



Newton City Council Agenda

June 2, 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

Presentation

2. Holmes Murphy, Benefits Broker - Joe Langel

Citizen Participation

3. 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

4. May 19, 2025 Regular City Council Meeting Minutes
5. Approve Liquor Licenses for the following: Wal-Mart Supercenter #748 - LE0000974, 300 Iowa Speedway Dr, Class E Retail Alcohol License renewal
6. Approve 2025-2026 Cigarette/Tobacco/Nicotine/Vapor License for the following: Dollar General Store #3032, 1803 1st Ave E; Kwik Star 1001, 1910 1st Ave E; Newton 66 #963, 1806 S 12th Ave W; Pit Stop Liquors, 1324 1st Ave E; Tobacco Vape & E-Cig, 1126 1st Ave E; Walgreens #05942, 1204 1st Ave E; West End #961, 1325 1st Ave W
7. Resolution fixing the amounts to be assessed against individual private properties for the abatement of nuisance violations (Schedule No. 25-06)
8. Resolution accepting change order #1 and completion of the Outdoor Warning Sirens Retro project.
9. Resolution Approving a Property Tax Rebate for the Hopkins Properties LLC Property Located Within the 1st Avenue East Urban Renewal Area
10. Resolution Approving a Property Tax Rebate for the Hotel Maytag Investors, LLC Property Located Within the North Central Urban Renewal Area

11. Resolution Approving a Property Tax Rebate for the Nehring Auto Property Located at 1800 1st Ave E Within the 1st Avenue East Urban Renewal Area
12. Resolution Approving a Property Tax Rebate for the Jasper Point Plaza, LLC Property Located Within the 1st Avenue East Urban Renewal Area
13. Resolution authorizing the City of Newton Fire Department to enter into the Jasper County EMS Affiliation Agreement
14. Resolution authorizing the purchase of a ½ Ton 4WD Crew Cab pickup for Water Pollution Control
15. Resolution awarding contract for the 2025 – Landfill Concrete Rubble Crushing Project
16. Resolution approving change order #1 for the 1st Ave (Highway 6) Signal Improvement Project
17. Resolution approving a Telecommunications Licensing Agreement with Mahaska Communication Group (MCG) – 2025-01
18. Resolution approving the revised quote for purchasing a vacuum street sweeper for the Public Works Department
19. Resolution approving a renewal of a 3-year Professional Services Agreement with Schneider Geospatial for the City of Newton's GIS needs
20. Resolution consenting to Ahlers & Cooney, P.C.'s representation of Jasper County with respect to the Jasper County Rail Park Development Project
21. Resolution approving the private sale and transfer of ownership of 615 South Fourth Avenue East, a property formerly owned by the City of Newton through the Dangerous and Dilapidated program
22. Resolution directing the Planning and Zoning Commission to review the zoning ordinance with regards to the matter of urban chickens
23. Approve Bills

Public Hearing

24. Public Hearing on a Resolution awarding contract for the 2025 Aurora Park Tennis Courts Lighting Project
 - The existing lighting system at the Aurora Park tennis courts is over 20+ years old and no longer meets current standards for recreational or competitive play. The lights are inefficient, costly to maintain, and provide inconsistent coverage
 - In parallel, the growing popularity of pickleball has led to the construction of dedicated pickleball courts at the same facility. However, these courts currently lack lighting, restricting their use to daylight hours and limiting access for working individuals and organized leagues.
 - Bids were received on May 8th, 2025. Kline Electric was the apparent low bidder, offering \$346,146.00, \$125,383.00 less than the engineer's estimate.
25. Resolution awarding contract for the 2025 Aurora Park Tennis Courts Lighting Project

26. Public Hearing on a Resolution awarding contract for the 2025 Aurora Park Tennis Courts Project

- Due to increased usage and natural wear, the courts have developed surface cracks, uneven playing areas, and fading court lines, resulting in safety concerns and reduced play quality.
- Additionally, with tennis's rising popularity—especially among youth and recreational players—existing court availability is increasingly limited during peak hours. Community feedback and participation levels in local tennis programs indicate strong support for expanding our tennis infrastructure.
- Bids were received on May 8th, 2025. The apparent low bid was Minturn Inc. with a bid of \$667,683.00, \$182,000.00 under the engineer's estimate.

27. Resolution awarding contract for the 2025 Aurora Park Tennis Courts Project

28. Public Hearing on a resolution adopting the FY26 through FY30 Capital Improvement Plan (CIP)

- 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 FY26 through FY30 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 (FY26) of the CIP align with the proposed FY26 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.

