



Newton City Council Agenda

July 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

Presentation

2. Open Arms Foundation of Jasper County - Nick Pietrack

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. July 7, 2025 Special City Council Workshop Minutes
5. July 7, 2025 Regular City Council Meeting Minutes
6. Approve 2025-2026 Cigarette/Tobacco/Nicotine/Vapor License & Class E Retail Alcohol License for Pit Stop Liquors (under new ownership), 1324 1st Ave E pending staff review
7. Resolution levying assessments for costs of nuisance abatement and providing for the payment thereof (Schedule 25-08)
8. Resolution fixing the amounts to be assessed against individual private properties for the abatement of nuisance violations (Schedule No. 25-09)
9. Resolution Approving Payment to Axon, LLC for Police Video Equipment and Service
10. Resolution Approving the FY24 Audit for the City of Newton
11. Resolution Approving Disposal of Records in the Finance Area of the Administration Department According to the Iowa League of Cities Recommended Retention Schedule
12. Resolution approving a quote for the completion of the 2024 Sanitary Sewer Lining Project through a performance bond
13. Resolution Amending the Total Downtown Grant Amount for Silverado Boutique at 105 West 2nd Street North, Newton

14. Resolution approving change order #1 for Aurora Tennis Court Project
15. Resolution approving a Telecommunications Licensing Agreement with Unite Private Networks – UPN 9973
16. Resolution approving change order #1 for Landfill Concrete Crushing Project
17. Resolution awarding contract for the Scale House Electrical Generator Installation Project
18. Resolution Approving the letter of support for Newton Main Street's Challenge Grant Application
19. Resolution approving the private sale and assignment of development agreement for 900 and 1106 South 5th Avenue East
20. Resolution authorizing the submission of an application for Iowa Traffic Safety Improvement Program funding
21. Resolution Renewing the Aviation Ground Operations Liability Insurance Package For the Newton Airport with Global Aerospace Inc.
22. Resolution ordering bids, approving plans, specifications and form of contract and notice to bidders, and ordering city 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 2025 Sanitary Sewer Lining Project
23. Approve Bills

Public Hearing

24. Public Hearing on a Proposed Amendment to the North Central Urban Renewal Area
 - Iowa Code Chapter 403 requires that a city amend any existing urban renewal plan to describe all new projects.
 - An amendment to the North Central URA plan has been prepared which consists of a forgivable loan, reconstruction of several downtown streets and various other urban renewal area projects and programs.
25. Resolution to Approve Urban Renewal Plan Amendment for the North Central Urban Renewal Area
26. Public Hearing on Proposed Amendment to the 1st Avenue East Urban Renewal Area
 - Iowa Code Chapter 403 requires that a city amend any existing urban renewal plan to describe all new projects.
 - An amendment to the 1st Avenue East Urban Renewal plan has been prepared which consists of Stormwater improvements and various other urban renewal area projects and programs.
27. Resolution to Approve Urban Renewal Plan Amendment for the 1st Avenue East Urban Renewal Area
28. Public Hearing on a Proposed Amendment to the East-Mart Economic Development Urban Renewal Area

- Iowa Code Chapter 403 requires that a city amend any existing urban renewal plan to describe all new projects.
- An amendment to the East-Mart URA plan has been prepared which consists of Sidewalk improvements and various other urban renewal area projects and programs.

29. Resolution to Approve Urban Renewal Plan Amendment for the East-Mart Economic Development Urban Renewal Area

30. Public Hearing on an Ordinance adding 1601 North 15th Avenue East to the listing of Industrial Property Tax Abatements

- Council recently adopted the Industrial Tax Exemption ordinance as authorized by the Iowa Code.
- In order to provide tax exemption to qualifying industrial properties, Council must adopt, by ordinance, each individual exemption.
- This ordinance provides a five-year, sliding scale property tax exemption for 1601 North 15th Avenue East.

31. First Consideration of an Ordinance adding 1601 North 15th Avenue East to the listing of Industrial Property Tax Abatements

Ordinance

32. Second Consideration of an Ordinance amending the Code of Ordinances, City of Newton, Iowa, Title XV: Land Usage, Chapter 152: Swimming Pools

- The City utilizes the International Code Council family of codes for Building Code, Minimum Housing Code, Fire Code, and Property Maintenance Code.
- The Building Trade Board reviewed the current swimming pool code, and recommends adopting the International Swimming Pool and Spa Code, 2015 Edition, to provide consistency with the City's adopted codes.

33. First Consideration of an Ordinance Amending The Code of Ordinances, City Of Newton, Iowa, 2025, Title XI, Chapter 111 Peddlers, Solicitors, Transient Merchants, And Mobile Food Units, Section 111.07 Mobile Food Unit Standards

- City Council desires to allow parking of mobile food units along the south side of N 3rd Ave W adjacent to the new splash pad in Harmony Park.
- The existing ordinance does not allow parking on public property or in the public right of way except for designated locations.
- This change will codify the changes allowing the parking of mobile food units in the requested location.

Resolution

34. Resolution approving Contract for Professional Community and Economic Development Services by and between the City of Newton, Iowa and Newton Housing Development Corporation
- Newton Housing Development Corporation works to improve the quantity and quality of housing in the community.
 - It is desirable for the City to engage NHDC for professional consultant services to perform community and housing economic development activities.
 - The 5-year contract provides an annual consultant fee to NHDC in the amount of \$40,000.00.
35. Resolution approving Contract for Commercial and Industrial Economic Development Services with Newton Development Corporation
- The City has a need to contract for professional economic development services with Newton Development Corporation.
 - The contract provides a listing of work the City is asking NDC to complete and provides for a fee of \$77,000, paid in quarterly installments.
 - The contract expires on June 30, 2026.
36. Resolution approving the granting of Downtown Improvement Grant funds for 109-111 W 3rd Street North, Newton, Iowa in the Facade and Paint Program Area
- July 9, 2025, the Downtown Grant Review Board recommended approval of funds to Marilyn and Randy Terlouw, to support apartment and commercial space for 109-111 W 3rd St N.
 - The maximum allowed grant amount for facade is \$1,500, provided a 1:1 match is met. The maximum allowed grant amount for paint is \$1,500, provided a 1:1 match is met.
 - The total recommended grant is **\$5,131.96** (\$4,315.98 for the facade and \$815.98 for the painting).
37. Resolution approving a low-moderate income housing set-aside grant for 525 North 2nd Avenue East, Newton
- The owner of 525 N 2nd Ave E has made an application in the Permanent Interior Work and Windows & Doors categories and has submitted quotes. The owner and the property meet the requirements of the LMI Existing Housing Improvement Grant program.
 - The resolution approves a \$6,902.73 grant for 525 N 2nd Ave E.
38. Resolution approving a low-moderate income housing set-aside grant for 1010 North 5th Avenue East, Newton
- The owner of 1010 North 5th Avenue East has made an application in the Plumbing 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 \$5,118.75 grant for 1010 North 5th Avenue East.

39. Resolution approving a low-moderate income housing set-aside grant for 309 East 20th Street North, Newton

- The owners of 309 East 20th Street North have made an application in the HVAC and Permanent Interior Work categories and has submitted a quote for the work. The owners and the property meet the requirements of the City's LMI Existing Housing Improvement Grant program.
- The resolution approves a \$9,583.50 grant for 309 East 20th Street North.

40. Resolution approving part-time cook positions at Westwood Golf Course

- The new Westwood Clubhouse provides enhanced food offerings, and it has become very apparent in the weeks since opening that additional help is needed in the kitchen.
- This resolution authorizes two part-time cook positions for Westwood Golfcourse, to be paid for by the Golf Fund.

41. Resolution awarding the purchase of a Zoll ZVent Ventilator from Zoll Medical Corporation

- The Fire department utilizes very specialized equipment when providing ambulance services to the citizens and visitors.
- This purchase will equip two of three front line ambulances with ventilation equipment to provide advanced ventilation for patients.

Staff Report

42. Water Source & Treatment Projects - Jody Rhone, Utilities Director

Mayor/Council Comments

43. 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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NEWTON SPECIAL MEETING CITY COUNCIL MEETING MINUTES
JULY 7, 2025, 5:30 PM

Call to Order

1. Roll Call

The City Council of Newton, Iowa met in Special session at 5:30 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.

Closed Session

2. 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 5:30 P.M., it was moved by Mullan, seconded by Mills 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

3. Return to Open Session

Council returned to open session at 5:52 P.M. with all members present.

Adjourn

Moved by Dalton, seconded by Hallam to adjourn the meeting at 5:52 P.M. Motion unanimously carried by voice vote.

Katrina Davis, City Clerk

Evelyn George, Mayor

NEWTON CITY COUNCIL MEETING MINUTES
JULY 7, 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. Honoring Dr. Orville Bunker for 32 Years as Medical Director for the Newton Fire Department

Mayor George proclaimed that the City of Newton extends its sincere gratitude and best wishes to Dr. Bunker in all his future endeavors, and encourages all citizens to join in honoring his outstanding contributions to our community.

Citizen Participation

3. Sandy Perry, 1502 N 2nd Ave W, spoke with regard to a nuisance notice that she received.

Consent Agenda

Moved by Mullan, seconded by Hallam to approve consent agenda items 4-22. AYES: Six. NAYS: None. Consent Agenda was adopted.

4. June 16, 2025 Regular City Council Meeting Minutes

5. June 23, 2025 Workshop Minutes

6. Approve Liquor Licenses for the following: Newtonia (formerly Cobblestone Inn & Suites), 4222 S. 22nd Ave. E., Special Class C Retail Alcohol License and Outdoor Service; PB Pub - LC0045655, 113 1st Ave E, Class C Retail Alcohol License and Outdoor Service renewal pending dramshop review

7. Approve 2025-2026 Cigarette/Tobacco/Nicotine/Vapor License for the following: Avail Vapor Texas LLC, 3333 Rusty Wallacy Dr.

8. Resolution fixing the amounts to be assessed against individual private properties for the abatement of nuisance violations (Schedule No. 25-08)
Resolution 2025-266 adopted.

9. Resolution levying assessments for costs of nuisance abatement and providing for the payment thereof (Schedule 25-07)
Resolution 2025-267 adopted.

10. Resolution Authorizing Additional Fund Transfers in FY24/25
Resolution 2025-268 adopted.

11. Resolution approving change order #2 for the 1st Ave (Highway 6) Signal Improvement Project
Resolution 2025-269 adopted.

12. Resolution accepting completion of the Southwest Public Works Building Roof Rehabilitation Project
Resolution 2025-270 adopted.

13. Resolution approving a one (1) year supplemental agreement with the Iowa Department of Transportation for City maintenance of U.S. Highway 6
Resolution 2025-271 adopted.

14. Resolution accepting a permanent Utility easement located at 345 W 28th St S
Resolution 2025-272 adopted.

15. Resolution authorizing the purchase of materials for new water main to Westwood Golf Course Clubhouse
Resolution 2025-273 adopted.

16. Resolution Approving Amendment #001 to Agreement for Professional Services Between City of Newton, Iowa and Bolton and Menk for Aurora Park Tennis Courts Project
Resolution 2025-274 adopted.

17. Resolution Awarding the Purchase of SCBA Equipment for the Fire Department
Resolution 2025-275 adopted.
18. Resolution accepting completion of the 2025 Fire Hydrant Painting Project
Resolution 2025-276 adopted.
19. Resolution Accepting Completion of the Newton Public Library Furnace Replacement and Installation Project
Resolution 2025-277 adopted.
20. Resolution amending resolution 2025-109 approving the purchase and up-fit services for three police patrol vehicles
Resolution 2025-278 adopted.
21. 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 Westwood Patio Project
Resolution 2025-279 adopted.

22. Approve Bills

Public Hearing

23. Public Hearing on an Ordinance amending the Code of Ordinances, City of Newton, Iowa, Title XV: Land Usage, Chapter 152: Swimming Pools
Mayor George stated that this is the time and place for a Public Hearing on the above Ordinance. There were no written comments. Moved by Dalton, seconded by Hallam to close the public hearing. AYES: Six. NAYS: None. The public hearing was closed.
24. First Consideration of an Ordinance amending the Code of Ordinances, City of Newton, Iowa, Title XV: Land Usage, Chapter 152: Swimming Pools
Moved by Ervin, seconded by Hallam to approve the first consideration of the Ordinance. AYES: Six. NAYS: None. First Consideration of the Ordinance was approved.

Motion

25. Motion to Reconsider the Motion Postponing Action to August 4, 2025 on the Resolution Approving the Purchase of 209 South 15th Avenue West for the Dangerous and Dilapidated Program
Moved by Hallam, seconded by Mullan to approve the Motion. AYES: Six. NAYS: None. Motion passed.

Resolution

26. Resolution approving the purchase of 209 South 15th Avenue West for the Dangerous and Dilapidated Program
Moved by Hallam, seconded by Mills to adopt the Resolution. AYES: Five. NAYS: Ervin. Resolution 2025-280 adopted.
27. Resolution Amending Fee Schedule for Commercial Building Trades Permit Fees
Moved by Dalton, seconded by Simbro to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-281 adopted.
28. Resolution Authorizing Approval of the City of Newton Employee Handbook as Amended
Moved by Hallam, seconded by Mullan to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-282 adopted.
29. Resolution authorizing a Range adjustment for the IT Support Specialist position
Moved by Dalton, seconded by Mullan to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-283 adopted.
30. Resolution Approving Support from the City of Newton to Des Moines Area Community College for the Community Attraction & Tourism Grant Application for the Legacy Plaza Green Space
Moved by Hallam, seconded by Ervin to adopt the Resolution. Joe Pugel, 2458 S 32nd Ave W, DMACC Board of Trustees, spoke in favor of the benefits. Council discussion ensued regarding the effect of the North Central Urban Renewal Area funds. AYES: Four. NAYS: Mullan, Simbro. Resolution 2025-284 adopted.
31. Resolution Approving Support from the City of Newton to the MercyOne Newton Emergency Department Renovation Project
Moved by Mills, seconded by Dalton to adopt the Resolution. Chad Kelley, Chief Operating Officer MercyOne Newton, spoke regarding the benefits of the ER renovation when residents come to get care. AYES: Six. NAYS: None. Resolution 2025-285 adopted.

32. Resolution Approving the Real Estate Purchase Agreement for the East 10 feet of the Property located at 2009 1st Avenue East, Newton, Jasper County, Iowa for the Aurora Tennis Courts Project
Moved by Hallam, seconded by Ervin to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2025-286 adopted.

Staff Report

33. Police Department Mid-Year Report - Police Chief, Rob Burdess
Chief Burdess presented 2025 mid-year stats including 7,868 calls for service, 140 person crimes, and 174 property crimes. The property crime rate has dropped by 50% over the past five years. There were 21 calls for service regarding fireworks with 1 citation issued. 523 parking tickets have been issued. 370 grass complaints were reported. Several officers participated in the Cops and Bobbers event and Newton Fest.

