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate - The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.00%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (6.00%) or 1% higher (8.00%) than the current rate.

	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
City's proportionate share of the net pension liability	\$ 3,770,930	\$ 2,023,987	\$ 484,449

IPERS' Fiduciary Net Position - Detailed information about IPERS' fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at www.ipers.org.

NOTE 6 - MFPRSI PENSION PLAN

Plan Description - Municipal Fire and Police Retirement System of Iowa (MFPRSI) membership is mandatory for fire fighters and police officers covered by the provisions of Chapter 411 of the Code of Iowa. Employees of the City of Newton are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by MFPRSI. MFPRSI issues a stand-alone financial report which is available to the public by mail at 7155 Lake Drive, Suite #201, West Des Moines, Iowa 50266 or at www.mfprsi.org.

MFPRSI benefits are established under Chapter 411 of the Code of Iowa and the administrative rules thereunder. Chapter 411 of the Code of Iowa and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits - Members with 4 or more years of service are entitled to pension benefits beginning at age 55. Full service retirement benefits are granted to members with 22 years of service, while partial benefits are available to those members with 4 to 22 years of service based on the ratio of years completed to years required (i.e., 22 years). Members with less than 4 years of service are entitled to a refund of their contribution only, with interest, for the period of employment.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 6 - MFPRSI PENSION PLAN - Continued

Benefits are calculated based upon the member's highest 3 years of compensation. The average of these 3 years becomes the member's average final compensation. The base benefit is 66% of the member's average final compensation. Members who perform more than 22 years of service receive an additional 2% of the member's average final compensation for each additional year of service, up to a maximum of 8 years. Survivor benefits are available to the beneficiary of a retired member according to the provisions of the benefit option chosen, plus an additional benefit for each child. Survivor benefits are subject to a minimum benefit for those members who chose the basic benefit with a 50% surviving spouse benefit.

Active members at least 55 years of age with 22 or more years of service have the option to participate in the Deferred Retirement Option Program (DROP). The DROP is an arrangement whereby a member who is otherwise eligible to retire and commence benefits opts to continue to work. A member can elect a 3, 4, or 5 year DROP period. When electing to participate in DROP, the member signs a contract stating the member will retire at the end of the selected DROP period. During the DROP period, the member's retirement benefit is frozen and a DROP benefit is credited to a DROP account established for the member. Assuming the member completes the DROP period, the DROP benefit is equal to 52% of the member's retirement benefit at the member's earliest date eligible and 100% if the member delays enrollment for 24 months. At the member's actual date of retirement, the member's DROP account will be distributed to the member in the form of a lump sum or rollover to an eligible plan.

Disability and Death Benefits - Disability benefits may be either accidental or ordinary. Accidental disability is defined as a permanent disability incurred in the line of duty, with benefits equivalent to the greater of 60% of the member's average final compensation or the member's service retirement benefit calculation amount. Ordinary disability occurs outside the call of duty and pays benefits equivalent to the greater of 50% of the member's average final compensation for those with 5 or more years of service or the member's service retirement benefit calculation amount and 25% of average final compensation for those with less than 5 years of service.

Death benefits are similar to disability benefits. Benefits for accidental death are 50% of the average final compensation of the member plus an additional amount for each child, or the provisions for ordinary death. Ordinary death benefits consist of a pension equal to 40% of the average final compensation of the member plus an additional amount for each child, or a lump-sum distribution to the designated beneficiary equal to 50% of the previous year's earnable compensation of the member or equal to the amount of the member's total contributions plus interest.

Benefits are increased annually in accordance with Chapter 411.6 of the Code of Iowa, which provides a standard formula for the increases.

The surviving spouse or dependents of an active member who dies due to a traumatic personal injury incurred in the line of duty receives a \$100,000 lump-sum payment.

Contributions - Member contribution rates are set by state statute. In accordance with Chapter 411 of the Code of Iowa, the contribution rate was 9.40% of earnable compensation for the year ended June 30, 2023.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 6 - MFPRSI PENSION PLAN - Continued

Employer contribution rates are based upon an actuarially determined normal contribution rate and set by state statute. The required actuarially determined contributions are calculated on the basis of the entry age normal method as adopted by the Board of Trustees as permitted under Chapter 411 of the Code of Iowa. The normal contribution rate is provided by state statute to be the actuarial liabilities of the plan less current plan assets, with such total divided by 1% of the actuarially determined present value of prospective future compensation of all members, further reduced by member contributions and state appropriations. Under the Code of Iowa, the City's contribution rate cannot be less than 17.00% of earnable compensation. The contribution rate was 23.90% for the year ended June 30, 2023.

The City's contributions to MFPRSI for the year ended June 30, 2023 totaled \$873,833.

If approved by the State Legislature, state appropriations may further reduce the City's contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa, therefore, is considered to be a nonemployer contributing entity in accordance with the provisions of the Governmental Accounting Standards Board Statement No. 67, Financial Reporting for Pension Plans.

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2023.

Net Pension Liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At June 30, 2023, the City reported a liability of \$6,073,166 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the MFPRSI relative to the contributions of all MFPRSI participating employers. At June 30, 2022, the City's proportion was 1.081461% which was a decrease of 0.020271% from its proportion measured as of June 30, 2021.

For the year ended June 30, 2023, the City's pension expense, deferred outflows of resources and deferred inflows of resources totaled \$574,161, \$4,175,314, and \$3,860,915 respectively.

Actuarial Assumptions - The total pension liability in the June 30, 2022, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of Inflation	3.00%
Salary increases	3.75% to 15.11%, including inflation
Investment rate of return	7.50%, net of investment expense, including inflation

The actuarial assumptions used in the June 30, 2022 valuation were based on the results of an actuarial experience study for the period from July 1, 2010 through June 30, 2020.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 6 - MFPRSI PENSION PLAN - Continued

Mortality rates were based on RP-2014 Blue Collar Healthy Annuitant Table with males set forward zero years, females set forward two years and disabled individuals set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.

The long-term expected rate of return on MFPRSI investments was determined using a building-block method in which best-estimate ranges of expected future real rates (i.e., expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The best estimates of geometric real rates of return for each major asset class included in the pension plan's target asset allocation are summarized in the following table:

<u>Asset Class</u>	<u>Long-Term Expected Real Rate of Return</u>
Broad Fixed Income	3.5%
Broad U.S. Equity	6.7
Global Equity	6.8
Broad Non-US Equity	7.0
Managed Futures	5.1
Emerging Market	7.2
Real Estate - Core	6.4
Opportunistic Real Estate	11.0
Global Infrastructure	6.8
Private Credit	8.6
Private Equity	12.0

Discount Rate - The discount rate used to measure the total pension liability was 7.50%. The projection of cash flows used to determine the discount rate assumed contributions will be made at 9.40% of covered payroll and the City's contributions will be made at rates equal to the difference between actuarially determined rates and the member rate. Based on those assumptions, the MFPRSI's fiduciary net position was projected to be available to make all projected future benefit payments to current plan members. Therefore, the long-term expected rate of return on MFPRSI's investments was applied to all periods of projected benefit payments to determine the total pension liability.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 6 - MFPRSI PENSION PLAN - Continued

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate - The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.50%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (6.50%) or 1% higher (8.50%) than the current rate.

	1% Decrease 6.50%	Discount Rate 7.50%	1% Increase 8.50%
City's proportionate share of the net pension liability	\$ 10,991,298	\$ 6,073,166	\$ 1,998,426

MFPRSI's Fiduciary Net Position - Detailed information about MFPRSI's fiduciary net position is available in the separately issued MFPRSI financial report which is available on MFPRSI's website at www.mfprsi.org.

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB)

Plan Description: The City operates a single-employer health benefit plan which provides medical/prescription drug benefits for employees, retirees and their spouses. Group insurance benefits are established under Iowa Code Chapter 509A.13. The City currently finances the benefit plan on a pay-as-you-go basis. For the year ended June 30, 2023, the City contributed \$2,334,444 and plan members eligible for benefits contributed \$24,023 to the plan. At June 30, 2023, no assets have been accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

OPEB Benefits: Individuals who are employed by the City and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement. Retirees under age 65 pay the same premium for the medical/prescription drug benefits as active employees, which results in an implicit rate subsidy.

Retired participants must be age 55 or older at retirement, with the exception of special service participants who must be age 50 with 22 years of services. At June 30, 2023, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	6
Active employees	107
Total	113

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 8 - COMPENSATED ABSENCES

City employees accumulate a limited amount of earned but unused vacation and compensatory time for subsequent use or for payment upon termination, retirement or death. These accumulations are not recognized as disbursements by the City until used or paid. The City's approximate liability for earned vacation and compensatory time payable to employees at June 30, 2023, primarily relating to the General Fund, is as follows:

<u>Type of Benefit</u>	<u>Amount</u>
Vacation	\$ 748,600
Compensatory time	<u>49,100</u>
Total	<u>\$ 797,700</u>

This liability has been computed based on rates of pay in effect at June 30, 2023.

NOTE 9 - INTERFUND TRANSFERS

The detail of interfund transfers for the year ended June 30, 2023 is as follows:

<u>Transfer to</u>	<u>Transfer from</u>	<u>Amount</u>
General	Special Revenue:	
	Urban Renewal Tax Increment	\$ 362,630
	Enterprise:	
	Sewer	200,000
	Landfill	<u>200,000</u>
		762,630
Special Revenue:	Special Revenue:	
Employee Benefits	Local Option Sales Tax	650,336
Special Revenue:	Special Revenue:	
Housing Initiative	Urban Renewal Tax Increment	48,163
Debt Service	Special Revenue:	
	Urban Renewal Tax Increment	2,573,646
	Enterprise:	
	Sewer	<u>107,150</u>
		<u>2,680,796</u>
Total		<u>\$ 4,141,925</u>

Transfers generally move resources from the fund statutorily required to collect the resources to the fund statutorily required to disburse the resources.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 10 - CLOSURE AND POSTCLOSURE CARE AND FINANCIAL ASSURANCE

To comply with federal and state regulations, the City is required to complete a monitoring system plan and a closure/postclosure care plan and to provide funding necessary to effect closure and postclosure care, including the proper monitoring and care of the landfill after closure. Environmental Protection Agency (EPA) requirements have established closure and thirty-year postclosure care requirements for all municipal solid waste landfills which receive waste after October 9, 1993. State governments are primarily responsible for implementation and enforcement of those requirements and have been given flexibility to tailor requirements to accommodate local conditions that exist. The effect of the EPA requirement is to commit landfill owners to perform certain closing functions and postclosure monitoring functions as a condition for the right to operate the landfill in the current period. The EPA requirements provide when a landfill stops accepting waste, it must be covered with a minimum of twenty-four inches of earth to keep liquid away from the buried waste. Once the landfill is closed, the owner is responsible for maintaining the final cover, monitoring ground water and methane gas, and collecting and treating leachate (the liquid that drains out of waste) for thirty years.

Governmental Accounting Standards Board Statement No. 18 requires landfill owners to estimate total landfill closure and postclosure care costs and recognize a portion of these costs each year based on the percentage of estimated total landfill capacity used that year. Estimated total cost consists of four components: (1) the cost of equipment and facilities used in postclosure monitoring and care, (2) the cost of final cover (material and labor), (3) the cost of monitoring the landfill during the postclosure period and (4) the cost of any environmental cleanup required after closure. Estimated total cost is based on the cost to purchase those services and equipment currently and is required to be updated annually due to the potential for changes due to inflation or deflation, technology or applicable laws or regulations.

These costs for the City have been estimated at \$4,454,380 for closure and \$1,794,000 for postclosure, for a total of \$6,248,380 as of June 30, 2023. The estimated remaining life of the landfill is 132 years, with approximately 37% of the landfill's capacity used at June 30, 2023.

Chapter 455B.306(9)(b) of the Code of Iowa requires permit holders of municipal solid waste landfills to maintain separate closure and postclosure care accounts to accumulate resources for the payment of closure and postclosure care costs. The City has begun to accumulate resources to fund these costs and, at June 30, 2023, assets of \$6,249,160 are restricted for these purposes. They are reported as restricted cash basis fund balance in the Enterprise, Landfill fund in the Statement of Cash Receipts, Disbursements and Changes in Cash Balances - Proprietary Funds.

Also, pursuant to Chapter 567-113.14 of the Iowa Administrative Code (IAC), since the estimated closure and postclosure care costs are not fully funded, the City is required to demonstrate financial assurance for the unfunded costs. The City has adopted the local government financial test financial assurance mechanism. Under this mechanism, the City must certify the following to the Iowa Department of Natural Resources:

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 10 - CLOSURE AND POSTCLOSURE CARE AND FINANCIAL ASSURANCE -
Continued

- The fund is dedicated by local government statute as a reserve fund.
- Payments into the fund are made annually over a pay-in period of ten years or the permitted life of the landfill, whichever is shorter.
- Annual deposits to the fund are determined by the following formula:

$$NP = \frac{CE - CB}{Y}$$

NP = next payment

CE = total required financial assurance

CB = current balance of the fund

Y = number of years remaining in the pay-in period

Chapter 567-113.14(8) of the IAC allows a government to choose the dedicated fund mechanism to demonstrate financial assurance and use the accounts established to satisfy the closure and postclosure care account requirements. Accordingly, the City is not required to establish closure and postclosure care accounts in addition to the accounts established to comply with the dedicated fund financial assurance mechanism.

NOTE 11 - SOLID WASTE TONNAGE FEES RETAINED

The City has established an account for restricting and using solid waste tonnage fees retained by the City in accordance with Chapter 455B.310 of the Code of Iowa. At June 30, 2023, the City had unspent tonnage fees of \$199,059.

NOTE 12 - RISK MANAGEMENT

The City is a member in the Iowa Communities Assurance Pool, as allowed by Chapter 670.7 of the Code of Iowa. The Iowa Communities Assurance Pool (Pool) is a local government risk-sharing pool whose 800 members include various governmental entities throughout the State of Iowa. The Pool was formed in August 1986 for the purpose of managing and funding third-party liability claims against its members. The Pool provides coverage and protection in the following categories: general liability, automobile liability, automobile physical damage, employment practices liability, public officials liability, cyber liability, law enforcement liability, and property. There have been no reductions in insurance coverage from prior years.

Each member's annual casualty contributions to the Pool fund current operations and provide capital. Annual casualty operating contributions are those amounts necessary to fund, on a cash basis, the Pool's general and administrative expenses, claims, claims expenses and reinsurance expenses estimated for the fiscal year, plus all or any portion of any deficiency in capital. Capital contributions are made during the first six years of membership and are maintained at a level determined by the Board not to exceed 300% of basis rate.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 12 - RISK MANAGEMENT - Continued

The Pool also provides property coverage. Members who elect such coverage make annual property operating contributions which are necessary to fund, on a cash basis, the Pool's general and administrative expenses, reinsurance premiums, losses and loss expenses for property risks estimated for the fiscal year, plus all or any portion of any deficiency in capital. Any year-end operating surplus is transferred to capital. Deficiencies in operations are offset by transfers from capital and, if insufficient, by the subsequent year's member contributions.

The City's property and casualty contributions to the Pool are recorded as disbursements from its operating funds at the time of payment to the Pool. The City's contributions to the Pool for the year ended June 30, 2023 were \$307,145.

The Pool uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. The Pool retains general, automobile, employment practices, law enforcement, cyber, and public officials' liability risks up to \$500,000 per claim. Claims exceeding \$500,000 are reinsured through reinsurance and excess risk-sharing agreements up to the amount of risk-sharing protection provided by the City's risk-sharing certificate. Property and automobile physical damage risks are retained by the Pool up to \$250,000 each occurrence, each location. Property risks exceeding \$250,000 are reinsured through reinsurance and excess risk-sharing agreements up to the amount of risk-sharing protection provided by the City's risk-sharing certificate.

The Pool's intergovernmental contract with its members provides that in the event a casualty claim, property loss or series of claims or losses exceeds the amount of risk-sharing protection provided by the City's risk-sharing certificate, or in the event a casualty claim, property loss or series of claims or losses exhausts the Pool's funds and any excess risk-sharing recoveries, then payment of such claims or losses shall be the obligation of the respective individual member against whom the claim was made or the loss was incurred. As of June 30, 2023, settled claims have not exceeded the risk pool or reinsurance coverage since the Pool's inception.

Members agree to continue membership in the Pool for a period of not less than one full year. After such period, a member who has given 60 days' prior written notice may withdraw from the Pool. Upon withdrawal, payments for all casualty claims and claims expenses become the sole responsibility of the withdrawing member, regardless of whether a claim was incurred or reported prior to the member's withdrawal. Upon withdrawal, a formula set forth in the Pool's intergovernmental contract with its members is applied to determine the amount (if any) to be refunded to the withdrawing member.

The City also carries commercial insurance purchased from other insurers for coverage associated with workers' compensation and for the Newton Municipal Airport for liability insurance in the amount of \$1,000,000 and \$5,000,000, respectively. The City assumes liability for any deductibles and claims in excess of coverage limitations. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 13 - DEFERRED COMPENSATION PLAN

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457 for employees. The 457 plan is available to all City employees and permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency.

All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights must be held in trust of the exclusive benefit of plan participants and beneficiaries. These funds are invested and held by ICMA and do not constitute a liability of the City.

NOTE 14 - DEVELOPMENT AGREEMENTS

The City has entered into various development agreements to assist in certain urban renewal projects. The agreements require the City to rebate portions of the incremental property tax paid by the developer and make economic development grant payments in exchange for the construction of buildings and certain improvements by the developers. Certain agreements also require the developer to certify specific employment requirements are met.

The total amount rebated during the year ended June 30, 2023 was \$338,562. The estimated outstanding balance of the agreements at June 30, 2023 is \$15,231,928.

These agreements are not a general obligation of the City. However, the agreements are subject to the constitutional debt limitation of the City, except for the amounts which require an annual appropriation by the City Council. The amount of the development agreements subject to the constitutional debt limit at June 30, 2023 is \$ - 0 - .

NOTE 15 - CONSTRUCTION COMMITMENTS

The City has entered into several construction contracts totaling approximately \$13,838,000 that are still in process as of June 30, 2023. The net remaining amount committed to these contracts is approximately \$8,991,000 which will be paid with existing capital project funds, internally designated funds, debt proceeds, road use tax revenue, grant revenues, and donations.

NOTE 16 - DEFICIT BALANCES

The Speedway/Prairie Fire TIF Fund and Fairmeadows N TIF Fund had deficit balances of \$498,355 and \$355,368, respectively at June 30, 2023. The deficits will be eliminated through future tax increment financing collections, grant funds and other financing sources.

CITY OF NEWTON, IOWA
NOTES TO FINANCIAL STATEMENTS
June 30, 2023

NOTE 17 - TAX ABATEMENTS

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax receipts to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

City Tax Abatements

The City provides tax abatements for urban renewal and economic development projects with tax increment financing as provided for in Chapters 15A and 403 of the Code of Iowa. For these types of projects, the City enters into agreements with developers which require the City, after developers meet the terms of the agreements, to rebate a portion of the property tax paid by the developers, to pay the developers an economic development grant or to pay the developers a predetermined dollar amount. No other commitments were made by the City as part of these agreements.

For the year ended June 30, 2023, \$164,698 of property tax was diverted from the City under the urban renewal and economic development agreements.

NOTE 18 - SUBSEQUENT EVENTS

Effective July 1, 2023, the Newton Municipal Waterworks, a component unit of the City, merged with the City and now operates within the City.

The City has evaluated all subsequent events through March 25, 2024, the date the financial statements were available to be issued.

* * *

OTHER INFORMATION

CITY OF NEWTON, IOWA
BUDGETARY COMPARISON SCHEDULE
OF RECEIPTS, DISBURSEMENTS AND CHANGES IN BALANCES -
BUDGET AND ACTUAL - ALL GOVERNMENTAL
FUNDS AND PROPRIETRY FUNDS
OTHER INFORMATION

Year ended June 30, 2023

	Cash Basis		(Unaudited) GAAP Basis Component Unit Newton Municipal Waterworks Actual
	Governmental Funds Actual	Proprietary Funds Actual	
Receipts:			
Property tax	\$ 8,515,650	\$ --	\$ --
Tax increment financing	2,718,903	--	--
Other city tax	2,367,428	--	--
Licenses and permits	307,125	--	--
Use of money and property	330,766	151,166	--
Intergovernmental	6,792,098	29,083	--
Charges for service	2,366,448	5,808,358	3,684,116
Special assessments	15,717	--	--
Miscellaneous	1,256,564	281,620	--
Total receipts	<u>24,670,699</u>	<u>6,270,227</u>	<u>3,684,116</u>
Disbursements:			
Public safety	7,878,642	--	--
Public works	4,138,736	--	--
Culture and recreation	2,715,670	--	--
Community and economic development	1,362,895	--	--
General government	1,751,335	--	--
Debt service	4,624,797	--	--
Capital projects	4,078,767	--	--
Business type activities	--	6,882,669	3,669,962
Total disbursements	<u>26,550,842</u>	<u>6,882,669</u>	<u>3,669,962</u>
Excess (deficiency) of receipts over (under) disbursements	(1,880,143)	(612,442)	14,154
Other financing sources, net	<u>5,542,511</u>	<u>(494,157)</u>	<u>--</u>
Change in balances	3,662,368	(1,106,599)	14,154
Balances beginning of year	<u>10,977,498</u>	<u>17,917,928</u>	<u>6,533,960</u>
Balances end of year	<u>\$ 14,639,866</u>	<u>\$ 16,811,329</u>	<u>\$ 6,548,114</u>

See accompanying independent auditor's report.

<u>Total</u>	<u>Budgeted Amounts</u>		<u>Final to Total Variance</u>
	<u>Original</u>	<u>Final</u>	
\$ 8,515,650	\$ 8,484,850	\$ 8,484,850	\$ 30,800
2,718,903	2,765,514	2,765,514	(46,611)
2,367,428	2,516,086	2,516,086	(148,658)
307,125	317,900	317,900	(10,775)
481,932	203,910	203,910	278,022
6,821,181	7,326,525	7,426,525	(605,344)
11,858,922	12,324,982	12,324,982	(466,060)
15,717	14,000	14,000	1,717
1,538,184	548,517	848,517	689,667
<u>34,625,042</u>	<u>34,502,284</u>	<u>34,902,284</u>	<u>(277,242)</u>
7,878,642	8,474,227	8,574,227	695,585
4,138,736	4,116,322	5,116,322	977,586
2,715,670	2,902,558	3,502,558	786,888
1,362,895	1,595,514	1,595,514	232,619
1,751,335	1,503,393	2,103,393	352,058
4,624,797	4,062,818	4,762,818	138,021
4,078,767	7,134,450	12,134,450	8,055,683
<u>10,552,631</u>	<u>15,873,643</u>	<u>16,373,643</u>	<u>5,821,012</u>
<u>37,103,473</u>	<u>45,662,925</u>	<u>54,162,925</u>	<u>17,059,452</u>
(2,478,431)	(11,160,641)	(19,260,641)	16,782,210
<u>5,048,354</u>	<u>2,402,300</u>	<u>2,802,300</u>	<u>2,246,054</u>
2,569,923	(8,758,341)	(16,458,341)	19,028,264
<u>35,429,386</u>	<u>30,126,496</u>	<u>30,126,496</u>	<u>5,302,890</u>
<u>\$ 37,999,309</u>	<u>\$ 21,368,155</u>	<u>\$ 13,668,155</u>	<u>\$ 24,331,154</u>

CITY OF NEWTON, IOWA
NOTES TO OTHER INFORMATION -
BUDGETARY REPORTING

June 30, 2023

The budgetary comparison is presented in accordance with Governmental Accounting Standards Board Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major Special Revenue Fund.

In accordance with the Code of Iowa, the City Council annually adopts a budget on the cash basis, except as noted below, following required public notice and hearing for all funds. The City's budget includes the Newton Municipal Waterworks, a component unit, not included in the City's financial statements because it uses a financial reporting framework which differs from the framework used by the City. Newton Municipal Waterworks budgets on the GAAP basis. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures.

Formal and legal budgetary control is based upon nine major classes of disbursements/expenses known as functions, not by fund. These nine functions are: public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service, capital projects, and business type activities. Function disbursements/expenses required to be budgeted include disbursements/expenses for the General Fund, the Special Revenue Funds, the Debt Service Fund, the Capital Projects Funds, the Permanent Funds, and the Enterprise Funds. Although the budget document presents function disbursements/expenses by fund, the legal level of control is at the aggregated function level, not by fund. During the year, one budget amendment increased budgeted disbursements/expenses by \$8,500,000. The budget amendment is reflected in the final budgeted amounts.

CITY OF NEWTON, IOWA
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE
OF THE NET PENSION LIABILITY

IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM
FOR THE LAST NINE YEARS*

OTHER INFORMATION

	<u>2023</u>	<u>2022</u>	<u>2021</u>
City's proportion of the net pension liability	0.065252%	(0.026000)%	0.064483%
City's proportionate share of the net pension liability	\$ 2,024,000	\$ 73,000	\$ 3,666,000
City's covered payroll	\$ 4,266,000	\$ 4,181,000	\$ 4,139,000
City's proportionate share of the net pension liability as a percentage of its covered payroll	47.44%	1.75%	88.57%
IPERS' net position as a percentage of the total pension liability	91.40%	100.81%	82.90%

* In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

Note: Amounts are rounded.

See accompanying independent auditor's report.

<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
0.064541%	0.062751%	0.064586%	0.066760%	0.066986%	0.068103%
\$ 3,023,000	\$ 3,221,000	\$ 3,452,000	\$ 3,427,000	\$ 2,703,000	\$ 2,195,000
\$ 4,042,000	\$ 3,778,000	\$ 3,988,000	\$ 3,968,000	\$ 3,790,000	\$ 3,606,000
74.79%	85.26%	86.56%	86.37%	71.32%	60.87%
85.45%	83.62%	82.21%	81.82%	85.19%	87.61%

CITY OF NEWTON, IOWA
SCHEDULE OF CITY CONTRIBUTIONS
IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM
FOR THE LAST TEN YEARS

OTHER INFORMATION

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Statutorily required contribution	\$ 432,000	\$ 403,000	\$ 395,000	\$ 391,000
Contributions in relation to the statutorily required contribution	<u>(432,000)</u>	<u>(403,000)</u>	<u>(395,000)</u>	<u>(391,000)</u>
Contribution deficiency (excess)	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
City's covered payroll	\$ 4,585,000	\$ 4,266,000	\$ 4,181,000	\$ 4,139,000
Contributions as a percentage of covered payroll	9.42%	9.45%	9.45%	9.45%

Note: Amounts are rounded.

See accompanying independent auditor's report.

<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
\$ 382,000	\$ 338,000	\$ 357,000	\$ 355,000	\$ 339,000	\$ 322,000
<u>(382,000)</u>	<u>(338,000)</u>	<u>(357,000)</u>	<u>(355,000)</u>	<u>(339,000)</u>	<u>(322,000)</u>
<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
\$ 4,042,000	\$ 3,778,000	\$ 3,988,000	\$ 3,968,000	\$ 3,790,000	\$ 3,606,000
9.45%	8.95%	8.95%	8.95%	8.93%	8.93%

CITY OF NEWTON, IOWA
NOTES TO OTHER INFORMATION - IPERS PENSION LIABILITY
YEAR ENDED JUNE 30, 2023

Changes of benefit terms:

There are no significant changes of benefit terms.

Changes of assumptions:

The 2022 valuation incorporated the following refinements after a quadrennial experience study:

- Changed mortality assumptions to the PubG-2010 mortality tables with mortality improvements modeled using Scale MP-2021.
- Adjusted retirement rates for Regular members.
- Lowered disability rates for Regular members.
- Adjusted termination rates for all membership groups.

The 2018 valuation implemented the following refinements as a result of a demographic assumption study dated June 28, 2018:

- Changed mortality assumptions to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017.
- Adjusted retirement rates.
- Lowered disability rates.
- Adjusted the probability of a vested Regular member electing to receive a deferred benefit.
- Adjusted the merit component of the salary increase assumption.

The 2017 valuation implemented the following refinements as a result of an experience study dated March 24, 2017:

- Decreased the inflation assumption from 3.00% to 2.60%.
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50% per year.
- Decreased the discount rate from 7.50% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%.
- Decreased the payroll growth assumption from 4.00% to 3.25%.

The 2014 valuation implemented the following refinements as a result of a quadrennial experience study:

- Decreased the inflation assumption from 3.25% to 3.00%.
- Decreased the assumed rate of interest on member accounts from 4.00% to 3.75% per year.
- Adjusted male mortality rates for retirees in the Regular membership group.
- Moved from an open 30 year amortization period to a closed 30 year amortization period for the UAL (unfunded actuarial liability) beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed 20 year period.

CITY OF NEWTON, IOWA
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE
OF THE NET PENSION LIABILITY
MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA
FOR THE LAST NINE YEARS*

OTHER INFORMATION

	<u>2023</u>	<u>2022</u>	<u>2021</u>
City's proportion of the net pension liability	1.081461%	1.101732%	1.033697%
City's proportionate share of the net pension liability	\$ 6,073,000	\$ 2,474,000	\$ 8,245,000
City's covered payroll	\$ 3,653,000	\$ 3,580,000	\$ 3,284,000
City's proportionate share of the net pension liability as a percentage of its covered payroll	166.25%	69.11%	251.07%
MFPRSI's net position as a percentage of the total pension liability	84.62%	93.62%	76.47%

* In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

Note: Amounts are rounded.

See accompanying independent auditor's report.

<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
0.985439%	1.065133%	1.059213%	1.064467%	1.090944%	1.065256%
\$ 6,464,000	\$ 6,342,000	\$ 6,212,000	\$ 6,656,000	\$ 5,125,000	\$ 3,862,000
\$ 2,982,000	\$ 3,096,000	\$ 3,000,000	\$ 2,885,000	\$ 2,861,000	\$ 2,815,000
216.77%	204.84%	207.07%	230.73%	179.13%	137.19%
79.94%	81.07%	80.60%	78.20%	83.04%	86.27%

CITY OF NEWTON, IOWA
SCHEDULE OF CITY CONTRIBUTIONS
MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA
FOR THE LAST TEN YEARS

OTHER INFORMATION

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Statutorily required contribution	\$ 874,000	\$ 956,000	\$ 906,000	\$ 802,000
Contributions in relation to the statutorily required contribution	<u>(874,000)</u>	<u>(956,000)</u>	<u>(906,000)</u>	<u>(802,000)</u>
Contribution deficiency (excess)	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
City's covered payroll	\$ 3,656,000	\$ 3,653,000	\$ 3,580,000	\$ 3,284,000
Contributions as a percentage of covered payroll	23.91%	26.17%	25.31%	24.42%

Note: Amounts are rounded.

See accompanying independent auditor's report.

<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
\$ 776,000	\$ 795,000	\$ 778,000	\$ 801,000	\$ 870,000	\$ 848,000
<u>(776,000)</u>	<u>(795,000)</u>	<u>(778,000)</u>	<u>(801,000)</u>	<u>(870,000)</u>	<u>(848,000)</u>
<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>	<u>\$ --</u>
\$ 2,982,000	\$ 3,096,000	\$ 3,000,000	\$ 2,885,000	\$ 2,861,000	\$ 2,815,000
26.02%	25.68%	25.92%	27.76%	30.41%	30.12%

CITY OF NEWTON, IOWA
NOTES TO OTHER INFORMATION - MFPRSI PENSION LIABILITY
YEAR ENDED JUNE 30, 2023

Changes of benefit terms:

There were no significant changes of benefit terms.

Changes of assumptions:

The 2018 valuation changed postretirement mortality rates to the RP-2014 Blue Collar Healthy Annuitant Table with males set-forward zero years, females set-forward two years and disabled individuals set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.

The 2017 valuation added five years projection of future mortality improvement with Scale BB.

The 2016 valuation changed postretirement mortality rates to the RP-2000 Blue Collar Combined Healthy Mortality Table with males set-back two years, females set-forward one year and disabled individuals set-forward one year (male only rates), with no projection of future mortality improvement.

The 2015 valuation phased in the 1994 Group Annuity Mortality Table for postretirement mortality. This resulted in a weighting of 1/12 of the 1971 Group Annuity Mortality Table and 11/12 of the 1994 Group Annuity Mortality Table.

The 2014 valuation phased in the 1994 Group Annuity Mortality Table for post-retirement mortality. This resulted in a weighting of 2/12 of the 1971 Group Annuity Mortality Table and 10/12 of the 1994 Group Annuity Mortality Table.

* * *

SUPPLEMENTARY INFORMATION

CITY OF NEWTON, IOWA
SCHEDULE OF CASH RECEIPTS, DISBURSEMENTS
AND CHANGES IN CASH BALANCES
NONMAJOR GOVERNMENTAL FUNDS

As of and for the year ended June 30, 2023

	<u>Special Revenue</u>		<u>Self Supported Municipal Improvement District</u>
	<u>Housing Initiative</u>	<u>Local Option Sales Tax</u>	
Receipts:			
Property tax	\$ --	\$ --	\$ 18,822
Local option sales tax	--	1,858,104	--
Use of money and property	4,365	--	233
Intergovernmental	--	--	1,435
Miscellaneous	50,000	--	--
Total receipts	<u>54,365</u>	<u>1,858,104</u>	<u>20,490</u>
Disbursements:			
Operating:			
Public safety	--	1,007,827	--
Public works	--	35,460	--
Culture and recreation	--	164,481	--
Community and economic development	40,000	--	17,343
Total disbursements	<u>40,000</u>	<u>1,207,768</u>	<u>17,343</u>
Excess (deficiency) of receipts over (under) disbursements	14,365	650,336	3,147
Other financing sources (uses):			
Proceeds from sale of assets	--	--	--
Transfers in	48,163	--	--
Transfers out	--	(650,336)	--
Total other financing sources (uses)	<u>48,163</u>	<u>(650,336)</u>	<u>--</u>
Change in cash balances	62,528	--	3,147
Cash balances beginning of year	<u>340,658</u>	<u>--</u>	<u>19,356</u>
Cash balances end of year	<u>\$ 403,186</u>	<u>\$ --</u>	<u>\$ 22,503</u>

(continued next page)

Permanent			
Cemetery Perpetual Care	Memorial Garden	Fred Maytag Park Endowment	Total
\$ --	\$ --	\$ --	\$ 18,822
--	--	--	1,858,104
--	--	--	4,598
--	--	--	1,435
--	--	--	50,000
--	--	--	1,932,959
--	--	--	1,007,827
--	--	--	35,460
--	--	--	164,481
--	--	--	57,343
--	--	--	1,265,111
--	--	--	667,848
6,100	170	--	6,270
--	--	--	48,163
--	--	--	(650,336)
6,100	170	--	(595,903)
6,100	170	--	71,945
320,950	49,910	233,320	964,194
\$ 327,050	\$ 50,080	\$ 233,320	\$ 1,036,139

CITY OF NEWTON, IOWA
SCHEDULE OF CASH RECEIPTS, DISBURSEMENTS
AND CHANGES IN CASH BALANCES
NONMAJOR GOVERNMENTAL FUNDS - Continued

As of and for the year ended June 30, 2023

	<u>Special Revenue</u>		
	<u>Housing Initiative</u>	<u>Local Option Sales Tax</u>	<u>Self Supported Municipal Improvement District</u>
Cash Basis Fund Balances			
Nonspendable:			
Cemetery perpetual care	\$ --	\$ --	\$ --
Park endowment	--	--	--
Restricted for:			
Housing initiative	403,186	--	--
Other purpose	<u>--</u>	<u>--</u>	<u>22,503</u>
Total cash basis fund balances	<u>\$ 403,186</u>	<u>\$ --</u>	<u>\$ 22,503</u>

See accompanying independent auditor's report.

