

Agenda: Newton City Council

City Council Meeting

Council Chambers, 101 W 4th St S., Newton, IA 50208
Mediacom Channels: 12/85/121.12, Website Streaming:
Newtongov.org / I want to “view” Livestream of City
Council Meetings.

March 07, 2022 6:00 p.m.

- | | |
|------------------------------|---|
| Pledge | Pledge of Allegiance |
| Call to Order | 1. Roll Call |
| Presentations | 2. Jasper County Community Health Assessment, Becky Pryor, Jasper County Board of Health Administrator
3. YMCA Annual Update – Lucas Hughes, Chief Executive Officer, Newton YMCA |
| Citizen Participation | 4. This is the time of the meeting that a citizen may address the Council on matters that are included in the consent agenda or a matter that is not on the regular agenda. After being recognized by the Mayor, each person will be given three (3) minutes to speak. Comments and/or questions must be related to City policies or the provision of City services and shall not include derogatory statements or comments about any individual. Except in cases of legal emergency, the City Council cannot take formal action at the meeting, but may ask the City staff to research the matter or have the matter placed on a subsequent agenda. |
| Consent Agenda | 5. February 21, 2022 Regular City Council Meeting Minutes
6. Approve Liquor Licenses for the following: Change in Ownership Hy-Vee Market Café-LC0041009, Hy-Vee Club Room-LC0044764, Hy-Vee Gas-BC0029242, Hy-Vee Food Store #1-LE0000090; Change in Ownership Muse Wine Bar-LC0047886 to Nostalgia Wine & Spirits LLC, 1215 N 67 th Ave W; Renew Casey's General Store #2341-LE0003013, 3104 1 st Ave E, Class E Liquor, Class B Wine, Class C Beer, Sunday Sales
7. Resolution levying assessments for costs of nuisance abatement and providing for the payment thereof (Schedule 22-02). (Council Report 22-051)
8. Resolution approving a storage agreement at Union Cemetery with the American Legion Post 111. (Council Report 22-052)
9. Resolution awarding contract for the Community Services Shop Remodel Project – Electrical Work. (Council Report 22-053)
10. Resolution approving an additional performance agreement for the 2022 Summer Concert Series. (Council Report 22-054)
11. Resolution approving an agreement with Damon Dotson for the 2022 Newton Fest concert on Saturday, June 11, 2022. (Council Report 22-055) |

12. Resolution Approving Applications for Exemption in the City-Wide Urban Revitalization Area. (Council Report 22-056)
13. Resolution authorizing Newton Main Street to apply for grants for improvements to the south ½ of the north-south alley way located in the 100 block of North 2nd Avenue West. (Council Report 22-057)
14. Resolution awarding contract for the Sanitary Sewer Manhole Restoration Project 2022-01. (Council Report 22-058)
15. Resolution approving the Newton Sanitary Landfill fee schedule and update operating hours on Christmas Eve and New Year's Eve. (Council Report 22-059)
16. Resolution ordering bids, approving plans, specifications, form of contract, notice to bidders, ordering clerk to publish notice, fixing a date for receiving same, for a public hearing on plans, specifications, form of contract and estimate of costs for the N 4th Ave W Traffic Signal Improvement 2022-01. (Council Report 22-060)
17. Approve Bills

Public Hearing

18. Public Hearing on a Resolution adopting the FY23 through FY27 Capital Improvement Plan (CIP). (Council Report 22-061)
 - Using City Council approved goals, the most-recent revision of the Comprehensive Plan, and department director input on project and equipment needs; staff has prepared the proposed FY23 through FY27 Capital Improvement Plan (CIP).
 - The CIP is a 5-year plan detailing funding sources and expenditures for proposed project construction and equipment purchases throughout all City departments.
 - The complete CIP is available through the following link: <https://www.newtongov.org/DocumentCenter/View/8405/Proposed-FY23-CIP-FINAL-VERSION>
19. Resolution adopting the FY23 through FY27 Capital Improvement Plan (CIP). (Council Report 22-061)
20. Public Hearing on a Resolution Approving the 2022-23 Operating Budget for the City of Newton. (Council Report 22-062)
 - From December 6, 2021 thru February 7, 2022, City Council held budget work sessions to determine the FY23 operating budget. Consistent with the State of Iowa deadline, Council set the required public hearing for March 7, 2022.
 - In summary, the proposed 2022-23 Operating Budget includes the following:
 - Sets the City tax levy at \$17.14/1,000, the same as the current year and maintains the undesignated fund balance in the General Fund to be at 25% 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.
21. Resolution Approving the 2022-23 Operating Budget for the City of Newton. (Council Report 22-062)
 22. Public hearing on proposal to enter into an Essential Purpose Loan Agreement. (Council Report 22-063)
 - Essential Purpose Loan Agreement #1 includes borrowing money in a principal amount not to exceed \$8,220,000 for the purpose of (1) Arbor Estates Phase 2, (2) acquiring and demolishing dangerous and/or dilapidated buildings, (3) undertaking improvements at the municipal airport, (4) Traffic Signal/ADA Project in the 1st Ave E TIF district, and (5) refunding the callable portions of the Taxable General Obligation Bonds, Series 2015A, dated June 30, 2015, the General Obligation Bonds, Series 2015B, dated June 30, 2015, the Taxable General Obligation Notes, Series 2017A, dated August 22, 2017; and the General Obligation Notes, Series 2017B, dated August 22, 2017.
 23. Public hearing on proposal to enter into a General Purpose Loan Agreement #1. (Council Report 22-063)
 - General Purpose Loan Agreement #1 includes borrowing money in a principal amount not to exceed \$225,000 for the purpose of funding economic development grants for downtown betterment programs.
 24. Public hearing on proposal to enter into a General Purpose Loan Agreement #2. (Council Report 22-063)
 - General Purpose Loan Agreement #2 includes borrowing money in a principal amount not to exceed \$225,000 for the purpose of funding improvements to City Hall.
 25. Public hearing on proposal to enter into a General Purpose Loan Agreement #3. (Council Report 22-063)
 - General Purpose Loan Agreement #3 includes borrowing money in a principal amount not to exceed \$200,000 for the purpose of funding Iowa DNR required site improvements at the former municipal manufactured gas plant.
 26. Resolution taking additional action on proposal to enter into General Obligation Loan Agreements, combining Loan Agreements and authorizing the use of a Preliminary Official Statement in connection therewith. (Council Report 22-063)
 27. Public Hearing on Ordinance amending and updating the code of ordinances, City of Newton, Iowa, Title XV: Land Usage, Chapter 155: Site Plan Control and Chapter 158: Zoning, to amend residential development standards and increase transparency in administrative procedures. (Council Report 22-064)

- The proposed code amendments address concerns addressed by a citizen housing group including setbacks, erosion control, dumpster enclosures, and additional public notice.
- At their meeting on February 1, 2022, the Planning and Zoning Commission recommended approval of the ordinance amendments.

28. First Consideration of an Ordinance amending and updating the code of ordinances, City of Newton, Iowa, Title XV: Land Usage, Chapter 155: Site Plan Control and Chapter 158: Zoning, to amend residential development standards and increase transparency in administrative procedures. (Council Report 22-064)

Resolutions

29. Resolution approving a Telecommunications Licensing Agreement with Mahaska Communication Group – Phase 1. (Council Report 22-065)

- Mahaska Communication Group (MCG) of Oskaloosa, Iowa is proposing the first phase of their planned fiber optic system in Newton. The first phase covers a majority of northeast Newton. The underground portion includes 69,168 lineal feet of improvements in the City right-of-way.
- Staff has reviewed the route, and will be working with MCG and their installation contractor to eliminate conflicts with existing utilities and other possible future improvements. All construction and restoration proposed will be subject to this agreement, along with a separate right-of-way excavation permit issued by the Public Works Department.

30. Resolution of Support for New Des Moines International Airport Terminal Project. (Council Report 22-066)

- Des Moines Airport Authority Executive Director Kevin Foley presented at the February 7, 2022 City Council Meeting on the Des Moines International Airport Terminal Expansion Project and encouraged Council to participate financially with a multi-year pledge toward this project.
- Council discussed the economic development and tourism benefits that would result from the City's participation.
- The resolution approves a contribution of \$5/capita, or \$15,760 annually for the next five years, for a total contribution of \$78,800.

31. Resolution approving the 2022 Independence Day Fireworks Proposal. (Council Report 22-067)

- In planning for the 2022 fireworks show, staff requested that the proposal from J & M Displays of Yarmouth, Iowa include approximately the same number of products shot in the 2020 and 2021 shows. Due to the increase in costs of fireworks products and the supply chain issues affecting nearly every product manufactured overseas, the 2022 proposal reflects a 30% increase in cost.

- The total cost of \$12,900 includes an 8% additional product discount for early payment, and a 15% discount for the multiple year agreement approved per Resolution 2019-235.

32. Resolution Approving a Funding Request of \$10,000 to the 2022 PGI Convention. (Council Report 22-068)

- The 2022 PGI Convention will be held July 30 thru August 5, 2022 at the Iowa Speedway in Newton. “Thunderstruck over Iowa Speedway”, the PGI Convention Steering Committee, has requested a donation in the amount of \$10,000 to be used for the inspection of the concert stage and preparing the entertainment area prior to the fireworks show each evening.
- The steering committee anticipates over 1800 PGI members to attend the convention and an additional 10,000+ fans to attend the 3 nights of public viewing creating a large economic impact to the community.

Staff Report

33. 2021 Recap of Parks, Pool, Westwood Golf Course, and Cemeteries - Community Services Director Brian Laube

34. Rental and Commercial Inspection Program Update, Fire Chief Jarrod Wellik and City Planner Brian Dunkelberger

Mayor/Council Comments

35.

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.

www.NewtonGov.org

REGULAR CITY COUNCIL MEETING MINUTES
FEBRUARY 21, 2022, 6:00 P.M.
CITY COUNCIL CHAMBERS

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 Hansen presided. Present Council Members: Hallam, Dalton, George, Ervin, Trotter, Wade. Absent: None.

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

Bobby Shomo, President of Shomo-Madsen Insurance and Tim Kirgan, Marketing Manager, Iowa Municipalities Workers' Compensation Association (IMWCA) presented a Workers' Compensation Update. Staff has been working hard to send employees home safe every day. Safety efforts have saved the amount of an employee salary by taking safety seriously.

Larry Hurto, Newton Historic Preservation Commission Member, presented on the HPC Annual Report.

There was no citizen participation.

Moved by George, seconded by Ervin to approve consent agenda items 5-19.

5. February 7, 2022 Regular City Council Meeting Minutes

6. February 7, 2022 Budget Workshop Minutes

7. Approve Liquor Licenses for the following: Dollar General Store #3032, 1803 1st Ave E, (BC0029879) Class C Beer Permit, Class B Wine Permit, Sunday Sales

8. Resolution fixing the amounts to be assessed against individual private properties for the abatement of nuisance violations (Schedule No. 22-02). Resolution 2022-034 adopted.

9. Resolution approving the 2021 Certified Local Government Annual Report for the Newton Historic Preservation Commission. Resolution 2022-035 adopted.

10. Resolution amending a previous agreement for professional services on the Union Dr. Reconstruction Project. Resolution 2022-036 adopted.

11. Resolution approving the purchase of materials for the Woodland Park Small Shelters Replacement Project. Resolution 2022-037 adopted.

12. Resolution approving a contract from Midwest Inflatables, LLC for Newton Fest activities. Resolution 2022-038 adopted.

13. Resolution authorizing the submittal of the final application for the Iowa Reinvestment District for the City of Newton, Iowa. Resolution 2022-039 adopted.

14. Resolution approving a contract for professional services with the Newton Housing Development Corporation beginning July 1, 2022 and ending June 30, 2025. Resolution 2022-040 adopted.

15. Resolution Authorizing the City of Newton Fire Department to enter into a Transportation Agreement with Jasper County Sheriff's Office Emergency Medical Services. Resolution 2022-041 adopted.

16. Resolution ordering bids, approving plans, specifications, form of contract, notice to bidders, ordering clerk to publish notice, fixing a date for receiving same, for a public hearing on plans, specifications, form of contract and estimate of costs for the Newton City Hall Parking Lot Reconstruction Project. Resolution 2022-042 adopted.

17. Resolution ordering Clerk to publish notice and fixing a date for a Public Hearing on the FY23 - FY27 Capital Improvement Plan (CIP). Resolution 2022-043 adopted.

18. Resolution setting the date for a public hearing on proposal to enter into General Obligation Loan Agreements and to borrow money thereunder. Resolution 2022-044 adopted.

19. Approve Bills

AYES: Six. NAYS: None. Consent agenda items approved.

Mayor Hansen stated that this is the time and place for a Public Hearing on a Resolution Approving the Maximum Property Tax Dollars for Fiscal Year July 1, 2022 – June 30, 2023. There were no written comments. Moved by Trotter, seconded by Ervin, to close the public hearing. AYES: Six. NAYS: None. The public hearing was closed. Moved by Hallam, seconded by Dalton to adopt the resolution. AYES: Six. NAYS: None. Resolution 2022-045 adopted.

Moved by Wade, seconded by Trotter to adopt the Resolution Setting a Public Hearing Date to Approve the 2022-23 Operating Budget for the City of Newton. AYES: Six. NAYS: None. Resolution 2022-046 adopted.

Moved by Dalton, seconded by George to adopt the Resolution Approving the Allocation of American Rescue Plan Act (ARPA) Funds. AYES: Six. NAYS: None. Resolution 2022-047 adopted.

Moved by Trotter, seconded by George to adopt the Resolution temporarily amending the administrative license fee for the utilization of public right-of-ways for installation, operation and maintenance of underground telecommunications and fiber optic lines. AYES: Six. NAYS: None. Resolution 2022-048 adopted.

Moved by Dalton, seconded by Hallam to adopt the Resolution Approving a Funding Request of \$10,000 to the First Annual Wild Cat Country Fest Event. AYES: Five (Wade abstained-On Committee). NAYS: None. Resolution 2022-049 adopted.

Moved by Trotter, seconded by Ervin to adopt the Resolution calling an election on the proposition of entering into a General Obligation Loan Agreement and borrowing money thereunder in a principal amount not to exceed \$1,600,000. AYES: Six. NAYS: None. Resolution 2022-050 adopted.

Fire Chief Jarrod Wellik introduced the proposal for the Special Event Street Closure Policy.

There was Council discussion regarding a contribution to the Des Moines International Airport Terminal Project that was requested at the February 7th meeting. George indicated that we continue to be a part of the Greater Des Moines Partnerships and this is another example of partnering in order to continue to attract visitors and business to Newton. There was Council consensus to bring back a resolution to contribute \$15,000 for five years.

During Mayor/Council comments Mayor Hansen was proud to announce an \$11 million increase in home sales from calendar year 2020 to 2021.

Moved by Hallam, seconded by Dalton to adjourn the meeting at 7:22 P.M. Motion unanimously carried by voice vote.

Michael L. Hansen, Mayor

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution levying assessments for costs of nuisance abatement and providing for the payment thereof (Schedule 22-02).

Summary:

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

Financial Impact:

Cost Recovery: \$680.00

Report Number: 22-051

Date:

March 7, 2022

Lead Department:

Community Services

Recommendation:

Approve

Background:

At their last meeting, City Council approved a Schedule of Assessment for the Expenses of Nuisance Abatement. The total amount for cost recovery is \$680.00. The attached schedule lists owner, parcel number, address, amount to be assessed, date work was completed, property legal description, and property valuation.

With the approval of this resolution, the costs expended by the City for the abatement of nuisances will be placed on the taxes as a special assessment for each property.

Recommendation:

Staff recommends approval of the resolution levying assessments for costs of nuisance abatement and providing for the payment thereof (Schedule 22-02).

Matt Muckler
City Administrator

RESOLUTION NO. 2022 – _____

**RESOLUTION LEVYING ASSESSMENTS FOR COSTS OF
NUISANCE ABATEMENT AND PROVIDING FOR THE
PAYMENT THEREOF (SCHEDULE 22-02)**

WHEREAS, pursuant to its powers and duties as set out in Chapter 364, Code of Iowa, the City of Newton, after the property owner's failure upon being given notice and opportunity to cure, has performed the required action to abate the public nuisance and now seeks, as provided in 364.12, Code of Iowa, to assess the costs of such action against each of the properties set out on the attached Schedule No. 22-02 for collection in the same manner as the property tax.

NOW, THEREFORE, BE IT RESOLVED, that the attached Schedule No. 22-02, is hereby approved and adopted with the amounts shown thereon assessed and levied against each property for the collection in the same manner as a property tax.

BE IT FURTHER RESOLVED, that said assessments shall be payable in 1 annual installment and shall bear interest at the rate of 3.88 percent per annum, from the date of the acceptance of this assessment schedule; the one installment of each assessment with interest on the whole assessment from date of acceptance of this schedule by the Council shall become due and payable on April 6, 2022, and shall be paid at the same time and in the same manner as the semiannual payment of ordinary taxes. Said assessment shall be payable at the office of the County Treasurer of Jasper County, Iowa, in full and without interest within thirty days after first date of publication of the Notice to Property Owners of filing the schedule of assessments.

BE IT FURTHER RESOLVED, that the Clerk be and is hereby directed to certify said schedule to the County Treasurer of Jasper County, Iowa and to publish notice of said certification once each week for two consecutive weeks in the Newton Daily News, a newspaper printed wholly in the English language, published in Newton, Iowa, and of general circulation in Newton, Iowa, the first publication of said notice to be made within fifteen days from the date of the filing of said schedule with the County Treasurer, the City shall send by regular mail to all property owners whose property is subject to assessment a copy of said notice, said mailing to be on or before the date of the second publication of the notice all as provided and directed by Code Section 384.60, Code of Iowa.

PASSED this _____ day of March, 2022.

APPROVED this _____ day of March, 2022.

Michael L. Hansen, Mayor

ATTEST:

Katrina Davis, City Clerk

Schedule 22-02: 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
Edwin Morris	834113002	219 N 2nd Ave W	Newton	\$115,150	\$70.00	\$75.00	\$145.00	ORIGINAL PLAT LOT N BLK 16	1/18/2022
William Gibbs	833479010	903 W 4th St S	Newton	\$141,300	\$110.00	\$75.00	\$185.00	CARRIER'S MEADOWS N 125' LOT A BLK 1	1/19/2022
Farrell Properties Inc	827326018	812 1st St N	Newton	\$87,400	\$120.00	\$75.00	\$195.00	NORTH ADD S 114.18' OF W 132' LOT 14	1/19/2022
527 1st Ave 8 LLC	834251038	527 1st Ave E	Newton	\$112,150	\$80.00	\$75.00	\$155.00	SOUTH EAST ADD LOTS 42-43 BLK B EX PARCEL A	1/19/2022
Total							\$680.00		

City of Newton Council Report

**Item:**

Resolution approving a storage agreement at Union Cemetery with the American Legion Post 111.

Report Number: 22-052

Date:

March 7, 2022

Summary:

The City of Newton and the American Legion Post 111 have had an agreement which has allowed the storage of flags and flag-related equipment at Union Cemetery, and this resolution would renew said agreement.

Lead Department:

Community Services

Recommendation:

Approve

Financial Impact:

none

Background:

The American Legion Post 111 in Newton has used a storage shed at the Newton Union Cemetery for the storage of flags and flag-related equipment for many years. These flags are displayed at the cemetery in honor of those who have served our country. This storage is part of an agreement between the City and the American Legion Post 111, with said current agreement at the end of its term.

Both parties desire to renew this agreement to continue the use of storage space at the City's cemetery by the American Legion Post 111.

Recommendation:

City Staff recommends approval of this resolution allowing the Community Services Department to enter into a three-year agreement at no cost for said American Legion Post 111 flag storage.

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

Matt Muckler
City Administrator

RESOLUTION 2022- _____

**RESOLUTION APPROVING A STORAGE AGREEMENT AT UNION CEMETERY
WITH THE AMERICAN LEGION POST 111.**

WHEREAS, the American Legion Post 111 in Newton has used a storage shed at the Newton Union Cemetery for the storage of flags and flag-related equipment for many years, with these flags being displayed at the cemetery in honor of those who have served our country; and

WHEREAS, this storage is part of an agreement between the City and the American Legion Post 111, with said current agreement at the end of its term; and

WHEREAS, both parties desire to renew this agreement to continue the use of storage space at Union Cemetery by the American Legion Post 111.

NOW THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa, that the Community Services Director is authorized to execute the three-year, no cost agreement with the American Legion Post 111 for flag storage at Union Cemetery.

PASSED this _____ day of March, 2022.

APPROVED this _____ day of March, 2022.

Michael L. Hansen, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report



Item:

Resolution awarding contract for the Community Services Shop Remodel Project – Electrical Work.

Report Number: 22-053

Date:

March 7, 2022

Summary:

Award of contract to complete electrical work for the shop remodeling project at 1700 N 4th Ave W.

Lead Department:

Community Services

Recommendation:

Approve

Financial Impact:

\$18,909.07 from 2021 Bond funds.

Background:

The maintenance operations and staff with the City of Newton's Community Services Department will be relocating to 1700 N 4th Ave W, which has been home to the Public Works street operations since 1988. The former offices in the east portion of the main building are being converted back to shop space, and a majority of parks and cemetery maintenance staff and equipment will be based at this location instead of being stored in numerous locations around Newton.

Department staff have been working on removal of some of the walls installed in the late 1980's, and have also been securing quotes for numerous smaller work items or tasks needed to complete the project. Proposals were sought for electrical work which included relocating an existing electrical panel and some circuits; install new circuits for the expanded shop area, welder, hoist, and radiant heating; install new shop lighting; and other misc. electrical needs. The following proposals were received:

Van Maanen Electric – Newton, Iowa	\$18,909.07
Terpstra Plumbing Heating & Cooling – Lynnville, Iowa	\$20,850.00
DePenning & Associates - Newton, Iowa	\$24,287.00

The lowest proposal received is from Van Maanen Electric of Newton. \$18,909.07 in 2021 bond funds will be used to pay for the needed electrical work.

Recommendation:

City Staff recommends that Council award the project to Van Maanen Electric of Newton, Iowa in the amount of \$18,909.07.

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 2022- _____

**RESOLUTION AWARDING CONTRACT FOR THE COMMUNITY SERVICES SHOP
REMODEL PROJECT – ELECTRICAL WORK.**

WHEREAS, the maintenance operations and staff with the City of Newton's Community Services Department will be relocating to 1700 N 4th Ave W; and

WHEREAS, the former offices in the east portion of the main building are being converted back to shop space, and a majority of parks and cemetery maintenance staff and equipment will be based at this location instead of being stored in numerous locations around Newton; and

WHEREAS, proposals were sought for electrical work which included relocating an existing electrical panel and some circuits; install new circuits for the expanded shop area, welder, hoist, and radiant heating; install new shop lighting; and other misc. electrical needs; and

WHEREAS, the following proposals were received:

Van Maanen Electric – Newton, Iowa	\$18,909.07
Terpstra Plumbing Heating & Cooling – Lynnville, Iowa	\$20,850.00
DePenning & Associates - Newton, Iowa	\$24,287.00

; and

WHEREAS, City Staff recommends that Council award the project to Van Maanen Electric of Newton, Iowa in the amount of \$18,909.07.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa, that the quote of Van Maanen Electric of Newton, Iowa, in the amount of Eighteen Thousand, Nine Hundred Nine Dollars and Seven Cents (\$18,909.07) for the Community Services Shop Remodel Project – Electrical Work is hereby accepted, the same being the lowest, responsive quote received for said project.

BE IT FURTHER RESOLVED, by the City Council of the City of Newton, Iowa, that the Contract executed by Van Maanen Electric of Newton, Iowa for the Community Services Shop Remodel Project – Electrical Work be signed by the Mayor and City Clerk on behalf of the City, be and the same are hereby approved. The City shall utilize 2021 Bond funds to pay for the electrical work on this project.

PASSED this _____ day of March, 2022.

APPROVED this _____ day of March, 2022.

Michael L. Hansen, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution approving an additional performance agreement for the 2022 Summer Concert Series.

Report Number: 22-054

Date:

March 7, 2022

Summary:

Approval of this resolution authorizes the Community Services Department to enter into one additional performance agreement for the proposed July 4th act, Celebrations-DJ Ray.

Lead Department:

Community Services

Recommendation:

Approve

Financial Impact:

\$400.00 from the Parks - Fireworks budget.

Background:

On December 6, 2021, City Council approved performance agreements for eight separate concerts as part of the 2022 Summer Concert Series at Maytag Park. The music act that is booked each year for the July 4th evening activities at Agnes Patterson Park is also normally included as part of the approval of the annual Summer Concert Series agreements. This year's proposed July 4th act, Celebrations-DJ Ray, was omitted from said resolution approved on December 6, 2021.

The total cost of this additional act is \$400.00, which will be paid from the Parks - Fireworks budget.

Recommendation:

City Staff recommends approval of this resolution authorizing the Community Services Department to enter into the additional performance agreement for this year's proposed July 4th act, Celebrations-DJ Ray.

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

Matt Muckler
City Administrator

RESOLUTION 2022- _____

**RESOLUTION APPROVING AN ADDITIONAL PERFORMANCE AGREEMENT
FOR THE 2022 SUMMER CONCERT SERIES.**

WHEREAS, on December 6, 2021, City Council approved performance agreements for eight separate concerts as part of the 2022 Summer Concert Series at Maytag Park; and

WHEREAS, the music act that is booked each year for the July 4th evening activities at Agnes Patterson Park is also normally included as part of the approval of the annual Summer Concert Series agreements; and

WHEREAS, this year's proposed July 4th act, Celebrations-DJ Ray, was omitted from said resolution approved on December 6, 2021; and

WHEREAS, this additional act at a cost of \$400.00 will be paid from the Parks - Fireworks budget; and

WHEREAS, City Staff recommends approval of this resolution authorizing the Community Services Department to enter into the additional performance agreement for this year's proposed July 4th act, Celebrations-DJ Ray.

NOW THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa, that this resolution is approved authorizing the Community Services Director to execute the said performance agreement, with the respective payment amount be made by check payable to Ray Johansen.

PASSED this _____ day of March, 2022.

APPROVED this _____ day of March, 2022.

Michael L. Hansen, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution approving an agreement with Damon Dotson for the 2022 Newton Fest concert on Saturday, June 11, 2022.

Report Number: 22-055

Date:

March 7, 2022

Summary:

Newton Fest continues to strive to provide free entertainment to the community during the second weekend in June. City staff has worked to bring Damon Dotson and his full band to Maytag Bowl for the Saturday evening concert.

Lead Departments:

Community Services &
Community Development

Recommendation:

Approve

Financial Impact:

\$3,200

Background:

Newton Fest continues to strive to provide free entertainment to the community during the second weekend in June. Although, Newton Fest 2022 will be different due to the pandemic, at this time an outdoor concert is an event that meets public health measures. City staff has worked to bring community favorite, Damon Dotson and his full band to Maytag Bowl for the Saturday evening concert.

The agreement with Damon Dotson has been attached and reviewed by City staff. The \$3,200 rate includes the full band and production using funds already budgeted for this purpose.

Payment is due the night of the performance.

Recommendation:

Staff recommends approval of this resolution.

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

Matt Muckler
City Administrator

RESOLUTION NO. 2022- _____

**RESOLUTION APPROVING AN AGREEMENT WITH DAMON DOTSON FOR THE
NEWTON FEST 2022 CONCERT ON SATURDAY, JUNE 11, 2022.**

WHEREAS, the City's Comprehensive Plan contains a vision statement that states Newton is a progressive, family friendly community, a shining star of Central Iowa, and a place to call home, and

WHEREAS, the City's Comprehensive Plan led to the creation of Newton Fest as a family-friendly community event that would be a local and regional draw, and

WHEREAS, through private and public partnerships with other organizations, Newton Fest continues to grow each year, and

WHEREAS, City staff from the Community Development & Community Services Departments, are planning the City's activities during Newton Fest, and

WHEREAS, City staff has been working with Damon Dotson to have him and his full band to perform at Maytag Bowl on Saturday, June 11, 2022 and

WHEREAS, an agreement with Atomic Music Group of \$3,200 must be approved and signed;

WHEREAS, City Staff recommends approval of this resolution approving an agreement with Damon Dotson;

NOW THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa, that this resolution is approving the contract.

PASSED this _____ day of March, 2022.

APPROVED this _____ day of March, 2022.

Michael L. Hansen, Mayor

ATTEST:

Katrina Davis, City Clerk

Performance Contract

The City of Newton, henceforth known as "Client," agrees to hire Damon Dotson, henceforth known as "Artist," for a performance at the Maytag Bowl in Maytag Park on June 11, 2022 during Newton Fest.

Furthermore, the two parties agree to the following:

Artist will perform music at the Maytag Bowl on June 11, 2022, from 7:00 pm to 9:00 pm.

Client will pay artist \$3200.00 as compensation for this performance, payable via check the night of the performance. The check will be handed to the Artist or mailed directly to the Artist (1115 45th Street; Des Moines, IA 50411)

- The check should be made out to: DAMON DOTSON and the Artist will fill out / sign W-9 form and return with performance contract.

Setup for the performance will be the responsibility of Artist. The Artist will supply sound equipment, microphones, electrical cords and lights for this performance.

Client agrees to pay Artist 50% of the agreed upon amount if the event is cancelled due to inclement weather if decided more than 5 hours from the time of the performance.

Client agrees to pay Artist 75% of the agreed upon amount if the event is cancelled due to inclement weather if decided LESS than 5 hours from the start time of the performance.

Client agrees to pay Artist full amount if the event is cancelled after the agreed upon start time of performance.

If Artist has to cancel the performance, they will receive no payment.

This contract agreement is exclusive between the Artist and the City of Newton and is enforceable according to the laws and regulations of the state of Iowa.

Signed this date: _____

Damon Dotson
Artist Name Printed

[Signature]
Artist Signature

Mayor Michael L. Hansen
City of Newton

Client Signature

City of Newton Council Report

Item: Resolution Approving Applications for Exemption in the City-Wide Urban Revitalization Area

Summary: Each year, the City considers the tax abatement applications from the prior year's completed construction activity.

Financial Impact:
\$8,000.00 of permit valuation would be abated as part of this incentive program for new construction.



Report Number: 22-056

Date: March 7, 2022

Lead Department:
Community Development

Recommendation:
Approval

Background:

The City of Newton has had a City-wide Tax Abatement program for over 25 years. The Newton City Council adopted the abatement program by ordinance in 1993 and adopted new schedules on December 19, 2016, December 3, 2019, November 3, 2020 and August 15, 2021.

The residential abatement program is two years of 100% abatement, followed by three years of 50% abatement. With the implementation of the Housing Initiative's \$10,000 cash incentive in May 2014, the abatement program was discontinued for new home construction but remained in place for residential additions and renovations.

The City-wide Urban Revitalization Plan states that each year's applications for tax abatement require City Council approval prior to submission to the County Assessor. The attached Resolution lists a singled qualifying building improvement completed in the past year.

In order to actually receive tax abatement, improvements must meet a threshold of increased value for the property. For residential properties, the improvements must increase the property value by at least 10% to be eligible for abatement. The actual percentage increases will be finalized by the County Assessor.

Recommendation: Staff recommends approval of the Resolution.

A handwritten signature in black ink, appearing to read "Matt Muckler", is written over a light blue horizontal line.

Matt Muckler
City Administrator

RESOLUTION NO. 2022-_____

**RESOLUTION APPROVING APPLICATIONS FOR EXEMPTION
IN THE CITY-WIDE URBAN REVITALIZATION AREA**

WHEREAS, the City Council on March 1, 1993 approved Ordinance No. 1743 establishing the City-Wide Urban Revitalization Area and a resolution adopting the City-Wide Revitalization Plan to promote residential, commercial and industrial improvements in the designated area; and

WHEREAS, the City Council amended the City-Wide Urban Revitalization Plan on November 3, 2020 (Resolution No. 202-250) and on August 15, 2021 (Resolution No. 2021-222) ; and

WHEREAS, the City-Wide Urban Revitalization Plan provides that the City Council shall approve all applications for exemption that have been timely filed.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Newton, Iowa;

That the application identified below for exemption allowed by the City-Wide Urban Revitalization Plan is hereby approved and the application shall be forwarded to the County Assessor for determination of the amount of the exemption and approval:

OWNER	PROPERTY ADDRESS	IMPROVEMENT	PERMIT#	VALUE
Jeff McMulin	314 E 10 th Street S	Garage Addition	20-116534342	\$8,000

PASSED this _____ day of March, 2022.

APPROVED this __ day of March, 2022.

BY _____
Michael L. Hansen, Mayor

ATTEST:

Katrina Davis
City Clerk

RECEIVED MAY 04 2021

Application for Tax Abatement

Newton City-Wide Urban Revitalization Area

Please Type or Print
Applicant (Owner of Record): JEFF McMULIN Phone No. 641-275-0529
Address: 314 EAST 10TH STREET SOUTH City: NEWTON State: IA ZIP: 50208
Address of Property for which Tax Abatement Is Requested: 314 EAST 10TH ST S Newton, IA 20-11653434
Type of Building Improvements: GARAGE ADDITION Building Permit No: NOT LEGIBLE
Permit Value: \$8000 Date Construction Completed: 4/26/2021
Type of Tax Abatement Applying for (check ONLY one):

- ☒ Residential assessed property consisting of one (1) or two (2) separate living quarters or accessory structures such as garages- one hundred percent (100%) exemption on the value added by the improvements for a period of two (2) years, followed by fifty percent (50%) exemption on the value added by the improvements for a period of three (3) years. Projects eligible for the Newton Housing Initiative Incentives are not eligible for tax abatement. Assessed value must increase by 10%.
- ☐ Multi-Residential assessed property consisting of three (3) or more separate living quarters- Seventy-five percent (75%) exemption of value added by the improvements for 1 year, Sixty percent (60%) exemption of value added for 1 year, Forty-five percent (45%) exemption of value added for 1 year, Thirty percent (30%) exemption of value added by the improvements for 1 year, Fifteen percent (15%) exemption of the value added for the improvements for 1 year. Assessed value must increase by 15%.
- ☐ Downtown Large Project: A single existing building located within the North Central URA and zoned C-CBD and that is part of an historic tax credit rehabilitation with a construction valuation of \$10 million or more is eligible for 100% tax exemption for 9 years.
- ☐ Industrial assessed property - Seventy-five percent (75%) exemption of value added by the improvements for 1 year, Sixty percent (60%) exemption of value added for 1 year, Forty-five percent (45%) exemption of value added for 1 year, Thirty percent (30%) exemption of value added by the improvements for 1 year, Fifteen percent (15%) exemption of the value added for the improvements for 1 year. Assessed value must increase by 15%.

Acknowledgments

- (1) There were no tenants displaced by this construction, or if tenants were displaced, relocation payments were made.
- (2) The applicant certifies that all information in this application, and all information furnished in support of this application is given for the purpose of obtaining an exemption from taxes on improvements and is true and complete to the best of the Applicant's knowledge and belief. Verification may be obtained from any source named herein.

Signature of Applicant: Jeff McMulin Date Signed: 4/28/2021

Due Date: Must be returned to 403 W 4 ST N, Suite 501 Newton, IA 50208 by February 1 following the completion of construction.

City Council Action: Approved _____ (Resolution _____) Date: _____

Denied _____ Explanation: _____

County Assessor Action:

Reviewed and Approved _____ Date: _____

Assessed Valuation of Improvements Approved for Tax Abatement: \$ _____

Reviewed and Disapproved _____ Explanation: _____

Date Notification Sent: _____



CITY OF
NEWTON, IOWA

Community Development
Department

January 7, 2021

Dear Property Owner:

The City of Newton has a city wide program (excluding urban renewal areas) that provides **property tax abatement** to property owners who make improvements which increase the taxable value of the property. Our building permit records indicate that you obtained a building permit to make improvements to property in Newton during the **2020** calendar year which is eligible to receive property tax abatement.

Enclosed is your application form. Please fill in your phone number and the date the project was completed, sign and date the application, and return it to this office. If you have any questions regarding this form, please call me at 641-791-0827 ext. 22. The value of improvements (on the application) is the value on the building permit. The value used to compute the abatement (increase in taxable value) is not necessarily the permit value, but will be determined by the County Assessor.

To receive an abatement on the new taxable value created by the improvements, you must submit this Application for Tax Abatement to: City of Newton, Attention: Craig Armstrong, 403 W 4th Street N, Suite 501, Newton, IA 50208 or email a scanned signed copy to craig@newtongov.org, either of which must be received **no later than Monday, February 1, 2021**.

Thanks for helping to improve Newton this past year. Investments like yours help give our community a bright future.

Sincerely,

Craig Armstrong
Development Specialist

CRAIG,

I KNOW THE DUE DATE IS
PASSED I JUST RECENTLY FINISHE

MY GARAGE. I CANNOT READ THE
PERMIT NUMBER. BUT IT NEED BE I

Enclosure

CAN LET A COPY FOR YOU. LIKE I SAID I
KNOW I SENT THIS IN LATE BUT IF YOU COULD
HELP ME OUT WITH THE ABATEMENT THAT WOULD BE
GREAT ANY QUESTIONS GIVE ME A CALL AT 641-275-0522
THANK YOU JEFF

403 WEST 4TH STREET NORTH,
SUITE 501
NEWTON, IOWA 50208-3018
641/792-6622

www.newtongov.org

City of Newton Council Report

Item: Resolution authorizing Newton Main Street to apply for grants for improvements to the south ½ of the north-south alley way located in the 100 block of North 2nd Avenue West.

Summary: Newton Main Street has identified grant opportunities for community improvements and is requesting permission to apply for grants for the purpose of improving the north-south alley on the north side of the square

Financial Impact: \$0 to the City



Report Number: 22-057

Date: March 7, 2022

Lead Department: Community Development Department

Recommendation:
Approve

Background: Newton Main Street has identified a downtown improvement opportunity in the south ½ of the north-south alley located in the 100 block of North 2nd Avenue West. There are at least three grant opportunities available to Newton Main Street to request funds for beautification improvements including the AARP Community Challenge Grant, Jasper Community Foundation Grant, and the T-Mobile Hometown Grant Program.

Newton Main Street hopes to remove trip hazards and outdated landscaping in the walkway and to install artwork and lighting, if the grants are applied for and funded. The grants do not require cash funding from the City. Because the project would be located within City ROW it is appropriate to first obtain City Council approval.

The first grant has an application deadline of March 22, 2022, with the others are following at the end of March and end of April.

Recommendation: Staff recommends approval of the resolution authorizing the Newton Main Street to apply for the grant opportunities.

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

Matt Muckler
City Administrator

RESOLUTION NO. 2022 – _____

RESOLUTION AUTHORIZING NEWTON MAIN STREET TO APPLY FOR GRANTS FOR IMPROVEMENTS TO THE SOUTH ½ OF THE NORTH-SOUTH ALLEY WAY LOCATED IN THE 100 BLOCK OF NORTH 2ND AVENUE WEST

WHEREAS, Newton Main Street is a non-profit community partner committed to improving and stabilizing the Newton Downtown and Newton Main Street District; and

WHEREAS, the south ½ of the north-south alleyway located in the 100 block of North 2nd Avenue West is an opportunity area to improve the resident and visitor experience in the downtown; and

WHEREAS, there are several grant opportunities available to Newton Main Street including the AARP has a Community Challenge Grant, Jasper Community Foundation Grant, and the T-Mobile Hometown Grant Program; and

WHEREAS, Newton Main Street is requesting approval to apply for said grant programs for the purpose of improving the south ½ of the north-south alley in the 100 block of North 2nd Avenue West;

WHEREAS, Newton Main Street intends to improve the walkability of the alleyway, remove potential trip hazards, and provide beautification measures such as artwork and lighting;

WHEREAS, if any grants are awarded, Newton Main Street would serve as the lead of the project and obtain necessary permits from the City of Newton;

NOW THEREFORE, BE IT RESOLVED that the City of Newton City Council hereby authorizes Newton Main Street to apply for grants for the purpose of beautifying and improving the south ½ of the north-south walking alley located in the 100 block of North 2nd Avenue West.

PASSED this _____ day of March, 2022

APPROVED this _____ day of March, 2022.

Michael L. Hansen, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

Item: Resolution awarding contract for the Sanitary Sewer Manhole Restoration Project 2022-01.

Summary: Project consists of rehabilitating 11 manholes.