Discussion

34. Westwood Golf Course Staffing - Erin Chambers, Community Development Director
Chambers presented the need for cooking help with the opening of the new clubhouse and the additional food items that are available. A resolution will be on the next agenda for the year around part-time cooking positions. Funds would come from the Westwood Golf Enterprise fund.

Mayor/Council Comments

35. Mayor and Council Comments
Hallam spoke about the amateur radio association's field day a week ago on Saturday. He also attended an art opening in the Middle Gallery. Also, the Newton Knight Hawks are being resurrected. He encourages everyone to come to the Farmers Markets at Legacy. Mayor George announced that we had a great 4th of July event.

Adjourn

Moved by Mills, seconded by Mullan to adjourn the meeting at 7:25 P.M. Motion unanimously carried by voice vote.

Katrina Davis, City Clerk

Evelyn George, Mayor

City of Newton Council Report

**Item:**

Resolution levying assessments for costs of nuisance abatement and providing for the payment thereof (Schedule 25-08)

Summary:

The City of Newton abated some nuisances, such as tall grass/weeds and/or trash. These costs remain unpaid by the property owner(s) and should be assessed to the property taxes.

Financial Impact:

Cost Recovery: \$4,520.00

Report Number: 2025-848

Date:

July 21, 2025

Lead Department:

Police

Recommendation:

Approve

Background:

At their last meeting, City Council approved a Schedule of Assessment for the Expenses of Nuisance Abatement. The total amount for cost recovery is \$4,520.00.

The attached schedule lists owner, parcel number, address, amount to be assessed, date work was completed, property legal description, and property valuation.

With the approval of this resolution, the costs expended by the City for the abatement of nuisances will be placed on the taxes as a special assessment for each property.

Recommendation:

Staff recommends approval of the resolution levying assessments for costs of nuisance abatement and providing for the payment thereof (Schedule 25-08).

Matt Muckler, City Administrator

RESOLUTION NO. 2025 – _____

**RESOLUTION LEVYING ASSESSMENTS FOR COSTS OF
NUISANCE ABATEMENT AND PROVIDING FOR THE
PAYMENT THEREOF (SCHEDULE 25-08)**

WHEREAS, pursuant to its powers and duties as set out in Chapter 364, Code of Iowa, the City of Newton, after the property owner’s failure upon being given notice and opportunity to cure, has performed the required action to abate the public nuisance and now seeks, as provided in 364.12, Code of Iowa, to assess the costs of such action against each of the properties set out on the attached Schedule No. 25-08 for collection in the same manner as the property tax.

NOW, THEREFORE, BE IT RESOLVED, that the attached Schedule No. 25-08, is hereby approved and adopted with the amounts shown thereon assessed and levied against each property for the collection in the same manner as a property tax.

BE IT FURTHER RESOLVED, that said assessments shall be payable in 1 annual installment and shall bear interest at the rate of 3.88 percent per annum, from the date of the acceptance of this assessment schedule; the one installment of each assessment with interest on the whole assessment from date of acceptance of this schedule by the Council shall become due and payable on August 6, 2025, and shall be paid at the same time and in the same manner as the semiannual payment of ordinary taxes. Said assessment shall be payable at the office of the County Treasurer of Jasper County, Iowa, in full and without interest within thirty days after first date of publication of the Notice to Property Owners of filing the schedule of assessments.

BE IT FURTHER RESOLVED, that the Clerk be and is hereby directed to certify said schedule to the County Treasurer of Jasper County, Iowa and to publish notice of said certification once each week for two consecutive weeks in the Newton Daily News, a newspaper printed wholly in the English language, published in Newton, Iowa, and of general circulation in Newton, Iowa, the first publication of said notice to be made within fifteen days from the date of the filing of said schedule with the County Treasurer, the City shall send by regular mail to all property owners whose property is subject to assessment a copy of said notice, said mailing to be on or before the date of the second publication of the notice all as provided and directed by Code Section 384.60, Code of Iowa.

PASSED this _____ day of July, 2024.

APPROVED this _____ day of July, 2024.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

Schedule 25-08: Assessment for the Expenses for Nuisance Abatement

Deed/Contract Holder	Parcel Number	Property Address	City	Net Assessed Property Value	Abatement Fee	Admin. Fee	Total Amount Assessed	Legal	Date Abated
Robert Spinney	826352024	601 E 13th St N	Newton	\$91,430	\$100.00	\$150.00	\$250.00	EMERSON HOUGH PLACE LOT 12 BLK B	5/12/2025
The American Real Estate Co	828454001	549 W 10th St N	Newton	\$53,070	\$100.00	\$150.00	\$250.00	GREENCASTLE PLACE LOT 14 BLK E	5/19/2025
BK Properties of Iowa LLC	835408003	1905 S 7th Ave E	Newton	\$52,600	\$100.00	\$150.00	\$250.00	AURORA HEIGHTS SD LOT 4 BLK C	5/19/2025
Devani Dearmond	834436004	1002 S 8th Ave E	Newton	\$227,650	\$100.00	\$150.00	\$250.00	LINCOLN PLACE ADD LOT 7 BLK 10	5/19/2025
Jordan Anthony Goodknight	834186014	311 E 3rd St S	Newton	\$173,070	\$100.00	\$150.00	\$250.00	ORIGINAL PLAT LOT 7 OUTLOT 19	5/19/2025
Ruth Kelly	826302017	807 E 12th St PI N	Newton	\$166,920	\$100.00	\$150.00	\$250.00	EMERSON HOUGH PLACE NO. 2, LOT 7 BLK J	5/19/2025
Jarrold Hesse	827377013	701 E 5th St N	Newton	\$213,030	\$100.00	\$150.00	\$250.00	LAMB & KENNEDY'S ADD S 1/4 LOT 4 BLK 1	5/21/2025
Susan Daniels	833203008	312 W 10th St N	Newton	\$83,930	\$120.00	\$150.00	\$270.00	EXLINE'S ADD LOT 2 OUTLOT 1	5/22/2025
Farrell Properties Inc	835283003	204 E 24th St S	Newton	\$16,440	\$100.00	\$150.00	\$250.00	PARK PLACE CONDOMINIUMS LOCATED ON PT PARCEL B BLK Q AURORA HEIGHTS SD EX LOT 9 BLK Q LYING WITHIN PARCEL B	5/23/2025
Globe Tax 46 LLC	834304007	602 W 2nd St S	Newton	\$18,000	\$100.00	\$150.00	\$250.00	STONE'S ADD S 60' LOT 25	5/23/2025
Paragon Builds LLC	828377003	1402 N 7th Ave W	Newton	\$104,630	\$100.00	\$150.00	\$250.00	HILLCREST ADD LOT 16 BLK A	5/23/2025
Jody Wilson	833228017	415 N 2nd Ave W	Newton	\$80,170	\$100.00	\$150.00	\$250.00	WEST NEWTON LOT 3 SD LOT 43	5/23/2025
Sherry Christensen	833251006	121 W 11th St S	Newton	\$93,660	\$100.00	\$150.00	\$250.00	BERNARD'S SD LOT F	5/27/2025
Susan Daniels	833203008	312 W 10th St N	Newton	\$83,930	\$100.00	\$150.00	\$250.00	EXLINE'S ADD LOT 2 OUTLOT 1	5/27/2025
Linda Rice	835402011	514 E 20th St S	Newton	\$157,750	\$100.00	\$150.00	\$250.00	AURORA HEIGHTS SD LOT 11 BLK E	5/28/2025
Michael Free	834435008	717 E 10th St S	Newton	\$93,360	\$100.00	\$150.00	\$250.00	LINCOLN PLACE ADD LOT 8 BLK 11	5/30/2025
Richard Miller	827411002	820 E 6th St N	Newton	\$75,740	\$100.00	\$150.00	\$250.00	EDMUNDSON'S ADD LOT 11 & S 8' LOT 12 BLK 20	6/3/2025
Gary Bird	834281010	310 E 11th St S	Newton	\$50,480	\$100.00	\$150.00	\$250.00	JONES' SD N 93.8' OF W 181.5' BLK T	6/4/2025
TOTAL:							\$4,520.00		

City of Newton Council Report

**Item:**

Resolution fixing the amounts to be assessed against individual private properties for the abatement of nuisance violations (Schedule No. 25-09)

Summary:

The City of Newton abated some nuisances, such as tall grass/weeds, trash, or snow. These costs remain unpaid by the property owner(s) and should be assessed to the property taxes.

Financial Impact:

Cost Recovery: \$3,510.00

Report Number: 2025-849

Date:

July 21, 2025

Lead Department:

Police

Recommendation:

Approve

Background:

The City continues to work towards better curb appeal and improved aesthetics within the community. The City abated violations that remained non-compliant after the initial warning period. The attached schedule lists owner, parcel number, address, amount to be assessed, date work was completed, property legal description, and property valuation.

Recommendation:

City Staff recommends approval of the Resolution fixing the amounts to be assessed against individual private properties for the abatement of nuisance violations.

Matt Muckler, City Administrator

RESOLUTION 2025- _____

**RESOLUTION FIXING THE AMOUNTS TO BE ASSESSED AGAINST INDIVIDUAL
PRIVATE PROPERTIES FOR THE ABATEMENT OF NUISANCE VIOLATIONS
(SCHEDULE NO. 25-09)**

WHEREAS, the City of Newton has abated nuisance violations at the addresses as found in Schedule No. 25-09: Assessment for the Expenses for Nuisance Abatement; and

WHEREAS, the City of Newton has maintained a report of the abatement costs for each individual property as found in Schedule 25-09: Assessment for the Expenses for Nuisance Abatement; and

WHEREAS, the expenses have been billed to the property owners and remain unpaid.

NOW THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa, that the Schedule 25-09: Assessment for the Expenses for Nuisance Abatement is approved.

NOW THEREFORE, BE IT FURTHER RESOLVED by the City Council of Newton, Iowa, that the City Clerk is hereby directed to prepare, sign, and file in the clerk's office the Schedule 25-09: Assessment for the Expenses for Nuisance Abatement.

PASSED this _____ day of July, 2025.

APPROVED this _____ day of July, 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

Schedule 25-09: Assessment for the Expenses for Nuisance Abatement

Deed/Contract Holder	Parcel Number	Property Address	City	Net Assessed Property Value	Abatement Fee	Admin. Fee	Total Amount Assessed	Legal	Date Abated
Artisan American LLC	834452015	905 E 8th St S	Newton	\$102,870	\$100.00	\$150.00	\$150.00	HARLAN'S SD LOT 13 & N 6' LOT 16 BLK 4	6/6/2025
Globe Tax 46 LLC	834304007	602 W 2nd St S	Newton	\$18,000	\$100.00	\$150.00	\$150.00	STONE'S ADD S 60' LOT 25	6/6/2025
Michael Free	835358006	1206 E 14th St S	Newton	\$177,530	\$100.00	\$150.00	\$250.00	DENNISTON FARMS ADD PLAT 4, LOT 268	6/6/2025
William Nace	1303203012	1602 E 7th St S	Newton	\$141,560	\$200.00	\$150.00	\$350.00	LISTER'S ACRES LOT 49	6/6/2025
Kerry Pirie	833278006	432 S 2nd Ave W	Newton	\$117,290	\$100.00	\$150.00	\$250.00	BAILEY & WILKINSON'S ADD LOT 5 BLK 1	6/6/2025
Janie Quensel	834129005	430 N 4th Ave E	Newton	\$73,070	\$100.00	\$150.00	\$250.00	ORIGINAL PLAT LOT 1 OUTLOT 1	6/9/2025
Christian Sinclair	834129004	424 N 4th Ave E	Newton	\$75,880	\$100.00	\$150.00	\$250.00	ORIGINAL PLAT LOT 2 OUTLOT 1	6/9/2025
Jarrold M Hesse	827377013	701 E 5th St N	Newton	\$213,030	\$100.00	\$150.00	\$250.00	LAMB & KENNEDY'S ADD S 1/4 LOT 4 BLK 1	6/9/2025
Homebuyers Network LLC	827452021	607 E 7th St N	Newton	\$168,630	\$100.00	\$150.00	\$250.00	COWLE'S ADD LOTS 12-13 BLK 1	6/9/2025
Robert Spinney	826352024	601 E 13th St N	Newton	\$91,430	\$100.00	\$150.00	\$250.00	EMERSON HOUGH PLACE LOT 12 BLK B	6/9/2025
Betty & Kyle Snodgrass	833104014	1600 1st Ave W	Newton	\$42,740	\$100.00	\$150.00	\$250.00	LEEPER'S HIGHLAND ADD W 60' LOT 14 BLK 1	6/9/2025
Lyndon Woods	834280014	1002 S 5th Ave E	Newton	\$138,490	\$100.00	\$150.00	\$250.00	JONES' SD S 96' LOTS 6 & 14 BLK W	6/9/2025
Robert Miller	827302004	914 W 3rd St N	Newton	\$65,900	\$100.00	\$150.00	\$250.00	SANDERSON'S SD LOT 8	6/11/2025
Richard & Lori Odem	834436001	702 E 10th St S	Newton	\$165,940	\$210.00	\$150.00	\$360.00	LINCOLN PLACE ADD LOT 2 BLK 10	6/11/2025
TOTAL:							\$3,510.00		

City of Newton Council Report

**Item:**

Resolution Approving Payment to Axon, LLC for Police Video Equipment and Service

Summary:

Annual payment for Police Video System to Axon Enterprises, LLC

Financial Impact:

\$46,999.97 from 2025A Bonds

Report Number: 2025-805**Date:**

July 21, 2025

Lead Department:

Police

Recommendation:

Approve

Background:

City Council approved a 5-year purchase agreement with Axon Enterprises, LLC in 2023 for a new video system for the Police Department that includes body cameras, cloud storage and upgraded software. The next payment for this agreement is due in July 2025 in the amount of \$46,999.97. The project will be funded through 2025 bond proceeds.

Recommendation:

Staff recommends approval.

Matt Muckler, City Administrator

RESOLUTION NO. 2025 – _____

RESOLUTION APPROVING PAYMENT TO AXON ENTERPRISES, LLC FOR POLICE VIDEO EQUIPMENT AND SERVICE

WHEREAS, the City Council approved a 5-year purchase agreement in 2023 for a new video system for the Police Department that includes body cameras, cloud storage and upgraded software;

WHEREAS, the next payment of the agreement is due in July 2025 in the amount of \$46,999.97

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newton, Iowa agrees to approve the \$46,999.97 payment to Axon Enterprises, LLC utilizing 2025A bond funds.

PASSED this _____ day of _____, 2025.

APPROVED this _____ day of _____, 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution Approving the FY24 Audit for the City of Newton

Summary:

Resolution Approving the FY24 Audit for the City of Newton

Financial Impact:

No Financial Impact

Report Number: 2025-850

Date:

July 21, 2025

Lead Department:

Administration

Recommendation:

Approve

Background:

The City's auditing firm, Gronewold, Bell, Kyhnn & Co PC, have completed the FY24 audit for the City of Newton and have posted the audit on the State of Iowa Auditor website at the following location:

<https://www.auditor.iowa.gov/reports/file/81346.pdf>

This resolution officially approves the FY24 audit.