Permanent			
Cemetery Perpetual Care	Memorial Garden	Fred Maytag Park Endowment	Total
\$ 327,050	\$ 50,080	\$ --	\$ 377,130
--	--	233,320	233,320
--	--	--	403,186
--	--	--	22,503
<u>\$ 327,050</u>	<u>\$ 50,080</u>	<u>\$ 233,320</u>	<u>\$ 1,036,139</u>

CITY OF NEWTON, IOWA
SCHEDULE OF RECEIPTS BY SOURCE AND
DISBURSEMENTS BY FUNCTION -
ALL GOVERNMENTAL FUNDS
For the Last Ten Years

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Receipts:				
Property tax	\$ 8,515,650	\$ 8,204,771	\$ 8,120,618	\$ 7,416,512
Local option sales tax	1,858,104	2,061,113	1,968,041	1,565,459
Tax increment financing	2,718,903	2,563,566	2,318,075	2,027,592
Other city tax	509,324	476,964	406,735	464,819
Licenses and permits	307,125	317,614	283,923	247,113
Use of money and property	330,766	128,703	129,814	212,974
Intergovernmental	6,792,098	5,385,830	5,154,685	3,347,441
Charges for service	2,366,448	2,320,622	2,272,484	2,268,378
Special assessments	15,717	14,481	6,952	13,093
Miscellaneous	<u>1,256,564</u>	<u>1,054,734</u>	<u>1,170,551</u>	<u>1,305,843</u>
Total	<u>\$ 24,670,699</u>	<u>\$ 22,528,398</u>	<u>\$ 21,831,878</u>	<u>\$ 18,869,224</u>
Disbursements:				
Operating:				
Public safety	\$ 7,878,642	\$ 8,105,964	\$ 7,717,580	\$ 7,080,878
Public works	4,138,736	4,310,447	3,385,159	3,592,615
Culture and recreation	2,715,670	2,500,498	2,224,471	2,398,550
Community and economic development	1,362,895	1,499,908	1,077,702	957,173
General government	1,751,335	1,390,931	1,405,710	1,207,102
Debt service	4,624,797	4,425,726	4,325,705	3,943,699
Capital projects	<u>4,078,767</u>	<u>3,280,460</u>	<u>6,720,472</u>	<u>6,634,097</u>
Total	<u>\$ 26,550,842</u>	<u>\$ 25,513,934</u>	<u>\$ 26,856,799</u>	<u>\$ 25,814,114</u>

See accompanying independent auditor's report.

<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
\$ 7,305,140	\$ 7,549,456	\$ 7,370,516	\$ 7,025,573	\$ 6,917,971	\$ 6,793,884
1,447,144	1,373,918	1,619,926	1,373,521	1,318,757	1,289,442
2,020,002	1,881,301	2,032,186	2,508,520	2,444,811	2,717,402
528,047	501,636	522,523	472,447	341,759	456,895
330,087	315,814	388,274	341,597	323,716	299,981
215,295	180,398	131,458	133,030	123,333	113,561
3,955,163	2,947,723	4,208,532	3,630,008	2,367,974	2,441,344
2,000,045	2,049,922	1,923,732	1,817,922	1,730,308	1,828,431
13,323	15,105	39,173	25,461	18,911	22,316
<u>1,251,310</u>	<u>1,068,985</u>	<u>1,336,748</u>	<u>883,883</u>	<u>873,919</u>	<u>727,280</u>
<u>\$ 19,065,556</u>	<u>\$ 17,884,258</u>	<u>\$ 19,573,068</u>	<u>\$ 18,211,962</u>	<u>\$ 16,461,459</u>	<u>\$ 16,690,536</u>
\$ 6,968,458	\$ 6,960,609	\$ 6,755,455	\$ 6,573,415	\$ 6,618,231	\$ 6,429,196
3,133,770	3,075,700	3,304,874	3,331,047	3,063,416	2,728,791
2,476,301	2,120,351	2,063,856	2,103,157	1,975,189	1,994,009
1,248,855	2,304,185	1,732,006	1,974,731	2,604,430	1,417,245
1,308,975	1,217,936	1,252,386	1,214,456	1,279,714	1,203,719
3,684,522	3,522,476	3,286,679	3,033,811	2,729,522	4,006,361
<u>5,815,461</u>	<u>4,995,679</u>	<u>5,241,281</u>	<u>4,681,791</u>	<u>1,564,457</u>	<u>520,188</u>
<u>\$ 24,636,342</u>	<u>\$ 24,196,936</u>	<u>\$ 23,636,537</u>	<u>\$ 22,912,408</u>	<u>\$ 19,834,959</u>	<u>\$ 18,299,509</u>

CITY OF NEWTON, IOWA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Year ended June 30, 2023

<u>Grantor/Program</u>	<u>Assistance Listings Number</u>	<u>Pass-Through Entity Identifying Number</u>	<u>Program Expenditures</u>
U.S. Department of Justice			
Patrick Leahy Bulletproof Vest Partnership Grant Program	16.607		\$ 7,365
Passed through Polk County Sheriff's Office:			
Edward Byrne Memorial Justice Assistance Grant Program	16.738	20-JAG-443969	\$ 58,244
Total U.S. Department of Justice			<u>65,609</u>
U.S. Department of the Treasury:			
Coronavirus State and Local Fiscal Recovery Funds	21.027	FY2023	<u>203,892</u>
Total U.S. Department of the Treasury			<u>203,892</u>
U.S. Department of Transportation:			
Airport Improvement Program	20.106	3-19-0065-016-2019	36,931
Airport Improvement Program	20.106	3-19-0065-017-2021	1,234,951
Airport Improvement Program	20.106	3-19-0065-020-2021	<u>78,069</u>
			<u>1,349,951</u>
Passed through Iowa Department of Transportation:			
Highway Planning and Construction	20.205	STP-U-5482(613)-70-50	80,705
Passed through Iowa Department of Public Safety:			
Highway Safety Cluster:			
State and Community Highway Safety	20.600	PAP 22-402-M0PT, Task 50-00-00	115
State and Community Highway Safety	20.600	PAP 23-402-M0PT, Task 63-00-00	<u>1,406</u>
			<u>1,521</u>
State and Community Highway Safety	20.616	PAP 22-405d-M6OT, Task 00-50-00	544
State and Community Highway Safety	20.616	PAP 23-405d-M6OT, Task 00-63-00	<u>2,838</u>
			<u>3,382</u>
Total U.S. Department of Transportation			<u>1,435,559</u>
U.S. Department of Homeland Security:			
Assistance to Firefighters Grant Program	97.044	EMW-2021-FG-05162	<u>51,038</u>
Total U.S. Department of Homeland Security			<u>51,038</u>
Total			<u>\$ 1,756,098</u>

(continued next page)

CITY OF NEWTON, IOWA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS - Continued

Year ended June 30, 2023

Basis of Presentation - The accompanying Schedule of Expenditures of Federal Awards (Schedule) includes the federal award activity of the City of Newton under programs of the federal government for the year ended June 30, 2023. The information in this Schedule is presented in accordance with the requirements of Title 2, U.S. Code of Federal Regulations, Part 200 Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the City of Newton, it is not intended to and does not present the financial position, changes in financial position or cash flows of the City of Newton.

Summary of Significant Accounting Policies - Expenditures reported in the Schedule are reported on the basis of cash receipts and disbursements, which is a basis of accounting other than U.S. generally accepted accounting principles. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Indirect Cost Rate - The City of Newton has not elected to use the 10% de minimis indirect cost rate as allowed under the Uniform Guidance.

See accompanying independent auditor's report.

COMPLIANCE SECTION

COMMENTS AND RECOMMENDATIONS

Gronewold, Bell, Kyhnn & Co. P.C.

CERTIFIED PUBLIC ACCOUNTANTS • BUSINESS AND FINANCIAL CONSULTANTS

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Independent Auditor's Report on Internal Control over Financial Reporting
and on Compliance and Other Matters
Based on an Audit of Financial Statements Performed in Accordance with
Government Auditing Standards

To the Honorable Mayor and
Members of the City Council

We have audited in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in the Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business type activities, the aggregate discretely presented component units, each major fund and the aggregate remaining fund information of the City of Newton, Iowa, as of and for the year ended June 30, 2023, and the related notes to financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 25, 2024. Our report expressed adverse and unmodified opinions on the financial statements which were prepared on the basis of cash receipts and disbursements, a basis of accounting other than U.S. generally accepted accounting principles.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Newton's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Newton's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Newton's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City of Newton's financial statements will not be prevented or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

To the Honorable Mayor and
Members of the City Council

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified a certain deficiency in internal control, described in Part II of the accompanying Schedule of Findings and Questioned Costs as item 2023-001 to be a significant deficiency.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Newton's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters which are required to be reported under Government Auditing Standards. However, we noted certain immaterial instances of non-compliance or other matters which are described in Part IV of the accompanying Schedule of Findings and Questioned Costs.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2023 are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

City of Newton's Responses to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City of Newton's responses to findings identified in our audit and described in the accompanying Schedule of Findings and Questioned Costs. The City of Newton's responses were not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the responses.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Gmewoll, Ben, Kyhn & W. P. C.

Atlantic, Iowa
March 25, 2024

Gronewold, Bell, Kyhnn & Co. P.C.

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Independent Auditor's Report on Compliance for Each Major Federal Program and on Internal Control over Compliance Required by the Uniform Guidance

To the Honorable Mayor and
Members of the City Council

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Newton, Iowa's compliance with the types of compliance requirements identified as subject to audit in the U.S. Office of Management and Budget (OMB) Compliance Supplement that could have a direct and material effect on the City of Newton's major federal program for the year ended June 30, 2023. The City of Newton's major federal program is identified in Part I of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City of Newton complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2023.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS), the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the audit requirements of Title 2, U.S. Code of Federal Regulations, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City of Newton and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City of Newton's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City of Newton's federal programs.

To the Honorable Mayor and
Members of the City Council

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City of Newton's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, Government Auditing Standards and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence judgement made by a reasonable user of the report on compliance about the City of Newton's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, Government Auditing Standards, and the Uniform Guidance, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City of Newton's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City of Newton's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City of Newton's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct non-compliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance such that there is a reasonable possibility that material non-compliance with a type of compliance requirement of a federal program will not be prevented or detected and corrected on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

To the Honorable Mayor and
Members of the City Council

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Carnevali, Ben, Flynn & Co. P. C.

Atlantic, Iowa
March 25, 2024

CITY OF NEWTON, IOWA
Schedule of Findings and Questioned Costs
Year ended June 30, 2023

PART I: Summary of the Independent Auditor's Results

- (a) Adverse and unmodified opinions were issued on the financial statements prepared on the cash basis of accounting, which is a basis of accounting other than U.S. generally accepted accounting principles.
- (b) A significant deficiency in internal control over financial reporting was disclosed by the audit of the financial statements. The audit did not disclose any material weaknesses in internal control over financial reporting.
- (c) The audit did not disclose any non-compliance which is material to the financial statements.
- (d) The audit did not disclose any material weaknesses or significant deficiencies in internal control over the major program.
- (e) An unmodified opinion was issued on compliance with requirements applicable to the major program.
- (f) The audit did not disclose any audit findings which are required to be reported in accordance with the Uniform Guidance, Section 200.516.
- (g) The major program was Assistance Listings Number 20.106 - Airport Improvement Program.
- (h) The dollar threshold used to distinguish between Type A and Type B programs was \$750,000.
- (i) The City of Newton did not qualify as a low-risk auditee.

CITY OF NEWTON, IOWA

Schedule of Findings and Questioned Costs

Year ended June 30, 2023

PART II: Findings Related to the Financial Statements

INTERNAL CONTROL DEFICIENCIES:

2023-001 Segregation of Duties:

Criteria: Management is responsible for establishing and maintaining internal control. A good system of internal control provides for adequate segregation of duties so no one individual handles a transaction from its inception to completion. In order to maintain proper internal control, duties should be segregated so the authorization, custody and recording of transactions are not under the control of the same employee. This segregation of duties helps prevent losses from employee error or dishonesty and maximizes the accuracy of the City's financial statements.

Condition: A limited number of people have the primary responsibility for most of the accounting and financial reporting duties.

Cause: The City has a limited number of employees which does not allow procedures to be established to adequately segregate duties or provide compensating controls through additional oversight of transactions and processes.

Effect: Inadequate segregation of duties could adversely affect the City's ability to prevent or detect and correct misstatements, errors or misappropriation on a timely basis by employees in the normal course of performing their assigned functions.

Recommendation: The City should review its control activities to obtain the maximum internal control possible under the circumstances utilizing currently available staff, including elected officials.

Response: The City Council and Mayor are aware of this lack of segregation of duties, but it is not economically feasible for the City to employ additional personnel for this reason. The City Council and Mayor will continue to act as an oversight group.

Conclusion: Response accepted.

INSTANCES OF NON-COMPLIANCE:

No matters were noted.

CITY OF NEWTON, IOWA
Schedule of Findings and Questioned Costs
Year ended June 30, 2023

PART III: Findings and Questioned Costs For Federal Awards

INTERNAL CONTROL DEFICIENCIES:

No matters were noted.

INSTANCES OF NON-COMPLIANCE:

No matters were noted.

PART IV: Other Findings Related to Required Statutory Reporting

2023-A Certified Budget: Disbursements during the year ended June 30, 2023 did not exceed the amounts budgeted.

2023-B Questionable Disbursements: During the audit, we did not note any disbursements that did not meet the requirements of public purpose as defined in an Attorney General's opinion dated April 25, 1979.

2023-C Travel Expense: No disbursements of City money for travel expenses of spouses of City officials or employees were noted.

2023-D Business Transactions: In accordance with Chapter 362.5 of the Code of Iowa, no transactions between the City and the City officials and City employees were noted that represented conflicts of interest.

2023-E Restricted Donor Activity: No transactions were noted between the City, City officials, City employees and restricted donors in compliance with Chapter 68B of the Code of Iowa.

2023-F Bond Coverage: Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure the coverage is adequate for current operations.

2023-G Council Minutes: No transactions were found that we believe should have been approved in the Council minutes but were not.

2023-H Deposits and Investments: No instances of non-compliance with the deposit and investment provisions of Chapter 12B and 12C of the Code of Iowa and the City's investment policy were noted.

2023-I Revenue Bonds/Notes: No instances of non-compliance with the revenue bond/note resolutions were noted.

CITY OF NEWTON, IOWA

Schedule of Findings and Questioned Costs

Year ended June 30, 2023

PART IV: Other Findings Related to Required Statutory Reporting - Continued

2023-J Annual Urban Renewal Report: The Annual Urban Renewal Report was properly approved and certified to the Iowa Department of Management on or before December 1 and no exceptions were noted.

2023-K Solid Waste Fees Retainage: No instances of non-compliance with the solid waste fees used in accordance with the provisions of Chapter 455B.310 of the Code of Iowa were noted.

2023-L Financial Assurance: The City has met the closure and postclosure care financial assurance requirements issued by the Iowa Department of Natural Resources by complying with the local government financial test as specified in Iowa Administrative Code Chapter 567-113.14(6)(f).

2023-M Financial Condition: The City had deficit balances in the following funds at June 30, 2023:

Special Revenue:

Speedway/Prairie Fire Tax Increment Financing	\$	498,335
Fairmeadows North Tax Increment Financing		355,368

Recommendation: The City should investigate alternatives to eliminate these deficits to return these funds to a sound financial position.

Response: The City will continue to monitor funds with a deficit balance and develop strategies to return these funds to a sound financial position.

Conclusion: Response accepted.

2023-N Tax Increment Financing (TIF): Chapter 403.19 of the Code of Iowa provides a municipality may certify loans, advances, indebtedness and bonds (indebtedness) to the County Auditor which qualify for reimbursement from incremental property tax. The County Auditor provides for the division of property tax to repay the certified indebtedness and provides available incremental property tax in subsequent fiscal years without further certification by the City until the amount of certified indebtedness is paid. No exceptions were noted.

CITY OF NEWTON, IOWA
Schedule of Findings and Questioned Costs
Year ended June 30, 2023

PART IV: Other Findings Related to Required Statutory Reporting - Continued

2023-O Economic Development: During the year ended June 30, 2023, the City paid \$40,000 to Newton Housing Development Corporation and \$110,000 to Newton Development Corporation. The City Council has documented the public benefits received from this expenditure, however, it is disclosed here for public information.

According to Chapter 15A of the Code of Iowa and an Attorney General's opinion dated August 28, 1986, government financing of economic development may, in appropriate circumstances, serve a public purpose. The opinion advises the governing body to evaluate the public benefits to be obtained and discusses the specific criteria to be considered in documenting public purpose.

Recommendation: The Council should continue to evaluate and document the public purpose served by these expenditures before authorizing further payments.

Response: We will continue to evaluate and document the public purpose in the future.

Conclusion: Response accepted.

* * *

STATISTICAL SECTION

Table 1

CITY OF NEWTON
TAX INCREMENT FINANCING FUND - SCHEDULE OF CASH RECEIPTS
DISBURSEMENTS AND CASH BALANCE
INCEPTION TO JUNE 30, 2023

Operating Receipts	
Bond Proceeds	31,724,268
Interest on Investments	239,895
Sale of Property	2,282,619
Property Taxes	49,341,475
Intergovernmental	11,293,954
Miscellaneous	4,395,925
	99,278,136
Operating Disbursements	
Property acquisition and improvement	9,694,844
Property demolition	966,390
Economic Development grants	20,403,048
Legal and administrative	1,474,644
Property Taxes	97,338
Relocation	47,050
Contractual Services	5,000
Operating Supplies	15,139
Structures	62,756
Refunds and Property Tax Rebates	5,670,552
Revenue bond principal	5,074,852
Revenue Bond interest	896,194
Street Improvements	1,242,670
City Hall site improvements	550,127
Private Development improvements	462,406
Skiff Medical Center	280,000
Manufactured Gas Plant	3,253
Lighting and landscaping	431,730
Storage yard	578,063
Payment to other agencies	610,369
	48,566,425
Operating receipts over operating disbursements	
	50,711,711
Other transactions:	
Transfer to Debt Service Fund - bond interest	(44,701,824)
Transfer to General Fund - economic development	(6,154,685)
Transfer to Central Business District	(2,500)
Transfer to Employee Benefits Fund	(272,975)
Transfer to Capital Projects Fund	(984,709)
Transfer to Sewer Fund	(547,555)
Transfer to Hotel/Motel Tax Fund	(178,895)
Transfer to Housing Initiative	(48,163)
Interfund Loan	1,876,639
Cash and investment balance at June 30, 2023	
	(302,956)

Note: During the fiscal year 1988, the City established a tax increment financing district to generate revenues to assist the City in funding responsibility for an urban renewal plan. Under the urban renewal plan, the City purchases properties located within the district to be demolished for development. The City issued bonds to initially fund this plan, which will be retired from fund revenues through transfers to the Debt Service Fund.

Table 2

CITY OF NEWTON
COMPARISON OF ENTERPRISE FUNDS CHARGES FOR
SERVICE RECEIPTS

<u>Year Ended</u> <u>June 30</u>	<u>Sewer</u>	<u>Landfill</u>	<u>Stormwater</u>	<u>Golf</u>
2014	2,556,779	1,465,029	0	359,853
2015	2,648,707	1,596,609	0	324,160
2016	2,581,415	1,686,673	0	343,840
2017	2,552,667	1,781,784	0	301,814
2018	2,744,092	1,802,836	0	301,979
2019	2,764,210	2,229,567	0	261,236
2020	2,976,127	2,002,724	0	280,463
2021	2,964,956	2,211,262	229,887	387,336
2022	3,054,361	1,828,795	562,019	415,868
2023	3,161,389	1,592,425	593,646	460,898

CITY OF NEWTON
COMPARATIVE TOTAL AND PER CAPITA FUNCTION DISBURSEMENTS

Year Ended	Population	Public Safety Disbursements		Public Works Disbursements		Health and Social Services Disbursements		Culture & Recreation Disbursements		Community and Economic Development Disbursements	
<u>June 30</u>	<u>Per Census</u>	<u>Total</u>	<u>Per Capita</u>	<u>Total</u>	<u>Per Capita</u>	<u>Total</u>	<u>Per Capita</u>	<u>Total</u>	<u>Per Capita</u>	<u>Total</u>	<u>Per Capita</u>
2014	15,254*	\$ 6,429,196	\$ 421.48	\$ 2,728,791	\$ 178.89	\$ -	\$ -	\$ 1,994,009	\$ 130.72	\$ 1,417,245	\$ 92.91
2015	15,254*	\$ 6,618,231	\$ 433.87	\$ 3,063,416	\$ 200.83	\$ -	\$ -	\$ 1,975,189	\$ 129.49	\$ 2,604,430	\$ 170.74
2016	15,254*	\$ 6,573,415	\$ 430.93	\$ 3,331,047	\$ 218.37	\$ -	\$ -	\$ 2,103,157	\$ 137.88	\$ 1,974,731	\$ 129.46
2017	15,254*	\$ 6,755,455	\$ 442.86	\$ 3,304,874	\$ 216.66	\$ -	\$ -	\$ 2,063,856	\$ 135.30	\$ 1,732,006	\$ 113.54
2018	15,254*	\$ 6,960,609	\$ 456.31	\$ 3,075,700	\$ 201.63	\$ -	\$ -	\$ 2,120,351	\$ 139.00	\$ 2,304,185	\$ 151.05
2019	15,254*	\$ 6,968,458	\$ 456.83	\$ 3,133,770	\$ 205.44	\$ -	\$ -	\$ 2,476,301	\$ 162.34	\$ 1,248,855	\$ 81.87
2020	15,254*	\$ 7,080,878	\$ 464.20	\$ 3,592,615	\$ 235.52	\$ -	\$ -	\$ 2,398,550	\$ 157.24	\$ 957,173	\$ 62.75
2021	15,760**	\$ 7,717,580	\$ 489.69	\$ 3,385,159	\$ 214.79	\$ -	\$ -	\$ 2,224,471	\$ 141.15	\$ 1,077,702	\$ 68.38
2022	15,760**	\$ 8,105,964	\$ 514.34	\$ 4,310,447	\$ 273.51	\$ -	\$ -	\$ 2,500,498	\$ 158.66	\$ 1,499,908	\$ 95.17
2023	15,760**	\$ 7,878,642	\$ 499.91	\$ 4,138,736	\$ 262.61	\$ -	\$ -	\$ 2,715,670	\$ 172.31	\$ 1,362,895	\$ 86.48

*2010 census figures

**2021 census figures

See accompanying independent auditor's report.

Table 3

General Government Disbursements		Debt Service Disbursements		Capital Projects Disbursements		Business Type Activities Disbursements		Total Disbursements	
<u>Total</u>	<u>Per Capita</u>	<u>Total</u>	<u>Per Capita</u>	<u>Total</u>	<u>Per Capita</u>	<u>Total</u>	<u>Per Capita</u>	<u>Total</u>	<u>Per Capita</u>
\$ 1,203,719	\$ 78.91	\$ 4,006,361	\$ 262.64	\$ 520,188	\$ 34.10	\$ 5,419,379	\$ 355.28	\$ 23,718,888	\$ 1,554.93
\$ 1,279,714	\$ 83.89	\$ 2,729,522	\$ 178.94	\$ 1,564,457	\$ 102.56	\$ 3,063,934	\$ 200.86	\$ 22,898,893	\$ 1,501.17
\$ 1,214,456	\$ 79.62	\$ 3,033,811	\$ 198.89	\$ 4,681,791	\$ 306.92	\$ 4,355,308	\$ 285.52	\$ 27,267,716	\$ 1,787.58
\$ 1,252,386	\$ 82.10	\$ 3,286,679	\$ 215.46	\$ 5,241,281	\$ 343.60	\$ 4,352,732	\$ 285.35	\$ 27,989,269	\$ 1,834.88
\$ 1,217,936	\$ 79.84	\$ 3,522,476	\$ 230.92	\$ 4,995,679	\$ 327.50	\$ 4,008,685	\$ 262.80	\$ 28,205,621	\$ 1,849.06
\$ 1,308,975	\$ 85.81	\$ 3,684,522	\$ 241.54	\$ 5,815,461	\$ 381.24	\$ 4,173,108	\$ 273.57	\$ 28,809,450	\$ 1,888.65
\$ 1,207,102	\$ 79.13	\$ 3,943,699	\$ 258.54	\$ 6,634,097	\$ 434.91	\$ 3,887,177	\$ 254.83	\$ 29,701,291	\$ 1,947.11
\$ 1,405,710	\$ 89.19	\$ 11,215,705	\$ 711.66	\$ 6,720,472	\$ 426.43	\$ 3,650,022	\$ 231.60	\$ 37,396,821	\$ 2,372.89
\$ 1,390,931	\$ 88.26	\$ 4,425,726	\$ 280.82	\$ 3,280,460	\$ 208.15	\$ 4,697,973	\$ 298.09	\$ 30,211,907	\$ 1,917.00
\$ 1,751,335	\$ 111.13	\$ 4,624,797	\$ 293.45	\$ 4,078,767	\$ 258.81	\$ 6,882,669	\$ 436.72	\$ 33,433,511	\$ 2,121.42

Table 4

CITY OF NEWTON
COMPARATIVE PROPERTY TAX RECEIPTS BY FUND

<u>Year Ended June 30</u>	<u>General Fund</u>	<u>Special Revenue Funds</u>	<u>Debt Service Fund</u>
2014	3,850,520	2,383,477	555,274
2015	3,749,275	2,461,295	695,592
2016	3,732,902	2,535,755	756,916
2017	3,696,606	2,556,746	1,117,164
2018	3,808,571	2,600,795	1,140,090
2019	3,655,380	2,509,325	1,140,435
2020	3,723,880	2,586,431	1,106,201
2021	4,102,787	2,817,369	1,200,462
2022	4,119,645	2,839,556	1,245,570
2023	4,302,613	2,896,700	1,316,337

CITY OF NEWTON
COMPARATIVE PROPERTY TAX LEVIES AND COLLECTIONS

<u>Year Ended June 30</u>	<u>Collection Year Ended June 30</u>	<u>Total Property Tax Levy</u>	<u>Current Property Tax Collections</u>
2013	2014	6,942,281	6,789,263
2014	2015	7,108,466	7,117,076
2015	2016	7,242,751	7,230,604
2016	2017	7,555,603	7,551,009
2017	2018	7,699,692	7,724,200
2018	2019	7,512,096	7,476,652
2019	2020	7,682,105	7,596,402
2020	2021	8,278,899	8,219,754
2021	2022	8,326,784	8,335,872
2022	2023	8,650,936	8,681,244

See accompanying independent auditor's report.

Table 5

<u>Percent Of Property Tax Levy Collected</u>	<u>Delinquent Property Tax Collections</u>	<u>TIF Property Tax Collections</u>	<u>Total Property Tax Collections</u>
97.80%	8	2,717,401	9,506,672
100.12%	2,048	2,444,811	9,563,935
99.83%	-9,321	2,508,520	9,729,803
99.94%	352	2,032,186	9,583,547
100.32%	-577	1,881,301	9,604,924
99.53%	174	2,020,002	9,496,828
98.88%	2,518	2,027,592	9,626,512
99.29%	80,614	2,318,075	10,618,443
100.11%	31,841	2,563,566	10,931,279
100.35%	1,293	2,718,903	11,401,440

CITY OF NEWTON
COMPARATIVE PROPERTY TAX RATES PER \$1,000 OF
ASSESSED VALUATION

Levy Year	Collection Year Ended June 30	Levy for			
		Newton School District	City of Newton	Jasper County	Area Schools
2013	2014	15.15308	14.66304	7.23964	0.68147
2014	2015	14.71796	15.80911	7.63891	0.65599
2015	2016	15.57662	16.19936	7.84733	0.67565
2016	2017	15.81157	17.14677	8.25538	0.72504
2017	2018	15.80758	17.14000	8.25967	0.67452
2018	2019	15.77415	17.14000	8.25967	0.69468
2019	2020	15.79274	17.14000	8.25697	0.65249
2020	2021	15.79594	17.14000	7.84530	0.63533
2021	2022	15.79199	17.14000	7.55742	0.67789
2022	2023	15.78504	17.14000	7.08751	0.69448

See accompanying independent auditor's report.

Table 6

<u>Extension Council</u>	<u>County Assessor</u>	<u>Tuberculosis Eradication</u>	<u>Total</u>	<u>Percent of City of Newton Levy to Total Levy</u>
0.15695	0.39051	0.00000	38.28469	38.30%
0.18436	0.27962	0.00330	39.28925	40.24%
0.17502	0.22386	0.00407	40.70191	39.80%
0.17384	0.28408	0.00424	42.40092	40.44%
0.16992	0.39658	0.00421	42.45248	40.37%
0.18527	0.36790	0.00035	42.42202	40.40%
0.17922	0.40028	0.00032	42.42202	40.40%
0.17727	0.30697	0.00032	41.90113	40.91%
0.17054	0.23883	0.00032	41.57699	41.22%
0.16703	0.22743	0.00032	41.10181	41.70%

Table 7

CITY OF NEWTON
COMPARATIVE RATIO OF GENERAL OBLIGATIONS BONDED DEBT TO TAXABLE VALUE
AND GENERAL OBLIGATION BONDED DEBT PER CAPITA

Date	Population Per Census	Taxable Value (Agriculture Land Included)	General Obligation Bonded Debt	Ratio of General Obligation Bonded Debt to Taxable Value	General Obligation Bonded Debt Per Capita
6/30/2014	15,254*	544,823,839	21,525,000	0.039508	1,411.11
6/30/2015	15,254*	524,874,705	26,190,000	0.049898	1,716.93
6/30/2016	15,254*	519,091,987	23,750,000	0.045753	1,556.97
6/30/2017	15,254*	497,553,581	21,025,000	0.042257	1,378.33
6/30/2018	15,254*	507,342,971	25,601,000	0.050461	1,678.31
6/30/2019	15,254*	510,307,661	30,405,000	0.059582	1,993.25
6/30/2020	15,254*	547,571,015	31,126,474	0.056845	2,040.55
6/30/2021	15,760**	545,286,802	31,466,220	0.057706	1,996.59
6/30/2022	15,760**	557,680,213	30,336,753	0.054398	1,924.92
6/30/2023	15,760**	581,854,660	31,817,070	0.054682	2,018.85

* 2010 census figures

** 2020 census figures

Table 8

CITY OF NEWTON, IOWA
SEWER FUND DATA
JUNE 30, 2023

Sewer customers served at June 30, 2023 6,344

Sewer rates in effect at June 30, 2023

Minimum charge of \$14.49 per month plus \$4.65/100 cubic
feet over the first 200 cubic feet used.

A surcharge factor is levied for the following customers whose
waste waters exceed normal domestic waste water:

<u>Customer Type</u>	<u>Surcharge Factor</u>
Laundry, including industrial laundries, commercial laundries, and laundromatic	1.2
Car washes	1.3
Restaurants - including quick service and sit-down types	1.6
Bakeries	1.4
Nursing homes	1.6
Correctional Facilities	1.4

CITY OF NEWTON, IOWA
MISCELLANEOUS STATISTICAL DATA (UNAUDITED)
JUNE 30, 2023

Ten Largest Employers in Jasper County

Name (1)	Business Activity
Newton Community School District	Education
Hy-Vee Corporation	Food Retailer
Wal-Mart, Inc.	Retail
VanMaanen Electric	Electric Company
MercyOne Newton Medical Center	Hospital
Graphic Packaging	Manufacturing
Thombert	Industrial
Progress Industries	Service Industry
Adapt Health	Service Industry
Cline Tool	Manufacturing

Ten Largest Taxpayer by Assessed Valuation (does not include Utilities)

Name (2)	Business Activity
Iowa Speedway LLC	Iowa Speedway
ILPT Newton Iowa LLC	Utility
Phoenix Newton Industrial Investors	Trinity Towers Manufacturing Plant/Industrial/Warehouse
Interstate Power & Light Co	Utility
Walmart Real Estate Business	Retail
Wesley Retirement Services	Retirement Residences
Hy-Vee Inc	Food Retailer
Newton Village Inc	Retirement Residences
Van Maanen Land, LLC	Commercial Electrician
Hotel Maytag Investors LLC	Commercial / Apartments

City of Newton Council Report

**Item:**

Resolution approving an environmental covenant for the former manufactured gas plant site as part of the Iowa Land Recycling Program

Summary:

Approval of an environmental covenant for the former manufactured gas plant site at 518 W. 3rd St. N., 600 W. 3rd St. N., and the full width of the N. 6th Ave. W. in between.

Financial Impact:

No Financial Impact

Report Number: 2024-335

Date:

April 15, 2024

Lead Department:

Community Development

Recommendation:

Approve

Background:

Following the completion of the former manufactured gas plant site remediation project in early 2022, City Council approved the submittal of a post-remediation report to the Iowa Department of Natural Resources (DNR) by Reso 22-326. This report, prepared by Terracon of Des Moines, included said project's activities, waste generated summaries, laboratory analysis of waste, waste disposal reports, and recommendations on moving forward. Recommendations listed in the report included:

- Implement the final stages of the Land Recycling Program which covers the entire site.
- Seek a waiver from the previously anticipated two-year site monitoring requirements.
- Place an environmental covenant on the portion of the site most impacted by past site activities and processes.
- Plug and abandon all remaining on-site monitoring wells per Iowa DNR requirements.
- Request for a "No Further Action" certificate from the Iowa DNR.

Following receipt of the Iowa DNR's December 1, 2022 response letter, in which the DNR accepted the proposed close-out plan, work focused on completing the remaining tasks needed to achieve the "No Further Action" certificate as noted in said DNR letter. One task to be completed is this environmental covenants that will limit certain activity and use. Upon approval, this environmental covenant, along with all associated documents (Title Opinion, Property Interest Certification, Consultant Summary of Purpose, and Plat Map), will be submitted to the Iowa Department of Natural Resources for final approval before recording the document with Jasper County.

Recommendation:

Staff recommends approval of the environmental covenant.

A handwritten signature in black ink, appearing to read "Matt Muckler".

Matt Muckler, City Administrator

RESOLUTION 2024- _____

**RESOLUTION APPROVING AN ENVIRONMENTAL COVENANT FOR THE FORMER
MANUFACTURED GAS PLANT SITE AS PART OF THE IOWA LAND RECYCLING
PROGRAM**

WHEREAS, following completion of the former manufactured gas plant site remediation project in early 2022, City Council passed Resolution 2022-326 on November 21, 2022 approving the submittal of a post-remediation report to the Iowa Department of Natural Resources (DNR); and

WHEREAS, said report, which was prepared by the City’s environmental engineer, Terracon of Des Moines, included said project’s activities, waste generated summaries, laboratory analysis of waste, waste disposal reports, and recommendations on moving forward; and

WHEREAS, recommendations listed in the report included an environmental covenant on the portion of the site most impacted by past site activities and processes; and

WHEREAS, following staff’s receipt of the Iowa DNR’s response letter dated December 1, 2022, in which the DNR accepted the proposed close-out plan, work then focused on completing the remaining tasks needed to achieve the “No Further Action” certificate as noted in said DNR letter; and

WHEREAS, if this environmental covenant draft is approved by City Council, it will be submitted to the Iowa Department of Natural Resources along with all associated documents (Title Opinion, Property Interest Certification, Consultant Summary of Purpose, and Plat Map) for final approval before recording the document with Jasper County; and

WHEREAS, City staff recommends approving this resolution authorizing the Community Development Department to submit the environmental covenant and all associated documents to the Iowa DNR.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Newton, Iowa, that the Community Development Department is hereby authorized to submit the environmental covenant and all associated documents to the Iowa Department of Natural Resources in accordance with the close-out plan.

PASSED this _____ day of April, 2024.

APPROVED this _____ day of April, 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

Type / Title of Document: Environmental Covenant

Prepared By & Return Document to: Brian Dunkelberger, Sr. City Planner, City of Newton – 303 W 4th St N, Suite 501 - Newton, IA 50208 - phone: 641-792-6622

Taxpayer Information: City of Newton, PO Box 399, Newton, IA 50208 – 641-792-2787

Legal Description: See Section 1 herein

IOWA LAND RECYCLING PROGRAM ENVIRONMENTAL COVENANT

This environmental covenant is established pursuant to Iowa Code (IC) 455I entitled Uniform Environmental Covenants Act.

