



Newton City Council Agenda

March 17, 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. March 3, 2025 Regular City Council Meeting Minutes
4. March 10, 2025 Special City Council Meeting Minutes
5. Approve Liquor Licenses for the following: Murph and Mary's - LC0049455, 403 W 4th St N, Bldg 17, Ste 104, Class C Retail Alcohol License, Outdoor Service renewal; West End - LB0000439, 1325 1st Ave W, Class B Retail Alcohol License renewal
6. Approve August 1, 2025 - June 30, 2026 Cigarette/Tobacco/Nicotine/Vapor License for Brewco Marketing Group, 3333 Rusty Wallace Dr
7. Designate April 7, 2025 as a public hearing date for the 1st Budget Amendment for Fiscal year 2024-2025
8. Resolution Reappointing Carson Claypool to the Newton Downtown Self-Supported Municipal Improvement District Board for a Term Ending June 30, 2027
9. Resolution fixing the amounts to be assessed against individual private properties for the abatement of nuisance violations (Schedule No. 25-03)
10. Resolution repealing the 2024 City of Newton Supplemental Specifications and SUDAS Standard Specifications and the Design Manual and adopting the 2025 editions of both the SUDAS Standard Specifications and Design Manual along with the 2025 City of Newton Supplemental Specifications to said 2025 editions of the SUDAS Standard Specifications and Design Manual

11. Resolution approving change order #1 for 2024-01 Streetscape Improvement Project
12. Resolution approving change order #3 for the Union Drive Reconstruction Project
13. Resolution approving the donation of two Maytag Pool season passes to the Downtown Dreams Newton Main Street fundraiser
14. Resolution approving the donation of one Westwood Golf Course eighteen-hole, ten-punch pass to the Downtown Dreams Newton Main Street fundraiser
15. Resolution accepting completion of the Westwood Golf Course Clubhouse Shell
16. Resolution amending Ball Team, Inc.'s Westwood Clubhouse Bar Construction Change Order to include Time Extension Fee and Approving Countertop Purchase from L&L Custom Tops of Newton, Iowa
17. Resolution Approving The 2025 Independence Day Fireworks Proposal
18. Resolution Amending the Cemetery Administrative Rules
19. Resolution approving change order #1 for the Water Treatment Plant Controls and Telemetry Replacement Project
20. Resolution approving a Telecommunications Licensing Agreement with Unite Private Networks – UPN 9553
21. Resolution setting a Public Hearing for the sale of City-owned property at 721 East 7th Street North, Newton, Jasper County, Iowa
22. Resolution ordering bids, approving plans, specifications and form of contract and notice to bidders, and ordering clerk to publish notice and fixing a date for receiving same, and for a public hearing on plans, specifications, form of contract and estimate of costs for the Newton Airport Apron Expansion Project
23. 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 2025-01 PCC Patching Project
24. Approve Bills

Ordinance

25. Third Consideration of an Ordinance amending the code of ordinances, City of Newton, Iowa, 2025, Title V, Chapter 54, Waterworks Section 54.02 – 54.19 by adding or deleting language
 - In November of 2022 Council approved a reorganization, creating the Utilities Department, and placing waterworks under the Utilities Department. Numerous language changes throughout this ordinance are to reflect Utilities, versus Public Works.
 - Other changes include clarification of numerous code sections, updates to operational procedures and adjustment to the service fee schedule.
26. Second consideration of Ordinance amending the Code of Ordinances, City of Newton, Iowa, 2025, Title V, Chapter 52: Sewers
 - Proposed ordinance changes include: disconnecting old faulty sanitary sewer service pipes from the public sanitary sewer main, at the time of demolition of an old building.