Financial Impact: \$28,068.50 from WPC I&I operating budget



Report Number: 22-058

Date: March 7, 2022

Lead Department: Public Works

Recommendation: Approve

Background:

These Existing Sanitary Manhole's are approaching 51 years old and have begun to show their age. This project includes removing and replacing 11 Manhole Castings and 9 of those receiving a Centrifugally Cast Mortar Liner to extend the life of the infrastructure and prevent Inflow and Infiltration. Engineers estimate for this project was \$36,400.00.

Plans and specs for this project were uploaded to the state wide MBI plan room on January 21, 2022. Three contractors from the plan holders list requested further information in required to the Sanitary Sewer Manhole Restoration Project 2022-01.

The following bid was received and opened on February 25, 2022:

<u>Company</u>	<u>Bid Price</u>
RNG10 Capital, LLC dba Utility Solutions, Basehor, KS	\$28,068.50

The apparent low bidder is RNG10 Capital, LLC dba Utility Solutions of Basehor, KS in the amount of \$28,068.50. The completion date of the project is June 30, 2022.

Recommendation:

Award the project to the lowest responsive, responsible bidder, RNG10 Capital, LLC dba Utility Solutions, Basehor, KS in the amount of \$28,068.50, paid from the WPC I&I operating budget

Matt Muckler
City Administrator

RESOLUTION NO. 2022-_____

**RESOLUTION AWARDING CONTRACT FOR THE
SANITARY SEWER MANHOLE RESTORATION PROJECT 2022-01.**

WHEREAS, the existing sanitary manholes are approaching 51 years old and have begun to show their age. This project includes removing and replacing 11 Manhole Castings and 9 of those receiving a Centrifugally Cast Mortar Liner to extend the life of the infrastructure and prevent Inflow and Infiltration; and

WHEREAS, sealed bids were received and opened on February 25, 2022; and

WHEREAS, RNG10 Capital, LLC dba Utility Solutions, Basehor, KS was the lowest responsive, responsible bidder in the amount of \$28,068.50 for the 2022-01 Sewer Manhole Restoration Project;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa, that the bid of RNG10 Capital, LLC dba Utility Solutions, Basehor, KS, in the amount of Twenty-eight Thousand sixty-eight Dollars and fifty Cents (\$28,068.50) for the 2022-01 Sewer Manhole Restoration Project, all as described in the plans and specifications, is hereby accepted.

BE IT FURTHER RESOLVED, by the City Council of the City of Newton, Iowa, that the Contract and Bond executed by RNG10 Capital, LLC dba Utility Solutions, Basehor, KS for the 2022-01 Sewer Manhole Restoration Project as described by the plans and specifications filed in the office of the City Clerk, be signed by the Mayor and City Clerk on behalf of the City, be and the same are hereby approved.

PASSED this _____ day of March, 2022.

APPROVED this _____ day of March, 2022.

Michael L. Hansen, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

Item: Resolution approving the Newton Sanitary Landfill fee schedule and update operating hours on Christmas Eve and New Year's Eve

Summary: To update the landfill fee schedule to offset increased costs and update holiday hours.

Financial Impact: An estimated \$300.00 increase in annual revenues.



Report Number: 22-059

Date: March 7, 2022

Lead Department: Public Works Department

Recommendation:
Approve

Background:

The Newton Sanitary Landfill is owned by 12 governmental entities through a 28-E agreement where the City of Newton is the Landfill Operator and the other entities are Landfill Associates. The landfill operates as an enterprise fund and the only source of revenue is through the tipping fee. This tipping fee is subsidizing many other functions within the landfill operations such as recycling of tires, concrete rubble, yard waste, the household hazardous waste, education programs and the Customer Convenience Center.

Every year staff reviews board prices including tire recycling prices and estimates costs associated with the tire recycling program. The landfill contracts with Liberty Tire where an agreement consists of a monthly rental of a tire cage that is exchanged for a new cage once the existing cage is full. Prices increased \$10.00 per month during calendar year 2021 for the rental and the exchange fee increased. To offset the increase, staff proposed increasing the fee for disposing of large truck and tractor tires at the February 7, 2022 Newton Sanitary Landfill 28-E Annual Budget Workshop. To clear up confusion for the large truck tires staff also proposed adding semi and super single tire language to the fee schedule. These changes are estimated to generate an additional \$300.00 in revenue annually to the recycling budget.

Currently the landfill hours on Christmas Eve and New Year's Eve are 7:30AM-3:15PM. A change to operating hours at the landfill for Christmas Eve and New Year's Eve was proposed at the February 7, 2022 Newton Sanitary Landfill 28-E Annual Budget Workshop. The proposed operating hours are 7:30AM-1:00PM. All 28-E members present were in favor of the proposed operating schedule changes.

At the February 7, 2022 Newton Sanitary Landfill 28-E Annual Budget Workshop a \$5.00 per recycled large truck tire and a \$2.00 per recycled tractor tire tipping fee increase was proposed to help offset the increased \$10.00 per month tire cage rental fee. All 28-E members present were in favor of the proposed fee schedule changes.

Recommendation:

Approval of the proposed Landfill Fee Schedule and Holiday hours to be effective July 1, 2022.

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

Matt Muckler
City Administrator

RESOLUTION NO. 2022-_____

RESOLUTION APPROVING NEWTON SANITARY LANDFILL FEE SCHEDULE

WHEREAS, the Newton Sanitary Landfill is owned by 12 governmental entities through a 28-E agreement where the City of Newton is the Landfill Operator and the other entities are Landfill Associates; and

WHEREAS, the Landfill Operator is authorized by the 28-E agreement to establish fees and operating hours for the landfill; and

WHEREAS, Landfill 28-E members agreed upon the following Landfill Fee Schedule at the Budget Workshop held on February 8, 2022; and

WHEREAS, Landfill 28-E members agreed upon a change to operating hours on Christmas Eve and New Year’s Eve. The proposed operating hours are 7:30AM-1:00PM.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newton, Iowa, that the following Newton Sanitary Landfill Fee Schedule and operating hours be adopted.

NEWTON SANITARY LANDFILL FEE SCHEDULE

Effective July 1, 2022

Minimum Charge on all Solid Waste	\$10.00 minimum charge
Garbage Includes wood and other demolition waste not separated for disposal as demolition waste	\$53.00 per ton
Asbestos Minimum charge of \$50.00	\$100.00 per ton
Wind Blades Minimum charge of \$100.00	\$250.00 per ton
Brush - Larger than 1/4" Christmas trees No charge from Dec 26 through Jan 10	\$15.00 per ton (\$5.00 minimum)
Contaminated Dirt	\$30.00 per ton
Logs & Brush	\$15.00 per ton
Car and Motorcycle Tires	\$5.00 each
Small Truck Tires	\$7.00 each
Large Truck Tires-Super Single, Semi	\$15.00 each
Tractor Tires	\$20.00 each
Heavy Equipment Tires	\$54.00 each
All Tires on Rims	\$7.00 added per tire
Concrete Rubble	\$5.00 per ton
Surcharge of three (3) times normal fee will be charged to all solid waste from non-Newton Sanitary Landfill members	
\$10.00 Surcharge for all unsecured non-commercial loads.	
\$50.00 Surcharge for all unsecured commercial loads	
<u>Fees for the sale of crushed concrete rubble:</u>	
1.5" diameter crushed concrete product	\$8.00 per ton
2" to 4" diameter crushed concrete product	\$14.00 per ton

9" to 19" diameter riprap with rebar	\$14.00 per ton
3/4" diameter crushed concrete product	\$10.00 per ton
Screenings	\$5.00 per ton

PASSED this ____ day of March 2022.
APPROVED this ____ day of March 2022.

Michael L. Hansen, Mayor

ATTEST:

Katrina Davis, City Clerk

NEWTON SANITARY LANDFILL FEE SCHEDULE
Effective July 1, 2022

Minimum Charge on all Solid Waste	\$10.00 minimum charge
Garbage Includes wood and other demolition waste not separated for disposal as demolition waste	\$53.00 per ton
Asbestos Minimum charge of \$50.00	\$100.00 per ton
Wind Blades	\$250.00 per ton
Minimum charge of \$100.00	
Brush - Larger than 1/4" trees No charge from Dec 27 through Jan 7 Christmas	\$15.00 per ton (\$5.00 minimum)
Contaminated Dirt	\$30.00 per ton
Logs & Brush	\$15.00 per ton
Car and Motorcycle Tires	\$5.00 each
Small Truck Tires	\$7.00 each
Large Truck Tires- ~~Super Single/Semi~~	~~\$10.00~~ \$15.00 each
Tractor Tires up to 38"	~~\$18.00~~ \$20.00 each
Heavy Equipment Tires	\$54.00 each
All Tires on Rims	\$7.00 added per tire
Concrete Rubble	\$5.00 per ton
Surcharge of three (3) times normal fee will be charged to all solid waste from non-Newton Sanitary Landfill members	
\$10.00 Surcharge for all unsecured non-commercial loads.	
\$50.00 Surcharge for all unsecured commercial loads	
<u>Fees for the sale of crushed concrete rubble:</u>	
1.5" diameter crushed concrete product	\$8.00 per ton
2" to 4" diameter crushed concrete product	\$14.00 per ton
9" to 19" diameter riprap with rebar	\$14.00 per ton
3/4" diameter crushed concrete product	\$10.00 per ton
Screenings	\$5.00 per ton

City of Newton Council Report

Item:

Resolution ordering bids, approving plans, specifications, form of contract, notice to bidders, ordering clerk to publish notice, fixing a date for receiving same, for a public hearing on plans, specifications, form of contract and estimate of costs for the N 4th Ave W Traffic Signal Improvement 2022-01.

Summary:

Accept plans and order bids for the N 4th Ave W Traffic Signal Improvement 2022-01

Financial Impact:

\$213,442 from Road Use Tax



Report Number: 22-060

Date:

March 7, 2022

Lead Department/Division:
Public Works

Recommendation:
Approve

Background:

The traffic signal at N 4th Ave W and Hwy 14 is 47 years old and has become outdated. Parts are starting to fail, due to the age of signal, replacement parts have become obsolete.

Construction plans and specifications for N 4th Ave W Traffic Signal Improvement 2022-01 have been prepared by City staff and are ready to be placed out for bid. This project includes upgrade to signal poles with mast arms for the side streets. Replace signal poles, upgrade to video detection. Upgrade traffic signal equipment; cabinet, signs, wiring and signal heads.

The proposed bid opening for the project will occur on March 25th, 2022 at 11:00 am. The public hearing to accept the bids and award the work will take place at the regularly scheduled council meeting on April 4th, 2022. The estimated construction cost is \$213,442. The project will be paid using Road Use Tax Funds.

A completion date of November 30th, 2022 is specified, with liquidated damages of \$100/day if the work is not completed on time.

Recommendation:

Approval to accept the plans, set dates, and obtain bids for the N 4th Ave W Traffic Signal Improvement 2022-01

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

Matt Muckler
City Administrator

RESOLUTION NO. 2022 – _____

RESOLUTION ORDERING BIDS, APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT, NOTICE TO BIDDERS, ORDERING CLERK TO PUBLISH NOTICE, FIXING A DATE FOR RECEIVING SAME, FOR A PUBLIC HEARING ON PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COSTS FOR THE N 4TH AVE W TRAFFIC SIGNAL IMPROVEMENT 2022-01

WHEREAS, the traffic signal at N 4th Ave W and Hwy 14 is 47 years old and has become outdated. Parts are starting to fail, due to the age of signal, replacement parts have become obsolete.

WHEREAS, city staff had identified the need for the traffic signal improvement during the recently completed Capital Improvement Process; and

WHEREAS, construction plans and specifications for the N 4th Ave W Traffic Signal Improvement 2022-01 have been prepared by City staff and are ready to be placed out for bid; and

WHEREAS, the total cost estimate for this project is \$213,442.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newton, Iowa, that the N 4th Ave W Traffic Signal Improvement 2022-01 in the City of Newton, Iowa is hereby ordered to be advertised for bids for construction; and the project be paid for with Road Use Tax; and

BE IT FURTHER RESOLVED that the detailed plans and specifications as prepared by the City of Newton for the construction of the N 4th Ave W Traffic Signal Improvement 2022-01 in the City of Newton, Iowa, and the form of contract and Notice to Bidders and Notice of Public Hearing, be and the same are hereby approved, subject to hearing thereon, and are hereby ordered placed on file in the office of the City Clerk for public inspection; and

That the City Clerk is hereby directed to advertise for bids for the construction of said improvements. Bids will be received and opened at the office of the Public Works Director at 11:00 PM on the 25th day of March, 2022. There upon the bids will be referred to the City Council for action upon said bids at a future meeting to be held at the Council Chambers, Newton, Iowa. Notice to Bidders is to be published not less than thirteen (13) calendar days nor more than forty five (45) days prior to the date fixed for said bid opening in the following: 1) a relevant contractor plan room service with statewide circulation, 2) a relevant construction lead generating service with statewide circulation and 3) the City of Newton website; and

That the Council hold a public hearing on the matter of the adoption of proposed plans, specifications and form of contract for the making of said improvements, 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 4th day of April 2022, at 6:00 pm, and that the City Clerk give notice of said hearing by publication once in a local legal 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 _____ day of March, 2022.

APPROVED this _____ day of March, 2022.

Michael L. Hansen, Mayor

ATTEST:

Katrina Davis, City Clerk

CITY OF NEWTON

CONSTRUCTION PLANS FOR

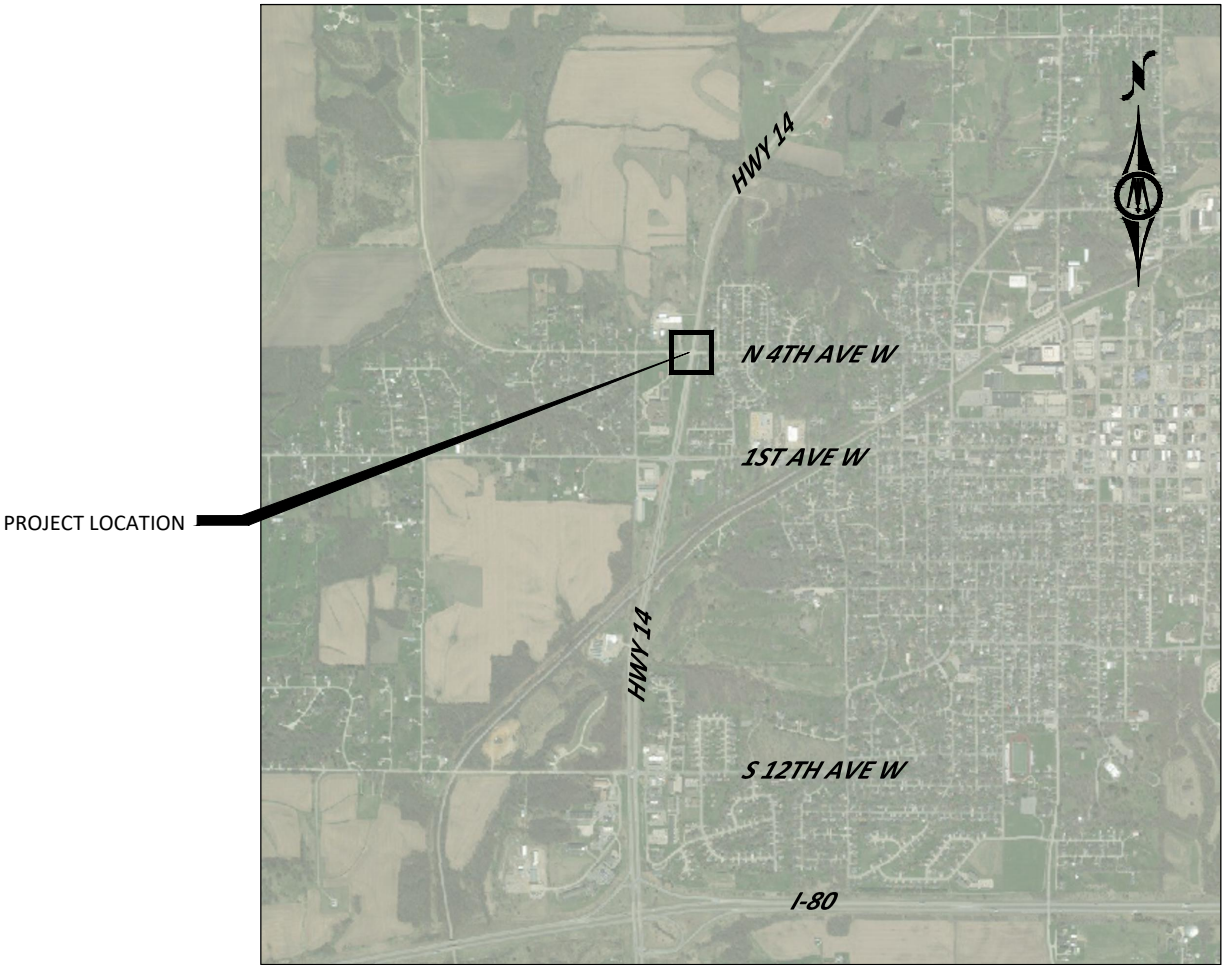
NEWTON HWY 14 AT N 4TH AVE W

TRAFFIC SIGNAL

GOVERNING SPECIFICATIONS
STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) 2017 EDITION
PLUS THE APPLICABLE GENERAL SUPPLEMENTAL SPECIFICATIONS AND
SPECIAL PROVISIONS SHALL APPLY TO CONSTRUCTION WORK ON THIS
PROJECT. EXCEPTIONS ARE SHOWN ON A.02.

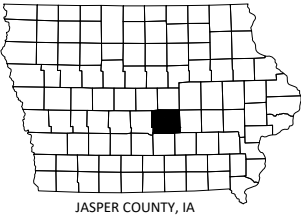


NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS
BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL
FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING
CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY IOWA ONE CALL:
1-800-292-8989 OR 811



SHEET INDEX			
SHEET NO.	SHEET TITLE	REV	DATE ISSUED
A.01	TITLE SHEET	0	4/30/2021
A.02	LEGEND SHEET	0	4/30/2021
N.01	TRAFFIC SIGNAL GENERAL NOTES & ESTIMATED QUANTITIES	0	4/30/2021
N.02	TRAFFIC SIGNAL REMOVALS	0	4/30/2021
N.03	TRAFFIC SIGNAL LAYOUT	0	4/30/2021
N.04	TRAFFIC SIGNAL WIRING DIAGRAM	0	4/30/2021
N.05	TRAFFIC SIGNAL INFORMATION TABLES	0	4/30/2021

MAP OF THE
CITY OF NEWTON
JASPER COUNTY, IA



PREPARED FOR:

MAYOR
MICHAEL HANSEN

CITY COUNCIL
MARK HALLUM DEAN STONNER
CRAIG TROTTER STEVE MULLAN
EVELYN GEORGE RANDY ERVIN

	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.	
	BRYAN T. NEMETH, P.E.	
	REG. NO. 19824	DATE: 4/30/2021
	MY LICENSE RENEWAL DATE IS DECEMBER 21, 2021	
	PAGES OR SHEETS COVERED BY THIS SEAL:	
	A.01, N.01-N.05	

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NEWTON HWY 14 AT N 4TH AVE W TRAFFIC SIGNAL 4/29/2021 1:39 PM

REV	DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	4/30/2021



**BOLTON
& MENK**

430 E GRAND AVE, SUITE 101
DES MOINES, IOWA 50309
Phone: (515) 259-9190
Email: DesMoines@bolton-menk.com
www.bolton-menk.com



DESIGNED MSL
DRAWN RHH
SEALED BTN
DATE PLOTTED A1.123985

CITY OF NEWTON, IOWA	
NEWTON HWY 14 AT N 4TH AVE W TRAFFIC SIGNAL	
TITLE SHEET	

SHEET
A.01

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NEWTON IOWA 123985 CAD 123985.dwg 4/29/2021 1:39 PM

EXISTING TOPOGRAPHIC SYMBOLS

	ACCESS GRATE		REGULATION STATION GAS
	AIR CONDITION UNIT		SATELLITE DISH
	ANTENNA		SIGN NON TRAFFIC
	AUTO SPRINKLER CONNECTION		SIGN TRAFFIC
	BARRICADE PERMANENT		SIGNAL CONTROL CABINET
	BASKETBALL POST		SOIL BORING
	BENCH		SIREN
	BIRD FEEDER		TELEPHONE BOOTH
	BOLLARD		TILE INLET
	BUSH		TILE OUTLET
	CATCH BASIN RECTANGULAR CASTING		TILE RISER
	CATCH BASIN CIRCULAR CASTING		TRANSFORMER-ELECTRIC
	CURB STOP		TREE-CONIFEROUS
	CLEAN OUT		TREE-DEAD
	CULVERT END		TREE-DECIDUOUS
	DRINKING FOUNTAIN		TREE STUMP
	DOWN SPOUT		TRAFFIC ARM BARRIER
	FILL PIPE		TRAFFIC SIGNAL
	FIRE HYDRANT		TRASH CAN
	FLAG POLE		UTILITY MARKER
	FLARED END / APRON		VALVE
	FUEL PUMP		VALVE POST INDICATOR
	GRILL		VALVE VAULT
	GUY WIRE ANCHOR		VAULT
	HANDHOLE		VENT PIPE
	HANDICAP SPACE		WATER SPIGOT
	IRRIGATION SPRINKLER HEAD		WELL
	IRRIGATION VALVE BOX		WETLAND DELINEATED MARKER
	LIFT STATION CONTROL PANEL		WETLAND
	LIFT STATION		WET WELL
	LIGHT ON POLE		YARD HYDRANT
	LIGHT-GROUND		
	MAILBOX		

PROPOSED TOPOGRAPHIC SYMBOLS

	CLEANOUT
	MANHOLE
	LIFT STATION
	STORM SEWER CIRCULAR CASTING
	STORM SEWER RECTANGULAR CASTING
	STORM SEWER FLARED END / APRON
	STORM SEWER OUTLET STRUCTURE
	STORM SEWER OVERFLOW STRUCTURE
	CURB BOX
	FIRE HYDRANT
	WATER VALVE
	WATER REDUCER
	WATER BEND
	WATER TEE
	WATER CROSS
	WATER SLEEVE
	WATER CAP / PLUG
	RIP RAP
	DRAINAGE FLOW
	TRAFFIC SIGNS

SURVEY SYMBOLS

	BENCHMARK LOCATION
	CONTROL POINT
	MONUMENT FOUND
	CAST IRON MONUMENT
	STONE MONUMENT

EXISTING TOPOGRAPHIC LINES

	RETAINING WALL
	FENCE
	FENCE-DECORATIVE
	GUARD RAIL
	TREE LINE
	BUSH LINE

SURVEY LINES

	CONTROLLED ACCESS
	BOUNDARY
	CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	SETBACK LINE
	SECTION LINE
	QUARTER LINE
	SIXTEENTH LINE
	TEMPORARY EASEMENT

EXISTING UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE

PROPOSED UTILITY LINES

	FORCEMAIN
	SANITARY SEWER
	SANITARY SERVICE
	STORM SEWER
	STORM SEWER DRAIN TILE
	WATERMAIN
	WATER SERVICE
	PIPE CASING

GRADING INFORMATION

	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED GRADING LIMITS / SLOPE LIMITS
	PROPOSED SPOT ELEVATION
	RISE:RUN (SLOPE)

HATCH PATTERNS

	BITUMINOUS		GRAVEL
	CONCRETE		

EXISTING PRIVATE UTILITY LINES

NOTE:
EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D UNLESS OTHERWISE NOTED. THIS UTILITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

	UNDERGROUND FIBER OPTIC
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND COMMUNICATION
	OVERHEAD ELECTRIC
	OVERHEAD COMMUNICATION
	OVERHEAD UTILITY

UTILITIES IDENTIFIED WITH A QUALITY LEVEL :

LINE TYPES FOLLOW THE FORMAT: UTILITY TYPE - QUALITY LEVEL
EXAMPLE: G-A G-A UNDERGROUND GAS, QUALITY LEVEL A
UTILITY QUALITY LEVEL (A,B,C,D) DEFINITIONS CAN BE FOUND IN CI/ASCE 38-02.

UTILITY QUALITY LEVELS:

QUALITY LEVEL D: PROVIDES THE MOST BASIC LEVEL OF INFORMATION. IT INVOLVES COLLECTING DATA FROM EXISTING UTILITY RECORDS. RECORDS MAY INCLUDE AS-BUILT DRAWINGS, DISTRIBUTION AND SERVICES MAPS, EXISTING GEOGRAPHIC INFORMATION SYSTEM DATABASES, CONSTRUCTION PLANS, ETC.

QUALITY LEVEL C: INVOLVES SURVEYING VISIBLE SUBSURFACE UTILITY STRUCTURES SUCH AS MANHOLES, HAND-HOLES, UTILITY VALVES AND METERS, FIRE HYDRANTS, PEDESTALS AND UTILITY MARKERS, AND THEN CORRELATING THE INFORMATION WITH EXISTING UTILITY RECORDS TO CREATE COMPOSITE DRAWINGS. INCLUDES QUALITY LEVEL D ACTIVITIES.

QUALITY LEVEL B: INVOLVES DESIGNATING THE HORIZONTAL POSITION OF SUBSURFACE UTILITIES THROUGH SURFACE DETECTION METHODS AND COLLECTING THE INFORMATION THROUGH A SURVEY METHOD. INCLUDES QUALITY LEVEL C AND D TASKS.

QUALITY LEVEL A: PROVIDES THE HIGHEST LEVEL OF ACCURACY. IT INVOLVES LOCATING OR POTHOLING UTILITIES AS WELL AS ACTIVITIES IN QUALITY LEVELS B, C, AND D. THE LOCATED FACILITY INFORMATION IS SURVEYED AND MAPPED AND THE DATA PROVIDES PRECISE PLAN AND PROFILE INFORMATION.

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE	GRAV	GRAVEL	RSC	RIGID STEEL CONDUIT
ADJ	ADJUST	GU	GUTTER	RT	RIGHT
ALT	ALTERNATE	GV	GATE VALVE	SAN	SANITARY SEWER
B-B	BACK TO BACK	HDPE	HIGH DENSITY POLYETHYLENE	SCH	SCHEDULE
BIT	BITUMINOUS	HH	HANDHOLE	SERV	SERVICE
BLDG	BUILDING	HP	HIGH POINT	SHLD	SHOULDER
BMP	BEST MANAGEMENT PRACTICE	HWL	HIGH WATER LEVEL	STA	STATION
BR	BEGIN RADIUS	HYD	HYDRANT	STD	STANDARD
BV	BUTTERFLY VALVE	I	INVERT	STM	STORM SEWER
CB	CATCH BASIN	K	CURVE COEFFICIENT	TC	TOP OF CURB
C&G	CURB AND GUTTER	L	LENGTH	TE	TEMPORARY EASEMENT
CIP	CAST IRON PIPE	LO	LOWEST OPENING	TEMP	TEMPORARY
CIPP	CURED-IN-PLACE PIPE	LP	LOW POINT	TNH	TOP NUT HYDRANT
CL	CENTER LINE	LT	LEFT	TP	TOP OF PIPE
CL	CLASS	MAX	MAXIMUM	TYP	TYPICAL
CLVT	CULVERT	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM	VERT	VERTICAL
C.O.	CHANGE ORDER	MR	MID RADIUS	VPC	VERTICAL POINT OF CURVE
COMM	COMMUNICATION	NIC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
CON	CONCRETE	NMC	NON-METALLIC CONDUIT	VPT	VERTICAL POINT OF TANGENT
CSP	CORRUGATED STEEL PIPE	NTS	NOT TO SCALE	WM	WATERMAIN
DIA	DIAMETER	NWL	NORMAL WATER LEVEL		
DIP	DUCTILE IRON PIPE	OHW	ORDINARY HIGH WATER LEVEL		
DWY	DRIVEWAY	PC	POINT OF CURVE	AC	ACRES
E	EXTERNAL CURVE DISTANCE	PCC	POINT OF COMPOUND CURVE	CF	CUBIC FEET
ELEC	ELECTRIC	PE	PERMANENT EASEMENT	CV	COMPACTED VOLUME
ELEV	ELEVATION	PED	PEDESTRIAN, PEDESTAL	CY	CUBIC YARD
EOF	EMERGENCY OVERFLOW	PERF	PERFORATED PIPE	EA	EACH
ER	END RADIUS	PERM	PERMANENT	EV	EXCAVATED VOLUME
ESMT	EASEMENT	PI	POINT OF INTERSECTION	LB	POUND
EX	EXISTING	PL	PROPERTY LINE	LF	LINEAR FEET
FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVE	LS	LUMP SUM
F-F	FACE TO FACE	PT	POINT OF TANGENT	LV	LOOSE VOLUME
FF	FINISHED FLOOR	PVC	POLYVINYL CHLORIDE PIPE	SF	SQUARE FEET
F&I	FURNISH AND INSTALL	PVMT	PAVEMENT	SV	STOCKPILE VOLUME
FM	FORCEMAIN	R	RADIUS	SY	SQUARE YARD
FO	FIBER OPTIC	R/W	RIGHT-OF-WAY		
F.O.	FIELD ORDER	RCP	REINFORCED CONCRETE PIPE		
GRAN	GRANULAR	RET	RETAINING		

REV	DESCRIPTION	DATE
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DESIGNED MSL	CITY OF NEWTON, IOWA	SHEET A.02
DRAWN RHH	NEWTON HWY 14 AT N 4TH AVE W TRAFFIC SIGNAL	
SEALED BTN	LEGEND SHEET	
IOWA REG. NO. A1.123985		

ESTIMATE OF TRAFFIC SIGNAL QUANTITIES			
ITEM	DESCRIPTION	UNITS	TOTAL
CABINET	CONTROLLER, CABINET, 12" RISER, AND ACCESSORIES	LS	1
	EVP INTERFACE CARD AND RACK	LS	1
	UNINTERRUPTABLE POWER SUPPLY	LS	1
DETECTION	VIDEO DETECTORS	LS	3
	PEDESTRIAN PUSH BUTTON (APS) WITH SIGN	EACH	1
TRAFFIC SIGNAL HEADS	12" LED R,Y,G MAST ARM MOUNT	EACH	3
	12" LED R,Y,G POLE MOUNT	EACH	3
	LED PEDESTRIAN SIGNAL HEAD SIDE OF POLE MOUNT	EACH	1
POWER SUPPLY	POWER SUPPLY	EACH	1
HANDHOLES	TYPE I - PRE-CAST CONCRETE HANDHOLE	EACH	2
	TYPE III - 24" X 36" PRE-CAST POLYMER-CONCRETE HANDHOLE	EACH	1
WIRE AND CABLE	SIGNAL CABLE - 5C #14 AWG	LIN FT	1024
	SIGNAL CABLE - 2C #14 AWG	LIN FT	684
	VIDEO DETECTION CABLES	LIN FT	377
	LUMINAIRE CABLE - 1C #10 AWG	LIN FT	260
	POWER - 1C #6	LIN FT	255
	GROUND - 1C #6 BARE	LIN FT	471
	TRACER - 1C #10	LIN FT	471
	PULL TAPE	LIN FT	471
CONDUIT	2" PVC, TRENCHED	LIN FT	55
	3" PVC, TRENCHED	LIN FT	69
	3" PVC, PUSHED	LIN FT	217
CONCRETE FOOTINGS	CONTROLLER CABINET FOOTING	EACH	1
	SIGNAL POLE FOOTING 3'-0" DIA. X 12'-0"	EACH	3
TRAFFIC SIGNAL POLES	STEEL SIGNAL - 25' MAST ARM	EACH	2
	STEEL SIGNAL - 30' MAST ARM	EACH	1
LUMINAIRE	LUMINAIRE, LED, TYPE II	EACH	1
MISC.	STREET NAME SIGNS	EACH	3
	LEFT TURN YIELD ON GREEN (R10-12) SIGNS	EACH	4
	WIND DAMPENING DEVICE	EACH	3

NOTE: ALL QUANTITIES INCLUDE FURNISH AND INSTALLATION UNLESS OTHERWISE INDICATED

SYMBOLS

Existing	Proposed	
		HANDHOLE
HH1	HH1	HANDHOLE NO.
		CONTROLLER
		VEHICLE HEAD SYMBOL
		SIGNAL BASE NO.
		SIGNAL FACE NO./FLASHER FACE NO.
		PEDESTRIAN HEAD
		PUSH BUTTON STATION
----	----	CONDUIT
		VIDEO DETECTOR
		EVP CONFIRMATORY LIGHT
		EVP DETECTOR
		SIGN
		SIGNAL BASE

GENERAL NOTES:

- THE CITY OF NEWTON AND IOWA DEPARTMENT OF TRANSPORTATION TRAFFIC SIGNALIZATION SPECIFICATIONS APPLY TO THIS PROJECT.
- THE LOCATION OF ALL UTILITIES ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL NOT BE SEPARATELY COMPENSATED FOR DELAYS OR EXTRA COST.
- THE MEANS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE CALL, 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND LEGAL HOLIDAYS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL LOCATION AND ELEVATION.
- THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES ARE PART OF THE CITY SPECIFICATIONS AND SHALL APPLY TO THIS PROJECT.
- ALL QUANTITIES SHOWN IN THE PLANS AND SPECIFICATIONS ARE FOR INFORMATIONAL AND ESTIMATING PURPOSES ONLY. THE CONTRACTORS BID FOR THIS PROJECT SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY TO PROVIDE A COMPLETE AND FUNCTIONAL TRAFFIC SIGNAL INSTALLATION.
- THE CONTRACTOR SHALL FURNISH A SCHEDULE OF UNIT PRICES FOR ESTIMATED TRAFFIC SIGNAL QUANTITIES. MEASUREMENT AND PAYMENT WILL BE BASED ON CITY STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL INSTALL ONE SIGNAL CABLE FROM CABINET TO THE SIGNAL HEAD. A MINIMUM OF TWO WIRES SHALL BE INSTALLED FOR EVERY PHASE.
- INSTALL PEDESTRIAN PUSHBUTTON SIGN ABOVE EACH PUSHBUTTON.
- THE LOCATIONS OF ALL FOOTINGS, HANDHOLES, CONDUIT, AND DETECTOR ZONES ARE TO BE COORDINATED WITH THE ENGINEER AND ARE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE ENGINEER.
- ALL MAST-ARM MOUNTED VEHICLE SIGNAL HEADS SHALL COME FURNISHED WITH BACK-PLATES.
- RUNS FOR CAMERA POWER/FOCUS SHALL BE CONTINUOUS WITHOUT SPLICES FROM THE CAMERA TO THE CONTROLLER.
- THE OFFSET LISTED ON THE SIGNAL PLANS ARE TO THE CENTER OF THE ITEM UNLESS OTHERWISE NOTED.
- ALL MAST-ARM MOUNTED SIGNAL HEADS, TRAFFIC SIGNS, AND STREET NAME SIGNS SHALL BE MOUNTED USING A UNIVERSALLY ADJUSTABLE MOUNTING BRACKET.
- THE VIDEO DETECTION UNITS SHALL BE MOUNTED USING A UNIVERSALLY ADJUSTABLE MOUNTING BRACKET. VIDEO DETECTION UNITS MOUNTED ON THE MAST ARM SHALL USE AN EXTENSION POLE WITH AN ASTRO BRACKET CLAMP KIT.
- SIGNAL POLE FOUNDATIONS NEED TO BE ROUND WITH A CHAMFERED TOP EDGE.
- ALL PVC CONDUIT SHALL BE SCHEDULE 80 OR DIRECTIONAL BORED HDPE CONDUIT.
- CONTRACTOR SHALL RESTORE ALL GROUND DISTURBED DURING THE INSTALLATION OF THE TRAFFIC SIGNAL INCLUDING GRADING AND SEEDING. ALL COST ASSOCIATED WITH RESTORATION IS INCIDENTAL TO INSTALLATION OF TRAFFIC SIGNAL.
- ALL SIGNAL INDICATIONS SHALL BE LED IN ACCORDANCE WITH MOST RECENT ITE SPECIFICATIONS.
- INSTALL A #6 A.W.G.GREEN COPPER GROUND WIRE BETWEEN THE GROUND RODS IN THE SIGNAL FOOTINGS AND THE CONTROLLER CABINET TO FORM A CONTINUOUSLY GROUNDED SYSTEM. THE GROUND WIRE SHALL BE INSTALLED IN ALL CONDUITS.
- PROVIDE 48 HOURS NOTICE TO THE CITY OF NEWTON TRAFFIC OPERATIONS DEPARTMENT BEFORE PLACING TRAFFIC SIGNALS INTO OPERATION,

REV	DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	4/30/2021



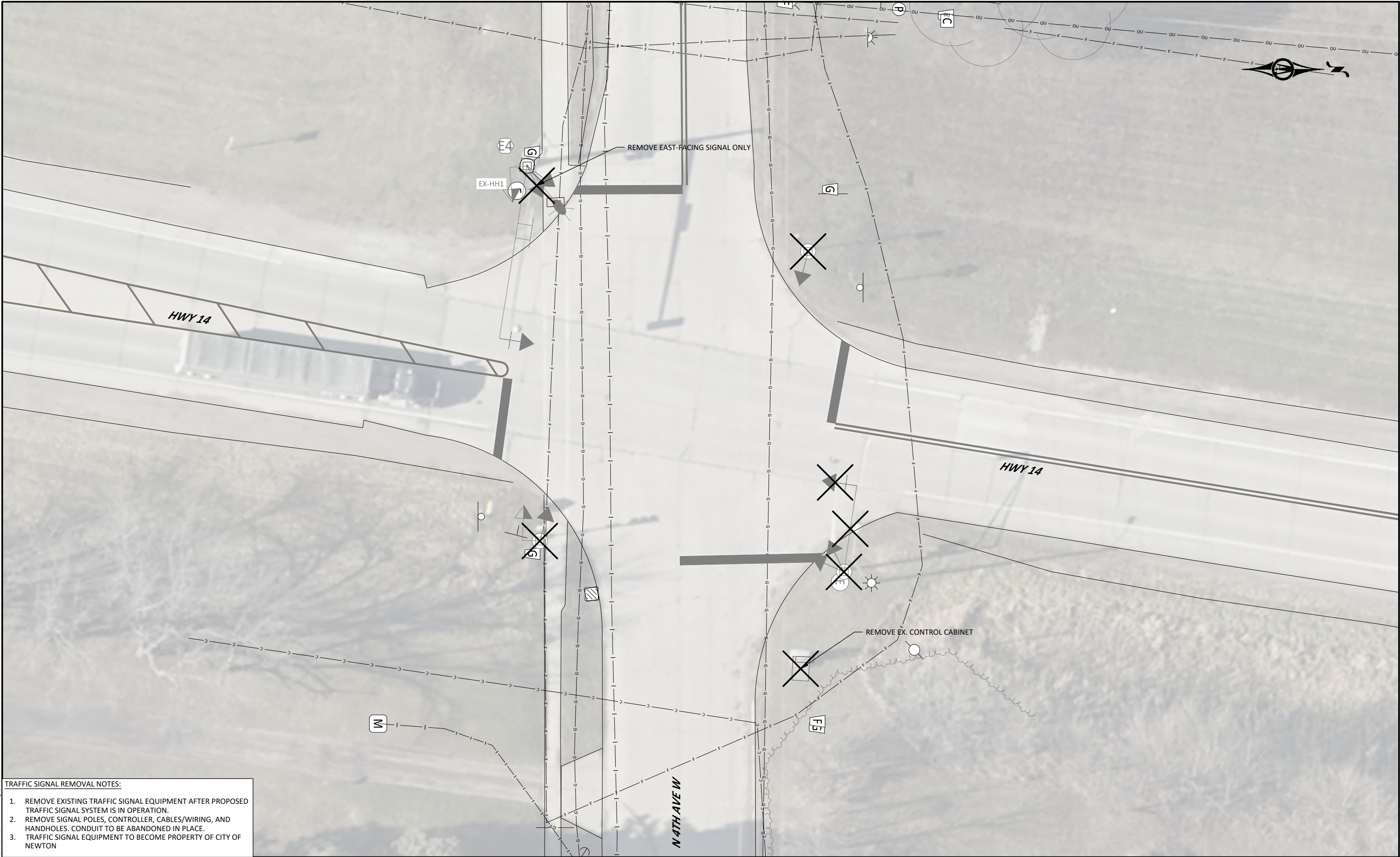
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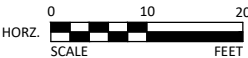


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DRAWN RHH
SEALED BTN
DATE PLOTTED: 4/30/2021 A1.123985

CITY OF NEWTON, IOWA	
NEWTON HWY 14 AT N 4TH AVE W TRAFFIC SIGNAL	
TRAFFIC SIGNAL GENERAL NOTES & ESTIMATED QUANTITIES	



- TRAFFIC SIGNAL REMOVAL NOTES:
1. REMOVE EXISTING TRAFFIC SIGNAL EQUIPMENT AFTER PROPOSED TRAFFIC SIGNAL SYSTEM IS IN OPERATION.
 2. REMOVE SIGNAL POLES, CONTROLLER, CABLES/WIRING, AND HANDHOLES. CONDUIT TO BE ABANDONED IN PLACE.
 3. TRAFFIC SIGNAL EQUIPMENT TO BECOME PROPERTY OF CITY OF NEWTON



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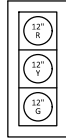
DESIGNED MSL
DRAWN RHH
SEALED BTN
DATE PLOD. IWO A1.123985

CITY OF NEWTON, IOWA
NEWTON HWY 14 AT N 4TH AVE W TRAFFIC SIGNAL
TRAFFIC SIGNAL REMOVALS

SHEET
N.02

TRAFFIC SIGNAL FACES

All signal faces shall be LED



Head No.