CITY OF NEWTON, hereafter "grantor(s)," CITY OF NEWTON, hereafter "holder(s)," and the Iowa Department of Natural Resources (Department) in its capacity as an agency of the State of Iowa, enter into this environmental covenant for the purpose of subjecting the property described below to certain activity and use limitations in accordance with the terms and conditions as specified herein pursuant to the authority granted the Department in IC §§ 455B.103(7) and 455H.206 and Department rules in chapter 567 Iowa Administrative Code (IAC) 137.

1. Affected Property. The grantor(s) identified below is(are) the fee title owner(s) of the property located at 518 West 3rd Street North, 600 West 3rd Street North, and the full width of the North 6th Avenue West in between, Newton, IA 50208. The property is legally described as:

A PARCEL OF LAND BEING THE NORTH HALF OF BLOCK 2, AND THE SOUTH 6 FEET OF THE EAST 137 FEET OF THE WEST 192.5 FEET OF NORTH 6TH AVENUE WEST ADJOINING BLOCK 2, ALL IN BLACK AND RITTER'S ADDITION, CITY OF NEWTON, JASPER COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 2; THENCE N00°18'07"W, 132.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF WEST 2ND STREET NORTH TO THE NORTHEAST CORNER OF LOT 3 IN SAID BLOCK 2 AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N00°18'07"W, 132.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 2; THENCE S89°57'58"W, 86.36 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORTH 6TH AVENUE WEST; THENCE N00°06'47"W, 6.00 FEET; THENCE S89°57'58"W, 137.00 FEET; THENCE

S00°06'47"E, 6.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE S89°57'58"W, 55.50 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF SAID BLOCK 2; THENCE S00°06'47"E, 132.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF WEST 3RD STREET NORTH TO THE NORTHWEST CORNER OF LOT 6 IN SAID BLOCK 2; THENCE N89°57'58"E, 279.30 FEET TO THE POINT OF BEGINNING.

AND

THE FULL WIDTH OF THE REMAINING NORTH 6TH AVENUE WEST RIGHT-OF-WAY SOUTH OF PARCEL 'E' AND NORTH OF PARCEL 'F' AND EAST OF WEST 3RD STREET NORTH AND WEST OF WEST 2ND STREET NORTH, ALL IN IN BLACK AND RITTER'S ADDITION, CITY OF NEWTON, JASPER COUNTY, IOWA

AND

A PARCEL OF LAND BEING PORTIONS OF BLOCK 'B' AND NORTH SIXTH AVENUE WEST, ALL IN BLACK AND RITTER'S ADDITION, CITY OF NEWTON, JASPER COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF PARCEL 'D' AS SHOWN IN INST. #2012-6675; THENCE S S00°17'14"E, 163.45 FEET ALONG THE WEST LINE OF SAID PARCEL 'D' TO THE SOUTH LINE OF LOT 1 OF SUNSET WEST ADDITION AS SHOWN IN BOOK 'A', PAGE 269 AND THE POINT OF BEGINNING; THENCE CONTINUING S00°17'14"E, 104.14 FEET; THENCE S89°57'58"W, 32.93 FEET ALONG THE NORTH LINE OF WEST 2ND STREET NORTH; THENCE S00°18'07"E, 30.05 FEET ALONG THE WEST LINE THEREOF TO THE NORTH LINE OF NORTH 6TH AVENUE WEST; THENCE S89°57'58"W, 278.78 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF WEST 3RD STREET NORTH; THENCE N00°06'47"W, 8.77 FEET ALONG SAID EAST LINE TO THE SOUTHERLY LINE OF LOT 2 OF RAILROAD ADDITION AS SHOWN IN BOOK 'A', PAGE 570; THENCE N60°19'28"E, 69.42 FEET ALONG SAID SOUTHERLY LINE; THENCE N42°19'10"E, 123.25 FEET CONTINUING ALONG SAID SOUTHERLY LINE; THENCE N89°57'58"E, 167.76 FEET ALONG THE SOUTH LINE OF SAID LOT 1 OF SUNSET WEST ADDITION TO THE POINT OF BEGINNING.

Hereinafter, the affected property will be referred to as "the property."

2. **Land Recycling Program Risk Management.** The property subject to this covenant is enrolled in the Department's Land Recycling Program (LRP) established in IC chapter 455H and administered under Department rules in chapter 567 IAC 137.

Under the LRP, the environmental response project as defined in IC § 455I.2(5) has consisted of a soil and groundwater investigation and risk assessment of an affected area which includes the property. This response action has been undertaken by the CITY OF NEWTON. Soil and/or groundwater contamination has been identified on the property. The Department has approved a response action plan which includes the use of this environmental covenant as one method for managing the risk of future exposure to this contamination.

In response to impacted soil and groundwater, and to prevent future releases, the CITY OF NEWTON implemented several investigations and response actions. Results and findings of the site assessment and response activities were documented in numerous reports submitted to and approved by the Department including the recent Remediation Report, dated November 11, 2022, which included the recommendation to implement this environmental covenant. The Department approved the report and pursuit of an environmental covenant in correspondence dated December 1, 2022. Copies of the site reports can be obtained from the Department's online database – <https://programs.iowadnr.gov/contaminatedsites/Site/Documents/168>.

3. **Institutional Controls.** IC § 455H.206 and Department rules in chapter 567 IAC 137 authorize the use of an environmental covenant as an institutional control. The purpose of this environmental covenant is to manage the risk of future exposure to existing contaminant conditions by limiting specified land use activities at this property, establishing affirmative obligations and enforcing the terms of this covenant.

4. **Reopening.** The signatories to this covenant acknowledge that failure of the activity and use limitations enumerated in section eight (8) to serve their intended purpose of preventing the risk of exposure to contaminant conditions could result in the Department reopening review and regulation of the property as provided under the terms of this environmental covenant, IC chapters 455H and 455I, and applicable Department administrative rules.

5. **Identity of Grantor(s) and Holder(s):**

GRANTOR(S): CITY OF NEWTON

HOLDER(S): CITY OF NEWTON

AGENCY: Iowa Department of Natural Resources

6. **Representations and Warranties.** The grantor(s) warrant to the other signatories to this covenant the following:

- a. that the grantor[s] is [are] the sole fee title owner[s] of the property;
- b. that the grantor[s] hold[s] sufficient fee title to the property to grant the rights and interests described in this covenant free of any conflicting legal and equitable claims;

7. **Running with the Land.** This environmental covenant is perpetual and runs with the land as provided in IC § 455I.9 until modified or terminated. The terms of this environmental covenant are binding on the grantors and all successors in interest, assigns and all transferees acquiring or owning any right, title, lien or interest in the property and their heirs, successors, assigns, grantees, executors, administrators and devisees. The term "transferee," as used in this environmental covenant, shall mean any future owner of any interest in the property or any portion thereof, including, but not limited to, owners of an interest in fee simple, contract buyers, mortgagees, easement holders and/or lessees.

8. **Activity and Use Limitations and Terms.** The property is subject to the following use limitations and terms:

- a. No drinking water or non-drinking water wells shall be installed on the property unless approved by the Department.
- b. Future use of the site shall be non-residential and restricted from sensitive uses (day cares and schools) unless approved by the Department.
- c. Future subgrade activities shall be handled under the site-specific soil and groundwater management plan dated March 15, 2024.

9. **Notice of Non-Compliance.** Any property owner or subsequent transferee of an interest in the property shall notify the Department as soon as possible of conditions which would constitute a breach of the activity and use limitations in paragraph eight (8) if they have actual knowledge of these conditions or would reasonably be deemed to have knowledge within the normal course of administration of their property interest.

10. **Notice to Lessees.** Grantor(s), any holder(s) with a property interest sufficient to grant a lease of the property, and any subsequent transferee shall incorporate the activity and use limitations of this covenant either in full or by reference to this instrument in any lease, license, or other instrument granting a right to possession of the property.

11. **Access to Property.** Reasonable access to the property is granted the Department or any authorized representative of the Department, public or private, for the purpose of implementation, monitoring and enforcement of the terms of this environmental covenant. The Department, its authorized representatives, or other persons entitled to access shall provide the current owner of the property with reasonable notice, an explanation of the reasons for entry and the scope of onsite activities prior to access. Right of access includes, but is not limited to, the following activities:

- a. repair and maintenance of remedial action equipment, soil caps, groundwater monitoring wells and associated aboveground or subsurface structures
- b. fencing and other technological controls
- c. groundwater sampling and monitoring
- d. additional drilling
- e. construction of soil boring and/or groundwater monitoring wells
- f. other activities authorized or otherwise directed by the Department.

Access is also granted to CITY OF NEWTON staff, officials, and their authorized representatives or designees.

12. **Groundwater Hazard Statement Notice.** IC § 558.69 requires submission of a groundwater hazard statement and disclosure if “hazardous waste” exists on the property as defined in IC § 455B.411(3) or if the Department determines that solid waste exists on the property that is potentially hazardous. If hazardous waste is present, the groundwater hazard statement must state that the condition is being managed in accordance with Department rules. The signatories and all subsequent transferees required to submit a groundwater hazard statement under IC § 558.69 shall make reference to this environmental covenant in substantially the following form:

THE INTEREST CONVEYED IS SUBJECT TO
AN ENVIRONMENTAL COVENANT, DATED
_____, _____ [date month, day, year]
RECORDED IN THE DEED OR OFFICIAL RECORDS
OF THE JASPER COUNTY RECORDER ON
_____, _____ [date month, day, year] IN [document,
book and page, or parcel number].

THE ENVIRONMENTAL COVENANT
CONTAINS THE FOLLOWING ACTIVITY AND USE
LIMITATIONS: No drinking water or non-drinking water
wells shall be installed on the property unless approved by
the Department, future use of the site shall be non-
residential and restricted from sensitive uses (day cares and
schools) unless approved by the Department, and future
subgrade activities shall be handled under the site-specific
soil and groundwater management plan dated March 15,
2024.

13. **Modification and Termination.** Modification or termination of the terms of this covenant shall comply with the standards in IC chapter 455H.206 and applicable Department administrative rules. The terms of this environmental covenant may be modified or terminated by written consent of the Director of the Department, the then current fee simple title owner and all original signatories (unless exempted under the provisions of IC § 455I.10(1)“c” in accordance with and subject to the provisions of IC § 455I.10). The termination or modification is not effective until the document evidencing consent of all necessary persons is properly recorded. If not by consent, any modification or termination of this environmental covenant shall be in accordance with IC § 455I.9 and such additional terms as specified in this covenant.

14. **Enforcement.** The terms of this environmental covenant may be enforced in a civil action for injunctive or other equitable relief by the signatories and those persons authorized by and in accordance with IC § 455I.11.

15. **Severability.** If any provision of this environmental covenant is found to be unenforceable in any respect, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

16. **Governing Law.** This environmental covenant shall be governed by and interpreted in accordance with the laws of the State of Iowa.

17. **Recordation.** Within thirty (30) days after Department approval of this environmental covenant, the grantor[s] shall record the environmental covenant in the same manner as a deed to the property with the Jasper County Recorder’s Office.

18. **Effective Date.** The effective date of this environmental covenant shall be the date upon which the fully executed environmental covenant has been properly recorded with the Jasper County Recorder's Office.

19. **Notice.** Unless otherwise notified in writing by the Department, any document or communication required by this environmental covenant shall be submitted to:

Iowa Department of Natural Resources
Land Recycling Program
Wallace State Office Building
502 E 9th Street
Des Moines, IA 50319

20. **Subordination and Consent.** By signing this environmental covenant, the signatories knowingly and intelligently acknowledge their consent to the terms of this agreement and agree to subordinate their interest in the property. The following persons have expressly consented and subordinated interests: No subordinated interests.

21. **Notice of Change in Ownership.** Grantor and holder with sufficient property interest to convey a possessory interest in the property and any subsequent transferee with sufficient interest shall reference and incorporate the terms of this agreement into any subsequent instrument which conveys a possessory interest in the property.

ACKNOWLEDGMENTS

GRANTORS:

CITY OF NEWTON

Dated: _____

By: _____
Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

STATE OF IOWA :
:ss
JASPER COUNTY :

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ to me personally known, who being by me duly sworn, did say that he is the Mayor of said corporation; that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of the City Council; and that the said _____ as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

(Printed Name) _____
Notary Public in and for the State of Iowa
My Commission Expires: _____

HOLDERS:

CITY OF NEWTON

Dated: _____

By: _____
Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

STATE OF IOWA :
:ss
JASPER COUNTY :

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ to me personally known, who being by me duly sworn, did say that he is the Mayor of said corporation; that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of the City Council; and that the said _____ as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

(Printed Name) _____
Notary Public in and for the State of Iowa
My Commission Expires: _____

AGENCY:

_____ Signed this ____ day of _____, 20__.

Kayla Lyon, Director
Iowa Department of Natural Resources

State of _____)
County of _____) ss.

On this ____ day of _____, 20__, before me personally appeared _____, known to me to be the Director of the Iowa Department of Natural Resources or the lawful designee of the Director who executed the foregoing instrument, and acknowledge that this person executed the same as his/her/their voluntary act and deed.

_____,
Notary Public for State of Iowa

City of Newton Council Report

**Item:**

Resolution Approving the Purchase of a Stryker Chest Compression System and External Power Supply

Summary:

Resolution to approve purchase of equipment for a grant from Firehouse Subs Public Safety Foundation.

Financial Impact:

Approval for purchase of equipment. No local match required.

Report Number: 2024-366**Date:**

April 15, 2024

Lead Department:

Fire

Recommendation:

Approve

Background:

This grant was awarded and accepted by City Council on 2/5/2024 to fund a new Stryker Chest Compression System and External Power Supply for the City of Newton DBA Newton Fire Department to be paid from the grant funds accepted. The original amount awarded is \$18,670.45. Staff worked with Firehouse Subs on procurement and received funding in the amount of \$18,217.13.

Item:	Amount:
Stryker Chest Compression System	\$17,833.37
External Power Supply	\$ 383.76
Total	\$18,217.13

Firehouse Subs has already deposited \$18,217.13 in the City of Newton bank account. The Fire Department has already paid the invoice for the external power supply in the amount of \$383.76. The equipment has been purchased and received and has been placed in service.

Recommendation:

City Staff recommends Council approval for the purchase of the Stryker Chest Compression System and External Power Supply from Stryker of Portage, Michigan in the amount of \$17,833.37.

Matt Muckler, City Administrator

RESOLUTION NO. 2024 -

**RESOLUTION APPROVING THE PURCHASE OF A STRYKER CHEST
COMPRESSION SYSTEM AND EXTERNAL POWER SUPPLY**

WHEREAS, the Fire Department provides emergency medical services to the citizens of Newton and Jasper County; and

WHEREAS, the Fire Department was awarded and accepted on 2/5/2024 a grant from the Firehouse Subs Public Safety Foundation for the purchase of a Stryker Chest Compression System and External Power Supply; and

WHEREAS, the Fire Department worked with Firehouse Subs on procurement and received funding in the amount of \$18,217.13, including \$17,833.37 for the Chest Compression System and \$383.76 for the External Power Supply; and

WHEREAS, this equipment has been ordered and received.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa, to purchase the Stryker Chest Compression System from Stryker of Portage, Michigan in the amount of \$17,833.37 to be paid from funds received from Firehouse Subs Public Safety Foundation.

PASSED this _____ day of April 2024.

APPROVED this _____ day of April 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution approving the Clinical and Field Affiliation Agreement with University of Iowa Hospital and Clinics

Summary:

This Contract allows students from University of Iowa Hospital and Clinics paramedic and EMT programs to schedule ride time for experience as part of the training curriculum.

Financial Impact:

No financial impact by approving the Agreement.

Report Number: 2024-367**Date:**

April 15, 2024

Lead Department:

Fire

Recommendation:

Approve

Background:

The training curriculum for emergency medical technicians of all levels requires student to complete ride time in the field with agencies that are contracted with the University of Iowa Hospital and Clinics. University of Iowa Hospital and Clinics provides liability insurance coverage for the student arising out of or related to the students work conduct or any activities necessarily associated with this agreement. This agreement is for a period of three (3) years and is severable with 30 day notice if needed.

Recommendation:

City Staff recommends Council approve the Clinical and Field Affiliation Agreement with University of Iowa Hospital and Clinics.

Matt Muckler, City Administrator

RESOLUTION NO. 2024-_____

**RESOLUTION APPROVING THE CLINICAL AND FIELD AFFILIATION
AGREEMENT WITH COOPERATING AGENCY WITH UNIVERSITY OF IOWA
HOSPITAL AND CLINICS**

WHEREAS, the Fire Department works with various schools, including the University of Iowa Hospital and Clinics, to provide education for employees to become emergency medical service providers at all levels; and

WHEREAS, part of the curriculum for the emergency medical provider training includes attending ride time in the field with actual emergency medical service providers; and

WHEREAS, the Fire Department has personnel trained in precepting new candidates and provide field experience in patient care; and

WHEREAS, University of Iowa Hospital and Clinics provides liability insurance coverage for the students per the agreement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa, that the Clinical and Field Affiliation Agreement with University of Iowa Hospital and Clinics is approved and authorizes the Fire Chief to execute the agreement with the same.

PASSED this _____ day of April 2024.

APPROVED this _____ day of April 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

**THE UNIVERSITY OF IOWA HOSPITALS AND CLINICS
EMERGENCY MEDICAL SERVICES LEARNING RESOURCES CENTER**

200 Hawkins Drive, S608 1 GH
Iowa City, Iowa 52242-1009

Clinical / Field Affiliation Agreement

**The University of Iowa Hospitals and Clinics
EMS Learning Resources Center**

(Hereinafter called the "School")

**Newton Fire
Department
410 S. 2nd Avenue W
Newton, Iowa 50208**

(Hereinafter called the "Cooperating Agency")

PURPOSE OF AGREEMENT:

This is a mutual Agreement between the School offering programs in Emergency Medical Services and the Cooperating Agency providing clinical or field experience for selected student learning. The basic purpose of this Agreement is to establish cooperative relationships and to outline responsibilities of the two cooperating parties as they contribute to the education, training and experience for the students of the School's Emergency Medical Services Education Program.

I. Both parties agree that:

- A. This agreement shall commence on May 1, 2024, and shall remain in full force and effect for a period of three (3) years.
- B. They shall establish a channel of communication for the purpose of continuing feedback.
- C. They shall provide evidence of non discrimination with respect to race, religion, sex, creed, disability or national origin by ongoing practices.
- D. Either party shall have the right, for good cause shown and upon prior notification to the other party, to dismiss a participant from the clinical or field portion of the Emergency Medical Services Education Program.
- E. They shall not use students in lieu of professional or non professional staff.
- F. They shall provide schedules, including the number of students, types of students according to their skill level, and the availability of the facility.
- G. Each shall be responsible only for activities in its own patient care setting. Nothing in this agreement shall be construed to impose an obligation or liability on either party for medical care or services provided to patients of the other party.
- H. They have the right to unilaterally terminate the Agreement, upon thirty (30) days written notice, the autonomy of each being recognized.

The School and Cooperating Agency agree that:

II. The School Shall:

- A. Assume full responsibility for planning and execution of the educational phase of the Emergency Medical Services Education Program.
- B. Be responsible for the planning, implementation and administration of the curriculum.
- C. Identify students by name to the Cooperating Agency four (4) weeks prior to the scheduled clinical or field rotations.
- D. Advise the Cooperating Agency and students in writing of the starting and ending dates of the clinical and field experience.
- E. Verify and document that the students have professional liability insurance (minimum coverage of one million dollars per occurrence and three million aggregate).
- F. Ensure that each student will have had appropriate training in Hazardous Materials Awareness and in recognizing Child and Dependent Adult Abuse.
- G. Ensure that each student has completed the School's HIPAA training session.
- H. Recognize the Cooperating Agency as an affiliated hospital and/or ambulance service.
- I. Provide preceptor orientation materials to the cooperating agency.
- J. The student shall be responsible for all medical costs associated with an illness or injury that occurs while participating in clinical/field experience.
- K. Ensure that the student shall have current vaccinations, including Hepatitis B (or sign a declination form), rubella, MMR, and has had a yearly TB skin test with positive results requiring a chest x-ray before beginning the clinical/field experience.
- L. With the consent of the Student, the School will provide the Cooperating Agency with relevant information as set forth in this agreement, including but not limited to the results of the Student's criminal background check, adult abuse registry check, child abuse registry check, sex offender registry and 10-panel drug screen results.

III. The Cooperating Agency Shall:

- A. Designate a primary preceptor for responsibility in teaching, coordinating, and directing the student's clinical or field experience. This individual shall be involved in the planning with the School's faculty and has reviewed the preceptor orientation materials.
- 8. Make available clinical or field resources and related experiences for the educational program of students of the Emergency Medical Services Education Program.
- C. Have clinical or field instruction planned, organized and taught by designated clinicians it employs. Persons assuming this educational responsibility for the Cooperating Agency shall be selected by mutual agreement.
- D. Provide a thorough orientation to include the physical environment, safety, infectious control, confidentiality and pertinent policies/procedures.
- E. Review the Clinical/Field Evaluation Forms and guidelines for the clinical or field training of the students.
- F. Inform the School regarding the scheduling of students for the clinical or field experience.
- G. Schedule students for clinical or field experience time to assure appropriate experience.
- H. Assure that while engaged in patient care, no student shall be left without the continuous on site presence and supervision of a licensed physician, nurse or paramedic provided by the Cooperating Agency.
- I. Provide the preceptors who are to provide the School with an evaluation of each student throughout the clinical or field experience.
- J. Shall not be responsible for lost or damaged personal property of the student.

This agreement will be reviewed every year by both parties.

**THE UNIVERSITY OF IOWA
HOSPITALS AND CLINICS**

Newton Fire Department

BY:

BY: _____

NAME: Bradley Haws

Name: Jarrod Wellik
Title: Fire Chief, City of Newton
Fire Department

NAME:
TITLE: Chief Executive
Officer, UIHC and
Associate Vice
President, UI Health
Care

CONTACT INFORMATION:

University of Iowa, EMSLRC

Clinical & Field Coordinator
200 Hawkins Drive, S-608-1 GH Iowa City, IA
52241
319-356-2597 (office) emslrc@uiowa.edu

Cooperating Agency

**Newton Fire
Department
410 S. 2nd Avenue W
Newton, IA 50208
Phone: 641-792-3347
email: jarrodw@newtongov.org**

City of Newton Council Report

**Item:**

Resolution Authorizing The Return Of Earnest Money To Pivotal GP Holding LLC Per The Terms Of The 3/23/22 Amended Purchase And Development Agreement & The 3/22/23 Reinstatement And First Amendment To Amended Purchase And Redevelopment Agreement

Summary:

Return of earnest money in accordance with the purchase and redevelopment agreement with Pivotal GP Holding LLC on the Hatchery Site.

Financial Impact:

\$5,000.00 deposit reimbursed to Pivotal GP Holding LLC

Report Number: 2024-324

Date:

April 15, 2024

Lead Department:

Community Development

Recommendation:

Approve

Background:

The City entered into an amended Redevelopment Agreement with MVAH Holding LLC in March of 2022 for the development of low-moderate income housing on four city-owned parcels, subject to IFA tax credit financing, which was subsequently not approved. In March of 2023, the City entered into a Reinstatement and First Amendment to the Amended Purchase and Redevelopment Agreement with Pivotal GP Holding LLC (formerly MVAH Holding LLC) for the development of low-moderate income housing on two of the original four city-owned parcels, which are commonly known as the Hatchery Homes site, again subject to IFA tax credit financing. Pivotal's 2023 financing application was again not approved by IFA

There was an Earnest Money deposit required for the 2022 and 2023 Agreements, the sum of which is five thousand dollars (\$5,000.00), which was deposited. Section 6(f) of the 2023 Agreement states the following: "If the Buyer (Pivotal) is not awarded Iowa Finance Authority tax credits sufficient for development of the Property for Buyer's intended use, this Agreement will automatically terminate and the Earnest Money will be returned to the Buyer."

The Resolution authorizes the return of the Earnest Money deposited by Pivotal, per the terms of the Agreement.

Recommendation:

Staff recommends approval.

A handwritten signature in black ink, appearing to read "Matt Muckler".

Matt Muckler, City Administrator

RESOLUTION NO. 2024 - _____

**RESOLUTION AUTHORIZING THE RETURN OF EARNEST MONEY TO
PIVOTAL GP HOLDING LLC PER THE TERMS OF THE 3/23/22
AMENDED PURCHASE AND DEVELOPMENT AGREEMENT & THE
3/22/23 REINSTATEMENT AND FIRST AMENDMENT TO AMENDED
PURCHASE AND REDEVELOPMENT AGREEMENT**

WHEREAS, the City of Newton entered into an amended Purchase and Redevelopment Agreement with MVAH Holding LLC (MVAH) on March 23, 2022 for the development of affordable housing on four city-owned parcels (Resolution 2022-081), subject to approval of low-income housing tax credit (LIHTC) financing through the Iowa Finance Authority (IFA); and

WHEREAS, following the unsuccessful 2022 application for LIHTC financing by MVAH, the City of Newton entered into a Reinstatement and First Amendment to Amended Purchase and Redevelopment Agreement with Pivotal GP Holding LLC, f/k/a MVAH Holding LLC (Pivotal), on March 22, 2023 (Resolution 2023-061), still subject to approval of LIHTC financing through IFA; and

WHEREAS, Pivotal’s 2023 application for LIHTC financing was not approved by IFA and Pivotal subsequently determined that further submissions to IFA will not be successful without scoring additional points on the application, which they determined to be unlikely; and

WHEREAS, Section 6 (f) of the Amended Purchase and Redevelopment Agreement states the following: “If Buyer is not awarded Iowa Finance Authority (IFA) tax credits sufficient for development of the Property for Buyer’s intended use, this Agreement will automatically terminate and the Earnest Money will be returned to Buyer”;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Newton, Iowa, that the Earnest Money in the amount of five thousand dollars exactly (\$5,000.00) will be returned to Pivotal GP Holding LLC.

PASSED this 15th day of April, 2024

APPROVED this _____ day of April, 2024

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution accepting completion of the Westwood Clubhouse Demolition Project

Summary:

Accept completion of the demolition of the existing Westwood Clubhouse.

Financial Impact:

Council previously approved a contract for \$23,815.00 on December 18, 2023, and this action would accept the project and authorize payment of the retainage amount of \$1,190.75.

Report Number: 2024-372**Date:**

April 15, 2024

Lead Department:

Public Works

Recommendation:

Approve

Background:

On September 13, 2022, Newton residents approved a park bond referendum, which included the construction of a new clubhouse at the Westwood Golf Course. This led to plans being prepared and bids received on August 17, 2023, for said clubhouse project. Due to the high bid prices, the City Council rejected bids per Resolution 2023-245 on September 5, 2023. City staff reacted immediately by working on an alternate plan to construct a more affordable clubhouse, which satisfies the language of the bond referendum while still meeting the needs of the golf course.

The City Council passed a resolution on December 12, 2023, awarding a contract to Midwest Demolition Contractors for \$23,815.00. The Public Works Director has signed the Statement of Completion Form stating that the project has been substantially completed in general compliance with the contract's terms, conditions, and stipulations. The final contract amount, based on actual measured quantities of work completed, is \$23,815.00.

Recommendation:

City staff recommends accepting the completion of the Westwood Clubhouse Demolition Project and authorizing the retainage amount of \$1,190.75 to be paid to the contractor no sooner than 30 days after approval of this resolution should no claims be on file.

Matt Muckler, City Administrator

RESOLUTION 2024- _____

**RESOLUTION ACCEPTING COMPLETION OF THE
WESTWOOD CLUBHOUSE DEMOLITION PROJECT**

WHEREAS, on December 12, 2023, City council approved a resolution awarding a contract to Midwest Demolition Contractors of Walford, IA, in the amount of \$23,815.00

WHEREAS, Midwest Demolition Contractors has completed the work, and the Public Works Director has signed the Statement of Completion Form stating that the project has been substantially completed in general compliance with the terms, conditions, and stipulations of said contract; and

WHEREAS, the final contract amount, based on actual measured quantities of work completed is \$23,815.00.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Newton, Iowa, that the City of Newton hereby accepts the completion of the project and authorizes the Public Works Director to execute payment of the retainer in the amount of \$1,190.75 no sooner than 30 days after approval of this resolution should no claims be on file, with said payment to be made using Park bond Referendum.

PASSED this _____ day of April, 2024.

APPROVED this _____ day of April, 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution Setting a Date for a Public Hearing on the FY25-FY29 Capital Improvement Plan (CIP)

Report Number: 2024-357**Date:**

April 15, 2024

Lead Department:

Administration

Recommendation:

Approve

Summary:

Setting the date for a Public Hearing on the FY25-FY29 Capital Improvement Plan (CIP)

Financial Impact:

None

Background:

Using City Council's recently approved goals, the City's most-recent revision of the Comprehensive Plan, and department director input on project and equipment needs, the FY25 through FY29 Capital Improvement Plan (CIP) has been prepared for City Council's approval. The CIP is a 5-year plan detailing funding sources and expenditures for proposed project construction and equipment purchases throughout all City departments.

The proposed project and equipment purchases included in the first year (FY25) of the CIP align with the proposed FY25 budget. Years two through five of the CIP will be modified as-needed in subsequent budget years. All projects and equipment in this 5-year plan are always subject to revision at any time based on City Council's direction.

The draft FY25 through FY29 Capital Improvement Plan (CIP) was presented to the City Council in December 2023; and the proposed City of Newton FY25-FY29 Capital Improvement Plan (CIP) has been finalized and is now ready for council consideration.

Recommendation:

Staff recommends approval of the Resolution.

Matt Muckler, City Administrator

RESOLUTION NO. 2024-_____

RESOLUTION SETTING A DATE FOR A PUBLIC HEARING
ON THE FY25-FY29 CAPITAL IMPROVEMENT PLAN (CIP)

WHEREAS, using City Council's recently approved goals, the City's most-recent revision of the Comprehensive Plan, and department director input on project and equipment needs; staff has prepared the FY25 through FY29 Capital Improvement Plan (CIP); and

WHEREAS, the CIP is a 5-year plan detailing funding sources and expenditures for proposed project construction and equipment purchases throughout all City departments; and

WHEREAS, the draft FY25 through FY29 Capital Improvement Plan (CIP) was presented to the City Council in December 2023; and

WHEREAS, the proposed City of Newton FY25 through FY29 Capital Improvement Plan (CIP) has been finalized and is ready for council consideration.

NOW THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa that the FY25 through FY29 Capital Improvement Plan (CIP) as prepared by the Finance Department of the City of Newton, Iowa, and the Notice of Public Hearing for said FY25 through FY29 Capital Improvement Plan (CIP), are hereby ordered placed on file in the office of the City Clerk for public inspection; and

That the Council hold a public hearing on the matter of the FY25 through FY29 Capital Improvement Plan (CIP), which documents are now on file in the office of the City Clerk, said hearing to be held at the Council Chambers in the City Hall, Newton, Iowa, on the 6th day of May 2024, at 6:00 pm, and that the City Clerk give notice of said hearing by publication once in a local newspaper, printed wholly in English language, not less than four (4) clear days nor more than twenty (20) days prior to the date fixed therefore.

PASSED this 15th day April, 2024.

APPROVED this ____ day of April, 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis,
City Clerk

City of Newton Council Report

**Item:**

Resolution Approving a Property Tax Rebate for the Newton Senior Residence, LLC Property Located Within the North Central Urban Renewal Area

Report Number: 2024-380**Date:**

April 15, 2024

Lead Department:

Administration

Recommendation:

Approve

Summary:

Resolution Approving Property Tax Rebate to the Newton Senior Residence, LLC Property According to the Approved Development Agreement

Financial Impact:

\$25,000 property tax rebate from the North Central Urban Renewal TIF Fund

Background:

In March of 2014 the City of Newton approved a Development Agreement with Newton Senior Residence, LLC on the property located at 222 N 4th Ave W, within the North Central Urban Renewal Area. The Agreement states that the City shall rebate 100% of all TIF property taxes paid by Newton Senior Residence, LLC up to \$25,000 in Fiscal year 23/24.

Newton Senior Residence, LLC has provided documentation that the total amount of the North Central Urban Renewal Area property taxes owed in 2023-24 in the amount of \$47,996 have been paid to the Jasper County Treasurer and is eligible for a rebate of \$25,000.

Recommendation:

Staff recommends approval of the attached Resolution approving the tax rebate payment to Newton Senior Residence, LLC.

Matt Muckler, City Administrator

RESOLUTION NO. 2024 – _____

**RESOLUTION APPROVING A PROPERTY TAX REBATE FOR THE
NEWTON SENIOR RESIDENCE, LLC PROPERTY LOCATED WITHIN
THE NORTH CENTRAL URBAN RENEWAL AREA**

WHEREAS, the City of Newton (City) has established the North Central Urban Renewal Area; and

WHEREAS, a Development Agreement with Newton Senior Residence, LLC was entered into in March of 2014 on property located at 222 N 4th Ave W within the North Central Urban Renewal Area,

WHEREAS, said Agreement states the City will provide the Developer a 100% TIF Property Tax Rebates in Fiscal Year 23-24 up to \$25,000, and

WHEREAS, the Developer has paid its property taxes for the entire year 2023-2024 in the total amount of \$47,996 and is eligible to receive a TIF rebate of \$25,000 per the agreement;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa:
That, per the terms of the Development Agreement with Newton Senior Residence, LLC, a property tax rebate for the fiscal year 2023-2024 taxes in the amount of \$25,000 is hereby approved.

PASSED this 15th day of April, 2024.

APPROVED this _____ day of April, 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution Approving a Property Tax Rebate for the GG 115 LLC
Property Located at 208 S 2nd Ave W Within the North Central
Urban Renewal Area

Report Number: 2024-381**Date:**

April 15, 2024

Lead Department:

Administration

Recommendation:

Approve

Summary:

Resolution Approving a Property Tax Rebate to GG 115 LLC
Property According to the Approved Development Agreement

Financial Impact:

\$2,459 property tax rebate from the North Central Urban Renewal
TIF Fund

Background:

The City of Newton entered into a development agreement in January of 2020 with GG 115 LLC on the property located at 208 S 2nd Ave W (Viet Thai Taste) within the North Central Urban Renewal Area. The Agreement states that the City shall rebate 100% of all TIF property taxes paid by GG 115 LLC in Fiscal year 23/24.

GG 115 LLC has provided documentation that the 2nd half of property taxes in the amount of \$3,001 have been paid to the Jasper County Treasurer for FY 2023/24 property taxes and the amount of the 100% rebate from the TIF Fund would be \$2,459.

Recommendation:

Staff recommends approval of the attached Resolution approving the tax rebate payment of \$2,459 to GG 115 LLC for the 2nd half of the 23/24 property taxes.

Matt Muckler, City Administrator

RESOLUTION NO. 2024 – _____

RESOLUTION APPROVING A PROPERTY TAX REBATE FOR THE GG 115, LLC PROPERTY LOCATED WITHIN THE NORTH CENTRAL URBAN RENEWAL AREA

WHEREAS, the City of Newton (City) has established the North Central Urban Renewal Area; and

WHEREAS, a Development Agreement with GG 115, LLC was entered into in January of 2020 on the property located at 208 South 2nd Avenue West (Viet Thai Taste) within the North Central Urban Renewal Area, and

WHEREAS, said Agreement provides that the City provide to the Developer a 100% TIF Property Tax Rebate in Fiscal Year 23-24, and

WHEREAS, the Developer has paid the 2nd half of property taxes for the fiscal year 2023-2024 in the total amount of \$3,001 and is eligible to receive a 100% TIF rebate of \$2,459;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa: That, per the terms of the Development Agreement with GG 115, LLC a property tax rebate for the 2nd half of fiscal year 2023-2024 property taxes in the amount of \$2,459 is hereby approved.

PASSED this 15th day of April, 2024.