- Requiring the installation of backwater valves on all new sanitary sewer service lines, at the time of installation.
 - Increasing the financial assistance to qualified applicants for removal of prohibited discharge into the sanitary sewer from \$1,000 to \$1,500, per each qualified project and increasing the total financial assistance from \$3,000 to \$4,500.
27. Second consideration of an Ordinance Amending the Code of Ordinances, City of Newton, Iowa, 2025, Title VII, Chapter 70, Section 70.15, "Traffic and Parking Schedules Adopted by Reference", to make changes to street parking in the 800 block of East Fourteenth Street North
- The City received safety concerns regarding parking on both sides of the street in the 800 blk E 14th St N.
 - The Traffic Safety Committee reviewed the situation and, based on established standards and policy, recommends restricting parking on the east side of the street.
 - 14 surveys of the neighborhood were conducted with five (5) residents approving of the proposed changes and zero (0) opposing.
28. Second consideration of an Ordinance Amending the Code of Ordinances, City of Newton, Iowa, 2025, Title VII, Chapter 70, Section 70.15, "Traffic and Parking Schedules Adopted by Reference", to make changes to street parking in the 1400-1500 Block of North Ninth Avenue Place East
- The City received safety concerns regarding street parking in the 1400-1550 blk N 9th Ave Pl. E.
 - The Traffic Safety Committee reviewed the situation and, based on established standards and policy, recommends restricting parking on the south of the street.
 - 22 neighborhood surveys were conducted with six (6) residents approving the proposed changes and two (2) opposing.
29. First Consideration of an Ordinance Amending the Code of Ordinances, City of Newton, Iowa, 2025, Title IX: General Regulations, Chapter 95: Cemeteries
- Due to a staff reorganization in 2024, references in Chapter 95: Cemeteries to the Community Services Manager are out dated.
 - This ordinance amendment replaces Community Services Manager or Designee with Community Development Director or designee.

Resolution

30. Resolution approving Professional Services Agreement with Bolton/Menk for Westwood Golf Course Water Main loop design
- The water distribution system currently terminates at a long dead-end near the driveway of Westwood Golf Course on Hwy F-48.
 - The already undersized water main in this area is insufficient to supply the new clubhouse with the necessary water flow to support its fire sprinkler system.

- The proposed water main improvement project will install a new 8-inch diameter water main, connecting the existing 6-inch water main at W 28th St S to the existing 4-inch water service line at Westwood Golf Course. This will create a looped water distribution system, enhancing both capacity and reliability.
31. Resolution Approving the Variance Request for Westwood Golf Course Clubhouse and Adherence to Variance Requirements
- The Westwood Clubhouse project automatic fire suppression system required by code will not be operational at the time of opening for the building.
 - A variance was presented to the Iowa Department of Inspections, Appeals, and Licensing has been conditionally approved.
 - The City is required to issue a letter stating they will comply with the requirements of the variance.
32. Resolution approving the purchase of Kitchen Equipment for the Westwood Clubhouse
- The City has received quotes for kitchen equipment for the new Westwood Clubhouse.
 - This resolution authorizes the purchase of necessary kitchen equipment from Bolton and Hay for \$101,332.90 plus a freight cost not to exceed \$2,000.
33. Resolution awarding contract for the Demolition Project 2025-01
- Curb appeal continues to be a focus of the City per the adopted comprehensive plan
 - The City acquired 427 N 3rd Ave E and 306 E 8th St S with the intent to demolish the structure on this property through the Dangerous and Dilapidated Program
 - The apparent low bidder is D.W. Zinser Co. Inc of Walford, Iowa. City staff's cost estimate for this project was \$62,077.95. The completion date for the project is June 20, 2025. \$41,965.00 in Dangerous and Dilapidated Building Program funds will be used to pay for the abatement and demolition work.
34. Resolution approving a low-moderate income housing set-aside grant for 203 East 8th Street South, Newton
- The property owner of 203 East 8th Street South is seeking LMI grant assistance with sidewalk removal/replacement and a new water service line.
 - The owner income-qualifies for the City's LMI Existing Housing Grant Program.
 - This resolution authorizes a grant for the work in an amount not to exceed \$16,300.00.
35. Resolution approving a low-moderate income housing set-aside grant for 323 East 10th Street North, Newton

