



Newton City Council Agenda

April 21, 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

Proclamation

2. Arbor Day Proclamation

Presentation

3. Arbor Estates and the Newton Housing Market - Bruce Showalter, NHDC
4. Parks & Rec Update- Nick Cummins, Parks Operations Superintendent; Jamie Murphy, Assistant Parks Operations Superintendent; Liz Ventling, Recreation Specialist

Citizen Participation

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

Consent Agenda

6. April 7, 2025 Regular City Council Meeting Minutes
7. April 7, 2025 Special City Council Meeting Minutes
8. Approve Liquor Licenses for the following: Walgreen's #05942 - LE0002171, 1204 1st Ave E, Class E Retail Alcohol License renewal
9. Approve 2025-2026 Cigarette/Tobacco/Nicotine/Vapor License for the following: Walmart Store #784, 300 Iowa Speedway Dr
10. Resolution levying assessments for costs of nuisance abatement and providing for the payment thereof (Schedule 25-04)
11. Resolution approving a Telecommunications Licensing Agreement with Windstream Iowa Communications, LLC – 2025-01
12. Resolution Approving a Property Tax Rebate for the CRH Properties LLC Property Located at 117 1st Ave W Within the North Central Urban Renewal Area

13. Resolution Approving a Property Tax Rebate for the Best Midwest Properties LLC Property Located at 109 1st Ave W Within the North Central Urban Renewal Area
14. Resolution Approving a Property Tax Rebate for the Van Maanen Electric, Inc Property Located at 500 Iowa Speedway Drive Within the East Mart Urban Renewal Area
15. Resolution Approving Payment to S&P Global Ratings for Services Related to the 2025 Bonding
16. Resolution Approving a Second Amendment to the Design Services Agreement for the Downtown Spray Park & Gathering Space Project
17. Resolution approving Change Order 01 to the contract for the City of Newton Fire Department Engine Bay Floor Reinforcing Project
18. Resolution awarding contract for the 2025-01 PCC patching project
19. Resolution awarding contract for the Roof Repair Project 2025-01 – Water Treatment
20. Resolution awarding contract for the Landfill Lower Shop and City Garage Building Roof Rehabilitation Project.
21. Resolution ordering bids, approving plans, specifications, and form of contract and notice to bidders, and ordering the clerk to publish notice and fixing a date for receiving, and for a public hearing on plans, specifications, form of contract, and estimate of costs for the Newton Landfill Concrete Crushing Project 2025.
22. 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 Aurora Park Tennis Courts-Lighting
23. Approve Bills

Public Hearing

24. Public Hearing approving an application for Federal Aviation Administration (FAA) funding assistance for the Newton Apron Expansion Project, and awarding a contract for said project contingent upon the receipt of said funding assistance grant
 - This Newton Airport Apron Expansion project was identified as a top priority in the Airport Improvement Plan, as portions of the runway, taxiway, and apron are deteriorating.
 - The City's Airport Engineering Consultant, Kirkham Michael, prepared construction plans and specifications for the project, and bids were received on April 14th, 2025.
 - Staff recommends that the City award a contract to Jensen Builders LTD of Des Moines, for the base bid, contingent upon the receipt and approval of a Federal Aviation Administration funding assistance grant for said project.
25. Resolution approving an application for Federal Aviation Administration (FAA) funding assistance for the Newton Apron Expansion Project, and awarding a contract for said project contingent upon the receipt of said funding assistance grant