APPROVED this _____ day of April, 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

Vendor	Department	Description	Amount
Acushnet Company	Golf	Merchandise	\$ 778.63
Airgas USA LLC	Fire	Supplies	\$ 157.90
Alliant Energy/IPL	All	Utilities	\$ 65,848.46
Allied Oil & Supply Company	Landfill	Supplies	\$ 641.95
Amazon Capital Services	All	Supplies	\$ 3,081.42
American Topper & Accessories	Water Treatment Plant	Service	\$ 549.00
AT & T Mobility	Landfill	Service	\$ 137.06
Backflow Solutions, Inc	Water Distribution	Services	\$ 495.00
Barney's Services Inc	Fire	Service	\$ 30.00
Berens-Tate Consulting Group	2021 A Bonds	Service	\$ 3,000.00
Black Clover Enterprises LLC	Golf	Merchandise	\$ 18.00
Bolton & Menk Inc	Streets/Water Utility/ Golf	Service	\$ 13,608.00
Bound Tree Medical LLC	Fire	Supplies	\$ 494.85
Capital City Equipment	Cemetery	Supplies	\$ 2,243.68
Card Services	All	Service	\$ 6,445.39
Cintas	All	Supplies	\$ 1,049.43
Cole, Chris	Landfill	Reimb	\$ 28.00
Co-Line Welding Inc	Parks	Supplies	\$ 8,400.00
Darrell's Electric	City Center	Service	\$ 330.00
Davis Equipment Corp	Golf	Supplies	\$ 572.94
Dell Marketing L.P.	Finance	Service	\$ 806.54
Diamond Vogel Inc	Fire	Supplies	\$ 114.70
EnviroTech Services Inc	Snow Removal	Supplies	\$ 1,445.00
EZ Lease	Fire/ Police	Service	\$ 245.01
Fair Manufacturing	Snow Removal	Supplies	\$ 2,014.62
Fastenal	Storm Water/Parks	Supplies	\$ 91.26
Fire Service Training Bureau	Fire	Service	\$ 600.00
Forbes Office Solutions	All	Shipping	\$ 300.23
Garcia, Jose	Police	Reimbursement	\$ 48.11
Gilbert Lawn Care and Snow Removal LLC	City Center	Service	\$ 971.00
Grainger Inc	Water Treatment Plant/ WPC	Services	\$ 133.08
Gregg Young Auto Center	Police	Service	\$ 1,958.89
Hawkins Water Treatment	Water Treatment Plant/WPC	Supplies	\$ 7,658.44
HLW Engineering Group	Landfill	Service	\$ 5,668.50
Hornung's	Golf	Merchandise	\$ 162.53
Hy-Vee Inc	All	Supplies	\$ 104.73
Iowa Association of Municipal Utilities	Water Treatment Plant	Utilities	\$ 1,248.00
Iowa Department of Transportation	Landfill	Supplies	\$ 36.27
Iowa Dept of Natural Resources	Landfill	Service	\$ 20,015.23
Iowa One Call	Engineering, /WPC	Supplies	\$ 179.60
Iowa State University Registration	Finance	Training	\$ 240.00
iWorQ	All/RESO 2023-216	Service	\$ 21,300.00
Jasper Construction Services	Water Distribution	Supplies	\$ 296.16
Jasper County	Water Pollution Control	Services	\$ 39.00
Johnson Aviation	Airport	Reimb	\$ 52.78
Jones-Van Roekel, Loretta	Police	Reimbursement	\$ 30.00
Kellogg Lawn & Snow	Airport	Supplies	\$ 138.30
Key Cooperative	ALL	Fuel	\$ 11,846.75
Language Line Services	Police	Service	\$ 1.95
Leibold Irrigation Inc	Golf/RESO 2023-213	Service	\$ 28,169.00
Logan Contractors Supply	City Garage	Supplies	\$ 180.31
Magnum Automotive	Fire	Service	\$ 39.67
Mahaska Bottling Co	Golf	Concessions	\$ 115.00
Manatts - Brooklyn	Water Distribution/RESO 2024-028	Service	\$ 135,053.43

Manatts - D.M.	Street	Supplies	\$ 424.90
Martin Marietta Materials	Storm Water/Streets	Supplies	\$ 1,847.09
McCall Monument	Cemetery	Supplies	\$ 500.00
MercyOne DSM Medical Ctr-Financial Ops	Fire	Supplies	\$ 725.73
Metro Waste Authority	Landfill	Service	\$ 8,192.10
Microbac Laboratories Inc	All	Services	\$ 8,376.50
Mid-America Pump & Supply Inc	Water Treatment Plant	Services	\$ 2,252.50
Midwest Turf Support	Golf	Supplies	\$ 2,060.00
Mississippi Lime Company	Water Treatment Plant	Supplies	\$ 23,987.76
Mow Power	Water Distribution	Supplies	\$ 261.50
Municipal Collections of America Inc	Fire	Service	\$ 620.86
Municipal Supply Inc	Water Distribution	Supplies	\$ 6,305.91
Murphy Tractor & Equipment	Landfill	Supplies	\$ 1,697.85
NAPA Auto Parts	All	Supplies	\$ 1,539.33
News Printing Company	All	Publication	\$ 331.58
Newton Animal Clinic LLP	Animal Control	Service	\$ 329.75
Newton Classic Car Wash	Police	Service	\$ 541.00
Niemann Ace Hardware 650	All	Supplies	\$ 445.67
Northern Tool / Capital One Trade Credit	Water Treatment Plant	Supplies	\$ 132.98
Oskam, Bernard & Renee	Police	Reimbursement	\$ 15.00
Parkview Animal Hospital	Animal Control	Service	\$ 4,675.00
Per Mar Security Services	All	Service	\$ 374.40
Petty Cash-Utility Billing	Utility Billing	Services	\$ 140.00
Phelps Uniform Specialists	All	Service	\$ 181.00
Premier Office Equipment	Utility Billing/Police	Service	\$ 422.45
Provost, Daniel & Nicole	Utility Billing	Refund	\$ 18.35
Pye-Barker Fire & Safety LLC	Street	Supplies	\$ 160.50
Quill Corporation	All	Supplies	\$ 71.74
R J Thomas Mfg Co Inc	Parks/Tort Liability	Supplies	\$ 1,741.00
Reeves Heating & Cooling	City Center	Service	\$ 385.32
Reliant Fire Apparatus Inc	Fire	Service	\$ 1,364.70
Reynolds, Chandler	Police	Reimbursement	\$ 93.04
Riggs Printing Inc	Police	Supplies	\$ 98.00
Ryan's Tire & Auto	Parks	Supplies	\$ 499.95
Sande Construction and Supply	Maytag Pool/RESO 2023-244	Service	\$ 55,291.67
Sandry Fire Supply LLC	Fire	Supplies	\$ 74.55
Sign Pro	All	Supplies	\$ 576.00
Spahn & Rose Lumber Co	Street	Supplies	\$ 166.16
Sprayer Specialties Inc	Water Treatment Plant	Supplies	\$ 1,054.32
STEPHENSON, CYNTHIA DILLARD & BRANDON	Utility Billing	Refund	\$ 88.21
Stivers Midwest Pro Upfitters	Tort Liability	Equipment	\$ 18,256.28
Storey Kenworthy/Matt Parrott	Finance	Service	\$ 825.00
Streichers	Police	Supplies	\$ 218.00
Sullivan Auto Body	Tort Liability	Service	\$ 14,678.20
T2 Systems Inc	Police	Service	\$ 26.56
Terracon Consultants Inc	North Central TIF	Services	\$ 3,308.75
The Paper Corporation	Library	Supply	\$ 593.88
Theisen's	All	Supplies	\$ 1,109.04
TK Elevator	City Center	Service	\$ 211.89
Truck Equipment	Street Cleaning	Supplies	\$ 1,488.03
Two Rivers Cooperative	City Garage/Landfill	Fuel	\$ 4,530.00
United States Cellular	All	Service	\$ 1,628.56
Unplugged Wireless Communications LLC	City Garage	Supplies	\$ 470.15
U S Postmaster	Utility Billing/Finance	Service	\$ 266.00
Van Wall Equipment	Landfill	Supplies	\$ 256.18
Variety Specialties	Golf	Supplies	\$ 72.00
Vernon Manufacturing	Water Distribution	Supplies	\$ 52.50
Volk, Ryan	Fire	Reimbursement	\$ 95.00
Waste Solutions of Iowa	Parks/Golf	Service	\$ 1,168.00

Wells Fargo Financial Leasing Inc	Utility Billing	Service	\$ 201.71
White Cap L P	Water Distribution	Supplies	\$ 189.64
Williams Scotsman Inc	Streets	Service	\$ 628.00
Windstream	All	Service	\$ 2,085.60
Woodruff Construction LLC	2021 Sewer Revenue Bonds/RESO 2022-285	Services	\$ 151,043.12
Zimco Supply Company	Golf	Supplies	\$ 3,086.88
Total:			\$ 683,767.14

Pre-Authorized Payments

AT&T Mobility	Police	Service	\$ 262.62
Beverage Distributors of Iowa	Golf	Concessions	\$ 469.80
Black Hills Energy	All	Utility	\$ 4,923.61
Doll Distributiing LLC	Golf	Concessions	\$ 1,003.70
Iowa Beverage Systems	Golf	Concessions	\$ 549.55
Johnson Brothers of Iowa	Golf	Concessions	\$ 772.80
T-Mobile	Police	Service	\$ 387.00
Vogel Traffic Services	Traffic Control/RESO 2023-361	Service	\$ 1,392.25
Winstream	Airport	Utility	\$ 67.03
Total:			\$ 9,095.94

City of Newton Council Report

**Item:**

Public Hearing on a resolution approving the purchase agreement for real property at 525 West 4th Street South, Newton, Jasper County, Iowa

Summary:

Approval of purchase and redevelopment agreement for 525 West 4th Street South

Financial Impact:

\$5,000 revenue to D&D fund

Report Number: 2024-336

Date:

April 15, 2024

Lead Department:

Community Development

Recommendation:

Approve

Background:

The City of Newton obtained the subject property following a fire event in 2017. The City was given the property by the previous owner. Additionally, the previous owner provided the City of Newton the \$10,000 insurance sum to be used for the demolition. The lot has been maintained by the City since 2017.

Lisa Rae Bernal has submitted an offer of \$5,000.00 for the property at 525 West 4th Street South. Ms. Bernal proposes to have a new single family home constructed on the property. Destiny Homes, a builder who has constructed several homes in Northeast Newton, will be the contractor for the new home.

The Purchase and Redevelopment Agreement includes sample elevations and a sample floor plan for the proposed 3-bedroom home that the buyer plans to have built on the property.

Mowing/maintenance for the subject property is estimated to cost \$1,500.00 for the 2024 growing season. Selling this property realizes a savings to the City.

Recommendation:

Staff finds that the proposed offer accomplishes a number of benefits in favor of the Newton tax payer by:

- Returning the property to tax-generating status;
- New home construction in an existing neighborhood;
- Saving the City the regular mowing/maintenance cost.

A handwritten signature in black ink, appearing to read "Matt Muckler".

Matt Muckler, City Administrator

RESOLUTION NO. 2024 – _____

RESOLUTION APPROVING THE PURCHASE AGREEMENT FOR REAL
PROPERTY AT 525 WEST 4TH STREET SOUTH NEWTON, JASPER
COUNTY, IOWA

WHEREAS, Lisa Rae Bernal has submitted an offer to purchase real property, certain land owned by the City of Newton, Iowa, located at 525 West 4th Street South, legally described as:

525 West 4th Street South, legally described as: PARCEL B BEING LOT 8, BLOCK 4, EXCEPT PARCEL A, COLLEGE ADDITION, TO THE CITY OF NEWTON, JASPER COUNTY, IOWA, AS APPEARS IN PLAT RECORDED AT FILE 2021-00008590 IN THE OFFICE OF THE RECORDER OF SAID COUNTY

WHEREAS, said real estate is not needed for public purposes, and

WHEREAS, Iowa Code Chapter 364.7 requires cities to set a public hearing before selling or disposing of real estate, and,

WHEREAS, the City has set such a hearing, given the required public notice, and held the public hearing; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa:

That the attached Purchase Agreement for property at 525 West 4th Street South be approved and accepted, subject to the restrictions in the agreement and that the signatures of the Mayor and City Clerk are obtained for the agreement.

PASSED this _____ day of April, 2024.

APPROVED this _____ day of April, 2024.

(Seal)

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

PURCHASE AND REDEVELOPMENT AGREEMENT

This Purchase Agreement (hereinafter "Agreement") for sale of property owned by the City of Newton at **525 West 4th Street South**, is made on or as of the _____ day of _____, 2024, by and between the City of Newton, Iowa (hereinafter "City"), and Lisa Rae Bernal, , 903 East 15th Street South, Newton, Iowa (hereinafter "Buyer") and in consideration of the premises and the mutual obligations of the parties hereto, each of them does and hereby covenant and agree with the other as follows:

SECTION 1. PURCHASE PRICE. Subject to all the terms, covenants and conditions of this Agreement, the City will sell the Property to the Purchaser for, and the Purchaser will purchase the Property from the City and pay therefore, the amount of **Five Thousand Dollars (\$5,000.00)** (hereinafter "Purchase Price"). The cash payment representing the full Purchase Price shall be delivered to the City simultaneously with the delivery of the deed conveying the Property to the Purchaser.

SECTION 2. TAXES. The City will prorate to the Buyer the taxes incurred under City ownership until the time of closing. All regular taxes due and payable after closing shall be the responsibility of the Developer.

SECTION 3. SPECIAL ASSESSMENTS. The City shall pay all special assessments which are a lien on the date of acceptance of this offer. None are known at this time.

SECTION 4. DESCRIPTION OF PROPERTY. All that certain parcel of land (hereinafter "Property") described as follows:

525 West 4th Street South, legally described as: PARCEL B BEING LOT 8, BLOCK 4, EXCEPT PARCEL A, COLLEGE ADDITION, TO THE CITY OF NEWTON, JASPER COUNTY, IOWA, AS APPEARS IN PLAT RECORDED AT FILE 2021-00008590 IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

SECTION 5. CONVEYANCE OF PROPERTY.

a) Form of Deed. The City shall convey title to the Property to the Purchaser by Special Warranty Deed and shall contain a right of reversion, which may be exercised by the City if the Purchaser fails to complete in accordance with the timeframes herein (hereinafter "Deed"). Such conveyance and title shall be subject to all conditions, covenants and restrictions contained in this Agreement.

b) Time and Place for Closing and Delivery of Deed. The City shall deliver the Deed and possession of the Property to the Buyer no later than 60 days from the date of approval by the Newton City Council or on such other date as the parties hereto may mutually agree in writing (hereinafter "Closing Date"). Conveyance shall be made at the office of the City of Newton's legal counsel, Caldwell, Bierly, Chalupa PLLC, 211 1st Avenue West, Newton, Iowa 50208, at which time and place Buyer shall accept such conveyance and pay to the City the Purchase Price.

c.) Abstract of Title. The Seller shall provide an abstract of Title to the Purchaser for property subject to this agreement. It will be the Seller's responsibility to have abstract(s) updated. The abstract(s) shall become the property of the Purchaser at the time of the delivery of the deed.

SECTION 6. IMPROVEMENTS. The Buyer shall be responsible for making improvements to the property as follows:

- a) Construction of a new single family home, similar to sample plans and renderings shown in "Attachment A" of this agreement, which meets all adopted applicable codes for the City of Newton and State of Iowa. Construction to be completed within 2 years of the date of transfer of the property.

SECTION 7. PROHIBITION AGAINST ASSIGNMENT AND TRANSFER. The Buyer shall not sell or otherwise transfer ownership of the Property without the specific written approval of the City, prior to when the construction of the improvements has been completed and the City has issued a Certificate of Completion.

SECTION 8. CERTIFICATE OF COMPLETION.

- a) Promptly after completion of the improvements in accordance with this Agreement, as relating solely to the obligations of the Buyer to timely construct certain improvements, the City will furnish the Buyer with a Certificate of Completion so certifying. Such certificate shall be a conclusive determination of satisfaction and termination of this Agreement.
- b) If the City shall refuse or fail to provide certification in accordance with this Section, the City shall, within thirty (30) days after written request by the Developer, provide the Developer with a written statement indicating with detail in what respects the Developer has failed to complete the improvements in accordance with this Agreement, or its otherwise in default, and what measures or acts will be necessary, in the opinion of the City, for the Developer to take or perform in order to obtain such certification.

SECTION 9. REMEDIES. Except as otherwise provided in this Agreement, in the event of any default in or breach of this Agreement or any of its terms or conditions by either party, the party alleged to be in default or breach shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach within sixty (60) days after receipt of such notice. In such case, if action is not taken or not diligently pursued, or the default or breach shall not be cured or remedied within a reasonable time, the aggrieved party may institute such proceedings as may be necessary or desirable in its opinion to cure and remedy such default or breach.

In the event that the City does not tender conveyance or possession of the Property in the manner and condition, and by the date, provided in this Agreement, and any such failure shall not be cured within thirty (30) days after the date of written demand by the Purchaser, then this Agreement shall, at the option of the Purchaser, be terminated by written notice thereof to the City, and neither the City nor the Purchaser shall have any further rights against or liability to the other under this Agreement. All deposits, if any, shall be returned to the Purchaser.

SECTION 10. NOTICES AND DEMANDS. A notice, demand or other communication under this Agreement by either party to the other shall be sufficiently given or delivered if it is

dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and:

a) In the case of the Buyer, is addressed or delivered personally to the Buyer at the address stated in preamble to this Agreement; and,

(b) In the case of the City, is addressed or delivered personally to the City Administrator, 101 West 4th Street South, Newton, IA 50208, or at such other address with respect to either party as that party may from time to time designate in writing and forward to the other as provided in this Section.

SECTION 11. LIMITATION ON WARRANTIES. The City makes no warranties with regard to the condition of the Property or the structure located thereon, including, without limitation, (i) environmental matters; (ii) geological conditions; (iii) drainage issues, conditions or problems; (iv) soil conditions; (v) the zoning or other land use restrictions; (vi) the availability of utilities to the property; (vii) usage of adjoining property; (viii) access to the property; (ix) the value of the property; (x) the presence of hazardous materials in or on the property; (xi) the existence or non-existence of underground storage tanks on the property; (xii) the potential for further development of the property; or (xiii) the merchantability of the property of fitness of the property for any particular purpose, unless otherwise provided herein. The Purchaser expressly acknowledges and agrees that the City, and their officials, officers, employees, or agents have not made any representations or warranties concerning the Property or Project of any kind, including but not limited to, the rental or resale value of the Property, the economic or market conditions affecting the Project, or that the Property is suitable for the Project. The Purchaser takes title the Property "AS IS."

SECTION 12. CITY COUNCIL APPROVAL. This Agreement is subject to the approval of the Newton City Council after notice to the public and a hearing on the terms of this Agreement as required by the laws of the State of Iowa.

SECTION 13. ANTI-MERGER PROVISION. The parties specifically agree that all representations, warranties, agreement, responsibilities, obligations and comments specified herein shall survive the execution, delivery and recording of the deed required by Section 5(a) hereof, shall remain in full force and effective thereafter, and shall not be merged in or extinguished by such execution, delivery and recording of the deed.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and behalf by its Mayor and its seal to be hereunto duly affixed and attested by its City Clerk, and the Purchaser has caused this Agreement to be duly executed in its name, on or as of the day first above written.

(SEAL)

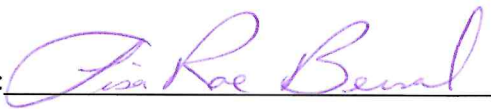
CITY OF NEWTON, IOWA

By: _____
Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

PURCHASER:

By: 

Lisa Rae Bernal

ATTACHMENT A. Building Plans

Front Elevation Options



Sample Floor Plan



City of Newton Council Report

**Item:**

Public Hearing on a Resolution approving the 2024-25 Operating Budget for the City of Newton

Summary:

The proposed City budget for 2024-25 has a levy rate of \$17.10022/\$1,000. This action holds a public hearing and adopts the budget.

Report Number: 2024-365**Date:**

April 15, 2024

Lead Department:

Administration

Recommendation:

Approve

Financial Impact:

The City property tax levy rate would be set for \$17.10022 /\$1.000 for the 2024-25 City fiscal year.

Background:

From October 2, 2023 thru February 5, 2024, the City Council held budget work sessions after regular City Council meetings to discuss and agree on the 2024-25 operating budget. On April 1, 2024, a Public Hearing was held on the FY25 proposed levy rate of 17.10022.

The Council set the required public hearing for consideration of the budget for April 15, 2024 at the April 1st meeting. The deadline to approve and certify the budget is April 30th.

In summary, the proposed 2024-25 City of Newton Operating Budget includes the following:

- Sets the City tax levy at \$17.10022/1,000.
- The ending undesignated fund balance in the General Fund is estimated to be at 25.06% of expenditures according to adopted financial policies
- Retains current staffing levels with COLA and step increases for Union and Pay Plan positions.
- Includes the purchase of equipment and completion of projects throughout the community as outlined in the CIP.

The proposed budget was published in the April 5, 2024 edition of the Newton Daily News. Following the public hearing, the City Council can take action to adopt this budget for the upcoming fiscal year. Council may modify the proposal, but the budgeted expenditures and levy cannot be increased above what has been published in the Newton Daily News on April 5, 2024.

Recommendation:

Staff recommends approval of the Resolution.

Matt Muckler, City Administrator

RESOLUTION NO. 2024 – _____

**RESOLUTION ADOPTING THE 2024 – 2025 OPERATING
BUDGET FOR THE CITY OF NEWTON**

WHEREAS, City staff has prepared the 2024–2025 operating budget for the City of Newton; and

WHEREAS, from October 2, 2023 thru February 5, 2024, the City Council held budget work sessions after regular City Council meetings to discuss and reach agreement on the 2024-25 operating budget; and

WHEREAS, on April 1, 2024, the City Council held a public hearing considering the FY24 Proposed Tax Levy rate of 17.10022; and

WHEREAS, On April 1, 2024 the City Council set a public hearing for April 15, 2024 on the budget proposal and notice of public hearing was published in the Newton Daily News on April 5, 2024; and

WHEREAS, the City Council held a public hearing on the budget proposal on April 15, 2024;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newton, Iowa, that the annual budget for the fiscal year ending June 30, 2025 as set forth in the City Budget Certification Summary and the supporting detailed operating budget document for fiscal year 2024-25 showing revenue estimates, appropriation expenditures, allocations to programs, and activities for said fiscal year is hereby adopted.

BE IT FURTHER RESOLVED that the City's total 2024-25 property tax levy is \$17.10022 per \$1,000 of taxable valuation.

BE IT FURTHER RESOLVED that the Finance Officer is directed to file documents as required by law in accordance with the summary and details of the adopted 2024-25 Operating Budget.

PASSED this 15th day of April 2024.

APPROVED this _____ day of April 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

FISCAL YEAR JULY 1, 2024 - JUNE 30, 2025
ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES

The City of : **NEWTON** County Name: **JASPER COUNTY**

Adopted On: (entered upon adoption) Resolution: (entered upon adoption)

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

		With Gas & Electric		Without Gas & Electric	
Regular	2a	545,181,180	2b	535,724,697	
DEBT SERVICE	3a	652,838,339	3b	643,381,856	
Ag Land	4a	2,308,458			
City Number: 50-469 Last Official Census: 15,760					

Consolidated General Fund Levy Calculation

	CGFL Max Rate	CGFL Max Dollars	Non-TIF Taxable w/ G&E	Taxable Growth %
FY 2024 Budget Data	8.37000	4,442,552	530,770,916	2.71
	Limitation Percentage			
	0			
	CGFL Max Rate	CGFL Max Dollars	Revenue Growth %	
Max Allowed CGFL for FY 2025	8.37000	4,563,166	2.71	

TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	ENTER FIRE DISTRICT RATE BELOW			(A) Request with Utility Replacement	(B) Property Taxes Levied		(C) Rate
384.1	8.37000	Consolidated General Fund			5	4,563,166	4,484,016	43	8.37000
		Non-Voted Other Permissible Levies							
384.12(1)	0.95000	Opr & Maint publicly owned Transit			7		0	45	0.00000
384.12(2)	0.27000	Aviation Authority (under sec.330A.15)			11		0	49	0.00000
384.12(3)	Amt Nec	Liability, property & self insurance costs			14	350,000	343,930	52	0.64199
384.12(5)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.			462	23,640	23,229	465	0.04336
		Voted Other Permissible Levies							
28E.22	1.50000	Unified Law Enforcement			24		0	62	0.00000
		Total General Fund Regular Levies (5 thru 24)			25	4,936,806	4,851,175		
384.1	3.00375	Ag Land			26	6,934	6,934	63	3.00374
		Total General Fund Tax Levies (25 + 26)			27	4,943,740	4,858,109		Do Not Add
		Special Revenue Levies							
384.6	Amt Nec	Police & Fire Retirement			29	956,421	939,833		1.75432
	Amt Nec	FICA & IPERS (if general fund at levy limit)			30	639,440	628,346		1.17289
Rules	Amt Nec	Other Employee Benefits			31	1,204,139	1,183,255		2.20870
		Subtotal Employee Benefit Levy (29,30,31)			32	2,800,000	2,751,434	65	5.13591
			Valuation						
386	As Req	With Gas & Elec		Without Gas & Elec					
	SSMID 1 (A)	403,673 (B)	403,673	34	605	605		66	1.49874
	SSMID 2 (A)	0 (B)	0	35		0		67	0.00000
	SSMID 3 (A)	0 (B)	0	36		0		68	0.00000
	SSMID 4 (A)	0 (B)	0	37		0		69	0.00000
	SSMID 5 (A)	0 (B)	0	555		0		565	0.00000
	SSMID 6 (A)	0 (B)	0	556		0		566	0.00000
	SSMID 7 (A)	0 (B)	0	1177		0		1179	0.00000
	SSMID 8 (A)	0 (B)	0	1185		0		1187	0.00000
		Total Special Revenue Levies			39	2,800,605	2,752,039		
384.4	Amt Nec	Debt Service Levy 76.10(6)			40	1,899,083	1,871,572	70	2.90896
384.7	0.67500	Capital Projects (Capital Improv. Reserve)			41		0	71	0.00000
		Total Property Taxes (27+39+40+41)			42	9,643,428	9,481,720	72	17.10022

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following:
Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

 (City Representative)

 (Date)

 (County Auditor)

 (Date)

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 4/1/2024 Meeting Time: 05:30 PM Meeting Location: City Hall Council Chambers

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
 www.newtongov.org

City Telephone Number
 (641) 792-2787

Iowa Department of Management	Current Year Certified Property Tax 2023 - 2024	Budget Year Effective Property Tax 2024 - 2025	Budget Year Proposed Property Tax 2024 - 2025
Taxable Valuations for Non-Debt Service	521,158,079	535,724,697	535,724,697
Consolidated General Fund	4,362,093	4,362,093	4,484,016
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	294,439	294,439	343,930
Support of Local Emergency Mgmt. Comm.	21,993	21,993	23,229
Unified Law Enforcement	0	0	0
Police & Fire Retirement	914,064	914,064	939,833
FICA & IPERS (If at General Fund Limit)	616,228	616,228	628,346
Other Employee Benefits	1,501,154	1,501,154	1,183,255
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	616,917,680	643,381,856	643,381,856
Debt Service	1,447,338	1,447,338	1,871,572
CITY REGULAR TOTAL PROPERTY TAX	9,157,309	9,157,309	9,474,181
CITY REGULAR TAX RATE	17.14000	16.64125	17.10022
Taxable Value for City Ag Land	2,200,117	2,308,458	2,308,458
Ag Land	6,609	6,609	6,934
CITY AG LAND TAX RATE	3.00375	2.86295	3.00374
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Value of \$100,000	Current Year Certified 2023/2024	Budget Year Proposed 2024/2025	Percent Change
City Regular Residential	937	792	-15.47
Commercial property with an Actual/Assessed Value of \$100,000	Current Year Certified 2023/2024	Budget Year Proposed 2024/2025	Percent Change
City Regular Commercial	937	792	-15.47

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and Commercial properties have the same Rollback Percentage at \$100,000 Actual/Assessed Valuation.

Reasons for tax increase if proposed exceeds the current:

Increased Property Insurance Rates / Increase in Utility Rates / Employee compensation increases / Principal & Interest payment on 2024 Bonds

FUND BALANCE

City Name: NEWTON

Fiscal Year July 1, 2024 - June 30, 2025

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	TOTAL GOVERNMENT	PROPRIETARY	GRAND TOTAL
Annual Report FY 2023										
Beginning Fund Balance July 1	1	3,201,881	3,974,760	-111,221	110,839	3,197,062	604,179	10,977,500	24,451,888	35,429,388
Actual Revenues Except Beg Balance	2	9,872,160	9,285,240	3,135,561	4,300,904	7,255,842	6,270	33,855,977	10,017,336	43,873,313
Actual Expenditures Except End Balance	3	10,071,606	8,604,089	3,327,295	4,315,747	3,874,874	0	30,193,611	11,109,780	41,303,391
Ending Fund Balance June 30	4	3,002,435	4,655,911	-302,955	95,996	6,578,030	610,449	14,639,866	23,359,444	37,999,310
Re-Estimated FY 2024										
Beginning Fund Balance	5	3,002,435	4,655,911	-302,955	95,996	6,578,030	610,449	14,639,866	23,359,444	37,999,310
Re-Est Revenues	6	9,914,688	7,699,593	3,402,833	4,244,846	6,682,942	13,700	31,958,602	12,196,953	44,155,555
Re-Est Expenditures	7	10,504,523	9,938,270	3,297,370	4,326,848	5,335,997	0	33,403,008	23,460,150	56,863,158
Ending Fund Balance	8	2,412,600	2,417,234	-197,492	13,994	7,924,975	624,149	13,195,460	12,096,247	25,291,707
Budget FY 2025										
Beginning Fund Balance	9	2,412,600	2,417,234	-197,492	13,994	7,924,975	624,149	13,195,460	12,096,247	25,291,707
Revenues	10	10,039,038	11,080,231	4,112,095	4,865,678	4,710,637	11,400	34,819,079	11,644,090	46,463,169
Expenditures	11	10,047,552	10,820,708	3,950,073	4,783,795	6,626,500	0	36,228,628	11,659,225	47,887,853
Ending Fund Balance	12	2,404,086	2,676,757	-35,470	95,877	6,009,112	635,549	11,785,911	12,081,112	23,867,023

LOCAL EMC SUPPORT

City Name: NEWTON

Fiscal Year July 1, 2024 - June 30, 2025

As provided in Iowa Code Section 384.12, subsection 22, a city may levy the amount necessary in support of a local Emergency Management Commission. In addition to this individual levy, Emergency Management Commission support may also be included as part of the General Fund Levy. Iowa Code Section 29C.17, subsection 5 states that any support from cities or counties must be separately reported on tax statements issued by the county treasurer. Input the amount of General Fund Levy request to be used for support of an Emergency Management Commission. The total below will reflect the total amount of Emergency Management Commission support provided by the City.

	Request with Utility Replacement	Property Taxes Levied
Portion of General Fund Levy Used for Emerg. Mgmt. Comm.		0
Support of a Local Emerg.Mgmt.Comm.	23,640	23,229
TOTAL FOR FY 2025	23,640	23,229

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 1

City Name: NEWTON

Fiscal Year July 1, 2023 - June 30, 2024

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2024	ACTUAL 2023
PUBLIC SAFETY										
Police Department/Crime Prevention	1	2,439,418	1,917,895						4,357,313	4,031,023
Jail	2								0	0
Emergency Management	3								0	0
Flood Control	4								0	0
Fire Department	5	1,983,343	1,898,584						3,881,927	3,682,009
Ambulance	6								0	0
Building Inspections	7	116,997	26,469						143,466	128,659
Miscellaneous Protective Services	8								0	0
Animal Control	9	32,500							32,500	29,875
Other Public Safety	10	19,000							19,000	7,076
TOTAL (lines 1 - 10)	11	4,591,258	3,842,948				0		8,434,206	7,878,642
PUBLIC WORKS										
Roads, Bridges, & Sidewalks	12		1,400,606						1,400,606	1,933,590
Parking - Meter and Off-Street	13								0	0
Street Lighting	14		260,000						260,000	254,327
Traffic Control and Safety	15		133,950						133,950	109,859
Snow Removal	16		324,476						324,476	257,976
Highway Engineering	17	44,407	113,324						157,731	118,946
Street Cleaning	18		36,392						36,392	47,627
Airport (if not Enterprise)	19	93,700							93,700	100,108
Garbage (if not Enterprise)	20	1,010,500							1,010,500	1,050,311
Other Public Works	21	131,216	143,604						274,820	265,989
TOTAL (lines 12 - 21)	22	1,279,823	2,412,352				0		3,692,175	4,138,733
HEALTH & SOCIAL SERVICES										
Welfare Assistance	23								0	0
City Hospital	24								0	0
Payments to Private Hospitals	25								0	0
Health Regulation and Inspection	26								0	0
Water, Air, and Mosquito Control	27								0	0
Community Mental Health	28								0	0
Other Health and Social Services	29		1,350,000						1,350,000	0
TOTAL (lines 23 - 29)	30	0	1,350,000				0		1,350,000	0
CULTURE & RECREATION										
Library Services	31	1,178,277	161,975						1,340,252	850,475
Museum, Band and Theater	32								0	0
Parks	33	633,823	400,281						1,034,104	1,110,603
Recreation	34	232,022	18,507						250,529	321,301
Cemetery	35	269,106	66,527						335,633	380,792
Community Center, Zoo, & Marina	36		22,000						22,000	20,000
Other Culture and Recreation	37		37,500						37,500	32,500
TOTAL (lines 31 - 37)	38	2,313,228	706,790				0		3,020,018	2,715,671

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 2

City Name: NEWTON

Fiscal Year July 1, 2023 - June 30, 2024

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2024	ACTUAL 2023
COMMUNITY & ECONOMIC DEVELOPMENT										
Community Beautification	39		49,245						49,245	32,936
Economic Development	40	92,395	26,552						118,947	111,685
Housing and Urban Renewal	41		312,000	25,000					337,000	40,000
Planning & Zoning	42	250,177	116,017						366,194	350,061
Other Com & Econ Development	43	567,376	17,000						584,376	485,354
TIF Rebates	44			380,467					380,467	342,856
TOTAL (lines 39 - 44)	45	909,948	520,814	405,467			0		1,836,229	1,362,892
GENERAL GOVERNMENT										
Mayor, Council, & City Manager	46	198,261	58,501						256,762	252,863
Clerk, Treasurer, & Finance Adm.	47	532,705	165,496						698,201	627,220
Elections	48								0	0
Legal Services & City Attorney	49	207,000							207,000	161,397
City Hall & General Buildings	50	109,300							109,300	239,308
Tort Liability	51	355,000							355,000	470,547
Other General Government	52								0	0
TOTAL (lines 46 - 52)	53	1,402,266	223,997	0			0		1,626,263	1,751,335
DEBT SERVICE	54		163,100		4,326,848				4,489,948	4,624,797
Gov Capital Projects	55					5,335,997			5,335,997	4,078,766
TIF Capital Projects	56								0	0
TOTAL CAPITAL PROJECTS	57	0	0	0		5,335,997	0		5,335,997	4,078,766
TOTAL Governmental Activities Expenditures (lines 11+22+30+38+44+52+53+54)	58	10,496,523	9,220,001	405,467	4,326,848	5,335,997	0		29,784,836	26,550,836
BUSINESS TYPE ACTIVITIES Proprietary: Enterprise & Budgeted ISF										
Water Utility	59							8,461,840	8,461,840	3,669,962
Sewer Utility	60							6,239,552	6,239,552	1,779,195
Electric Utility	61								0	0
Gas Utility	62								0	0
Airport	63								0	0
Landfill/Garbage	64							6,897,599	6,897,599	1,029,454
Transit	65								0	0
Cable TV, Internet & Telephone	66								0	0
Housing Authority	67								0	0
Storm Water Utility	68							525,778	525,778	429,524
Other Business Type (city hosp., ISF, parking, etc.)	69							605,281	605,281	548,742
Enterprise DEBT SERVICE	70								0	451,050
Enterprise CAPITAL PROJECTS	71								0	2,644,703
Enterprise TIF CAPITAL PROJECTS	72								0	0
TOTAL BUSINESS TYPE EXPENDITURES (lines 59+72)	73							22,730,050	22,730,050	10,552,630
TOTAL ALL EXPENDITURES (lines 58+73)	74	10,496,523	9,220,001	405,467	4,326,848	5,335,997	0	22,730,050	52,514,886	37,103,466
Regular Transfers Out	75	8,000	718,269					730,100	1,456,369	1,215,486
Internal TIF Loan Transfers Out	76			2,891,903					2,891,903	2,984,439
Total ALL Transfers Out	77	8,000	718,269	2,891,903	0	0	0	730,100	4,348,272	4,199,925
Total Expenditures and Other Fin Uses (lines 74+77)	78	10,504,523	9,938,270	3,297,370	4,326,848	5,335,997	0	23,460,150	56,863,158	41,303,391
Ending Fund Balance June 30	79	2,412,600	2,417,234	-197,492	13,994	7,924,975	624,149	12,096,247	25,291,707	37,999,310