Recommendation:

Staff recommends approval of the Resolution to approve the FY24 City of Newton audit.

Matt Muckler, City Administrator

RESOLUTION NO. 2025 – _____

**RESOLUTION APPROVING THE FY24 AUDIT FOR THE CITY
OF NEWTON**

WHEREAS, City staff has provided all necessary information to the City's auditors Gronewold, Bell, Kyhnn and Co. to perform the FY 24 Audit; and

WHEREAS, Gronewold, Bell, Kyhnn and Co have finished the FY24 audit and posted the audit on the State of Iowa Auditor website; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newton, Iowa, that the City's audit prepared by Gronewold, Bell, Kyhnn and Co for FY24 is hereby approved.

PASSED this 21st day of July 2025.

APPROVED this _____ day of July 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution Approving Disposal of Records in the Finance Area of the Administration Department According to the Iowa League of Cities Recommended Retention Schedule

Summary:

Resolution Approving Disposal of Records in the Finance Area of the Administration Department According to the IA League of Cities Recommended Retention Schedule

Financial Impact:

No Financial Impact, Resolution Gives Authority to Dispose Records According to the IA League of Cities Retention Schedule

Report Number: 2025-813**Date:**

July 21, 2025

Lead Department:

Administration

Recommendation:

Approve

Background:

The Iowa League of Cities provides guidelines to cities regarding the retention of records. The Finance division in the Administration Department will be going thru old records in the coming months and seeking approval to dispose of older items according to the retention schedule provided by the Iowa League of Cities as stated below:

Item:	IA League Schedule	Dates Approved for Disposal
Paid Invoices	5 years	Older than July 1, 2020
Claims presented to Council	5 years	Older than July 1, 2020
Cash Receipt Records	5 years	Older than July 1, 2020
Checking Account Statements	5 years	Older than July 1, 2020
Savings Account Statements	5 years	Older than July 1, 2020
Cancelled Checks	5 years	Older than July 1, 2020
Reconciliation Worksheets	5 years	Older than July 1, 2020
Health Insurance Payments/Claims	5 years	Older than July 1, 2020
Check Registers	10 years	Older than July 1, 2015

Recommendation:

Staff recommends approval of the Resolution giving authority to dispose of financial records listed above according to the Iowa League of Cities retention schedule.

Matt Muckler, City Administrator

RESOLUTION NO. 2025 – _____

**RESOLUTION APPROVING DISPOSAL OF RECORDS IN THE
FINANCE AREA OF THE ADMINISTRATION DEPARTMENT
ACCORDING TO THE IOWA LEAGUE OF CITIES RECOMMENDED
RETENTION SCHEDULE**

WHEREAS, the Iowa League of Cities recommends the length of time that records should be kept by City government with a recommended retention schedule; and

WHEREAS, the City of Newton Finance division is in need of disposing of certain records and is seeking approval to do so according to this recommended retention schedule as listed below:

<u>Item:</u>	<u>IA League Schedule</u>	<u>Dates Approved for Disposal</u>
Paid Invoices	5 years	Older than July 1, 2020
Claims Presented to Council	5 years	Older than July 1, 2020
Cash Receipt Records	5 years	Older than July 1, 2020
Checking Account Statements	5 years	Older than July 1, 2020
Savings Account Statements	5 years	Older than July 1, 2020
Cancelled Checks	5 years	Older than July 1, 2020
Reconciliation Worksheets	5 years	Older than July 1, 2020
Health Insurance Payments/Claims	5 years	Older than July 1, 2020
Check Registers	10 years	Older than July 1, 2015

NOW THEREFORE BE IT RESOLVED that this resolution is hereby approved by City Council to authorize disposal of listed financial records according to the retention schedule recommended by the Iowa League of Cities.

PASSED this 21st day of July, 2025

APPROVED this _____ day of July, 2025

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution approving a quote for the completion of the 2024 Sanitary Sewer Lining Project through a performance bond

Summary:

Approving a quote to complete the 2024 Sanitary Sewer Lining Project.

Financial Impact:

\$49,778.00 from the remaining project funds and the remaining balance from IMT bond fund.

Report Number: 2025-815**Date:**

July 21, 2025

Lead Department:

Utilities

Recommendation:

Approve

Background:

The 2024 Sanitary Sewer Lining Project was initiated to rehabilitate aging segments of the City's sanitary sewer system using cured-in-place pipe (CIPP) lining. The original contract was awarded to AccuJet LLC following a competitive bidding process. However, during the course of the project, the contractor failed to perform and ultimately abandoned the work prior to completion, resulting in a breach of contract. In accordance with the terms of the performance bond, the City filed a claim with the contractor's surety, IMT.

Following coordination with the city and the project engineer, the bonding company appointed a replacement contractor, Municipal Pipe Tool, to complete the remaining work under the bond. This resolution formally authorizes the execution of a contract with Municipal Pipe Tool to complete the sanitary sewer lining improvements and fulfill the original project scope in compliance with the City's specifications.

Recommendation:

Approve the quote for the completions of the project to Municipal Pipe tool of Hudson, Iowa for \$49,778.00 paid from the remaining funds of this project and any balance over the original contract amount to be funded from IMT bond Funds.

Matt Muckler, City Administrator

RESOLUTION NO. 2025-_____

**RESOLUTION APPROVING THE QUOTE FOR THE COMPLETION OF THE
2024 SANITARY SEWER LINING PROJECT THROUGH PERFORMACE BOND**

WHEREAS, the original contractor failed to complete the project in accordance with the terms and conditions of the contract, resulting in a default; and

WHEREAS, the city, in coordination with IMT, initiated a performance bond claim to ensure the completion of the project; and

WHEREAS, IMT has secured a replacement contractor, Municipal pipe tool, to complete the remaining work in accordance with the original project specifications and the bond agreement; and

WHEREAS, the city has reviewed the qualifications of Municipal Pipe Tool and finds them to be capable of completing the project in a timely and satisfactory manner; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa, the City hereby acknowledges and approves the assignment and completion of the 2024 Sanitary Sewer Lining Project by Municipal Pipe Tool through the performance bond issued by IMT. The Mayor and City staff are hereby authorized to execute any necessary documents to facilitate the completion of the project through the bond and to coordinate all work in accordance with the original contract specifications and applicable laws.

BE IT FURTHER RESOLVED, by the City Council of the City of Newton, Iowa, that the quote executed by Municipal Pipe Tool of Hudson, Iowa for the completion of the 2024 Sanitary Sewer Lining Project as described by the plans and specifications filed in the office of the City Clerk, said quote signed by the city administer and to be approved by the Mayor and City Clerk on behalf of the City, be and the same are hereby approved. The project will be funded by remaining project funds and IMT bond Funds.

PASSED this _____ day of July 2025.

APPROVED this _____ day of July 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

Quoted to:

CITY OF NEWTON
403 W 4th St
Suite 501
NEWTON, IA 50208-5354

Fax: 641-792-9248

Customer ID	Good Thru	Payment Terms	Sales Rep
NEWTON	7/10/25	Net 15 Days	

Quantity	Description	Unit Price	Extension
1.00	Prep Crew Mobe - LS	4,250.00	4,250.00
2.00	TV, Clean, Rootsaw, Lumberjack and prep lines - hourly	775.00	1,550.00
5.00	Hours to Cut out liner - per HR	1,250.00	6,250.00
1.00	MOBE - CIPP Crew	8,250.00	8,250.00
596.00	CIPP 10" Sanitary Sewer per ft	49.25	29,353.00
1.00	Lateral Reinstatements - each	125.00	125.00
1.00	Access, water and debris location provided by general/city close to jobsite. We provide cones and work ahead signs only. Bonds not included.		
1.00	MPT will provide traffic cones and road work ahead signs only. Flaggers and other traffic control provided by General.		
1.00	MPT will provide a standard polyester resin and felt liner that will cure		

If our equipment become lodged during attempts to perform duties specified by customer, all costs for removal and replacement of equipment will be the customers.

Quantities shown are estimated and not guaranteed; they are solely for establishing the initial unit price for the services listed above. Final charges will be based on actual quantities.

Subtotal Continued
Sales Tax Continued
Freight

Total Continued

ACCEPTED BY: Signature

Title

[Signature] City Administrator Date 07/09/25

Scheduling Contact Person: _____ Phone #: _____ Cell _____



515 5TH STREET ~ PO BOX 398
 HUDSON, IOWA 50643
 Phone: 319-988-4205
 Fax: 319-988-3506

Quotation

Quote Number:
6002

Quote Date:
Jun 10, 2025

Page:
2

Quoted to:

CITY OF NEWTON
 403 W 4th St
 Suite 501
 NEWTON, IA 50208-5354

Fax: 641-792-9248

Customer ID	Good Thru	Payment Terms	Sales Rep
NEWTON	7/10/25	Net 15 Days	

Quantity	Description	Unit Price	Extension
	under steam (or hot water) under ASTM 1216. Does not include UV or Fiberglass.		

If our equipment become lodged during attempts to perform duties specified by customer, all costs for removal and replacement of equipment will be the customers.

Quantities shown are estimated and not guaranteed; they are solely for establishing the initial unit price for the services listed above. Final charges will be based on actual quantities.

Subtotal 49,778.00

Sales Tax

Freight

Total 49,778.00

ACCEPTED BY: Signature

Title

City Administrator

Date

07/09/25

Scheduling Contact Person: _____ Phone #: _____ Cell _____

City of Newton Council Report

**Item:**

Resolution Amending the Total Downtown Grant Amount for Silverado Boutique at 105 West 2nd Street North, Newton

Summary:

Amending the total grant amount for 105 W 2nd Street N

Financial Impact:

\$354.52 in additional Downtown Grant Funds

Report Number: 2025-816

Date:

July 21, 2025

Lead Department:

Community Development

Recommendation:

Approve

Background:

The business owner had previously applied for and received approval for \$2,648.28 in grant funds in the awning, painting, and signage categories. In 2024, an extension to complete the work was granted.

Now, the costs have changed, and since the business owner has not reached the maximums allowed for each program area, the Downtown Grant Review Board approved a motion granting an additional \$354.52 towards the project.

The attached resolution amends the authorized amount of \$2,648.28 in Reso #2023-150 to \$3,002.75.

Recommendation:

Staff recommends approval.

Matt Muckler, City Administrator

RESOLUTION NO. 2025 – _____

**RESOLUTION AMENDING THE TOTAL DOWNTOWN GRANT AMOUNT
FOR SILVERADO BOUTIQUE AT 105 WEST 2ND STREET NORTH,
NEWTON**

WHEREAS, *Envision Newton 2042* recognizes the role of the Downtown as the heart of the community and recommends a focus on curb appeal and community aesthetics; and

WHEREAS, the Newton City Council has established the Downtown Improvement Grant Program; and

WHEREAS, Stephanie Moran, Silverado Jewelry, planned a façade improvement project that included signage, awning, and painting which was approved by Resolution No. 2023-150 for a total grant amount not to exceed \$2,648.28; and

WHEREAS, Resolution 2024-233 provided an extension to complete the project; and

WHEREAS, on July 9, 2025, the Downtown Grant Review Board reviewed the changes to the project at 105 West 2nd Street North and recommend approval of providing additional funds to the business owner;

NOW THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa, that the Downtown Improvement Grant Funds be provided to Stephanie Moran, Silverado Jewelry, for awning, signage, and painting as a reimbursement in an amount not to exceed a total amount of **\$3,002.75**, provided a 1:1 match is met;

PASSED this _____ day of July, 2025.

APPROVED this _____ day of July, 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution approving change order #1 for Aurora Tennis Court Project

Report Number: 2025-843**Date:**

July 21, 2025

Lead Department:

Community Development

Recommendation:

Approve

Summary:

Approving change order #1 to Minturn Inc. for the Aurora Tennis Court Project

Financial Impact:

Council previously approved a contract for \$667,683.00 on June 3, 2025; this action would approve a change order for an additional \$20,575.50 to be paid from a mix of 2024 & 2025 Bond Proceeds.

Background:

On June 2, 2025, Minturn Inc. was awarded the Aurora Tennis Court Project. During work, it was discovered that there was no bid line item for the removal of concrete for the new concrete ribbons, and it was not stated to be a part of any other bid line item.

Minturn has submitted a change order that has been reviewed by community development staff. After reviewing the proposed changes, Minturn Inc. has proposed a net increase to the project of \$20,575.50. The additional costs will be paid from a mix of 2024 & 2025 Bond Proceeds.

Recommendation:

Approving change order #1 from Minturn, Inc. in the amount of \$20,575.50

Matt Muckler, City Administrator

RESOLUTION 2025- _____

**RESOLUTION APPROVING CHANGE ORDER #1 FOR AURORA
TENNIS COURT PROJECT**

WHEREAS, on June 2, 2025, Minturn Inc. was awarded the Aurora Tennis Court Project. Durning work it was discovered no bid line item for removal of concrete for the new concrete ribbons, and was not stated to be a part of any other bid line item; and

WHEREAS, Minturn has submitted a change order that has been reviewed by community development staff. After reviewing the proposed changes, Minturn Inc. has proposed a net increase to the project of \$20,575.50. The additional costs will be paid from a mix of 2024 & 2025 Bond Proceeds; and

WHEREAS, the additional costs will be paid from a mix of 2024 and 2025 bond proceeds; and

NOW, THEREFORE, BE IT RESOLVED, that change order #1 to Minturn Inc. in the amount of twenty thousand five hundred and seventy five dollars and fifty cents (\$20,575.50), for the Aurora Tennis Court project, is hereby approved and will be funded from 2024 and 2025 bond proceeds;

BE IT FURTHER RESOLVED, by the City Council of the City of Newton, Iowa, that change order #1 executed by Minturn Inc of Brooklyn, IA for the Aurora Tennis Court Project, be signed by the mayor on behalf of the city.

PASSED this _____ day of July, 2025.

APPROVED this _____ day of July, 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution approving a Telecommunications Licensing Agreement with Unite Private Networks – UPN 9973

Summary:

An agreement with Unite Private Networks/SEGRA to utilize public right-of-way for the extension of an existing communications network.

Financial Impact:

\$752.70 fee to be paid to the City by Unite Private Networks.

Report Number: 2025-844

Date:

July 21, 2025

Lead Department:

Public Works

Recommendation:

Approve

Background:

Unite Private Networks/ SEGRA of Kansas City, Missouri, proposes extending its existing telecommunications system in Newton. The proposed route begins at mid-block of the 2300 block of N 33rd Ave E, then to the east 503 LF to a handhole on the north side of the road. Then the line proceeds north onto private property.

The proposed underground portion of the route includes 503 LF of improvements in the City of Newton right-of-way. Based on the rates the City Council established in Resolution No. 2012-034 passed on April 16, 2012, the licensing fee for the portion of this line in the City of Newton right-of-way is \$752.70.