- The home at 323 East 10th Street North is owner-occupied, and the owner qualifies for the city's Low-Moderate Income Existing Housing Improvement Grant.
 - The owner has made an application in the plumbing category and has submitted a quote from a local contractor.
 - The resolution approves a \$5,426.25 grant for 323 East 10th Street North.
36. Resolution approving a low-moderate income housing set-aside grant for 605 East 27th Street South, Newton
- The home at 605 East 27th Street South is owner-occupied, and the owner qualifies for the city's Low-Moderate Income Existing Housing Improvement Grant.
 - The owner has made an application in the plumbing category and has submitted a quote from a local contractor.
 - The resolution approves a \$750.00 grant for 605 East 27th Street South.
37. Resolution approving an agreement between the City of Newton, Iowa, Miller Property Solutions, LLC, Best Midwest Properties, LLC and Hundling Construction, Inc. regarding property located at 410 East 4 1/2 Street South, Newton, Iowa
- By Resolution 2024-047, the City Council authorized the filing of an abandoned building petition under Iowa Code 657A.10 for the property at 410 East 4 1/2 Street South.
 - The property owner seeks to sell the property to a buyer who intends to rehabilitate the home in accordance with City Code.
 - This agreement allows for that sale and rehabilitation project to proceed, with a commitment by the City to dismiss the case upon issuance of a Certificate of Occupancy. The agreement also includes language which allows the petition to move forward in the case that rehabilitation deadlines are not met.
38. Resolution awarding contract for 2025 fire hydrant painting project
- The Water Distribution Division maintains a network of fire hydrants to ensure public safety and fire protection throughout the water distribution system. To preserve their functionality and visibility, the hydrants require routine maintenance, including sandblasting and painting.
 - A Request for Quote (RFQ) was issued inviting qualified contractors to submit bids for the 2025 Hydrant Painting Project, which included a price per unit for sandblasting, priming and repainting 100 fire hydrants in the SE quadrant of the City of Newton, J.R. Stelzer Co. had the lowest responsive quote.
39. Resolution approving change order #4 for the WPC Plant Improvements Project
- On October 24, 2022, Council approved a contract for \$5,897,300.00 to Woodruff Construction LLC. for the WPC Plant Improvements Project. This project included multiple upgrades to

the Water Pollution Control Treatment Plant, as well as the Southwest Pump Station.

- Change order #4 includes multiple items that have been combined into a single change order.
- The total amount of change order #4 is a deduction of \$34,561.73.

40. Resolution awarding a Professional Services Agreement for Engineering and Design of 2025-01 Iowa Speedway Dr. Sidewalk Project

- Safety concerns for pedestrian traffic along Iowa Speedway Dr. to Walmart have been reported to the City Staff and elected officials.
- This project was on the list of city goals for 2025.
- Bolton & Menk have a clear scope of the work and have provided a reasonable fee of \$27,600 for the survey and design of the 2025-01 Iowa Speedway Dr. Sidewalk Project

41. Resolution Combining Loan Agreements and Authorizing the use of a Preliminary Official Statement in Connection Therewith

- During the construction phase of the Westwood Clubhouse, it was discovered that the water pressure is not sufficient for the fire suppression system. In order to move forward with construction of the clubhouse, it is necessary to upgrade the existing water lines for the facility to improve water pressure.
- A Public Hearing for General Obligation Bonds was held on December 2, 2024 authorizing up to 2.9 million dollars for Water Projects. This authorizes the City Council to add this additional expense to the 2025 bond agreements.
- This Resolution also authorizes the preparation and use of a Preliminary Official Statement describing the bonds.

42. Resolution approving an Engineering Services Agreement for the Design of the E 12th St and 1st Ave E Stormwater Improvements Project

- Heavy rains were received on May 21, 2024, causing harm to businesses and residents.
- City Staff sought a Professional Services Agreement to Survey and Design stormwater detention and sewer main improvements.
- HR Green has provided a Professional Services Agreement for the survey, design, and permitting. The agreement includes two sets of engineering plans to allow the project to be bid in two phases with available funds. This agreement is not to exceed \$247,000 to be paid from 2025 bonds and 1st Ave E TIF Funds.

43. Resolution approving the South Central Pump Station as the location of the Newton Animal Control Facility

- The animal housing agreement with Parkview Animal Hospital was officially dissolved in October 2024. The City is required to provide animal control services per City Code.

- A modular kennel was purchased for use as an animal control facility. The South Central Pump Station meets or exceeds the location needs of the facility.

44. Resolution approving the location of the Fire/Police Storage Facility
- Both police and fire departments are in need of a storage facility for items too large to store in current facilities.
 - Both departments have lost previous storage facilities.
 - This facility's primary function is for storage. The facility can be used for informal training and testing.

Mayor/Council Comments

45. Mayor and Council Comments

Closed Session

46. Closed Session under Iowa Code Section 21.5.1.j, to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. The minutes and the audio recording of a session closed under this paragraph shall be available for public examination when the transaction discussed is completed

Return to Open Session

47. Return to Open Session

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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