RE-ESTIMATED REVENUES DETAIL

City Name: **NEWTON**

Fiscal Year **July 1, 2023 - June 30, 2024**

REVENUES & OTHER FINANCING SOURCES		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2024	ACTUAL 2023
Taxes Levied on Property	1	4,685,134	3,046,310		1,447,338				9,178,782	8,515,650
Less: Uncollected Property Taxes - Levy Year	2								0	0
Net Current Property Taxes (line 1 minus line 2)	3	4,685,134	3,046,310		1,447,338	0			9,178,782	8,515,650
Delinquent Property Taxes	4								0	0
TIF Revenues	5			2,873,833					2,873,833	2,718,903
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6	86,295	55,918		22,551				164,764	166,887
Utility franchise tax (Iowa Code Chapter 364.2)	7								0	0
Parimutuel wager tax	8								0	0
Gaming wager tax	9								0	0
Mobile Home Taxes	10								0	0
Hotel/Motel Taxes	11	325,000							325,000	342,436
Other Local Option Taxes	12		1,808,276						1,808,276	1,858,104
Subtotal - Other City Taxes (lines 6 thru 12)	13	411,295	1,864,194		22,551	0			2,298,040	2,367,427
Licenses & Permits	14	274,375	400						274,775	307,124
Use of Money & Property	15	193,650	100	9,000	3,000			146,670	352,420	481,929
Intergovernmental:										
Federal Grants & Reimbursements	16	260,000				2,010,942			2,270,942	3,750,254
Road Use Taxes	17		2,000,000						2,000,000	2,170,213
Other State Grants & Reimbursements	18	222,500	51,000	320,000					593,500	618,798
Local Grants & Reimbursements	19	317,000			25,496				342,496	614,661
Subtotal - Intergovernmental (lines 16 thru 19)	20	799,500	2,051,000	320,000	25,496	2,010,942		0	5,206,938	7,153,926
Charges for Fees & Service:										
Water Utility	21							3,989,900	3,989,900	3,684,116
Sewer Utility	22							3,371,545	3,371,545	3,161,389
Electric Utility	23								0	0
Gas Utility	24								0	0
Parking	25								0	0
Airport	26	20,000							20,000	15,794
Landfill/Garbage	27	1,010,500						1,800,000	2,810,500	2,616,477
Hospital	28								0	0
Transit	29								0	0
Cable TV, Internet & Telephone	30								0	0
Housing Authority	31		34,289						34,289	0
Storm Water Utility	32							560,000	560,000	593,646
Other Fees & Charges for Service	33	1,169,023	2,000					378,000	1,549,023	1,790,325
Subtotal - Charges for Service (lines 21 thru 33)	34	2,199,523	36,289		0	0	0	10,099,445	12,335,257	11,861,747
Special Assessments	35	18,500							18,500	15,717
Miscellaneous	36	372,400	0					365,938	738,338	1,211,998
Other Financing Sources:										
Regular Operating Transfers In	37	567,819	700,000		105,150			83,400	1,456,369	1,215,486
Internal TIF Loan Transfers In	38	330,592			2,561,311				2,891,903	2,984,439
Subtotal ALL Operating Transfers In	39	898,411	700,000	0	2,666,461	0	0	83,400	4,348,272	4,199,925
Proceeds of Debt (Excluding TIF Internal Borrowing)	40				80,000	4,672,000		1,500,000	6,252,000	4,898,192
Proceeds of Capital Asset Sales	41	61,900	1,300	200,000			13,700	1,500	278,400	140,775
Subtotal-Other Financing Sources (lines 36 thru 38)	42	960,311	701,300	200,000	2,746,461	4,672,000	13,700	1,584,900	10,878,672	9,238,892
Total Revenues except for beginning fund balance (lines 3, 4, 5, 12, 13, 14, 19, 33, 34, 35, & 39)	43	9,914,688	7,699,593	3,402,833	4,244,846	6,682,942	13,700	12,196,953	44,155,555	43,873,313
Beginning Fund Balance July 1	44	3,002,435	4,655,911	-302,955	95,996	6,578,030	610,449	23,359,444	37,999,310	35,429,388
TOTAL REVENUES & BEGIN BALANCE (lines 41+42)	45	12,917,123	12,355,504	3,099,878	4,340,842	13,260,972	624,149	35,556,397	82,154,865	79,302,701

EXPENDITURES SCHEDULE PAGE 1

City Name: NEWTON

Fiscal Year July 1, 2024 - June 30, 2025

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2025	RE-ESTIMATED 2024	ACTUAL 2023
PUBLIC SAFETY											
Police Department/Crime Prevention	1	2,576,576	1,975,148						4,551,724	4,357,313	4,031,023
Jail	2								0	0	0
Emergency Management	3								0	0	0
Flood Control	4								0	0	0
Fire Department	5	1,903,418	1,929,402						3,832,820	3,881,927	3,682,009
Ambulance	6								0	0	0
Building Inspections	7	21,050							21,050	143,466	128,659
Miscellaneous Protective Services	8								0	0	0
Animal Control	9	34,000							34,000	32,500	29,875
Other Public Safety	10	4,000							4,000	19,000	7,076
TOTAL (lines 1 - 10)	11	4,539,044	3,904,550				0		8,443,594	8,434,206	7,878,642
PUBLIC WORKS											
Roads, Bridges, & Sidewalks	12		2,278,103						2,278,103	1,400,606	1,933,590
Parking - Meter and Off-Street	13								0	0	0
Street Lighting	14		260,000						260,000	260,000	254,327
Traffic Control and Safety	15		98,537						98,537	133,950	109,859
Snow Removal	16		383,156						383,156	324,476	257,976
Highway Engineering	17	75,757	88,644						164,401	157,731	118,946
Street Cleaning	18		45,663						45,663	36,392	47,627
Airport	19	113,460							113,460	93,700	100,108
Garbage (if not Enterprise)	20	1,030,000							1,030,000	1,010,500	1,050,311
Other Public Works	21	116,773	151,611						268,384	274,820	265,989
TOTAL (lines 12 - 21)	22	1,335,990	3,305,714				0		4,641,704	3,692,175	4,138,733
HEALTH & SOCIAL SERVICES											
Welfare Assistance	23								0	0	0
City Hospital	24								0	0	0
Payments to Private Hospitals	25								0	0	0
Health Regulation and Inspection	26								0	0	0
Water, Air, and Mosquito Control	27								0	0	0
Community Mental Health	28								0	0	0
Other Health and Social Services	29								0	1,350,000	0
TOTAL (lines 23 - 29)	30	0	0				0		0	1,350,000	0
CULTURE & RECREATION											
Library Services	31	701,539	168,947						870,486	1,340,252	850,475
Museum, Band and Theater	32								0	0	0
Parks	33	608,971	359,164						968,135	1,034,104	1,110,603
Recreation	34	234,097	16,625						250,722	250,529	321,301
Cemetery	35	234,271	62,817						297,088	335,633	380,792
Community Center, Zoo, & Marina	36		18,000						18,000	22,000	20,000
Other Culture and Recreation	37		20,000						20,000	37,500	32,500
TOTAL (lines 31 - 37)	38	1,778,878	645,553				0		2,424,431	3,020,018	2,715,671

EXPENDITURES SCHEDULE PAGE 2

City Name: NEWTON

Fiscal Year July 1, 2024 - June 30, 2025

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2025	RE-ESTIMATED 2024	ACTUAL 2023
COMMUNITY & ECONOMIC DEVELOPMENT											
Community Beautification	39		50,831						50,831	49,245	32,936
Economic Development	40	93,831	27,505						121,336	118,947	111,685
Housing and Urban Renewal	41		150,000						150,000	337,000	40,000
Planning & Zoning	42	333,974	174,199						508,173	366,194	350,061
Other Com & Econ Development	43	432,339	17,000						449,339	584,376	485,354
TIF Rebates	44			668,275					668,275	380,467	342,856
TOTAL (lines 39 - 44)	45	860,144	419,535	668,275			0		1,947,954	1,836,229	1,362,892
GENERAL GOVERNMENT											
Mayor, Council, & City Manager	46	205,047	59,040						264,087	256,762	252,863
Clerk, Treasurer, & Finance Adm.	47	594,249	173,399						767,648	698,201	627,220
Elections	48								0	0	0
Legal Services & City Attorney	49	132,000							132,000	207,000	161,397
City Hall & General Buildings	50	134,200							134,200	109,300	239,308
Tort Liability	51	460,000							460,000	355,000	470,547
Other General Government	52		1,350,000						1,350,000	0	0
TOTAL (lines 46 - 52)	53	1,525,496	1,582,439	0			0		3,107,935	1,626,263	1,751,335
DEBT SERVICE	54		200,400		4,783,795				4,984,195	4,489,948	4,624,797
Gov Capital Projects	55					6,626,500			6,626,500	5,335,997	4,078,766
TIF Capital Projects	56								0	0	0
TOTAL CAPITAL PROJECTS	57	0	0	0		6,626,500	0		6,626,500	5,335,997	4,078,766
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	10,039,552	10,058,191	668,275	4,783,795	6,626,500	0		32,176,313	29,784,836	26,550,836
BUSINESS TYPE ACTIVITIES											
Proprietary: Enterprise & Budgeted ISF											
Water Utility	59							4,978,156	4,978,156	8,461,840	3,669,962
Sewer Utility	60							3,288,119	3,288,119	6,239,552	1,779,195
Electric Utility	61							0	0	0	0
Gas Utility	62							0	0	0	0
Airport	63							0	0	0	0
Landfill/Garbage	64						1,324,162	1,324,162	6,897,599	1,029,454	
Transit	65							0	0	0	0
Cable TV, Internet & Telephone	66							0	0	0	0
Housing Authority	67							0	0	0	0
Storm Water Utility	68							567,981	567,981	525,778	429,524
Other Business Type (city hosp., ISF, parking, etc.)	69							731,357	731,357	605,281	548,742
Enterprise DEBT SERVICE	70							0	0	0	451,050
Enterprise CAPITAL PROJECTS	71							0	0	0	2,644,703
Enterprise TIF CAPITAL PROJECTS	72							0	0	0	0
TOTAL Business Type Expenditures (lines 59 - 72)	73							10,889,775	10,889,775	22,730,050	10,552,630
TOTAL ALL EXPENDITURES (lines 58 + 73)	74	10,039,552	10,058,191	668,275	4,783,795	6,626,500	0	10,889,775	43,066,088	52,514,886	37,103,466
Regular Transfers Out	75	8,000	762,517					769,450	1,539,967	1,456,369	1,215,486
Internal TIF Loan / Repayment Transfers Out	76			3,281,798					3,281,798	2,891,903	2,984,439
Total ALL Transfers Out	77	8,000	762,517	3,281,798	0	0	0	769,450	4,821,765	4,348,272	4,199,925
Total Expenditures & Fund Transfers Out (lines 74+77)	78	10,047,552	10,820,708	3,950,073	4,783,795	6,626,500	0	11,659,225	47,887,853	56,863,158	41,303,391
Ending Fund Balance June 30	79	2,404,086	2,676,757	-35,470	95,877	6,009,112	635,549	12,081,112	23,867,023	25,291,707	37,999,310

REVENUES DETAIL

 City Name: **NEWTON**

Fiscal Year July 1, 2024 - June 30, 2025

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2025	RE-ESTIMATED 2024	ACTUAL 2023
REVENUES & OTHER FINANCING SOURCES											
Taxes Levied on Property	1	4,858,109	2,752,039		1,871,572	0			9,481,720	9,178,782	8,515,650
Less: Uncollected Property Taxes - Levy Year	2								0	0	0
Net Current Property Taxes (line 1 minus line 2)	3	4,858,109	2,752,039		1,871,572	0			9,481,720	9,178,782	8,515,650
Delinquent Property Taxes	4								0	0	0
TIF Revenues	5			3,456,386					3,456,386	2,873,833	2,718,903
Other City Taxes:											
Utility Tax Replacement Excise Taxes	6	85,631	48,566		27,511	0			161,708	164,764	166,887
Utility franchise tax (Iowa Code Chapter 364.2)	7								0	0	0
Parimutuel wager tax	8								0	0	0
Gaming wager tax	9								0	0	0
Mobile Home Taxes	10								0	0	0
Hotel/Motel Taxes	11	345,000							345,000	325,000	342,436
Other Local Option Taxes	12		2,150,000						2,150,000	1,808,276	1,858,104
Subtotal - Other City Taxes (lines 6 thru 12)	13	430,631	2,198,566		27,511	0			2,656,708	2,298,040	2,367,427
Licenses & Permits	14	135,550	400						135,950	274,775	307,124
Use of Money & Property	15	183,500		19,500	6,000			240,170	449,170	352,420	481,929
Intergovernmental:											
Federal Grants & Reimbursements	16	210,000				670,500			880,500	2,270,942	3,750,254
Road Use Taxes	17		2,100,000						2,100,000	2,000,000	2,170,213
Other State Grants & Reimbursements	18	229,883	129,994	336,209	75,882				771,968	593,500	618,798
Local Grants & Reimbursements	19	311,500	21,000		3,377				335,877	342,496	614,661
Subtotal - Intergovernmental (lines 16 thru 19)	20	751,383	2,250,994	336,209	79,259	670,500		0	4,088,345	5,206,938	7,153,926
Charges for Fees & Service:											
Water Utility	21							5,188,000	5,188,000	3,989,900	3,684,116
Sewer Utility	22							3,510,000	3,510,000	3,371,545	3,161,389
Electric Utility	23							0	0	0	0
Gas Utility	24							0	0	0	0
Parking	25							0	0	0	0
Airport	26	20,000							20,000	20,000	15,794
Landfill/Garbage	27	1,030,000						1,212,500	2,242,500	2,810,500	2,616,477
Hospital	28							0	0	0	0
Transit	29							0	0	0	0
Cable TV, Internet & Telephone	30							0	0	0	0
Housing Authority	31							0	34,289		0
Storm Water Utility	32							560,000	560,000	560,000	593,646
Other Fees & Charges for Service	33	1,287,480						445,000	1,732,480	1,549,023	1,790,325
Subtotal - Charges for Service (lines 21 thru 33)	34	2,337,480	0		0	0	0	10,915,500	13,252,980	12,335,257	11,861,747
Special Assessments	35	20,000							20,000	18,500	15,717
Miscellaneous	36	299,950	1,824,095			150,000		370,300	2,644,345	738,338	1,211,998
Other Financing Sources:											
Regular Operating Transfers In	37	587,197	752,500		108,150			92,120	1,539,967	1,456,369	1,215,486
Internal TIF Loan Transfers In	38	374,138	40,337		2,713,186	154,137			3,281,798	2,891,903	2,984,439
Subtotal ALL Operating Transfers In	39	961,335	792,837	0	2,821,336	154,137	0	92,120	4,821,765	4,348,272	4,199,925
Proceeds of Debt (Excluding TIF Internal Borrowing)	40		1,260,000		60,000	3,736,000			5,056,000	6,252,000	4,898,192
Proceeds of Capital Asset Sales	41	61,100	1,300	300,000			11,400	26,000	399,800	278,400	140,775
Subtotal-Other Financing Sources (lines 38 thru 40)	42	1,022,435	2,054,137	300,000	2,881,336	3,890,137	11,400	118,120	10,277,565	10,878,672	9,238,892
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43	10,039,038	11,080,231	4,112,095	4,865,678	4,710,637	11,400	11,644,090	46,463,169	44,155,555	43,873,313
Beginning Fund Balance July 1	44	2,412,600	2,417,234	-197,492	13,994	7,924,975	624,149	12,096,247	25,291,707	37,999,310	35,429,388
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	45	12,451,638	13,497,465	3,914,603	4,879,672	12,635,612	635,549	23,740,337	71,754,876	82,154,865	79,302,701

ADOPTED BUDGET SUMMARY

City Name: NEWTON

Fiscal Year July 1, 2024 - June 30, 2025

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2025	RE-ESTIMATED 2024	ACTUAL 2023
Revenues & Other Financing Sources											
Taxes Levied on Property	1	4,858,109	2,752,039		1,871,572	0			9,481,720	9,178,782	8,515,650
Less: Uncollected Property Taxes-Levy Year	2	0	0		0	0			0	0	0
Net Current Property Taxes	3	4,858,109	2,752,039		1,871,572	0			9,481,720	9,178,782	8,515,650
Delinquent Property Taxes	4	0	0		0	0			0	0	0
TIF Revenues	5			3,456,386					3,456,386	2,873,833	2,718,903
Other City Taxes	6	430,631	2,198,566		27,511	0			2,656,708	2,298,040	2,367,427
Licenses & Permits	7	135,550	400					0	135,950	274,775	307,124
Use of Money and Property	8	183,500	0	19,500	6,000	0	0	240,170	449,170	352,420	481,929
Intergovernmental	9	751,383	2,250,994	336,209	79,259	670,500		0	4,088,345	5,206,938	7,153,926
Charges for Fees & Service	10	2,337,480	0		0	0	0	10,915,500	13,252,980	12,335,257	11,861,747
Special Assessments	11	20,000	0		0	0		0	20,000	18,500	15,717
Miscellaneous	12	299,950	1,824,095		0	150,000	0	370,300	2,644,345	738,338	1,211,998
Sub-Total Revenues	13	9,016,603	9,026,094	3,812,095	1,984,342	820,500	0	11,525,970	36,185,604	33,276,883	34,634,421
Other Financing Sources:											
Total Transfers In	14	961,335	792,837	0	2,821,336	154,137	0	92,120	4,821,765	4,348,272	4,199,925
Proceeds of Debt	15	0	1,260,000	0	60,000	3,736,000		0	5,056,000	6,252,000	4,898,192
Proceeds of Capital Asset Sales	16	61,100	1,300	300,000	0	0	11,400	26,000	399,800	278,400	140,775
Total Revenues and Other Sources	17	10,039,038	11,080,231	4,112,095	4,865,678	4,710,637	11,400	11,644,090	46,463,169	44,155,555	43,873,313
Expenditures & Other Financing Uses											
Public Safety	18	4,539,044	3,904,550	0			0		8,443,594	8,434,206	7,878,642
Public Works	19	1,335,990	3,305,714	0			0		4,641,704	3,692,175	4,138,733
Health and Social Services	20	0	0	0			0		0	1,350,000	0
Culture and Recreation	21	1,778,878	645,553	0			0		2,424,431	3,020,018	2,715,671
Community and Economic Development	22	860,144	419,535	668,275			0		1,947,954	1,836,229	1,362,892
General Government	23	1,525,496	1,582,439	0			0		3,107,935	1,626,263	1,751,335
Debt Service	24	0	200,400	0	4,783,795		0		4,984,195	4,489,948	4,624,797
Capital Projects	25	0	0	0		6,626,500	0		6,626,500	5,335,997	4,078,766
Total Government Activities Expenditures	26	10,039,552	10,058,191	668,275	4,783,795	6,626,500	0		32,176,313	29,784,836	26,550,836
Business Type Proprietary: Enterprise & ISF	27							10,889,775	10,889,775	22,730,050	10,552,630
Total Gov & Bus Type Expenditures	28	10,039,552	10,058,191	668,275	4,783,795	6,626,500	0	10,889,775	43,066,088	52,514,886	37,103,466
Total Transfers Out	29	8,000	762,517	3,281,798	0	0	0	769,450	4,821,765	4,348,272	4,199,925
Total ALL Expenditures/Fund Transfers Out	30	10,047,552	10,820,708	3,950,073	4,783,795	6,626,500	0	11,659,225	47,887,853	56,863,158	41,303,391
Excess Revenues & Other Sources Over	31										
(Under) Expenditures/Transfers Out	32	-8,514	259,523	162,022	81,883	-1,915,863	11,400	-15,135	-1,424,684	-12,707,603	2,569,922
Beginning Fund Balance July 1	33	2,412,600	2,417,234	-197,492	13,994	7,924,975	624,149	12,096,247	25,291,707	37,999,310	35,429,388
Ending Fund Balance June 30	34	2,404,086	2,676,757	-35,470	95,877	6,009,112	635,549	12,081,112	23,867,023	25,291,707	37,999,310

LONG TERM DEBT SCHEDULE - LT DEBT1

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
GO Bond 2015A	1	4,790,000	GO	2015-149	610,000	17,996	627,996	450		499,308	129,138
GO Bond 2015B	2	4,705,000	GO	2015-151	630,000	27,051	657,051	450		209,613	447,888
GO Bond 2017A	3	1,448,000	GO	2017-181	128,000	28,055	156,055	0		44,053	112,002
GO Bond 2017B	4	1,632,000	GO	2017-267	162,000	22,408	184,408	0		127,130	57,278
GO Bond 2017C	5	2,388,000	GO	2017-285	165,001	51,267	216,268	0		216,268	0
GO Bond 2019A	6	4,310,000	GO	2019-026	215,000	131,538	346,538	450		288,063	58,925
GO Bond 2019B	7	3,095,000	GO	2019-064	180,000	99,961	279,961	450		170,138	110,273
GO Bond 2019C	8	1,995,000	GO	2019-218	125,000	40,181	165,181	450		65,833	99,798
2019 IFA Loan	9	450,000	GO	2018-136	22,120	3,377	25,497	0		25,497	0
GO Bond 2020A	10	2,340,000	GO	2020-092	125,000	70,200	195,200	450		125,150	70,500
GO Bond 2020B	11	1,230,000	GO	2020-093	65,000	39,662	104,662	450			105,112
GO Bond 2020C	12	5,745,000	GO	2020-228	900,000	18,000	918,000	450		918,000	450
GO Bond 2020D	13	1,530,000	GO	2020-229	25,000	11,445	36,445	450		14,360	22,535
Water Revenue Bond	14	745,000	NON-GO		31,000	10,028	41,028	1,433		42,461	0
Sewer State Revolving Funds 2007	15	2,561,000	NON-GO	2007-026	159,000	8,646	167,646	1,235		168,881	0
Sewer State Revolving Funds 2010	16	469,000	NON-GO	2010-009	27,000	3,028	30,028	433		30,461	0
GO Bond 2021A	17	2,740,000	GO	2021-094	0	58,550	58,550	450		13,250	45,750
GO Bond 2021B	18	430,000	GO	2021-095	0	11,875	11,875	450			12,325
Sewer Revenue Bonds 2021C	19	4,840,000	NON-GO	2021-096	85,000	104,200	189,200	450		189,650	0
Road Use Tax Revenue Bond 2021D	20	1,990,000	NON-GO	2021-097	135,000	25,400	160,400	450		160,850	0
GO Bond 2022A	21	1,670,000	GO	2022-111	75,000	53,798	128,798	450		25,630	103,618
GO Bond 2022B	22	385,000	GO	2022-112	15,000	14,800	29,800	450		18,400	11,850
GO Bond 2023A	23	4,760,000	GO	2023-066	0	191,760	191,760	450		64,020	128,190
GO Bond 2024A	24	3,800,000	GO	2024-069	125,000	258,001	383,001	450			383,451
	25	-	-				0				0
	26	-	-				0				0
	27	-	-				0				0
	28	-	-				0				0
	29	-	-				0				0
	30	-	-				0				0
TOTALS					4,004,121	1,301,227	5,305,348	10,751	0	3,417,016	1,899,083

LONG TERM DEBT SCHEDULE - GRAND TOTALS
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

	Principal Due FY 2025	Interest Due FY 2025	Total Obligation Due FY 2025	Bond Reg./ Paying Agent Fees Due FY 2025	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Sources OTHER THAN Budget Year Debt Service Levy	Amount Paid Budget Year Debt Service Levy
GO - TOTAL	3,567,121	1,149,925	4,717,046	6,750	0	2,824,713	1,899,083
NON GO - TOTAL	437,000	151,302	588,302	4,001	0	592,303	0
GRAND - TOTAL	4,004,121	1,301,227	5,305,348	10,751	0	3,417,016	1,899,083

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
Fiscal Year July 1, 2024 - June 30, 2025

City of: **NEWTON**

The City Council will conduct a public hearing on the proposed Budget at: **City Council Chambers Meeting Date: 4/15/2024 Meeting Time: 06:00 PM**

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-budget-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per \$1000 valuation on regular property	17.10022
The estimated tax levy rate per \$1000 valuation on Agricultural land is	3.00374

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number
(641) 792-2787

City Clerk/Finance Officer's NAME
Lisa Frasier

		Budget FY 2025	Re-estimated FY 2024	Actual FY 2023
Revenues & Other Financing Sources				
Taxes Levied on Property	1	9,481,720	9,178,782	8,515,650
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	9,481,720	9,178,782	8,515,650
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	3,456,386	2,873,833	2,718,903
Other City Taxes	6	2,656,708	2,298,040	2,367,427
Licenses & Permits	7	135,950	274,775	307,124
Use of Money and Property	8	449,170	352,420	481,929
Intergovernmental	9	4,088,345	5,206,938	7,153,926
Charges for Fees & Service	10	13,252,980	12,335,257	11,861,747
Special Assessments	11	20,000	18,500	15,717
Miscellaneous	12	2,644,345	738,338	1,211,998
Other Financing Sources	13	5,455,800	6,530,400	5,038,967
Transfers In	14	4,821,765	4,348,272	4,199,925
Total Revenues and Other Sources	15	46,463,169	44,155,555	43,873,313
Expenditures & Other Financing Uses				
Public Safety	16	8,443,594	8,434,206	7,878,642
Public Works	17	4,641,704	3,692,175	4,138,733
Health and Social Services	18	0	1,350,000	0
Culture and Recreation	19	2,424,431	3,020,018	2,715,671
Community and Economic Development	20	1,947,954	1,836,229	1,362,892
General Government	21	3,107,935	1,626,263	1,751,335
Debt Service	22	4,984,195	4,489,948	4,624,797
Capital Projects	23	6,626,500	5,335,997	4,078,766
Total Government Activities Expenditures	24	32,176,313	29,784,836	26,550,836
Business Type / Enterprises	25	10,889,775	22,730,050	10,552,630
Total ALL Expenditures	26	43,066,088	52,514,886	37,103,466
Transfers Out	27	4,821,765	4,348,272	4,199,925
Total ALL Expenditures/Transfers Out	28	47,887,853	56,863,158	41,303,391
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-1,424,684	-12,707,603	2,569,922
Beginning Fund Balance July 1	30	25,291,707	37,999,310	35,429,388
Ending Fund Balance June 30	31	23,867,023	25,291,707	37,999,310

City of Newton FY 2023-24 Fund Balance Projections

Assumptions: 1. All transfers are included in both revenue and expenditure figures
2. Projected fund balance is based on spending 100% of budgeted expenditures

	General Government Funds				Special Revenue Funds						TIF Special Revenue Funds										Debt Service Funds	Capital Projects		Permanent Funds		Proprietary Funds							Total
	General	Tort Liability	Hotel/ Motel Tax Fund	City Garage	Road Use Tax	Employee Benefits	Self Insurance Fund	LOST Tax Fund	Housing Initiative	SSMID Fund	SW TIF	North Central TIF	Speedway/ PF TIF	East Mart TIF	Cardinal Ridge Housing TIF	Fairmeadows N Housing TIF	1st Ave E TIF	2018 Mcann TIF	TIF LMI Fund	Debt Service	ARPA Fund	Capital Funds	Perpetual Care	Maytag Endowment	Water	WPC	Landfill	Landfill Post Closure	Storm Water	Golf			
	001	012	024	082	110	112	115	121	161	162	125	126	127	128	130	132	134	136	140	200	300	300's	501,503	502	600	610	670	671	740	750			
Actual Fund Balance 6-30-23	\$ 2,922,080	\$ 67,955	\$ 12,400	\$ -	\$ 1,536,694	\$ 682,587	\$ -	\$ -	\$ 403,186	\$ 22,503	\$ 83,168	\$ 109,456	\$ (498,335)	\$ 147,815	\$ -	\$ (355,368)	\$ 82,749	\$ 5,992	\$ 121,567	\$ 95,996	\$ 2,010,942	\$ 6,578,030	\$ 377,129	\$ 233,320	\$ 1,853,647	\$ 5,439,087	\$ 4,445,818	\$ 6,249,160	\$ 489,035	\$ 188,229	\$ 33,304,842		
23-24 Budgeted Revenues	\$ 9,076,977	\$ 359,868	\$ 372,000	\$ 40,000	\$ 2,025,500	\$ 3,935,781	\$ -	\$ 2,000,000	\$ -	\$ 14,964	\$ 500	\$ 1,014,725	\$ 1,295,903	\$ 371,176	\$ 34,289	\$ 296,027	\$ 302,500	\$ 45,467	\$ 76,536	\$ 4,244,846	\$ -	\$ 4,672,000	\$ 13,700	\$ -	\$ 3,766,800	\$ 4,935,083	\$ 1,864,170	\$ 108,400	\$ 560,000	\$ 562,500	\$ 41,989,712		
23-24 Revenue Adjustments	\$ (14,157)			\$ 80,000			\$ 1,700,000		\$ 34,289																\$ 400,000								
23-24 Budgeted Expenditures	\$ 8,931,826	\$ 355,000	\$ 372,000	\$ 100,716	\$ 2,236,279	\$ 4,022,991	\$ -	\$ 2,000,000	\$ 150,000	\$ 17,000	\$ 11,250	\$ 981,482	\$ 1,377,622	\$ 301,700	\$ -	\$ 387,870	\$ 166,979	\$ 45,467	\$ -	\$ 4,241,848	\$ 1,310,497	\$ 5,365,500	\$ -	\$ -	\$ 4,497,472	\$ 6,239,552	\$ 2,397,599	\$ 4,500,000	\$ 525,778	\$ 680,281	\$ 51,216,709		
23-24 Expenditure Adjustments	\$ 732,581		\$ 12,400				\$ 1,350,000		\$ 162,000						\$ 34,289				\$ 25,000	\$ 85,000		\$ (1,340,000)								\$ (75,000)			
Projected Fund Balance 6-30-24	\$ 2,320,493	\$ 72,823	\$ -	\$ 19,284	\$ 1,325,915	\$ 595,377	\$ 350,000	\$ -	\$ 125,475	\$ 20,467	\$ 72,418	\$ 142,699	\$ (580,054)	\$ 217,291	\$ -	\$ (447,211)	\$ 218,270	\$ 5,992	\$ 173,103	\$ 13,994	\$ 700,445	\$ 7,224,530	\$ 390,829	\$ 233,320	\$ 1,522,975	\$ 4,134,618	\$ 3,912,389	\$ 1,857,560	\$ 523,257	\$ 145,448	\$ 25,291,707		
Projected Designated Funds	\$ 90,928	\$ 72,823	\$ -	\$ 19,284	\$ 1,325,915	\$ 595,377	\$ 350,000	\$ -	\$ 125,475	\$ 20,467	\$ 72,418	\$ 142,699	\$ (580,054)	\$ 217,291	\$ -	\$ (447,211)	\$ 218,270	\$ 5,992	\$ 173,103	\$ 13,994	\$ 700,445	\$ 7,224,530	\$ 390,829	\$ 233,320	\$ 1,522,975	\$ 4,134,618	\$ 3,912,389	\$ 1,857,560	\$ 523,257	\$ 145,448	\$ 23,062,142		
Undesignated Reserves	\$ 2,229,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,229,565		
23.1%																																	
Operating Surplus / Deficit	\$ (601,587)	\$ 4,868	\$ (12,400)	\$ 19,284	\$ (210,779)	\$ (87,210)	\$ 350,000	\$ -	\$ (277,711)	\$ (2,036)	\$ (10,750)	\$ 33,243	\$ (81,719)	\$ 69,476	\$ -	\$ (91,843)	\$ 135,521	\$ -	\$ 51,536	\$ (82,002)	\$ (1,310,497)	\$ 646,500	\$ 13,700	\$ -	\$ (330,672)	\$ (1,304,469)	\$ (533,429)	\$ (4,391,600)	\$ 34,222	\$ (42,781)	\$ (8,013,135)		
Designated Funds:																																	
General Funds: Library Deihl Estate/Library Donations \$75,000; NPD forfeiture \$20,928;																																	

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City of Newton FY 2024-25 Fund Balance Projections

Assumptions: 1. All transfers are included in both revenue and expenditure figures
2. Projected fund balance is based on spending 100% of budgeted expenditures

	General Government Funds				Special Revenue Funds						TIF Special Revenue Funds										Debt Service Funds	Capital Projects		Permanent Funds		Proprietary Funds							Total
	General	Tort Liability	Hotel/ Motel Tax Fund	City Garage	Road Use Tax	Employee Benefits	Self Insurance Fund	LOST Tax Fund	Housing Initiative	SSMID Fund	SW TIF	North Central TIF	Speedway/ PF TIF	East Mart TIF	Cardinal Ridge Housing TIF	Fairmeadows N Housing TIF	1st Ave E TIF	2018 Mcann TIF	TIF LMI Fund	Debt Service	ARPA Fund	Capital Funds	Perpetual Care	Maytag Endowment	Water	WPC	Landfill	Landfill Post Closure	Storm Water	Golf			
	001	012	024	082	110	112	115	121	161	162	125	126	127	128	130	132	134	136	140	200	300	301-311	501,503	502	600	610	670	671	740	750			
Projected Fund Balance 6-30-24	\$ 2,320,493	\$ 72,823	\$ -	\$ 19,284	\$ 1,325,915	\$ 595,377	\$ 350,000	\$ -	\$ 125,475	\$ 20,467	\$ 72,418	\$ 142,699	\$ (580,054)	\$ 217,291	\$ -	\$ (447,211)	\$ 218,270	\$ 5,992	\$ 173,103	\$ 13,994	\$ 700,445	\$ 7,224,530	\$ 390,829	\$ 233,320	\$ 1,522,975	\$ 4,134,618	\$ 3,912,389	\$ 1,857,560	\$ 523,257	\$ 145,448	\$ 25,291,707		
24-25 Budgeted Revenues	\$ 9,147,171	\$ 424,867	\$ 392,000	\$ 75,000	\$ 3,383,500	\$ 3,789,319	\$ 1,700,000	\$ 2,150,000	\$ 40,337	\$ 17,075	\$ -	\$ 1,537,574	\$ 1,335,000	\$ 307,000	\$ 40,337	\$ 406,348	\$ 300,000	\$ 98,775	\$ 87,061	\$ 4,865,678	\$ -	\$ 4,710,637	\$ 11,400	\$ -	\$ 5,361,000	\$ 3,612,100	\$ 1,331,870	\$ 152,120	\$ 560,000	\$ 627,000	\$ 46,463,169		
24-25 Budgeted Expenditures	\$ 9,109,279	\$ 460,000	\$ 392,000	\$ 86,273	\$ 3,209,570	\$ 3,944,138	\$ 1,350,000	\$ 2,150,000	\$ 150,000	\$ 17,000	\$ -	\$ 1,250,442	\$ 1,383,599	\$ 338,560	\$ 40,337	\$ 471,111	\$ 317,249	\$ 98,775	\$ 50,000	\$ 4,783,795	\$ 500,000	\$ 6,126,500	\$ -	\$ -	\$ 5,128,947	\$ 3,595,060	\$ 1,626,081	\$ -	\$ 577,780	\$ 731,357	\$ 47,887,853		
Projected Fund Balance 6-30-25	\$ 2,358,385	\$ 37,690	\$ -	\$ 8,011	\$ 1,499,845	\$ 440,558	\$ 700,000	\$ -	\$ 15,812	\$ 20,542	\$ 72,418	\$ 429,831	\$ (628,653)	\$ 185,731	\$ -	\$ (511,974)	\$ 201,021	\$ 5,992	\$ 210,164	\$ 95,877	\$ 200,445	\$ 5,808,667	\$ 402,229	\$ 233,320	\$ 1,755,028	\$ 4,151,658	\$ 3,618,178	\$ 2,009,680	\$ 505,477	\$ 41,091	\$ 23,867,023		
Projected Designated Funds	\$ 77,928	\$ 37,690	\$ -	\$ 8,011	\$ 1,499,845	\$ 440,558	\$ 700,000	\$ -	\$ 15,812	\$ 20,542	\$ 72,418	\$ 429,831	\$ (628,653)	\$ 185,731	\$ -	\$ (511,974)	\$ 201,021	\$ 5,992	\$ 210,164	\$ 95,877	\$ 200,445	\$ 5,808,667	\$ 402,229	\$ 233,320	\$ 1,755,028	\$ 4,151,658	\$ 3,618,178	\$ 2,009,680	\$ 505,477	\$ 41,091	\$ 21,586,566		
Undesignated Reserves	\$ 2,280,457	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,280,457		
25.03%																																	
Operating Surplus / Deficit	\$ 37,892	\$ (35,133)	\$ -	\$ (11,273)	\$ 173,930	\$ (154,819)	\$ 350,000	\$ -	\$ (109,663)	\$ 75	\$ -	\$ 287,132	\$ (48,599)	\$ (31,560)	\$ -	\$ (64,763)	\$ (17,249)	\$ -	\$ 37,061	\$ 81,883	\$ (500,000)	\$ (1,415,863)	\$ 11,400	\$ -	\$ 234,053	\$ 17,040	\$ (294,211)	\$ 152,120	\$ (17,780)	\$ (104,357)	\$ (1,424,684)		