26. Public Hearing on a Resolution Approving the Whispering Pines Minor Subdivision in the City of Newton, Jasper County, Iowa
 - Whispering Pines Minor Plat Subdivision is a 8-lot residential subdivision located at 501 East 19th Street South, Newton, IA. It was originally platted as a condominium type development.
 - There will be five lots with existing dwellings and three vacant lots for future development.
 - On March 4, 2025, the Planning & Zoning Commission unanimously recommended approval.
27. Resolution Approving the Whispering Pines Minor Subdivision in the City of Newton, Jasper County, Iowa
28. Public hearing on a proposed amended development agreement with Hotel Maytag Investors, LLC
 - Hotel Maytag Investors, LLC has requested an additional 7 years of rebates from FY25 thru FY31 to assist the project with an unexpected rise in property valuations.
 - Any additional property tax rebates will be paid from the North Central TIF fund, with taxes collected from the property.
29. 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
30. Public Hearing on a Resolution Approving the sale of city-owned property at 509 West 2nd Street South, 514 South 2nd Avenue West, 315 East 4th Street South, and 616 West 4th Street South, Newton, Jasper County, Iowa
 - The City published notice accepting offers on the subject four properties in accordance with State of Iowa Code.
 - The City has received one offer from Paramount Development with a total acquisition price of \$20,000 (\$5,000 per lot) with commitment to construct four 3-bedroom single family residences.
31. Resolution Approving the sale of city-owned property at 509 West 2nd Street South, 514 South 2nd Avenue West, 315 East 4th Street South, and 616 West 4th Street South, Newton, Jasper County, Iowa
32. Public Hearing on a Resolution Approving the sale of city-owned property at 1017 West 4th Street South, 902 1st Avenue West, 917 1st Avenue West, 717 West 6th Street South, 625 East 5th Street South, and 1219 South 4th Avenue East, Newton, Jasper County, Iowa
 - The City published notice for the sale of the subject properties, in accordance with State of Iowa requirements.

- One offer was received from Paramount Development, dba, Paramount II L.L.C. in the amount of \$30,000 (\$5,000 per lot) with a commitment to building 6 single residences on the lots, pending award of funding from the Federal Home Loan Bank Homebuyer program.
33. Resolution Approving the sale of city-owned property at 1017 West 4th Street South, 902 1st Avenue West, 917 1st Avenue West, 717 West 6th Street South, 625 East 5th Street South, and 1219 South 4th Avenue East, Newton, Jasper county, Iowa
 34. Public Hearing on a Resolution Approving the sale of city-owned property at 721 East 7th Street North, Newton, Jasper County, Iowa
 - The City published notice in accordance with State of Iowa Code to receive offers on 721 East 7th Street North.
 - One offer was received.
 - VL Construction has made an offer of \$1,000 for the lot at 721 East 7th Street North with a commitment to place a Homes for Iowa House on the property.
 35. Resolution Approving the sale of city-owned property at 721 East 7th Street North, Newton, Jasper County, Iowa
 36. Public Hearing on a Resolution approving the 2025-26 Operating Budget for the City of Newton
 - Sets the City tax levy at \$17.10/1000.
 - The ending undesignated fund balance in the General Fund is estimated to be at 27.40% of budgeted expenditures, which is 2.4% higher than approved financial policies of 25%.
 - 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.
 37. Resolution Approving the 2025-26 Operating Budget for the City of Newton
 38. Third 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.

Ordinance

Resolution

39. Resolution approving a Newton Hotel-Motel Tourism Grant Program Application for \$1,950 for the Newton Farmers' Market hosted by Newton Main Street
- City Council established the Newton Hotel-Motel Tourism Grant to provide an avenue to support endeavors which align with the comprehensive plan objective of establishing Newton as a compelling destination.
 - The resolution provides for a \$1,950 grant to Newton Main Street for the Newton Farmers' Market.
 - The next application round deadline is October 1, 2025.
40. Resolution approving a Newton Hotel-Motel Tourism Grant Program Application for \$2,500 for Thunder Nites hosted by the American Legion Post 111
- City Council established the Newton Hotel-Motel Tourism Grant to provide an avenue to support endeavors which align with the comprehensive plan objective of establishing Newton as a compelling destination.
 - The resolution provides for a \$2,500 grant to American Legion Post 111 for Thunder Nites.
 - The next application round deadline is October 1, 2025.
41. Resolution approving a Newton Hotel-Motel Tourism Grant Program Application for \$1,141.39 for the Newton Arboretum & Botanical Gardens Annual Spring Plant Sale
- City Council established the Newton Hotel-Motel Tourism Grant to provide an avenue to support endeavors which align with the comprehensive plan objective of establishing Newton as a compelling destination.
 - The resolution provides for a \$1,141.39 grant to Newton Arboretum & Botanical Gardens for their Annual Spring Plant Sale.
 - The next application round deadline is October 1, 2025.
42. Resolution awarding contract for the 2025 Westwood grading project
- Previous projects have been completed, including asbestos abatement, demolition, site grading, utilities, footing, shell and interior improvements. This project will complete exterior drainage improvements and increase the view over the course from the clubhouse
 - City Staff has prepared plans and specifications for the proposed project; the following quotes were received and opened on April 10, 2025
 - The apparent low quote of \$13,757.50 from Crossroads Pipe & Grading Inc. The cost estimate for this project was \$26,935.00.

