

NEWTON CITY COUNCIL MEETING MINUTES
APRIL 21, 2025, 6:00 PM

Pledge

Pledge of Allegiance

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

Call to Order

1. Roll Call

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

Proclamation

2. Arbor Day Proclamation

Newton has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting practices. Mayor George proclaimed Friday, April 25th as Arbor Day.

Presentation

3. Arbor Estates and the Newton Housing Market - Bruce Showalter, NHDC

Over the last 10 years, 134 residential building permits have been issued. There was a 34 million dollar increase in the tax base from new construction. 49% of new homes sold were to new families moving to Newton. Over 200 new apartment units were created in the downtown. Over 200 properties have been improved by D&D and grant programs. 33 different builders have built in Newton.

4. Parks & Rec Update- Nick Cummins, Parks Operations Superintendent; Jamie Murphy, Assistant Parks Operations Superintendent; Liz Ventling, Recreation Specialist

The annual update included information on the Aurora pickleball courts, the Maytag Park Mini-Pitch, the disc golf course at Woodland Park, the Westwood Club House build, pool updates, the holiday lights display, and various program activities.

Citizen Participation

5. Eugene Lammers, 202 N 15th Ave W, spoke regarding the Sheriff's department firing range. Board members from the Newton Arboreum and Botanical Gardens spoke about events around their 30th anniversary, deemed the Dirty Thirty Derby Day Plant Sale, May 2nd and 3rd.

Consent Agenda

Moved by Ervin, seconded by Mills to approve consent agenda items 6-23. AYES: Six. NAYS: None. Consent Agenda was adopted.

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)
Resolution 2025-138 adopted.

11. Resolution approving a Telecommunications Licensing Agreement with Windstream Iowa Communications, LLC – 2025-01
Resolution 2025-139 adopted.

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
Resolution 2025-140 adopted.

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

Resolution 2025-141 adopted.

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
Resolution 2025-142 adopted.

15. Resolution Approving Payment to S&P Global Ratings for Services Related to the 2025 Bonding
Resolution 2025-143 adopted.
16. Resolution Approving a Second Amendment to the Design Services Agreement for the Downtown Spray Park & Gathering Space Project
Resolution 2025-144 adopted.
17. Resolution approving Change Order 01 to the contract for the City of Newton Fire Department Engine Bay Floor Reinforcing Project
Resolution 2025-145 adopted.
18. Resolution awarding contract for the 2025-01 PCC patching project
Resolution 2025-146 adopted.
19. Resolution awarding contract for the Roof Repair Project 2025-01 – Water Treatment
Resolution 2025-147 adopted.
20. Resolution awarding contract for the Landfill Lower Shop and City Garage Building Roof Rehabilitation Project.
Resolution 2025-148 adopted.
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.
Resolution 2025-149 adopted.
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
Resolution 2025-150 adopted.
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
Mayor George stated that this is the time and place for a Public Hearing on the above Resolution. There were no written comments. Moved by Mullan, seconded by Hallam to close the public hearing. AYES: Six. NAYS: None. The public hearing was closed.
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
Moved by Hallam, seconded by Dalton to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-151 adopted.
26. Public Hearing on a Resolution Approving the Whispering Pines Minor Subdivision in the City of Newton, Jasper County, Iowa
Mayor George stated that this is the time and place for a Public Hearing on the above Resolution. There were no written comments. Moved by Hallam, seconded by Dalton to close the public hearing. AYES: Six. NAYS: None. The public hearing was closed.
27. Resolution Approving the Whispering Pines Minor Subdivision in the City of Newton, Jasper County, Iowa
Moved by Ervin, seconded by Hallam to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-152 adopted.
28. Public hearing on a proposed amended development agreement with Hotel Maytag Investors, LLC
Mayor George stated that this is the time and place for a Public Hearing on the above Resolution. There were no written comments. Owner, Jack Hatch spoke regarding the restructuring of the financing and the changes in management at the property. Moved by Mullan, seconded by Ervin to close the public hearing. AYES: Six. NAYS: None. The public hearing was closed.
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
Moved by Mullan, seconded by Hallam to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-153 adopted.