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GENERAL FUND REVENUE AND EXPENDITURE SUMMARY

DEPARTMENT	2023-24 Budget			2024-25 Budget			2023-24 Budget vs. 2024-25 Budget
	Revenues	Expenditures	General Fund Usage	Revenues	Expenditures	General Fund Usage	
0000 Non Department	\$ (5,016,260)	\$ -	\$ (5,016,260)	\$ (5,474,027)	\$ -	\$ (5,474,027)	\$ 457,767
1010 Police	\$ (316,525)	\$ 2,439,418	\$ 2,122,893	\$ (309,000)	\$ 2,576,576	\$ 2,267,576	\$ (144,683)
1050 Fire	\$ (1,548,743)	\$ 1,983,343	\$ 434,600	\$ (1,385,329)	\$ 1,903,418	\$ 518,089	\$ (83,489)
1070 Building	\$ (100,700)	\$ 116,997	\$ 16,297	\$ (9,200)	\$ 21,050	\$ 11,850	\$ 4,447
1092 Animal Control	\$ -	\$ 32,500	\$ 32,500	\$ -	\$ 34,000	\$ 34,000	\$ (1,500)
1900 Disaster Services	\$ -	\$ 19,000	\$ 19,000	\$ -	\$ 4,000	\$ 4,000	\$ 15,000
2060 Engineering	\$ (41,468)	\$ 44,407	\$ 2,939	\$ (46,197)	\$ 75,757	\$ 29,560	\$ (26,621)
2080 Airport	\$ (85,200)	\$ 93,700	\$ 8,500	\$ (87,200)	\$ 113,460	\$ 26,260	\$ (17,760)
2090 Solid Waste	\$ (1,010,500)	\$ 1,010,500	\$ -	\$ (1,030,000)	\$ 1,030,000	\$ -	\$ -
2900 PW Administration	\$ (38,501)	\$ 38,500	\$ (1)	\$ (150)	\$ 38,500	\$ 38,350	\$ (38,351)
4010 Library	\$ (205,988)	\$ 691,539	\$ 485,551	\$ (58,180)	\$ 701,539	\$ 643,359	\$ (157,808)
4030 Parks	\$ (86,500)	\$ 522,706	\$ 436,206	\$ (66,500)	\$ 496,310	\$ 429,810	\$ 6,396
4040 Maytag Pool	\$ (127,000)	\$ 232,022	\$ 105,022	\$ (135,500)	\$ 234,097	\$ 98,597	\$ 6,425
4050 Cemetery	\$ (168,250)	\$ 269,106	\$ 100,856	\$ (170,900)	\$ 234,271	\$ 63,371	\$ 37,485
5020 Ec Development	\$ (29,013)	\$ 92,395	\$ 63,382	\$ (51,063)	\$ 93,831	\$ 42,768	\$ 20,614
5040 Planning & Zoning	\$ (55,772)	\$ 250,177	\$ 194,405	\$ (72,359)	\$ 333,974	\$ 261,615	\$ (67,210)
5150 TIF Funds	\$ (148,250)	\$ 148,250	\$ -	\$ (120,000)	\$ 153,000	\$ 33,000	\$ (33,000)
6010 Executive	\$ (36,970)	\$ 198,261	\$ 161,291	\$ (59,974)	\$ 205,047	\$ 145,073	\$ 16,218
6020 Administration	\$ (19,200)	\$ 272,253	\$ 253,053	\$ (17,900)	\$ 308,924	\$ 291,024	\$ (37,971)
6025 Finance	\$ (42,137)	\$ 260,452	\$ 218,315	\$ (53,692)	\$ 285,325	\$ 231,633	\$ (13,318)
6040 Legal Services	\$ -	\$ 107,000	\$ 107,000	\$ -	\$ 132,000	\$ 132,000	\$ (25,000)
6050 City Center	\$ -	\$ 109,300	\$ 109,300	\$ -	\$ 134,200	\$ 134,200	\$ (24,900)
TOTALS	\$ (9,076,977)	\$ 8,931,826	\$ (145,151)	\$ (9,147,171)	\$ 9,109,279	\$ (37,892)	\$ (107,259)

2024-25 Employee Benefits Budget Summary

<u>Department</u>	<u>FICA</u>	<u>IPERS</u>	<u>MFPRSI Pension</u>	<u>Health Insurance</u>	<u>Health Ins Reimb</u>	<u>Retiree /COBRA Insurance</u>	<u>Retiree/COBR A Reimb</u>	<u>Disability</u>	<u>Wellness/ Allowances</u>	<u>Workers Comp</u>	<u>24-25 Budget Totals</u>	<u>23-24 Budget</u>	<u>22-23 Actual</u>	<u>21-22 Actual</u>	<u>20-21 Actual</u>	<u>19-20 Actual</u>
1010 Police	64,368	34,867	521,001	690,000	(17,000)	45,000	(37,500)	-	-	24,000	1,324,736	1,324,033	1,259,670	1,307,618	1,296,384	1,196,656
1050 Fire	52,186	10,292	435,420	592,070	(9,000)	20,522	(12,000)	10,000	3,000	210,000	1,312,490	1,335,922	1,286,119	1,364,811	1,249,533	1,187,351
1070 Building	-	-	-	-	-	-	-	-	-	-	-	26,469	26,567	26,004	25,721	25,380
2010 Street	17,403	21,475	-	130,000	-	-	-	-	-	6,500	175,378	208,513	94,222	45,891	41,719	40,365
2040 Traffic Control	3,434	4,237	-	-	-	-	-	-	-	550	8,221	7,916	6,186	6,711	3,481	3,392
2050 Street Cleaning	8,733	10,776	-	-	-	-	-	-	-	1,200	20,709	19,106	-	-	-	-
2060 Engineering	1,373	19,694	-	20,000	-	875	(875)	-	-	1,600	42,667	68,532	53,703	80,372	82,827	81,280
2070 Street Cleaning	1,073	1,325	-	10,181	-	-	-	-	-	-	12,579	12,447	9,973	9,978	13,838	20,533
2900 PW Admin	4,721	5,826	-	40,000	(10,000)	3,250	(3,250)	-	-	850	41,397	36,536	10,196	18,570	24,246	15,678
4010 Library	36,682	45,265	-	85,000	(3,000)	1,400	(1,400)	-	-	600	164,547	158,075	162,383	157,627	39,292	202,795
4030 Parks	36,533	39,006	-	145,000	(3,200)	2,200	(2,200)	-	-	4,000	221,339	256,264	252,872	227,804	233,464	210,685
4040 Maytag Pool	11,536	4,389	-	-	-	-	-	-	-	700	16,625	18,507	18,186	14,301	11,615	8,591
4050 Cemetery	14,181	14,313	-	32,723	(400)	-	-	-	-	1,600	62,417	65,727	67,772	53,985	52,391	44,484
5010 Comm Beautification	2,133	2,632	-	-	-	-	-	-	-	500	5,265	4,961	4,379	4,227	4,186	4,065
5020 Ec Development	6,627	8,178	-	12,000	(1,600)	600	(600)	-	-	100	25,305	24,552	24,745	23,955	23,690	22,999
5027 Community Marketing	5,916	7,301	-	11,500	-	-	-	-	-	-	24,717	-	-	-	-	-
5040 Planning & Zoning	23,843	29,139	-	95,000	(400)	-	-	-	-	1,500	149,082	115,617	111,637	80,613	74,641	73,220
6010 Executive	13,139	15,401	-	29,500	(800)	-	-	-	-	1,000	58,240	57,701	56,717	55,271	54,891	54,128
6020 Administration	16,185	19,972	-	34,000	(800)	-	-	-	4,500	125	73,982	70,308	57,660	80,841	76,091	63,204
6025 Finance	17,219	21,248	-	60,000	(2,800)	-	-	-	-	150	95,817	91,588	74,322	48,340	43,305	40,840
TOTALS:	337,285	315,336	956,421	1,986,974	(49,000)	73,847	(57,825)	10,000	7,500	254,975	3,835,513	3,902,774	3,577,307	3,606,919	3,351,315	3,295,646

Outside Agency Funding Proposal For FY25

Agency	FY24 Budget	FY25 Proposed Mayor/City Admin	New FY25 Proposal January 17, 2024
Newton Development Corporation Hotel/Motel Tax and TIF's	\$77,000	\$40,000	\$77,000
Newton Housing Dev Corporation Fairmeadows N TIF	\$40,000	\$40,000	\$40,000
Newton Main Street North Central TIF	\$31,500	\$40,000	\$40,000
Heart of Iowa Regional Transport Local Option Tax	\$35,251	\$35,251	\$35,251
Newton YMCA Local Option Tax	\$22,000	\$ 5,000	\$18,000
Retired & Senior Volunteer Program Local Option Tax	\$17,500	\$ 5,000	\$5,000
United Way of Jasper County Local Option Tax	\$20,000	\$10,000	\$15,000
Des Moines International Airport General Fund	\$0	\$15,760	\$15,760
IndyCar Speedway TIF (Last Year of this scheduled payment)	\$33,000	\$33,000	\$33,000

City of Newton Council Report

**Item:**

Resolution awarding contract for the 2024 Sanitary Sewer Lining Project

Summary:

Award of contract to complete the 2024 Sanitary Sewer Lining Project

Financial Impact:

\$253,484.00 from the Water Pollution Control Fund.

Report Number: 2024-373**Date:**

April 15, 2024

Lead Department:

Utilities

Recommendation:

Approve

Background:

Video camera images indicate that several segments of the City of Newton sanitary sewer mains are in need of repair. These repairs are generally located in or upstream from areas where sanitary sewer surcharges have occurred due to excessive infiltration of groundwater or restricted flow caused by tree roots.

Lining is an acceptable method of repairing sanitary sewer pipe and manholes without the need to excavate and repave the street. All unused service wyes, pipe joints and cracks are permanently sealed by the liner preventing sewage from seeping into the environment and preventing groundwater from migrating into the sanitary sewer system.

Newton Utilities Department has prepared plans and specifications for the proposed 2024 Sanitary Sewer Lining Project. The project includes lining approximately 6,103 feet of Pre-Rehabilitation inspection and 8", 10" and 12" CIPP lining, including approximately 124 service reinstatement and 42 CIPP end seals in three general locations. Of the four contractors who obtained plans and bid documents, the following bids were received and opened on April 5, 2024:

Contractor	Bid Total
AccuJet LLC-Perry IA	\$253,484.00
Insituform Technologies-Chesterfield MO	\$254,340.72
Municipal Pipe-Hudson IA	\$260,651.80
Hydro-Klean- Des Moines IA	\$262,424.23

The apparent low bidder is AccuJet LLC of Perry, Iowa. The engineer's estimate of construction costs for the base bid is \$258,363.00. The completion date of the project is December 31, 2024.

Recommendation:

Award the project to the low responsive, responsible bidder to AccuJet LLC of Perry, Iowa for \$253,484.00 paid from Water Pollution Control Funds.

Matt Muckler, City Administrator

RESOLUTION NO. 2024-_____

**RESOLUTION AWARDING CONTRACT FOR THE
2024 SANITARY SEWER LINING PROJECT**

WHEREAS, video camera images indicate that several segments of the City of Newton sanitary sewer mains are in need of repair; and

WHEREAS, these repairs are generally located in, or upstream from, areas where sanitary sewer surcharges have occurred due to excessive infiltration of groundwater or restricted flow caused by tree roots; and

WHEREAS, lining the inside of the pipe is an acceptable method of repairing sanitary sewer pipe without the need to excavate and repave the street; and

WHEREAS, the Newton Utilities Department has prepared plans and specifications for the proposed 2024 Sanitary Sewer Lining Project that include lining approximately includes lining approximately 6,103 lineal feet of sanitary sewer main; and

WHEREAS, the Newton City Council, at their meeting on March 18, 2024, set dates for the bid opening and public hearing, and ordered bids for said project; and

WHEREAS, sealed bids were received and opened on April 5, 2024; and

WHEREAS, City staff recommends that the City of Newton award a contract to AccuJet LLC, Perry IA for the 2024 Sanitary Sewer Lining Project based on the low responsive, responsible bid received in the amount of \$253,484.00.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa, that the bid of AccuJet LLC of Perry IA, in the amount of Two Hundred and Fifty-Three Thousand Four Hundred and Eight Four Dollars and Zero Cents (\$253,484.00) for the 2024 Sanitary Sewer Lining Project, all as described in the plans and specifications, is hereby accepted, the same being the lowest bid received.

BE IT FURTHER RESOLVED, by the City Council of the City of Newton, Iowa, that the Contract and Bond executed by AccuJet LLC of Perry, Iowa for the 2024 Sanitary Sewer Lining Project as described by the plans and specifications filed in the office of the City Clerk, said contract to be signed by the Mayor and City Clerk on behalf of the City, be and the same are hereby approved. The project will be funded by Water Pollution Control Funds.

PASSED this _____ day of April 2024.

APPROVED this _____ day of April 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk



2024 Sanitary Sewer Lining Project

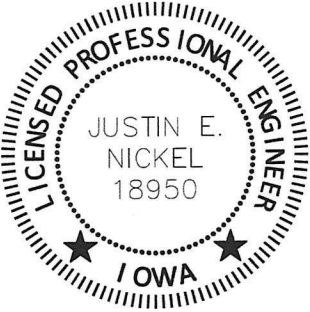
City of Newton, Iowa

**PROJECT MANUAL
&
CONTRACT DOCUMENTS**

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City of Newton
 Utilities Department
 303 W 4th St N, Suite 501
 Newton, IA 50208
 Telephone (641) 792-6622

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. <i>Justin E. Nickel</i> JUSTIN E. NICKEL, P.E. REG. NO. <u>18950</u> DATE: <u>3/6/24</u> MY LICENSE RENEWAL DATE IS Dec. 31, 2025 PAGES OR SHEETS COVERED BY THIS SEAL: <u>Entire Document</u>
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**NOTICE TO BIDDERS
CITY OF NEWTON, IOWA PUBLIC IMPROVEMENT PROJECT**

Sealed bids for the work comprising the improvement as stated below must be filed before 11:00 am on April 5, 2024, in the office of the Utilities Director, 303 W 4th St N, Suite 501, Newton, IA.

Sealed proposals will be opened and bids tabulated at 11:00 am on April 5, 2024, in the Utilities Office, 303 W 4th St N, Suite 501, Newton, IA, for consideration by the Newton City Council at its meeting on April 15, 2024; at the Newton City Council Chambers. The City of Newton reserves the right to reject any and all bids.

Work on the improvement shall commence upon approval of the contract by the Council and issuance of the Notice to Proceed, and be completed as stated below.

Each bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful bidder will enter into a contract for the work bid upon and will furnish after the award of contract a corporate surety bond, in a form acceptable to the Jurisdiction, for the faithful performance of the contract, in an amount equal to 100% of the amount of the contract. Said corporate surety bond shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Newton from claims and damages of any kind caused by the operations of the contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of one (1) year from and after acceptance of the contract. Said bid security shall be in the amount fixed in the Instruction to Bidders and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a bid bond on the form provided in the contract documents with corporate surety satisfactory to the Jurisdiction. The bid shall contain no condition except as provided in the specifications.

The City of Newton reserves the right to defer acceptance of any bid for a period of sixty (60) calendar days after receipt of bids and no bid may be withdrawn during this period.

The City of Newton, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Contractor shall fully complete the project on or before December 31, 2024. Should the contractor fail to complete the work in this timeframe, liquidated damages of \$500.00 per calendar day will be assessed for work not completed within the designated contract term.

The City of Newton does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the jurisdiction.

Copies of the contract bid documents and plans are available at no cost from the City of Newton Utilities Office, 303 W 4th St N, Suite 501, Newton, IA.

General Nature of Public Improvement:

2024 Sanitary Sewer Lining Project

Project includes 6103 feet of Pre-Rehabilitation and inspection, 6103 feet of 8", 10" and 12" CIPP lining to included 124 more or less service reinstatement and 42 CIPP end seals in three general locations in Newton, Iowa.

The work shall commence upon issuance of the Notice to Proceed, and shall be completed on or before on or before December 31, 2024.

This Notice is given by authority of the City of Newton

/s/ _____
Katrina Davis, City Clerk, City of Newton, Iowa

INSTRUCTIONS TO BIDDERS

Project Name: 2024 Sanitary Sewer Lining Project

The work comprising the above referenced project shall be constructed in accordance with the 2024 edition of the SUDAS Standard Specifications and as further modified by the 2024 City of Newton Supplemental Specifications to said SUDAS Standard Specifications, and project plans and special conditions in the contract documents. The terms used in the contract revision of the documents are defined in said Standard Specifications. Before submitting your bid, review the requirements of Division 1, General Provisions and Covenants, in particular the sections regarding proposal requirements, bonding, contract execution and insurance requirements. Be certain that all documents have been completed properly, as failure to complete and sign all documents and to comply with the requirements listed below can cause your bid not to be read.

I. BID SECURITY

The bid security must be in the minimum amount of 5% of the total bid amount including all add alternates (do not deduct the amount of deduct alternates). Bid security shall be in the form of a cashier's check or a certified check, drawn on an FDIC insured bank in Iowa or drawn on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a bid bond executed by a corporation authorized to contract as a surety in Iowa or satisfactory to the Jurisdiction. The bid bond must be submitted on the enclosed Bid Bond form as no other bid bond forms are acceptable. All signatures on the bid bond must be original signatures in ink; facsimile (fax) of any signature or use of an electronic signature on the bid bond is not acceptable. Bid security other than said bid bond shall be made payable to the City of Newton. "Miscellaneous Bank Checks," and personal checks, as well as "Money Orders" and "Traveler's Checks" issued by persons, firms, or corporations licensed under Chapter 533C of the Iowa Code, are not acceptable bid security.

II. SUBMISSION OF THE PROPOSAL AND IDENTITY OF BIDDER

- A. **The bid proposal and Bidder Status Form shall be sealed in an envelope, properly identified as the Proposal with the project title and the name and address of the bidder**, and deposited with the Jurisdiction at or before the time and at the place provided in the Notice to Bidders. It is the sole responsibility of the bidder to see that its proposal is delivered to the Jurisdiction prior to the time for opening bids, along with the **appropriate bid security sealed in a separate envelope identified as Bid Security and attached to the outside of the bid proposal envelope**. Any proposal received after the scheduled time for the receiving of proposals will be returned to the bidder unopened and will not be considered. If the Jurisdiction provides envelopes for proposals and bid security, bidders shall be required to utilize such envelopes in the submission of their bids.

B. The following documents shall be completed, signed, and returned in the Proposal envelope. The bid cannot be read if any of these documents are omitted from the Proposal envelope.

1. PROPOSAL – Complete each of the following parts:

- Part B – Acknowledgment of Addenda, if any have been issued
- Part C – Bid Items, Quantities, and Prices
- Part F – Additional Requirements

The following proposal attachments must be completed and attached:

<u>ITEM NO.</u>	<u>DESCRIPTION OF ATTACHMENT</u>
1.	<u>Bidder Status Form (blank form included in Project Manual)</u>
2.	<u>_____</u>
3.	<u>_____</u>
4.	<u>_____</u>
5.	<u>_____</u>
6.	<u>_____</u>

- Part G – Identity of Bidder

Sign the proposal. The signature on the proposal and all proposal attachments must be an original signature in ink signed by the same individual who is the Company Owner or an authorized Officer of the Company; copies or facsimile of any signature or electronic signatures will not be accepted.

The following documents must be submitted as printed. No alterations, additions, or deletions are allowed. If the Bidder notes a requirement in the contract documents that the Bidder believes will require a conditioned or unsolicited alternate bid, the Bidder must immediately notify the Engineer in writing. The Engineer will issue any necessary interpretation by an addendum.

SPECIAL CONDITIONS
2024 Sanitary Sewer Lining Project

Index

- | | |
|------------------------------|-----------------------|
| 1. INTENT | 6. SALES TAX |
| 2. ORDER OF CONSTRUCTION | 7. CONSTRUCTION WATER |
| 3. PROJECT COMPLETION | 8. BIDDER STATUS FORM |
| 4. NOTIFICATION OF UTILITIES | 9. FIELD TESTS |
| 5. PERMITS AND FEES | |

1. INTENT:

- 1.1 Where these “Special Conditions” are in conflict with the “Instruction to Bidders”, “General Requirements or Statewide Urban Design and Specifications Program – Standard Specifications Manual (SUDAS), 2024 Edition”, these “Special Conditions” shall apply.
- 1.2 It is automatically understood that all references to “Jurisdiction” in the Statewide Urban Design and Specifications Program – Standard Specifications Manual (SUDAS), 2024 Edition means one and the same as the City of Newton.

2. ORDER OF CONSTRUCTION:

- 2.1 The contractor shall coordinate work with the Utilities Director to assure orderly and expeditious progress of the work.

3. PROJECT COMPLETION:

- 3.1 The work shall commence upon issuance of the Notice to Proceed, and shall be completed per Part D – General of the Proposal section of the Project Manual and Contract Documents.

4. NOTIFICATION OF UTILITIES:

- 4.1 The contractor shall be responsible for the notification of all utility companies at least 48 hours prior to construction through the Iowa One-Call so that adequate provisions can be made for the location of utilities and any relocation that may be necessary.
- 4.2 In performing the work, the contractor shall exercise care to not disrupt utility service. In the event of disruption, the contractor shall immediately notify the proper utility company and repair made promptly and holds harmless the City of Newton and any property owner from any claim of damage caused by such disruption.
- 4.3 The contractor shall be responsible for damages to utilities that have been located.

5. PERMITS AND FEES:

- 5.1 All applicable building, mechanical, electrical, and/or plumbing permits shall be obtained prior to the beginning of work.
- 5.2 City of Newton permit fees shall be waived.

6. SALES TAX:

- 6.1 Owner is exempt from Iowa state sales taxes and local option sales taxes on all materials and equipment to be incorporated in the work. Owner’s exemption does not apply to construction tools, machinery, equipment, or other property purchased by or leased by Contractor, or to supplies or materials not incorporated into the Work.
- 6.2 The Contractor shall provide a listing to the City identifying all appropriate subcontractors qualified for use of the tax exemption certificate. The listing shall include the Federal Employer Identification Number (FEIN) for the Contractor and each subcontractor.
- 6.3 The Owner will complete an on-line application to register this Contract with the Iowa Department of Revenue and Finance and will furnish the Contractor and all listed subcontractors with an authorization letter and Tax Exemption Certificate for use in the purchase of supplies and materials to be incorporated into the Work. The Contractor and

subcontractors may make copies of the tax exemption certificates and authorization letters and provide a copy to each supplier providing construction materials to be incorporated into this project.

6.4 If on-line registration is not available from the Department of Revenue and Finance at the time this Contractor is approved by the Owner, the Contractor shall pay all applicable Iowa sales/use taxes and submit a form 35-002 to the Owner for all Iowa sales/use tax paid. The Owner will subsequently refund to the Contractor the amount of taxes paid and certified on form 35-002. Refunds will only be provided if the on-line registration is not available, not at the Contractor's option.

6.5 The Contractor shall be responsible for complying with all applicable provisions of Iowa Code Section 422.

7. CONSTRUCTION WATER:

7.1 The owner will not supply construction water. The contractor may contact Newton Waterworks at 641-792-2003 to arrange the rental of a hydrant meter, and shall be responsible for all costs to rent the hydrant meter and to pay for water usage.

8. BIDDER STATUS FORM:

8.1 All contractors shall complete the Bidder Status Form included in the Project Manual, and submit it with their proposal as noted in the Instruction to Bidders and Part F – Additional Requirements of the Proposal.

9. Traffic Control:

9.1 Traffic control per MUTCD standards. Traffic control is incidental to the project.

PROPOSAL

PROPOSAL: PART A – SCOPE

The City of Newton, Iowa, hereinafter called the “Jurisdiction,” has need of a qualified contractor to complete the work comprising the below referenced improvement. The undersigned Bidder hereby proposes to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the Utilities Director, at the prices hereinafter provided in Part C of the Proposal, for the following described improvements:

PROJECT DESCRIPTION:

2024 Sanitary Sewer Lining Project

Project includes 6103 feet of Pre-Rehabilitation and inspection, 6103 feet of 8”,10” and 12” CIPP lining to included 124 more or less service reinstatement and 42 CIPP end seals in three general locations in Newton, Iowa.

PROPOSAL: PART B – ACKNOWLEDGMENT OF ADDENDA

The Bidder hereby acknowledges that all addenda become a part of the contract documents when issued, and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below:

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

and certifies that said addenda were utilized in the preparation of this bid.

PROPOSAL: PART C – BID ITEMS, QUANTITIES, AND PRICES

UNIT BID PRICE CONTRACTS: The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices, and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternates selected by the Jurisdiction, shall be used only for comparison of bids. The Total Construction Cost, including any Add-Alternates, shall be used for determining the sufficiency of the bid security.

BASE BID CONTRACTS: The Bidder must provide any Bid Prices, any Alternate Prices, and the Total of the Base Bid plus any Add-Alternates on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. The Total of the Base bid plus any Alternates selected by the Jurisdiction shall be used only for comparison of bids. The Total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

PROPOSAL: PART D – GENERAL

The Bidder hereby acknowledges that the Jurisdiction, in advertising for public bids for this project, reserves the right to:

1. Reject any or all bids. Award of the contract, if any, to be to the lowest responsible, responsive bidder; and
2. Reject any or all alternates in determining the items to be included in the contract. Designation of the lowest responsible, responsive bidder to be based on comparison of the total bid plus any selected alternates; and
3. Make such alterations in the contract documents or in the proposal quantities as it determines necessary in accordance with the contract documents after execution of the contract. Such alterations shall not be considered a waiver of any conditions of the contract documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a contract, if this proposal is selected, in the form approved by the Jurisdiction, provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code, and furnish a performance, payment, and maintenance bond; and
2. Provide proof of insurance in accordance with Section 1070 of the 2024 edition of the SUDAS Standard Specifications.
3. Forfeit bid security, not as a penalty but as liquidated damages, upon failure to enter into such contract and/or to furnish said bond; and
4. Commence the work on this project on or before a date to be specified in a written notice to proceed by the Jurisdiction, and to fully complete the project on or before December 31, 2024; and to pay liquidated damages for noncompliance with said completion provisions at the rate of five hundred dollars (\$500.00) for each calendar day thereafter that the work remains incomplete.

PROPOSAL: PART E – NON-COLLUSION AFFIDAVIT

The Bidder hereby certifies:

1. That this proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement with the Jurisdiction; and
2. That no individual employed by the Bidder has employed any person to solicit or procure the work on this project, nor will any employee of the Bidder make any payment or agreement for payment of any compensation in connection with the procurement of this project; and
3. That no part of the bid price received by the Bidder was or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Bidder whose services in connection with the construction of the project were in the regular course of their duties for the Bidder; and

(CONT. – PROPOSAL)

Project Name: 2024 Sanitary Sewer Lining Project

4. That this proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any bidder or person, to submit a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the bid price of the Bidder or of any other bidder, and that all statements in this proposal are true; and
5. That the individual(s) executing this proposal have the authority to execute this proposal on behalf of the Bidder.

PROPOSAL: PART F – ADDITIONAL REQUIREMENTS

The Bidder hereby agrees to comply with the additional requirements listed below that are included in this proposal and identified as proposal attachments:

<u>ITEM NO.</u>	<u>DESCRIPTION OF ATTACHMENT</u>
1.	<u>complete & include Bidder Status Form with Proposal</u>
2.	<u></u>
3.	<u></u>
4.	<u></u>
5.	<u></u>
6.	<u></u>

PROPOSAL: PART G – IDENTITY OF BIDDER

The Bidder shall indicate whether the bid is submitted by a/an:

☐ Individual,
Sole Proprietorship

☐ Partnership

☐ Corporation

☐ Limited Liability Company

☐ Joint-venture: all parties must join-in and
execute all documents

☐ Other

The Bidder shall enter its Public Registration
Number _____ - _____ issued
By the Iowa Commissioner of Labor Pursuant
Section 91C.5 of the Iowa Code.

Failure to provide said Registration Number
shall result in the bid being read under
advisement. A contract will not be executed
until the Contractor is registered.

Bidder

Signature

By _____
Name (Print/Type)

Title

Street Address

City, State, Zip Code

Telephone Number

**Type or print the name and title of the company's
owner, president, CEO, etc. if a different person
than entered above.**

Name

Title

**NOTE: The signature on this proposal must be an original signature in ink; copies,
facsimiles, or electronic signatures will not be accepted.**

(CONT. – PROPOSAL)

Project Name: 2024 Sanitary Sewer Lining Project
PROPOSAL

PROPOSAL ATTACHMENT: PART C – BID ITEMS, QUANTITIES, AND PRICES

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Bid Price(s), any Alternate Price(s), and the Total of the Base Bid plus any Add-Alternates in this Proposal Attachment: Part C – Bid Items, Quantities, and Prices the total of the base bid plus any alternates selected by the Jurisdiction shall be used only for comparison of bids. The total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

ESTIMATED PROJECT QUANTITIES-BASE BID						
Item No.	Item Code	Description	Unit	Total Est. Quant.	Unit Price	Amount
1	4050-1.08 A	Pre-Rehabilitation and Inspection	LF	6103	\$	\$
2	4050-1.08 C 1	Pipe Lining, CIPP 8"	LF	1998	\$	\$
3	4050-1.08 C 1	Pipe Lining, CIPP 10"	LF	3753	\$	\$
4	4050-1.08 C 2	Pipe Lining, CIPP 12"	LF	352	\$	\$
5	4050-1.08 C 2	Building Sanitary Sewer Service Reinstatement	EA	124	\$	\$
6	4050-1.08 C 3	CIPP End Seal	EA	43	\$	\$
Total						\$

PROPOSAL: PART F – ADDITIONAL REQUIREMENTS

ITEM 1 - Bidder Status Form shall be included as an attachment to this Proposal.

BID BOND

Bid Bond Form

KNOW ALL BY THESE PRESENTS:

That we, _____, as Principal,
and _____, as Surety, are held
and firmly bound unto the City of Newton, Iowa, as Oblige, (hereinafter referred to as "the
Jurisdiction"), in the penal sum of _____

_____ Dollars and _____ Cents (\$_____
____), or _____ percent of the amount bid in lawful money of the United States, for which payment
said Principal and Surety bind themselves, their heirs, executors, administrators, successors, and
assigns jointly and severally, firmly by these presents.

The condition of the above obligation is such that whereas the principal has submitted to the
Jurisdiction a certain proposal, in a separate envelope, and hereby made a part hereof, to enter into
a contract in writing, for the following described improvements;

2024 Sanitary Sewer Lining Project

Project includes 6103 feet of Pre-Rehabilitation and inspection, 6103 feet of 8", 10" and 12" CIPP
lining to included 124 more or less service reinstatement and 42 CIPP end seals in three general
locations in Newton, Iowa.

The Surety hereby stipulates and agrees that the obligations of said Surety and its bond shall be in
no way impaired or affected by any extension of the time within which the Jurisdiction may accept
such bid or execute such Contract; and said Surety does hereby waive notice of any such extension.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree
that the venue thereof shall be Jasper County, State of Iowa. If legal action is required by the
Jurisdiction against the Surety or Principal to enforce the provisions of the bond or to collect the
monetary obligation incurring to the benefit of the Jurisdiction, the Surety or Principal agrees to pay
the Jurisdiction all damages, costs, and attorney fees incurred by enforcing any of the provisions of
this Bond. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and
not alternative and shall be in addition to all rights, powers and remedies given to the Jurisdiction,
by law. The Jurisdiction may proceed against Surety for any amount guaranteed hereunder whether
action is brought against Principal or whether Principal is joined in any such action or actions or not.

NOW, THEREFORE, if said proposal by the Principal be accepted, and the Principal shall enter
into a contract with Jurisdiction in accordance with the terms of such proposal, including the
provision of insurance and of a bond as may be specified in the contract documents, with good and
sufficient surety for the faithful performance of such contract, for the prompt payment of labor and
material furnished in the prosecution thereof, and for the maintenance of said improvements as may
be required therein, then this obligation shall become null and void; otherwise, the Principal shall
pay to the Jurisdiction the full amount of the bid bond, together with court costs, attorney's fees, and
any other expense of recovery.

(CONT. BID BOND)

Project Name: 2024 Sanitary Sewer Lining Project

Signed and sealed this _____ day of _____, 20____.

SURETY:

By _____
Surety Company

Signature Attorney-in-Fact/Officer

Printed Name of Attorney-in-Fact/Officer

Company Name

Company Address

City, State, Zip Code

Company Telephone Number

PRINCIPAL:

By _____
Bidder

Signature

Printed Name

Title

Address

City, State, Zip Code

Telephone Number

NOTE: All signatures on this bid bond must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted. This bond must be sealed with the Surety's raised, embossing seal. The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.

Bidder Status Form

To be completed by all bidders

Part

A

Please answer "Yes" or "No" for each of the following:

☐ Yes ☐ No My company is authorized to transact business in Iowa.
(To help you determine if your company is authorized, please review the worksheet on the next page).

☐ Yes ☐ No My company has an office to transact business in Iowa.

☐ Yes ☐ No My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.

☐ Yes ☐ No My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.

☐ Yes ☐ No My company is not a subsidiary of another business entity or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.

If you answered "Yes" for each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.

If you answered "No" to one or more questions above, your company is a non-resident bidder. Please complete Parts C and D of this form.

To be completed by resident bidders

Part B

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: ____ / ____ / ____ to ____ / ____ / ____ Address: _____

City, State, ZIP: _____

Dates: ____ / ____ / ____ to ____ / ____ / ____ Address: _____

City, State, ZIP: _____

Dates: ____ / ____ / ____ to ____ / ____ / ____ Address: _____

City, State, ZIP: _____

You may attach additional sheets if needed.

To be completed by non-resident bidders

Part C

1. Name of home state or foreign country reported to the Iowa Secretary of State:

2. Does your company's home state or foreign country offer preferences to bidders who are residents? ☐ Yes ☐ No

3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation:

You may attach additional sheets if needed.