The project's cost will be paid using 2024 bond proceeds and future 2025 bond proceeds

43. Resolution approving the granting of Downtown Improvement Grant funds for 104 1st Street North, Newton, Iowa in the Paint Program Area
 - On April 2, 2025, the Downtown Grant Review Board recommended approval of downtown improvement grant funds to Joyce Halblom for TurnKey Realty.
 - The maximum allowed grant amount is \$1,500, provided a 1:1 match is met.
 - Recommended grant amount is \$720.00.
44. Resolution approving the granting of Downtown Improvement Grant funds for 309 1st Avenue West, Newton, Iowa in the Facade Rehabilitation Program Area
 - On April 9, 2025, the Downtown Grant Review Board recommended approval of downtown improvement grant funds to Carl Hentsch for Betty J's Merchantile.
 - The maximum allowed grant amount is \$5,000.00, provided a 1:1 match is met.
 - The recommended grant amount is \$500.00, provided a 1:1 match is met.
45. Resolution approving the 2025-26 Non-Union Compensation Plan
 - The City of Newton has a formalized compensation plan. The City Council approved the 2025-26 budget which includes a 3% COLA for the Non-Union Compensation Plan and a 3% COLA for Department Directors. The dollar amounts in the proposed 2025-26 Non-Union Compensation Plan have been adjusted as budgeted.
46. Resolution approving salary increase for City Administrator
 - City Council met on April 7, 2025, to discuss the City Administrator's annual review. This resolution would recommend a salary increase retroactive to the City Administrator's anniversary date, March 27, 2025.
47. Resolution approving an amendment to the adopted Low-Moderate Income Set Aside Funds Policy
 - In 2022, the Newton City Council adopted the Low-Moderate Income Housing Set-Aside Policy to guide the use of residential TIF funds that State Code requires the City to set aside.

- New construction projects seeking tax credits is already an allowable use for the LMI funds. However, new construction of affordable units without the use of tax credits is not listed in the policy. This amendment provides guidance to include such projects.

48. Resolution providing Low-Moderate Income Housing Set-aside Funds to the residential development at 1309-1317 West 16th Street South

- Jeffrey Paul Homes has proposed to construct two high-quality, affordable duplex buildings at 1309 and 1317 West 16th Street South and has requested City assistance for the project.
- The project provides four affordable units for a family of four at 80% of the Median Household Income for Jasper County. Jeffrey Paul Homes has agreed to a not-to-exceed monthly rent to ensure the units are affordable.
- The resolution provides \$25,000 in Low-Moderate Income Housing Set-Aside Funds, provided at the time the Certificate of Occupancy is issued.

49. Resolution authorizing and approving a Loan Agreement, providing for the issuance of \$5,240,000 General Obligation Corporate Purpose Bonds, Series 2025A and providing for the levy of taxes to pay the same

- City Council held Public Hearings on December 2, 2024 and March 3, 2025 regarding the issuance of the 2025A Bonds. City Council locked in interest rates at the April 7, 2025 meeting and the final step in the bonding process is to authorize and approve the loan agreement.
- The total amount of bond proceeds for equipment and projects is \$5,217,000 which includes Water projects, Tennis Court Resurfacing, Lighting at Aurora Park, Stormwater Projects, Police & Fire equipment and buildings, and Park improvements.

Mayor/Council Comments

50. Mayor and Council Comments

Closed Session

51. 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

52. Return to Open Session

Closed Session

53. To Discuss Strategy with Counsel in Matters that Are Presently in Litigation or Where Litigation is Imminent Where its Disclosure Would be Likely to Prejudice or Disadvantage the Position of the Governmental Body in that Litigation, Which Discussions are Exempt from the Open Meetings Law Pursuant to the Provision of Section 21.5(1)(c), Code of Iowa 2025

Return to Open Session

54. 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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