29. Resolution adopting the FY26 through FY30 Capital Improvement Plan (CIP)

Ordinance

30. Third Consideration of an Ordinance Amending the Code of Ordinances, City of Newton, Iowa, 2025, Title III: Administration, Chapter 30: Mayor and Council

- In order to keep in line with comparable communities and for the good of the organization, it is recommended by staff to increase the Mayor's and Council's pay for the next elected council, which begins January 1, 2026.

31. Third Consideration of an Ordinance Establishing Partial Tax Exemption for Industrial Property

- This is an ordinance establishing industrial abatement in accordance with Code of Iowa Chapter 427B.

- The tax exemption schedule, authorized by Iowa Code Chapter 427B is for five years as follows: Year 1: 75%, Year 2: 60%, Year 3: 45%, Year 4: 30%, Year 5: 15%.

32. Second Reading Ordinance repealing Ordinance #2443 and amending the Code of Ordinances, City of Newton, Iowa, 2025, Title V, Chapter 54 Waterworks, Section 54.19 Fee Schedule by Adding or Deleting

- In September 2022, the citizens of Newton voted to place the governance of the municipal waterworks under the authority of the Newton City Council. Since that time, city staff and council have worked diligently to increase operational efficiency, improve transparency, and implement a proactive approach to managing the city's water infrastructure.
- As part of this ongoing effort, the city has begun investing in critical infrastructure upgrades necessary to maintain a safe and reliable water system. Many components of the system have reached or exceeded their intended lifespan, and timely improvements are essential to avoid service disruptions and higher emergency repair costs.
- In addition to the cost of infrastructure improvements, inflation has significantly impacted the cost of chemicals, materials, equipment, and labor required to operate and maintain the system. These economic pressures have increased the financial demands on the water utility.
- Furthermore, it is important to note that water rates in Newton have not been adjusted in over six years. During this period, operational costs have dramatically risen, while revenues have remained static. To continue providing high-quality service and to maintain financial sustainability, a rate adjustment is now both prudent and necessary.

Resolution

33. Resolution approving the Westwood Clubhouse Facility Rental Policy and Adding Westwood Clubhouse Facility Rental Fee to the City of Newton Comprehensive Fee Schedule

- With the construction of the new clubhouse nearing completion, it has been identified that a facility rental policy is needed.
- Westwood Golf Course Staff has prepared a policy to accommodate private parties during the off season of November 15th through March 1st of each year. Private parties during normal golfing season is not recommended, as the primary function of the clubhouse is to serve as a main hub for the golfcourse.
- This policy does not apply to golf outings scheduled by Westwood Golf Course Staff.

34. Resolution approving the granting of Downtown Improvement Grant funds for 104 1st St N, Newton, Iowa in the Signage and Awning Program Areas

- On May 14, 2025, the Downtown Grant Review Board recommended approval of downtown improvement grant funds to Joyce Halblom for the TurnKey Realty Office.
- The recommended grant amount is \$1,602.70, provided a 1:1 match is met.

35. Resolution adopting the 2025 Newton City Council Rules of Procedure

- Staff received a request to discuss and consider additional amendments to the 2023 Procedural Rules.
- After discussion at the May 19th council meeting, staff is providing an updated redlined version with only a few changes to Rule 8, Rule 15, Rule 16, Rule 22, and Rule 52.
- Council is invited to make a motion to amend the proposed rules prior to adopting the rules as they are presented.

36. Resolution approving a low-moderate income housing set-aside grant for 312 North 8th Avenue East, Newton

- The owner of 312 North 8th Avenue East has made an application in the Foundation category and has submitted a quote for the work. The owner and the property meet the requirements of the City's LMI Existing Housing Improvement Grant program.
- The resolution approves a \$3,975.00 grant for 312 North 8th Avenue East.

37. Resolution approving a low-moderate income housing set-aside grant for 1133 Monroe Drive, Newton

- The owner of 1133 Monroe Drive has made an application in the Roofing category and has submitted a quote for the work. The owner and the property meet the requirements of the City's LMI Existing Housing Improvement Grant program.
- The resolution approves a \$6,000.00 grant for 1133 Monroe Drive.

38. Resolution supporting the submission of an Iowa Economic Development Authority (IEDA) Application to the Workforce Housing Tax Credit Program by Front Porch Development, Inc.

- Front Porch Development, Inc. has acquired two residential lots in Newton and proposes to build single-family owner-occupied homes on the lots under the Workforce Housing Tax Credit program offered through the Iowa Economic Development Authority (IEDA).
- Subject to IEDA's approval of the application, the City of Newton will commit \$1,000.00 in low-mod income set-aside funds for each of the two homes built by Front Porch Development, Inc.

Staff Report

- 39. Joe Grife, Public Works Staffing Report
- 40. Katrina Davis, Administrative Services Manager

Mayor/Council Comments

- 41. 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.

Find us online: www.newtongov.org