To be completed by all bidders

Part

D

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Firm Name: _____

Signature: _____

Date: _____

You must submit the completed form to the governmental body requesting bids

**per 875 Iowa Administrative Code Chapter 156.
This form has been approved by the Iowa Labor Commissioner.**

Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

- ☐ Yes ☐ No My business is currently registered as a contractor with the Iowa Division of Labor.
- ☐ Yes ☐ No My business is a sole proprietorship and I am an Iowa resident for Iowa income tax purposes.
- ☐ Yes ☐ No My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.
- ☐ Yes ☐ No My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.
- ☐ Yes ☐ No My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the Corporation has received a certificate of authority from the Iowa Secretary of State, has filed its most recent biennial report with the Secretary of State, and has neither received a certificate of withdrawal from the Secretary of State nor had its authority revoked.
- ☐ Yes ☐ No My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been cancelled.
- ☐ Yes ☐ No My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa and a statement cancellation has not been filed.
- ☐ Yes ☐ No My business is a limited partnership or a limited liability limited partnership which has filed a certificate of limited partnership in this state, and has not filed a statement of termination.
- ☐ Yes ☐ No My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa Secretary of State that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.
- ☐ Yes ☐ No My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.
- ☐ Yes ☐ No My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa and the certificate has not been revoked or cancelled.

CONTRACT DATE _____

CONTRACT

THIS CONTRACT, made and entered into at Newton, Iowa this _____ day of _____, by and between the City of Newton by its Mayor, upon order of its City Council hereinafter called the "Jurisdiction," and _____, hereinafter called the "Contractor."

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the Utilities Director. This contract includes all contract documents. The work under this contract shall be constructed in accordance with the 2024 Edition of the SUDAS Standard Specifications, the 2024 City of Newton Supplemental Specifications to said SUDAS Standard Specifications and as further modified by the supplemental specifications and special provisions included in said contract documents, and the Contract Attachment - Item 1: General, which is attached hereto. The Contractor further agrees to complete the work in strict accordance with said contract documents, and to guarantee the work as required by law, for the time required in said contract documents, after its acceptance by the Jurisdiction.

This contract is awarded and executed for completion of the work specified in the contract documents for the bid prices shown on the Contract Attachment - Item 2: Bid Items, Quantities, and Prices, which were proposed by the Contractor in its proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following described improvements:

2024 Sanitary Sewer Lining Project

Project includes 6103 feet of Pre-Rehabilitation and inspection, 6103 feet of 8", 10" and 12" CIPP lining to include 124 more or less service reinstatement and 42 CIPP end seals in three general locations in Newton, Iowa.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of _____ dollars (\$ _____) which amount shall constitute the required amount of the performance, payment, and maintenance bond. The Contractor hereby agrees to commence work under this contract on or before a date to be specified in a written notice to proceed by the Jurisdiction and to fully complete the project on or before December 31, 2024; and to pay liquidated damages for noncompliance with said completion provisions at the rate of five hundred dollars (\$ 500.00) for each calendar day thereafter that the work remains incomplete.

(CONT. CONTRACT)

Project Name: 2024 Sanitary Sewer Lining Project

IN WITNESS WHEREOF, the Parties hereto have executed this instrument, in triplicate on the date first shown written.

JURISDICTION

CONTRACTOR

By _____

Contractor

(Seal)

ATTEST:

By _____

Signature

Title

FORM APPROVED BY:

Street Address

Attorney for Jurisdiction

City, State, Zip Code

Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION to be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number _____ - _____ issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.
2. Out-of-State Contractors:
 - A. Pursuant to Section 91C.7 of the Iowa Code, an out-of-state contractor, before commencing a contract in excess of five thousand dollars in value in Iowa, shall file a bond with the division of labor services of the department of workforce development. It is the contractor's responsibility to comply with said Section 91C.7 before commencing this work.
 - B. Prior to entering into contract, the designated low bidder, if it is a corporation organized under the laws of a state other than Iowa, shall file with the Engineer a certificate from the Secretary of the State of Iowa showing that it has complied with all the provisions of Chapter 490 of the Iowa Code, or as amended, governing foreign corporations.

(CONT. CONTRACT)

Project Name: 2024 Sanitary Sewer Lining Project

NOTE: All signatures on this contract must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.

CORPORATE ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known, who, being by me duly sworn, did say that they are the _____, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that _____ and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20 ____

PARTNERSHIP ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

INDIVIDUAL ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

Notary Public in and for the State of _____
My commission expires _____, 20____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me a Notary Public in and for said county, personally appeared _____, to me personally known, who being by me duly sworn did say that person is _____ of said _____, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) _____, and that said instrument was signed and sealed on behalf of the said _____, by authority of its managers and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said _____, by it voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

CONTRACT ATTACHMENT: ITEM 1 - GENERAL

none

CONTRACT ATTACHMENT: ITEM 2 - BID ITEMS AND QUANTITIES

This contract is awarded and executed for completion of the work specified in the contract documents for the bid prices tabulated below as proposed by the Contractor in its proposal submitted in accordance with notice to bidders and notice of public hearing. All quantities are subject to revision by the Jurisdiction. Quantity changes that amount to 20% or less of the amount bid shall not affect the unit bid price.

ESTIMATED PROJECT QUANTITIES-BASE BID						
Item No.	Item Code	Description	Unit	Total Est. Quant.	Unit Price	Amount
1	4050-1.08 A	Pre-Rehabilitation and Inspection	LF	6103	\$	\$
2	4050-1.08 C 1	Pipe Lining, CIPP 8"	LF	1998	\$	\$
3	4050-1.08 C 1	Pipe Lining, CIPP 10"	LF	3753	\$	\$
4	4050-1.08 C 2	Pipe Lining, CIPP 12"	LF	352	\$	\$
5	4050-1.08 C 2	Building Sanitary Sewer Service Reinstatement	EA	124	\$	\$
6	4050-1.08 C 3	CIPP End Seal	EA	43	\$	\$
Total						\$

(this page intentionally left blank)

SURETY BOND NO. _____

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, _____, as
Principal (hereinafter the "Contractor" or "Principal" and
_____, as Surety are held and firmly bound unto
the City of Newton, as Oblige (hereinafter referred to as "the Jurisdiction"), and to all persons who
may be injured by any breach of any of the conditions of this Bond in the penal sum of _____
dollars
and _____ cents (\$ _____), lawful money of the United States, for
the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal
representatives and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a
contract with the Jurisdiction, bearing date the _____ day of _____,
_____, hereinafter the "Contract") wherein said Contractor undertakes and agrees to
construct the following described improvements:

2024 Sanitary Sewer Lining Project

Project includes 6103 feet of Pre-Rehabilitation and inspection, 6103 feet of 8", 10" and 12"
CIPP lining to include 124 more or less service reinstatement and 42 CIPP end seals in
three general locations in Newton, Iowa.

and to faithfully perform all the terms and requirements of said Contract within the time therein
specified, in a good and workmanlike manner, and in accordance with the Contract Documents.
Provided, however, that one year after the date of acceptance as complete of the work under the
above referenced Contract, the maintenance portion of this Bond shall continue in which is the cost
associated with those items shown on the proposal and in the Contract that require a maintenance
bond period in excess of one year.

It is expressly understood and agreed by the Contractor and Surety in this bond that the following
provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. **PERFORMANCE:** The Contractor shall well and faithfully observe, perform, fulfill, and abide
by each and every covenant, condition, and part of said Contract and Contract Documents,
by reference made a part hereof, for the above referenced improvements, and shall
indemnify and save harmless the Jurisdiction from all outlay and expense incurred by the
Jurisdiction by reason of the Contractor's default or failure to perform as required. The
Contractor shall also be responsible for the default or failure to perform as required under the
Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees
furnishing materials or providing labor in the performance of the Contract.
2. **PAYMENT:** The Contractor and the Surety on this Bond hereby agreed to pay all just claims
submitted by persons, firms, subcontractors, and corporations furnishing materials for or
performing labor in the performance of the Contract on account of which this Bond is given,
including but not limited to claims for all amounts due for labor, materials, lubricants, oil,
gasoline, repairs on machinery, equipment, and tools, consumed or used by the

(CONT. – PERFORMANCE, PAYMENT, AND MAINTENANCE BOND)

Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.

3. MAINTENANCE: The Contractor and the Surety on this Bond hereby agree, at their own expense:
 - A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of one (1) year from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;
 - B. To keep all work in continuous good repair; and
 - C. To pay the Jurisdiction's reasonable costs of monitoring and inspection to assure that any defects are remedied, and to repay the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.
4. GENERAL: Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:
 - A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
 - B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than 20% of the total contract price, and that this bond shall then be released as to such excess increase; and
 - C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.
 - D. That no provision of this Bond or of any other contract shall be valid that limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.
 - E. That as used herein, the phrase "all outlay and expense" is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Jurisdiction including interest, benefits, and overhead where applicable. Accordingly, "all outlay and expense" would include but not be

(CONT. – PERFORMANCE, PAYMENT, AND MAINTENANCE BOND)

limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorney's fees (including overhead expenses of the Jurisdiction's staff attorneys), and all costs and expenses of litigation as they are incurred by the Jurisdiction. It is intended the Contractor and Surety will defend and indemnify the Jurisdiction on all claims made against the Jurisdiction on account of Contractor's failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Jurisdiction will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Jurisdiction incurs any "outlay and expense" in defending itself against any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Jurisdiction whole for all such outlay and expense, provided that the Surety's obligation under this bond shall not exceed 125% of the penal sum of this bond.

In the event that any actions or proceedings are initiated regarding this Bond, the parties agree that the venue thereof shall be Jasper County, State of Iowa. If legal action is required by the Jurisdiction to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Contractor and the Surety agree, jointly, and severally, to pay the Jurisdiction all outlay and expense incurred therefor by the Jurisdiction. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action(s) or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a work, term, or phrase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

(CONT. – PERFORMANCE, PAYMENT, AND MAINTENANCE BOND)

Witness our hands, in triplicate, this _____ day of _____, _____.

PRINCIPAL:

Contractor

By: _____
Signature

Printed Name of Agent

Title

SURETY:

Company Name

Company Address

City, State, Zip Code

Company Telephone Number

Surety Company

By: _____
Signature Attorney-in-Fact Officer

Printed Name of Attorney-in-Fact Officer

Company Name

Company Address

City, State, Zip Code

Company Telephone Number

NOTE:

1. All signatures on this performance, payment, and maintenance bond must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.
2. This bond must be sealed with the Surety's raised, embossing seal.
3. The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.
4. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this bond must be exactly as listed on the Certificate or Power of Attorney accompanying this bond.

2024 SANITARY SEWER LINING PROJECT

CITY OF NEWTON, IOWA

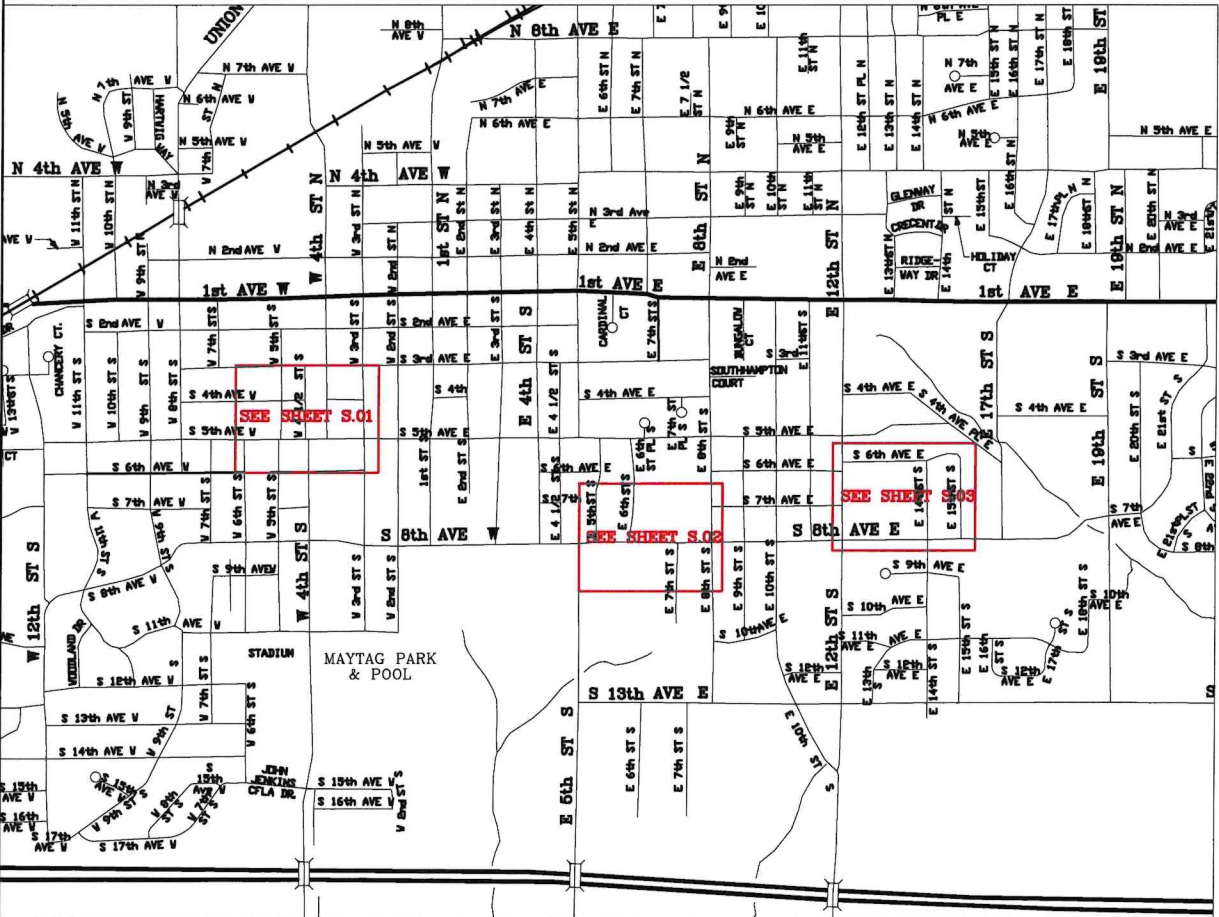
TOTAL SHEETS:6

PROJECT NUMBER:
WWSL-2023-01



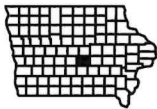
THE IOWA SUDAS STANDARD SPECIFICATIONS, SERIES 2023, PLUS THE CITY OF NEWTON SUPPLEMENTAL SPECIFICATIONS TO SAID SUDAS SPECIFICATIONS; AND REFERENCED IOWA DOT STANDARD SPECIFICATIONS AND DETAILS SHALL APPLY TO CONSTRUCTION ON THIS PROJECT.

THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE ADA REQUIREMENTS IN CONSTRUCTION ZONES. PEDESTRIAN PATH CLOSURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR PER THE TRAFFIC CONTROL PLAN AND REFERENCED SPECIFICATIONS.



LOCATION MAP

NOT TO SCALE



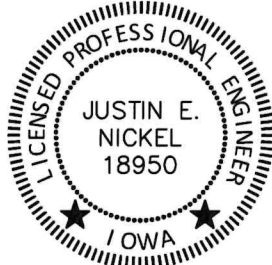
CITY OF NEWTON PUBLIC WORKS
303 W 4TH ST N, SUITE 501
NEWTON, IOWA 50208
(641) 792-6622 FAX (641) 792-0670

REVISIONS



INDEX OF SHEETS

NO.	DESCRIPTION
A.01	TITLE SHEET, LOCATION MAP
A.02	LEGEND, GENERAL INFO, UTILITY CONTACTS
C.01	EST. QTYS, REFERENCE NOTES
M.01-.04	PLAN SHEETS



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JUSTIN E. NICKEL, P.E.

REG. NO. 18950

DATE: 2/29/24

MY LICENSE RENEWAL DATE IS Dec. 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL:

Entire Document

LEGEND

	Contour w/ Elevation		Interstate Highway Symbol
	Chain Link Fence		U.S. Highway Symbol
	Board Fence		State Highway Symbol
	Barbed Wire Fence		County Road Symbol
	Woven Fence		Benchmark
	Barbed Wire & Woven Fence		Concrete Monument
	Tree Line		Terrace
	Tree Stump		Earth Dam or Dike
	Deciduous Tree		Edge of Water
	Coniferous Tree		Drainage Flow Arrow
	Tree To Be Removed		Well
	Shrub		Traffic Signal Pedestal
	Soil Boring		Traffic Signal w/ Mast Arm
	Telephone		Traffic Signal Cabinet Controller
	Overhead Telephone		Flared End Section
	Fiber Optic		Guy Anchor
	Electric		Mailbox
	Electric-Overhead		Speed Limit Sign
	Cable Television		Mile Marker Post
	Cable Television-Overhead		Stop Sign
	Gas Main		Railroad Signal Control Box
	Gas Valve		Top of Embankment
	Water Main		Drainage Course
	Sanitary Sewer		Rip Rap
	Septic Tank		Gabion
	Storm Sewer		PC Concrete (PCC) Surface
	Sanitary Sewer Manhole		Granular Surface
	Storm Sewer Intake		Hot Mix Asphalt (HMA) Surface
	Storm Sewer Manhole		Building
	Fire Hydrant		Removal Area
	Water Main Valve		Concrete Wall
	Water Service Valve		Timber Wall
	Utility Pole		Railroad Track
	Street/Yard Light		Section Corner
	Traffic Sign		Property Corner
	Electric Box		Spot Elevation
	Telephone Junction Box		Communications Tower
	Propane Tank		Detectable Warning Panel
	CATV Junction Box		
	Guard Post or Bollard		
	Underground Storage Tank		
	Above Ground Storage Tank		
	Satellite Dish		

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE IOWA ONE-CALL SYSTEM (811 OR 800-292-8989) AT LEAST 48 HOURS PRIOR BEGINNING WORK.
2. THE CONTRACTOR SHALL PROTECT ALL UTILITIES WITHIN THE PROJECT SITE WHETHER SHOWN OR NOT ON THESE PLANS. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS SHALL BE CONSIDERED APPROXIMATE ONLY. DO NOT SCALE PLANS FOR UTILITY LOCATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL PER MUTCD STANDARDS. TRAFFIC CONTROL IS INCIDENTAL TO THE PROJECT.
4. THE CONTRACTOR SHALL LIMIT THEIR OPERATIONS TO WITHIN THE PUBLIC RIGHT-OF-WAY (R.O.W.) OR CONSTRUCTION EASEMENTS, IF ACQUIRED. NO EQUIPMENT OR MATERIALS SHALL BE STORED WITHIN ANY AREAS OF R.O.W. THAT ARE OPEN TO TRAFFIC. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ANY STAGING OR STORAGE AREAS NEEDED FOR THEIR OPERATIONS..
5. CONSTRUCTION STAKING BY THE CITY OF NEWTON. PROVIDE 48 HOURS ADVANCE NOTICE OF ALL STAKING NEEDS. CONTRACTOR SHALL PROTECT ALL SURVEY STAKES AND CONTROL, AND SHALL BE RESPONSIBLE FOR ANY RESTAKING NEEDED DUE TO ACTIONS OF THE CONTRACTOR OR THEIR SUBCONTRACTORS.
6. APPROVED CONCRETE WASH-OUT BASINS OR DEVICES, IF NEEDED BY THE CONTRACTOR, SHALL BE SUPPLIED BY THE CONTRACTOR INCIDENTAL TO THE PAVEMENT ITEMS. REMOVAL SHALL BE COMPLETED BY THE CONTRACTOR, AGAIN INCIDENTAL TO THE PAVEMENT ITEMS.
7. THE CONTRACTOR SHALL PRESERVE, OR REPLACE IF DISTURBED, ALL PROPERTY MONUMENTS ON THE PROJECT SITE AND SHALL COMPLY WITH IOWA CODE 355 AND IOWA ADMINISTRATIVE CODE SECTION 193C FOR THE REPLACEMENT OF ALL DISTURBED MONUMENTS WITHIN THE PROJECT AREA."

04-15-08

213-1

- It shall be the contractor's responsibility to provide waste areas or disposal sites for excess material (excavated material or broken concrete) which is not desirable to be incorporated into the work involved on this project.

It shall be the contractor's responsibility to ensure that areas (including haul roads) selected for waste or disposal not impact 1)culturally sensitive sites or graves or 2)wetlands or "Waters of the U.S.", including streams or stream banks below the "ordinary high water mark", without an approved U.S. Army Corps of Engineers Section 404 Permit.

No payment for overhaul will be allowed for material hauled to these sites. No material shall be placed within the right-of-way, unless specifically stated in the plans.
- 10-28-97

The contractor is expected to have materials, equipment, and labor available on a daily basis to install and maintain erosion control features on the project. This may involve seeding, silt fence, rock ditch checks, silt basins, or silt dikes.
- 01-20-84

The Contractor is required to exercise care in shaping and compacting the resurfacing in the area of inlets to storm sewer intakes. The resurfacing course shall be shaped as necessary to insure maximum drainage into the intakes.

232-10

223-6

UTILITY CONTACT INFORMATION

Alliant Energy (Electric)	641-791-3222
Black Hills Energy (Natural Gas)	641-791-5415
Windstream (Telephone)	641-787-2511
Newton Utilities (Water)	641-792-6622 Ext.2701
Newton Utilities (Sewer)	641-792-3422
Newton Public Works (Storm)	641-792-6622
Mediacom (Cable TV)	800-362-1895
MCG (Fiber)	641-676-1000
Iowa One-Call	800-292-8989

ABBREVIATIONS

B-B	BACK OF CURB TO BACK OF CURB
PCC	PORTLAND CEMENT CONCRETE
PT	POINT OF TANGENCY
O.C.	ON CENTER
TYP.	TYPICAL
STA	STATION
EX.	EXISTING ELEVATION
INT	INTAKE
GRT	GRATE, STORM SEWER GRATE
ELEV	ELEVATION
INV	INVERT ELEVATION
PROP.	PROPOSED ELEVATION
BJ	BUTT JOINT
BOP	BEGINNING OF PROJECT
EOP	END OF PROJECT

TABULATIONS OF SPECIAL EVENTS

EVENT		LOCATION	DATE
1	JULY 4TH	CITY WIDE	7/4/2024
2	HYVEE INDAY CAR WEEKEND	CITY WIDE	7/12/2024
3	NASCAR CUP WEEKEND	CITY WIDE	6/14/2024
4	BEGGARS NIGHT	CITY WIDE	10/31/2024

DRAWN BY:	BLS	APPROVED:	
DATE:	January 26, 2024	DATE:	
SURVEY DATE:			

REVISIONS:	

Legend, General Notes,
Utilities Contacts



CITY OF NEWTON UTILITIES
303 W 4TH ST N, SUITE 501
NEWTON, IOWA 50208
(641) 792-6622

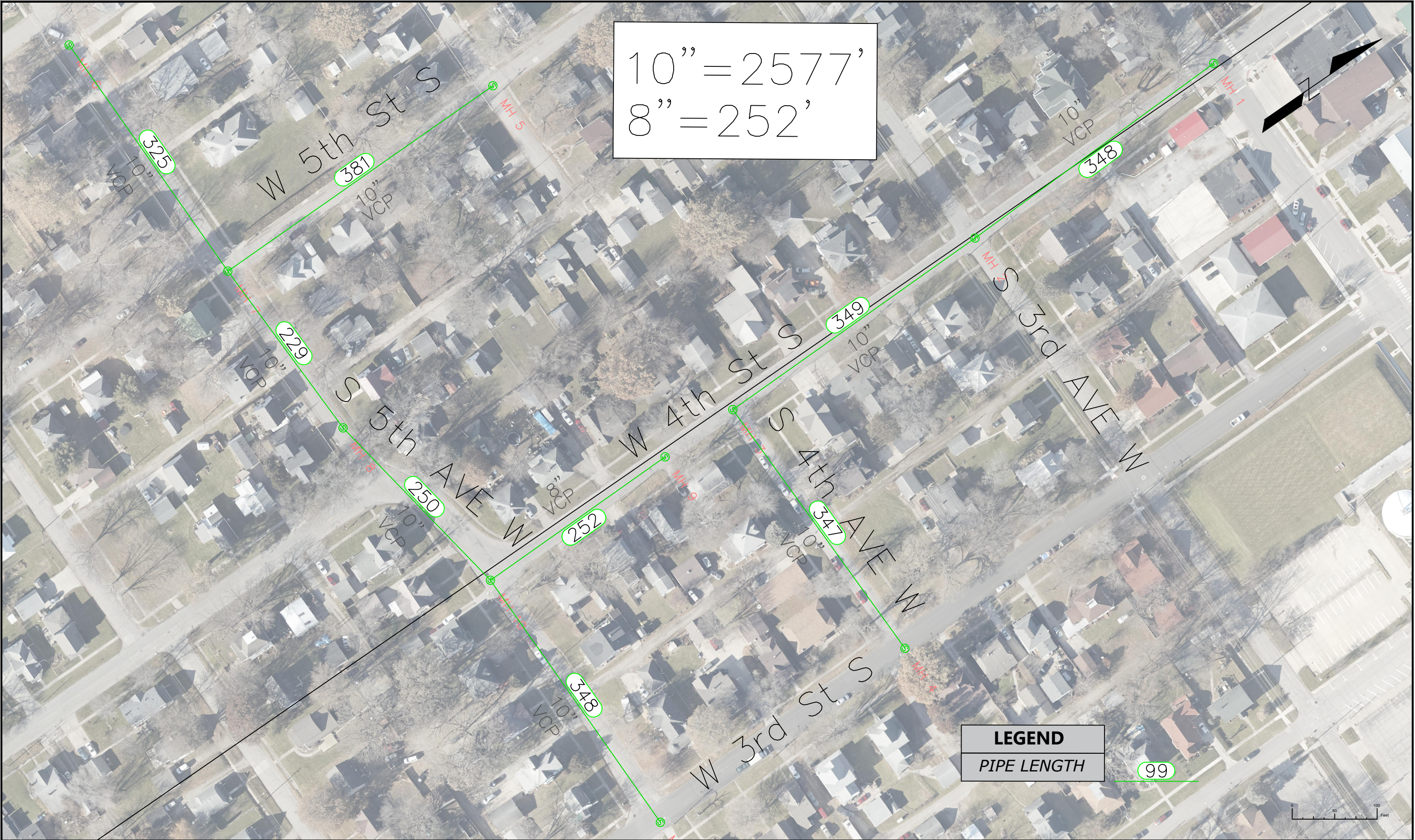
2024 Sewer Main Lining
PROJECT
CITY OF NEWTON, IOWA

SHEET NO.
A.02

Line No.	UPSTREAM MH	DOWNSTREAM MH	STR/AVE	BLOCK	PIPE SIZE(IN)	PIPE TYPE	PIPE LENGTH (FT.)	ESTIMATED NO. OF LIVE SERVICES
1	MH 1	MH 2	W 4TH ST S	300	10"	VCP	348	5
2	MH 2	MH 3	W 4TH ST S	400	10"	VCP	349	9
3	MH 3	MH 4	S 4TH AVE W	300	10"	VCP	347	7
4	MH 5	MH7	W 5TH ST S	400	10"	VCP	381	6
5	MH 6	MH 7	S 5TH AVE W	500	10"	VCP	325	8
6	MH 7	MH 8	S 5TH AVE W	400	10"	VCP	229	8
7	MH 8	MH 10	S 5TH AVE W	250	10"	VCP	250	4
8	MH 9	MH 10	W 4TH ST S	252	8"	VCP	252	8
9	MH 10	MH 11	S 5TH AVE W	348	10"	VCP	348	8
10	MH 12	MH 13	S 8TH AVE E	500	8"	VCP	243	4
11	MH 13	MH15	S 8TH AVE E	500	8"	VCP	55	2
12	MH 14	MH15	S 8TH AVE E	500	12"	VCP	352	3
13	MH 16	MH 17	S 8TH AVE E	1200	8"	VCP	311	5
14	MH17	MH18	S 8TH AVE E	1300	8"	VCP	399	4
15	MH18	MH19	E 14TH ST S	700	10"	VCP	349	9
16	MH19	MH20	E 14TH ST S	700	10"	VCP	283	7
17	MH20	MH21	E 14TH ST S	600	10"	VCP	110	2
18	MH21	MH22	S 6TH AVE E	1400	10"	VCP	95	3
19	MH22	MH25	S 6TH AVE E	1400	10"	VCP	153	3
20	MH23	MH24	E 15TH ST S	700	8"	VCP	370	10
21	MH24	MH25	E 15TH ST S	700	8"	VCP	368	8
22	MH25	MH26	E 15TH ST S	600	10"	VCP	186	1
TOTAL							6103	124

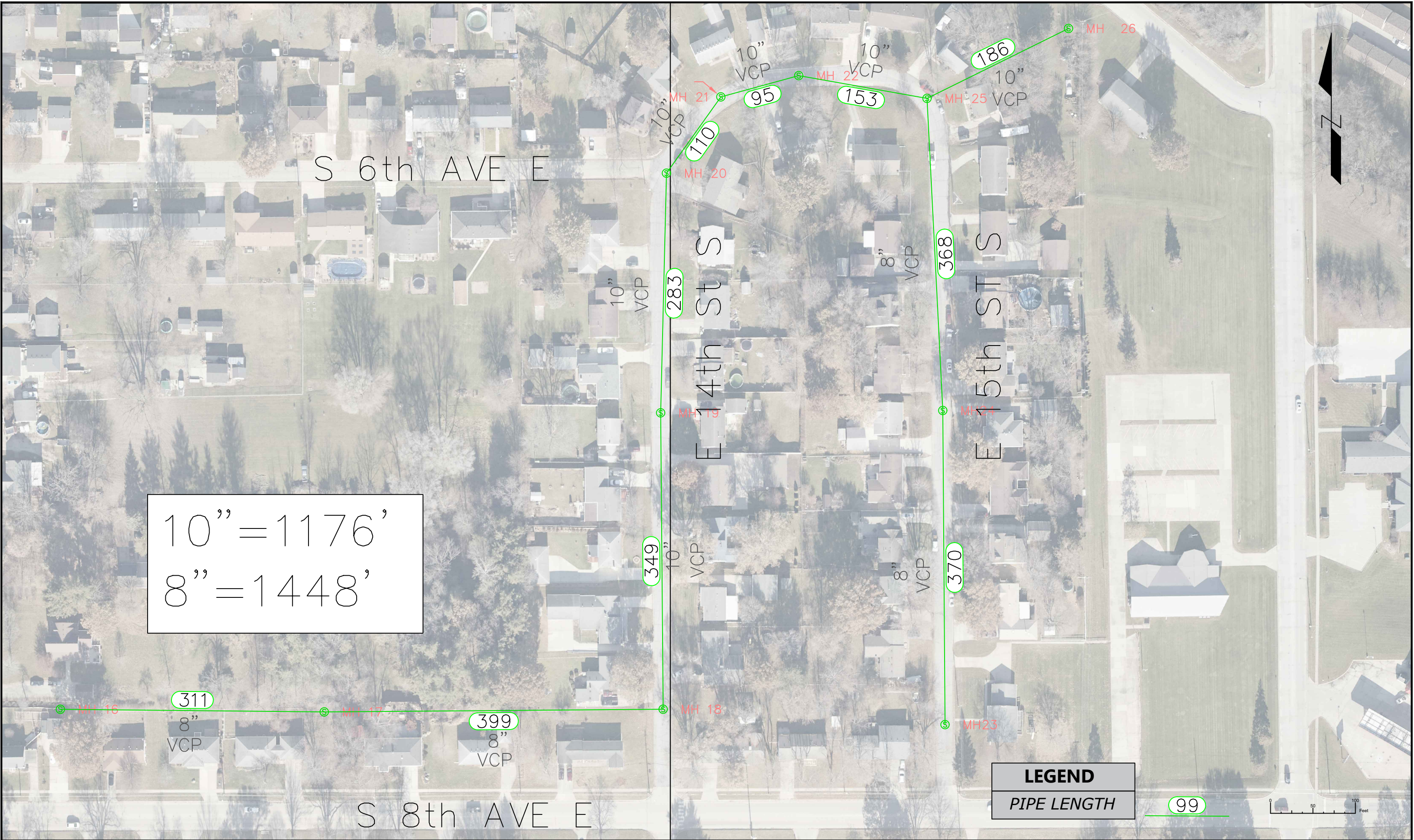
ESTIMATED PROJECT QUANTITIES-BASE BID				
Item No.	Item Code	Item	Unit	Total Est. Quant.
1	4050-1.08 A	Pre Rehabilitation and Inspection	LF	6103
2	4050-1.08 C 1	Pipe Lining, CIPP 8"	LF	1998
3	4050-1.08 C 1	Pipe Lining, CIPP 10"	LF	3753
4	4050-1.08 C 2	Pipe Lining, CIPP 12"	LF	352
5	4050-1.08 C 2	Building Sanitary Sewer Service Reinstatement	EA	124
6	4050-1.08 C 3	CIPP End Seal	EA	43
7	7040-1.08 A 4	Full Depth Patching	SY	52

Estimated Refrenece Information		
Item No.	Item Code	Description
1	4050-1.08 A	Pre Rehabilitation and Inspection -Unit price includes, but is not limited to, pre-cleaning CCTV inspection, light sewer cleaning, debris removal and transport, post cleaning CCTV inspection for Engineer review, and identification and logging of active service taps. If specified in the contract documents, unit price also includes disposal and associated costs for all debris removed from sewer.
2	4050-1.08 C 1	Pipe Lining, CIPP 8" -Unit price includes, but is not limited to, furnishing and installing the liner and appurtenances, CCTV inspection immediately prior to lining, bypass pumping unless otherwise specified, sliding foil, post-lining CCTV inspection, and all costs associated with the public information and notification program.
3	4050-1.08 C 1	Pipe Lining, CIPP 10" - Unit price includes, but is not limited to, furnishing and installing the liner and appurtenances, CCTV inspection immediately prior to lining, bypass pumping unless otherwise specified, sliding foil, post-lining CCTV inspection, and all costs associated with the public information and notification program.
4		Pipe Lining, CIPP 12" - Unit price includes, but is not limited to, furnishing and installing the liner and appurtenances, CCTV inspection immediately prior to lining, bypass pumping unless otherwise specified, sliding foil, post-lining CCTV inspection, and all costs associated with the public information and notification program.
5	4050-1.08 C 2	Building Sanitary Sewer Service Reinstatement - Unit price includes, but is not limited to, reinstating sanitary sewer service connections, removal of debris, and coordination with service owners.
6	4050-1.08 C 3	CIPP End Seal -Unit price includes, but is not limited to, end seal and installation.
7	7040-1.08 A 3	Full Depth Patching -Unit price includes, but is not limited to, sawing, removing, and disposing of existing pavement and reinforcing; restoring the subgrade; furnishing and installing tie bars and dowel bars; furnishing and placing the patch material, including the asphalt binder and tack coat; forming and constructing integral curb; surface curing and pavement protection; joint sawing and filling; and placing backfill and restoring disturbed surfaces. To be used only by the direction of the Engineer, should the CIP machine gets stuck under the road.





DRAWN BY: BLS DATE: January 26, 2024 SURVEY DATE:	APPROVED: DATE:	REVISIONS:	SHEET 5 LOCATION		CITY OF NEWTON UTILITIES 303 W 4TH ST N, SUITE 501 NEWTON, IOWA 50208 (641) 792-6622	2024 Sewer Lining Project PROJECT CITY OF NEWTON, IOWA	SHEET NO. S.02
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10"=1176'
8"=1448'

LEGEND

PIPE LENGTH

City of Newton Council Report

**Item:**

Resolution approving the 2024-25 Non-Union Compensation Plan

Summary:

The pay ranges in the 2024-25 Non-Union Compensation Plan have been adjusted by a 4% COLA and Department Directors by a 3% COLA increase effective July 1, 2024

Financial Impact:

Budgeted Salary Increase

Report Number: 2024-314

Date:

April 15, 2024

Lead Department:

Administration

Recommendation:

Approve

Background:

The City of Newton has a formalized compensation plan that underwent a major review and revision in 2004 for non-union employees. The Employee Relations Committee and Council's direction was to adjust the pay plan each year for a cost of living allowance (COLA). In FY21 ranges 12 through 15 (Department Directors) were removed from the matrix and are to receive increases based on the City Administrator's recommendation in order to control sustainability moving forward.