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
Mayor George stated that this is the time and place for a Public Hearing on the above Resolution. There were no written comments. Moved by Hallam, seconded by Dalton to close the public hearing. AYES: Six. NAYS: None. The public hearing was closed.
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
Moved by Mullan, seconded by Ervin to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-154 adopted.
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
Mayor George stated that this is the time and place for a Public Hearing on the above Resolution. There were no written comments. Moved by Dalton, seconded by Mills to close the public hearing. AYES: Six. NAYS: None. The public hearing was closed.
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
Moved by Mullan, seconded by Ervin to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-155 adopted.
34. Public Hearing on a Resolution Approving the sale of city-owned property at 721 East 7th Street North, Newton, Jasper County, Iowa
Mayor George stated that this is the time and place for a Public Hearing on the above Resolution. There were no written comments. Moved by Hallam, seconded by Mills to close the public hearing. AYES: Six. NAYS: None. The public hearing was closed.
35. Resolution Approving the sale of city-owned property at 721 East 7th Street North, Newton, Jasper County, Iowa
Moved by Mullan, seconded by Dalton to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-156 adopted.
36. Public Hearing on a Resolution approving the 2025-26 Operating Budget for the City of Newton
Mayor George stated that this is the time and place for a Public Hearing on the above Resolution. There were no written comments. Moved by Hallam, seconded by Ervin to close the public hearing. AYES: Six. NAYS: None. The public hearing was closed.
37. Resolution Approving the 2025-26 Operating Budget for the City of Newton
Moved by Hallam, seconded by Simbro to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-157 adopted.

Ordinance

38. Third Consideration of an Ordinance Amending the Code of Ordinances, City of Newton, Iowa, 2025, Title IX: General Regulations, Chapter 95: Cemeteries
Moved by Simbro, seconded by Hallam to approve the third consideration of the Ordinance. AYES: Six. NAYS: None. Third Consideration of the Ordinance was approved. Moved by Mullan, seconded by Hallam, to adopt the Ordinance. AYES: Six. NAYS: None. Ordinance 2466 was adopted.

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
Moved by Ervin, seconded by Simbro to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-158 adopted.
40. Resolution approving a Newton Hotel-Motel Tourism Grant Program Application for \$2,500 for Thunder Nites hosted by the American Legion Post 111
Moved by Dalton, seconded by Hallam to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-159 adopted.
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
Moved by Hallam, seconded by Mullan to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-160 adopted.

42. Resolution awarding contract for the 2025 Westwood grading project
Moved by Ervin, seconded by Dalton to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-161 adopted.
43. Resolution approving the granting of Downtown Improvement Grant funds for 104 1st Street North, Newton, Iowa in the Paint Program Area
Moved by Mullan, seconded by Hallam to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-162 adopted.
44. Resolution approving the granting of Downtown Improvement Grant funds for 309 1st Avenue West, Newton, Iowa in the Facade Rehabilitation Program Area
Moved by Dalton, seconded by Simbro to adopt the Resolution. Ervin requested that the owner make an appearance at the council meeting. Moved by Hallam, seconded by Ervin to table the resolution to the next meeting. AYES: Six. NAYS: None. Resolution was tabled.
45. Resolution approving the 2025-26 Non-Union Compensation Plan
Moved by Hallam, seconded by Simbro to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-163 adopted.
46. Resolution approving salary increase for City Administrator
Moved by Simbro, seconded by Mullan to adopt the Resolution with a 4% increase. AYES: Five. NAYS: Ervin. Resolution 2025-164 adopted.
47. Resolution approving an amendment to the adopted Low-Moderate Income Set Aside Funds Policy
Moved by Dalton, seconded by Hallam to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-165 adopted.
48. Resolution providing Low-Moderate Income Housing Set-aside Funds to the residential development at 1309-1317 West 16th Street South
Moved by Hallam, seconded by Mullan to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-166 adopted.
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
Moved by Hallam, seconded by Ervin to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-167 adopted.

Mayor/Council Comments

50. Mayor and Council Comments
Mayor George spoke regarding an open house at Plant 1 Legacy Apartments on April 30th from 4:00 p.m. to 7:00 p.m.

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.
At 7:52 P.M., it was moved by Dalton, seconded by Hallam to go into closed session. The city attorney advised the council that they had legal authority to do so. AYES: Six. NAYS: None. The motion passed.

Return to Open Session

52. Return to Open Session
Council returned to open session at 9:00 P.M. with all members present.

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
At 9:01 P.M., it was moved by Mills, seconded by Hallam to go into closed session. The city attorney advised the council that they had legal authority to do so. AYES: Six. NAYS: None. The motion passed.

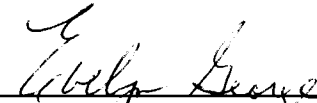
Return to Open Session

54. Return to Open Session
Council returned to open session at 9:48 P.M. with all members present.

Adjourn

Moved by Dalton, seconded by Mills to adjourn the meeting at 9:48 P.M. Motion unanimously carried by voice vote.


Katrina Davis, City Clerk


Evelyn George, Mayor