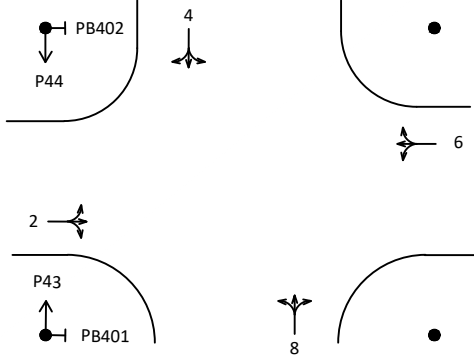
21 22
41 42
61 62
81 82



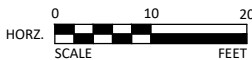
Head No.

43 44

CONTROLLER PHASING,
PEDESTRIAN INDICATIONS
AND PUSH BUTTONS



PEDESTRIAN PUSH BUTTONS SHALL BE LOCATED AS SHOWN ABOVE



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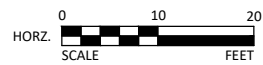
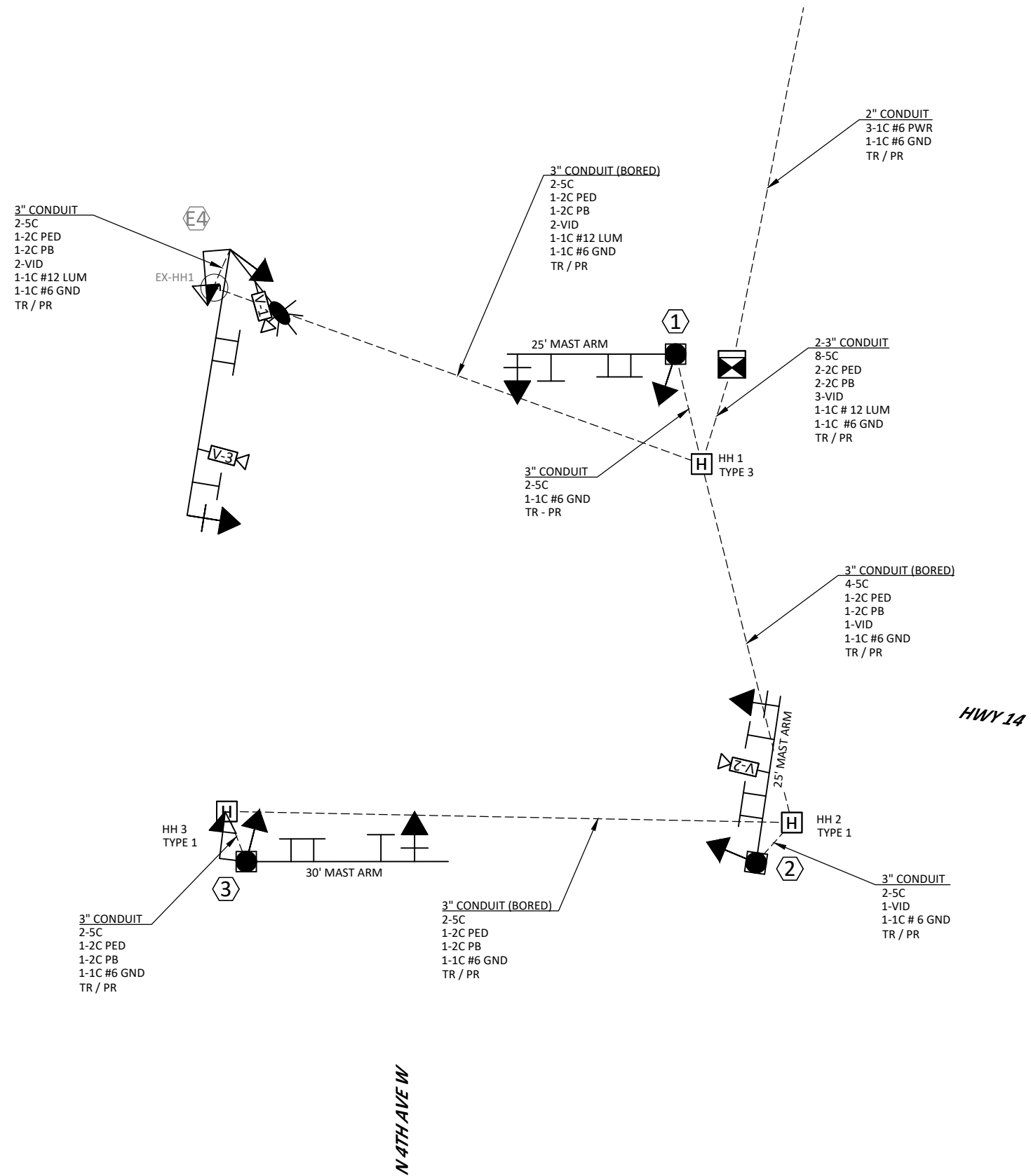
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SEALED BTN
MAP PROD. NO. A1.123985

CITY OF NEWTON, IOWA
NEWTON HWY 14 AT N 4TH AVE W TRAFFIC SIGNAL
TRAFFIC SIGNAL LAYOUT

SHEET
N.03



HWY 14



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CITY OF NEWTON, IOWA
NEWTON HWY 14 AT N 4TH AVE W TRAFFIC SIGNAL
TRAFFIC SIGNAL WIRING DIAGRAM

SHEET
N.04

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CONDUIT QUANTITIES (FT)					
FROM	TO	TRENCHED		PUSHED/BORED	
		2" DIA NMC	3" DIA NMC	2" DIA NMC	3" DIA NMC
SOP	CAB	55			
CAB	HH1		30		
HH1	POLE 1		17		
HH1	EHH1				78
EHH1	POLE E4		7		
HH1	HH2				55
HH2	POLE 2		7		
HH2	HH3				84
HH3	POLE 3		8		
SUB-TOTALS		55	69	0	217

DETECTOR SUMMARY						
CAMERA NUMBER	DETECTION ZONE	ZONE LIMITS (DISTANCE FROM STOP LINE)	PHASE CALLED	PHASE EXTENDED	DETECTOR INPUT ASSIGNMENT	COMMENTS
V1	21	0'-40'	2	2		
	41	0'-40'	4	4		
	61	0'-40'	6	6		
	81	0'-40'	8	8		
V2	22	180'-200'	2	2		
V3	62	180'-200'	6	6		
PB401, PB402						PED PUSH BUTTON

NOTE: ZONE LIMITS ARE FOR DETECTION LIMITS ONLY. ACTUAL DETECTION AREAS FOR EACH ZONE WILL BE DETERMINED IN THE FIELD

TRAFFIC SIGNAL HEAD QUANTITIES							
POLE NO.	SIGNAL HEAD NUMBERS	3-SECT 12" R,Y,G	1-SECT 16" HAND/WP W/ CNTDWN	BACK PLATE	MOUNTING		NOTES
					OH	SIDE	
1							
	81	1		1	1		
	82	1				1	
2							
	21	1		1	1		
	22	1				1	
3							
	41	1		1	1		
	42	1				1	
	43		1			1	
EX-4							
	EX-61						
	EX-62						
	EX-44						
SUB-TOTALS		6	1	3	3	4	

WIRE QUANTITIES (FT)										
FROM	TO	PULL TAPE	1C#10 TR-O	#6 BARE GND	1C #6 POWER	1C #10 LUM	5C#14 SIGNAL	2C#14 PED SIGNAL	2C #14 PB SIGNAL	VIDEO
SOP	CAB	85	85	85	255					
CAB	HH1	70	70	70		70	280	70	70	105
HH1	POLE 1	27	27	27			54			
HH1	EHH1	83	83	83		166	166	83	83	166
EHH1	POLE E4	12	12	12		24	24	12	12	24
HH1	HH2	65	65	65			260	65	65	65
HH2	POLE 2	17	17	17			34			17
HH2	HH3	94	94	94			188	94	94	
HH3	POLE 3	18	18	18			18	18	18	
SUB-TOTALS		471	471	471	255	260	1024	342	342	377

TRAFFIC SIGNAL POLE DATA													
POLE NO.	POLE TYPE	MAST ARM LENGTH (FT)	TRAFFIC SIGNAL HEADS (1)		ROAD NAME SIGN		CAMERA DETECTOR		LUMINAIRE ARM			FOOTING DIMENSIONS	
			QTY.	LOCATION ON MAST ARM (FT)	QTY.	LOCATION ON MAST ARM (FT)	QTY.	LOCATION ON MAST ARM (FT)	SPREAD (FT)	MOUNTING HEIGHT (FT)	ORIENTATION (DEGREES)	DIA. (FT)	DEPTH (FT)
1	SIGNAL	25	2	0,25	1	10	0					3	12
2	SIGNAL	25	2	0,25	1	10	1	20				3	12
3	SIGNAL	30	3	0,0,26	1	10	0					3	12
EX-4	EX - COMBINATION SIGNAL/LIGHTING	50	EX-3	0,0,50	EX-1	20	2	ON LUM. (2), 45	EXISTING			EXISTING	

- (1) LOCATION IS DISTANCE FROM CENTER OF POLE MEASURED OUT TO THE CENTER OF THE SIGNAL HEAD OR SIGN (0' LOCATION IS MOUNTED TO POLE)
(2) FISHEYE CAMERA FOR STOP BAR DETECTION FOR ALL APPROACHES

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CITY OF NEWTON, IOWA		SHEET N.05
NEWTON HWY 14 AT N 4TH AVE W TRAFFIC SIGNAL		
TRAFFIC SIGNAL INFORMATION TABLES		

NOTICE OF PUBLIC HEARING
CITY OF NEWTON, IOWA PUBLIC IMPROVEMENT PROJECT

A public hearing will be held by the Newton City Council on the proposed contract documents (plans, specifications and form of contract) and estimated cost for the N 4th Ave W traffic Signal improvements 2022-01 at its meeting at 6:00 P.M. on April 4, 2022, in said Newton City Council Chambers at City Hall, 101 W. 4th St. S., Newton, IA. Any person interested may appear and file objections to the proposed plans, specifications, form of contract or cost of such improvement.

Proposed drawings, specifications and form of contract may be examined at the Newton City Clerk's Office, 101 W 4th St S, Newton, Iowa 50208, Monday through Friday, 8:00 am to 4:00 pm.

Published by order of the City of Newton, Iowa.

By:

Katrina Davis, City Clerk
City of Newton, IA

Vendor	Department	Description	Amount
Airgas USA LLC	Fire	Service	\$ 235.85
Alliant Energy/IPL	All	Utilities	\$ 5,748.46
Amazon Capital Services	All	Supplies	\$ 2,185.65
American Business Phones	Cemetery/Landfill/WPC	Service	\$ 2,194.40
Amerigroup Iowa, Inc.	Fire	Reimbursement	\$ 319.87
APWA Iowa Chapter	Street	Training	\$ 725.00
AT & T Mobility	Police	Utilities	\$ 897.92
Baker & Taylor	Library	Supplies	\$ 3,436.48
Baker & Taylor Entertainment	Library	Supplies	\$ 137.82
Barney's Wrecker & Crane	Police	Service	\$ 37.50
Black Hills Energy	Airport/Cemetery/WPC	Utilities	\$ 10,825.98
Book Farm LLC	Library	Supplies	\$ 1,037.40
Bound Tree Medical LLC	Fire	Supplies	\$ 405.17
Capital One	All	Supplies	\$ 473.34
Carl's Window Service	Library	Service	\$ 180.00
CCL Supply LLC	Water Pollution Control	Supplies	\$ 302.61
Central Iowa Distributing Inc	Water Pollution Control	Supplies	\$ 596.00
Cintas	All	Service	\$ 436.13
Computer Resource Specialists	Administration	Service	\$ 360.00
Davis, Katrina	Administration	Reimbursement	\$ 86.86
Demco Inc	Library	Supplies	\$ 182.24
Des Moines Register	Library	Subscription	\$ 208.20
Des Moines Stamp Mfg	Library	Supplies	\$ 142.50
Digium Cloud Services LLC	Library	Utilities	\$ 402.00
DMACC - Ankeny Campus	All	Rent	\$ 1,895.75
Dodd Trash Hauling & Recycling	Solid Waste	Service	\$ 62,272.06
Edge Commercial LLC	Building	Reimbursement	\$ 10.58
Electric Pump	Water Pollution Control	Supplies	\$ 4,549.83
Fastenal	City Garage	Supplies	\$ 110.05
FBG Service Corporation	Library	Service	\$ 3,288.00
Forbes Office Solutions	Finance/Landfill/Library	Supplies	\$ 277.66
Gregg Young Auto Center	Police	Service	\$ 873.93
Harden, Jacob	Police	Reimbursement	\$ 186.12
Hawkins Water Treatment	Water Pollution Control	Supplies	\$ 1,467.60
Heisdorffer, Rex	Fire	Reimbursement	\$ 200.00
Hornung's	Golf	Merchandise	\$ 126.16
Housby Heavy Equipment LLC	Snow Removal	Supplies	\$ 1,028.92
Hy-Vee Inc	Executive	Service	\$ 190.00
IA Dept of Ag & Land Stewardship	Airport	License	\$ 9.00
IAWEA	Water Pollution Control	Meeting	\$ 100.00
Image Trend Inc	Fire	Service	\$ 1,204.00
In-Roads LLC	RUT 2021 Revenue Bonds	Service	\$ 11,328.75
International Assoc of Electrical Inspec	Building	Dues	\$ 120.00
Interstate All Battery Center	Administration/Fire	Supplies	\$ 115.86
Iowa Department of Transportation	Snow Removal	Supplies	\$ 691.90
Iowa Division of Labor Service	City Center	Service	\$ 175.00
Iowa Emergency Vehicle Installs	Police	Equipment	\$ 8,021.89

Iowa Employment Conference	Administration	Training	\$ 375.00
Iowa Prison Industries	Parks/Street	Supplies	\$ 716.21
Isolved Benefit Services	Finance	Service	\$ 93.07
JC Material Handling Company	Police	Equipment	\$ 3,300.00
JETCO Inc	Water Pollution Control	Service	\$ 125.00
Johnson Aviation	Airport	Service	\$ 3,123.74
Kiesler's Police Supply	Police	Equipment	\$ 2,732.26
Klocke's Emergency Vehicles	Fire	Supplies	\$ 122.25
Lands' End Business Outfitters	Fire	Merchandise	\$ 89.85
Law Enforcement Systems	Police	Supplies	\$ 200.00
Liberty Tire Services LLC	Landfill	Service	\$ 135.00
Liebl Marketing Group	North Central TIF	Service	\$ 780.00
Lyman, Rick	Police	Service	\$ 135.00
Lynnville Repair Inc	Fire	Service	\$ 537.02
Mediacom	Golf	Utilities	\$ 187.68
Menards-Altoona	All	Supplies	\$ 2,145.39
MercyOne DSM Medical Ctr-Financial Ops	Fire	Supplies	\$ 90.60
MG Laundry Corporation	City Center/Fire	Service	\$ 120.45
Midwest Alarm	Library	Service	\$ 324.36
MTI Distributing Inc	Parks	Training	\$ 250.00
Murphy Tractor & Equipment	City Garage	Supplies	\$ 262.39
NAPA Auto Parts	All	Supplies	\$ 1,048.44
News Printing Company	Fire/Police	Service	\$ 740.68
Northwestern University	Police	Training	\$ 1,000.00
O'Reilly Auto Parts	Golf/Parks	Supplies	\$ 69.73
Pitney Bowes	All	Supplies	\$ 173.82
Popenhagen, Nathan	Police	Reimbursement	\$ 207.28
Preferred Pest Control Inc	Library	Service	\$ 24.50
Premier Office Equipment	Executive/Police	Service	\$ 338.43
Professional Management Coaching	Fire	Service	\$ 2,500.00
Protex Central Incorporated	Airport	Service	\$ 330.00
Quill Corporation	All	Supplies	\$ 196.37
Regal Clean LLC	City Center	Service	\$ 3,245.51
Riggs Printing Inc	Police	Supplies	\$ 120.00
Sandry Fire Supply LLC	Fire	Merchandise	\$ 412.75
Spahn & Rose Lumber Co	Public Works Building	Supplies	\$ 18.99
Springer Professional Home Services	Library	Service	\$ 53.00
Stacy's Sweetstuff	Fire	Supplies	\$ 100.00
State Library of Iowa	Library	Conference	\$ 150.00
State Steel of Des Moines	Landfill/PW Building	Supplies	\$ 214.50
Steinberger's Garden Bakery Oasis	Executive	Service	\$ 567.00
Terracon Consultants Inc	North Central TIF	Service	\$ 1,928.75
The Door Doctor	Water Pollution Control	Service	\$ 35.00
The Police and Sheriffs Press	Police	Supplies	\$ 32.58
Theisen's	All	Supplies	\$ 1,304.87
TK Elevator	City Center	Service	\$ 198.65
True Value Hardware	All	Supplies	\$ 1,180.49
Value Line Publishing	Library	Subscription	\$ 1,103.00
Van Maanen Electric Inc	Water Pollution Control	Supplies	\$ 55.91
Warnick & Reeves Mechanical	Airport/Library/WPC	Service	\$ 8,216.00
Water Department	All	Utilities	\$ 216.29
Waukee Public Library	Library	Postage	\$ 11.65

Wellik, Jarrod	Fire	Reimbursement	\$ 482.68
Windstream	Airport/City Center	Utilities	\$ 103.86
Ziegler Inc	Water Pollution Control	Supplies	\$ 233.82
Zoll	Fire	Supplies	\$ 364.98
Total			\$ 172,625.24

Pre-Authorized Payments

AT & T Mobility	Landfill	Utilities	\$ 111.63
Black Hills Energy	All	Utilities	\$ 6,460.82
ConvergeOne Inc - Reso 2022-023	Administration	Service	\$ 11,633.70
DISH Network	General	Utilities	\$ 142.07
Doll Distributing LLC	Golf	Concessions	\$ 712.99
Hy-Vee	Golf	Concessions	\$ 287.45
Iowa Beverage Systems	Golf	Concessions	\$ 336.00
Mediacom	Administration/Golf	Utilities	\$ 406.85
United States Cellular	All	Utilities	\$ 747.37
Verizon Wireless	Disaster Services/Police	Utilities	\$ 50.03
Water Department	City Center/Landfill	Utilities	\$ 54.53
Windstream	All	Utilities	\$ 2,071.43
Wild Cat Country Fest - Reso 2022-049	Executive	Grant	\$ 10,000.00
Total			\$ 33,014.87

ACH Payments from Great Southern Bank

Advantage Credit Union	Insurance	All	\$ 15,660.00
Bank Iowa	Insurance	All	\$ 5,220.00
Great Southern Bank	Insurance	All	\$ 290.00
Kabel	Insurance	All	\$ 50.00
Met Life Dental	Insurance	All	\$ 9,965.80
Payroll 2-15-22	Payroll	All	\$ 412,570.56
Payroll 2-28-22	Payroll	All	\$ 433,050.82
State of Iowa	Sales Tax	General	\$ 3,500.00
Wellmark BC/BS	Insurance	All	\$ 162,225.31
Total			\$ 1,042,532.49

City of Newton Council Report

**Item:**

Resolution adopting the FY23 through FY27 Capital Improvement Plan (CIP).

Report Number: 22-061

Date:

March 7, 2022

Summary:

This resolution approves the FY23 through FY27 CIP, which is a 5-year plan detailing funding sources and expenditures for proposed project construction and equipment purchases throughout all City departments and divisions.

Lead Department:

Community Services

Recommendation:

Approve

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 FY23 through FY27 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 (FY23) of the CIP align with the proposed FY23 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 FY23 through FY27 Capital Improvement Plan (CIP) was presented twice to the City Council earlier in the budget process; and no revisions have been made since the last presentation.

Recommendation:

Staff recommends approval of the resolution adopting the FY23 through FY27 Capital Improvement Plan (CIP).

Matt Muckler
City Administrator

RESOLUTION NO. 2022 – _____

**RESOLUTION ADOPTING THE FY23 THROUGH FY27
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 FY23 through FY27 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 FY23 through FY27 Capital Improvement Plan (CIP) was presented twice to the City Council earlier in the budget process, and no revisions have been made since the last presentation; and

WHEREAS, the proposed project and equipment purchases included in the first year (FY23) of the CIP align with the proposed FY23 City budget; and

WHEREAS, Staff recommends approval of the resolution adopting the FY23 through FY27 Capital Improvement Plan (CIP).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa, that the FY23 through FY27 Capital Improvement Plan (CIP) in the amount of \$48,715,178 is hereby adopted as a guide for planning and funding the City's future capital improvements projects subject to annual review and revisions.

PASSED this _____ day of March, 2022.

APPROVED this _____ day of March, 2022.

Michael L. Hansen, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

Item: Resolution Approving the 2022-23 Operating Budget for the City of Newton

Summary: The proposed City budget for 2022-23 has a levy rate of \$17.14/\$1,000. This action holds a public hearing and adopts the budget.

Financial Impact:

The City property tax levy rate would be set for \$17.14 /\$1000 for the 2022-23 City fiscal year.



Report Number: 22-062

Date: March 7, 2022

Lead Department:
Administration

Recommendation:
Approval

Background: From December 6, 2021 thru February 7, 2022, the City Council held budget work sessions after regular City Council meetings to discuss and agree on the 2022-23 operating budget. On February 21, 2022, a Public Hearing was held considering the FY23 City maximum property tax dollars. After this public hearing, the City Council unanimously approved the Maximum property tax dollars for FY23, which is required each year before the public hearing is set for the operating budget.

The Council set the required public hearing for consideration of the Budget for March 7, 2022 at the February 21st meeting. This is consistent with the State of Iowa deadline for budget approval of March 31st.

In summary, the proposed 2022-23 City of Newton Operating Budget includes the following:

- Sets the City tax levy at \$17.14/1,000. The levy rate remains the same as the current year
- The ending undesignated fund balance in the General Fund is estimated to be at 25% 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 February 25, 2022 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 February 25, 2022.

Recommendation:

Staff recommends approval of the Resolution.

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

Matt Muckler
City Administrator

Top 10 Things to Know about the Fiscal Year 2023 City Budget

10. Public Safety continues to be a top priority for the Newton City Council in the Fiscal Year 2023 Annual Budget, which funds 27 sworn police officers and 24 sworn firefighters. The budget also provides funding for a joint Police and Fire training and storage facility, safety equipment and two new police cars.
9. There are two large projects that will be funded mainly from Enterprise funds: 1) the capping of Cells B & C at the Newton Sanitary Landfill, budgeted at \$3,210,000 and 2) the reconstruction of a parallel taxiway at the Newton Municipal Airport at a cost of \$3,186,000. 100% of the funding for the Landfill project will be paid for with fees from the Landfill and 90% of the funds for the Airport project are being paid by the Federal Aviation Administration.
8. The largest road project expected to take place in Newton in the coming year is the \$3 million reconstruction of Union Drive (W. 4th St. N.) on the west side of town from N. 4th Ave. W. to N. 19th Ave. W. This project is being completed with federal funds and will be administered through the Iowa Department of Transportation.
7. The single largest capital investment contained in this year's budget to be paid for with government funds is the \$2,500,000 development of the Arbor Estates 2nd Addition Subdivision, which will create about 40 new residential home lots worth an estimated value of at least \$13 million, including several lots adjacent to Agnes Patterson Park and around Cardinal Pond in northeast Newton. \$1,150,000 in American Rescue Plan Act funds, \$950,000 in tax increment financing (TIF) bonds, and \$400,000 in TIF fund balance will pay for this project.
6. The 200-400 blocks of W. 4th St. S. will be reconstructed and this project is expected to cost \$900,000. \$550,000 of that total will come from the American Rescue Plan Act funding and the remaining \$350,000 will come from stormwater utility funds.
5. Four downtown blocks will be reconstructed as part of this year's budget - the 100 blocks of W. 2nd St. S., W. 3rd St. S., E. 2nd St. S., and E. 3rd St. S. The project is estimated at \$830,000 and will include asphalt milling and paving of the streets along with new curb & gutter, sidewalk, and lighting improvements, as well as new plantings. This project is being funded through Road Use Tax Revenue Bonds Funds, which will be repaid with gas tax money that the City receives from the State of Iowa on an annual basis.
4. The underground gasometer and relief holder structures remaining at the former manufactured gas plant site will be exposed, the contents removed and disposed of, and the structures filled with clean fill material as part of an Iowa DNR-required environmental remediation project in Downtown Newton at 518 W. 3rd St. N. This project is estimated to cost \$679,880.
3. Newton's total assessed property value increased by \$75 million in the last year to just over \$998 million. While that marks a trend of six straight years of assessed property tax growth, the increase in the amount of general fund property taxes that will be received is limited by the residential rollback.
2. General Fund bonding has been reduced to the fullest extent possible in this year's budget. The City is planning to borrow \$515,000 in general funds and pay off \$1,048,520 in principle on existing general fund debt.
1. There will be no increase to the property tax levy. For the sixth year in a row, the levy will remain at \$17.14/thousand dollars of taxable value. This is possible due to the considerable growth of the Newton tax base in the current fiscal year.

RESOLUTION NO. 2022 – _____

**RESOLUTION ADOPTING THE 2022 – 2023 OPERATING
BUDGET FOR THE CITY OF NEWTON**

WHEREAS, City staff has prepared the 2022–2023 operating budget for the City of Newton; and

WHEREAS, from December 6, 2021 thru February 7, 2022, the City Council held budget work sessions after regular City Council meetings to discuss and reach agreement on the 2022-23 operating budget; and

WHEREAS, on February 21, 2022, the City Council held a public hearing considering the FY23 City maximum property tax dollars. After this public hearing, the City Council unanimously approved by Resolution the Maximum property tax dollars for FY23; and

WHEREAS, On February 21, 2022 the City Council set a public hearing for March 7, 2022 on the budget proposal and notice of public hearing was published in the Newton Daily News on February 25, 2022; and

WHEREAS, the City Council held a public hearing on the budget proposal on March 7, 2022;

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, 2023 as set forth in the City Budget Certification Summary and the supporting detailed operating budget document for fiscal year 2022-23 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 2022-23 property tax levy is \$17.14 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 2022-23 Operating Budget.

PASSED this 7th day of March 2022.

APPROVED this _____ day of March 2022.

Michael L. Hansen, Mayor

ATTEST:

Katrina Davis, City Clerk

FISCAL YEAR JULY 1, 2022 - JUNE 30, 2023
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.

		With Gas & Electric		Without Gas & Electric	
Regular	2a	491,160,425	2b	481,470,527	
DEBT SERVICE	3a	581,854,660	3b	572,164,762	
Ag Land	4a	2,275,542			

City Number: 50-469
Last Official Census: 15,760

TAXES LEVIED

Purpose	Dollar Limit	ENTER FIRE DISTRICT RATE BELOW		Request with Utility Replacement	Property Taxes Levied		Rate
Regular General levy	8.10000			5	3,978,400	3,899,911	43 8.10000
Non-Voted Other Permissible Levies							
Contract for use of Bridge	0.67500			6		0	44 0.00000
Opr & Maint publicly owned Transit	0.95000			7		0	45 0.00000
Rent, Ins. Maint of Civic Center	Amt Nec			8		0	46 0.00000
Opr & Maint of City owned Civic Center	0.13500			9		0	47 0.00000
Planning a Sanitary Disposal Project	0.06750			10		0	48 0.00000
Aviation Authority (under sec.330A.15)	0.27000			11		0	49 0.00000
Levee Impr. fund in special charter city	0.06750			13		0	51 0.00000
Liability, property & self insurance costs	Amt Nec			14	230,000	225,463	52 0.46828
Support of a Local Emerg.Mgmt.Comm.	Amt Nec			462	22,400	21,960	465 0.04561
Voted Other Permissible Levies							
Instrumental/Vocal Music Groups	0.13500			15		0	53 0.00000
Memorial Building	0.81000			16		0	54 0.00000
Symphony Orchestra	0.13500			17		0	55 0.00000
Cultural & Scientific Facilities	0.27000			18		0	56 0.00000
County Bridge	As Voted			19		0	57 0.00000
Missi or Missouri River Bridge Const.	1.35000			20		0	58 0.00000
Aid to a Transit Company	0.03375			21		0	59 0.00000
Maintain Institution received by gift/devise	0.20500			22		0	60 0.00000
City Emergency Medical District	1.00000			463		0	466 0.00000
Support Public Library	0.27000			23	132,615	129,997	61 0.27000
Unified Law Enforcement	1.50000			24		0	62 0.00000
Total General Fund Regular Levies (5 thru 24)				25	4,363,415	4,277,331	
Ag Land	3.00375			26	6,836	6,836	63 3.00375
Total General Fund Tax Levies (25 + 26)				27	4,370,251	4,284,167	
Special Revenue Levies							
Emergency (if general fund at levy limit)	0.27000			28		0	64 0.00000
Police & Fire Retirement	Amt Nec			29	922,360	904,163	1.87792
FICA & IPERS (if general fund at levy limit)	Amt Nec			30	541,363	530,682	1.10221
Other Employee Benefits	Amt Nec			31	1,463,538	1,434,667	2.97976
Total Employee Benefit Levies (29,30,31)				32	2,927,261	2,869,512	65 5.95989
Sub Total Special Revenue Levies (28+32)				33	2,927,261	2,869,512	
As Req		With Gas & Elec Valuation	Without Gas & Elec Valuation				
SSMID 1		11,570,355	11,570,355	34	17,355	17,355	66 1.49995
SSMID 2		0	0	35		0	67 0.00000
SSMID 3		0	0	36		0	68 0.00000
SSMID 4		0	0	37		0	69 0.00000
SSMID 5		0	0	555		0	565 0.00000
SSMID 6		0	0	556		0	566 0.00000
SSMID 7		0	0	1177		0	1179 0.00000
SSMID 8		0	0	1185		0	1187 0.00000
Total Special Revenue Levies				39	2,944,616	2,886,867	
Debt Service Levy 76.10(6)	Amt Nec			40	1,336,069	1,313,816	70 2.29622
Capital Projects (Capital Improv. Reserve)	0.67500			41		0	71 0.00000
Total Property Taxes (27+39+40+41)				42	8,650,936	8,484,850	72 17.14000

(Signature)

(Date)

(County Auditor)

(Date)

NOTICE OF PUBLIC HEARING - CITY OF NEWTON - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2022 - June 30, 2023

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 2/21/2022 **Meeting Time:** 06:00 PM **Meeting Location:** City Hall Council Chambers 101 W 4 St St Newton IA

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption 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 ext: 2003

	Current Year Certified Property Tax 2021 - 2022	Budget Year Effective Property Tax 2022 - 2023	Budget Year Proposed Maximum Property Tax 2022 - 2023	Annual % CHG
Regular Taxable Valuation	473,085,445	491,160,425	491,160,425	
Tax Levies:				
Regular General	3,831,992	3,831,992	3,978,400	
Contract for Use of Bridge			0	
Opr & Maint Publicly Owned Transit			0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.			0	
Opr & Maint of City-Owned Civic Center			0	
Planning a Sanitary Disposal Project			0	
Liability, Property & Self-Insurance Costs	190,000	190,000	230,000	
Support of Local Emer. Mgmt. Commission	22,881	22,881	22,400	
Emergency			0	
Police & Fire Retirement	972,021	972,021	922,360	
FICA & IPERS	517,081	517,081	541,363	
Other Employee Benefits	1,376,456	1,376,456	1,463,538	
Total Tax Levy	6,910,431	6,910,431	7,158,061	3.58
Tax Rate	14.60715	14.06960	14.57378	

Explanation of significant increases in the budget:

Increases are for salaries for employees according to union contracts and the approved pay plan. Also, increased employee benefits such as health insurance and workers compensation.

If applicable, the above notice also available online at:

www.facebook.com/cityofnewtoniowa www.facebook.com/GetToKnowNewton/ www.facebook.com/newtoniowafiredepartment www.facebook.com/NewtonParks
www.facebook.com/NewtonPolice www.twitter.com/GettoKnowNewton www.instagram.com/getotknownewton/ www.nextdoor.com/agency-city/ia/newton/

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.

**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

FUND BALANCE

City Name: NEWTON

Fiscal Year July 1, 2022 - June 30, 2023

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	TOTAL GOVERNMENT	PROPRIETARY	GRAND TOTAL
Annual Report FY 2021										
Beginning Fund Balance July 1	1	2,811,471	1,153,480	-174,769	126,170	4,566,385	583,074	9,065,811	11,264,669	20,330,480
Actual Revenues Except Beg Balance	2	9,696,451	10,330,685	3,062,360	11,112,973	5,194,014	11,010	39,407,493	18,784,794	58,192,287
Actual Expenditures Except End Balance	3	8,961,508	7,736,794	2,787,759	11,191,515	6,720,473	0	37,398,049	11,112,891	48,510,940
Ending Fund Balance June 30	4	3,546,414	3,747,371	99,832	47,628	3,039,926	594,084	11,075,255	18,936,572	30,011,827
Re-Estimated FY 2022										
Beginning Fund Balance	5	3,546,414	3,747,371	99,832	47,628	3,039,926	594,084	11,075,255	18,936,572	30,011,827
Re-Est Revenues	6	9,068,834	9,226,819	3,371,850	3,964,864	5,915,500	8,501	31,556,368	15,072,457	46,628,825
Re-Est Expenditures	7	9,245,306	9,790,019	3,213,795	3,962,847	5,915,500	0	32,127,467	14,386,689	46,514,156
Ending Fund Balance	8	3,369,942	3,184,171	257,887	49,645	3,039,926	602,585	10,504,156	19,622,340	30,126,496
Budget FY 2023										
Beginning Fund Balance	9	3,369,942	3,184,171	257,887	49,645	3,039,926	602,585	10,504,156	19,622,340	30,126,496
Revenues	10	9,299,237	9,026,733	3,489,014	4,065,068	5,169,246	12,600	31,061,898	10,159,421	41,221,319
Expenditures	11	9,733,023	10,745,792	3,572,784	4,062,818	5,434,450	0	33,548,867	16,430,793	49,979,660
Ending Fund Balance	12	2,936,156	1,465,112	174,117	51,895	2,774,722	615,185	8,017,187	13,350,968	21,368,155

LOCAL EMC SUPPORT

City Name: NEWTON

Fiscal Year July 1, 2022 - June 30, 2023

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.	22,400	21,960
TOTAL FOR FY 2023	22,400	21,960

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 1

City Name: NEWTON

Fiscal Year July 1, 2021 - June 30, 2022

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2022	ACTUAL 2021
PUBLIC SAFETY										
Police Department/Crime Prevention	1	2,069,295	1,787,889						3,857,184	4,016,710
Jail	2								0	0
Emergency Management	3	23,000							23,000	0
Flood Control	4								0	0
Fire Department	5	1,871,506	1,940,894						3,812,400	3,562,169
Ambulance	6								0	0
Building Inspections	7	115,027	26,364						141,391	114,964
Miscellaneous Protective Services	8								0	0
Animal Control	9	25,000							25,000	21,340
Other Public Safety	10	4,000							4,000	2,395
TOTAL (lines 1 - 10)	11	4,107,828	3,755,147				0		7,862,975	7,717,578
PUBLIC WORKS										
Roads, Bridges, & Sidewalks	12	24,500	3,220,138						3,244,638	1,153,566
Parking - Meter and Off-Street	13								0	0
Street Lighting	14		250,000						250,000	230,205
Traffic Control and Safety	15								0	57,992
Snow Removal	16		259,372						259,372	420,929
Highway Engineering	17	164,874	87,019						251,893	235,372
Street Cleaning	18		48,106						48,106	51,484
Airport (if not Enterprise)	19	89,300							89,300	99,458
Garbage (if not Enterprise)	20	1,000,000							1,000,000	983,132
Other Public Works	21	54,158	184,847						239,005	177,211
TOTAL (lines 12 - 21)	22	1,332,832	4,049,482				0		5,382,314	3,409,349
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								0	0
TOTAL (lines 23 - 29)	30	0	0				0		0	0
CULTURE & RECREATION										
Library Services	31	683,306	173,010						856,316	899,743
Museum, Band and Theater	32								0	0
Parks	33	544,689	379,878						924,567	903,777
Recreation	34	184,026	12,652						196,678	164,767
Cemetery	35	237,069	63,235						300,304	206,651
Community Center, Zoo, & Marina	36		20,000						20,000	18,000
Other Culture and Recreation	37		32,500						32,500	32,500
TOTAL (lines 31 - 37)	38	1,649,090	681,275				0		2,330,365	2,225,438

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 2

City Name: NEWTON

Fiscal Year July 1, 2021 - June 30, 2022

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2022	ACTUAL 2021
COMMUNITY & ECONOMIC DEVELOPMENT										
Community Beautification	39		60,997						60,997	45,078
Economic Development	40	90,609	26,580	130,001					247,190	106,771
Housing and Urban Renewal	41								0	112,518
Planning & Zoning	42	249,424	78,291						327,715	299,677
Other Com & Econ Development	43	333,288	268,000						601,288	368,819
TIF Rebates	44			310,167					310,167	144,840
TOTAL (lines 39 - 44)	45	673,321	433,868	440,168			0		1,547,357	1,077,703
GENERAL GOVERNMENT										
Mayor, Council, & City Manager	46	188,700	57,762						246,462	238,588
Clerk, Treasurer, & Finance Adm.	47	495,365	120,470						615,835	562,239
Elections	48	7,000							7,000	0
Legal Services & City Attorney	49	92,000							92,000	92,727
City Hall & General Buildings	50	193,300							193,300	146,690
Tort Liability	51	430,000							430,000	363,634
Other General Government	52								0	0
TOTAL (lines 46 - 52)	53	1,406,365	178,232	0			0		1,584,597	1,403,878
DEBT SERVICE	54				3,962,847				3,962,847	11,191,515
Gov Capital Projects	55					5,915,500			5,915,500	6,720,473
TIF Capital Projects	56								0	0
TOTAL CAPITAL PROJECTS	57	0	0	0		5,915,500	0		5,915,500	6,720,473
TOTAL Governmental Activities Expenditures (lines 11+22+30+38+44+52+53+54)	58	9,169,436	9,098,004	440,168	3,962,847	5,915,500	0		28,585,955	33,745,934
BUSINESS TYPE ACTIVITIES										
Proprietary: Enterprise & Budgeted ISF										
Water Utility	59							3,088,263	3,088,263	3,320,627
Sewer Utility	60							2,007,858	2,007,858	2,253,365
Electric Utility	61								0	0
Gas Utility	62								0	0
Airport	63								0	0
Landfill/Garbage	64							1,032,492	1,032,492	965,876
Transit	65								0	0
Cable TV, Internet & Telephone	66								0	0
Housing Authority	67								0	0
Storm Water Utility	68							444,603	444,603	6,523
Other Business Type (city hosp., ISF, parking, etc.)	69							446,037	446,037	416,836
Enterprise DEBT SERVICE	70							671,642	671,642	0
Enterprise CAPITAL PROJECTS	71							5,979,144	5,979,144	0
Enterprise TIF CAPITAL PROJECTS	72								0	0
TOTAL BUSINESS TYPE EXPENDITURES (lines 59+72)	73							13,670,039	13,670,039	6,963,227
TOTAL ALL EXPENDITURES (lines 58+73)	74	9,169,436	9,098,004	440,168	3,962,847	5,915,500	0	13,670,039	42,255,994	40,709,161
Regular Transfers Out	75	75,870	692,015					716,650	1,484,535	5,158,860
Internal TIF Loan Transfers Out	76			2,773,627					2,773,627	2,642,919
Total ALL Transfers Out	77	75,870	692,015	2,773,627	0	0	0	716,650	4,258,162	7,801,779
Total Expenditures and Other Fin Uses (lines 74+77)	78	9,245,306	9,790,019	3,213,795	3,962,847	5,915,500	0	14,386,689	46,514,156	48,510,940
Ending Fund Balance June 30	79	3,369,942	3,184,171	257,887	49,645	3,039,926	602,585	19,622,340	30,126,496	30,011,827

RE-ESTIMATED REVENUES DETAIL

City Name: NEWTON

Fiscal Year July 1, 2021 - June 30, 2022

REVENUES & OTHER FINANCING SOURCES		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2022	ACTUAL 2021
Taxes Levied on Property	1	4,094,199	2,826,450		1,240,009				8,160,658	8,120,617
Less: Uncollected Property Taxes - Levy Year	2								0	0
Net Current Property Taxes (line 1 minus line 2)	3	4,094,199	2,826,450		1,240,009	0			8,160,658	8,120,617
Delinquent Property Taxes	4								0	0
TIF Revenues	5			2,593,050					2,593,050	2,318,075
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6	85,485	58,707		21,934				166,126	179,751
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	280,000							280,000	226,983
Other Local Option Taxes	12		2,050,000						2,050,000	1,968,041
Subtotal - Other City Taxes (lines 6 thru 12)	13	365,485	2,108,707		21,934	0			2,496,126	2,374,775
Licenses & Permits	14	317,875							317,875	283,923
Use of Money & Property	15	100,050		3,800	2,000			95,360	201,210	233,939
Intergovernmental:										
Federal Grants & Reimbursements	16	280,000	1,135,029						1,415,029	1,341,292
Road Use Taxes	17		2,000,000						2,000,000	2,282,948
Other State Grants & Reimbursements	18	125,034	80,193	375,000	29,710	2,800,000			3,409,937	1,191,127
Local Grants & Reimbursements	19	327,704			25,496				353,200	701,667
Subtotal - Intergovernmental (lines 16 thru 19)	20	732,738	3,215,222	375,000	55,206	2,800,000		0	7,178,166	5,517,034
Charges for Fees & Service:										
Water Utility	21							3,585,106	3,585,106	3,707,888
Sewer Utility	22							3,059,021	3,059,021	2,964,956
Electric Utility	23								0	0
Gas Utility	24								0	0
Parking	25								0	0
Airport	26	14,000							14,000	11,968
Landfill/Garbage	27	1,000,000						2,000,000	3,000,000	3,189,287
Hospital	28								0	0
Transit	29								0	0
Cable TV, Internet & Telephone	30								0	0
Housing Authority	31								0	0
Storm Water Utility	32							600,000	600,000	229,887
Other Fees & Charges for Service	33	1,489,740						292,000	1,781,740	1,662,406
Subtotal - Charges for Service (lines 21 thru 33)	34	2,503,740	0		0	0	0	9,536,127	12,039,867	11,766,392
Special Assessments	35	14,000							14,000	6,952
Miscellaneous	36	209,670	201,440					170,100	581,210	1,275,790
Other Financing Sources:										
Regular Operating Transfers In	37	452,515	655,000		109,150			267,870	1,484,535	5,158,860
Internal TIF Loan Transfers In	38	237,062			2,536,565				2,773,627	2,642,919
Subtotal ALL Operating Transfers In	39	689,577	655,000	0	2,645,715	0	0	267,870	4,258,162	7,801,779
Proceeds of Debt (Excluding TIF Internal Borrowing)	40					3,115,500		5,000,000	8,115,500	17,884,410
Proceeds of Capital Asset Sales	41	41,500	220,000	400,000			8,501	3,000	673,001	608,601
Subtotal-Other Financing Sources (lines 36 thru 38)	42	731,077	875,000	400,000	2,645,715	3,115,500	8,501	5,270,870	13,046,663	26,294,790
Total Revenues except for beginning fund balance (lines 3, 4, 5, 12, 13, 14, 19, 33, 34, 35, & 39)	43	9,068,834	9,226,819	3,371,850	3,964,864	5,915,500	8,501	15,072,457	46,628,825	58,192,287
Beginning Fund Balance July 1	44	3,546,414	3,747,371	99,832	47,628	3,039,926	594,084	18,936,572	30,011,827	20,330,480
TOTAL REVENUES & BEGIN BALANCE (lines 43 & 44)	45	12,615,248	12,974,190	3,471,682	4,012,492	8,955,426	9,095,585	34,009,029	76,640,652	78,522,767

EXPENDITURES SCHEDULE PAGE 1

City Name: NEWTON

Fiscal Year July 1, 2022 - June 30, 2023

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2023	RE-ESTIMATED 2022	ACTUAL 2021
PUBLIC SAFETY											
Police Department/Crime Prevention	1	2,269,760	2,130,835						4,400,595	3,857,184	4,016,710
Jail	2								0	0	0
Emergency Management	3								0	23,000	0
Flood Control	4								0	0	0
Fire Department	5	1,914,989	1,979,975						3,894,964	3,812,400	3,562,169
Ambulance	6								0	0	0
Building Inspections	7	118,095	26,573						144,668	141,391	114,964
Miscellaneous Protective Services	8								0	0	0
Animal Control	9	30,000							30,000	25,000	21,340
Other Public Safety	10	4,000							4,000	4,000	2,395
TOTAL (lines 1 - 10)	11	4,336,844	4,137,383				0		8,474,227	7,862,975	7,717,578
PUBLIC WORKS											
Roads, Bridges, & Sidewalks	12	24,500	1,778,858						1,803,358	3,244,638	1,153,566
Parking - Meter and Off-Street	13								0	0	0
Street Lighting	14		260,000						260,000	250,000	230,205
Traffic Control and Safety	15		82,154						82,154	0	57,992
Snow Removal	16		506,624						506,624	259,372	420,929
Highway Engineering	17	33,403	103,926						137,329	251,893	235,372
Street Cleaning	18		39,445						39,445	48,106	51,484
Airport	19	94,000							94,000	89,300	99,458
Garbage (if not Enterprise)	20	1,015,500							1,015,500	1,000,000	983,132
Other Public Works	21	60,566	117,346						177,912	239,005	177,211
TOTAL (lines 12 - 21)	22	1,227,969	2,888,353				0		4,116,322	5,382,314	3,409,349
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	0	0
TOTAL (lines 23 - 29)	30	0	0				0		0	0	0
CULTURE & RECREATION											
Library Services	31	691,306	162,161						853,467	856,316	899,743
Museum, Band and Theater	32								0	0	0
Parks	33	730,738	408,615						1,139,353	924,567	903,777
Recreation	34	403,786	18,072						421,858	196,678	164,767
Cemetery	35	370,835	64,545						435,380	300,304	206,651
Community Center, Zoo, & Marina	36		20,000						20,000	20,000	18,000
Other Culture and Recreation	37		32,500						32,500	32,500	32,500
TOTAL (lines 31 - 37)	38	2,196,665	705,893				0		2,902,558	2,330,365	2,225,438

EXPENDITURES SCHEDULE PAGE 2

City Name: NEWTON

Fiscal Year July 1, 2022 - June 30, 2023

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2023	RE-ESTIMATED 2022	ACTUAL 2021
COMMUNITY & ECONOMIC DEVELOPMENT											
Community Beautification	39		45,194						45,194	60,997	45,078
Economic Development	40	90,961	26,086						117,047	247,190	106,771
Housing and Urban Renewal	41		150,000						150,000	0	112,518
Planning & Zoning	42	252,394	90,727						343,121	327,715	299,677
Other Com & Econ Development	43	382,453	19,000						401,453	601,288	368,819
TIF Rebates	44			538,699					538,699	310,167	144,840
TOTAL (lines 39 - 44)	45	725,808	331,007	538,699			0		1,595,514	1,547,357	1,077,703
GENERAL GOVERNMENT											
Mayor, Council, & City Manager	46	193,081	58,426						251,507	246,462	238,588
Clerk, Treasurer, & Finance Adm.	47	490,856	207,230						698,086	615,835	562,239
Elections	48								0	7,000	0
Legal Services & City Attorney	49	92,000							92,000	92,000	92,727
City Hall & General Buildings	50	211,800							211,800	193,300	146,690
Tort Liability	51	250,000							250,000	430,000	363,634
Other General Government	52								0	0	0
TOTAL (lines 46 - 52)	53	1,237,737	265,656	0			0		1,503,393	1,584,597	1,403,878
DEBT SERVICE	54				4,062,818				4,062,818	3,962,847	11,191,515
Gov Capital Projects	55		1,700,000			5,434,450			7,134,450	5,915,500	6,720,473
TIF Capital Projects	56								0	0	0
TOTAL CAPITAL PROJECTS	57	0	1,700,000	0		5,434,450	0		7,134,450	5,915,500	6,720,473
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	9,725,023	10,028,292	538,699	4,062,818	5,434,450	0		29,789,282	28,585,955	33,745,934
BUSINESS TYPE ACTIVITIES											
Proprietary: Enterprise & Budgeted ISF											
Water Utility	59							3,713,730	3,713,730	3,088,263	3,320,627
Sewer Utility	60							6,440,602	6,440,602	2,007,858	2,253,365
Electric Utility	61							0	0	0	0
Gas Utility	62							0	0	0	0
Airport	63							0	0	0	0
Landfill/Garbage	64							4,388,150	4,388,150	1,032,492	965,876
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							825,936	825,936	444,603	6,523
Other Business Type (city hosp., ISF, parking, etc.)	69							505,225	505,225	446,037	416,836
Enterprise DEBT SERVICE	70							0	0	671,642	0
Enterprise CAPITAL PROJECTS	71							0	0	5,979,144	0
Enterprise TIF CAPITAL PROJECTS	72							0	0	0	0
TOTAL Business Type Expenditures (lines 59 - 72)	73							15,873,643	15,873,643	13,670,039	6,963,227
TOTAL ALL EXPENDITURES (lines 58 + 73)	74	9,725,023	10,028,292	538,699	4,062,818	5,434,450	0	15,873,643	45,662,925	42,255,994	40,709,161
Regular Transfers Out	75	8,000	717,500					557,150	1,282,650	1,484,535	5,158,860
Internal TIF Loan / Repayment Transfers Out	76			3,034,085					3,034,085	2,773,627	2,642,919
Total ALL Transfers Out	77	8,000	717,500	3,034,085	0	0	0	557,150	4,316,735	4,258,162	7,801,779
Total Expenditures & Fund Transfers Out (lines 74+77)	78	9,733,023	10,745,792	3,572,784	4,062,818	5,434,450	0	16,430,793	49,979,660	46,514,156	48,510,940
Ending Fund Balance June 30	79	2,936,156	1,465,112	174,117	51,895	2,774,722	615,185	13,350,968	21,368,155	30,126,496	30,011,827

REVENUES DETAIL

City Name: NEWTON

Fiscal Year July 1, 2022 - June 30, 2023

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2023	RE-ESTIMATED 2022	ACTUAL 2021
REVENUES & OTHER FINANCING SOURCES											
Taxes Levied on Property	1	4,284,167	2,886,867		1,313,816	0			8,484,850	8,160,658	8,120,617
Less: Uncollected Property Taxes - Levy Year	2								0	0	0
Net Current Property Taxes (line 1 minus line 2)	3	4,284,167	2,886,867		1,313,816	0			8,484,850	8,160,658	8,120,617
Delinquent Property Taxes	4								0	0	0
TIF Revenues	5			2,765,514					2,765,514	2,593,050	2,318,075
Other City Taxes:											
Utility Tax Replacement Excise Taxes	6	86,084	57,749		22,253	0			166,086	166,126	179,751
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	300,000							300,000	280,000	226,983
Other Local Option Taxes	12		2,050,000						2,050,000	2,050,000	1,968,041
Subtotal - Other City Taxes (lines 6 thru 12)	13	386,084	2,107,749		22,253	0			2,516,086	2,496,126	2,374,775
Licenses & Permits	14	317,900							317,900	317,875	283,923
Use of Money & Property	15	101,850		4,000	2,700			95,360	203,910	201,210	233,939
Intergovernmental:											
Federal Grants & Reimbursements	16	260,000	1,135,029			3,021,000			4,416,029	1,415,029	1,341,292
Road Use Taxes	17		2,000,000						2,000,000	2,000,000	2,282,948
Other State Grants & Reimbursements	18	102,100	60,400	369,500	45,496				577,496	3,409,937	1,191,127
Local Grants & Reimbursements	19	333,000							333,000	353,200	701,667
Subtotal - Intergovernmental (lines 16 thru 19)	20	695,100	3,195,429	369,500	45,496	3,021,000	0		7,326,525	7,178,166	5,517,034
Charges for Fees & Service:											
Water Utility	21							3,713,730	3,713,730	3,585,106	3,707,888
Sewer Utility	22							3,211,472	3,211,472	3,059,021	2,964,956
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	14,000	11,968
Landfill/Garbage	27	1,015,500					2,000,000	3,015,500	3,000,000	3,189,287	
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	0	0	0
Storm Water Utility	32						520,000	520,000	600,000	229,887	
Other Fees & Charges for Service	33	1,469,280						375,000	1,844,280	1,781,740	1,662,406
Subtotal - Charges for Service (lines 21 thru 33)	34	2,504,780	0		0	0	0	9,820,202	12,324,982	12,039,867	11,766,392
Special Assessments	35	14,000						14,000	14,000	14,000	6,952
Miscellaneous	36	236,470	119,188				192,859	548,517	581,210	581,210	1,275,790
Other Financing Sources:											
Regular Operating Transfers In	37	408,000	717,500		107,150			50,000	1,282,650	1,484,535	5,158,860
Internal TIF Loan Transfers In	38	297,186			2,573,653	163,246			3,034,085	2,773,627	2,642,919
Subtotal ALL Operating Transfers In	39	705,186	717,500	0	2,680,803	163,246	0	50,000	4,316,735	4,258,162	7,801,779
Proceeds of Debt (Excluding TIF Internal Borrowing)	40					1,985,000			1,985,000	8,115,500	17,884,410
Proceeds of Capital Asset Sales	41	53,700		350,000			12,600	1,000	417,300	673,001	608,601
Subtotal-Other Financing Sources (lines 38 thru 40)	42	758,886	717,500	350,000	2,680,803	2,148,246	12,600	51,000	6,719,035	13,046,663	26,294,790
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43	9,299,237	9,026,733	3,489,014	4,065,068	5,169,246	12,600	10,159,421	41,221,319	46,628,825	58,192,287
Beginning Fund Balance July 1	44	3,369,942	3,184,171	257,887	49,645	3,039,926	602,585	19,622,340	30,126,496	30,011,827	20,330,480
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	45	12,669,179	12,210,904	3,746,901	4,114,713	8,209,172	615,185	29,781,761	71,347,815	76,640,652	78,522,767

ADOPTED BUDGET SUMMARY

City Name: NEWTON

Fiscal Year July 1, 2022 - June 30, 2023

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2023	RE-ESTIMATED 2022	ACTUAL 2021
Revenues & Other Financing Sources											
Taxes Levied on Property	1	4,284,167	2,886,867		1,313,816	0			8,484,850	8,160,658	8,120,617
Less: Uncollected Property Taxes-Levy Year	2	0	0		0	0			0	0	0
Net Current Property Taxes	3	4,284,167	2,886,867		1,313,816	0			8,484,850	8,160,658	8,120,617
Delinquent Property Taxes	4	0	0		0	0			0	0	0
TIF Revenues	5			2,765,514					2,765,514	2,593,050	2,318,075
Other City Taxes	6	386,084	2,107,749		22,253	0			2,516,086	2,496,126	2,374,775
Licenses & Permits	7	317,900	0					0	317,900	317,875	283,923
Use of Money and Property	8	101,850	0	4,000	2,700	0	0	95,360	203,910	201,210	233,939
Intergovernmental	9	695,100	3,195,429	369,500	45,496	3,021,000		0	7,326,525	7,178,166	5,517,034
Charges for Fees & Service	10	2,504,780	0		0	0	0	9,820,202	12,324,982	12,039,867	11,766,392
Special Assessments	11	14,000	0		0	0		0	14,000	14,000	6,952
Miscellaneous	12	236,470	119,188		0	0	0	192,859	548,517	581,210	1,275,790
Sub-Total Revenues	13	8,540,351	8,309,233	3,139,014	1,384,265	3,021,000	0	10,108,421	34,502,284	33,582,162	31,897,497
Other Financing Sources:											
Total Transfers In	14	705,186	717,500	0	2,680,803	163,246	0	50,000	4,316,735	4,258,162	7,801,779
Proceeds of Debt	15	0	0	0	0	1,985,000		0	1,985,000	8,115,500	17,884,410
Proceeds of Capital Asset Sales	16	53,700	0	350,000	0	0	12,600	1,000	417,300	673,001	608,601
Total Revenues and Other Sources	17	9,299,237	9,026,733	3,489,014	4,065,068	5,169,246	12,600	10,159,421	41,221,319	46,628,825	58,192,287
Expenditures & Other Financing Uses											
Public Safety	18	4,336,844	4,137,383	0			0		8,474,227	7,862,975	7,717,578
Public Works	19	1,227,969	2,888,353	0			0		4,116,322	5,382,314	3,409,349
Health and Social Services	20	0	0	0			0		0	0	0
Culture and Recreation	21	2,196,665	705,893	0			0		2,902,558	2,330,365	2,225,438
Community and Economic Development	22	725,808	331,007	538,699			0		1,595,514	1,547,357	1,077,703
General Government	23	1,237,737	265,656	0			0		1,503,393	1,584,597	1,403,878
Debt Service	24	0	0	0	4,062,818		0		4,062,818	3,962,847	11,191,515
Capital Projects	25	0	1,700,000	0		5,434,450	0		7,134,450	5,915,500	6,720,473
Total Government Activities Expenditures	26	9,725,023	10,028,292	538,699	4,062,818	5,434,450	0		29,789,282	28,585,955	33,745,934
Business Type Proprietary: Enterprise & ISF	27							15,873,643	15,873,643	13,670,039	6,963,227
Total Gov & Bus Type Expenditures	28	9,725,023	10,028,292	538,699	4,062,818	5,434,450	0	15,873,643	45,662,925	42,255,994	40,709,161
Total Transfers Out	29	8,000	717,500	3,034,085	0	0	0	557,150	4,316,735	4,258,162	7,801,779
Total ALL Expenditures/Fund Transfers Out	30	9,733,023	10,745,792	3,572,784	4,062,818	5,434,450	0	16,430,793	49,979,660	46,514,156	48,510,940
Excess Revenues & Other Sources Over	31										
(Under) Expenditures/Transfers Out	32	-433,786	-1,719,059	-83,770	2,250	-265,204	12,600	-6,271,372	-8,758,341	114,669	9,681,347
Beginning Fund Balance July 1	33	3,369,942	3,184,171	257,887	49,645	3,039,926	602,585	19,622,340	30,126,496	30,011,827	20,330,480
Ending Fund Balance June 30	34	2,936,156	1,465,112	174,117	51,895	2,774,722	615,185	13,350,968	21,368,155	30,126,496	30,011,827

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	575,000	49,465	624,465	450		499,427	125,488
GO bond 2015B	2	4,705,000	GO	2015-151	590,000	46,388	636,388	450		213,225	423,613
GO bond 2017A	3	1,448,000	GO	2017-181	118,000	35,526	153,526	0		44,378	109,148
GO Bond 2017B	4	1,632,000	GO	2017-267	153,000	28,917	181,917	0		125,256	56,661
GO Bond 2017C	5	2,388,000	GO	2017-285	157,000	62,142	219,142	0		219,142	0
GO bond 2019A	6	4,310,000	GO	2019-026	170,000	138,838	308,838	450		284,863	24,425
GO Bond 2019B	7	3,095,000	GO	2019-064	0	102,098	102,098	450		70,138	32,410
GO Bond 2019C	8	1,995,000	GO	2019-218	120,000	45,057	165,057	450		67,622	97,885
2019 IFA Loan	9	450,000	GO	2018-136	21,683	3,813	25,496	0		25,496	0
GO Bond 2020A	10	2,340,000	GO	2020-092	0	70,200	70,200	450		45,150	25,500
GO Bond 2020B	11	1,230,000	GO	2020-093	0	39,662	39,662	450		0	40,112
GO Bond 2020C	12	5,745,000	GO	2020-228	1,260,000	73,100	1,333,100	450		1,088,821	244,729
GO Bond 2020D	13	1,530,000	GO	2020-229	115,000	12,550	127,550	450		9,527	118,473
Sewer State Revolving Funds 2003	14	2,261,000	NON-GO	2003-040	148,000	2,590	150,590	370		150,960	0
Sewer State Revolving Funds 2007	15	2,561,000	NON-GO	2007-026	150,000	13,965	163,965	1,995		165,960	0
Sewer State Revolving Funds 2010	16	469,000	NON-GO	2010-009	25,000	3,920	28,920	560		29,480	0
GO Bond 2021A	17	2,740,000	GO	2021-094	0	58,550	58,550	450	0	33,700	25,300
GO Bond 2021B	18	430,000	GO	2021-095	0	11,875	11,875	450	0	0	12,325
Sewer Revenue Bonds 2021C	19	4,840,000	NON-GO	2021-096	0	104,200	104,200	450	0	104,650	0
Road Use Tax Revenue Bond 2021D	20	1,990,000	NON-GO	2021-097	275,000	33,600	308,600	450		309,050	0
	21	-					0				0
	22	-					0				0
	23	-					0				0
	24	-					0				0
	25	-					0				0
	26	-					0				0
	27	-					0				0
	28	-					0				0
	29	-					0				0
	30	-					0				0
TOTALS					3,877,683	936,456	4,814,139	8,775	0	3,486,845	1,336,069

LONG TERM DEBT SCHEDULE - GRAND TOTALS

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

	Principal Due FY 2023	Interest Due FY 2023	Total Obligation Due FY 2023	Bond Reg./ Paying Agent Fees Due FY 2023	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	3,279,683	778,181	4,057,864	4,950	0	2,726,745	1,336,069
NON GO - TOTAL	598,000	158,275	756,275	3,825	0	760,100	0
GRAND - TOTAL	3,877,683	936,456	4,814,139	8,775	0	3,486,845	1,336,069

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET

Fiscal Year July 1, 2022 - June 30, 2023

City of: NEWTON

The City Council will conduct a public hearing on the proposed Budget at: Newton City Hall Council Chambers, 101 West 4th Street South Meeting Date: 3/7/2022 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-gov-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 17.14000

The estimated tax levy rate per \$1000 valuation on Agricultural land is 3.00375

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 ext: 2003

City Clerk/Finance Officer's NAME
Lisa Frasier

		Budget FY 2023	Re-estimated FY 2022	Actual FY 2021
Revenues & Other Financing Sources				
Taxes Levied on Property	1	8,484,850	8,160,658	8,120,617
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	8,484,850	8,160,658	8,120,617
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	2,765,514	2,593,050	2,318,075
Other City Taxes	6	2,516,086	2,496,126	2,374,775
Licenses & Permits	7	317,900	317,875	283,923
Use of Money and Property	8	203,910	201,210	233,939
Intergovernmental	9	7,326,525	7,178,166	5,517,034
Charges for Fees & Service	10	12,324,982	12,039,867	11,766,392
Special Assessments	11	14,000	14,000	6,952
Miscellaneous	12	548,517	581,210	1,275,790
Other Financing Sources	13	2,402,300	8,788,501	18,493,011
Transfers In	14	4,316,735	4,258,162	7,801,779
Total Revenues and Other Sources	15	41,221,319	46,628,825	58,192,287
Expenditures & Other Financing Uses				
Public Safety	16	8,474,227	7,862,975	7,717,578
Public Works	17	4,116,322	5,382,314	3,409,349
Health and Social Services	18	0	0	0
Culture and Recreation	19	2,902,558	2,330,365	2,225,438
Community and Economic Development	20	1,595,514	1,547,357	1,077,703
General Government	21	1,503,393	1,584,597	1,403,878
Debt Service	22	4,062,818	3,962,847	11,191,515
Capital Projects	23	7,134,450	5,915,500	6,720,473
Total Government Activities Expenditures	24	29,789,282	28,585,955	33,745,934
Business Type / Enterprises	25	15,873,643	13,670,039	6,963,227
Total ALL Expenditures	26	45,662,925	42,255,994	40,709,161
Transfers Out	27	4,316,735	4,258,162	7,801,779
Total ALL Expenditures/Transfers Out	28	49,979,660	46,514,156	48,510,940
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-8,758,341	114,669	9,681,347
Beginning Fund Balance July 1	30	30,126,496	30,011,827	20,330,480
Ending Fund Balance June 30	31	21,368,155	30,126,496	30,011,827

City of Newton FY 2021-22 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	LOST Tax Fund	Housing Initiative	SSMID Fund	ARPA Fund	SW TIF	North Central TIF	Speedway/ PF TIF	East Mart TIF	Maytag Plant 2 TIF	Cardinal Ridge Housing TIF	Fairmeadows N Housing TIF	1st Ave E TIF	2018 Mcann TIF	TIF LMI Fund	Debt Service	Capital Funds	Perpetual Care	Maytag Endowment	WPC	Landfill	Landfill Post Closure	Storm Water	Golf	
	001	012	024	082	110	112	121	161	162	300	125	126	127	128	129	130	132	134	136	140	200	300's	501,503	502	610	670	671	740	750	
Actual Fund Balance 6-30-21	\$ 3,223,989	\$ 258,854	\$ -	\$ 63,841	\$ 2,967,178	\$ 400,780	\$ -	\$ 388,157	\$ 11,256	\$ -	\$ 77,743	\$ 120,414	\$ (375,539)	\$ 45,726	\$ 4,268	\$ 15,843	\$ 127,638	\$ 62,134	\$ -	\$ 21,604	\$ 47,628	\$ 3,039,926	\$ 360,765	\$ 233,320	\$ 6,609,194	\$ 3,906,270	\$ 6,114,980	\$ 223,364	\$ 57	\$ 27,949,390
21-22 Budgeted Revenues	\$ 8,497,819	\$ 205,215	\$ 337,000	\$ 28,800	\$ 4,007,500	\$ 3,693,155	\$ 1,850,000	\$ 100,000	\$ 21,135	\$ -	\$ 36,582	\$ 1,038,236	\$ 1,394,082	\$ 270,822	\$ -	\$ 29,655	\$ 481,430	\$ 58,876	\$ 62,167	\$ -	\$ 3,964,864	\$ 5,915,500	\$ 8,500	\$ -	\$ 8,088,121	\$ 2,073,360	\$ 220,000	\$ 600,000	\$ 505,870	\$ 43,488,689
21-22 Revenue Adjustments					\$ (2,000,000)	\$ 70,000	\$ 200,000	\$ 150,000		\$ 1,135,029						\$ (10,972)	\$ (30,129)			\$ 41,101					\$ (5,045,765)					
21-22 Budgeted Expenditures	\$ 8,518,245	\$ 200,000	\$ 337,000	\$ 32,558	\$ 4,096,234	\$ 3,785,126	\$ 1,850,000	\$ 250,000	\$ 18,000	\$ -	\$ 53,626	\$ 1,079,364	\$ 1,390,884	\$ 112,566	\$ -	\$ -	\$ 360,187	\$ 25,000	\$ 62,167	\$ -	\$ 3,962,847	\$ 5,915,500	\$ -	\$ -	\$ 8,422,794	\$ 1,938,992	\$ -	\$ 490,603	\$ 446,037	\$ 43,347,730
21-22 Expenditure Adjustments	\$ (72,227)	\$ 230,000			\$ (430,000)		\$ 200,000			\$ 40,659		\$ 25,000		\$ 50,000				\$ 55,000							\$ (3,925,000)					
Projected Fund Balance 6-30-22	\$ 3,275,790	\$ 34,069	\$ -	\$ 60,083	\$ 1,308,444	\$ 378,809	\$ -	\$ 388,157	\$ 14,391	\$ 1,094,370	\$ 60,699	\$ 54,286	\$ (372,341)	\$ 153,982	\$ 4,268	\$ 34,526	\$ 218,752	\$ 41,010	\$ -	\$ 62,705	\$ 49,645	\$ 3,039,926	\$ 369,265	\$ 233,320	\$ 5,153,756	\$ 4,040,638	\$ 6,334,980	\$ 332,761	\$ 59,890	\$ 26,426,181
Projected Designated Funds	\$ 569,820	\$ 34,069	\$ -	\$ 60,083	\$ 1,308,444	\$ 378,809	\$ -	\$ 388,157	\$ 14,391	\$ 1,094,370	\$ 60,699	\$ 54,286	\$ (372,341)	\$ 153,982	\$ 4,268	\$ 34,526	\$ 218,752	\$ 41,010	\$ -	\$ 62,705	\$ 49,645	\$ 3,039,926	\$ 369,265	\$ 233,320	\$ 5,153,756	\$ 4,040,638	\$ 6,334,980	\$ 332,761	\$ 59,890	\$ 23,720,211
Undesignated Reserves	\$ 2,705,970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,705,970

31.8%

Operating Surplus / Deficit

\$ 51,801	\$ (224,785)	\$ -	\$ (3,758)	\$ (1,658,734)	\$ (21,971)	\$ -	\$ -	\$ 3,135	\$ 1,094,370	\$ (17,044)	\$ (66,128)	\$ 3,198	\$ 108,256	\$ -	\$ 18,683	\$ 91,114	\$ (21,124)	\$ -	\$ 41,101	\$ 2,017	\$ -	\$ 8,500	\$ -	\$ (1,455,438)	\$ 134,368	\$ 220,000	\$ 109,397	\$ 59,833	\$ (1,523,209)
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Designated Funds: *

General Funds: Library Deihl Estate/Library Donations \$550.921; NPD forfeiture \$18,899;

City of Newton FY 2022-23 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	LOST Tax Fund	Housing Initiative	SSMID Fund	ARPA Fund	SW TIF	North Central TIF	Speedway/ PF TIF	East Mart TIF	Maytag Plant 2 TIF	Cardinal Ridge Housing TIF	Fairmeadows N Housing TIF	1st Ave E TIF	2018 Mcann TIF	TIF LMI Fund	Debt Service	Capital Funds	Perpetual Care	Maytag Endowment	WPC	Landfill	Landfill Post Closure	Storm Water	Golf	
	001	012	024	082	110	112	121	161	162	300	125	126	127	128	129	130	132	134	136	140	200		501,503	502	610	670	671	740	750	
Projected Fund Balance 6-30-22	\$ 3,275,790	\$ 34,069	\$ -	\$ 60,083	\$ 1,308,444	\$ 378,809	\$ -	\$ 388,157	\$ 14,391	\$ 1,094,370	\$ 60,699	\$ 54,286	\$ (372,341)	\$ 153,982	\$ 4,268	\$ 34,526	\$ 218,752	\$ 41,010	\$ -	\$ 62,705	\$ 49,645	\$ 3,039,926	\$ 369,265	\$ 233,320	\$ 5,153,756	\$ 4,040,638	\$ 6,334,980	\$ 332,761	\$ 59,890	\$ 26,426,181
22-23 Budgeted Revenues	\$ 8,669,137	\$ 243,100	\$ 347,000	\$ 40,000	\$ 2,000,000	\$ 3,823,949	\$ 2,050,000	\$ -	\$ 17,755	\$ 1,135,029	\$ 35,705	\$ 1,056,149	\$ 1,358,801	\$ 268,534	\$ -	\$ 24,857	\$ 421,507	\$ 194,952	\$ 71,914	\$ 56,595	\$ 4,065,068	\$ 5,169,246	\$ 12,600	\$ -	\$ 3,231,831	\$ 2,071,360	\$ 70,000	\$ 520,000	\$ 552,500	\$ 37,507,589
22-23 Budgeted Expenditures	\$ 9,096,457	\$ 250,000	\$ 347,000	\$ 39,566	\$ 2,696,397	\$ 3,825,580	\$ 2,050,000	\$ 150,000	\$ 19,000	\$ 2,004,815	\$ 26,250	\$ 1,022,642	\$ 1,379,322	\$ 351,541	\$ -	\$ -	\$ 389,449	\$ 212,881	\$ 71,414	\$ 119,285	\$ 4,062,818	\$ 5,434,450	\$ -	\$ -	\$ 6,747,752	\$ 1,428,150	\$ 3,210,000	\$ 825,936	\$ 505,225	\$ 46,265,930
Projected Fund Balance 6-30-23	\$ 2,848,470	\$ 27,169	\$ -	\$ 60,517	\$ 612,047	\$ 377,178	\$ -	\$ 238,157	\$ 13,146	\$ 224,584	\$ 70,154	\$ 87,793	\$ (392,862)	\$ 70,975	\$ 4,268	\$ 59,383	\$ 250,810	\$ 23,081	\$ 500	\$ 15	\$ 51,895	\$ 2,774,722	\$ 381,865	\$ 233,320	\$ 1,637,835	\$ 4,683,848	\$ 3,194,980	\$ 26,825	\$ 107,165	\$ 17,667,840
Projected Designated Funds	\$ 569,820	\$ 27,169	\$ -	\$ 60,517	\$ 612,047	\$ 377,178	\$ -	\$ 238,157	\$ 13,146	\$ 224,584	\$ 70,154	\$ 87,793	\$ (392,862)	\$ 70,975	\$ 4,268	\$ 59,383	\$ 250,810	\$ 23,081	\$ 500	\$ 15	\$ 51,895	\$ 2,774,722	\$ 381,865	\$ 233,320	\$ 1,637,835	\$ 4,683,848	\$ 3,194,980	\$ 26,825	\$ 107,165	\$ 15,389,190
Undesignated Reserves	\$ 2,278,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,278,650

25.0%

Operating Surplus / Deficit

\$ (427,320)

\$ (6,900)

\$ -

\$ 434

\$ (696,397)

\$ (1,631)

\$ -

\$ (150,000)

\$ (1,245)

\$ (869,786)

\$ 9,455

\$ 33,507

\$ (20,521)

\$ (83,007)

\$ -

\$ 24,857

\$ 32,058

\$ (17,929)

\$ 500

\$ (62,690)

\$ 2,250

\$ (265,204)

\$ 12,600

\$ -

\$ (3,515,921)

\$ 643,210

\$ (3,140,000)

\$ (305,936)

\$ 47,275

\$ (8,758,341)

Designated Funds:

General Funds: Library Deihl Estate/Library Donations \$550.921; NPD forfeiture \$18,899;

GENERAL FUND REVENUE AND EXPENDITURE SUMMARY

DEPARTMENT	2021-22 Budget			2022-23 Budget			2021-22 Budget vs. 2022-23 Budget
	Revenues	Expenditures	General Fund Usage	Revenues	Expenditures	General Fund Usage	
0000 Non Department	\$ (4,526,371)	\$ 67,870	\$ (4,458,501)	\$ (4,613,676)	\$ -	\$ (4,613,676)	\$ 155,175
1010 Police	\$ (310,050)	\$ 2,189,179	\$ 1,879,129	\$ (310,050)	\$ 2,269,760	\$ 1,959,710	\$ (80,581)
1050 Fire	\$ (1,625,364)	\$ 1,939,119	\$ 313,755	\$ (1,631,910)	\$ 1,914,989	\$ 283,079	\$ 30,676
1070 Building	\$ (103,700)	\$ 115,027	\$ 11,327	\$ (103,700)	\$ 118,095	\$ 14,395	\$ (3,068)
1092 Animal Control	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ 30,000	\$ 30,000	\$ (5,000)
1900 Disaster Services	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ -
2010 Street	\$ (24,500)	\$ 24,500	\$ -	\$ (25,500)	\$ 24,500	\$ (1,000)	\$ 1,000
2060 Engineering	\$ (25,000)	\$ 164,874	\$ 139,874	\$ (25,000)	\$ 33,403	\$ 8,403	\$ 131,471
2080 Airport	\$ (82,400)	\$ 89,300	\$ 6,900	\$ (85,500)	\$ 94,000	\$ 8,500	\$ (1,600)
2090 Solid Waste	\$ (1,000,000)	\$ 1,000,000	\$ -	\$ (1,015,500)	\$ 1,015,500	\$ -	\$ -
2900 PW Administration	\$ (500)	\$ 29,600	\$ 29,100	\$ (500)	\$ 29,000	\$ 28,500	\$ 600
4010 Library	\$ (192,777)	\$ 683,306	\$ 490,529	\$ (192,095)	\$ 691,306	\$ 499,211	\$ (8,682)
4030 Parks	\$ (68,000)	\$ 413,477	\$ 345,477	\$ (73,000)	\$ 634,441	\$ 561,441	\$ (215,964)
4040 Maytag Pool	\$ (102,000)	\$ 184,026	\$ 82,026	\$ (101,500)	\$ 403,786	\$ 302,286	\$ (220,260)
4050 Cemetery	\$ (149,650)	\$ 237,069	\$ 87,419	\$ (163,050)	\$ 370,835	\$ 207,785	\$ (120,366)
5020 Ec Development	\$ (18,218)	\$ 90,609	\$ 72,391	\$ (26,740)	\$ 90,961	\$ 64,221	\$ 8,170
5040 Planning & Zoning	\$ (71,415)	\$ 249,424	\$ 178,009	\$ (63,818)	\$ 252,394	\$ 188,576	\$ (10,567)
5150 TIF Funds	\$ (127,500)	\$ 127,500	\$ -	\$ (131,750)	\$ 131,750	\$ -	\$ -
6010 Executive	\$ -	\$ 188,700	\$ 188,700	\$ (14,288)	\$ 193,081	\$ 178,793	\$ 9,907
6020 Administration	\$ (22,700)	\$ 284,859	\$ 262,159	\$ (22,700)	\$ 249,965	\$ 227,265	\$ 34,894
6025 Finance	\$ (34,504)	\$ 217,506	\$ 183,002	\$ (55,690)	\$ 240,891	\$ 185,201	\$ (2,199)
6040 Legal Services	\$ -	\$ 92,000	\$ 92,000	\$ -	\$ 92,000	\$ 92,000	\$ -
6050 City Center	\$ (13,170)	\$ 101,300	\$ 88,130	\$ (13,170)	\$ 211,800	\$ 198,630	\$ (110,500)
TOTALS	\$ (8,497,819)	\$ 8,518,245	\$ 20,426	\$ (8,669,137)	\$ 9,096,457	\$ 427,320	\$ (406,894)

2022-23 Employee Benefits Budget Summary

<u>Department</u>	<u>FICA</u>	<u>IPERS</u>	<u>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>22-23 Budget Totals</u>	<u>21-22 Budget</u>	<u>20-21 Actual</u>	<u>19-20 Actual</u>	<u>18-19 Actual</u>	<u>17-18 Actual</u>
1010 Police	55,847	27,650	505,457	752,344	(10,896)	38,194	(26,194)	-	-	26,000	1,368,402	1,361,983	1,296,384	1,196,656	1,142,223	1,063,524
1050 Fire	47,950	15,314	417,173	630,505	(6,336)	20,740	(20,740)	10,000	3,000	220,000	1,337,606	1,322,689	1,249,533	1,187,351	1,197,348	1,346,958
1070 Building	6,797	8,387	-	10,789	-	-	-	-	-	600	26,573	26,364	25,721	25,380	24,737	22,818
2010 Street	-	-	-	85,695	-	-	-	-	-	-	85,695	61,631	41,719	40,365	110,981	133,684
2040 Traffic Control	1,762	1,976	-	-	-	-	-	-	-	550	4,288	4,251	3,481	3,392	3,405	4,140
2060 Engineering	1,140	1,407	-	59,607	-	911	(911)	-	-	1,600	63,754	86,149	82,827	81,280	78,319	61,139
2070 Street Cleaning	-	-	-	10,486	-	-	-	-	-	-	10,486	19,466	13,838	20,533	19,764	17,463
2900 PW Admin	3,780	4,664	-	11,470	(4,464)	11,714	(11,714)	-	-	850	16,300	21,217	24,246	15,678	31,091	42,685
4010 Library	33,888	41,818	-	84,488	(2,340)	1,367	(1,367)	-	-	600	158,454	169,610	39,292	202,795	221,897	198,527
4030 Parks	37,324	64,596	-	148,694	(1,300)	29,047	(29,047)	-	-	4,500	253,814	257,283	233,464	210,685	198,527	114,822
4040 Maytag Pool	10,558	6,814	-	-	-	-	-	-	-	700	18,072	12,652	11,615	8,591	9,728	9,194
4050 Cemetery	14,763	15,811	-	31,951	-	420	(420)	-	-	1,600	64,125	55,403	52,391	44,484	41,750	31,733
5010 Comm Beautification	1,602	1,976	-	-	-	-	-	-	-	500	4,078	5,334	4,186	4,065	4,096	3,910
5020 Ec Development	6,231	7,666	-	11,634	(804)	455	(455)	-	-	100	24,827	25,342	23,690	22,999	22,961	29,606
5040 Planning & Zoning	17,679	21,532	-	50,316	-	-	-	-	-	1,200	90,727	78,291	74,641	73,220	53,656	71,092
6010 Executive	12,505	14,619	-	30,302	(414)	-	-	-	-	1,000	58,012	57,348	54,891	54,128	53,115	48,580
6020 Administration	11,552	14,255	-	41,009	(286)	-	-	-	4,500	200	71,230	74,157	76,091	63,204	69,084	73,377
6025 Finance	13,563	16,736	-	21,000	(1,500)	-	-	-	-	150	49,949	44,516	43,305	40,840	37,698	31,136
TOTALS:	276,941	265,221	922,630	1,980,290	(28,340)	102,848	(90,848)	10,000	7,500	260,150	3,706,392	3,683,686	3,351,315	3,295,646	3,320,380	3,304,388

City of Newton Council Report



Item: Resolution taking additional action on proposal to enter into General Obligation Loan Agreements, combining Loan Agreements and authorizing the use of a Preliminary Official Statement in connection therewith

Summary: Resolution taking additional action on proposal to enter into General Obligation Loan Agreements, combining Loan Agreements and authorizing the use of a Preliminary Official Statement in connection therewith

Financial Impact: Next step in approval of the 2022A & 2022B General Obligation Bonds and authorizing use of Preliminary Official Statement

Report Number: 22-063

Date: March 7, 2022

Lead Department:
Administration

Recommendation:
Approval

Background: During the FY23 budget and CIP process, staff had presented the need for bonding in the spring of 2022 for various projects and continued funding of current initiatives. The 4 loan agreements below include funding for the following proposed items:

Essential Purpose Loan Agreement #1, not to exceed \$8,220,000

- Arbor Estates Phase 2 \$ 950,000
- D&D Program \$ 150,000
- Airport Parallel Taxiway \$ 165,000
- Traffic Signal/ADA Project (1st Ave E TIF) \$ 150,000
- Callable 2015A/Callable 2015B
- Callable 2017A/Callable 2017B

General Purpose Loan Agreement #1, not to exceed \$225,000

- Downtown Housing Grants (N Central TIF) \$ 50,000
- Downtown Improvement Grants (N Central TIF) \$ 50,000
- Downtown Micro Grants (N Central TIF) \$ 100,000

General Purpose Loan Agreement #2, not to exceed \$225,000

- City Hall Skylight \$ 200,000

General Purpose Loan Agreement #3, not to exceed \$200,000

- Gas Plant (N Central TIF) \$170,000

The City Council intends to combine the Loan Agreements into a single loan agreement and to then divide its authority under the Loan Agreement in two, a Tax Exempt Series 2022A Loan Agreement and a Taxable Series 2022B Loan Agreement.

The City Administrator and Finance Officer are hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of the Disclosure Counsel and the Underwriter to prepare the P.O.S. describing the Bonds and providing for the terms and

conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

The use by the Underwriter of the P.O.S. in substantially the form as has been presented to and considered by the City Council is hereby approved, and the Underwriter is hereby authorized to prepare and use a final Official Statement for the Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Bonds and the resolution, when adopted, providing for the sale and issuance of the Bonds, and the City Administrator is hereby authorized and directed to execute a final Official Statement for the Bonds, if requested. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Recommendation:

Staff recommends approval of the attached Resolution taking additional action in regards to the 2022 General Obligation bonds and the use of the preliminary official statement.

A handwritten signature in black ink, appearing to read "Matt Muckler", is positioned to the left of a vertical yellow line.

Matt Muckler
City Administrator

RESOLUTION NO. 2022-_____

Resolution taking additional action on proposal to enter into General Obligation Loan Agreements, combining Loan Agreements and authorizing the use of a Preliminary Official Statement in connection therewith

WHEREAS, the City of Newton (the “City”), in Jasper County, State of Iowa, previously issued its \$4,790,000 Taxable General Obligation Bonds, Series 2015A, dated June 30, 2015 (the “2015A Bonds”) a portion of which currently remain outstanding maturing on such dates and in such amounts and bearing interest at such rates as follows:

	Principal	Interest
<u>Year</u>	<u>Amount</u>	<u>Rate</u>
2022	\$565,000	2.40%
2023	\$575,000	2.60%
2024	\$590,000	2.80%
2025	\$610,000	2.95%

;and

WHEREAS, pursuant to the resolution (the “2015A Bond Resolution”) authorizing the issuance of the 2015A Bonds, the City reserved the right to prepay part or all of the 2015A Bonds maturing in each of the years 2023 to 2025, inclusive (the “Callable 2015A Bonds”), prior to and in any order of maturity on June 1, 2022 or on any date thereafter, subject to the provisions of the 2015A Bond Resolution; and

WHEREAS, the City also previously issued its \$4,705,000 General Obligation Bonds, Series 2015B, dated June 30, 2015 (the “2015B Bonds”) a portion of which currently remain outstanding maturing on such dates and in such amounts and bearing interest at such rates as follows:

	Principal	Interest
<u>Year</u>	<u>Amount</u>	<u>Rate</u>
2022	\$490,000	3.00%
2023	\$590,000	2.00%
2024	\$335,000	2.25%
2025	\$630,000	2.25%
2026	\$515,000	2.50%

;and

WHEREAS, pursuant to the resolution (the “2015B Bond Resolution”) authorizing the issuance of the 2015B Bonds, the City reserved the right to prepay part or all of the 2015B Bonds maturing in each of the years 2023 to 2026, inclusive (the “Callable 2015B Bonds”), prior to and in any order of maturity on June 1, 2022 or on any date thereafter, subject to the provisions of the 2015B Bond Resolution; and

WHEREAS, the City also previously issued its \$1,448,000 Taxable General Obligation Notes, Series 2017A, dated August 22, 2017 (the “2017A Notes”) a portion of which currently remain outstanding maturing on such dates and in such amounts and bearing interest at such rates as follows:

	Principal	Interest		Principal	Interest
<u>Year</u>	<u>Amount</u>	<u>Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Rate</u>
2022	\$109,000	3.10%	2026	\$133,000	3.10%
2023	\$118,000	3.10%	2027	\$351,000	3.10%
2024	\$123,000	3.10%	2028	\$293,000	3.10%
2025	\$128,000	3.10%			

;and

WHEREAS, pursuant to the resolution (the “2017A Note Resolution”) authorizing the issuance of the 2017A Notes, the City reserved the right to prepay part or all of the 2017A Notes maturing in each of the years 2023 to 2028, inclusive (the “Callable 2017A Notes”), prior to and in inverse order of maturity on June 1, 2022 or on any date thereafter, subject to the provisions of the 2017A Note Resolution; and

WHEREAS, the City also previously issued its \$1,632,000 General Obligation Notes, Series 2017B, dated August 22, 2017 (the “2017B Notes”) a portion of which currently remain outstanding maturing on such dates and in such amounts and bearing interest at such rates as follows:

	Principal	Interest		Principal	Interest
<u>Year</u>	<u>Amount</u>	<u>Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Rate</u>
2022	\$104,000	2.10%	2026	\$166,000	2.10%
2023	\$153,000	2.10%	2027	\$397,000	2.10%
2024	\$157,000	2.10%	2028	\$342,000	2.10%
2025	\$162,000	2.10%			

;and

WHEREAS, pursuant to the resolution (the “2017B Note Resolution”) authorizing the issuance of the 2017B Notes, the City reserved the right to prepay part or all of the 2017B Notes maturing in each of the years 2023 to 2028, inclusive (the “Callable 2017B Notes”), prior to and in inverse order of maturity on June 1, 2022 or on any date thereafter, subject to the provisions of the 2017B Note Resolution; and

WHEREAS, the City heretofore proposed to enter into a loan agreement (the “Essential Purpose Loan Agreement”) pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$8,220,000 for the purpose of paying the costs, to that extent, of (1) constructing street, water system, storm water drainage, sidewalk and sanitary sewer system improvements; (2) acquiring and installing street lighting, signage and signalization improvements; (3) acquiring and demolishing dangerous and/or dilapidated buildings; (4) undertaking improvements at the municipal airport (the “Essential Purpose Projects”); and (5) current refunding the Callable 2015A Bonds, the Callable 2015B

Bonds, the Callable 2017A Notes and the Callable 2017B Notes, and has published notice of the proposed action and has held a hearing thereon on March 7, 2022; and

WHEREAS, the City also proposed to enter into a loan agreement (the “General Purpose Loan Agreement #1”) and to borrow money thereunder in a principal amount not to exceed \$225,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of funding economic development grants to private property owners for downtown betterment programs, and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of March 7, 2022, no petition had been filed with the City asking that the question of entering into the General Purpose Loan Agreement #1 be submitted to the registered voters of the City; and

WHEREAS, the City also proposed to enter into a loan agreement (the “General Purpose Loan Agreement #2”) and to borrow money thereunder in a principal amount not to exceed \$225,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of undertaking improvements to City Hall, and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of March 7, 2022, no petition had been filed with the City asking that the question of entering into the General Purpose Loan Agreement #2 be submitted to the registered voters of the City; and

WHEREAS, the City also proposed to enter into a loan agreement (the “General Purpose Loan Agreement #3”) (collectively, the Essential Purpose Loan Agreement, the General Purpose Loan Agreement #1, the General Purpose Loan Agreement #2 and the General Purpose Loan Agreement #3 are sometimes referred to hereinafter as the “Loan Agreements”), and to borrow money thereunder in a principal amount not to exceed \$200,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of undertaking site improvements at the former municipal manufactured gas plant, and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of March 7, 2022, no petition had been filed with the City asking that the question of entering into the General Purpose Loan Agreement #3 be submitted to the registered voters of the City; and

WHEREAS, pursuant to Section 384.28 of the Code of Iowa, the City Council intends to combine the Loan Agreements into a single loan agreement (the “Loan Agreement”) and to then divide its authority under the Loan Agreement in two, a Tax Exempt Series 2022A Loan Agreement (the “2022A Loan Agreement”) and a Taxable Series 2022B Loan Agreement (the “2022B Loan Agreement”); and

WHEREAS, the City shall issue General Obligation Corporate Purpose and Refunding Bonds, Series 2022A (the “Series 2022A Bonds”) in evidence of its obligation under the 2022A Loan Agreement; and

WHEREAS, the City shall issue Taxable General Obligation Corporate Purpose and Refunding Bonds, Series 2022B Bonds (the “Series 2022B Bonds”) in evidence of its obligations under the 2022B Loan Agreement (collectively hereinafter, the Series 2022A Bonds and the Series 2022B Bonds shall be referred to as the “Bonds”); and

WHEREAS, a Preliminary Official Statement (the “P.O.S.”) has been prepared by Dorsey & Whitney LLP (the “Disclosure Counsel”) as bond and disclosure counsel to the City to facilitate the sale of the Bonds in evidence of the obligations of the City under the 2022A Loan Agreement and the 2022B Loan Agreement, and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by D.A. Davidson & Co. (the “Underwriter”), as the underwriter of the issuance of the Bonds;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Newton, Iowa, as follows:

Section 1. The City Council hereby combines the Essential Purpose Loan Agreement, General Purpose Loan Agreement #1, General Purpose Loan Agreement #2 and the General Purpose Loan Agreement #3 into the Loan Agreement. The City Council hereby determines to divide its authority under the Loan Agreement to enter into the 2022A Loan Agreement and the 2022B Loan Agreement.

Section 2. The City Council hereby determines to enter into the 2022A Loan Agreement in the future for the funding of all of the Projects set forth in the preamble hereof, except for funding of the D&D Program; the economic development grants; and current refunding the Callable 2015A Bonds and the Callable 2017A Notes, and to issue the Series 2022A Bonds at such time, in evidence thereof. The City Council further declares that this resolution constitutes the “additional action” required by Section 384.24A of the Code of Iowa.

Section 3. The City Council hereby determines to enter into the 2022B Loan Agreement in the future for the funding of the D&D Program; the economic development grants; and current refunding the Callable 2015B Bonds and the Callable 2017B Notes, and to issue the Series 2021B Bonds at such time, in evidence thereof. The City Council further declares that this resolution constitutes the “additional action” required by Section 384.24A of the Code of Iowa.

Section 4. The City Administrator and Finance Officer are hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of the Disclosure Counsel and the Underwriter to prepare the P.O.S. describing the Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 5. The use by the Underwriter of the P.O.S. in substantially the form as has been presented to and considered by the City Council is hereby approved, and the Underwriter is hereby authorized to prepare and use a final Official Statement for the Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Bonds and the resolution, when adopted, providing for the sale and issuance of the Bonds, and the City Administrator is hereby authorized and directed to execute a final Official Statement for the Bonds, if requested. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 6. Further action with respect to the Bonds is hereby adjourned to the City Council meeting scheduled for March 21, 2022.

Section 7. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved March 7, 2022.

Mayor

Attest:

City Clerk

NEW ISSUE - DTC BOOK ENTRY ONLY

UNDERLYING RATING: S&P: “[__]”
 EXPECTED INSURED RATING: [S&P: “__”]
 (See “Rating” and “Bond Insurance” herein.)

In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions and assuming compliance with certain covenants, the interest on the Series 2022A Bonds will be excluded from gross income for federal income tax purposes. Interest on the Series 2022A Bonds is not an item of tax preference for purposes of the federal alternative minimum tax under the Internal Revenue Code of 1986 (the “Code”). In the opinion of Bond Counsel, the Series 2022A Bonds are “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code. Interest on the Series 2022B Bonds is not excluded from the gross income of the owners thereof for federal income tax purposes. See “TAX EXEMPTION AND RELATED TAX MATTERS” herein.

City of Newton, Iowa

\$5,055,000*

**General Obligation Corporate Purpose and
 Refunding Bonds,
 Series 2022A**

\$3,395,000*

**Taxable General Obligation Corporate Purpose
 and Refunding Bonds,
 Series 2022B**

Dated: Date of Delivery**Due:** As shown on inside cover

The \$5,055,000* General Obligation Corporate Purpose and Refunding Bonds, Series 2022A (the “Series 2022A Bonds”), and the \$3,395,000* Taxable General Obligation Corporate Purpose and Refunding Bonds, Series 2022B (the “Series 2022B Bonds” and, together with the Series 2022A Bonds, the “Bonds”), are being issued in fully registered form in denominations of \$5,000 or any integral multiple thereof pursuant to the provisions of Chapters 384 and 76 of the Code of Iowa, 2021, as amended and resolutions authorizing issuance of the Bonds (the “Resolutions”) expected to be adopted by the City of Newton, Iowa (the “Issuer” or the “City”) on April 4, 2022*. The Depository Trust Company, New York, New York (“DTC”) will act as the securities depository for the Bonds and its nominee, Cede & Co., will be the registered owner of the Bonds. Individual purchases of the Bonds will be recorded on a book-entry only system operated by DTC. Purchasers of the Bonds will not receive certificates representing their interest in the Bonds purchased. So long as DTC or its nominee, Cede & Co., is the Bondholder, the principal of, premium, if any, and interest on the Bonds will be paid by BOKF, N.A., Lincoln, Nebraska, as Registrar and Paying Agent (the “Registrar”), or its successor, to DTC, or its nominee, Cede & Co. Disbursement of such payments to the Beneficial Owners is the responsibility of the DTC Participants as more fully described herein. Neither the Issuer nor the Registrar will have any responsibility or obligation to such DTC Participants, indirect participants or the persons for whom they act as nominee with respect to the Bonds. See “APPENDIX E – BOOK-ENTRY SYSTEM” herein.

The Bonds will bear interest from their dated date, payable semiannually on each June 1 and December 1, commencing December 1, 2022*.

[The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the Bonds by BUILD AMERICA MUTUAL ASSURANCE COMPANY. See “BOND INSURANCE” and “APPENDIX F – SPECIMEN MUNICIPAL BOND INSURANCE POLICY” herein.]



The Bonds are subject to mandatory sinking fund redemption by the Issuer prior to their stated maturities in the manner and at the time described herein. All of the Bonds then outstanding are subject to optional redemption at the option of the Issuer, as a whole or in part, from any source of available funds, on June 1, 2030*, or on any date thereafter at a redemption price equal to the principal amount of the Bonds, together with accrued interest to the date fixed for redemption, without premium. See “THE BONDS – Redemption” herein.

The Bonds and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. See “SECURITY AND SOURCE OF PAYMENT” herein.

Proceeds of the Series 2022A Bonds will be used for the purpose of paying the cost, to that extent, of (i) constructing street, water system, storm water drainage, sidewalk and sanitary sewer system improvements; (ii) acquiring and installing street lighting, signage and signalization improvements; (iii) undertaking improvements at the municipal airport; (iv) refunding a portion of the Refunded Bonds (as defined herein); (v) undertaking improvements to City Hall; (vi) undertaking site improvements at the former municipal manufactured gas plant; and (vii) paying certain costs of issuance related to the Series 2022A Bonds. Proceeds of the Series 2022B Bonds will be used for the purpose of paying the cost, to that extent, of (i) acquiring and demolishing dangerous and/or dilapidated buildings; (ii) refunding a portion of the Refunded Bonds; (iii) funding economic development grants to private property owners for downtown betterment programs; and (iv) paying certain costs of issuance related to the Series 2022B Bonds. See “PLAN OF FINANCING” herein.

The Bonds are being offered when, as and if issued by the Issuer and accepted by the Underwriter, subject to receipt of opinions as to legality, validity and, with respect to the Series 2022A Bonds, tax exemption by Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the Issuer in connection with the issuance of the Bonds. It is expected that the Bonds in the definitive form will be available for delivery through the facilities of DTC on or about April 21, 2021.*



The Date of this Official Statement is March __, 2022

* Preliminary, subject to change.

MATURITY SCHEDULES

\$5,055,000*

City of Newton, Iowa

General Obligation Corporate Purpose and Refunding Bonds, Series 2022A

<u>Due</u>	<u>Amount</u> *	<u>Rate</u> *	<u>Yield</u> *	<u>Cusip Num.</u> **
June 1, 2023	\$675,000			
June 1, 2024	\$785,000			
June 1, 2025	\$810,000			
June 1, 2026	\$830,000			
June 1, 2027	\$310,000			
June 1, 2028	\$320,000			

\$175,000* ____%* Term Bond due June 1, 2030, Yield ____%*, CUSIP** _____

\$185,000* ____%* Term Bond due June 1, 2032, Yield ____%*, CUSIP** _____

\$190,000* ____%* Term Bond due June 1, 2034, Yield ____%*, CUSIP** _____

\$210,000* ____%* Term Bond due June 1, 2036, Yield ____%*, CUSIP** _____

\$325,000* ____%* Term Bond due June 1, 2039, Yield ____%*, CUSIP** _____

\$240,000* ____%* Term Bond due June 1, 2041, Yield ____%*, CUSIP** _____

\$3,395,000*

City of Newton, Iowa

Taxable General Obligation Corporate Purpose and Refunding Bonds, Series 2022B

<u>Due</u>	<u>Amount</u> *	<u>Rate</u> *	<u>Yield</u> *	<u>Cusip Num.</u> **
June 1, 2023	\$775,000			
June 1, 2024	\$810,000			
June 1, 2025	\$830,000			
June 1, 2026	\$220,000			
June 1, 2027	\$220,000			
June 1, 2028	\$225,000			

\$40,000* ____%* Term Bond due June 1, 2030, Yield ____%*, CUSIP** _____

\$50,000* ____%* Term Bond due June 1, 2032, Yield ____%*, CUSIP** _____

\$75,000* ____%* Term Bond due June 1, 2035, Yield ____%*, CUSIP** _____

\$75,000* ____%* Term Bond due June 1, 2038, Yield ____%*, CUSIP** _____

\$75,000* ____%* Term Bond due June 1, 2041, Yield ____%*, CUSIP** _____

* Preliminary, subject to change.

** CUSIP numbers shown above have been assigned by a separate organization not affiliated with the Issuer. The Issuer has not selected nor is responsible for selecting the CUSIP numbers assigned to the Bonds nor do they make any representation as to the correctness of such CUSIP numbers on the Bonds or as indicated above.

No dealer, broker, salesman or any other person has been authorized to give any information or to make any representations other than those contained in this Official Statement and, if given or made, such information or representations must not be relied upon as having been authorized by the Issuer or the Underwriter. This Official Statement does not constitute an offer to sell or a solicitation of any offer to buy any of the securities offered hereby in any state to any persons to whom it is unlawful to make such offer in such state. Except where otherwise indicated, this Official Statement speaks as of the date hereof. Neither the delivery of this Official Statement nor any sale hereunder shall under any circumstances create any implication that there has been no change in the affairs of the Issuer since the date hereof.

The information set forth herein has been obtained from the Issuer and from other sources that are believed to be reliable, but it is not guaranteed as to accuracy or completeness, and is not to be construed as a representation, by the Underwriter. The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

No representation is made regarding whether the Bonds constitute legal investments under the laws of any state for banks, savings banks, savings and loan associations, life insurance companies, and other institutions organized in such state, or fiduciaries subject to the laws of such state.

This Official Statement is not to be construed as a contract with the purchasers of the Bonds. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as a representation of facts.

THE BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION BY REASON OF THE PROVISIONS OF SECTION 3(a)(2) OF THE SECURITIES ACT OF 1933, AS AMENDED. THE REGISTRATION OR QUALIFICATIONS OF THE BONDS IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECURITIES LAWS OF THE STATES IN WHICH THE BONDS HAVE BEEN REGISTERED OR QUALIFIED AND THE EXEMPTION FROM REGISTRATION OR QUALIFICATION IN OTHER STATES SHALL NOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THESE STATES NOR ANY OF THEIR AGENCIES HAVE PASSED UPON THE MERITS OF THE BONDS OR THE ACCURACY OR COMPLETENESS OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

THIS OFFICIAL STATEMENT, INCLUDING THE APPENDICES ATTACHED HERETO, CONTAINS STATEMENTS WHICH SHOULD BE CONSIDERED “FORWARD-LOOKING STATEMENTS,” MEANING THEY REFER TO POSSIBLE FUTURE EVENTS OR CONDITIONS. SUCH STATEMENTS ARE GENERALLY IDENTIFIABLE BY THE WORDS SUCH AS “ANTICIPATED,” “PLAN,” “EXPECT,” “PROJECTED,” “ESTIMATE,” “BUDGET,” “PRO FORMA,” “FORECAST,” “INTEND,” OR OTHER WORDS OF SIMILAR IMPORT. THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS TO DIFFER FROM THOSE EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE ISSUER DOES NOT EXPECT OR INTEND TO UPDATE OR REVISE ANY FORWARD-LOOKING STATEMENTS CONTAINED HEREIN IF OR WHEN ITS EXPECTATIONS OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader’s convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of, and as that term is defined in, SEC rule 15c2-12.

In connection with the issuance of the Bonds, the Issuer will enter into a Continuing Disclosure Certificate. See “APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE.”

[BUILD AMERICA MUTUAL ASSURANCE COMPANY (“BAM”) makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, BAM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding BAM, supplied by BAM and presented under the heading “BOND INSURANCE” and “APPENDIX F – SPECIMEN MUNICIPAL BOND INSURANCE POLICY”.]

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OFFICIAL STATEMENT

City of Newton, Iowa

\$5,055,000*
General Obligation Corporate Purpose and
Refunding Bonds,
Series 2022A

\$3,395,000*
Taxable General Obligation Corporate Purpose and
Refunding Bonds,
Series 2022B

INTRODUCTION

The purpose of this Official Statement, including the cover page and the appendices hereto (the “Official Statement”), is to set forth certain information in conjunction with the sale of \$5,055,000* General Obligation Corporate Purpose and Refunding Bonds, Series 2022A (the “Series 2022A Bonds”), and \$3,395,000* Taxable General Obligation Corporate Purpose and Refunding Bonds, Series 2022B (the “Series 2022B Bonds” and, together with the Series 2022A Bonds, the “Bonds”), of the City of Newton, Iowa (the “Issuer” or the “City”). This Introduction is not a summary of this Official Statement, but is only a brief description of the Bonds and certain other matters. Such description is qualified by reference to the entire Official Statement and the documents summarized or described herein. This Official Statement should be reviewed in its entirety. The offering of the Bonds to potential investors is made only by means of the entire Official Statement, including the appendices attached hereto. All statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Copies of statutes, resolutions, ordinances, reports or other documents referred to herein are available, upon request, from the Issuer.

The Bonds are being issued pursuant to the provisions of Chapters 384 and 76 of the Code of Iowa, 2021, as amended (collectively, the “Act”) and resolutions expected to be adopted by the Issuer on April 4, 2022* (the “Resolutions”), to evidence the obligations of the Issuer under one or more loan agreements (the “Loan Agreements”) between the Issuer and the Underwriter.

The Bonds and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. See “SECURITY AND SOURCE OF PAYMENT” herein.

Proceeds of the Series 2022A Bonds will be used for the purpose of paying the cost, to that extent, of (i) constructing street, water system, storm water drainage, sidewalk and sanitary sewer system improvements; (ii) acquiring and installing street lighting, signage and signalization improvements; (iii) undertaking improvements at the municipal airport; (iv) refunding all or a portion of the Issuer’s General Obligation Bonds, Series 2015B, dated June 30, 2015 (the “Series 2015B Bonds”) and General Obligation Notes, Series 2017B, dated August 22, 2017 (the “Series 2017B Notes”); (v) undertaking improvements to City Hall; (vi) undertaking site improvements at the former municipal manufactured gas plant; and (vii) paying certain costs of issuance related to the Series 2022A Bonds. Proceeds of the Series 2022B Bonds will be used for the purpose of paying the cost, to that extent, of (i) acquiring and demolishing dangerous and/or dilapidated buildings; (ii) refunding all or a portion of the Issuer’s Taxable General Obligation Bonds, Series 2015A, dated June 30, 2015 (the “Series 2015A Bonds”) and Taxable General Obligation Notes, Series 2017A, dated August 22, 2017 (the “Series 2017A Notes” and together with the Series 2015A Bonds, Series 2015B Bonds, and the Series 2017B Notes, the “Refunded Bonds”); (iii) funding economic development grants to private property owners for downtown betterment programs; and (iv) paying certain costs of issuance related to the Series 2022B Bonds. See “PLAN OF FINANCING” and “SOURCES AND USES OF FUNDS” herein.

THE ISSUER

The Issuer, with a 2020 U.S. Census population of 15,760, comprises approximately 11.26 square miles. The Issuer operates under a statutory form of government consisting of a six-member City Council, of which the Mayor is not a voting member. Additional information concerning the Issuer is included in “APPENDIX A – INFORMATION ABOUT THE ISSUER” hereto.

THE BONDS

General

The Bonds will be issued in fully registered form only, without coupons. The Bonds will be initially registered in the name of Cede & Co., as nominee of DTC. DTC will act as securities depository of the Bonds. Interest on and principal of the Bonds are payable in lawful money of the United States of America.

The Bonds are dated as of the date of their delivery, will mature on June 1 in the years and in the amounts set forth on the inside cover page hereof, and will bear interest at the rates to be set forth on the inside cover page hereof. Interest on the Bonds is payable

* Preliminary, subject to change.

semiannually on June 1 and December 1 in each year, beginning on December 1, 2022*, calculated on the basis of a year of 360 days and twelve 30-day months. Interest shall be payable to the persons who were registered owners thereof as of the fifteenth day of the month immediately preceding the interest payment date, to the addresses appearing on the registration books maintained by the Registrar or such other address as is furnished to the Registrar in writing by a registered owner. The Bonds are issuable in denominations of \$5,000 or any integral multiple thereof.

Redemption

Optional Redemption. All of the Bonds then outstanding are subject to redemption at the option of the Issuer, as a whole or in part, from any source of available funds, beginning on June 1, 2030*, or on any date thereafter at a redemption price equal to the principal amount of the Bonds, together with accrued interest to the date fixed for redemption, without premium.

Mandatory Sinking Fund Redemption. The Series 2022A Bonds and Series 2022B Bonds identified below are subject to mandatory redemption (by lot, as selected by the Registrar) on June 1 in each of the years set forth below at a redemption price of 100% of the principal amount thereof to be redeemed, plus accrued interest thereon to the redemption date in the following principal amounts:

Series 2022A Term Bond Maturing June 1, 2030

<u>Date</u>	<u>Amount</u>
June 1, 2029	\$85,000
June 1, 2030 (maturity)	\$90,000

Series 2022A Term Bond Maturing June 1, 2032

<u>Date</u>	<u>Amount</u>
June 1, 2031	\$90,000
June 1, 2032 (maturity)	\$95,000

Series 2022A Term Bond Maturing June 1, 2034

<u>Date</u>	<u>Amount</u>
June 1, 2033	\$95,000
June 1, 2034 (maturity)	\$95,000

Series 2022A Term Bond Maturing June 1, 2036

<u>Date</u>	<u>Amount</u>
June 1, 2035	\$105,000
June 1, 2036 (maturity)	\$105,000

Series 2022A Term Bond Maturing June 1, 2039

<u>Date</u>	<u>Amount</u>
June 1, 2037	\$105,000
June 1, 2038	\$110,000
June 1, 2039 (maturity)	\$110,000

Series 2022A Term Bond Maturing June 1, 2041

<u>Date</u>	<u>Amount</u>
June 1, 2040	\$120,000
June 1, 2041 (maturity)	\$120,000

Series 2022B Term Bond Maturing June 1, 2030

<u>Date</u>	<u>Amount</u>
June 1, 2029	\$20,000
June 1, 2030 (maturity)	\$20,000

Series 2022B Term Bond Maturing June 1, 2032

<u>Date</u>	<u>Amount</u>
June 1, 2031	\$25,000
June 1, 2032 (maturity)	\$25,000

Series 2022B Term Bond Maturing June 1, 2035

<u>Date</u>	<u>Amount</u>
June 1, 2033	\$25,000
June 1, 2034	\$25,000
June 1, 2035 (maturity)	\$25,000

Series 2022B Term Bond Maturing June 1, 2038

<u>Date</u>	<u>Amount</u>
June 1, 2036	\$25,000
June 1, 2037	\$25,000
June 1, 2038 (maturity)	\$25,000

Series 2022B Term Bond Maturing June 1, 2041

<u>Date</u>	<u>Amount</u>
June 1, 2039	\$25,000
June 1, 2040	\$25,000
June 1, 2041 (maturity)	\$25,000

Selection of Bonds for Redemption. Bonds subject to redemption (other than mandatory sinking fund redemption) will be selected in such order of maturity as the Issuer may direct. If less than all of the Bonds of a single maturity are to be redeemed, the Bonds to be redeemed will be selected by lot or other random method by the Registrar in such a manner as the Registrar may determine.

Notice of Redemption. Prior to the redemption of any Bonds under the provisions of the Resolutions, the Registrar shall give notice by certified mail or electronic means not less than thirty (30) days prior to the redemption date to each registered owner thereof.

SECURITY AND SOURCE OF PAYMENT

General

Pursuant to the Resolutions and the Act, the Bonds and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. See “APPENDIX A – INFORMATION ABOUT THE ISSUER.”

Section 76.2 of the Code of Iowa, 2021, as amended (the “Iowa Code”) provides that when an Iowa political subdivision issues general obligation bonds, the governing authority of such political subdivision shall, by resolution adopted before issuing the bonds, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds. A certified copy of this resolution shall be filed with the County Auditor in which the Issuer is located, giving rise to a duty of the County Auditor to annually enter this levy for collection from the taxable property within the boundaries of the Issuer, until funds are realized to pay the bonds in full.

For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds as the same become due, the Resolutions provides for the levy of a tax sufficient for that purpose on all the taxable property in the Issuer in each of the years while the Bonds are outstanding. The Issuer shall file a certified copy of the Resolutions with the County Auditor, pursuant to which the County Auditor is instructed to enter for collection and assess the tax authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the Issuer and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the Issuer and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Bonds and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Iowa Code, each year while the Bonds remain outstanding and unpaid, any funds of the Issuer which may lawfully be applied for such purpose, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Bonds as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in the Resolutions, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the Issuer’s budget.

BOND INSURANCE

[Bond Insurance Policy]

Concurrently with the issuance of the Bonds, Build America Mutual Assurance Company (“BAM”) will issue its Municipal Bond Insurance Policy for the Bonds (the “Policy”). The Policy guarantees the scheduled payment of principal of and interest on the Bonds when due as set forth in the form of the Policy included as an exhibit to this Official Statement.

The Policy is not covered by any insurance security or guaranty fund established under New York, California, Connecticut or Florida insurance law. See “APPENDIX F – SPECIMEN MUNICIPAL BOND INSURANCE POLICY.”

Build America Mutual Assurance Company

BAM is a New York domiciled mutual insurance corporation and is licensed to conduct financial guaranty insurance business in all fifty states of the United States and the District of Columbia. BAM provides credit enhancement products solely to issuers in the U.S. public finance markets. BAM will only insure obligations of states, political subdivisions, integral parts of states or political subdivisions or entities otherwise eligible for the exclusion of income under section 115 of the U.S. Internal Revenue Code of 1986, as amended. No member of BAM is liable for the obligations of BAM.

The address of the principal executive offices of BAM is: 200 Liberty Street, 27th Floor, New York, New York 10281, its telephone number is: 212-235-2500, and its website is located at: www.buildamerica.com.

BAM is licensed and subject to regulation as a financial guaranty insurance corporation under the laws of the State of New York and in particular Articles 41 and 69 of the New York Insurance Law.

BAM’s financial strength is rated “AA/Stable” by S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC (“S&P”). An explanation of the significance of the rating and current reports may be obtained from S&P at www.standardandpoors.com. The rating of BAM should be evaluated independently. The rating reflects the S&P’s current assessment of the creditworthiness of BAM and its ability to pay claims on its policies of insurance. The above rating is not a recommendation to buy, sell or hold the Bonds, and such rating is subject to revision or withdrawal at any time by S&P, including withdrawal initiated at the request of BAM in its sole discretion. Any downward revision or withdrawal of the above rating may have an adverse effect on the market price of the Bonds. BAM only guarantees scheduled principal and scheduled interest payments payable by the issuer of the Bonds on the date(s) when such amounts were

initially scheduled to become due and payable (subject to and in accordance with the terms of the Policy), and BAM does not guarantee the market price or liquidity of the Bonds, nor does it guarantee that the rating on the Bonds will not be revised or withdrawn.

Capitalization of BAM

BAM's total admitted assets, total liabilities, and total capital and surplus, as of December 31, 2020 and as prepared in accordance with statutory accounting practices prescribed or permitted by the New York State Department of Financial Services were \$485.4 million, \$160.7 million and \$324.7 million, respectively.

BAM is party to a first loss reinsurance treaty that provides first loss protection up to a maximum of 15% of the par amount outstanding for each policy issued by BAM, subject to certain limitations and restrictions.

BAM's most recent Statutory Annual Statement, which has been filed with the New York State Insurance Department and posted on BAM's website at www.buildamerica.com, is incorporated herein by reference and may be obtained, without charge, upon request to BAM at its address provided above (Attention: Finance Department). Future financial statements will similarly be made available when published.

BAM makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, BAM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding BAM, supplied by BAM and presented under the heading "BOND INSURANCE".

Additional Information Available from BAM

Credit Insights Videos. For certain BAM-insured issues, BAM produces and posts a brief Credit Insights video that provides a discussion of the obligor and some of the key factors BAM's analysts and credit committee considered when approving the credit for insurance. The Credit Insights videos are easily accessible on BAM's website at buildamerica.com/creditinsights/. (The preceding website address is provided for convenience of reference only. Information available at such address is not incorporated herein by reference.)

Credit Profiles. Prior to the pricing of bonds that BAM has been selected to insure, BAM may prepare a pre-sale Credit Profile for those bonds. These pre-sale Credit Profiles provide information about the sector designation (e.g. general obligation, sales tax); a preliminary summary of financial information and key ratios; and demographic and economic data relevant to the obligor, if available. Subsequent to closing, for any offering that includes bonds insured by BAM, any pre-sale Credit Profile will be updated and superseded by a final Credit Profile to include information about the gross par insured by CUSIP, maturity and coupon. BAM pre-sale and final Credit Profiles are easily accessible on BAM's website at buildamerica.com/obligor/. BAM will produce a Credit Profile for all bonds insured by BAM, whether or not a pre-sale Credit Profile has been prepared for such bonds. (The preceding website address is provided for convenience of reference only. Information available at such address is not incorporated herein by reference.)

Disclaimers. The Credit Profiles and the Credit Insights videos and the information contained therein are not recommendations to purchase, hold or sell securities or to make any investment decisions. Credit-related and other analyses and statements in the Credit Profiles and the Credit Insights videos are statements of opinion as of the date expressed, and BAM assumes no responsibility to update the content of such material. The Credit Profiles and Credit Insight videos are prepared by BAM; they have not been reviewed or approved by the issuer of or the underwriter for the Bonds, and the issuer and underwriter assume no responsibility for their content.

BAM receives compensation (an insurance premium) for the insurance that it is providing with respect to the Bonds. Neither BAM nor any affiliate of BAM has purchased, or committed to purchase, any of the Bonds, whether at the initial offering or otherwise.]

BONDHOLDERS' RISKS

An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Official Statement (including the appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

COVID-19

The Issuer has been monitoring developments and directives of federal, state and local officials as it determined what precautions and procedures to implement or revise due to COVID-19. The continued spread of COVID-19 may affect the financial condition of the Issuer, either directly or indirectly in various ways, including expenses and revenues of the Issuer that might be impacted by COVID-19, [including the road use tax fund receipts (statewide gas tax), hotel/motel tax receipts, and local option sales tax receipts]. The Issuer [did / did not] experience material reductions in revenue or material increases in expenses in fiscal year 2020, 2021 or 2022 to date due to material COVID-19-related financial impacts. The Issuer [has / has not] incurred material COVID-19-related expenses that were not reimbursed by federal or state COVID-19 related financial support programs.

[Derecho and Clean-Up Expenses]

An August 2020 derecho caused significant and widespread property damage within the City. The City anticipates receiving reimbursement from FEMA and the State for a significant portion of the expenses associated with cleaning up debris from the derecho leaving the City responsible (without reimbursement) for approximately \$50,000 to \$100,000 of the clean-up expenses.]

[Bond Insurance]

In the event of default of the payment of the regularly scheduled principal of and interest on the Bonds when due, any owner of the Bonds will have a claim under the Policy for such payments.

Default in the payment of principal of and interest on the Bonds does not obligate acceleration of the obligations of BAM without appropriate consent. BAM may direct and must consent to any remedies exercised and BAM's consent may be required in connection with amendments to the Resolution. The obligations of BAM under the Policy are general obligations of BAM and in an event of default by BAM, the remedies available to the Bondholders may be limited by laws related to insolvency. If BAM becomes insolvent or otherwise becomes subject to receivership or similar proceedings under state insurance law, Bondholders may become general unsecured creditors of BAM and, under such circumstances, timely payment of the principal of and interest on the Bonds might depend entirely on the ability of the Issuer to pay principal of and interest on the Bonds as described under the heading "SECURITY AND SOURCE OF PAYMENT" herein.

The ability of BAM to make payment of such defaulted principal or interest under the Policy may be adversely affected by the financial condition of BAM at such time. No assurance is given as to the current or future financial condition of BAM or the financial condition of any entity with which BAM may merge or by which it may be acquired.

In the event BAM is unable to make payment of principal and interest on the Bonds as such payments become due under the Policy, the Bonds are payable solely from the Issuer as described herein. In the event BAM becomes obligated to make payments with respect to the Bonds, no assurance is given that such event will not adversely affect the market price of the Bonds or the marketability for the Bonds.

The long-term ratings of the Bonds are dependent in part on the financial strength of BAM and its claims-paying ability. BAM's financial strength and claims-paying ability are predicated upon a number of factors which could change over time. No assurance is given that the long-term ratings of BAM and of the ratings on the Bonds will not be subject to downgrade and such event could adversely affect the market price of the Bonds or the marketability for the Bonds. See "RATINGS" herein.

The Issuer has made no independent investigation into the claims-paying ability of BAM, and no assurance or representation regarding the financial strength or projected financial strength of BAM is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the Issuer to pay principal of and interest on the Bonds and the claims-paying ability of BAM, particularly over the life of the Bonds. See "BOND INSURANCE" herein for further information provided by BAM and the Policy, which includes further instructions for obtaining current financial information regarding BAM.]

Tax Levy Procedures

The Bonds are general obligations of the Issuer, payable from and secured by a continuing ad-valorem tax levied against all of the taxable property within the boundaries of the Issuer. As part of the budgetary process of the Issuer each fiscal year the Issuer will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the Issuer. A failure on the part of the Issuer to make a timely levy request or a levy request by the Issuer that is inaccurate or is insufficient to make full payments of the debt service on the Bonds for a particular fiscal year may cause Bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds.

Changes in Property Taxation

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Any alteration in property taxation structure could affect property tax revenues available to pay the Bonds.

Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to predict the outcome of future property tax changes by the Iowa General Assembly or their potential impact on the Bonds and the security for the Bonds.

Matters Relating to Enforceability of Agreements

Bondholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the

right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolutions.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolutions or the Loan Agreements. The remedies available to the Bondholders upon an event of default under the Resolutions or the Loan Agreements, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the Loan Agreements or the Resolutions may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinions to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the Resolutions or the Loan Agreements, including principal of and interest on the Bonds.

Secondary Market

There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular Bond or Bonds issue are suspended or terminated. Additionally, prices of bond or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Bonds.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE BONDS AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.

Rating Loss

S&P Global Ratings, a Standard and Poor's Financial Services LLC business ("S&P") has assigned a rating of "[__]" to the Bonds. [S&P is expected to assign an insured rating of "AA" (stable outlook) to the Bonds based upon issuance and delivery of the municipal bond insurance policy by BAM.] Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of S&P, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds.

Bankruptcy and Insolvency

The rights and remedies provided in the Resolutions may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor's rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds, the Loan Agreements and the Resolutions, including the opinions of Bond Counsel, will be similarly qualified. If the Issuer were to file a petition under chapter nine of the federal bankruptcy code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the Resolutions. In the event the Issuer fails to comply with its covenants under the Resolutions or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under sections 76.16 and 76.16A of the Iowa Code, a city, county, or other political subdivision may become a debtor under chapter nine of the federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, "*debt*" means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) that all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) that such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) that as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) that the debt is not an obligation to pay money to a city, county, entity organized pursuant to chapter 28E of the Iowa Code, or other political subdivision.

Forward-Looking Statements

This Official Statement contains statements relating to future results that are “forward-looking statements” as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words “anticipated,” “plan,” “expect,” “projected,” “estimate,” “budget,” “pro forma,” “forecast,” “intend,” and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the Issuer to pay debt service when due on the Bonds.

Tax Matters, Bank Qualification and Loss of Tax Exemption

As discussed under the heading “TAX EXEMPTION AND RELATED TAX MATTERS” herein, the interest on the Series 2022A Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Series 2022A Bonds, as a result of acts or omissions of the Issuer in violation of its covenants in the Resolutions. Should such an event of taxability occur, the Series 2022A Bonds would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Series 2022A Bonds, and there is no provision for an adjustment of the interest rate on the Series 2022A Bonds.

The Issuer will designate the Series 2022A Bonds as “qualified tax-exempt obligations” under the exception provided in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the “Code”), and has further covenanted to comply with certain other requirements, which affords banks and certain other financial institutions more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Code. However, the Issuer’s failure to comply with such covenants could cause the Series 2022A Bonds not to be “qualified tax-exempt obligations” and banks and certain other financial institutions would not receive more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Code.

It is possible that actions of the Issuer after the closing of the Series 2022A Bonds will alter the tax exempt status of the Series 2022A Bonds, and, in the extreme, remove the tax exempt status from the Series 2022A Bonds. In that instance, the Series 2022A Bonds are not subject to mandatory prepayment, and the interest rate on the Series 2022A Bonds does not increase or otherwise reset. A determination of taxability on the Series 2022A Bonds, after closing of the Series 2022A Bonds, could materially adversely affect the value and marketability of the Series 2022A Bonds.

DTC-Beneficial Owners

Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the Paying Agent to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the Issuer nor the Paying Agent will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See “APPENDIX E – BOOK-ENTRY SYSTEM.”

Proposed Federal Tax Legislation

From time to time, Presidential proposals, federal legislative committee proposals or legislative proposals are made that would, if enacted, alter or amend one or more of the federal tax matters described herein in certain respects or would adversely affect the market value of the Series 2022A Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Series 2022A Bonds. See “TAX EXEMPTION AND RELATED TAX MATTERS” herein.

Cybersecurity

The Issuer, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the Issuer will be completely successful to guard against and prevent cyber threats and attacks.

Failure to properly maintain functionality, control, security, and integrity of the Issuer's information systems could impact business operations and systems, and the costs of remedying any such damage could be significant.

Pension and OPEB Information

The Issuer contributes to the Iowa Public Employees' Retirement System ("IPERS"), which is a state-wide multiple-employer cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. All full-time employees of the Issuer not covered by MFPRSI (defined below) are required to participate in IPERS. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the Issuer being required to make annual contributions to IPERS. Contribution amounts are set by State statute. The IPERS Comprehensive Annual Financial Report for its fiscal year ended June 30, 2021 (the "IPERS CAFR"), indicates that as of June 30, 2021, the date of the most recent actuarial valuation for IPERS, the funded ratio of IPERS was 88.34%, and the unfunded actuarial liability was approximately \$4.960 billion. The IPERS CAFR identifies the IPERS Net Pension Asset at June 30, 2021, at approximately \$345.2 million, while its net pension liability at June 30, 2020 was approximately \$7.025 billion. The IPERS CAFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321. See "APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER" for additional information on IPERS.

Bond Counsel, Disclosure Counsel, the Underwriter and the Issuer undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the IPERS website.

In fiscal year ended June 30, 2020, the Issuer's IPERS contribution totaled approximately \$390,986. The Issuer is current in its obligations to IPERS.

Pursuant to Governmental Accounting Standards Board Statement No. 68, IPERS has allocated the net pension liability among its members, with the Issuer's identified portion at June 30, 2020, at approximately \$3,023,073. While the Issuer's contributions to IPERS are controlled by state law, there can be no assurance the Issuer will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the Issuer. See "APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER" for additional information on pension and liabilities of the Issuer.

The Issuer also contributes to the Municipal Fire and Police Retirement System of Iowa ("MFPRSI"), which is a multiple-employer cost-sharing defined benefit pension plan for fire fighters and police officers, administered under Chapter 411 of the Code of Iowa. MFPRSI plan members are required to contribute a percentage of their annual salary, in addition to the Issuer being required to make annual contributions to MFPRSI. Contribution amounts are set by State statute. The MFPRSI Comprehensive Annual Financial Report for its fiscal year ended June 30, 2020 (the "MFPRSI Report") indicates that as of June 30, 2020, the date of the most recent actuarial valuation for MFPRSI, the funded ratio of MFPRSI was 79.93%, and the unfunded actuarial liability was \$630.3 million. The MFPRSI Report identifies the MFPRSI Net Pension Liability at June 30, 2020, at approximately \$797.6 million, while its net pension liability at June 30, 2019 was approximately \$655.9 million. The MFPRSI Report is available on the MFPRSI website. See "APPENDIX D — AUDITED FINANCIAL STATEMENTS OF THE ISSUER" for additional information on MFPRSI.

Bond Counsel, Disclosure Counsel, the Underwriter and the Issuer undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the MFPRSI discussed above or included on the MFPRSI website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the MFPRSI website.

In fiscal year ended June 30, 2020, the Issuer's MFPRSI contribution totaled approximately \$801,647. The Issuer is current in its obligations to MFPRSI.

Pursuant to Governmental Accounting Standards Board Statement No. 68, MFPRSI has allocated the net pension liability among its members, with the Issuer's identified portion at June 30, 2020, at approximately \$6,463,756. While the Issuer's contributions to MFPRSI are controlled by state law, there can be no assurance the Issuer will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the Issuer. See "APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER" hereto for additional information on pension liabilities of the Issuer.

The Issuer 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 the Iowa Code, Chapter 509A.13. The Issuer currently finances the benefit on a pay-as-you-go basis. For the year ended June 30, 2020, the Issuer contributed \$2,366,999 and plan members eligible for benefits contributed \$144,297 to the plan. At June 30, 2020, no assets have been accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. Individuals who are employed by the Issuer and are eligible to participate in the group health plan are eligible to continue health care 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 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 service. At June 30, 2020, 123 active and 3 retired employees were covered by the benefit terms. See “APPENDIX D — AUDITED FINANCIAL STATEMENTS OF THE ISSUER” for additional information on other post-employment benefits of the Issuer.

Summary

The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Official Statement and the appendices hereto.

LITIGATION

The Issuer encounters litigation occasionally, as a course of business; however, no litigation currently exists that is not believed to be covered by current insurance carriers and the Issuer is not aware of any pending litigation that questions the validity of these Bonds.

ACCOUNTANT

The financial statements of the Issuer as of and for the year ended June 30, 2021, included in this Official Statement as Appendix D, have been audited by Gronewold, Bell, Kyhn & Co. P.C., Atlantic, Iowa, independent auditors, as stated in their report appearing herein. Gronewold, Bell, Kyhn & Co. P.C., has not been engaged to perform, and has not performed, any procedures on the financial statements after June 30, 2021, and also has not performed any procedures relating to this Official Statement.

The financial statements are prepared on the basis of cash receipts and disbursements, which is a basis of accounting other than U.S. generally accepted accounting principles.

PLAN OF FINANCING

The Issuer will use the proceeds of the Series 2022A Bonds to provide funds for the purpose of paying the cost, to that extent, of (i) constructing street, water system, storm water drainage, sidewalk and sanitary sewer system improvements; (ii) acquiring and installing street lighting, signage and signalization improvements; (iii) undertaking improvements at the municipal airport; (iv) refunding a portion of the Refunded Bonds; (v) undertaking improvements to City Hall; (vi) undertaking site improvements at the former municipal manufactured gas plant; and (vii) paying certain costs of issuance related to the Series 2022A Bonds. The Issuer will use the proceeds of the Series 2022B Bonds to provide funds for the purpose of paying the cost, to that extent, of (i) acquiring and demolishing dangerous and/or dilapidated buildings; (ii) refunding a portion of the Refunded Bonds; (iii) funding economic development grants to private property owners for downtown betterment programs; and (iv) paying certain costs of issuance related to the Series 2022B Bonds.

The following table includes the maturities and amounts of the Refunded Bonds that will be refunded from the proceeds of the Series 2022A Bonds on or around April 20, 2022*:

Series	Maturity Date	Interest Rate	Principal Amount	Series	Maturity Date	Interest Rate	Principal Amount
2015B	June 1, 2023	2.00%	\$590,000	2017B	June 1, 2023	2.10%	\$153,000
	June 1, 2024	2.25%	\$335,000		June 1, 2024	2.10%	\$157,000
	June 1, 2025	2.25%	\$630,000		June 1, 2025	2.10%	\$162,000
	June 1, 2026	2.50%	\$515,000		June 1, 2026	2.10%	\$166,000
	June 1, 2023	2.00%	\$590,000		June 1, 2027	2.10%	\$397,000
					June 1, 2028	2.10%	\$342,000

The following table includes the maturities and amounts of the Refunded Bonds that will be refunded from the proceeds of the Series 2022B Bonds on or around April 20, 2022*:

Series	Maturity Date	Interest Rate	Principal Amount	Series	Maturity Date	Interest Rate	Principal Amount
2015A	June 1, 2023	2.60%	\$575,000	2017A	June 1, 2023	3.10%	\$118,000
	June 1, 2024	2.80%	\$590,000		June 1, 2024	3.10%	\$123,000
	June 1, 2025	2.95%	\$610,000		June 1, 2025	3.10%	\$128,000
					June 1, 2026	3.10%	\$133,000
					June 1, 2027	3.10%	\$351,000
					June 1, 2028	3.10%	\$293,000

* Preliminary, subject to change.

SOURCES AND USES OF FUNDS*

The following are estimated sources and uses of funds, with respect to the Bonds.

	<u>Series 2022A</u>	<u>Series 2022B</u>
Sources of Funds		
Bond Principal	\$5,055,000*	\$3,395,000*
Premium		
Total Sources of Funds	<u>\$</u>	
Uses of Funds		
Project Fund	\$	\$
Refunding Fund		
Capitalized Interest		
Costs of Issuance & Contingency ⁽¹⁾	\$	\$
Total Uses of Funds	<u>\$</u>	<u>\$</u>

(1) Includes, among other things, payment of certain legal, financial and other expenses related to the issuance of the Bonds (including, without limitation, underwriters' discount and [bond insurance premium]). See the discussion under the caption "UNDERWRITING" herein.

TAX EXEMPTION AND RELATED TAX MATTERS

Federal Income Tax Exemption

The opinion of Bond Counsel, with respect to the Series 2022A Bonds, will state that under present laws and rulings, interest on the Series 2022A Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed under the Code.

The opinion set forth in the preceding sentence will be subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Series 2022A Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Series 2022A Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Series 2022A Bonds. In the resolution authorizing the issuance of the Series 2022A Bonds, the Issuer will covenant to comply with all such requirements.

There may be certain other federal tax consequences to the ownership of the Series 2022A Bonds by certain taxpayers, including without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security and Railroad Retirement benefits and taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations. Bond Counsel will express no opinion with respect to other federal tax consequences to owners of the Series 2022A Bonds. Prospective purchasers of the Series 2022A Bonds should consult with their tax advisors as to such matters.

The opinion of Bond Counsel with respect to the Series 2022B Bonds will state that under present laws and rulings, interest on the Series 2022B Bonds is includible in gross income for both federal and State of Iowa income tax purposes. Interest on the Series 2022A Bonds is includible in gross income for State of Iowa income tax purposes.

Ownership of the Series 2022B Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Series 2022B Bonds. Prospective purchasers of the Series 2022B Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

Proposed Changes in Federal and State Tax Law

From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Series 2022A Bonds or otherwise prevent holders of the Series 2022A Bonds from realizing the full benefit of the tax exemption of interest on the Series 2022A Bonds. Further, such proposals may impact the marketability or market value of the Series 2022A Bonds simply by being proposed. No prediction is made whether such provisions will be enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Series 2022A Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax exempt status of the Series 2022A

* Preliminary, subject to change.

Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Series 2022A Bonds would be impacted thereby.

Purchasers of the Series 2022A Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Series 2022A Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Qualified Tax-Exempt Obligations

In the resolution authorizing the issuance of the Series 2022A Bonds, the Issuer will designate the Series 2022A Bonds as “qualified tax exempt obligations” within the meaning of Section 265(b)(3) of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes a portion of the interest expense that is allocable to tax-exempt obligations. In the opinion of Bond Counsel, the Series 2022A Bonds are “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code.

Original Issue Premium

The Series 2022A Bonds maturing in the years _____ are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, Bondholders who acquire the Series 2022A Bonds at a premium must, from time to time, reduce their federal tax bases for the Series 2022A Bonds for purposes of determining gain or loss on the sale or payment of such Series 2022A Bonds. Premium generally is amortized for federal income tax purposes on the basis of a bondholder’s constant yield to maturity or to certain call dates with semiannual compounding. Bondholders who acquire any Series 2022A Bonds at a premium might recognize taxable gain upon sale of the Series 2022A Bonds, even if such Series 2022A Bonds are sold for an amount equal to or less than their original cost. Amortized premium is not deductible for federal income tax purposes. Bondholders who acquire any Series 2022A Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the state and local tax consequences of owning and selling the Series 2022A Bonds acquired at a premium.

Original Issue Discount

The Series 2022A Bonds maturing in the years _____ (collectively, the “Discount Bonds”) are being sold at a discount from the principal amount payable on such Discount Bonds at maturity. The difference between the price at which a substantial amount of the Discount Bonds of a given maturity is first sold to the public (the “Issue Price”) and the principal amount payable at maturity constitutes “original issue discount” under the Code. The amount of original issue discount that accrues to a holder of a Discount Bond under section 1288 of the Code is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under section 1288 is added to the owner’s federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If a Discount Bond is sold or otherwise disposed of between semiannual compounding dates, then the original issue discount that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of a Discount Bond who disposes of such Discount Bond prior to maturity should consult owner’s tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership of Discount Bonds.

The Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of a Discount Bond may result in collateral federal income tax consequences to certain taxpayers. No opinion is expressed as to state and local income tax treatment of original issue discount. All owners of Discount Bonds should consult their own tax advisors with respect to the federal, state, local and foreign tax consequences associated with the purchase, ownership, redemption, sale or other disposition of Discount Bonds.

Taxable Bonds

Prospective purchasers should consult with their own tax advisors concerning the federal, state, and local tax consequences of the purchase, ownership, and disposition of the Series 2022B Bonds, including, without limitation, the additional tax on net investment income, anticipated and potential changes in tax rates on interest income, the treatment of interest in other jurisdictions, the calculation and timing of the inclusion of interest in income, the tax consequences of dispositions of Series 2022B Bonds at a gain or loss and the determination of the amount thereof, and rules applicable if Series 2022B Bonds are issued or acquired at a premium or discount from their face amount (including the possible treatment of accrued market discount as ordinary income, deferral of certain interest deductions attributable to indebtedness incurred or continued to purchase or hold Series 2022B Bonds, and the amortization of bond premium, if any).

Payments of interest on the Series 2022B Bonds (including any allocable bond premium or accrued original issue discount) and proceeds from the sale or other disposition of the Series 2022B Bonds are expected to be reported to the Internal Revenue Service as required under applicable Treasury Regulations. Backup withholding may apply to these payments if the holder fails to provide an accurate taxpayer identification number and certification that it is not subject to backup withholding (generally on an IRS Form W-9) or otherwise fails to comply with the applicable backup withholding requirements. Non-U.S. holders and holders who receive payments through non-U.S. entities may also be subject to withholding tax in certain circumstances.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest on the Series 2022A Bonds (see “TAX EXEMPTION AND RELATED TAX MATTERS” herein) are subject to the approving legal opinions of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, forms of which are attached hereto as “APPENDIX B – FORMS OF BOND COUNSEL OPINIONS.” Signed copies of the opinions, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the Underwriter at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the Issuer in connection with issuance of the Bonds.

The legal opinions to be delivered will express the professional judgment of Bond Counsel, and by rendering legal opinions, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment or of the transaction or the future performance of the parties to the transaction.

RATING

The Bonds are rated “[]” by S&P. [S&P is expected to assign an insured rating of “AA” (stable outlook) to the Bonds based upon issuance and delivery of the municipal bond insurance policy by BAM.] The rating reflects only the views of S&P, and an explanation of the significance of that rating may be obtained only from S&P and its published materials. The rating described above is not a recommendation to buy, sell or hold the Bonds. There can be no assurance that any rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely if, in the judgment of S&P, circumstances so warrant. Therefore, after the date hereof, investors should not assume that the rating is still in effect. A downward revision or withdrawal of the rating is likely to have an adverse effect on the market price and marketability of the Bonds. The Issuer has not assumed any responsibility either to notify the owners of the Bonds of any proposed change in or withdrawal of any rating subsequent to the date of this Official Statement, except in connection with the reporting of events as provided in the Continuing Disclosure Certificate, or to contest any revision or withdrawal.

CONTINUING DISCLOSURE

The Issuer will covenant in a Continuing Disclosure Certificate for the benefit of the Owners and Beneficial Owners of the Bonds to provide annually certain financial information and operating data relating to the Issuer (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the Issuer no later than twelve months after the close of each fiscal year, commencing with the fiscal year ending June 30, 2021, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See “APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE.” The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in “APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE.” These covenants have been made in order to assist the Underwriter in complying with SEC Rule 15c2-12(b)(5) (the “Rule”).

During the previous five years, the Issuer has not failed to comply, in all material respects, with any previous undertakings it has entered into with respect to the Rule.

UNDERWRITING

The Bonds are being purchased, subject to certain conditions, by D.A. Davidson & Co. (the “Underwriter”). The Underwriter has agreed, subject to certain conditions, to purchase all, but not less than all, of the Bonds at an aggregate purchase price of \$_____ (reflecting the par amount of the Bonds with original issue premium of \$_____ and an underwriter’s discount of \$_____).

The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing the Bonds into unit investment trusts, certain of which may be sponsored or managed by the Underwriter) at prices lower than the initial public offering prices stated on the cover page. The initial public offering prices of the Bonds may be changed, from time to time, by the Underwriter.

The Underwriter intends to engage in secondary market trading of the Bonds subject to applicable securities laws. The Underwriter is not obligated, however, to repurchase any of the Bonds at the request of the holder thereof.

MISCELLANEOUS

Brief descriptions or summaries of the Issuer, the Bonds, the Resolutions and other documents, agreements and statutes are included in this Official Statement. The summaries or references herein to the Bonds, the Resolutions and other documents, agreements and statutes referred to herein, and the description of the Bonds included herein, do not purport to be comprehensive or definitive, and such summaries, references and descriptions are qualified in their entirety by reference to such documents, and the description herein of the Bonds is qualified in its entirety by reference to the form thereof and the information with respect thereto included in the aforesaid documents. Copies of such documents may be obtained from the Issuer.

Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact, and no representation is made that any of the estimates will be realized. This Official Statement is not to be construed as a contract or agreement between the Issuer and the purchasers or Owners of any of the Bonds.

The attached APPENDICES [A, B, C, D, E, and F] are integral parts of this Official Statement and must be read together with all of the foregoing statements.

It is anticipated that CUSIP identification numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bonds nor any error in the printing of such numbers shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for any Bonds.

The Issuer has reviewed the information contained herein which relates to it and has approved all such information for use within this Official Statement. The execution and delivery of this Official Statement has been duly authorized by the Issuer.

City of Newton, Iowa

/s/

APPENDIX A
INFORMATION ABOUT THE ISSUER
CITY OFFICIALS

Michael Hansen , Mayor	December 31, 2023
Mark Hallam , Council Member – First Ward	December 31, 2023
Melissa Dalton , Council Member – Second Ward	December 31, 2025
Craig Trotter , Council Member – Third Ward	December 31, 2023
Vicki Wade , Council Member – Fourth Ward.....	December 31, 2025
Evelyn George , Council Member – At-Large	December 31, 2025
Randy Ervin , Council Member – At-Large.....	December 31, 2023

CITY ADMINISTRATION
Matt Muckler, City Administrator
Katrina Davis, City Clerk
Lisa Frasier, Finance Officer

BOND AND DISCLOSURE COUNSEL
DORSEY & WHITNEY, LLP
801 Grand Avenue, Suite 4100
Des Moines, IA 50309

UNDERWRITER
D.A. Davidson & Co.
515 East Locust Street, Suite 200
Des Moines, IA 50309
515.471.2700

GENERAL INFORMATION

The City of Newton (the “City”), the county seat of Jasper County, is located in central Iowa on Interstate 80, one of the busiest interstate highways in the United States, and is just 25 miles from the Des Moines metropolitan area and Interstate 35. The City was first organized in 1857 and covers an area of 11.1 square miles.

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 that consists of a mayor and six-member council. The City Council is responsible for adopting ordinances, policy resolutions, the annual budget and six-year Capital Improvements Program, appointing committees, and hiring the City Administrator, City Clerk, and City Attorney. The City Administrator is responsible for overseeing the day-to-day operations of the government 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 council members elected every two years. The Mayor is elected to a two-year term. Four of the council members are elected within their respective wards, and the Mayor and the two remaining council members are elected at-large.

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 municipality owns and operates enterprises for a regional landfill, water pollution control facility, parking facilities, and golf course. Transportation facilities are provided by the Iowa Interstate Railroad and a network of paved county roads. Newton Municipal Airport provides both private and commercial charter air service. The Des Moines International Airport provides commercial air service to residents of Newton.

Educational services are provided to the community through the Newton Community School District that has a district population of 21,271 and estimated enrollment of 3,000. The District operates one high school, one alternative school, one middle school and four elementary schools. Continuing education opportunities are available through the Des Moines Area Community College Polytechnic Campus. The Newton Polytechnic Campus offers a wide selection of academic courses that lead to a two-year degree, as well as a unique partnership with business and industry in the area of employee training. The City has also formed a partnership with Buena Vista University, which allows students to obtain four-year degrees. Additional post-secondary education within commuting distance of the City is provided by Drake University and Grand View College, Des Moines; Central College,

Pella; Grinnell College, Grinnell; Simpson College, Indianola; Iowa State University, Ames; Marshalltown Community College, Marshalltown; University of Iowa, Iowa City; and the University of Northern Iowa, Cedar Falls.

Population trends for the city, county and state over the past three decades are as follows:

	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>
City of Newton	14,799	15,579	15,254	15,760
County of Jasper	34,795	37,213	36,842	37,813
State of Iowa	2,776,831	2,926,324	3,046,355	3,190,369

Source: U.S. Department of Commerce.

BUILDING PERMIT TREND (Calendar Year)

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
<u>Single Family Homes</u>					
No. of New Homes	14	10	17	19	10
Valuation	\$3,814,624	\$2,258,400	\$3,346,900	\$4,691,000	\$2,231,000
<u>Multiple Family Dwellings</u>					
No. of New Buildings	0	1	1	1	4
Valuation	\$0	\$400,000	\$460,000	\$453,995	\$1,500,000
<u>Commercial/Industrial/Other</u>					
No. of New Buildings	9	1	2	9	9
Valuation	\$5,632,141	\$125,000	\$232,000	\$13,451,000	\$30,567,000
<u>Additions/Remodeling</u>					
No. of Additions/Remodeling	112	67	78	67	62
Valuation	\$9,076,997	\$1,871,523	\$7,727,655	\$3,057,365	\$2,409,624
Total Permits	135	79	98	96	85
Total Valuations	\$18,523,762	\$4,654,923	\$11,766,555	\$21,653,360	\$36,707,624

Source: The City.

AGRICULTURE STATISTICS

	<u>Jasper County</u>	<u>State of Iowa</u>
Corn/grain:		
Acres harvested	179,400	13,050,000
Yield per acre	209.3	198.0
Production (000 bu.)	37,550	2,583,900
Soybeans:		
Acres harvested	133,600	9,120,000
Yield per acre	56.5	55.0
Production (000 bu.)	7,553	501,600

Source: 2020 Iowa Agricultural Statistics Bulletin, USDA, National Agriculture Statistics Service.

TAXABLE RETAIL SALES TREND

Year Ended		City of Newton	
<u>June 30</u>	<u>No. of Businesses</u>	<u>Retail Sales</u>	<u>Taxes Collected</u>
2020	524	\$237,736,477	\$14,894,256
2019	526	\$251,792,301	\$15,057,484
2018	528	\$252,339,293	\$15,094,726
2017	525	\$241,833,332	\$14,460,090
2016	538	\$242,097,318	\$14,480,259

Source: Iowa Department of Revenue and Finance, Iowa Retail Sales and Use Tax Reports.

UNEMPLOYMENT STATISTICS ¹

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
County of Jasper	3.10%	3.30%	2.95%	2.75%	3.15%
State of Iowa	3.50%	3.30%	2.75%	2.60%	3.10%

¹ Not seasonally adjusted annual average. 2021 data is through December 31, 2021.

Source: Iowa Workforce Development website.

LARGER EMPLOYERS

<u>Employer</u>	<u>Product/Service</u>	<u>Approx. No. of Employees</u>
Newton Community School	Education	481
Hy-Vee	Retail	283
Walmart	Retail	263
Van Maanen Electric	Commercial	188
The Vernon Company	Specialty Advertising	179
MercyOne Newton Medical Center	Hospital	178
Progress Industry	Service Industry	165
Thombert	Manufacturing	165
Rock Communication	Manufacturing	155
Graphic Packaging	Manufacturing	145

Source: The City.

Larger employers in the Des Moines metropolitan area include:

<u>Employer</u>	<u>Business</u>	<u>Approx. No. of Employees</u>
Wells Fargo & Co	Financial Services	13,500
UnityPoint Health	Healthcare	8,026
Principal	Financial Services	6,600
Hy-Vee, Inc.	Retail Grocery	6,400
MercyOne	Healthcare	4,276
Amazon	Data Center	3,500
Nationwide	Insurance	3,300
Vermeer Corporation	Agriculture	3,200
John Deere	Ag Machinery	2,884
Corteva Agriscience	Agribusiness	2,500
JBS USA	Food Processing	2,300
Pella Corporation	Home Construction	2,224

Source: The Greater Des Moines Partnership and company inquiries. The list is not to be construed as a complete profile.

LARGER TAXPAYERS BY VALUATION

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Jasper County Auditor's office. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas providers (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City's tax levy is applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the tax levies of the other taxing entities which overlap the properties.

<u>Taxpayer</u>	<u>Type of Property/Business</u>	<u>Taxable Value as of 1/1/2020</u>
IA Speedway	Commercial	\$20,603,691
ILPT Newton Iowa LLC	Commercial	12,966,957
Phoenix Newton Industrial Investors LLC	Commercial	12,627,495
Interstate Power & Light Co.	Commercial	7,100,355
Wesley Retirement Services	Residential	6,415,334
Wal-Mart Real Estate Business	Commercial	5,586,786
Van Maanen Land LLC	Commercial	4,425,495
Hotel Maytag Investors LLC	Commercial	4,167,486
Hy-Vee Inc.	Commercial	4,019,328
Newton Village, Inc.	Residential	<u>3,652,125</u>
		\$81,565,052

Top 10 as % of total 2020 Taxable Valuation: 14.90%

Source: Jasper County.

TAX COLLECTION TREND (All Funds)

<u>Levy Year</u>	<u>Collection Year</u>	<u>Amount Levied</u>	<u>Amount Collected*</u>	<u>Percent Collected</u>
2020	2021/22	\$8,326,784	<i>In the process of collection</i>	
2019	2020/21	\$8,278,899	\$8,300,368	100.26%
2018	2019/20	\$7,682,105	\$7,598,920	98.92%
2017	2018/19	\$7,512,096	\$7,476,826	99.53%
2016	2017/18	\$7,699,692	\$7,724,200	100.32%

* Includes delinquent taxes, if any

Source: The City.

BREAKDOWN OF CITY TAX LEVY

<u>Valuation Year:</u>	2020	2019	2018	2017	2016
<u>Collection Year:</u>	<u>2021/22</u>	<u>2020/21</u>	<u>2019/20</u>	<u>2018/19</u>	<u>2017/18</u>
General	8.10000	8.10000	8.10000	8.10000	8.10000
Outside \$8.10	0.71999	0.75481	0.69939	0.68624	0.73168
Debt Service	2.26284	2.22668	2.25249	2.35050	2.29537
Other	<u>6.05717</u>	<u>6.05851</u>	<u>6.08812</u>	<u>6.00326</u>	<u>6.01295</u>
Total Levy	17.14000	17.14000	17.14000	17.14000	17.14000

City Ag Land	3.00374	3.00375	3.00375	3.00375	2.93029
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Source: Iowa Department of Management.

TAX RATE PER \$1,000 OF TAXABLE VALUATION (Combined Levy for all Taxing Districts)

Valuation Year:	2020	2019	2018	2017	2016
<u>Collection Year:</u>	<u>2021/22</u>	<u>2020/21</u>	<u>2019/20</u>	<u>2018/19</u>	<u>2017/18</u>
City of Newton	17.14000	17.14000	17.14000	17.14000	17.14000
Jasper County	7.55742	7.84530	8.25697	8.25697	8.25697
County Assessor	0.23883	0.30697	0.40028	0.36790	0.40053
Ag. Extension	0.16794	0.17489	0.17674	0.18527	0.16972
Newton CSD	15.79199	15.79594	15.79274	15.78622	15.80758
Des Moines Area	0.67789	0.63533	0.65249	0.69468	0.67458
State (Bruc./T.B.)	<u>0.0026</u>	<u>0.0027</u>	<u>0.0028</u>	<u>0.0029</u>	<u>0.0031</u>
Newton Resident:	41.57667	41.90113	42.42202	42.43394	42.45248

Source: Iowa Department of Management.

CURRENT FUND BALANCES (as of December 31, 2021)

General Fund	3,132,775
Tort Liability Fund	98,437
Hotel/Motel Tax	128,300
City Garage Fund	54,346
Road Use Tax Fund	2,050,422
Employment Benefits Fund	521,517
Local Option Tax Fund	0
Tax Increment Fund	1,349,875
Housing Initiative Fund	362,168
Central Business District Fund	13,166
American Rescue Plan Fund	1,135,028
Debt Service Fund	614,791
Capital Improvement Fund	0
Bond Proceed Funds (for Capital)	2,402,522
Perpetual Care Fund	316,890
Fred Maytag Park Endowment Fund	233,320
Memorial Gardens Perpetual Care Fund	49,570
Wastewater (WPC) Fund	7,008,826
Landfill Fund	4,016,927
Landfill Post Closure Fund	6,114,980
Stormwater Fund	257,123
Golf Fund	68,372
	\$29,929,355

Source: The City.

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VALUATION BY PROPERTY CLASSIFICATION

The following table presents the 100% Assessed and Taxable Valuations of the City by property classification as January 1, 2021 (for collection in Fiscal Year 2022/23).

	Assessment Year: 2021* Collection Year: 2022/23	
	100% Actual Value	Taxable Value (With Rollback)
Residential	\$694,692,710	\$364,649,832
Commercial	\$87,459,029	\$73,851,411
Industrial	\$25,567,933	\$21,695,545
Multiresidential	\$36,206,129	\$21,586,440
Railroads	\$473,370	\$426,033
Utilities w/o Gas & Electric	\$366,910	\$366,910
Other	\$0	\$0
Gross Valuation	\$847,321,691	\$484,851,713
Less: Military Exemption	(\$1,105,644)	(\$1,105,644)
Net Valuation	\$846,216,047	\$483,746,069
TIF Increment - (used to compute debt service levies and constitutional debt limit)	\$90,694,235	\$90,694,235
Taxed Separately		
Ag. Land	\$2,449,830	\$2,181,354
Ag. Buildings	\$105,780	\$94,188
Gas & Electric	\$62,763,920	\$9,689,898

Source: Iowa Department of Management.

*Subject to final certification July 1, 2022.

VALUATION TREND

Valuation Year	Payable Fiscal Year	100% Actual Valuation	Taxable Valuation (With Rollback)	Taxable TIF Increment Valuation	Total Taxable Valuation
2021*	2022/23	\$997,117,962	\$491,160,425	\$90,694,235	\$581,854,660
2020	2021/22	924,588,012	473,085,445	84,594,768	557,680,213
2019	2020/21	919,354,430	472,107,780	73,179,022	545,286,802
2018	2019/20	836,191,397	437,547,936	70,756,610	508,304,546
2017	2018/19	814,886,719	427,351,699	70,492,342	497,844,041

The 100% actual valuations, before rollback and after reduction of military exemption, include ag land and buildings, TIF increment, and gas and electric utilities and are used for calculating debt capacity. The taxable valuations, with the rollback and after the reduction of military exemption, include gas and electric utilities, exclude ag land and buildings and exclude taxable TIF increment value, which is shown separately. Iowa cities certify operating levies against taxable value excluding TIF increment. However, debt service levies are certified against taxable value including TIF increment.

Source: Iowa Department of Management.

*Subject to final certification July 1, 2022.

DEBT LIMIT CALCULATION

The amount of general obligation debt a political subdivision of the State of Iowa can incur is controlled by constitutional debt limit which is an amount equal to 5% of the value of taxable property within its limits as ascertained by the last state and county tax lists. The Issuer's debt limit, based upon 2020 property valuations (payable FY 2021-22), is illustrated below:

	<u>2020</u> <u>Valuation</u>	
Actual Valuation, 1/1/2020	\$925,795,516	
Less: Military Exemption	<u>\$1,207,504</u>	
	\$924,588,012	
	x 5%	
Debt Limit	<u>\$46,229,401</u>	
Less Debt Subject to Debt Limit:		
General Obligation Bonds	\$33,140,000	*
TIF Rebate Obligation (Total Development Agreements)	307,752	
Iowa Workforce Development Loan Guarantee ¹	<u>397,513</u>	
Total Debt Subject to Debt Limit	\$33,845,265	
Amount of Debt Capacity Remaining	\$12,384,136	
Percent of Debt Capacity Remaining	26.79%	

- 1) City has guaranteed a Workforce Housing Loan through the Iowa Finance Authority ("IFA"). The total loan amount of \$450,000 has been drawn with \$397,513 currently outstanding. While the developer repays the debt, it is a general obligation of the City (IFA and the City execute the loan and assign interest to an outside lender and developer, respectively).

GENERAL OBLIGATION DEBT

General Obligation Debt Paid by Taxes and Tax Increment

Date of Issue	Original Amount	Purpose	Final Maturity	Amount Obligated as of 4/20/2022	
6/2015A	\$4,790,000	Various Improvements Urban Renewal Projects & Refunding (Taxable)	6/2025	\$565,000	²
6/2015B	4,705,000	Various Improvements & Urban Renewal Projects	6/2026	490,000	³
8/2017A	1,447,000	Various Improvements & Urban Renewal Projects	6/2028	109,000	²
8/2017B	1,626,000	Various Improvements & Urban Renewal Projects	6/2028	104,000	³
12/2017C	2,388,000	Various Improvements & Urban Renewal Projects	6/2032	1,967,000	
4/2019A	4,310,000	Various Improvements & Urban Renewal Projects	6/2038	4,040,000	
4/2019B	3,095,000	Various Improvements & Urban Renewal Projects (Taxable)	6/2034	3,095,000	
11/2019C	1,995,000	Various Improvements & Urban Renewal Projects (Taxable)	6/2033	1,870,000	
4/2020A	2,340,000	Various Improvements & Urban Renewal Projects	6/2033	2,340,000	
4/2020B	1,230,000	Various Improvements & Urban Renewal Projects (Taxable)	6/2033	1,230,000	
10/2020C	5,745,000	Current Refunding 2012 and 2014B	6/2025	4,675,000	
10/2020D	1,530,000	Various Improvements/Urban Renewal Projects/Refunding 2014A (Taxable)	6/2040	1,035,000	
4/2021A	2,740,000	Various Improvements & Urban Renewal Projects	6/2040	2,740,000	
4/2021B	430,000	Various Improvements (Taxable)	6/2040	430,000	
4/2022A	5,055,000*	Refinancing of 2015B and 2017B	6/2041	5,055,000	*
4/2022B	3,395,000*	Refinancing of 2015A and 2017A (Taxable)	6/2041	<u>3,395,000</u>	*
			Total	\$33,140,000	

*Preliminary, subject to change.

- 2) City will current refund maturities 2023-2025 of Series 2015A and 2023-2028 of Series 2017A with the Series 2022B Bonds.
3) City will current refund maturities 2023-2026 of Series 2015B and 2023-2028 of Series 2017B with the Series 2022A Bonds.

Annual Fiscal Year G.O. Debt Service Payments Paid by Tax and Tax Increment

Current Outstanding							Total Projected Principal and Interest *
Fiscal Year	G.O. Debt		Series 2022A Bonds *		Series 2022B Bonds *		
	Outstanding Principal	Outstanding Interest	Principal	Interest	Principal	Interest	
FY 2021-22	\$3,163,000	\$424,273					\$3,587,273
FY 2022-23	1,822,000	614,069	\$675,000	\$112,113	\$775,000	\$57,529	4,055,711
FY 2023-24	2,066,000	577,184	785,000	131,400	810,000	50,540	4,420,123
FY 2024-25	1,800,000	532,675	810,000	107,850	830,000	37,418	4,117,942
FY 2025-26	1,007,000	488,669	830,000	83,550	220,000	22,644	2,651,863
FY 2026-27	1,243,000	459,217	310,000	58,650	220,000	18,310	2,309,177
FY 2027-28	1,264,000	423,453	320,000	49,350	225,000	13,866	2,295,669
FY 2028-29	1,300,000	386,283	85,000	39,750	20,000	9,253	1,840,286
FY 2029-30	1,336,000	347,143	90,000	37,200	20,000	8,799	1,839,142
FY 2030-31	1,389,000	306,606	90,000	34,500	25,000	8,345	1,853,451
FY 2031-32	1,430,000	263,732	95,000	31,800	25,000	7,728	1,853,260
FY 2032-33	1,245,000	219,166	95,000	28,950	25,000	7,110	1,620,226
FY 2033-34	1,190,000	180,219	95,000	26,100	25,000	6,380	1,522,699
FY 2034-35	855,000	141,339	105,000	23,250	25,000	5,650	1,155,239
FY 2035-36	870,000	114,382	105,000	20,100	25,000	4,920	1,139,402
FY 2036-37	915,000	86,874	105,000	16,950	25,000	4,115	1,152,939
FY 2037-38	940,000	57,896	110,000	13,800	25,000	3,310	1,150,006
FY 2038-39	565,000	26,041	110,000	10,500	25,000	2,505	739,046
FY 2039-40	<u>290,000</u>	<u>8,620</u>	120,000	7,200	25,000	1,670	452,490
FY 2040-41			<u>120,000</u>	<u>3,600</u>	<u>25,000</u>	<u>835</u>	<u>149,435</u>
Total	\$24,690,000	\$5,657,841	\$5,055,000	\$836,613	\$3,395,000	\$270,924	\$39,905,378

*Preliminary, subject to change.

OTHER CITY DEBT

Tax Increment Revenue Debt/Obligations: The City has entered into various development agreements relating to urban renewal project as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Amount Obligated as of 4/20/22</u>
Various	Various	Urban Renewal Development Agreements	\$16,560,197

Sewer Revenue Debt: The City has revenue debt payable solely from net revenues of the sewer enterprise fund as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Amount Outstanding as of 4/20/22</u>
5/2002	\$2,261,000	Improvements (SRF Loan)	6/2023	\$291,000
4/2007	2,722,000	Improvements (SRF Loan)	6/2027	940,000
1/2010	548,000	Improvements (SRF Loan)	6/2030	248,000
4/2021C	4,840,000	Improvements	6/2041	<u>4,840,000</u>
			Total	\$6,319,000

*Projected, subject to change.

Road Use Tax Revenue Debt: The City has revenue debt payable solely from Road Use Tax revenues as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Amount Outstanding as of 4/20/22</u>
4/2021D	\$1,990,000	Street Improvements	6/2033	\$1,990,000

OTHER OBLIGATIONS

From time to time the City, pursuant to Section 403.9 of the Code of Iowa and the Issuer's urban renewal plans, has entered into Development Agreements, Rebate Agreements, and the like, which contain payment obligations from the Issuer to an external party. The Issuer's payment requirements under these contracts are not structured as general liabilities of the Issuer, but rather are exclusively secured by and payable from a pledge of the City's incremental property tax revenues (TIF) to be derived from the taxable properties (or some subset thereof) contained within an urban renewal area of the Issuer pursuant to Section 403.19 of the Code of Iowa. The City's payment obligations under these contracts are routinely contingent upon development or redevelopment performance requirements of the external party and are typically made subject to annual appropriation rights by the City Council. TIF Payments under these contracts are typically due and owing semi-annually on December 1 and June 1 of each fiscal year of the City. The City has [eight] of these Development Agreements in place, [each] with an aggregate remaining maximum payment liability less than \$100,000. The aggregated (and estimated) remaining payment liability of the City under these smaller contracts is approximately \$[312,224], and the last of the payments thereunder is scheduled to be paid by [2036].

In addition, the City's more significant Development Agreements, each with an estimated remaining payment liability of \$100,000 or more, and each subject to annual appropriation by the City, are listed in the following table:

<u>Third Party Agreement Name</u>	<u>Agreement Date</u>	<u>Maximum Amount Outstanding</u>	<u>Last Payment Date</u>
Miller Valentine	2014	\$150,000	2026
Hotel Maytag	2017	\$360,000	2033
McCann Housing Partners	2019	\$600,000	2033
Lion Development Group	2018, amended 2020	\$722,000	2030
Circle Development	2020, amended 2021	\$13,525,000	2043
Van Maanen Electric	2021	\$600,000	2026
Hopkins Properties LLC	2022	\$150,000	2033
Theisens	2022	\$210,000	2034

INDIRECT GENERAL OBLIGATION DEBT

<u>Taxing District</u>	<u>1/1/2021 Taxable Valuation</u>	<u>Percent in City</u>	<u>G.O. Debt ¹⁾ (as of April 2022)</u>	<u>City's Proportionate Share</u>
Jasper County	\$2,042,927,809	28.48%	\$7,240,000	\$2,062,054
Newton Community School District	\$970,135,829	52.40%	\$24,780,000	\$12,983,529
Des Moines Area Community College	\$60,138,654,472	0.85%	\$45,425,000	\$383,942
			City's total share of overlapping debt	\$15,429,525

1) Excludes self-supporting debt including DMACC New Jobs Training Certificates and Housing Revenue Bonds (Dormitory).

DEBT RATIOS

	<u>G.O. Debt</u>	<u>Debt/Actual Market Value</u>	<u>Debt/Taxable Market Value</u>	<u>Debt/15,760 Population</u>
Total Direct General Obligation Debt	\$33,845,265	3.39%	5.82%	\$2,147.54
City's Share of Overlapping Debt	\$15,429,525	1.55%	2.65%	\$979.03

APPENDIX B

FORMS OF BOND COUNSEL OPINIONS

*(Form of Bond Counsel Opinion Series 2022A)

We hereby certify that we have examined certified copies of the proceedings (the “Proceedings”) of the City Council of the City of Newton (the “Issuer”), in Jasper County, State of Iowa, passed preliminary to the issue by the Issuer of its General Obligation Corporate Purpose and Refunding Bonds, Series 2022A (the “Series 2022A Bonds”) in the amount of \$5,055,000, dated April 20, 2022, in evidence of the Issuer’s obligation under a certain loan agreement (the “Loan Agreement”), dated April 20, 2022, and pursuant to a resolution (the “Resolution”) of the Issuer adopted on April 4, 2022. The Series 2022A Bonds mature on June 1 in each of the respective years and in the principal amounts and bear interest payable semiannually, commencing June 1, and December 1 in each year, beginning December 1, 2022, at the respective rates as follows:

<u>Date</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>Date</u>	<u>Principal</u>	<u>Interest Rate</u>
2023	\$675,000	____%	2030	\$175,000	____%
2024	\$785,000	____%	2032	\$185,000	____%
2025	\$810,000	____%	2034	\$190,000	____%
2026	\$830,000	____%	2036	\$210,000	____%
2027	\$310,000	____%	2039	\$325,000	____%
2028	\$320,000	____%	2041	\$240,000	____%

Principal of the Series 2022A Bonds maturing in each of the years 2032 to 2041, inclusive, is subject to optional redemption prior to maturity on June 1, 2030, or on any date thereafter on terms of par plus accrued interest, and principal of the Series 2022A Bonds is subject to mandatory redemption in accordance with the schedules set out in the Resolution.

Based upon our examination, we are of the opinion, as of the date hereof, that:

1. The Proceedings show lawful authority for such issue under the laws of the State of Iowa.
2. The Series 2022A Bonds and the Loan Agreement are valid and binding general obligations of the Issuer.
3. All taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Series 2022A Bonds without constitutional or statutory limitation as to rate or amount.
4. The interest on the Series 2022A Bonds (including any original issue discount properly allocable to an owner thereof) is excluded from gross income for federal income tax purposes and is not treated as a preference item in calculating the federal alternative minimum tax imposed under the Internal Revenue Code of 1986 (the “Code”). The opinions set forth in the preceding sentence are subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Series 2022A Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. The Issuer has covenanted to comply with each such requirement. Failure to comply with certain of such requirements may cause the inclusion of interest on the Series 2022A Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Series 2022A Bonds.
5. The Series 2022A Bonds are “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code. The opinion set forth in the preceding sentence is subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Series 2022A Bonds in order that the Series 2022A Bonds be, or continue to be, qualified tax-exempt obligations. The Issuer has covenanted to comply with each such requirement.

We express no opinion regarding other federal tax consequences arising with respect to the Series 2022A Bonds.

The rights of the owners of the Series 2022A Bonds and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors’ rights heretofore or hereafter enacted to the extent constitutionally applicable, and their enforcement may also be subject to the exercise of judicial discretion in appropriate cases.

DORSEY & WHITNEY LLP

***This form of bond counsel opinion is subject to change pending the results of the sale of the Series 2022A Bonds contemplated herein.**

***(Form of Bond Counsel Opinion Series 2022B)**

We hereby certify that we have examined certified copies of the proceedings (the "Proceedings") of the City Council of the City of Newton (the "Issuer"), in Jasper County, State of Iowa, passed preliminary to the issue by the Issuer of its Taxable General Obligation Corporate Purpose and Refunding Bonds, Series 2022B Bonds (the "Series 2022B Bonds") in the principal amount of \$3,395,000, in the denomination of \$5,000 each, or any integral multiple thereof, dated April 20, 2022, in evidence of the Issuer's obligation under a certain loan agreement (the "Loan Agreement"), dated as of April 20, 2022, and pursuant to a resolution (the "Resolution") of the Issuer adopted on April 4, 2022. The Series 2022B Bonds mature on June 1 in each of the respective years and in the principal amounts and bear interest payable semiannually, commencing December 1, 2022, at the respective rates as follows:

<u>Date</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>Date</u>	<u>Principal</u>	<u>Interest Rate</u>
2023	\$775,000	____%	2030	\$ 40,000	____%
2024	\$810,000		2032	\$ 50,000	____%
2025	\$830,000	____%	2035	\$ 75,000	____%
2026	\$220,000		2038	\$ 75,000	____%
2027	\$220,000	____%	2041	\$ 75,000	____%
2028	\$225,000	____%			

Principal of the Series 2022B Bonds maturing in each of the years 2032 to 2041, inclusive, is subject to optional redemption prior to maturity on June 1, 2030, or on any date thereafter on terms of par plus accrued interest, and principal of the Series 2022B Bonds is subject to mandatory redemption in accordance with the schedules set out in the Resolution.

Based upon our examination, we are of the opinion, as of the date hereof, that:

1. The Proceedings show lawful authority for such issue under the laws of the State of Iowa.
2. The Series 2022B Bonds and the Loan Agreement are valid and binding general obligations of the Issuer.
3. All taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Series 2022B Bonds without constitutional or statutory limitation as to rate or amount.
4. The interest on the Series 2022B Bonds is not excluded from gross income for federal income tax purposes under the Internal Revenue Code of 1986.

We express no opinion regarding other federal tax consequences arising with respect to the Series 2022B Bonds.

The rights of the owners of the Series 2022B Bonds and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted to the extent constitutionally applicable, and their enforcement may also be subject to the exercise of judicial discretion in appropriate cases.

DORSEY & WHITNEY LLP

***This form of bond counsel opinion is subject to change pending the results of the sale of the Series 2022B Bonds contemplated herein.**

APPENDIX C

FORM OF CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the “Disclosure Certificate”) is executed and delivered by the City of Newton, Iowa (the “Issuer”), in connection with the issuance of \$5,055,000 General Obligation Corporate Purpose and Refunding Bonds, Series 2022A, and \$3,395,000 Taxable General Obligation Corporate Purpose and Refunding Bonds, Series 2022B (collectively, the “Bonds”), dated April 20, 2022. The Bonds are being issued pursuant to a resolution of the Issuer approved on April 4, 2022 (the “Resolution”). The Issuer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12.

Section 2. Definitions. In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Annual Report” shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“Beneficial Owner” shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

“Dissemination Agent” shall mean the Dissemination Agent, if any, designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

“EMMA” shall mean the MSRB’s Electronic Municipal Market Access system available at <http://emma.msrb.org>.

“Financial Obligation” shall mean a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or, (iii) guarantee of either (i) or (ii). The term “Financial Obligation” shall not include municipal securities as to which a final official statement has been provided to the MSRB pursuant to the Rule.

“Holders” shall mean the registered holders of the Bonds, as recorded in the registration books of the Registrar.

“Listed Events” shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

“Municipal Securities Rulemaking Board” or “MSRB” shall mean the Municipal Securities Rulemaking Board, 1300 I Street NW, Suite 1000, Washington, DC 20005.

“Participating Underwriter” shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

“Rule” shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“State” shall mean the State of Iowa.

Section 3. Provision of Annual Reports.

(a) Not later than June 30 (the “Submission Deadline”) of each year following the end of the 2021-2022 fiscal year, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file on EMMA an electronic copy of its Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate in a format and accompanied by such identifying information as prescribed by the MSRB. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Report and later than the Submission Deadline if they are not available by that date. If the Issuer’s fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c), and the Submission Deadline beginning with the subsequent fiscal year will become one year following the end of the changed fiscal year.

(b) If the Issuer has designated a Dissemination Agent, then not later than fifteen (15) business days prior to the Submission Deadline, the Issuer shall provide the Annual Report to the Dissemination Agent.

(c) If the Issuer is unable to provide an Annual Report by the Submission Deadline, in a timely manner thereafter, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file a notice on EMMA stating that there has been a failure to provide an Annual Report on or before the Submission Deadline.

Section 4. Content of Annual Reports. The Issuer's Annual Report shall contain or include by reference the following:

(a) The **audited financial statements** of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles promulgated by the Financial Accounting Standards Board as modified in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under State law, as in effect from time to time, or, if and to the extent such audited financial statements have not been prepared in accordance with generally accepted accounting principles, noting the discrepancies therefrom and the effect thereof. If the Issuer's audited financial statements are not available by the Submission Deadline, the Annual Report shall contain unaudited financial information (which may include any annual filing information required by State law) accompanied by a notice that the audited financial statements are not yet available, and the audited financial statements shall be filed on EMMA when they become available.

(b) Tables, schedules or other information contained in the official statement for the Bonds, under the following captions:

- **GENERAL INFORMATION (only with respect to Issuer's population)**
- **BUILDING PERMIT TREND (Calendar Year)**
- **TAXABLE RETAIL SALES TREND**
- **LARGER TAXPAYERS BY VALUATION**
- **TAX COLLECTION TREND (All Funds)**
- **BREAKDOWN OF CITY TAX LEVY**
- **TAXABLE RATE PER \$1,000 OF TAXABLE VALUATION (only with respect to Issuer)**
- **CURRENT FUND BALANCES (as of June 30)**
- **VALUATION BY PROPERTY CLASSIFICATION**
- **VALUATION TREND**
- **DEBT LIMIT CALCULATION**
- **GENERAL OBLIGATION DEBT**
- **OTHER CITY DEBT**
- **DEBT RATIOS**

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer or related public entities, which are available on EMMA or are filed with the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available on EMMA. The Issuer shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events

(a) Pursuant to the provisions of this Section 5, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds:

(1) Principal and interest payment delinquencies.

(2) Non-payment related defaults, if material.

(3) Unscheduled draws on debt service reserves reflecting financial difficulties.

(4) Unscheduled draws on credit enhancements reflecting financial difficulties.

(5) Substitution of credit or liquidity providers, or their failure to perform.

(6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security.

- (7) Modifications to rights of security holders, if material.
- (8) Bond calls, if material, and tender offers.
- (9) Defeasances.
- (10) Release, substitution, or sale of property securing repayment of the securities, if material.
- (11) Rating changes.
- (12) Bankruptcy, insolvency, receivership or similar event of the obligated person.

Note to paragraph (12): For the purposes of the event identified in subparagraph (12), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

- (13) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
- (14) Appointment of a successor or additional trustee or the change of name of a trustee, if material.
- (15) Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material.
- (16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

(b) If a Listed Event described in Section 5(a) paragraph (2), (7), (8) (but only with respect to bond calls under (8)), (10), (13), (14), or (15) has occurred and the Issuer has determined that such Listed Event is material under applicable federal securities laws, the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB.

(c) If a Listed Event described in Section 5(a) paragraph (1), (3), (4), (5), (6), (8) (but only with respect to tender offers under (8)), (9), (11), (12), or (16) above has occurred the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB. Notwithstanding the foregoing, notice of Listed Events described in Section (5)(a) paragraphs (8) and (9) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to Holders of affected Bonds pursuant to the Resolution.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds or upon the Issuer's receipt of an opinion of nationally recognized bond counsel to the effect that, because of legislative action or final judicial action or administrative actions or proceedings, the failure of the Issuer to comply with the terms hereof will not cause Participating Underwriters to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended.

Section 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or Annual Report prepared by the Issuer pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be D.A. Davidson & Co.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) (i) the amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted; (ii) the undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and (iii) the amendment or waiver either (1) is approved by a majority of the Holders, or (2) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners; or

(b) the amendment or waiver is necessary to comply with modifications to or interpretations of the provisions of the Rule as announced by the Securities and Exchange Commission.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing audited financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(c), and (ii) the Annual Report for the year in which the change is made will present a comparison or other discussion in narrative form (and also, if feasible, in quantitative form) describing or illustrating the material differences between the audited financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. Direct, indirect, consequential and punitive damages shall not be recoverable by any person for any default hereunder and are hereby waived to the extent permitted by law. A default under this Disclosure Certificate shall not be deemed an event of default under the Resolution, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent, if any, shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Issuer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Participating Underwriters and Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Dated: April 20, 2022

CITY OF NEWTON, IOWA

By _____
Mayor

Attest:

By _____
City Clerk

APPENDIX D

AUDITED FINANCIAL STATEMENTS OF THE ISSUER

The financial statements are prepared on the basis of cash receipts and disbursements, which is a basis of accounting other than U.S. generally accepted accounting principles.

APPENDIX E

BOOK-ENTRY SYSTEM

The information in this Appendix concerning The Depository Trust Company, New York, New York (“DTC”) and DTC’s book-entry system has been obtained from DTC. Neither the Underwriter nor the Issuer take responsibility for the accuracy or completeness thereof, or for any material changes in such information subsequent to the date hereof, or for any information provided at the web sites referenced below. Beneficial Owners should confirm the following with DTC or the Direct Participants (as hereinafter defined). So long as Cede & Co. is the Registered Owner of the Bonds, as nominee of DTC, references in the Official Statement to the Bondowners or Registered Owners of the Bonds shall mean Cede & Co. and shall not mean the Beneficial Owners of the Bonds.

Book-Entry System

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for series of the Bonds, each in the aggregate principal amount of such series, and will be deposited with DTC.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has a Standard & Poor’s rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC’s records. The ownership interest of each actual purchaser of each Bond (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC’s MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Direct Participant as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.’s consenting or voting rights to

those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Issuer or Trustee, on any payment date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with Bonds held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee or the Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Issuer or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the Issuer or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Issuer believes to be reliable, but the Issuer does not take any responsibility for the accuracy thereof.

SPECIMEN MUNICIPAL BOND INSURANCE POLICY

MUNICIPAL BOND
INSURANCE POLICY

ISSUER: [NAME OF ISSUER]

Policy No: _____

MEMBER: [NAME OF MEMBER]

BONDS: \$ _____ in aggregate principal
amount of [NAME OF TRANSACTION]
[and maturing on]

Effective Date: _____

Risk Premium: \$ _____
Member Surplus Contribution: \$ _____
Total Insurance Payment: \$ _____

BUILD AMERICA MUTUAL ASSURANCE COMPANY ("BAM"), for consideration received, hereby UNCONDITIONALLY AND IRREVOCABLY agrees to pay to the trustee (the "Trustee") or paying agent (the "Paying Agent") for the Bonds named above (as set forth in the documentation providing for the issuance and securing of the Bonds), for the benefit of the Owners or, at the election of BAM, directly to each Owner, subject only to the terms of this Policy (which includes each endorsement hereto), that portion of the principal of and interest on the Bonds that shall become Due for Payment but shall be unpaid by reason of Nonpayment by the Issuer.

On the later of the day on which such principal and interest becomes Due for Payment or the first Business Day following the Business Day on which BAM shall have received Notice of Nonpayment, BAM will disburse (but without duplication in the case of duplicate claims for the same Nonpayment) to or for the benefit of each Owner of the Bonds, the face amount of principal of and interest on the Bonds that is then Due for Payment but is then unpaid by reason of Nonpayment by the Issuer, but only upon receipt by BAM, in a form reasonably satisfactory to it, of (a) evidence of the Owner's right to receive payment of such principal or interest then Due for Payment and (b) evidence, including any appropriate instruments of assignment, that all of the Owner's rights with respect to payment of such principal or interest that is Due for Payment shall thereupon vest in BAM. A Notice of Nonpayment will be deemed received on a given Business Day if it is received prior to 1:00 p.m. (New York time) on such Business Day, otherwise, it will be deemed received on the next Business Day. If any Notice of Nonpayment received by BAM is incomplete, it shall be deemed not to have been received by BAM for purposes of the preceding sentence, and BAM shall promptly so advise the Trustee, Paying Agent or Owner, as appropriate, any of whom may submit an amended Notice of Nonpayment. Upon disbursement under this Policy in respect of a Bond and to the extent of such payment, BAM shall become the owner of such Bond, any appurtenant coupon to such Bond and right to receipt of payment of principal of or interest on such Bond and shall be fully subrogated to the rights of the Owner, including the Owner's right to receive payments under such Bond. Payment by BAM either to the Trustee or Paying Agent for the benefit of the Owners, or directly to the Owners, on account of any Nonpayment shall discharge the obligation of BAM under this Policy with respect to said Nonpayment.

Except to the extent expressly modified by an endorsement hereto, the following terms shall have the meanings specified for all purposes of this Policy. "Business Day" means any day other than (a) a Saturday or Sunday or (b) a day on which banking institutions in the State of New York or the Insurer's Fiscal Agent (as defined herein) are authorized or required by law or executive order to remain closed. "Due for Payment" means (a) when referring to the principal of a Bond, payable on the stated maturity date thereof or the date on which the same shall have been duly called for mandatory sinking fund redemption and does not refer to any earlier date on which payment is due by reason of call for redemption (other than by mandatory sinking fund redemption), acceleration or other advancement of maturity (unless BAM shall elect, in its sole discretion, to pay such principal due upon such acceleration together with any accrued interest to the date of acceleration) and (b) when referring to interest on a Bond, payable on the stated date for payment of interest. "Nonpayment" means, in respect of a Bond, the failure of the Issuer to have provided sufficient funds to the Trustee or, if there is no Trustee, to the Paying Agent for payment in full of all principal and interest that is Due for Payment on such Bond. "Nonpayment" shall also include, in respect of a Bond, any payment made to an Owner by or on behalf of the Issuer of principal or interest that is Due for Payment, which payment has been recovered from such Owner pursuant to the United States Bankruptcy Code in accordance with a final, nonappealable order of a court having competent jurisdiction. "Notice" means delivery to BAM of a notice of claim and certificate, by certified mail, email or telecopy as set forth on the attached Schedule or other acceptable electronic delivery, in a form satisfactory to BAM, from and signed by an Owner, the Trustee or the Paying Agent, which notice shall specify (a) the person or entity making the claim, (b) the Policy Number, (c) the claimed amount, (d) payment instructions and (e) the date such claimed amount becomes or became Due for Payment. "Owner" means, in respect of a Bond, the person or entity who, at the time of Nonpayment, is entitled under the terms of such Bond to payment thereof, except that "Owner" shall not include the Issuer, the Member or any other person or entity whose direct or indirect obligation constitutes the underlying security for the Bonds.

BAM may appoint a fiscal agent (the "Insurer's Fiscal Agent") for purposes of this Policy by giving written notice to the Trustee, the Paying Agent, the Member and the Issuer specifying the name and notice address of the Insurer's Fiscal Agent. From and after the date of receipt of such notice by the Trustee, the Paying Agent, the Member or the Issuer (a) copies of all notices required to be delivered to BAM pursuant to this Policy shall be simultaneously delivered to the Insurer's Fiscal Agent and to BAM and shall not be deemed received until received by both and (b) all payments required to be made by BAM under this Policy may be made directly by BAM or by the Insurer's Fiscal Agent on behalf of BAM. The Insurer's Fiscal Agent is the agent of BAM only, and the Insurer's Fiscal Agent shall in no event be liable to the Trustee, Paying Agent or any Owner for any act of the Insurer's Fiscal Agent or any failure of BAM to deposit or cause to be deposited sufficient funds to make payments due under this Policy.

To the fullest extent permitted by applicable law, BAM agrees not to assert, and hereby waives, only for the benefit of each Owner, all rights (whether by counterclaim, setoff or otherwise) and defenses (including, without limitation, the defense of fraud), whether acquired by subrogation, assignment or otherwise, to the extent that such rights and defenses may be available to BAM to avoid payment of its obligations under this Policy in accordance with the express provisions of this Policy. This Policy may not be canceled or revoked.

This Policy sets forth in full the undertaking of BAM and shall not be modified, altered or affected by any other agreement or instrument, including any modification or amendment thereto. Except to the extent expressly modified by an endorsement hereto, any premium paid in respect of this Policy is nonrefundable for any reason whatsoever, including payment, or provision being made for payment, of the Bonds prior to maturity. THIS POLICY IS NOT COVERED BY THE PROPERTY/CASUALTY INSURANCE SECURITY FUND SPECIFIED IN ARTICLE 76 OF THE NEW YORK INSURANCE LAW. THIS POLICY IS ISSUED WITHOUT CONTINGENT MUTUAL LIABILITY FOR ASSESSMENT.

In witness whereof, BUILD AMERICA MUTUAL ASSURANCE COMPANY has caused this Policy to be executed on its behalf by its Authorized Officer.

BUILD AMERICA MUTUAL ASSURANCE COMPANY

By: _____
Authorized Officer

Notices (Unless Otherwise Specified by BAM)

Email:
claims@buildamerica.com
Address:
200 Liberty Street, 27th floor
New York, New York 10281
Telecopy:
212-962-1524 (attention: Claims)

SPECIMEN



Overview of Municipal Securities Disclosure

Governmental issuers ("Issuers") of municipal bonds are subject to several important legal provisions under federal securities laws. This overview serves as a starting point for understanding the federal securities law framework surrounding issuance of municipal bonds. In recent years, the U.S. Securities and Exchange Commission ("SEC") has expanded its regulation of the municipal securities market, bringing civil and criminal enforcement actions against issuers, elected officials, and employees for violations of the anti-fraud or continuing disclosure provisions described below.

This overview should be reviewed in connection with the Issuer's policies and procedures (the "Disclosure Policy"), which relate to (1) the disclosure document (often referred to as the "official statement" or "OS") for publicly-offered bond transactions and (2) ongoing continuing disclosure associated with outstanding bond issues (also known as "continuing disclosure").

Overview of Legal Duties Under Federal Securities Law

Issuers of municipal securities are regulated by the Securities Act of 1933 and the Securities Exchange Act of 1934 and various rules promulgated under those acts by the U.S. Securities and Exchange Commission ("SEC"). Of particular importance are Rule 10b-5 (which prohibits fraud) and Rule 15c2-12 (which generates an issuer's ongoing disclosure obligations). Taken together, these rules impose primary disclosure duties (i.e. accuracy and forthrightness in the preparation of an official statement for new bond issues) and secondary disclosure duties (i.e. timely filing financial and other data under a continuing disclosure certificate ("CDC") for outstanding bond issues).

How Do the Anti-Fraud Provisions of SEC Rule 10b-5 Affect Issuers?

Various provisions of federal securities law including SEC Rule 10b-5 prohibit fraud in the issuance, purchase, or sale of municipal securities. These provisions generally prohibit "material" misstatements or omissions to investors, potential investors, or the general public. Violation of these provisions can result in civil or criminal liability.

Who Is Responsible for the Content of an OS?

When bonds are issued and publicly offered, an official statement will be prepared on behalf of the Issuer. The official statement is the disclosure document that sets forth the terms associated with the bond issue and is used to market and sell the Issuer's bonds. Issuers (including elected officials and staff) are primarily responsible for the accuracy of an official statement. Hiring a professional to assist with the preparation of an OS does not discharge an Issuer's responsibility. The elected officials and relevant employees of an issuer have an affirmative obligation to ensure the accuracy of the contents of the financial and other information in an OS— delivery of an OS without first reading it to gauge its accuracy may be reckless and the basis for an SEC enforcement action.

What Ongoing Requirements Are Imposed by SEC Rule 15c2-12?

SEC Rule 15c2-12 ensures that Issuers contractually agree to provide certain financial and operating information to investors and the public on an ongoing basis. The type of information that must be reported is generally (i) annual financial reports and (ii) material event notices.

What Are the Annual Filing Requirements?

Issuers must file updated financial information and operating data on an annual or other regular basis, as specified in their CDC. Generally, the information that must be reported includes audited financial statements, annual financial or operating data, of the type included in the OS for the related bonds.

What Material Event Notices Must Be Filed and When?

Issuers must notify investors (via a specific filing on the "EMMA" website, at <https://emma.msrb.org/>) within 10 business days if certain events occur while a bond is outstanding. Generally, those events are items that impact an Issuer's ability to pay or timely pay amounts owed on outstanding debt, rating changes, defaults, and the incurrence of material financial obligations (debt obligations of the Issuer). At present, there are 16 events that can trigger reporting obligations. The Issuer's Disclosure Policy will detail the events and the procedures intended to enable timely identification and disclosure.

What Is Addressed by the Disclosure Policy?

The Disclosure Policy is designed to assist Issuers with fulfilling both primary and secondary disclosure responsibilities. It sets forth procedures that govern preparation of official statements for new bond offerings (see Appendix I of the policy), compliance with continuing disclosure requirements under a CDC (see Appendix II of the policy), and systematic training of key staff members and elected officials.

Where Can I Find Additional Information?

As always, you and your staff can contact us with any questions about your responsibilities under federal securities law, to address specific items, and for annual training seminars (Dorsey & Whitney LLP provides an annual securities law training for issuers during the first quarter of each year, to satisfy one of the requirements of the Disclosure Policy).

Contacts



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kuhn.cristina@dorsey.com



James H. Smith
(515) 699-3276
smith.james@dorsey.com

City of Newton Council Report



Item: Ordinance amending and updating the code of ordinances, City of Newton, Iowa, Title XV: Land Usage, Chapter 155: Site Plan Control and Chapter 158: Zoning, to amend residential development standards and increase transparency in administrative procedures.

Summary: The proposed code amendments address concerns addressed by a citizen housing group including setbacks, erosion control, dumpster enclosures, and additional public notice.

Financial Impact: None.

Report Number: 22-064

Date: March 7, 2022

Lead Department: Community Development

Recommendation: Approve

Proposal: To amend the Newton Site Plan Control and Zoning codes to clarify, increase, or amend minimum requirements associated with residential development in Newton. A citizen-led committee was formed in late-2021 to review and consider aspects associated with both desirable and undesirable residential developments.

After the initial ideas were presented to City Council and subsequently to the Planning & Zoning Commission, city staff began researching possible amendments based on the committee's input, best practices, comparable Iowa cities, and other relevant influencing factors. The proposed amendments were shared with members of the committee and the chair attended the Planning & Zoning Commission meeting on February 1, 2022. After a thoughtful evaluation of the proposed amendments, the Planning & Zoning Commission unanimously voted to recommend approval of the ordinance amendments.

The amendments include:

- Requiring an Erosion Control Plan as part of the building permit process to prevent dirt from crossing property lines during construction (see attachment).
- Requiring permanent dumpster enclosures on new multi-family developments.
- Creating a Size and Density table for bulk development requirements for ag and residential districts, making the code more user-friendly for developers.
 - o Increasing side yard setback requirements for R-1, R-2, R-3, and R-4 districts from 5 feet to 8 feet.
 - o Providing a standard of distance between buildings on multi-family developments of 16 feet (zoning code previously had no standard).
- For any project or development that requires a public hearing, requiring the property owner/applicant to also post a sign on the property giving notice of the proposed development.

Notification of Proposal: In accordance with State Code requirements, notice of the public hearing was published in the Newton Daily News on March 1, 2022.

Analysis: Zoning is a key tool used to separate uses thought to be incompatible and to promote the health, safety, and welfare of residents within a community. Amendments such as these have a significant impact on the community, so it is imperative to recognize that a strong desire for attractive residential development must avoid negative consequences such as overly restrictive regulations that could discourage builders and developers from investing in Newton. The proposed changes will not be overly prohibitive to encourage future development and will serve as a reasonable and effective method of addressing the immediate desires of the citizen-led committee.

Recommendation: City Staff recommends approval of the ordinance.

A handwritten signature in dark 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

ORDINANCE NO. _____

**ORDINANCE AMENDING AND UPDATING THE CODE OF ORDINANCES,
CITY OF NEWTON, IOWA TITLE XV: LAND USAGE, CHAPTER 155: SITE
PLAN CONTROL AND CHAPTER 158: ZONING, TO AMEND MINIMUM
RESIDENTIAL DEVELOPMENT STANDARDS AND INCREASE
TRANSPARENCY IN ADMINISTRATIVE PROCEDURES.**

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NEWTON DOES ORDAIN AS FOLLOWS:

Section 1. The Code of Ordinances, City of Newton, Iowa, Title XV: LAND USAGE, Chapter 155: SITE PLAN CONTROL and Chapter 158: ZONING, is hereby amended by adding or ~~deleting~~ the following:

§ 155.04 APPLICABILITY.

(A) A site plan review is required whenever a person, firm, corporation or other group wishes to develop any tract(s) or parcel(s) of land within all zoning districts in accordance with the ~~following~~ requirements listed below.: All projects shall provide an erosion control plan as part of the building permit application process.

...

(B) The requirements of this chapter shall not be applicable to existing developments for which building permits have been granted at the ~~time~~ time of the enactment of this chapter; provided that, if such building permit expires prior to the completion of the development for which it was issued, a new building permit shall not be issued until ~~die~~ the requirements of this chapter have been met.

§ 155.25 MINIMUM DESIGN STANDARDS.

(I) All proposed multi-family and commercial developments shall ensure that any outdoor trash and recycling receptacles, dumpsters, and grease collection containers shall be opaquely screened on all sides by the use of a permanent enclosure, with gates for disposal truck access. The enclosure shall be constructed using colors and permanent materials compatible with the dominant architectural materials of the primary building on site and shall be integral to said primary building on site whenever possible. The enclosure shall be located out of public view and constructed to visibly screen the views from the adjoining properties.

§ 158.016 A-1: AGRICULTURAL.

(F) Size Regulations: See 158.030 Residential Zoning Districts' Size & Density Regulations Table.

~~—(F)— Yards. The following yards shall be maintained unobstructed except as permitted by § 158.119 of this chapter:~~

- ~~(1) Front yard depth: 50 feet;~~
- ~~(2) Side yard width, each side: ten feet; and~~
- ~~(3) Rear yard depth: 30 feet.~~

§ 158.017 R-1: SINGLE-FAMILY RESIDENTIAL.

(E) Size regulations. See 158.030 Residential Zoning Districts' Size & Density Regulations Table.

~~The following minimum and maximum size regulations shall apply in the R-1 Single-Family Residential District:~~

- ~~(1) Minimum lot size: 9,000 square feet;~~
- ~~(2) Building setbacks:~~
 - ~~(a) Front yard: 30 feet;~~
 - ~~(b) Side yard: five feet; and~~
 - ~~(c) Rear yard: 30 feet.~~
- ~~(3) Minimum lot dimensions:~~
 - ~~(a) Lot frontage: 50 feet;~~
 - ~~(b) Lot depth: 120 feet; and~~
 - ~~(c) Lot width: 65 feet.~~
- ~~(4) Maximum building dimensions:~~
 - ~~(a) Height: 40 feet; and~~
 - ~~(b) Lot coverage: 40%.~~
- ~~(5) Minimum building dimensions: width – 22 feet for 75% of its length.~~

§ 158.018 R-2: ONE- AND TWO-FAMILY RESIDENTIAL.

(E) Size regulations. See 158.030 Residential Zoning Districts' Size & Density Regulations Table.

~~The following minimum and maximum size regulations shall apply in the R-2: One- and Two-Family Residential District:~~

- ~~(1) Minimum lot size: 8,000 square feet~~
- ~~(2) Building setbacks:~~
 - ~~(a) Front yard: 25 feet;~~
 - ~~(b) Side yard: five feet; and~~
 - ~~(c) Rear yard: 25 feet.~~
- ~~(3) Minimum lot dimensions:~~
 - ~~(a) Lot frontage: 50 feet;~~
 - ~~(b) Lot depth: 120 feet; and~~
 - ~~(c) Lot width: 65 feet.~~
- ~~(4) Maximum building dimensions:~~
 - ~~(a) Height: 40 feet; and~~
 - ~~(b) Coverage: 40%.~~
- ~~(5) Minimum building dimensions: width – 22 feet for 75% of its length.~~

§ 158.019 R-3: MIXED RESIDENTIAL.

(E) Size regulations. See 158.030 Residential Zoning Districts' Size & Density Regulations Table.

~~The following minimum and maximum size regulations shall apply in the R-3: Mixed Housing Residential District:~~

- ~~(1) Minimum lot size: 7,000 square feet;~~
- ~~(2) Building setback:~~
 - ~~(a) Front yard: 25 feet;~~
 - ~~(b) Rear yard: 25 feet; and~~
 - ~~(c) Side yard: five feet, except along attached side of single family attached where it is zero feet.~~
- ~~(3) Minimum lot dimensions:~~
 - ~~(a) Lot frontage: 50 feet average frontage;~~
 - ~~(b) Lot width: 60 feet; and~~
 - ~~(c) Lot depth: 120 feet.~~
- ~~(4) Maximum building dimensions:~~
 - ~~(a) Height: 40 feet; and~~
 - ~~(b) Coverage: 40%.~~
- ~~(5) Minimum building dimensions: width – 22 feet for 75% of its length.~~

§ 158.020 R-4: MULTI-FAMILY RESIDENTIAL.

(E) Size regulations. See 158.030 Residential Zoning Districts' Size & Density Regulations Table.

~~The following minimum and maximum size regulations shall apply in the R-4: Multi-Family Residential District:~~

- ~~(1) Minimum lot size: 6,000 square feet or 1,700 square feet per dwelling unit, whichever is greatest;~~
- ~~(2) Building setbacks:~~
 - ~~(a) Front yard: 25 feet;~~
 - ~~(b) Rear yard: 30 feet; and~~
 - ~~(c) Side yard: five feet.~~
- ~~(3) Minimum lot dimensions:~~
 - ~~(a) Lot depth: 120 feet; and~~
 - ~~(b) Lot width: 50 feet.~~
- ~~(4) Maximum building dimensions: height – 50 feet; and~~
- ~~(5) Minimum building dimensions: width – 22 feet for 75% of its length.~~

§ 158.023 C-A: ARTERIAL COMMERCIAL.

- (13) Multi-family dwellings up to 25 units per acre; and

...

(E) *Size regulations.* The following minimum and maximum size regulations shall apply in the C-A: Arterial Commercial District:

...

§ 158.031 REQUIRED RESIDENTIAL FRONTAGE.

No lot shall contain any building used in whole or in part for residential purposes unless such lot abuts at least thirty feet on at least one public street, or unless it has an exclusive unobstructed private easement of access or right-of-way of at least thirty feet wide to a street; and there shall be not more than one single-family dwelling for such frontage or easement, except that a common easement of access at least fifty feet wide may be provided for two or more such single-family dwellings or for one or more two-family or multiple dwellings. Lots established and/or platted prior to the adoption of this chapter which do not meet this requirement shall be recognized as non-conformities.

§ 158.178 PERMITS AND PROCEDURES.

...

(A) Notice By Posted Sign: The developer or applicant for any project that requires a public hearing before a board, commission, or city council shall be responsible for posting a physical sign in a conspicuous place on the property upon which action is pending. Such notice shall be not less than eighteen (18) inches in height and twenty-four (24) inches in width with a white background and black letters not less than one and one-half (1½) inches in height. Such posted notice shall be so placed upon the premises - not in the public right-of-way - that is easily visible from the street and shall be so posted at least seven (7) days before the date of the public hearing and shall remain until at least one (1) day after said hearing. It is unlawful for any person to remove, mutilate, destroy or change such posted notice prior to said hearing.

~~—(A)~~ (B) Planning and Zoning Commission.

...

~~—(B)~~ (C) Zoning Board of Adjustment.

Section 2. Repealer Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective. This ordinance shall be effective on _____, 2022, after the final passage, approval and publication as provided by law.

PASSED this ____ day of _____, 2022.

APPROVED this ____ day of _____, 2022.

(SEAL)

Michael L. Hansen, Mayor

ATTEST:

Katrina Davis, City Clerk

I, Katrina Davis, City Clerk of the City of Newton, Iowa, do hereby certify that the foregoing Ordinance was passed and approved by the City Council of the City of Newton, Iowa on the ____ day of _____, 2022 and was published in the Newton Daily News, a newspaper of general circulation in the said City of Newton on the ____ day of _____, 2022.

Dated this ____ day of _____, 2022.

Katrina Davis, City Clerk

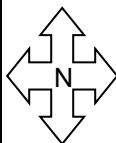


Public Works Department
403 West 4th Street North, Suite 501, Newton, IA, 50208
(641) 792-6622
www.NewtonGov.org

EROSION CONTROL SKETCH/ PLOT PLAN Date Submitted: _____

PROPERTY ADDRESS: _____

**ALL ITEMS REFERENCED ON REVERSE SIDE MUST BE SHOWN ON SUBMITTED EROSION CONTROL SKETCH/PLOT PLAN
(SEE SAMPLE ON REVERSE SIDE)**



I certify that the above Erosion Control Plan is a true representation of this lot and accurately shows all erosion control measures. Any deviation from this approved Erosion Control Plan may void the related Building Permit and/or zoning approvals.

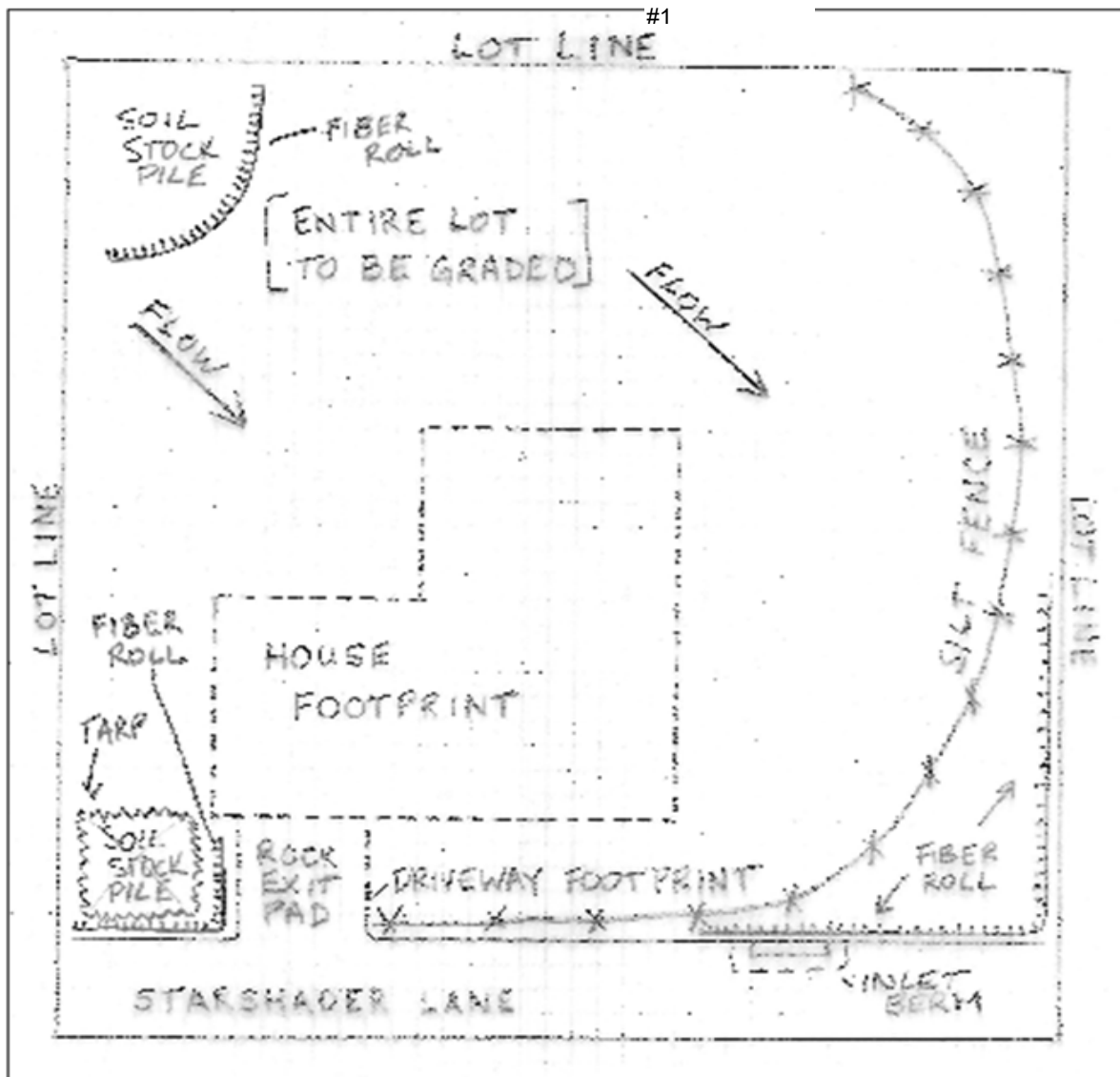
SIGNATURE OF OWNER OR CONTRACTOR: _____

SIGNATURE OF Engineering Tech: _____

SEE REVERSE SIDE FOR EROSION CONTROL PLAN SAMPLE

EROSION CONTROL PLAN SAMPLE:

#1



NOTE: ALL OF THESE ITEMS MUST BE SHOWN ON Erosion Control sketch/plot PLAN:

1. Indicate Direction of surface water run off
2. Indicate where stock piles will be. (Will need to have sediment controls in place maximizing distance between toe of soil and the sediment controls. Seeding may be necessary).
3. Indicate the entrance. 2–3-inch clean crushed stone. Apply a 6–12-inch layer over entire entrance and maintain stabilized surface. 30 feet in length when possible. (Keep streets clean, No tracking or sediment. Clean up at end of each work day if tracking occurs).
4. Indicate where waste will be contained on-site (Construction debris, concrete washout, sanitary waste). Note: no stock piling or staging of construction material in street.
5. Indicate perimeter controls and inlet controls
6. Indicate the adjacent road
7. Indicate north with an Arrow

NOTE: When installation of erosion control measures is complete, but prior to breaking ground, Contact a City Engineering Tech. for an inspection at 641-792-6622 Ext. 2318 (Brandon) or 2309 (Joe)

10 Steps to Stormwater Pollution Prevention on Construction Sites

Stormwater management on construction sites need not be complicated.

1 Protect Any Areas Reserved for Vegetation or Infiltration and Preserve Existing Trees

If you will be installing infiltration-based features such as rain gardens or bioswales, make sure these areas are designated as off limits to avoid compaction.

Save time and money by preserving existing mature trees during construction. Preserving mature trees minimizes the amount of soil that needs to be stabilized once construction is complete, and minimizes the amount of runoff during and after construction activity.

2 Stockpile Your Soil

EPA's CGP requires operators to preserve native topsoil on site unless infeasible and protect all soil storage piles from run-on and runoff. For smaller stockpiles, covering the entire pile with a tarp may be sufficient.

3 Protect Construction Materials from Run-On and Runoff

At the end of every workday and during precipitation events, provide cover for materials that could leach pollutants.

4 Designate Waste Disposal Areas

Clearly identify separate waste disposal areas on site for hazardous waste, construction waste, and domestic waste by designating with signage, and protect from run-on and runoff.

5 Install Perimeter Controls on Downhill Lot Line

Install perimeter controls such as sediment filter logs or silt fences around the downhill boundaries of your site.

6 Install Inlet Controls

Sediment control logs, gravel barriers, and sand or rock bags are options for effective inlet controls. Make sure to remove accumulated sediment whenever it has reached halfway up the control.

7 Install a Concrete/Stucco Washout Basin

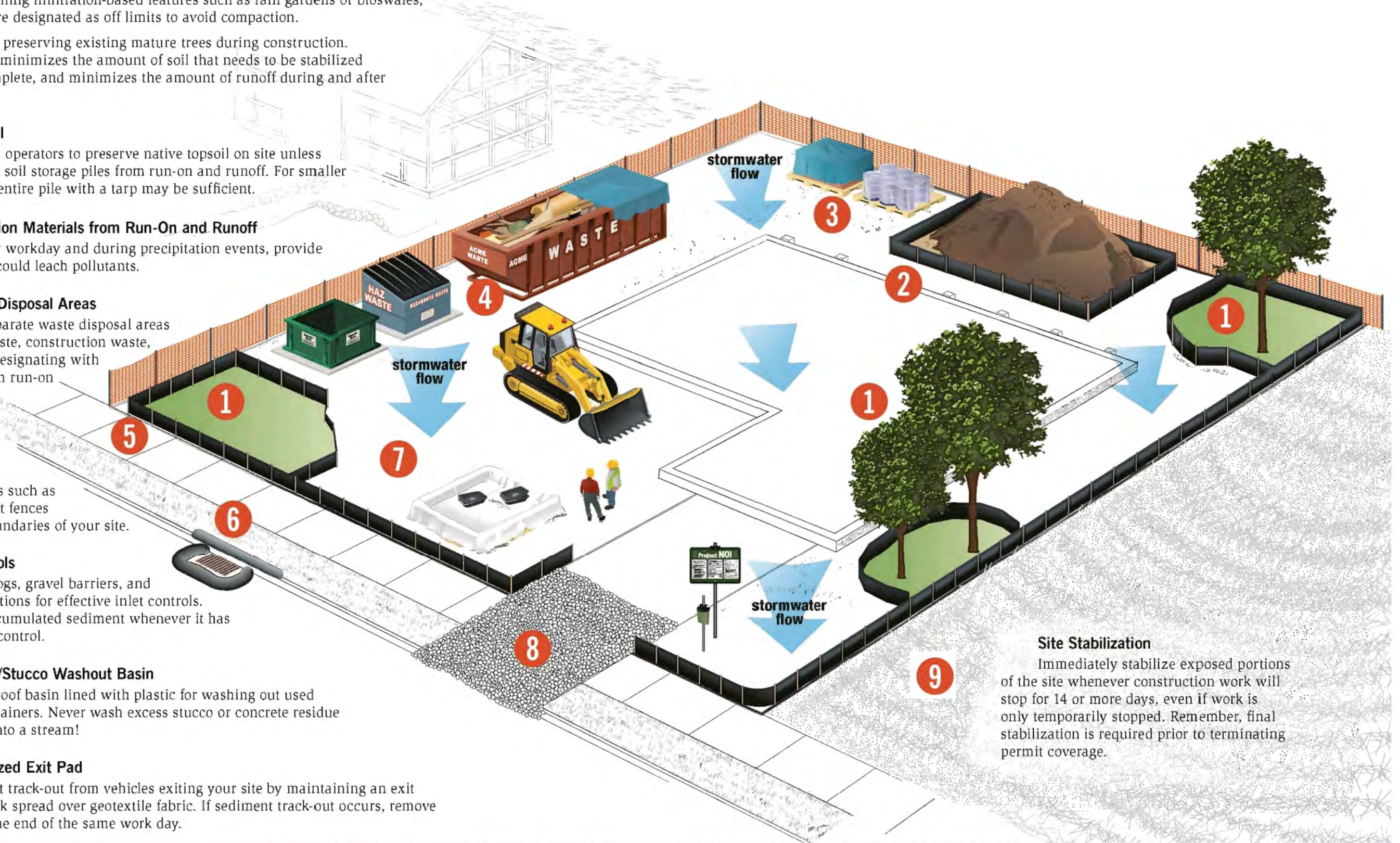
Designate a leak-proof basin lined with plastic for washing out used concrete and stucco containers. Never wash excess stucco or concrete residue down a storm drain or into a stream!

8 Maintain a Stabilized Exit Pad

Minimize sediment track-out from vehicles exiting your site by maintaining an exit pad made of crushed rock spread over geotextile fabric. If sediment track-out occurs, remove deposited sediment by the end of the same work day.

Site Stabilization

Immediately stabilize exposed portions of the site whenever construction work will stop for 14 or more days, even if work is only temporarily stopped. Remember, final stabilization is required prior to terminating permit coverage.





Engineering Lot Erosion Control Plan Report

Project Name:	Date/Time:	NPDES GP#2 Authorization Number if applicable:		
Project Address:	Build Permit#			
Primary Builder/Contractor Name and Contact:	Phone:	Inspector Name & Phone Number:		
Photos: Yes No				
Current activity onsite?				
Sediment Control Practices (silt fence, wattles, berms)	Yes	No	NA	Note any problems identified and actions taken:
Are Preserved Trees or Vegetation Protected				
Are perimeter controls in place?				
Are additional onsite sediment controls in place?				
Are onsite and street curb inlets protected?				
Stabilized entrance with 2–3-inch clean crushed stone. 6–12-inch layer over entire entrance. 30 feet in length if possible?				
Are all discharge points free of noticeable pollutants?				
Erosion Control Practices (mulch, tarps)				
Are soil stockpiles in correct locations and vegetated, mulched or covered?				
Are all inactive disturbed areas protected with vegetation, mulch, tarps etc.?				
Are current erosion control practices adequate?				
Is onsite traffic and parking restricted to designated, stabilized areas?				
Good Housekeeping				
Concrete washout in lined containment, clearly marked?				
Is porta potty staked and away from storm sewer intake?				
Dumpster in stated location?				

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, and a possibility of a municipal infraction which requires a court appearance."

Signature:

Date: _____



Newton

Building Inspector Erosion Control Plan Inspection Report

Project Name:	Date/Time:	NPDES GP#2 Authorization Number if applicable:		
Project Address:	Building Permit#			
Primary Builder/Contractor Name and email:	Phone:	Inspector Name & Phone Number:		
Photos: Yes No				
Current activity onsite?				
Sediment Control Practices (silt fence, wattles, berms)	Yes	No	NA	Note any problems identified and actions taken:
Are perimeter controls less than half full?				
Are additional onsite sediment controls less than half full?				
Are onsite and street curb inlets protected and less than half full?				
Stabilized entrance properly maintained? No track out?				
Are all discharge points free of noticeable pollutants?				
Has sediment discharge occurred offsite since last inspection? If so, specify cleanup method.				
Erosion Control Practices (mulch, tarps)				
Are soil stockpiles in correct locations and vegetated, mulched or covered?				
Are all inactive disturbed areas protected with vegetation, mulch, tarps etc.?				
Are current erosion control practices adequate?				
Is onsite traffic and parking restricted to designated, stabilized areas?				
Good Housekeeping				
Concrete washout in lined containment, clearly marked and maintained?				
Dry /wet saw cuttings of concrete wastes vacuumed/swept and removed from site?				
Site free of construction debris? Waste containers covered?				
Compaction Reduction, Topsoil Amendments & Final Vegetation				
Is tillage or ripping of subsurface soil being done? Soils not wet?				
Have topsoil and/or amendments been applied and loosened to desired depth?				
Final vegetative cover with 70% density over 100% of site?				

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, and a possibility of a municipal infraction which requires a court appearance."

Signature: _____

Date: _____

City of Newton Council Report

**Item:**

Resolution approving a Telecommunications Licensing Agreement with Mahaska Communication Group – Phase 1

Report Number: 22-065

Date:

March 7, 2022

Summary:

An agreement with Mahaska Communications Group to utilize public right-of-way for installing a fiber optic communications network.

Lead Department:

Public Works

Recommendation:

Approve

Financial Impact:

\$4,150.08 agreement fee to be paid to the City by MCG.

Background:

Mahaska Communication Group (MCG) of Oskaloosa, Iowa is proposing the first phase of their planned fiber optic system in Newton. The first phase covers a majority of northeast Newton and is shown on the attached route attachments.

The proposed underground portion of the route includes 69,168 lineal feet of improvements in the City of Newton right-of-way. Based on the rates City Council established in Resolution No. 2022-048 passed on February 21, 2022, the licensing fee for the portion of this line in City of Newton right-of-way is \$4,150.08.

The Public Works Department has reviewed the route of the proposed improvements, and will be working with MCG and their installation contractor to eliminate conflicts with existing utilities and other possible future improvements. All construction work and surface restoration proposed on this project will be subject to this agreement, along with a separate right-of-way excavation permit issued by the Public Works Department.

Recommendation:

Approval of the telecommunications licensing agreement phase 1 with Mahaska Communication Group (MCG) of Oskaloosa, Iowa.

Matt Muckler
City Administrator

RESOLUTION 2022- _____

**RESOLUTION APPROVING A TELECOMMUNICATIONS LICENSING AGREEMENT
WITH MAHASKA COMMUNICATION GROUP – PHASE 1**

WHEREAS, Mahaska Communication Group (MCG) of Oskaloosa, Iowa is proposing the first phase of their planned fiber optic system in Newton; and

WHEREAS, the first phase covers a majority of northeast Newton and is shown on the attached route attachments; and

WHEREAS, the proposed underground portion of the route includes 69,168 LF of improvements in the City of Newton right-of-way; and

WHEREAS, the City of Newton has prepared a licensing agreement for the construction and maintenance of said telecommunications system based on that portion of said telecommunications system inside the City right-of-way; and

WHEREAS, based on the rates City Council established in Resolution No. 2022-048 passed on February 21, 2022; the licensing fee for the portion of this line in City of Newton right-of-way is \$4,150.08.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Newton, Iowa, that the City hereby authorizes the Mayor and City Clerk to execute the attached Licensing Agreement with Mahaska Communication Group (MCG) of Oskaloosa, Iowa.

PASSED this _____ day of March, 2022.

APPROVED this _____ day of March, 2022.

Michael L. Hansen, Mayor

ATTEST:

Katrina Davis, City Clerk

A LICENSE TO UTILIZE PUBLIC RIGHT-OF-WAYS FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A FIBER OPTIC NETWORK

SECTION 1. DEFINITIONS

- a. "City" shall mean the City of Newton, Iowa and, where appropriate, shall include its officers, employees and agents.
- b. "Public Improvements" shall mean any improvements as defined in Code of Iowa Section 384.95, including but not limited to paving, sidewalks, grass, vegetation, trees, street lights, traffic signals, water mains, sewers, electric transmission lines and equipment related thereto, and in addition public utilities, on Public Property.
- c. "Public Property" shall mean City-owned or controlled public rights-of-way, easements, bridges, squares or commons.
- d. "Licensee" shall mean Mahaska Communication Group and shall include all equipment owned, operated, leased or subleased in connection with the operation of the network, and shall include but not be limited to poles, overhead or underground wires, pipes, overhead or underground cables, underground conduits, ducts, manholes, vaults, fiber optic cables, and other structures or appurtenances.

SECTION 2. BASIC GRANT

Licensee is hereby granted a license to construct, maintain, inspect, protect, repair, replace and retain a communications system in, under, upon, along and across the Public Property shown and identified in Exhibit A hereto, subject to the regulatory powers of the City and subject to the conditions hereinafter set forth.

SECTION 3. TERM OF LICENSE

This License shall consist of two separate duration periods, a construction period and a maintenance period. Both periods commence on the execution of the license by both parties.

Construction – Licensee shall have a period of 18 months to put into place the utilities, which Licensee has provided the details on pursuant to other sections of this License.

Maintenance - Licensee shall have the right under this License, after providing proper notice to the City, to maintain/repair its existing utilities. The expansion of (either in geography or in size/capacity) or upgrading of the utility is not considered maintenance/repair.

SECTION 4. FEES REQUIRED

a. Licensee shall pay the City an administrative license fee in the amount of \$4,150.08 (Four Thousand One Hundred and Fifty dollars and Eight cents) for locations of new underground infrastructure, payable upon execution of this License, for use of the public property as shown in Exhibit "A" during the term of this License.

b. If during the term of this License the City enacts an Ordinance requiring compensation from telecommunications providers on a competitively neutral and

nondiscriminatory basis for use of public property Licensee shall within sixty (60) days after request by City pay the fees required by such Ordinance, with the effective date of said ordinance being the starting date for the accrual of fees. Any fees paid during the term of this License, however, shall be credited toward the fees required by the Ordinance. If the Ordinance enacted requires fees for this transaction which are less than \$4,150.08, the City shall refund the excess of \$4,150.08 over the fees required under such Ordinance, provided, however, that in no event shall the amount refunded exceed the sum of \$2,000.00.

SECTION 5. PERMIT PROCESS FOR INSTALLATION, REPAIR, EXTENSION OR EXPANSION OF THE NETWORK

Before commencing any extension or expansion of its system, or any major repair work, or the installation of any new system in the City, the Licensee shall file with the Public Works Department of the City a written statement verifying the Public Property under which or upon which it proposes to extend, expand, install or repair its system. The statement shall be accompanied by a map, plan or specifications showing the proposed location of the system components with reference to streets and alleys. If the proposed locations of any facilities shall interfere with the reasonable and proper use, construction, reconstruction and maintenance of any public improvements or any existing public utility system component, or other structure upon or under public property, the Public Works Director shall within 30 days after the filing of such plan, map or specifications, note the changes necessary, eliminate all interference with a public improvement or existing public utility system facility and refer the same back to the Licensee for amendment. Such map, plan or specifications, when properly changed and corrected, shall be filed in the Public Works Department, and after the approval of the same by the Public Works Director, a permit shall be issued authorizing the Licensee to proceed in accordance with the approved maps, plans or specifications. No such excavation, construction or erection shall be commenced before the issuance of the permit herein provided for, unless it is an emergency as described in the Newton City Code, and all work shall be in accordance with the approved maps, plans or specifications.

SECTION 6. CONSTRUCTION AND REPAIR OF NETWORK

In the process of location, construction, reconstruction, replacement, or repair of any system component, the excavation or obstruction made or placed in public property at any time or for any purpose by the Licensee shall, to protect the public and to assure the safe and efficient movement of traffic, be properly barricaded to comply, at a minimum, with requirements set forth in the Manual on Uniform Traffic Control Devices (MUTCD). All pavement taken up or damaged or other disturbed areas shall be properly and speedily replaced in accordance with the City's Regulations. As a condition to use of Public Property, the Licensee shall at its own expense repair any private property, utility system component, public improvement or Public Property damaged by such location, construction, reconstruction, replacement or repair work, in a manner reasonably acceptable to City. If the Licensee fails to repair or arrange with the City for the proper repair of any Public Property after excavations have been made, and after seven days' notice in writing to do so is given to its designated representative, the City may make such repairs at the expense of the Licensee.

SECTION 7. EXCAVATIONS

The Licensee is authorized to make excavations in City streets, avenues, alleys and

public property for purposes of routine repair, replacement, and maintenance of poles, wires, or other excavations. The Licensee shall obtain a permit pursuant to City Ordinances and Regulations, shall not unnecessarily obstruct the use of streets, avenues, alleys or public places, shall provide the Public Works Director with notice prior to the actual commencement of the work and shall comply with all provisions, requirements, and regulations in accordance with the existing City Ordinance in performing such work. In emergencies which require immediate excavation the Licensee may proceed with the work without first applying for the permit, provided, however, that the Licensee shall apply for and obtain the permit as soon as possible after commencing such emergency work.

If the Licensee fails to comply with the provisions of the City Code the City may repair or restore the public property to a condition as good as the condition of the property prior to the disturbance by the Licensee and the Licensee shall pay the costs of such repair or restoration. The Licensee shall pay to the City its costs and charges for such work within thirty days after receipt of the City's billing.

SECTION 8. WORK BY OTHERS, ALTERATION TO CONFORM WITH PUBLIC IMPROVEMENTS

The City reserves the right to lay, and permit to be laid, wires, pipes, cables, conduits, ducts, manholes and other appurtenances, and to do, or permit to be done, any underground and overhead installation or improvement that may be deemed necessary or proper by the City in, across, along, over or under any public property occupied by the Licensee and to change any curb or sidewalk or the grade of any street. In permitting others to do such work the City shall not be liable to the Licensee for any damages arising out of the performance of such work by other parties. Nothing in this License shall be construed as to relieve any other person or corporation from liability for damage to the Licensee's facilities.

SECTION 9. LICENSEE CONTRACTORS

The requirements of the License shall apply to all persons, firms or corporations performing work for the Licensee under a contract, subcontract or other type of work order.

SECTION 10. CONDITIONS OF STREET OCCUPANCY

This fiber optic cable systems and other components of the facilities erected by the Licensee within the City shall conform to established grades of streets, alleys, and sidewalks, and be so located as to cause minimum interference with other public utilities located in or upon public property, and to cause minimum interference with the rights or reasonable convenience of property owners who adjoin public property.

The Licensee shall conduct its work hereunder in such manner as to cause as little interference as possible with pedestrian and vehicular traffic, and shall abide by scheduling directions, if any, given by the Public Works Director.

The Licensee shall, upon reasonable notice and at its sole cost and expense, remove, locate and relocate its facilities in, on, over or under public property in such manner as the City may at any time require for the purpose of facilitating the construction, reconstruction, maintenance, repair or change in grade of any public improvement on, in or about any such public property, for the purpose of promoting the efficient operation of any such

improvement, or for the purposes of facilitating the vacation and/or redevelopment of public right-of-way by the City. In the event the Licensee fails to act within a reasonably allocated time, the City may cause the Licensee facilities to be relocated or removed, and the costs thereof shall be to the Licensee and shall be paid as provided in Section 6 hereof.

The Licensee shall not place its facilities in the public property where the same will interfere with the normal use or maintenance of any public improvement including but not limited to streets, alleys, sidewalks, traffic control devices, sanitary sewers, storm sewers, storm drains or water mains, or electrical transmission lines, or any public utility facility.

Upon request, the Licensee agrees to assist in locating underground facilities which are part of its system. Such assistance will be provided in a timely manner, but not more than forty-eight hours after the time of request. As a condition of this License the Licensee shall enroll as a member of the 'Iowa One-Call System' and shall respond to all requests and notifications placed to the toll free 'One-Call' number.

Installation, repair, or replacement work completed by the Licensee on any facilities requiring excavation of public property or public right-of-way shall require restoration and replacement of surface vegetation.

SECTION 11. POWERS OF CITY

Nothing in this License shall be construed to abridge the right or power of the City to make further regulations relative to the use of the streets, alleys and public grounds by anyone using the same for the erection and maintenance of utility systems.

SECTION 12. PLANS AND COORDINATION

Upon completion of the work the Licensee shall promptly furnish to the City copies of 'as-built' plans related to its facilities located on Public Property.

The Licensee shall keep complete and accurate maps and records on the locations and operations of its facilities in connection with this License.

SECTION 13. VIOLATIONS OF LICENSE

Upon evidence being received by the City that a violation or breach of this License or violation of codes or ordinances lawfully regulating the Licensee in the operation of its facilities, or in the use of public property therefore is occurring or has occurred, (hereinafter referred to as a "default") the City shall cause an investigation to be made. If the City finds that a default exists or has occurred the City may take appropriate steps to secure compliance with the terms of this License or the codes or ordinances.

The City shall notify the Licensee of the default and the Licensee shall cure such default within thirty days after receipt of such notice; provided, however, where any such default cannot reasonably be cured within such thirty (30) day period, if Licensee shall proceed promptly to cure the same and prosecute such cure with due diligence, the time for curing such default shall reasonably be extended for such period of time as may be necessary to complete such cure, as mutually agreed upon by the parties.

If the Licensee fails to cure a default within the time allowed the City shall have the right to:

- (i) seek specific performance; or
- (ii) remedy the default by doing the act itself, or through a contractor, and charge the costs of such work to the Licensee; or
- (iii) seek damages for such default; or
- (iv) any combination of (i), (ii) and (iii).

SECTION 14. LIABILITY, INDEMNIFICATION AND INSURANCE

The Licensee covenants to indemnify, defend, and save the City and its officers, agents and employees, harmless from any and all damages arising directly from the exercise of the rights granted herein. The Licensee agrees to require contractors and subcontractors engaged in work for the Licensee within the public rights-of-way or on public property to maintain in effect during the term of work liability insurance in comprehensive form and in the amounts to be set by the City. Licensee agrees to accept the risk of having its communications systems and equipment upon the public right-of-way, including the possible risk of damage or injury to its system or equipment, and agrees to release and discharge the City of any liability for damage or injury to Licensee's equipment, except to the extent caused by the City's gross negligence. In no event shall the City be liable for any consequential damages arising out of any damage or injury to Licensee's equipment placed in the right-of-way.

SECTION 15. SEVERABILITY

In the event that a court of competent jurisdiction shall adjudge any provision or provisions hereof invalid or illegal, or direct a change by the Licensee in any matter or thing herein contained, such invalidity or illegality or change shall in no way affect the remaining provisions of this License or their validity or legality, and this License in all other respects shall continue in full force and effect, as if said provision or provisions had not been so adjudged invalid or illegal, or such change had not been directed, or shall at the City's option, cause a termination of this License.

SECTION 16. ASSIGNMENT

Neither party shall assign or otherwise transfer this License or any of its rights and interest to any firm, corporation or individual without the prior written consent of the other party, except either party shall have the right to assign, convey or otherwise transfer its rights, title, interest and obligations under this License, in whole or in part, to any entity controlled by, controlling or under common control with a party hereto, or any entity into which a party may be merged or consolidated or which purchases all or substantially all of the assets of such party, or any lease, sublease, indefensible right of use, or sale or transfer of, conduit, fiber or similar facilities with Licensee's telecommunication system to any third party users of such facilities.

SECTION 17. VACATION OF STREETS AND ALLEY

So long as the Licensee exercises the rights granted to it hereunder the City will not, by ordinance or otherwise, vacate any street, alley or public way in which the Licensee has installed its facilities without reserving such rights as necessary to allow continued use of such property for the said facilities in accordance with the terms of this License, provided

that nothing herein shall limit the City's right to require the Licensee to relocate its facilities as provided in Section 10 hereof.

SECTION 18. DELIVERY OF NOTICES

Except as may be expressly provided herein, any notices hereunder shall be in writing and shall be delivered via certified mail and addressed as follows, unless indicated otherwise in the future:

If to City:	Public Works Director 403 W 4th St N, Suite 501 Newton, Iowa 50208
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If to Licensee:	Mahaska Communication Group 210 South D Street Oskaloosa, IA 52577
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Provided, however, that in the case of an emergency, notices may be given verbally to the above named persons. In such case written confirmation should be provided. Nothing contained herein shall prevent other forms of notice if actually received by the addressee. Notice shall be deemed given on the date of mailing in done by certified mail, or otherwise on the date actual notice is received.

SECTION 19. TELECOMMUNICATIONS ACT

This License is subject to all applicable federal, state and local laws, regulations and orders of governmental agencies as amended, including but not limited to the Communications Act of 1934 as amended, the Telecommunications Act of 1996 as amended and the Rules and Regulations of the FCC. Neither City nor Licensee waive any rights they may have under any such laws, rules or regulations.

This LICENSE is entered into as of the _____ day of _____, 20__.

LICENSEE

CITY OF NEWTON

By: _____

By: _____

Michael L. Hansen, Mayor

Title: _____

Attest: _____

City Clerk

City of Newton Council Report



Item: Resolution of Support for New Des Moines International Airport Terminal Project

Report Number: 22-066

Summary: Resolution of Support for New Des Moines International Airport Terminal Project

Date: February 21, 2022

Financial Impact: \$78,800 of General Funds in FY 24 thru FY27

Lead Department:
Administration

Recommendation:
Approval

BACKGROUND

The Des Moines Airport Authority has prepared a Terminal Area Concept Plan in support of needed improvements to the Des Moines International Airport terminal complex. Kevin Foley, the Executive Director of the Des Moines Airport Authority, presented to the City Council at the February 7, 2022 Council meeting. The presentation is attached to the report.

The existing Airport terminal building was first built in 1948 and, although it has been subject to upgrades and improvements over the years, it has reached the end of its useful economic life. The timeline for terminal construction is dependent on funding availability, but design could begin as soon as 2022 with construction in years 2024 – 2026.

City Council held a discussion on this request at the February 21, 2022 meeting. Staff feedback from that discussion was to draft a resolution providing funding to the project at \$5 per capita, over a 5 year period, which equals a total of \$78,800.

Recommendation:

Staff recommends approving the attached resolution to support funding the new Des Moines International Airport Terminal project.

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

Matt Muckler
City Administrator

RESOLUTION NO. 2022 – _____

**RESOLUTION OF SUPPORT FOR NEW DES MOINES INTERNATIONAL
AIRPORT TERMINAL PROJECT**

WHEREAS, the Des Moines Airport Authority (“the Authority”) has prepared a Terminal Area Concept Plan in support of needed improvements to the Des Moines International Airport (“the Airport”) terminal complex; and

WHEREAS, the existing Airport terminal building was first built in 1948 and, although it has been subject to upgrades and improvements over the years, it has reached the end of its useful economic life; and

WHEREAS, the total estimated cost for the new terminal and all associated design and construction is more than five hundred thirty million dollars (\$530,000,000); and

WHEREAS, to date, the Authority has spent approximately sixty four million (\$64,000,000) of its reserves on enabling projects to reposition tenants and infrastructure on the Airport in preparation of the future terminal site; and

WHEREAS, the timeline for terminal construction is dependent on funding availability, but design could begin as soon as 2022 with construction in years 2024 – 2026; and

WHEREAS, the City desires to support the new Airport terminal project as it will benefit the current and future residents and businesses of the City by providing a vibrant regional airport.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa that:

1. The City of Newton agrees to contribute \$78,800 in monetary support for the new Airport terminal project over a 5 year period, from July 1, 2023 thru July 1, 2027.
2. City's final contribution shall be made by July 1, 2027 and contingent on the Airport Authority obtaining the remaining funding needed to complete construction.
3. City is not seeking a role in the governance of the Airport Authority in exchange for this contribution.
4. This contribution is subject to the City's participation on an advisory committee to provide input and recommendations to the Authority during the design and construction of the new Airport terminal project.

PASSED this 7th day of March 2022.

APPROVED this _____ day of March, 2022.

Michael L. Hansen, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution approving the 2022 Independence Day Fireworks Proposal.

Report Number: 22-067

Date:

March 7, 2022

Summary:

Approval to prepay the 2022 show's costs to receive additional product for said show.

Lead Department:

Community Services

Recommendation:

Approve

Financial Impact:

\$12,900.00 to be paid from the Parks General Fund budget.

Background:

On November 18, 2019 City Council passed Resolution 2019-235 approving a 3-year agreement with J & M Displays of Yarmouth, Iowa for the Independence Day fireworks displays in 2020, 2021, and 2022. This agreement provided for prepayment options which allowed the City to receive additional fireworks for the show. This resolution also approved payments to J & M Displays of up to \$9,500.00 annually for these three years. This 3-year agreement did not include specifics on the shows content (number of products shot, type, show duration, etc.).

In planning for the 2022 fireworks show, the Community Services Department requested that the proposal from J & M Displays include approximately the same number of products shot in the 2020 and 2021 shows. Due to the increase in costs of fireworks products and the supply chain issues affecting nearly every product manufactured overseas, the 2022 proposal reflects a 30% increase in cost.

The total cost of \$12,900 includes an 8% additional product discount for early payment, and a 15% discount for the multiple year agreement that remains in place.

Recommendation:

Staff recommends approval of this resolution authorizing signature of the 2022 fireworks show's agreement, and the prepayment of the 2022 show's costs in-full to receive additional product for said show.

A handwritten signature in black ink, appearing to read "Matt Muckler", is written over a light blue horizontal line.

Matt Muckler
City Administrator

RESOLUTION NO. 2022 – _____

**RESOLUTION APPROVING THE 2022 INDEPENDENCE DAY
FIREWORKS PROPOSAL**

WHEREAS, on November 18, 2019 City Council passed Resolution 2019-235 approving a 3-year agreement with J & M Displays of Yarmouth, Iowa for the Independence Day fireworks displays in 2020, 2021, and 2022; and

WHEREAS, said agreement provided for prepayment options which allowed the City to receive additional fireworks for the show; and

WHEREAS, said resolution also approved payments to J & M Displays of up to \$9,500.00 annually for these three years, but did not include specifics on the shows content (number of products shot, type, show duration, etc.); and

WHEREAS, in planning for the 2022 fireworks show, the Community Services Department requested that the proposal include approximately the same number of products shot in the 2020 and 2021 shows; and

WHEREAS, due to the increase in costs of fireworks products and the supply chain issues affecting nearly every product manufactured overseas, the 2022 proposal reflects a 30% increase in cost; and

WHEREAS, the total proposed cost of \$12,900 includes an 8% additional product discount for early payment, and a 15% discount for the multiple year agreement that remains in place.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa, that the Mayor is to sign the 2022 fireworks show's agreement in the amount of \$12,900.00; with said cost to be paid from the Parks General Fund budget.

BE IT FURTHER RESOLVED, by the City Council of Newton, Iowa, that said agreement shall include the approval of prepayment to J & M Displays of Yarmouth, Iowa of the show's \$12,900.00 cost by April 25, 2022 to receive an 8% bonus in fireworks products for the show.

PASSED this _____ day of March, 2022.

APPROVED this _____ day of March, 2022.

Michael L. Hansen, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report



Item: Resolution Approving a Funding Request of \$10,000 to the 2022 PGI Convention

Report Number: 22-068

Summary: Resolution Approving a \$10,000 Donation to the 2022 PGI Convention

Date: March 7, 2022

Financial Impact: \$10,000 of General Fund Reserves

Lead Department:

Recommendation:

BACKGROUND

The PGI Convention will be held at the Iowa Speedway July 30 thru August 5, 2022. The Thunderstruck Over Iowa Speedway steering committee has requested a \$10,000 donation to be used for the inspection of the concert stage and preparing the entertainment area prior to the Fireworks show each evening.

If this funding is approved, it is proposed that each of these nights' entertainment occur on the GET TO KNOW NEWTON STAGE. Get to Know Newton banners will be displayed on the stage as well as special banners attached in prime viewing area for the fireworks show each night.

The event organizers are anticipating over 1800 PGI members to attend the convention and 10,000-PLUS enthusiastic pyro fans over the three Public Nights of Music and the most amazing Fireworks Extravaganza on Planet Earth.

If funding is approved, the \$10,000 will be paid from the General Fund reserves and will be paid to the Newton Community Events organization, a non-profit organization that is handling the financial aspects of the event.

RESOLUTION NO. 2022 – _____

**RESOLUTION APPROVING A FUNDING REQUEST OF \$10,000 TO THE
2022 PGI CONVENTION**

WHEREAS, the 2022 PGI Convention will be held July 30 thru August 5, 2022 at the Iowa Speedway in Newton; and

WHEREAS, the Thunderstruck Over the Iowa Speedway steering committee has requested a donation in the amount of \$10,000 to be used for the inspection of the concert stage and preparing the entertainment area prior to the fireworks show each evening; and

WHEREAS, the entertainment will be occurring on the Get to Know Newton stage and Get to Know Newton banners will be displayed on the stage and in prime viewing areas for the fireworks displays; and

WHEREAS, the steering committee anticipates over 1800 PGI members to attend the convention and an additional 10,000+ fans to attend the 3 nights of public viewing;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa approves a resolution to provide funding to the 2022 PGI Convention to be held at the Iowa Speedway July 30 thru August 2, 2022 in the amount of \$10,000. Funding will be paid to the Newton Community Events organization which is handling the financial aspects of the event and will be paid from General Fund reserves.

PASSED this 7th day of March 2022.

APPROVED this _____ day of March, 2022.

Michael L. Hansen, Mayor

ATTEST:

Katrina Davis, City Clerk



To: Mayor Hansen and the Newton City Council . . .

Our Thunderstruck Over Iowa Speedway Steering Committee has lined up an outstanding array of entertainment for the three Public Nights at PGI-Newton and we hope you'll agree that it will be a huge boost for the City of Newton!

Due to the up-front costs to host this caliber of entertainment, we are asking the City for \$10,000.00 as a cash donation. This money will be used for the inspection of the concert stage and preparing the entertainment area prior to the Fireworks show each evening.

What we're proposing is that each of these nights' entertainment occur on the **GET TO KNOW NEWTON STAGE**. Get to Know Newton banners will be displayed on the stage as well as special banners attached in prime viewing area for the fireworks show each night.

We are anticipating over 1800 PGI members to attend the convention and 10,000-PLUS enthusiastic pyro fans over the three Public Nights of Music and the most amazing Fireworks Extravaganza on Planet Earth!

Each Convention attendee will be greeted at the "Get To Know Newton" Welcome Center as they arrive for their credentials and "Goody Bag".

We are very excited to get as many Newton and Jasper County residents involved in this event as possible, so that PGI members will enjoy our community and look forward to returning.

There's no doubt that PGI-Newton will be a historic event for the City of Newton and we appreciate the City's support and involvement in making this happen.

Thank you, once again, for considering our proposal!

Sincerely,

PGI-Newton "Thunderstruck Over Iowa Speedway" Steering Committee