The City Council has approved the 2024-25 budget which includes a 4% COLA for the Non-Union Compensation Plan and a 3% COLA for Department Directors. The dollar amounts in the proposed 2024-25 Non-Union Compensation Plan have been adjusted as budgeted. The Library Director is exempt from this action as the Newton Library Board sets the salary.

Recommendation:

Staff recommends approval of resolution.

Matt Muckler, City Administrator

RESOLUTION NO. 2024 - _____

RESOLUTION APPROVING THE 2024-25 NON-UNION
COMPENSATION PLAN

WHEREAS, the City of Newton has a formalized compensation plan for non-union employees, and

WHEREAS, the City’s non-union compensation plan underwent a major review and revision in 2004, and

WHEREAS, in 2004 the Employee Relations Committee and Council’s direction was to adjust the pay plan each year for a cost of living allowance (COLA), and

WHEREAS, the City Council has approved the 2024-25 budget which included a 4% COLA for the Non-Union Compensation Plan, and

WHEREAS, the dollar amounts in the proposed 2024-25 Non-Union Compensation Plan have been adjusted upwards by 4%, and

WHEREAS, in FY21 ranges 12 through 15 (Department Directors) were removed from the matrix in order to control the sustainability moving forward.

NOW, THEREFORE, BE IT RESOLVED, that the 2024-25 Non-Union Compensation Plan with a 4% COLA for Ranges 1 through 11 is hereby approved effective July 1, 2024.

BE IT FURTHER RESOLVED, that Directors previously in ranges 12 through 15 receive increases based on the City Administrators recommendation of 3%. The Library Director is exempt from this action as the Newton Library Board sets the salary.

PASSED this _____ day of April, 2024

APPROVED this _____ day of April, 2024

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution approving a low-moderate income housing set-aside grant for 600 East 12th Street North, Newton

Summary:

Grant to assist Low-Mod Income household with property improvements

Financial Impact:

\$3,803.62 in Low-Mod Income Set Aside Funds

Report Number: 2024-315**Date:**

April 15, 2024

Lead Department:

Community Development

Recommendation:

Approve

Background:

The City of Newton has identified housing development as a serious need for the community. Some barriers to providing housing options are the cost of infrastructure construction, the cost of labor and materials, and the challenge of enticing regional developers into the community. To address such barriers to general housing development, the City of Newton utilizes Tax Increment Financing (TIF), when and where City Council has determined it is appropriate. When TIF funding is used for residential development, State of Iowa law requires that the City of Newton set aside a portion of the newly generated tax increment for Low-Moderate Income (LMI) Housing throughout the community.

Recent residential development activity (Fairmeadows North and Arbor Estates) has been spurred utilizing TIF, and a LMI Housing set-aside fund has been slowly growing. By resolution 2023-093, City Council established the Low-Moderate Income Housing Set-Aside Funds Policy which has several program areas for which the set-aside dollars can be used. Program areas include: LMI Existing Housing Improvement Grant; State/Federal Affordable Housing Application Financial Support; Neighborhood Sidewalk Construction, Reconstruction & ADA improvements; and Neighborhood Revitalization and Blight Removal (which includes acquisition & demolition and dead/dying trees). The US Department of Housing & Urban Development (HUD) establishes the median family income for every county in the United States. Persons who meet the "low income" requirements have earnings at or below 80% of the median household income for the county, based on household size.

Eligible grant program areas include foundation work; permanent/semi-permanent interior work such as flooring, cabinetry, paint; windows and doors; HVAC; plumbing; electrical, exterior treatments; and roofing.

600 East 12th Street North:

The property owners of 600 East 12th Street North have made an application under the LMI Existing Housing Improvement Grant for the Interior Work and Plumbing categories.

Redeemed Painting of Newton, Iowa has provided a quote for the interior painting of a room for a total amount of \$481.50.

Brooker Plumbing, Heating & Cooling of Newton, Iowa has provided a quote for the water service replacement for a total amount of \$4,590.00.

The owners have submitted the necessary documentation and staff has verified that the property owners income-qualify for the City's LMI grant program.

Under the program, the property owners are required to pay the contractor 25% of the project cost, and the City will directly pay the contractor 75% of the project cost. The attached program agreement stipulates that the City of Newton will pay \$361.12 to Redeemed Painting and \$3,442.50 to Brooker. The total grant amount to be issued is \$3,803.62

Recommendation:

Staff recommends approval.

A handwritten signature in black ink, appearing to read "Matt Muckler", written in a cursive style.

Matt Muckler, City Administrator

RESOLUTION NO. 2024 – _____

**RESOLUTION APPROVING A LOW-MODERATE INCOME
HOUSING SET-ASIDE GRANT FOR 600 EAST 12TH STREET
NORTH, NEWTON**

WHEREAS, the City of Newton has identified housing development as a serious need for the community and utilizes Tax Increment Financing (TIF) to address this need; and

WHEREAS, State of Iowa law requires that the City of Newton set aside a portion of newly generated residential tax increment for Low-Moderate Income (LMI) housing needs; and

WHEREAS, Resolution 2023-093 established a Low-Moderate Income Housing Set-Aside Funds Policy that includes an Existing Housing Improvement Grant policy area; and

WHEREAS, Hannah Libke, owner of 600 East 12th Street North, Newton meets the ownership and income requirements established by the policy; and

WHEREAS, Hannah Libke proposes to replace her private water service line and to complete some interior painting;

NOW THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa, that Low-Mod Income Existing Housing Improvement Grant Funds be issued to the painting contractor, Redeemed Painting, of Newton, Iowa, in an amount equal to 75% of the total project cost, up to a \$361.12 and to the plumbing contractor, Brooker Plumbing, Heating & Cooling, of Newton, Iowa in an amount equal to 75% of the total project cost, up to \$3,442.50.

BE IT FURTHER RESOLVED by the City Council of Newton, Iowa that the City shall obtain the signatures on the grant program agreement.

PASSED this _____ day of April, 2024.

APPROVED this _____ day of April, 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk



**LMI Existing Housing Improvement Grant Agreement
Between City of Newton and Hannah Libke**

This Agreement made and entered into this ____ day of April 2024 by and between the City of Newton, Iowa, hereinafter called "City" and Hannah Libke, hereinafter called "Applicant."

WHEREAS, the Applicant submitted an application to receive LMI Existing Housing Improvement Grant funds for property located at 600 East 12th Street North; and

WHEREAS, the City's Community Development Department and Newton City Council reviewed and approved the application;

NOW, THEREFORE BE IT UNDERSTOOD AND AGREED:

- 1.) The Project will receive a total **up to \$3,442.50** in grant funds for Plumbing improvements to install a new water service line from the City water main to inside the home and repairing the sewer service line and painting improvements, providing a 25% applicant cash match is met.
 - a. Funding breakdown for Painting Grant as follows:
 - Total Estimated Project Cost- \$481.50
 - 25% Applicant Cash Match- \$120.38
 - **Painting Improvement Grant - \$361.12**
 - b. Funding breakdown for Plumbing Grant as follows:
 - Total Estimated Project Cost - \$ 4,590.00
 - 25% Applicant Cash Match - \$1,147.50
 - **Plumbing Improvement Grant - \$ 3,442.50**
- 2.) Required sign, building, plumbing, mechanical or other permits will be obtained and work will be completed by licensed contractors, when required.

- 3.) The City of Newton will provide the grant funding directly to the contractor that completed the work in the amount referenced above once the project is fully completed.
- 4.) City staff will inspect and verify completeness of work prior to issuance of grant funds.
- a. The applicant shall provide a copy of the invoice from the licensed contractor that performed the work.
 - b. All work shall comply with applicable City Codes, including but not limited to, zoning and building codes. All completed work shall be inspected and approved by the City's Building Official/Inspector.
- 5.) The applicant will provide a 25% cash match to the grant funds for the approved work and pay that amount to the contractor directly.

Applicant:

Hannah Libke

Date

For City of Newton:

Evelyn George, Mayor

Date

Contractor Acknowledgement:

James Shadden, Redeemed Painting

Date

Brooker Plumbing, Heating and Cooling

Date

City of Newton Council Report

**Item:**

Resolution approving a Newton Hotel-Motel Tourism Grant Program Application for \$925 for Heart of Transit.

Summary:

Heart of Transit has submitted a request for a grant from the Newton Hotel-Motel Tourism Grant Program. The resolution approves the granting of funds for the event, which aligns with the goals of the program and the comprehensive plans.

Financial Impact:

\$925 from budget Hotel-Motel Tax funds set aside for the program.

Report Number: 2024-286**Date:**

April 15, 2024

Lead Department:

Community Development

Recommendation:

Approve

Background:

The City Council approved the Newton Hotel-Motel Tourism Grant Program on December 5, 2022 (Resolution 2022-349). The Newton Hotel-Motel Tourism Grant Program is intended to encourage the development, continuation and promotion of projects, events and other initiatives that attract visitors from outside of Newton, especially those who are likely to spend the night in local hotels or motels.

HIRTA hosts an event each year, called Beyond the Bus, and on October 10, 2024, the event will be held in Newton. This year, Beyond the Bus will focus on Mobility Solutions: Enhancing Access, Sustainability, and Resilience. The event registration will go out nationally, and they have a room block reserved at Cobblestone and will be using Alta House as an event space. They will be working with the Newton Chamber to highlight local businesses, places to visit and things to see while attendees are in town. Attendees from Iowa and out of state will need to purchase fuel, while in town, they may need to buy personal items, souvenirs, stay an extra night and enjoy local entertainment, dining and nightlife.

The grant application was submitted by Heart of Transit (HIRTA's 501c3 organization). The group is seeking other donations and in-kind donations in addition to this grant. They have asked for a grant of \$925, which is below the 25% threshold set forth by the program rules.

Recommendation:

Staff recommends approval of this resolution.

Matt Muckler, City Administrator

RESOLUTION NO. 2024- _____

RESOLUTION APPROVING A NEWTON HOTEL-MOTEL TOURISM GRANT
PROGRAM APPLICATION FOR \$925 FOR HEART OF TRANSIT.

WHEREAS, the City’s comprehensive plan, *Envision Newton 2042*, contains a vision statement that invites visitors, businesses and residents to experience Newton’s authentic, small-town charm and big city amenities, and

WHEREAS, the City Council established the Newton Hotel-Motel Tourism Grant Program in December 2022,

WHEREAS, through Hotel-Motel Tax funding, the City will consider grants of up to a maximum of \$2,500 to support the development, continuation and promotion of projects, events and other initiatives that attract visitors from outside of Newton, and

WHEREAS, Heart of Transit has submitted an application for a \$925 grant to support the Beyond the Bus event taking place in October 2024, and

WHEREAS, the total grant amount requested does not exceed the 25% threshold set out by the program rules,

NOW, THEREFORE BE IT RESOLVED, by the City Council of Newton, Iowa that a Hotel-Motel Tourism Grant in an amount not to exceed \$925 be provided to Heart of Transit in accordance with the established program rules.

PASSED this _____ day of April, 2024.

APPROVED this _____ day of April, 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

Newton Hotel-Motel Tourism Grant Program

The Newton Hotel-Motel Tourism Grant Program is a way for the City of Newton to fund numerous community projects, special events and initiatives through local hotel-motel tax, while also keeping the process and application the same for each request.

The program would continue providing support for projects but provide City Council with information prior to presentations/requests made at City Council meetings. The application process ensures that projects and events have some tourism related component, accountability, and leverage from other funding sources.

APPLICATION DEADLINES: October 1 and April 1 of each calendar year. Applications must be submitted and approved by City Council before the event or initiative has occurred.

Purpose

The Newton Tourism Grant Program is intended to encourage the development, continuation and promotion of projects, events and other initiatives that attract visitors from outside of Newton, especially those who are likely to spend the night in local hotels or motels. Preference will be given to one-time projects that encourage overnight stays, that demonstrate an economic impact in the community and/or that promote community enhancement and an improved quality of life.

Guidelines

The Newton Hotel-Motel Tourism Grant Program is open to organizations in Newton that host events, develop projects, maintain sites or conduct educational efforts that highlight the community and its assets, and ultimately attract out-of-town visitors. Individuals may not apply. Funds may not be used for business ventures, debt retirement or operating expenses. **The event or initiative must be taking place within city limits.** Grants are not intended as an annual revenue stream for any group.

Grant Amounts & Application Process

Grant amounts may range from \$500 to \$2,500, and should represent no more than 25% of the total project budget.

All applicants must meet with Community Development Department Staff prior to submitting an application to ensure their applications meets eligibility requirements.

Applications reviewed. Applications will be reviewed by City Staff and then placed on a City Council agenda for action within 30 days of the application deadline. The applicant must have a representative available to answer questions from elected officials at the City Council meeting during which their application will be reviewed.

Accessing funds awarded

To receive funding in advance of an event or project, recipients must show proof of expense commitments (agreements, contracts, etc.) with an explanation of expenditures. To receive funding as reimbursement, recipients must present receipts for expenditures along with an explanation or final budget. Requests are due within 30 days of the event.

Credit Line

Any project receiving funds must include the following credit line in all press releases, publicity, and printed matter (posters, invitations, banners, etc.): ***This project was funded in part by a grant from the City of Newton Hotel-Motel Tourism Grant Program.***



Newton Hotel-Motel Tourism Grant Program Grant Request Application Form

Applications will be reviewed quarterly and must be submitted by April 1 and October 1 for consideration at the next City Council meeting.

Organization: Heart of Transit

Address: 2824 104th Street, Urbandale, IA 50322

Contact Person: Brooke Ramsey

Phone Number: 515-309-9282

Email Address: bramsey@ridehirta.com

1. Project Summary

Please provide a short description of project, including date(s) of event if applicable):

HIRTA hosts an event each year, called Beyond the Bus, and October 10, 2024 the event will be held in Newton.

This year, Beyond the Bus will focus on Mobility Solutions: Enhancing Access, Sustainability, and Resilience.

Rural communities face unique transportation challenges which can significantly impact access to essential services, economic opportunities, and overall quality of life. Beyond the Bus will explore strategies to address these challenges to improve rural mobility. This event will bring together rural development experts, transportation planners, community leaders, policymakers, and stakeholders to share knowledge and experiences, explore innovative solutions, and collaborate on building more accessible, sustainable, and resilient transportation systems in rural areas. Focusing on rural mobility, the event aims to empower rural communities to overcome challenges and improve the quality of life for all.

2. Economic Impact on Newton

Please describe the economic impact (hotel stays, meals, gasoline purchases, etc.) and how you will encourage buying local among participants.

The event registration will go out nationally, although we will have limited registration based on the facility's capacity. We have reserved a room block at Cobblestone and have reserved Alta House. People will arrive the day before the event for an evening of networking, including a dinner reception. Meals will be provided at the event.

We will be working with the Newton Chamber to highlight local businesses, places to visit and things to see while attendees are in town. We have worked with them on previous events and were able to secure some items / materials for the registration bags, we plan to do so again this year.

Attendees from Iowa and out of state will need to purchase fuel while in town, they may need to buy personal items, souvenirs, stay an extra night and enjoy local entertainment, dining and nightlife.

3. Total Estimated Expenses by Category

Materials Lanyards, interactive items, flip charts, name tags	\$1,500
Advertising (which local outlets): Newton Chamber	\$500
Other Publicity/Marketing:	\$75
Printing:	\$
Equipment/Space Rental: Alta House, Cobblestone Inn	\$1,625
Honoraria or Fees:	\$
Food You Will Purchase for the Event (not food sales) Various	\$2,100
Hotel/Motel Expenses (if your group will be paying for rooms): HIRTA Staff, Speakers, others on own	\$1,000
Other Capture Management, HIRTA Shuttles,	\$3,750
Total	\$10,550

4. Income From Other Sources

Individual/Organization Name: Heart of Transit	\$
Individual/Organization Name: Heart of Transit	\$
Individual/Organization Name: Heart of Transit	\$
Admission/Participation Fees (if any): Registration	\$4,875
Other Grants Iowa DOT	\$4,750
Donations	\$
Total	\$9,625

5. Amount Being Requested from the Newton Hotel-Motel Grant Program: \$ 925

6. Funding

How do you plan to secure other funding (outline sources and approaches if not already noted in your income section):

There are some funds available through the Iowa DOT, however not all expenses are reimbursable and are only available for transit employees. We will charge a registration fee in addition. However, there are some expenses remaining which is why we are applying for this grant.

7. Other Information

Share any other relevant information about your event that you think we should know:

Our event aims to highlight ways transportation can work with others to better our communities; explore economic growth, partner for funding and investments into businesses and the community. The keynote speaker will share successes found when city leaders, emergency managers and transit came together after natural disasters to leverage funds to improve and invest in their community.

City officials and staff, along with Newton Development Corp, will be invited and the registration fee will be waived for any who can attend.

Tentative/preliminary agenda will be attached to this submission.



3.15.2024

Signature of Organization Representative

Date

Brooke Ramsey

Business Manager

Printed Name

Title

For Internal Use:

Date Rcvd:	Prior Mtg:	Up Cncil Mtg:	Pckt Due Date:
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City of Newton Council Report

**Item:**

Resolution approving a Newton Hotel-Motel Tourism Grant Program Application for \$942.81 for Newton Arboretum & Botanical Gardens, Inc.

Summary:

Newton Arboretum & Botanical Gardens, Inc has submitted a request for a grant from the Newton Hotel-Motel Tourism Grant Program. The resolution approves the granting of funds for the event, which aligns with the goals of the program and the comprehensive plans.

Financial Impact:

\$942.81 from budget Hotel-Motel Tax funds set aside for the program.

Report Number: 2024-31**Date:**

April 15, 2024

Lead Department:

Community Development

Recommendation:

Approve

Background:

The City Council approved the Newton Hotel-Motel Tourism Grant Program on December 5, 2022 (Resolution 2022-349). The Newton Hotel-Motel Tourism Grant Program is intended to encourage the development, continuation and promotion of projects, events and other initiatives that attract visitors from outside of Newton, especially those who are likely to spend the night in local hotels or motels.

The Annual Spring Plant Sale always draws a great crowd. Last year, they began actively marketing to all of Jasper County, reaching out to satellite communities. Feedback & receipts from last year showed great attendance from visitors as well as locals. Current plans include marketing a VIP Sale on Friday, May 3rd for first choice of inventory and encouraging guests to turn it into ladies night out/date night (dinner, movie).

They have asked for a grant of \$942.81, which is at the 25% threshold set forth by the program rules.

Recommendation:

Staff recommends approval of this resolution.

Matt Muckler, City Administrator

RESOLUTION NO. 2024- _____

RESOLUTION APPROVING A NEWTON HOTEL-MOTEL TOURISM GRANT
PROGRAM APPLICATION FOR \$942.81 FOR NEWTON ARBORETUM &
BOTANICAL GARDENS, INC.

WHEREAS, the City’s comprehensive plan, *Envision Newton 2042*, contains a vision statement that invites visitors, businesses and residents to experience Newton’s authentic, small-town charm and big city amenities, and

WHEREAS, the City Council established the Newton Hotel-Motel Tourism Grant Program in December 2022,

WHEREAS, through Hotel-Motel Tax funding, the City will consider grants of up to a maximum of \$2,500 to support the development, continuation and promotion of projects, events and other initiatives that attract visitors from outside of Newton, and

WHEREAS, Newton Arboretum & Botanical Gardens, Inc. has submitted an application for a \$942.81 grant to support the NABG Annual Spring Plant Sale taking place in May 2024, and

WHEREAS, the total grant amount requested is at the 25% threshold set out by the program rules,

NOW, THEREFORE BE IT RESOLVED, by the City Council of Newton, Iowa that a Hotel-Motel Tourism Grant in an amount not to exceed \$942.81 be provided to Heart of Transit in accordance with the established program rules.

PASSED this _____ day of April, 2024.

APPROVED this _____ day of April, 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk



Newton Hotel-Motel Tourism Grant Program Grant Request Application Form

Applications will be reviewed quarterly and must be submitted by April 1 and October 1 for consideration at the next City Council meeting.

Organization: [Newton Arboretum & Botanical Gardens, Inc](#)

Address: [3030 N 4th Ave E](#)

Contact Person: [Ina Heidemann / Christy McCormick](#)

Phone Number: [641.791.3021](#)

Email Address: newtonarboretum@gmail.com

1. Project Summary

Please provide a short description of project, including date(s) of event if applicable:

[A Star Wars Story- **The Garden Awakens** - Episode VII](#)

[May 3rd and May the 4th Be With You.](#)

[The NABG Annual Spring Plant Sale will implement a Star Wars theme this year providing a fun and interactive event for science fiction and plant nerds alike!](#)

[Right now, in a garden near you . . .](#)

[Winter has vanished.
In its absence, the sinister
BARE SPOTS are showing through
The remains of last season
And will not go away until
New plants are installed.](#)

[With the support of the Newton Arboretum & Botanical Gardens,
General Leah Busch leads the **Horticultural Assistance**.
She is desperate to find
Plants that will restore
Beauty and harmony to your garden . . .](#)

[We Have the Plants You're Looking For!](#)

2. Economic Impact on Newton

Please describe the economic impact (hotel stays, meals, gasoline purchases, etc.) and how you will encourage buying local among participants.

The Annual Spring Plant Sale always draws a great crowd. Last year we began actively marketing to all of Jasper County, reaching out to satellite communities. Feedback & receipts from last year showed great attendance from visitors as well as locals.

Current plans include marketing a VIP Sale on Friday, May 3rd for first choice of inventory and encouraging guests to turn it into ladies night out/date night (dinner, movie).

For Saturday's sale we will market similarly:

- Attend the sale
- Have lunch
- Go shopping
- Participate in the RevitalizeHER: A Women's Wellness Event at Legacy Plaza. Recharge, rejuvenate, and prioritize your wellbeing.

We will also have a raffle featuring (2) Blackstone grills (28" and 36") which will sweeten attendance. All these activities will contribute to dollars being spent in Newton.

Collaborating with local businesses and Advertising are the key elements. Having flyers, handouts, etc. of available food, entertainment, and/or shopping gives people options at their fingertips and makes staying in the community an easy choice.

3. Total Estimated Expenses by Category

Materials decorations/supplies/floor plastic/labels/plants/etc	\$2064.22
Advertising (which local outlets): Newton Daily News/KCOB/Jasper Co Advertiser	\$730.00
Other Publicity/Marketing: Flyer design, social media costs (boosts), graphics	see attached
Printing: Flyers, Sandwich boards, sale signage	\$112.00
Equipment/Space Rental: lost income, rental fees for (2) days	\$700.00
Honoraria or Fees: Raffle license from State of Iowa	\$ 15.00
Food You Will Purchase for the Event (not food sales) Friday night themed beverages & snacks (estimated)	\$150.00
Hotel/Motel Expenses (if your group will be paying for rooms):	\$ NA
Other:	\$
Total	\$ 3771.22

4. Income From Other Sources

Individual/Organization Name:	\$
Individual/Organization Name:	\$
Individual/Organization Name:	\$
Admission/Participation Fees (if any): VIP Night, May 3rd 5:00PM - 7:00PM entry fee	\$5/family
Other Grants	\$
Donations	\$
Total	\$

5. Amount Being Requested from the Newton Hotel-Motel Grant Program: \$942.81

6. Funding

How do you plan to secure other funding (outline sources and approaches if not already noted in your income section):

We will have a \$5.00 entry fee on Friday night for the 'sneak preview' of the sale. We are also selling raffle tickets.

7. Other Information

Share any other relevant information about your event that you think we should know:

Signature of Organization Representative



Date

3/28/2024

Printed Name

Leah Busch

Title

President, NABG
Director of Horticulture

For Internal Use:

Date Rcvd:	Prior Mtg:	Up Cncil Mtg:	Pckt Due Date:
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2024 THE GARDEN AWAKENS STAR WARS PLANT SALE							
CATEGORY	DATE	SOURCE	ITEM	COST			
MATERIALS	2/5/2024	Uprising Seeds	Lesya Pepper	\$6.00			
Seeds	3/5/2024	TomatoFest		\$38.00			
	3/5/2024	Baker Creek		\$21.95			
	3/5/2024	Victory Seeds		\$14.87	\$80.82		
Growing	2/26/2024	Menards	(3) bags Sunshine soil mix	\$51.10			
	3/11/2024	Greenhouse Mega	bulk plant cell trays	\$80.39	\$131.49		
Plants	2/15/2024	Flower Court	(20) hanging baskets	\$270.00			
			(5) potted containers	\$67.50			
			(2) large planters-est.	\$36.00			
		Isle of Green	(10) hanging baskets	\$135.00			
			(14) 4" annuals	\$598.50			
			(6) 6" perennials	\$300.00	\$1,407.00		
Supplies		Amazon	plastic carpet/table covers	\$119.95			
			plant labels	\$22.98			
			Door prize tickets-est	\$6.00			
			cups/napkins/etc-est	\$20.00			
			Name badges-est	\$7.00			
			decorations	\$120.00			
			plant signs, stands	\$148.98	\$444.91		\$2,064.22
ADVERTISING			Social media boosts, etc	\$30.00			
Marketing			Ads in Newton Daily News-est.	\$350.00			
			Jasper Co. Advertiser-est.	\$300.00			
			graphic design	\$50.00	\$730.00		\$730.00
PRINTING		Riggs	Flyers-est.	\$40.00			
			sandwich boards-est.	\$52.00			
			misc	\$20.00	\$112.00		\$112.00
EQUIP &							
RENTAL			Lost income-Rental fees x 2	\$700.00			\$700.00
Food &			wine/alcohol-est.	\$100.00			
Entertainment			snacks-est.	\$50.00	\$150.00		\$150.00
			Raffle license		\$15.00		\$3,771.22
						\$942.81	

City of Newton Council Report

**Item:**

Resolution authorizing the Fire Department Administrative Supervisor at Range 5, Step 2 on the City of Newton Salary Schedule Matrix

Summary:

As part of the employment offer, successful completion of training and performance on ten key measures would lead to increase of position salary from Pay Range 4 to Pay Range 5.

Financial Impact:

\$4,439 increase in annually salary

Report Number: 2024-368

Date:

April 15, 2024

Lead Department:

Fire

Recommendation:

Approve

Background:

The Fire Department utilizes the position of Administrative Supervisor as a key leader in the administrative office. Historically, the position has been placed at Pay Range 5 in the salary schedule matrix. We filled the position two years ago and started the current employee in Pay Range 4 due to a lack of experience in fire department administration. A list of ten key measures of training and performance were established to serve as a benchmark for increasing the pay range back to Pay Range 5, which is consistent with the level of performance required in this position. As part of the employment offer, successful completion of training on ten key measures would lead to increase of position salary from Pay Range 4 to Pay Range 5. The employee hired for this position has demonstrated the ability to perform the required duties and completed the training requested to be eligible for the increase in salary.

The employee is currently Pay Range 4, Step 2: \$48,453 annually.

The recommendation is Pay Range 5, Step 2: \$52,702 annually.

Recommendation:

City Staff recommends Council approval.

Matt Muckler, City Administrator

RESOLUTION NO. 2024 -

RESOLUTION AUTHORIZING THE FIRE DEPARTMENT ADMINISTRATIVE SUPERVISOR AT RANGE 5, STEP 2 ON THE CITY OF NEWTON SALARY SCHEDULE MATRIX

WHEREAS, the Fire Department Administrative Supervisor performs important tasks related to the functions of fire department administration; and

WHEREAS, the Fire Department filled the position two years ago and started the current employee in Pay Range 4 due to a lack of experience in fire department administration; and

WHEREAS, the Fire Department developed a list of ten key measures of training and performance were established to serve as a benchmark for increasing the pay range back to Pay Range 5, which is consistent with the level of performance required in this position; and

WHEREAS, the employee hired for this position has demonstrated the ability to perform the required duties and completed the training requested to be eligible for the increase in salary.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa, that the following be approved and effective April 15, 2024:

Position	Department	Current Authorization	Proposed Authorization
Administrative Supervisor	Fire Department	1 FTE Range 4, Step 2 (\$48,453 Annually)	1 FTE Range 5, Step 2 (\$52,702 Annually)

PASSED this _____ day of April 2024.

APPROVED this _____ day of April 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution approving quote for water storage tank suction pipe repairs

Summary:

Project consists of repairing two high service pump water suction pipes within the north one-Million-gallon water storage tank.

Financial Impact:

Not to exceed \$43,000.00 from Water Fund

Report Number: 2024-370

Date:

April 15, 2024

Lead Department:

Utilities

Recommendation:

Approve

Background:

Newton Waterworks Treatment Staff have been unable to provide water from the #4 high service pump from the North water storage tank, when the water level is below 11' at the Central Pump Station. The #4 high service pump is a 100HP pump and the other pumps pulling from this tank, #1, #2 & #3 are 50 HP pumps. The water storage tank is approximately 18' feet deep. The south two-million-gallon water storage tank at the Central Pump Station is equipped with one 100HP high service pump, #5. During peak water demand it requires us to run both 100HP high service pumps and one or two 50HP high service pumps at the same time to keep up with demand. Draining either one of the tanks to make repairs would likely make it extremely difficult to keep up with the water demand.

Newton Waterworks hired Fin Folk LLC. a specialized Commercial Diving company to investigate what failed inside the water storage tank. It was discovered the suction pipe on #4 high service pump had broken and become dislodged from the inner wall of the water storage tank, it was also discovered the suction pipe on #3 high service pump has a major crack in it, left unrepaired, it's just a matter of time and will also become dislodged. These pipes are large diameter ductile iron pipes with 90-degree elbows that hang from the ceiling of the tank and extend to near the floor of the tank, weighing several hundreds of pounds each.

Fin Folk LLC. provided a time & material quote to repair the #4 and #3 suction pipes within the north water storage tank. This project consists of building and installing platforms to hold the weight of the suction pipes, installing new pipe hanger assemblies to the ceiling of the tank, drilling into the exterior of the tank and epoxying in anchor bolts, installing ductile lugs to secure the existing suction pipe to the interior of the tank wall, sealing the suction pipe with epoxy and repairing the broken concrete wall with epoxy or underwater concrete patch material. This emergency repair is being completed as a time & material job, as it is unclear as what all will be needed to complete this repair. Fin Folks estimated time of repair is 6-8 days, the approval is figuring a couple of extra days, in case they run into unexpected problems. Fin Folk LLC. will track time and material used and only invoice for actual time spent and materials used.

Recommendation:

Accept the time and material quote for the water storage tank suction pipe repairs project from Fin Folk LLC. of, Elwood, Nebraska in the amount, not to exceed \$43,000.00 paid from the Waterworks Funds.

A handwritten signature in black ink, appearing to read "Matt Muckler". The signature is fluid and cursive, with the first name "Matt" and last name "Muckler" clearly distinguishable.

Matt Muckler, City Administrator

RESOLUTION 2024- _____

**RESOLUTION APPROVING QUOTE FOR WATER STORAGE TANK
SUCTION PIPE REPAIRS**

WHEREAS, Waterworks Treatment Staff have been unable to provide water from the #4 high service pump from the North water storage tank, when the water level is below 11’ at the Central Pump Station; and

WHEREAS, draining either one of the tanks to make repairs would likely make it extremely difficult to keep up with the water demand; and

WHEREAS, Newton Waterworks hired Fin Folk LLC. a specialized Commercial Diving company to come and investigate what failed inside the water storage tank; and

WHEREAS, it was discovered the suction pipe on #4 high service pump had broken and become dislodged from the inner wall of the water storage tank, it was also discovered the suction pipe on #3 high service pump has a major crack in it, left unrepaired, it’s just a matter of time and will also become dislodged; and

WHEREAS, these pipes are large diameter ductile iron pipes with 90-degree elbows that hang from the ceiling of the tank and extend to near the floor of the tank, weighing several hundreds of pounds each; and

WHEREAS, Fin Folk LLC. provided a time & material quote to repair the #4 and #3 suction pipes within the north water storage tank; and

WHEREAS, this project consists of building and installing platforms to hold the weight of the suction pipes, installing new pipe hanger assemblies to the ceiling of the tank, drilling into the exterior of the tank and epoxying in anchor bolts, installing ductile lugs to secure the existing suction pipe to the interior of the tank wall, sealing the suction pipe with epoxy and repairing the broken concrete wall with epoxy or underwater concrete patch material; and

WHEREAS, this emergency repair quote is being completed as a time and material job, as it is unclear as what all will be needed to complete this repair; and

WHEREAS, Fin Folks estimated time of repair is 6-8 days; and

WHEREAS, the approval is figuring a couple of extra days, in case they run into problems; and

WHEREAS, Fin Folk LLC. will track time and material used and only invoice for actual time spent and materials used.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Newton, Iowa that the City of Newton hereby accepts the time and material quote, from Fin Folk LLC. of Elwood, NE in the amount not to exceed \$43,000.00 for the water storage tank suction pipe repairs project, with said payment to be made utilizing Waterworks Funds.

PASSED this _____ day of April, 2024.

APPROVED this _____ day of April, 2024.

ATTEST:

Evelyn George, Mayor

Katrina Davis, City Clerk

FIN FOLK BID

ELWOOD, NE 68937

P.O. BOX 404

760-224-8232

remmengacole@gmail.com

April, 2024

Location- Newton, Iowa

Equipment	
-hammer drill	\$200
-lift bag 2,000lbs	\$850
-base for pumps	\$2,200
-neck support	\$654
-epoxy	\$1,800
-ceiling supports	\$650
-grinder blades	\$45
Day Rate	\$3,500 day
Estimated days- 6-8	
Travel	
Gas-	\$450
Hotels-	\$150 a day

Potable Water Operations- all divers and equipment will be disinfected in accordance with ANSI/AWWA standard C652-11 before entering potable water. All system entries will be conducted in accordance with all applicable OSHA regulations pertaining to diving and confined space entries.

There will be an additional charge if sediment depth is greater than 3 inches.

Thank you for your consideration! Fin Folk will provide the best quality of service for your town at the most competitive price!

City of Newton Council Report

**Item:**

Resolution Awarding the Purchase of Firefighter's Personal Protective Equipment

Summary:

Resolution to purchase firefighter's personal protective equipment including turnout gear for firefighter.

Financial Impact:

A total of \$17,990 from the ARPA funds for Fire Equipment.

Report Number: 2024-359**Date:**

April 15, 2024

Lead Department:

Fire

Recommendation:

Approve

Background:

The Fire Department equips their firefighters with personal protective equipment that provides protection from structural firefighting hazards.

Project Specifications were prepared by the Fire Department and vendors came in to demonstrate the products they represented. We received bids from turnout gear vendors and made comparison by internet search:

Company	Quote
<i>Firefighter Turnout Gear</i>	
Sandry Fire Equipment	\$ 3,557 per set
Dinges Fire Company	\$ 3,598 per set
Danko Fire Supply	\$ 3,875 per set
The Fire Store (Internet)	\$ 4,345 per set

Dinges' pricing is \$41 higher(1.2%), however, we find it is the lowest responsible bid due to extended lead times for Sandry. Dinges' lead time is 90 – 100 days and Sandry's is 180 – 240 days.

Recommendation:

City Staff recommends Council award the purchase of firefighter's personal protective equipment to Dinges Fire Company of Amboy, Illinois for the purchase of five (5) sets of firefighter PPE in the amount of \$ 17,990.

A handwritten signature in black ink, appearing to read "Matt Muckler".

Matt Muckler, City Administrator

RESOLUTION NO. 2024-

RESOLUTION AWARDING THE PURCHASE OF FIREFIGHTER’S PERSONAL PROTECTIVE EQUIPMENT

WHEREAS, a firefighter’s personal protective equipment and fire hose are key in providing for their safety and protection; and

WHEREAS, fire department staff have been systematically replacing personal protective equipment over the past ten years; and

WHEREAS, specifications were prepared and bids sought from vendors; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa, that the bids firefighter’s personal protective equipment be accepted from Dinges Fire Company of Amboy, Illinois for the purchase of five (5) sets turn out gear in the amount of \$ 17,990.

NOW, THEREFORE, BE IT RESOLVED, the total purchase of seventeen-thousand nine hundred-ninety dollars and zero cents (\$ 17,990) for the April 2024 firefighter’s personal protective equipment project, is hereby approved. The project cost will be paid from the American Rescue Plan Act (ARPA) funds.

PASSED this _____ day of April 2024.

APPROVED this _____ day of April 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk