



Newton City Council Agenda

January 6, 2025 - 6:00 PM

View the City Council Meeting:

In Person

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

Television

Mediacom Channel
12/85/121.12

Online

newtongov.org/cablecast

Pledge

Pledge of Allegiance

Call to Order

1. Roll Call

Citizen Participation

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

Consent Agenda

3. December 16, 2024 Regular City Council Meeting Minutes
4. December 16, 2024 Workshop Minutes
5. Resolution Appointing Ashton Bierman to the Library Board of Trustees for a Term Ending June 30, 2028
6. Resolution Appointing the Public Works Director and City Planner to serve on the Central Iowa Regional Transportation Planning Alliance Committees in 2025
7. Resolution levying assessments for costs of nuisance abatement and providing for the payment thereof (Schedule 24-18)
8. Resolution approving Newton Sanitary Landfill Comprehensive Plan Update IX and authorizing submittal to the Department of Natural Resources.
9. Resolution approving performance contract with Enchanted Entertainment LLC to provide DJ services for the Independence Day Celebration on July 4, 2025
10. Resolution awarding contract for the Public Works/ Community Development Wash Bay Project
11. Resolution approving Change Order #2 for the Westwood Clubhouse Phase #2 Interior Improvements Project
12. Resolution authorizing the submittal of the USDOT Standard Title VI/Non-Discrimination Assurances document and Iowa DOT Title VI Non-Discrimination Agreement.

13. Resolution for the City of Newton to take part in the Iowa Tourism Offices' Arrivalist Visitation Dashboard Co-op
14. Resolution Approving Payment of the Cost of Issuance Expenses for the 2024C Water Revenue Loan
15. Resolution approving a step increase for the Water Treatment Superintendent
16. Approve Bills

Public Hearing

17. Public Hearing on Amended Development Agreement with Hotel Maytag Investors, LLC
 - Hotel Maytag Investors requested consideration for an amendment to the development agreement with the City on the property at 105 North 2nd Avenue East due to the significant increase in taxable value over the amount anticipated by the minimum assessment agreement.
 - The proposed amendment provides for a sliding scale tax rebate on the actual property valuation, which is above and beyond the minimum assessment.
 - At the time of the original agreement, it was not anticipated that the property valuation would ever exceed the minimum assessment agreement amount of \$2.3 million.
18. Resolution Approving Amended Development Agreement with Hotel Maytag Investors, LLC, Authorizing Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

Resolution

19. Resolution Authorizing Second Amended Loan Agreement with Hatch Development Group, L.L.C.
 - The rehabilitation of Hotel Maytag was a significant restoration of the largest building on the Newton Downtown Square.
 - As part of the City's support to the project, the City entered into a loan agreement with Iowa Finance Authority and an agreement with Hatch Development to repay the City the loan payments due to Iowa Finance Authority.
 - The proposed amendment provides Hatch Development Group the ability to pause the reimbursement for the principal amount and reimburse the City for the Interest amounts in FY25, FY26 and FY27. This action would extend the agreement made for FY24.
20. Resolution amending the Parking Space Lease by and between The City of Newton, Iowa and Hotel Maytag Investors, LLC
 - By Resolution 2018-193, the Parking Space Lease between the City of Newton and Hotel Maytag Investors, LLC was approved. This agreement included use of spaces found in the Northeast Parking Lot (123 North 3rd Avenue East) and the Water Tower Parking Lot (215 South 2nd Avenue West).

- It is desirable to remove the Water Tower Parking Lot from the agreement. No Change is proposed to the agreement regarding use of the Northeast Parking Lot.

Mayor/Council Comments

21. Mayor and Council Comments

Adjourn

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

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