The Public Works Department has reviewed the route of the proposed improvements and will work with Unite Private Networks and their installation contractor to eliminate conflicts with existing utilities and other possible future improvements. All construction work and surface restoration proposed on this project will be subject to this agreement, along with a separate right-of-way excavation permit issued by the Public Works Department.

Recommendation:

Approval of the telecommunications licensing agreement with Unite Private Networks/SEGRA of Kansas City, Missouri.

Matt Muckler, City Administrator

RESOLUTION 2025- _____

**RESOLUTION APPROVING A TELECOMMUNICATIONS LICENSING AGREEMENT
WITH UNITE PRIVATE NETWORKS –
UPN 9973**

WHEREAS, Unite Private Networks/ SEGRA of Kansas City, Missouri, proposes extending its existing telecommunications system; and

WHEREAS, said telecommunications system would be an extension of an existing communications system installed previously; and

WHEREAS, the proposed route begins at mid-block of the 2300 block of N 33rd Ave E, then to the east 503 LF to a handhole on the north side of the road. Then the line proceeds north onto private property; and

WHEREAS, the Public Works Department has reviewed the route of the proposed improvements and will work with Unite Private Networks and their installation contractor to eliminate conflicts with existing utilities and other possible future improvements. All construction work and surface restoration proposed on this project will be subject to this agreement, along with a separate right-of-way excavation permit issued by the Public Works Department; and

WHEREAS, the City of Newton has prepared a licensing agreement for the construction and maintenance of said telecommunications system based on that portion of said telecommunications system inside the city right-of-way; and

WHEREAS, the proposed underground portion of the route includes 503 LF of improvements in the City of Newton right-of-way; and

WHEREAS, based on the rates City Council established in Resolution No. 2012-034 passed on April 16, 2012, the licensing fee for the portion of this line in the City of Newton right-of-way is \$752.70; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Newton, Iowa, that the City hereby authorizes the Mayor and City Clerk to execute the attached Licensing Agreement with Unite Private Networks / SEGRA of Kansas City, Missouri.

PASSED this _____ day of July, 2025.

APPROVED this _____ day of July, 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

A LICENSE TO UTILIZE PUBLIC RIGHT-OF-WAYS FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A FIBER OPTIC NETWORK

SECTION 1. DEFINITIONS

- a. "City" shall mean the City of Newton, Iowa and, where appropriate, shall include its officers, employees and agents.
- b. "Public Improvements" shall mean any improvements as defined in Code of Iowa Section 384.95, including but not limited to paving, sidewalks, grass, vegetation, trees, street lights, traffic signals, water mains, sewers, electric transmission lines and equipment related thereto, and in addition public utilities, on Public Property.
- c. "Public Property" shall mean City-owned or controlled public rights-of-way, easements, bridges, squares or commons.
- d. "Licensee" shall mean Unite Private Networks and shall include all equipment owned, operated, leased or subleased in connection with the operation of the network, and shall include but not be limited to poles, overhead or underground wires, pipes, overhead or underground cables, underground conduits, ducts, manholes, vaults, fiber optic cables, and other structures or appurtenances.

SECTION 2. BASIC GRANT

Licensee is hereby granted a license to construct, maintain, inspect, protect, repair, replace and retain a communications system in, under, upon, along and across the Public Property shown and identified in Exhibit A hereto, subject to the regulatory powers of the City and subject to the conditions hereinafter set forth.

SECTION 3. TERM OF LICENSE

This License shall consist of two separate duration periods, a construction period and a maintenance period. Both periods commence on the execution of the license by both parties.

Construction – Licensee shall have a period of 18 months to put into place the utilities, which Licensee has provided the details on pursuant to other sections of this License.

Maintenance - Licensee shall have the right under this License, after providing proper notice to the City, to maintain/repair its existing utilities. The expansion of (either in geography or in size/capacity) or upgrading of the utility is not considered maintenance/repair.

SECTION 4. FEES REQUIRED

a. Licensee shall pay the City an administrative license fee in the amount of \$752.70 (Seven hundred and fifty-two dollars and seventy cents) for locations of new underground infrastructure, payable upon execution of this License, for use of the public property as shown in Exhibit "A" during the term of this License.

b. If during the term of this License the City enacts an Ordinance requiring

compensation from telecommunications providers on a competitively neutral and nondiscriminatory basis for use of public property Licensee shall within sixty (60) days after request by City pay the fees required by such Ordinance, with the effective date of said ordinance being the starting date for the accrual of fees. Any fees paid during the term of this License, however, shall be credited toward the fees required by the Ordinance. If the Ordinance enacted requires fees for this transaction which are less than \$752.70, the City shall refund the excess of \$752.70 over the fees required under such Ordinance, provided, however, that in no event shall the amount refunded exceed the sum of \$2,000.00.

SECTION 5. PERMIT PROCESS FOR INSTALLATION, REPAIR, EXTENSION OR EXPANSION OF THE NETWORK

Before commencing any extension or expansion of its system, or any major repair work, or the installation of any new system in the City, the Licensee shall file with the Public Works Department of the City a written statement verifying the Public Property under which or upon which it proposes to extend, expand, install or repair its system. The statement shall be accompanied by a map, plan or specifications showing the proposed location of the system components with reference to streets and alleys and the location of other utilities, the size and dimensions of all facilities, and the distance above or beneath the surface of the ground it is proposed to repair or to lay the same. If the proposed locations of any facilities shall interfere with the reasonable and proper use, construction, reconstruction and maintenance of any public improvements or any existing public utility system component, or other structure upon or under public property, the Public Works Director shall within 30 days after the filing of such plan, map or specifications, note the changes necessary, eliminate all interference with a public improvement or existing public utility system facility and refer the same back to the Licensee for amendment. Such map, plan or specifications, when properly changed and corrected, shall be filed in the Public Works Department, and after the approval of the same by the Public Works Director, a permit shall be issued authorizing the Licensee to proceed in accordance with the approved maps, plans or specifications. No such excavation, construction or erection shall be commenced before the issuance of the permit herein provided for, unless it is an emergency as described in the Newton City Code, and all work shall be in accordance with the approved maps, plans or specifications.

SECTION 6. CONSTRUCTION AND REPAIR OF NETWORK

In the process of location, construction, reconstruction, replacement, or repair of any system component, the excavation or obstruction made or placed in public property at any time or for any purpose by the Licensee shall, to protect the public and to assure the safe and efficient movement of traffic, be properly barricaded to comply, at a minimum, with requirements set forth in the Manual on Uniform Traffic Control Devices (MUTCD). All pavement taken up or damaged or other disturbed areas shall be properly and speedily replaced in accordance with the City's Regulations. As a condition to use of Public Property, the Licensee shall at its own expense repair any private property, utility system component, public improvement or Public Property damaged by such location, construction, reconstruction, replacement or repair work, in a manner reasonably acceptable to City. If the Licensee fails to repair or arrange with the City for the proper repair of any Public Property after excavations have been made, and after seven days' notice in writing to do so is given to its designated representative, the City may make such repairs at the expense of the Licensee.

SECTION 7. EXCAVATIONS

The Licensee is authorized to make excavations in City streets, avenues, alleys and public property for purposes of routine repair, replacement, and maintenance of poles, wires, or other excavations. The Licensee shall obtain a permit pursuant to City Ordinances and Regulations, shall not unnecessarily obstruct the use of streets, avenues, alleys or public places, shall provide the Public Works Director with notice prior to the actual commencement of the work and shall comply with all provisions, requirements, and regulations in accordance with the existing City Ordinance in performing such work. In emergencies which require immediate excavation the Licensee may proceed with the work without first applying for the permit, provided, however, that the Licensee shall apply for and obtain the permit as soon as possible after commencing such emergency work.

If the Licensee fails to comply with the provisions of the City Code the City may repair or restore the public property to a condition as good as the condition of the property prior to the disturbance by the Licensee and the Licensee shall pay the costs of such repair or restoration. The Licensee shall pay to the City its costs and charges for such work within thirty days after receipt of the City's billing.

SECTION 8. WORK BY OTHERS, ALTERATION TO CONFORM WITH PUBLIC IMPROVEMENTS

The City reserves the right to lay, and permit to be laid, wires, pipes, cables, conduits, ducts, manholes and other appurtenances, and to do, or permit to be done, any underground and overhead installation or improvement that may be deemed necessary or proper by the City in, across, along, over or under any public property occupied by the Licensee and to change any curb or sidewalk or the grade of any street. In permitting others to do such work the City shall not be liable to the Licensee for any damages arising out of the performance of such work by other parties. Nothing in this License shall be construed as to relieve any other person or corporation from liability for damage to the Licensee's facilities.

SECTION 9. LICENSEE CONTRACTORS

The requirements of the License shall apply to all persons, firms or corporations performing work for the Licensee under a contract, subcontract or other type of work order.

SECTION 10. CONDITIONS OF STREET OCCUPANCY

This fiber optic cable systems and other components of the facilities erected by the Licensee within the City shall conform to established grades of streets, alleys, and sidewalks, and be so located as to cause minimum interference with other public utilities located in or upon public property, and to cause minimum interference with the rights or reasonable convenience of property owners who adjoin public property.

The Licensee shall conduct its work hereunder in such manner as to cause as little interference as possible with pedestrian and vehicular traffic, and shall abide by scheduling directions, if any, given by the Public Works Director.

The Licensee shall, upon reasonable notice and at its sole cost and expense, remove,

locate and relocate its facilities in, on, over or under public property in such manner as the City may at any time require for the purpose of facilitating the construction, reconstruction, maintenance, repair or change in grade of any public improvement on, in or about any such public property, for the purpose of promoting the efficient operation of any such improvement, or for the purposes of facilitating the vacation and/or redevelopment of public right-of-way by the City. In the event the Licensee fails to act within a reasonably allocated time, the City may cause the Licensee facilities to be relocated or removed, and the costs thereof shall be to the Licensee and shall be paid as provided in Section 6 hereof.

The Licensee shall not place its facilities in the public property where the same will interfere with the normal use or maintenance of any public improvement including but not limited to streets, alleys, sidewalks, traffic control devices, sanitary sewers, storm sewers, storm drains or water mains, or electrical transmission lines, or any public utility facility.

Upon request, the Licensee agrees to assist in locating underground facilities which are part of its system. Such assistance will be provided in a timely manner, but not more than forty-eight hours after the time of request. As a condition of this License the Licensee shall enroll as a member of the 'Iowa One-Call System' and shall respond to all requests and notifications placed to the toll free 'One-Call' number.

Installation, repair, or replacement work completed by the Licensee on any facilities requiring excavation of public property or public right-of-way shall require restoration and replacement of surface vegetation with sod in conformance with city ordinances and in accordance with standard local practices for placing sod.

SECTION 11. POWERS OF CITY

Nothing in this License shall be construed to abridge the right or power of the City to make further regulations relative to the use of the streets, alleys and public grounds by anyone using the same for the erection and maintenance of utility systems.

SECTION 12. PLANS AND COORDINATION

Upon completion of the work the Licensee shall promptly furnish to the City copies of 'as-built' plans related to its facilities located on Public Property.

The Licensee shall keep complete and accurate maps and records on the locations and operations of its facilities in connection with this License.

SECTION 13. VIOLATIONS OF LICENSE

Upon evidence being received by the City that a violation or breach of this License or violation of codes or ordinances lawfully regulating the Licensee in the operation of its facilities, or in the use of public property therefore is occurring or has occurred, (hereinafter referred to as a "default") the City shall cause an investigation to be made. If the City finds that a default exists or has occurred the City may take appropriate steps to secure compliance with the terms of this License or the codes or ordinances.

The City shall notify the Licensee of the default and the Licensee shall cure such default

within thirty days after receipt of such notice; provided, however, where any such default cannot reasonably be cured within such thirty (30) day period, if Licensee shall proceed promptly to cure the same and prosecute such cure with due diligence, the time for curing such default shall reasonably be extended for such period of time as may be necessary to complete such cure, as mutually agreed upon by the parties.

If the Licensee fails to cure a default within the time allowed the City shall have the right to:

- (i) seek specific performance; or
- (ii) remedy the default by doing the act itself, or through a contractor, and charge the costs of such work to the Licensee; or
- (iii) seek damages for such default; or
- (iv) any combination of (i), (ii) and (iii).

SECTION 14. LIABILITY, INDEMNIFICATION AND INSURANCE

The Licensee covenants to indemnify, defend, and save the City and its officers, agents and employees, harmless from any and all damages arising directly from the exercise of the rights granted herein. The Licensee agrees to require contractors and subcontractors engaged in work for the Licensee within the public rights-of-way or on public property to maintain in effect during the term of work liability insurance in comprehensive form and in the amounts to be set by the City. Licensee agrees to accept the risk of having its communications systems and equipment upon the public right-of-way, including the possible risk of damage or injury to its system or equipment, and agrees to release and discharge the City of any liability for damage or injury to Licensee's equipment, except to the extent caused by the City's gross negligence. In no event shall the City be liable for any consequential damages arising out of any damage or injury to Licensee's equipment placed in the right-of-way.

SECTION 15. SEVERABILITY

In the event that a court of competent jurisdiction shall adjudge any provision or provisions hereof invalid or illegal, or direct a change by the Licensee in any matter or thing herein contained, such invalidity or illegality or change shall in no way affect the remaining provisions of this License or their validity or legality, and this License in all other respects shall continue in full force and effect, as if said provision or provisions had not been so adjudged invalid or illegal, or such change had not been directed, or shall at the City's option, cause a termination of this License.

SECTION 16. ASSIGNMENT

Neither party shall assign or otherwise transfer this License or any of its rights and interest to any firm, corporation or individual without the prior written consent of the other party, except either party shall have the right to assign, convey or otherwise transfer its rights, title, interest and obligations under this License, in whole or in part, to any entity controlled by, controlling or under common control with a party hereto, or any entity into which a party may be merged or consolidated or which purchases all or substantially all of the assets of such party, or any lease, sublease, indefensible right of use, or sale or transfer of, conduit, fiber or similar facilities with Licensee's telecommunication system to any third party users of such facilities.

SECTION 17. VACATION OF STREETS AND ALLEY

So long as the Licensee exercises the rights granted to it hereunder the City will not, by ordinance or otherwise, vacate any street, alley or public way in which the Licensee has installed its facilities without reserving such rights as necessary to allow continued use of such property for the said facilities in accordance with the terms of this License, provided that nothing herein shall limit the City's right to require the Licensee to relocate its facilities as provided in Section 10 hereof.

SECTION 18. DELIVERY OF NOTICES

Except as may be expressly provided herein, any notices hereunder shall be in writing and shall be delivered via certified mail and addressed as follows, unless indicated otherwise in the future:

If to City:

Newton Public Works Director
303 W 4th St N, Suite 501
Newton, Iowa 50208

If to Licensee:

Unity Private Networks DBA SEGRA
1415 28th Street
West Des Moines, IA 50266

Provided, however, that in the case of an emergency, notices may be given verbally to the above-named persons. In such case written confirmation should be provided. Nothing contained herein shall prevent other forms of notice if actually received by the addressee. Notice shall be deemed given on the date of mailing in done by certified mail, or otherwise on the date actual notice is received.

SECTION 19. TELECOMMUNICATIONS ACT

This License is subject to all applicable federal, state and local laws, regulations and orders of governmental agencies as amended, including but not limited to the Communications Act of 1934 as amended, the Telecommunications Act of 1996 as amended and the Rules and Regulations of the FCC. Neither City nor Licensee waive any rights they may have under any such laws, rules or regulations.

This LICENSE is entered into as of the _____ day of _____, 20__.

LICENSEE

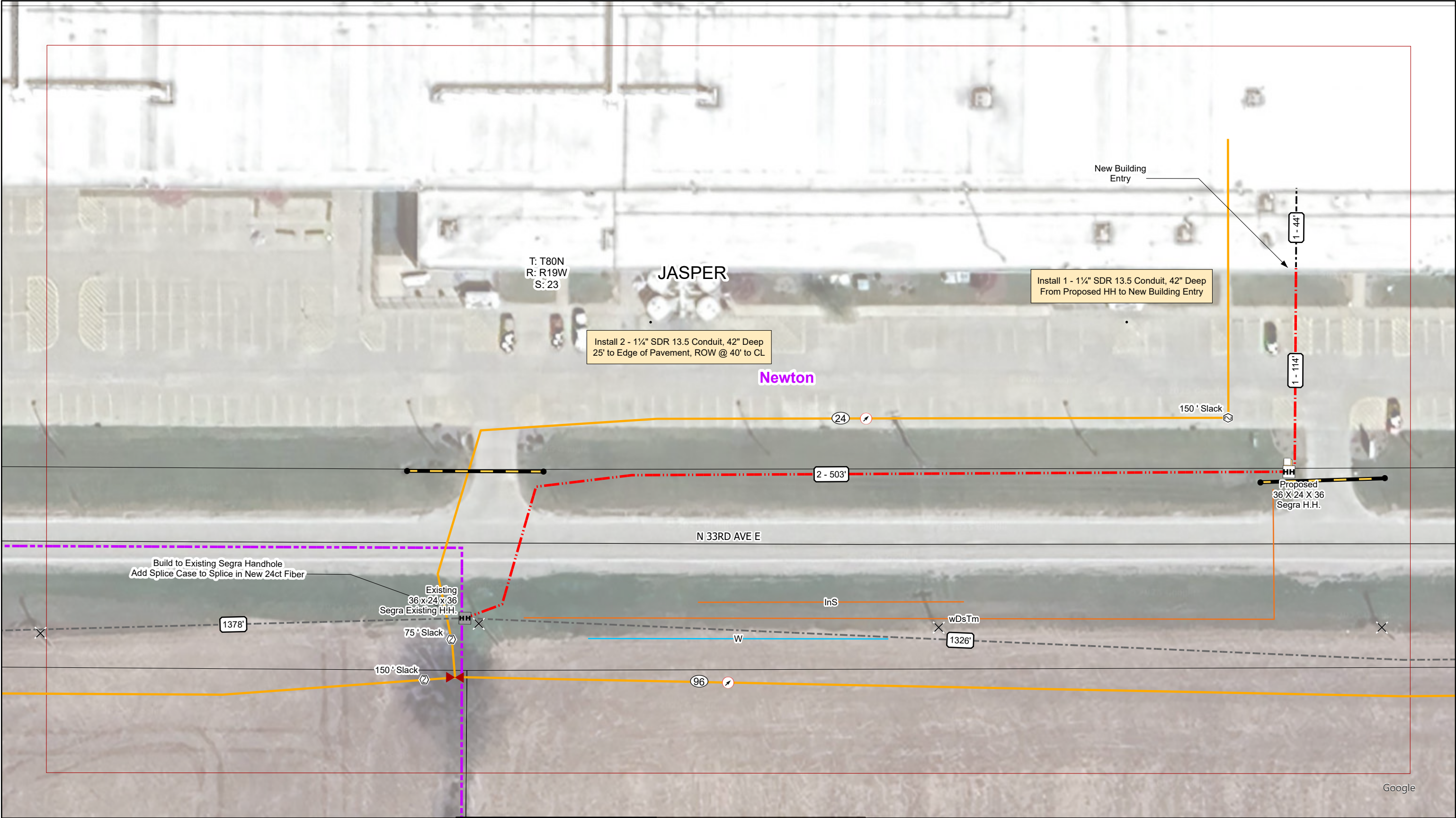
By: Tayen Withers

Title: Agent for Segra

CITY OF NEWTON

By: _____
Evelyn George, Mayor

Attest: _____
City Clerk





6000 GRAND AVENUE
DES MOINES, IA 50312
(515) 274-9611



120 W 12TH STREET,
FLOOR 11
KANSAS CITY, MO 64105
(816) 410-1156

N 33RD
AVE E

1

NEWTON
JASPER COUNTY
TPI COMPOSITE

A	7/10/2025	ISSUED FOR REVIEW	T.JW	T.JW	T.JW
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:		DESIGNED BY: T.WILLIAMS	DRAWN BY: T.WILLIAMS		



50 25 0 50 100
Feet

TPI COMPOSITE
CONSTRUCTION PLANS

PRINTED	SHEET NUMBER	REV
7/10/2025	Sheet 1 of 1	A

1

2

3

4

5

6

7

8

11 X 17 "ANSI B" SIZE

City of Newton Council Report

**Item:**

Resolution approving change order #1 for Landfill Concrete Crushing Project

Summary:

Approving change order #1 to Maxim Materials for the Landfill Concrete Crushing Project

Financial Impact:

Council previously approved a contract for \$99,484.00 on June 3, 2025; this action would approve a change order for an estimated additional \$26,634.00 to be paid from landfill enterprise funds.

Report Number: 2025-845**Date:**

July 21, 2025

Lead Department:

Public Works

Recommendation:

Approve

Background:

On June 2, 2025, Maxim Materials was awarded the Landfill Concrete Crushing Project. During the course of work, it was discovered that the stockpiled concrete, located deeper in the pile, contained excessive dirt and debris, which significantly impacted production efficiency. The contamination caused frequent clogging of the crushing equipment, resulting in delays and reduced processing rates.

Due to these unforeseen site conditions, Maxim Materials submitted a change order request to address the additional labor and equipment demands. Public Works staff have reviewed the proposed change order and determined it to be justified based on the field conditions.

Maxim Materials has proposed an estimated net increase of \$26,634.00, calculated at a unit price of \$3.00 per processed ton. The additional costs will be covered using Landfill Enterprise Funds.

Recommendation:

Approving change order #1 from Maxim Materials. in the amount of \$26,634.00

Matt Muckler, City Administrator

RESOLUTION 2025- _____

**RESOLUTION APPROVING CHANGE ORDER #1 FOR
LANDFILL CONCRETE CRUSHING PROJECT**

WHEREAS, On June 2, 2025, Maxim Materials was awarded the Landfill Concrete Crushing Project. During the course of work, it was discovered that the stockpiled concrete contained excessive dirt and debris, which significantly impacted production efficiency; and

WHEREAS, the contamination caused frequent clogging of the crushing equipment, resulting in delays and reduced processing rates; and

WHEREAS, due to these unforeseen site conditions, Maxim Materials submitted a change order request to address the additional labor and equipment demands. Public Works staff has reviewed the proposed change order and determined it to be justified based on the field conditions; and

WHEREAS, Maxim Materials has proposed an estimated net increase of \$26,634.00, calculated at a unit price of \$3.00 per processed ton. The additional costs will be covered using Landfill Enterprise Funds; and

NOW, THEREFORE, BE IT RESOLVED, that change order #1 to Maxim Materials in the amount of twenty-six thousand six hundred and thirty-four dollars and zero cents (\$26,634.00), for the Landfill Concrete Crushing project, is hereby approved and will be funded from Landfill enterprise fund;

BE IT FURTHER RESOLVED, by the City Council of the City of Newton, Iowa, that change order #1 executed by Maxim Materials of Pella, IA for the Landfill Concrete Crushing Project, be signed by the mayor on behalf of the city.

PASSED this _____ day of July, 2025.

APPROVED this _____ day of July, 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton
303 W 4th St N, Suite 501 Newton
Iowa, 50208



Change Order No.1

Owner:	City of Newton	Project Title:	Landfill Concrete Crushing Project
Contractor:	Maxim Materials		
Contract Date:	6/3/2025	Date Prepared:	7/11/2025
Prepared By:	BLS	Reviewed By:	JER

In accordance with the General Regulations for the referenced Contract, you are directed to make the following changes in the work:

Item	Unit Price	Quantity	Price Change	Time Change
The need for dirty material to be ran over grizzly bars to separate dirt from broken concrete. Per Ton	88.78	3.00	\$ 26,634.00	No additional time.
Total Change in Cost			\$ 26,634.00	

Contract Price Prior to this Change Order	\$99,484.00
Net Increase Resulting from this Change Order	\$26,634.00
Current Contract Price Including this Change Order	\$126,118.00
Contract Time Prior to this Change Order (completion date)	February 27, 2026
Net Increase Resulting from this Change Order (completion date)	N/A
Current Contract Time Including this Change Order (new completion date)	February 27, 2026

The above changes are approved:

Date:

City of Newton, IA
By:

The above changes are approved:

Date:

Contractor
Maxim Materials
By:

Timmy Cantler

City of Newton Council Report

**Item:**

Resolution awarding contract for the Scale House Electrical Generator Installation Project

Summary:

To approve contract for installation of a minimum 18KW propane fueled Electrical Generator for the scale house at the Newton Sanitary Landfill.

Financial Impact:

\$23,864.21 from the Landfill Enterprise Fund.

Report Number: 2025-847**Date:**

July 21, 2025

Lead Department:

Public Works

Recommendation:

Approve

Background:

The Newton Sanitary has an outdated Y2K-era tractor-mounted generator system, purchased in late 1999, that was intended for use in emergency power failures. The tractor initially used for the backup generator was sold, and the replacement tractor does not operate the generator efficiently. The scale house propane-fueled electrical generator installation project was proposed to the 28E members at the annual budget workshop meeting on February 11, 2025, and all members were in favor. The project was approved through the 2025-2026 budget process on April 21, 2025.

Quotes were sought for the installation of an 18KW Electrical Generator, and the following were received.

Company Bid Amount

Custom Electrical Services, Clive, Iowa
Van Maanen Electric, Newton, Iowa

\$23,864.21
\$32,850.00

Recommendation:

Awarding the project to Custom Electrical Services of Clive, Iowa, based on the lowest responsive responsible bid received in the amount of \$23,864.21.

Matt Muckler, City Administrator

RESOLUTION NO. 2025-_____

RESOLUTION AWARDING CONTRACT FOR THE SCALE HOUSE ELECTRICAL GENERATOR INSTALLATION PROJECT

WHEREAS, the Newton Sanitary has an outdated Y2K tractor mounted generator system that was to be utilized in emergency power failures purchased in late 1999; and

WHEREAS, the Scale House Electrical Generator Installation Project was included in the Landfill Enterprise Fund Budget; and

WHEREAS, the City of Newton obtained sealed quotes for installation of a minimum 18KW Electrical Generator system and;

WHEREAS, Custom Electrical Services of Clive, IA was the lowest responsive, responsible bidder in the amount of \$23,864.21 and;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa, that the bid of Custom Electrical Services of Clive, Iowa, in the amount of twenty-three thousand eight hundred and sixty-four dollars and twenty-one cents (\$23,864.21) for installation of a minimum 18KW Electrical Generator be accepted. The Public Works Director is authorized to proceed with the Scale House Electrical Generator Project and will be paid from the Newton Sanitary Landfill Enterprise Fund.

PASSED this _____ day of _____ 2025.

APPROVED this _____ day of _____ 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution Approving the letter of support for Newton Main Street's Challenge Grant Application

Summary:

Approving Letter of Support

Financial Impact:

None

Report Number: 2025-869

Date:

July 21, 2025

Lead Department:

Community Development

Recommendation:

Approve

Background:

Each year, Main Street Iowa and the Iowa Economic Development Authority announces the availability of Main Street Iowa Challenge Grant Funding. This funding is provided by the State to assist with improving the physical and economic health of the designated Main Street Districts. As a Main Street Community, Newton is eligible to apply. Each Main Street organization is limited to one application each year.

This year, Newton Main Street is submitting a Challenge Grant application to support the development of Second Story housing at 107 1st Avenue West. The attached letter of support from the City will enhance Newton Main Street's application.

Recommendation:

Staff recommends approval.

Matt Muckler, City Administrator

RESOLUTION NO. 2025 – _____

**RESOLUTION APPROVING THE LETTER OF SUPPORT FOR NEWTON
MAIN STREET’S CHALLENGE GRANT APPLICATION**

WHEREAS, Newton Main Street has prepared an application to the Iowa Economic Development Authority for a Challenge Grant for second story housing at 107 1st Avenue West, Newton; and

WHEREAS, a letter of support from the City will enhance the application; and

NOW THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa, that the City supports Newton Main Street’s Challenge Grant Application and authorizes the Mayor to sign the letter of support.

PASSED this _____ day of July, 2025.

APPROVED this _____ day of July, 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk



Newton

July 21, 2025

Iowa Economic Development Authority
1963 Bell Avenue
Des Moines, Iowa 50315

RE: Main Street Challenge Grant for Second Story Living at 107 1st Ave East, Newton Iowa 50208

To Whom It May Concern:

The City of Newton supports Newton Main Street's application to the Iowa Economic Development Authority for a Main Street Challenge Grant. We further state that representatives of the city council, as well as local building and fire code officials who may be responsible for inspection of project properties have reviewed the project proposal for 107 1st Avenue East. In addition, the City has already approved a local Downtown Housing Grant for this project as well.

We further agree that all historically significant properties submitted for consideration in this application will comply with the Secretary of Interior's Standards for historic property rehabilitation.

Sincerely,

Evelyn George, Mayor
City of Newton

City of Newton Council Report

**Item:**

Resolution approving the private sale and assignment of development agreement for 900 and 1106 South 5th Avenue East

Summary:

Approve private sale of former D&D property with assignment of development agreement

Financial Impact:

None.

Report Number: 2025-870

Date:

July 21, 2025

Lead Department:

Community Development

Recommendation:

Approve

Background:

Golden Hammer Contractors, Inc., purchased from the City of Newton the property at 900 and 1106 South 5th Avenue East. The purchase and redevelopment agreement included the requirement to build two new homes (one on each lot). Homes have not been constructed, and Golden Hammer Contractors, Inc. wishes to sell the lots to Front Porch Development, Inc. (Jerry Floyd).

The attached resolution and assignment document approves that private sale and requires Front Porch Development to assume the requirement to construct a residential structure on each lot. Deadline for completion is also amended to December 31, 2027.

Recommendation:

Staff recommends approval.

Matt Muckler, City Administrator

RESOLUTION NO. 2025- _____

RESOLUTION APPROVING THE PRIVATE SALE AND TRANSFER OF OWNERSHIP OF 900 AND 1106 SOUTH 5TH AVENUE EAST, A PROPERTY FORMERLY OWNED BY THE CITY OF NEWTON THROUGH THE DANGEROUS AND DILAPIDATED PROGRAM

WHEREAS, Golden Hammer Contractors, Inc., purchased from the City of Newton the property at 900 and 1106 South 5th Avenue East, legally described as:

900 South 5th Avenue East, legally described as: LOT “C” IN LUSK’S SUBDIVISION IN THE CITY OF NEWTON, JASPER COUNTY, IOWA, AS THE SAME APPEARS IN PLAT RECORDED IN PLAT BOOK B, PAGE 249 IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

1106 South 5th Avenue East, legally described as: THE EAST HALF OF THE SOUTH 178 FEET OF LOT A OF BLOCK U IN JONES’ SUBDIVISION IN THE CITY OF NEWTON, JASPER COUNTY, IOWA, AS SAME APPEARS IN PLAT BOOK C, AT PAGE 91 IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

WHEREAS, said purchase was approved by Resolution No. 2021-253 and was subject to the Purchase and Redevelopment Agreement dated October 5, 2021 between Golden Hammer Contractors, Inc., and the City of Newton;

WHEREAS, said Purchase and Redevelopment Agreement required of the buyer to complete the construction of a residential structure on each property;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa:

Section 1: That the transfer of ownership is approved in accordance with Section 7 of the original Purchase and Redevelopment Agreement between the City of Newton and Golden Hammer Contractors, Inc., provided that the requirements of said purchase agreement transfer to the new owner, with the an extension for the date of completion of a new single family home on each property

Section 2: That the signatures be obtained upon the “Assignment of Development Agreement and Consent” document and that the City Clerk is hereby directed to have said Assignment document recorded at the Office of the Recorder of Jasper County.

PASSED this _____ day of July, 2025.

APPROVED this _____ day of July, 2025.

(Seal)

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

ASSIGNMENT OF DEVELOPMENT AGREEMENT AND CONSENT

This Assignment of Development Agreement and Consent is entered into between the City of Newton, Iowa (the "City") and Golden Hammer Contractors, Inc., and Front Porch Development, Inc. as of the _____ day of July, 2025.

Preamble

WHEREAS, the City and the Golden Hammer Contractors, Inc. previously entered into a Purchase and Development Agreement on October 5, 2021;

WHEREAS, the Golden Hammer Contractors, Inc. wishes to sell said property and assign said Development Agreement to Assignee and be released from the terms of said Development Agreement.

NOW THEREFORE, the parties hereto agree as follows:

A. Assignee agrees to acquire the properties at 900 and 1106 S. 5th Ave. E., Newton, IA 50208 described as:

900 South 5th Avenue East

Lot "C" in Lusk's Subdivision in the City of Newton, Jasper County, Iowa, as the same appears in Plat recorded in Plat Book B, Page 249 in the Office of the Recorder of said County;

1106 South 5th Avenue East

The East Half of the South 178 feet of Lot A of Block U in Jones' Subdivision in the City of Newton, Jasper County, Iowa, as same appears in Plat Book C, at page 91 in the Office of the Recorder of said County;

subject to the terms of the Development Agreement dated October 5, 2021, assigning all rights and responsibilities, including forfeiture provisions. City consents to this assignment.

B. Administrative Provisions

1. Amendment of New Construction Completion Date. The completion date for the construction of a new home, as articulated in the original Purchase and Redevelopment Agreement of December 31, 2022 is hereby extended to **December 31, 2027**. All other provisions of the Purchase and Redevelopment Agreement shall remain in place.

2. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties. Assignee shall not assign this agreement without prior written consent of the City.

3. Choice of Law. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

4. Preamble. All terms and definitions set forth in the Preamble of this Agreement shall apply and be binding as if set forth thereafter.

The City, the Developer and the Assignee have caused this Agreement to be signed, and the City's seal to be affixed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

DEVELOPER& ASSIGNOR: Golden Hammer Contractors, Inc.

By: _____
(signature)

(name and title, printed)

Assignee: Front Porch Development, Inc.

By: _____
(signature)

(name and title, printed)

Consent: City of Newton, Iowa

By: _____
Evelyn George, Mayor

Attest:

Katrina Davis, City Clerk

STATE OF IOWA, COUNTY OF _____)

Subscribed and sworn to before me on _____, 2025
by _____ as _____ of Golden Hammer Contractors, Inc.
(name) (title)

Notary in and for the State of Iowa

STATE OF IOWA, COUNTY OF _____)

Subscribed and sworn to before me on _____, 2025
by _____ as _____ of Front Porch Development, Inc.
(name) (title)

Notary in and for the State of Iowa

STATE OF IOWA, COUNTY OF JASPER)

Subscribed and sworn to before me on _____, 2025
by Evelyn George as Mayor of City of Newton.

Notary in and for the State of Iowa

City of Newton Council Report

**Item:**

Resolution authorizing the submission of an application for Iowa Traffic Safety Improvement Program funding

Summary:

To apply for funding to install equipment upgrades at W 8th S and 1st Ave W.

Financial Impact:

None at this time

Report Number: 2025-874**Date:**

July 21, 2025

Lead Department:

Public Works

Recommendation:

Approve

Background:

The traffic signal controller equipment at the intersection of W 8th St and 1st Ave W is nearing the end of its useful life and is scheduled for replacement. In planning for the work, the City of Newton will apply for a Traffic Safety Improvement Program (TSIP) grant to help with project costs.

The Iowa Department of Transportation (DOT) Traffic Safety Improvement Program (TSIP) provides funding for roadway safety improvements, traffic control devices, studies, and outreach. The TSIP program is funded by Iowa's Road Use Tax and can pay up to 100% of project equipment costs for upgrades to pedestrian control devices. Staff recommends applying for a grant to help provide equipment upgrades to the intersection.

The City of Newton intends to submit an application to the IDOT TSIP fund to provide upgrades to the intersection. Applications for TSIP funding are due August 15, 2025.

Recommendation:

It is recommended that the City Council adopt the attached resolution accepting and authorizing submission of a Traffic Safety Improvement Program (TSIP) application to the Iowa Department of Transportation. If the project is selected to be funded, all or a portion of the equipment purchase of the project could be paid by the TSIP grant funds.

Matt Muckler, City Administrator

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN
APPLICATION FOR IOWA TRAFFIC SAFETY IMPROVEMENT
PROGRAM FUNDING**

WHEREAS, the traffic signal controller equipment at the intersection of W 8th St and 1st Ave W is nearing its useful life and is scheduled for replacement. In planning for the work, the City of Newton will apply for a Traffic Safety Improvement Program (TSIP) grant to help with project costs; and

WHEREAS, the Iowa Department of Transportation (DOT) Traffic Safety Improvement Program (TSIP) provides funding for roadway safety improvements, traffic control devices, studies, and outreach. The TSIP program is funded by Iowa's Road Use Tax and can pay up to 100% of project equipment costs for upgrades to pedestrian control devices. Staff recommends applying for a grant to help provide equipment upgrades to the intersection; and

WHEREAS, the City of Newton desires to make an application to the TSIP fund to provide equipment upgrades to the W 8th St and 1st Ave W intersection. Applications for TSIP funding are due August 15, 2025.

NOW THEREFORE, BE IT RESOLVED,

1. The City hereby endorses the Application for Traffic Safety Improvement Program funding for traffic signal equipment upgrades.
2. Authorizes the Mayor to sign this resolution.
3. The City Council hereby commits to accepting and maintaining these improvements.
4. The Public Works Director is hereby authorized to execute the Application

PASSED this _____ day of July, 2025.

APPROVED this _____ day of July, 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution Renewing the Aviation Ground Operations Liability Insurance Package For the Newton Airport with Global Aerospace Inc.

Summary:

Resolution Approving a 3-year payment agreement with Shomo-Madsen-Woythaler Insurance For Aviation Ground Operations Liability Insurance Package for the Newton Airport.

Financial Impact:

\$16,017.00 annually from the Tort Liability Fund

Report Number: 2025-878

Date:

July 21, 2025

Lead Department:

Administration

Recommendation:

Approve

Background:

The City of Newton has contracted with Global Aerospace, Inc. through the local insurance agency Shomo-Madsen-Woythaler Ins. The renewal is due July 1 of each year. Global has provided a contract with a premium locked in for three years (FY26-FY28) in the amount of \$16,017.00 annually and is paid using the Tort Liability Fund for property insurance.

Recommendation:

Staff recommends renewing the insurance package with Global Aerospace, Inc. for a three-year term.

Matt Muckler, City Administrator

RESOLUTION NO. 2025 - _____

RESOLUTION RENEWING THE AVIATION GROUND OPERATIONS
LIABILITY INSURANCE PACKAGE FOR THE NEWTON AIRPORT WITH
GLOBAL AEROSPACE INC

WHEREAS, the City of Newton has contracted with Global Aerospace, Inc. through the local insurance agency Shomo-Madsen-Woythaler Ins; and

WHEREAS, the renewal comes due July 1, of each year; and

WHEREAS, the rates can change drastically from year to year due to aircraft accidents which have occurred across the industry; and

WHEREAS, Global has provided a contract with a premium locked in for three years (FY26-FY28).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newton, Iowa, that staff is authorized to renew the contract with Global Aerospace, Inc. for three years in the amount of \$16,017.00 paid annually to Shomo-Madsen-Woythaler Insurance.

PASSED this _____ day of July 2025.

APPROVED this _____ day of July 2025.

Evelyn George, Mayor

(SEAL)

ATTEST:

Katrina Davis, City Clerk

Shomo-Madsen-Woythaler Insurance

1802 S 12th Ave W
Newton, IA 50208
(641)275-9041

012-6060-64080
VB
7/7/2025

City Of Newton
P.O. Box 399
Newton, IA 50208

INVOICE

Customer	City Of Newton
Acct #	16378
Date	07/03/2025
Customer Service	Bobby Shomo
Page	1 of 1

Payment Information	
Invoice Summary	\$ 16,017.00
Payment Amount	
Payment for:	Invoice#514702
13000353	



Customer. City Of Newton

Invoice	Effective	Transaction	Description	Amount
514702	07/01/2025	Renew policy	Policy #13000353 07/01/2025-07/01/2026 Global Aerospace Inc. Airport Renewal - Year 1 of 3 <i>Airport Ins.</i> <i>✓ ERC</i> <i>7-9-25</i> <i>Airport Liability Renewal</i> <i>012-6060-64080</i>	16,017.00
				Total \$ 16,017.00

Shomo-Madsen-Woythaler Insurance
1802 S 12th Ave. W
Newton, IA 50208

(641)275-9041

Date

07/03/2025

City of Newton Council Report

**Item:**

Resolution ordering bids, approving plans, specifications and form of contract and notice to bidders, and ordering city 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 2025 Sanitary Sewer Lining Project

Summary:

Accept plans and order bids for the 2025 Sanitary Sewer Lining Project.

Financial Impact:

Estimated \$300,000 from the Water Pollution Control enterprise funds.

Report Number: 2025-814**Date:**

July 21, 2025

Lead Department:

Utilities

Recommendation:

Approve

Background:

Video camera images indicate that several segments of the City of Newton sanitary sewer mains are in need of repair. These repairs are generally located in or upstream from areas where sanitary sewer surcharges have occurred due to excessive infiltration of groundwater or restricted flow caused by tree roots.

Lining is an acceptable method of repairing sanitary sewer pipe without the need to excavate and repave the street. All unused service wyes, pipe joints, and cracks are permanently sealed by the liner. Lining seals cracks and fractures, preventing sewage from seeping into the environment and preventing groundwater from migrating into the sanitary sewer system.

The Newton Utilities Department has prepared plans and specifications for the proposed 2025 Sanitary Sewer Lining Project. The project includes lining approximately 5065 lineal feet of sanitary sewer main and 141 vertical feet of manhole lining. A bid alternate with an additional 1038 lineal feet of sanitary sewer main and 51 vertical feet of manhole lining is also included in this project

The engineer's estimate for the proposed improvements is \$307,250. Project costs will be paid from the Water Pollution Control enterprise funds. The 2025 Water Pollution Control budget allocated \$300,000 for lining. The sewer lining project will have a completion date of June 15, 2026.

Recommendation:

Approval to accept the plans, set dates, and obtain bids for the 2025 Sanitary Sewer Lining Project.

Matt Muckler, City Administrator

RESOLUTION NO. 2025 – _____

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 2025 SANITARY SEWER LINING PROJECT

WHEREAS, video camera images indicate that several segments of the City of Newton sanitary sewer mains are in need of repair; and

WHEREAS, these repairs are generally located in, or upstream from, areas where sanitary sewer surcharges have occurred due to excessive infiltration of groundwater or restricted flow caused by tree roots; and

WHEREAS, lining the inside of the pipe is an acceptable method of repairing sanitary sewer pipe without the need to excavate and repave the street; and

WHEREAS, the Newton Utilities Department has prepared plans and specifications for the proposed 2025 Sanitary Sewer Lining Project that include lining approximately 5065 lineal feet of sanitary sewer main and 141 vertical feet of manhole lining. A bid alternate with an additional 1038 lineal feet of sanitary sewer main and 51 vertical feet of manhole lining is also included in this project; and

WHEREAS, said plans and specifications for this project are ready to be placed out for bid; and

WHEREAS, the project cost is estimated to be \$307,250. The project will be funded by the Water Pollution Control enterprise funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newton, Iowa, that the 2025 Sanitary Sewer Lining Project in the City of Newton, Iowa is hereby ordered to be advertised for bids for construction.

BE IT FURTHER RESOLVED, that the detailed plans and specifications as prepared by the Utilities Department for the construction of the 2025 Sanitary Sewer Lining Project in the City of Newton, Iowa, and the form of contract and Advertisement for Bids and Notice of Hearing, be and the same are hereby approved, subject to hearing thereon, and are hereby order plans be placed on file in the office of the City Clerk for public inspection; and

the City Clerk is hereby directed to advertise for bids for the construction of said improvements. Bids will be received and opened at the office of the Utilities Director at 11:00 A.M. on the 21st day of August 2025. Notice to Bidders is to be published once in a legal newspaper printed wholly in the English language, the publication to be not less than four (13) clear days nor more than forty-five (45) days prior to the date fixed for said bid opening; and

the City Council hold a public hearing on the matter of the adoption of proposed plans, specifications and form of contract for the making of said improvements, which documents are now on file in the office of the City Clerk, said hearing to be held at the Council Chambers in the City Hall, Newton, Iowa, on the 2nd day of September 2025, at 6:00 P.M., and that the City Clerk give notice of said hearing by publication once in a local legal newspaper, printed wholly in English language, not less than four (4) days nor more than twenty (20) days prior to the date fixed therefore.

PASSED this _____ day of July 2025.

APPROVED this _____ day of July 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

NOTICE OF PUBLIC HEARING
CITY OF NEWTON, IOWA PUBLIC IMPROVEMENT PROJECT

A public hearing will be held by the Newton City Council on the proposed contract documents (plans, specifications, and form of contract) and estimated cost for the City of Newton 2025 Sanitary Sewer Lining Project at its meeting at 6:00 P.M. on September 2nd, 2025, in said Newton City Council Chambers at City Hall, 101 W. 4th St. S., Newton, IA. Any person interested may appear and file objections to the proposed plans, specifications, form of contract, or cost of such improvement.

Proposed drawings, specifications, and the form of contract may be examined at the Newton City Clerk's Office, 101 W 4th St S, Newton, Iowa 50208, Monday through Friday, 8:00 a.m. to 4:00 p.m.

Published by order of the City of Newton, Iowa.

By:

Katrina Davis, City Clerk
City of Newton, IA



2025 Sanitary Sewer Lining Project

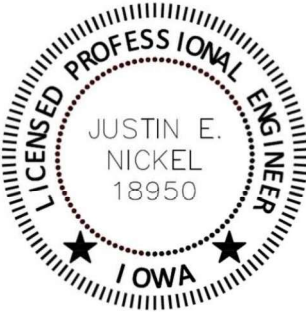
City of Newton, Iowa

**PROJECT MANUAL
&
CONTRACT DOCUMENTS**

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City of Newton
 Utilities Department
 303 W 4th St N, Suite 501
 Newton, IA 50208
 Telephone (641) 792-6622

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. <i>Justin E. Nickel</i> JUSTIN E. NICKEL, P.E. REG. NO. <u>18950</u> DATE: <u>7/14/2025</u> MY LICENSE RENEWAL DATE IS Dec. 31, 2025 PAGES OR SHEETS COVERED BY THIS SEAL: <u>Entire Document</u>
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NOTICE TO BIDDERS
CITY OF NEWTON, IOWA PUBLIC IMPROVEMENT PROJECT

Sealed bids for the work comprising the improvement as stated below must be filed before 11:00 am on August 21, 2025, in the office of the Utilities Director, 303 W 4th St N, Suite 501, Newton, IA.

Sealed proposals will be opened and bids tabulated at 11:00 am on August 21, 2025, in the Utilities Office, 303 W 4th St N, Suite 501, Newton, IA, for consideration by the Newton City Council at its meeting on September 2, 2025; at the Newton City Council Chambers. The City of Newton reserves the right to reject any and all bids.

Work on the improvement shall commence upon approval of the contract by the Council and issuance of the Notice to Proceed, and be completed as stated below.

Each bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful bidder will enter into a contract for the work bid upon and will furnish after the award of contract a corporate surety bond, in a form acceptable to the Jurisdiction, for the faithful performance of the contract, in an amount equal to 100% of the amount of the contract. Said corporate surety bond shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Newton from claims and damages of any kind caused by the operations of the contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of two (2) year from and after acceptance of the contract. Said bid security shall be in the amount fixed in the Instruction to Bidders and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a bid bond on the form provided in the contract documents with corporate surety satisfactory to the Jurisdiction. The bid shall contain no condition except as provided in the specifications.

The City of Newton reserves the right to defer acceptance of any bid for a period of sixty (60) calendar days after receipt of bids and no bid may be withdrawn during this period.

The City of Newton, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Contractor shall fully complete the project on or before June 15, 2026. Should the contractor fail to complete the work in this timeframe, liquidated damages of \$500.00 per calendar day will be assessed for work not completed within the designated contract term.

The City of Newton does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the jurisdiction.

Copies of the contract bid documents and plans are available at no cost from the City of Newton Utilities Office, 303 W 4th St N, Suite 501, Newton, IA.

General Nature of Public Improvement:

2025 Sanitary Sewer Lining Project

Project includes 5065 feet of Pre-Rehabilitation and inspection, 5065 feet of 8" AND 10" CIPP lining to included 122 more or less service reinstatement and 30 CIPP end seals, 141 vertical feet of centrifugally cast cementitious mortar epoxy coated and 9 minor manhole adjustments in two general locations in Newton, Iowa.

A bid alternate of 1038 feet of Pre-Rehabilitation and inspection, 1038 feet of 8" CIPP lining to included 17 more or less service reinstatement and 8 CIPP end seals, 51.13 vertical feet of centrifugally cast cementitious mortar epoxy coated and 2 minor manhole adjustments in one general locations in Newton, Iowa.

The work shall commence upon issuance of the Notice to Proceed, and shall be completed on or before on or before June 15,2026.

This Notice is given by authority of the City of Newton

/s/ _____
Katrina Davis, City Clerk, City of Newton, Iowa

INSTRUCTIONS TO BIDDERS

Project Name: 2025 Sanitary Sewer Lining Project

The work comprising the above referenced project shall be constructed in accordance with the 2025 edition of the SUDAS Standard Specifications and as further modified by the 2025 City of Newton Supplemental Specifications to said SUDAS Standard Specifications, and project plans and special conditions in the contract documents. The terms used in the contract revision of the documents are defined in said Standard Specifications. Before submitting your bid, review the requirements of Division 1, General Provisions and Covenants, in particular the sections regarding proposal requirements, bonding, contract execution and insurance requirements. Be certain that all documents have been completed properly, as failure to complete and sign all documents and to comply with the requirements listed below can cause your bid not to be read.

I. BID SECURITY

The bid security must be in the minimum amount of 5% of the total bid amount including all add alternates (do not deduct the amount of deduct alternates). Bid security shall be in the form of a cashier's check or a certified check, drawn on an FDIC insured bank in Iowa or drawn on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a bid bond executed by a corporation authorized to contract as a surety in Iowa or satisfactory to the Jurisdiction. The bid bond must be submitted on the enclosed Bid Bond form as no other bid bond forms are acceptable. All signatures on the bid bond must be original signatures in ink; facsimile (fax) of any signature or use of an electronic signature on the bid bond is not acceptable. Bid security other than said bid bond shall be made payable to the City of Newton. "Miscellaneous Bank Checks," and personal checks, as well as "Money Orders" and "Traveler's Checks" issued by persons, firms, or corporations licensed under Chapter 533C of the Iowa Code, are not acceptable bid security.

II. SUBMISSION OF THE PROPOSAL AND IDENTITY OF BIDDER

- A. **The bid proposal and Bidder Status Form shall be sealed in an envelope, properly identified as the Proposal with the project title and the name and address of the bidder**, and deposited with the Jurisdiction at or before the time and at the place provided in the Notice to Bidders. It is the sole responsibility of the bidder to see that its proposal is delivered to the Jurisdiction prior to the time for opening bids, along with the **appropriate bid security sealed in a separate envelope identified as Bid Security and attached to the outside of the bid proposal envelope**. Any proposal received after the scheduled time for the receiving of proposals will be returned to the bidder unopened and will not be considered. If the Jurisdiction provides envelopes for proposals and bid security, bidders shall be required to utilize such envelopes in the submission of their bids.

B. The following documents shall be completed, signed, and returned in the Proposal envelope. The bid cannot be read if any of these documents are omitted from the Proposal envelope.

1. PROPOSAL – Complete each of the following parts:

- Part B – Acknowledgment of Addenda, if any have been issued
- Part C – Bid Items, Quantities, and Prices
- Part F – Additional Requirements

The following proposal attachments must be completed and attached:

<u>ITEM NO.</u>	<u>DESCRIPTION OF ATTACHMENT</u>
1.	<u>Bidder Status Form (blank form included in Project Manual)</u>
2.	<u>_____</u>
3.	<u>_____</u>
4.	<u>_____</u>
5.	<u>_____</u>
6.	<u>_____</u>

- Part G – Identity of Bidder

Sign the proposal. The signature on the proposal and all proposal attachments must be an original signature in ink signed by the same individual who is the Company Owner or an authorized Officer of the Company; copies or facsimile of any signature or electronic signatures will not be accepted.

The following documents must be submitted as printed. No alterations, additions, or deletions are allowed. If the Bidder notes a requirement in the contract documents that the Bidder believes will require a conditioned or unsolicited alternate bid, the Bidder must immediately notify the Engineer in writing. The Engineer will issue any necessary interpretation by an addendum.

SPECIAL CONDITIONS
2025 Sanitary Sewer Lining Project

Index

- | | |
|------------------------------|-----------------------|
| 1. INTENT | 6. SALES TAX |
| 2. ORDER OF CONSTRUCTION | 7. CONSTRUCTION WATER |
| 3. PROJECT COMPLETION | 8. BIDDER STATUS FORM |
| 4. NOTIFICATION OF UTILITIES | 9. TRAFFIC CONTROL |
| 5. PERMITS AND FEES | |

1. INTENT:

- 1.1 Where these “Special Conditions” are in conflict with the “Instruction to Bidders”, “General Requirements or Statewide Urban Design and Specifications Program – Standard Specifications Manual (SUDAS), 2025 Edition”, these “Special Conditions” shall apply.
- 1.2 It is automatically understood that all references to “Jurisdiction” in the Statewide Urban Design and Specifications Program – Standard Specifications Manual (SUDAS), 2025 Edition means one and the same as the City of Newton.

2. ORDER OF CONSTRUCTION:

- 2.1 The contractor shall coordinate work with the Utilities Director to assure orderly and expeditious progress of the work.

3. PROJECT COMPLETION:

- 3.1 The work shall commence upon issuance of the Notice to Proceed, and shall be completed per Part D – General of the Proposal section of the Project Manual and Contract Documents.

4. NOTIFICATION OF UTILITIES:

- 4.1 The contractor shall be responsible for the notification of all utility companies at least 48 hours prior to construction through the Iowa One-Call so that adequate provisions can be made for the location of utilities and any relocation that may be necessary.
- 4.2 In performing the work, the contractor shall exercise care to not disrupt utility service. In the event of disruption, the contractor shall immediately notify the proper utility company and repair made promptly and holds harmless the City of Newton and any property owner from any claim of damage caused by such disruption.
- 4.3 The contractor shall be responsible for damages to utilities that have been located.

5. PERMITS AND FEES:

- 5.1 All applicable building, mechanical, electrical, and/or plumbing permits shall be obtained prior to the beginning of work.
- 5.2 City of Newton permit fees shall be waived.

6. SALES TAX:

- 6.1 Owner is exempt from Iowa state sales taxes and local option sales taxes on all materials and equipment to be incorporated in the work. Owner’s exemption does not apply to construction tools, machinery, equipment, or other property purchased by or leased by Contractor, or to supplies or materials not incorporated into the Work.
- 6.2 The Contractor shall provide a listing to the City identifying all appropriate subcontractors qualified for use of the tax exemption certificate. The listing shall include the Federal Employer Identification Number (FEIN) for the Contractor and each subcontractor.
- 6.3 The Owner will complete an on-line application to register this Contract with the Iowa Department of Revenue and Finance and will furnish the Contractor and all listed subcontractors with an authorization letter and Tax Exemption Certificate for use in the purchase of supplies and materials to be incorporated into the Work. The Contractor and

subcontractors may make copies of the tax exemption certificates and authorization letters and provide a copy to each supplier providing construction materials to be incorporated into this project.

6.4 If on-line registration is not available from the Department of Revenue and Finance at the time this Contractor is approved by the Owner, the Contractor shall pay all applicable Iowa sales/use taxes and submit a form 35-002 to the Owner for all Iowa sales/use tax paid. The Owner will subsequently refund to the Contractor the amount of taxes paid and certified on form 35-002. Refunds will only be provided if the on-line registration is not available, not at the Contractor's option.

6.5 The Contractor shall be responsible for complying with all applicable provisions of Iowa Code Section 422.

7. CONSTRUCTION WATER:

7.1 The owner will not supply construction water. The contractor may contact Newton Waterworks at 641-792-2003 to arrange the rental of a hydrant meter, and shall be responsible for all costs to rent the hydrant meter and to pay for water usage.

8. BIDDER STATUS FORM:

8.1 All contractors shall complete the Bidder Status Form included in the Project Manual, and submit it with their proposal as noted in the Instruction to Bidders and Part F – Additional Requirements of the Proposal.

9. Traffic Control:

9.1 Traffic control per MUTCD standards. Traffic control is incidental to the project.

PROPOSAL

PROPOSAL: PART A – SCOPE

The City of Newton, Iowa, hereinafter called the “Jurisdiction,” has need of a qualified contractor to complete the work comprising the below referenced improvement. The undersigned Bidder hereby proposes to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the Utilities Director, at the prices hereinafter provided in Part C of the Proposal, for the following described improvements:

PROJECT DESCRIPTION:

2025 Sanitary Sewer Lining Project

Project includes 5065 feet of Pre-Rehabilitation and inspection, 5065 feet of 8” AND 10” CIPP lining to included 122 more or less service reinstatement and 30 CIPP end seals, 141 vertical feet of centrifugally cast cementitious mortar epoxy coated and 9 minor manhole adjustments in two general locations in Newton, Iowa.

A bid alternate of 1038 feet of Pre-Rehabilitation and inspection, 1038 feet of 8” CIPP lining to included 17 more or less service reinstatement and 8 CIPP end seals, 51.13 vertical feet of centrifugally cast cementitious mortar epoxy coated and 2 minor manhole adjustments in one general locations in Newton, Iowa.

PROPOSAL: PART B – ACKNOWLEDGMENT OF ADDENDA

The Bidder hereby acknowledges that all addenda become a part of the contract documents when issued, and that each such addendum has been received and utilized in the preparation of this bid. The Bidder hereby acknowledges receipt of the following addenda by inserting the number of each addendum in the blanks below:

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

ADDENDUM NUMBER _____ ADDENDUM NUMBER _____

and certifies that said addenda were utilized in the preparation of this bid.

PROPOSAL: PART C – BID ITEMS, QUANTITIES, AND PRICES

UNIT BID PRICE CONTRACTS: The Bidder must provide the Unit Bid Price, the Total Bid Price, any Alternate Prices, and the Total Construction Costs on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. In case of discrepancy, the Unit Bid Price governs. The quantities shown on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices are approximate only, but are considered sufficiently adequate for the purpose of comparing bids. The Total Construction Cost plus any alternates selected by the Jurisdiction, shall be used only for comparison of bids. The Total Construction Cost, including any Add-Alternates, shall be used for determining the sufficiency of the bid security.

BASE BID CONTRACTS: The Bidder must provide any Bid Prices, any Alternate Prices, and the Total of the Base Bid plus any Add-Alternates on the Proposal Attachment: Part C – Bid Items, Quantities, and Prices. The Total of the Base bid plus any Alternates selected by the Jurisdiction shall be used only for comparison of bids. The Total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

PROPOSAL: PART D – GENERAL

The Bidder hereby acknowledges that the Jurisdiction, in advertising for public bids for this project, reserves the right to:

1. Reject any or all bids. Award of the contract, if any, to be to the lowest responsible, responsive bidder; and
2. Reject any or all alternates in determining the items to be included in the contract. Designation of the lowest responsible, responsive bidder to be based on comparison of the total bid plus any selected alternates; and
3. Make such alterations in the contract documents or in the proposal quantities as it determines necessary in accordance with the contract documents after execution of the contract. Such alterations shall not be considered a waiver of any conditions of the contract documents, and shall not invalidate any of the provisions thereof; and

The Bidder hereby agrees to:

1. Enter into a contract, if this proposal is selected, in the form approved by the Jurisdiction, provide proof of registration with the Iowa Division of Labor in accordance with Chapter 91C of the Iowa Code, and furnish a performance, payment, and maintenance bond; and
2. Provide proof of insurance in accordance with Section 1070 of the 2025 edition of the SUDAS Standard Specifications.
3. Forfeit bid security, not as a penalty but as liquidated damages, upon failure to enter into such contract and/or to furnish said bond; and
4. Commence the work on this project on or before a date to be specified in a written notice to proceed by the Jurisdiction, and to fully complete the project on or before June 15, 2026; and to pay liquidated damages for noncompliance with said completion provisions at the rate of five hundred dollars (\$500.00) for each calendar day thereafter that the work remains incomplete.

PROPOSAL: PART E – NON-COLLUSION AFFIDAVIT

The Bidder hereby certifies:

1. That this proposal is not affected by, contingent on, or dependent on any other proposal submitted for any improvement with the Jurisdiction; and
2. That no individual employed by the Bidder has employed any person to solicit or procure the work on this project, nor will any employee of the Bidder make any payment or agreement for payment of any compensation in connection with the procurement of this project; and
3. That no part of the bid price received by the Bidder was or will be paid to any person, corporation, firm, association, or other organization for soliciting the bid, other than the payment of their normal compensation to persons regularly employed by the Bidder whose services in connection with the construction of the project were in the regular course of their duties for the Bidder; and

(CONT. – PROPOSAL)

Project Name: 2025 Sanitary Sewer Lining Project

4. That this proposal is genuine and not collusive or sham; that the Bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any bidder or person, to submit a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought, by agreement or collusion, or communication or conference, with any person, to fix the bid price of the Bidder or of any other bidder, and that all statements in this proposal are true; and
5. That the individual(s) executing this proposal have the authority to execute this proposal on behalf of the Bidder.

PROPOSAL: PART F – ADDITIONAL REQUIREMENTS

The Bidder hereby agrees to comply with the additional requirements listed below that are included in this proposal and identified as proposal attachments:

<u>ITEM NO.</u>	<u>DESCRIPTION OF ATTACHMENT</u>
1.	<u>complete & include Bidder Status Form with Proposal</u>
2.	<u></u>
3.	<u></u>
4.	<u></u>
5.	<u></u>
6.	<u></u>

PROPOSAL: PART G – IDENTITY OF BIDDER

The Bidder shall indicate whether the bid is submitted by a/an:

☐ Individual,
Sole Proprietorship

☐ Partnership

☐ Corporation

☐ Limited Liability Company

☐ Joint-venture: all parties must join-in and
execute all documents

☐ Other

The Bidder shall enter its Public Registration
Number _____ - _____ issued
By the Iowa Commissioner of Labor Pursuant
Section 91C.5 of the Iowa Code.

Failure to provide said Registration Number
shall result in the bid being read under
advisement. A contract will not be executed
until the Contractor is registered.

By

Bidder

Signature

Name (Print/Type)

Title

Street Address

City, State, Zip Code

Telephone Number

**Type or print the name and title of the company's
owner, president, CEO, etc. if a different person
than entered above.**

Name

Title

**NOTE: The signature on this proposal must be an original signature in ink; copies,
facsimiles, or electronic signatures will not be accepted.**

(CONT. – PROPOSAL)

Project Name: 2025 Sanitary Sewer Lining Project
PROPOSAL

PROPOSAL ATTACHMENT: PART C – BID ITEMS, QUANTITIES, AND PRICES

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Bid Price(s), any Alternate Price(s), and the Total of the Base Bid plus any Add-Alternates in this Proposal Attachment: Part C – Bid Items, Quantities, and Prices the total of the base bid plus any alternates selected by the Jurisdiction shall be used only for comparison of bids. The total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

ESTIMATED PROJECT QUANTITIES-BASE BID						
Item No.	Item Code	Description	Unit	Total Est. Quant.	Unit Price	Amount
1	4050-1.08 A	Pre Rehabilitation and Inspection	LF	5065	\$	\$
2	4050-1.08 C 1	Pipe Lining, CIPP 8"	LF	4737	\$	\$
3	4050-1.08 C 1	Pipe Lining, CIPP 10"	LF	328	\$	\$
4	4050-1.08 C 2	Building Sanitary Sewer Service Reinstatement	EA	122	\$	\$
5	4050-1.08 C 3	CIPP End Seal	EA	30	\$	\$
6	6010-1.08 E	Manhole Adjustment, Minor	EA	9	\$	\$
7	6020-1.08 D	Centrifugally Cast Cementitious Mortar Liner Epoxy	VF	141	\$	\$
Total						\$

ESTIMATED PROJECT QUANTITIES- ADD ALTERNATE						
Item No.	Item Code	Description	Unit	Total Est. Quant.	Unit Price	Amount
1	4050-1.08 A	Pre Rehabilitation and Inspection	LF	1038	\$	\$
2	4050-1.08 C 1	Pipe Lining, CIPP 8"	LF	1038	\$	\$
3	4050-1.08 C 2	Building Sanitary Sewer Service Reinstatement	EA	17	\$	\$
4	4050-1.08 C 3	CIPP End Seal	EA	8	\$	\$
5	6010-1.08 E	Manhole Adjustment, Minor	EA	2	\$	\$
6	6020-1.08 D	Centrifugally Cast Cementitious Mortar Liner Epoxy	VF	51.13	\$	\$
Total						\$

Base Bid Plus Add Alternate Total	\$
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PROPOSAL: PART F – ADDITIONAL REQUIREMENTS

ITEM 1 - Bidder Status Form shall be included as an attachment to this Proposal.

BID BOND

Bid Bond Form

KNOW ALL BY THESE PRESENTS:

That we, _____, as Principal,
and _____, as Surety, are held
and firmly bound unto the City of Newton, Iowa, as Oblige, (hereinafter referred to as "the
Jurisdiction"), in the penal sum of _____

_____ Dollars and _____ Cents (\$_____
____), or _____ percent of the amount bid in lawful money of the United States, for which payment
said Principal and Surety bind themselves, their heirs, executors, administrators, successors, and
assigns jointly and severally, firmly by these presents.

The condition of the above obligation is such that whereas the principal has submitted to the
Jurisdiction a certain proposal, in a separate envelope, and hereby made a part hereof, to enter into
a contract in writing, for the following described improvements;

2025 Sanitary Sewer Lining Project

Project includes 5065 feet of Pre-Rehabilitation and inspection, 5065 feet of 8" AND 10" CIPP
lining to included 122 more or less service reinstatement and 30 CIPP end seals, 141 vertical feet
of centrifugally cast cementitious mortar epoxy coated and 9 minor manhole adjustments in two
general locations in Newton, Iowa.

A bid alternate of 1038 feet of Pre-Rehabilitation and inspection, 1038 feet of 8" CIPP lining to
included 17 more or less service reinstatement and 8 CIPP end seals, 51.13 vertical feet of
centrifugally cast cementitious mortar epoxy coated and 2 minor manhole adjustments in one
general locations in Newton, Iowa.

The Surety hereby stipulates and agrees that the obligations of said Surety and its bond shall be in
no way impaired or affected by any extension of the time within which the Jurisdiction may accept
such bid or execute such Contract; and said Surety does hereby waive notice of any such extension.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree
that the venue thereof shall be Jasper County, State of Iowa. If legal action is required by the
Jurisdiction against the Surety or Principal to enforce the provisions of the bond or to collect the
monetary obligation incurring to the benefit of the Jurisdiction, the Surety or Principal agrees to pay
the Jurisdiction all damages, costs, and attorney fees incurred by enforcing any of the provisions of
this Bond. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and
not alternative and shall be in addition to all rights, powers and remedies given to the Jurisdiction,
by law. The Jurisdiction may proceed against Surety for any amount guaranteed hereunder whether
action is brought against Principal or whether Principal is joined in any such action or actions or not.

NOW, THEREFORE, if said proposal by the Principal be accepted, and the Principal shall enter
into a contract with Jurisdiction in accordance with the terms of such proposal, including the
provision of insurance and of a bond as may be specified in the contract documents, with good and
sufficient surety for the faithful performance of such contract, for the prompt payment of labor and
material furnished in the prosecution thereof, and for the maintenance of said improvements as may
be required therein, then this obligation shall become null and void; otherwise, the Principal shall
pay to the Jurisdiction the full amount of the bid bond, together with court costs, attorney's fees, and
any other expense of recovery.

(CONT. BID BOND)

Project Name: 2025 Sanitary Sewer Lining Project

Signed and sealed this _____ day of _____, 20_____.

SURETY:

By _____
Surety Company

Signature Attorney-in-Fact/Officer

Printed Name of Attorney-in-Fact/Officer

Company Name

Company Address

City, State, Zip Code

Company Telephone Number

PRINCIPAL:

By _____
Bidder

Signature

Printed Name

Title

Address

City, State, Zip Code

Telephone Number

NOTE: All signatures on this bid bond must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted. This bond must be sealed with the Surety's raised, embossing seal. The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.

Bidder Status Form

To be completed by all bidders

Part

A

Please answer "Yes" or "No" for each of the following:

- ☐ Yes ☐ No My company is authorized to transact business in Iowa.
(To help you determine if your company is authorized, please review the worksheet on the next page).
- ☐ Yes ☐ No My company has an office to transact business in Iowa.
- ☐ Yes ☐ No My company's office in Iowa is suitable for more than receiving mail, telephone calls, and e-mail.
- ☐ Yes ☐ No My company has been conducting business in Iowa for at least 3 years prior to the first request for bids on this project.
- ☐ Yes ☐ No My company is not a subsidiary of another business entity or my company is a subsidiary of another business entity that would qualify as a resident bidder in Iowa.
- If you answered "Yes" for each question above, your company qualifies as a resident bidder. Please complete Parts B and D of this form.
- If you answered "No" to one or more questions above, your company is a non-resident bidder. Please complete Parts C and D of this form.

To be completed by resident bidders

Part B

My company has maintained offices in Iowa during the past 3 years at the following addresses:

Dates: ____ / ____ / ____ to ____ / ____ / ____ Address: _____
City, State, ZIP: _____

Dates: ____ / ____ / ____ to ____ / ____ / ____ Address: _____
City, State, ZIP: _____

Dates: ____ / ____ / ____ to ____ / ____ / ____ Address: _____
City, State, ZIP: _____

You may attach additional sheets if needed.

To be completed by non-resident bidders

Part C

1. Name of home state or foreign country reported to the Iowa Secretary of State:

2. Does your company's home state or foreign country offer preferences to bidders who are residents? ☐ Yes ☐ No

3. If you answered "Yes" to question 2, identify each preference offered by your company's home state or foreign country and the appropriate legal citation:

You may attach additional sheets if needed.

To be completed by all bidders

Part

D

I certify that the statements made on this document are true and complete to the best of my knowledge and I know that my failure to provide accurate and truthful information may be a reason to reject my bid.

Firm Name: _____

Signature: _____

Date: _____

You must submit the completed form to the governmental body requesting bids

**per 875 Iowa Administrative Code Chapter 156.
This form has been approved by the Iowa Labor Commissioner.**

Worksheet: Authorization to Transact Business

This worksheet may be used to help complete Part A of the Resident Bidder Status form. If at least one of the following describes your business, you are authorized to transact business in Iowa.

- ☐ Yes ☐ No My business is currently registered as a contractor with the Iowa Division of Labor.
- ☐ Yes ☐ No My business is a sole proprietorship and I am an Iowa resident for Iowa income tax purposes.
- ☐ Yes ☐ No My business is a general partnership or joint venture. More than 50 percent of the general partners or joint venture parties are residents of Iowa for Iowa income tax purposes.
- ☐ Yes ☐ No My business is an active corporation with the Iowa Secretary of State and has paid all fees required by the Secretary of State, has filed its most recent biennial report, and has not filed articles of dissolution.
- ☐ Yes ☐ No My business is a corporation whose articles of incorporation are filed in a state other than Iowa, the Corporation has received a certificate of authority from the Iowa Secretary of State, has filed its most recent biennial report with the Secretary of State, and has neither received a certificate of withdrawal from the Secretary of State nor had its authority revoked.
- ☐ Yes ☐ No My business is a limited liability partnership which has filed a statement of qualification in this state and the statement has not been cancelled.
- ☐ Yes ☐ No My business is a limited liability partnership which has filed a statement of qualification in a state other than Iowa, has filed a statement of foreign qualification in Iowa and a statement cancellation has not been filed.
- ☐ Yes ☐ No My business is a limited partnership or a limited liability limited partnership which has filed a certificate of limited partnership in this state, and has not filed a statement of termination.
- ☐ Yes ☐ No My business is a limited partnership or a limited liability limited partnership whose certificate of limited partnership is filed in a state other than Iowa, the limited partnership or limited liability limited partnership has received notification from the Iowa Secretary of State that the application for certificate of authority has been approved and no notice of cancellation has been filed by the limited partnership or the limited liability limited partnership.
- ☐ Yes ☐ No My business is a limited liability company whose certificate of organization is filed in Iowa and has not filed a statement of termination.
- ☐ Yes ☐ No My business is a limited liability company whose certificate of organization is filed in a state other than Iowa, has received a certificate of authority to transact business in Iowa and the certificate has not been revoked or cancelled.

CONTRACT DATE _____

CONTRACT

THIS CONTRACT, made and entered into at Newton, Iowa this _____ day of _____, by and between the City of Newton by its Mayor, upon order of its City Council hereinafter called the "Jurisdiction," and _____, hereinafter called the "Contractor."

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the Utilities Director. This contract includes all contract documents. The work under this contract shall be constructed in accordance with the 2025 Edition of the SUDAS Standard Specifications, the 2025 City of Newton Supplemental Specifications to said SUDAS Standard Specifications and as further modified by the supplemental specifications and special provisions included in said contract documents, and the Contract Attachment - Item 1: General, which is attached hereto. The Contractor further agrees to complete the work in strict accordance with said contract documents, and to guarantee the work as required by law, for the time required in said contract documents, after its acceptance by the Jurisdiction.

This contract is awarded and executed for completion of the work specified in the contract documents for the bid prices shown on the Contract Attachment - Item 2: Bid Items, Quantities, and Prices, which were proposed by the Contractor in its proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following described improvements:

2025 Sanitary Sewer Lining Project

Project includes 5065 feet of Pre-Rehabilitation and inspection, 5065 feet of 8" AND 10" CIPP lining to included 122 more or less service reinstatement and 30 CIPP end seals, 141 vertical feet of centrifugally cast cementitious mortar epoxy coated and 9 minor manhole adjustments in two general locations in Newton, Iowa.

A bid alternate of 1038 feet of Pre-Rehabilitation and inspection, 1038 feet of 8" CIPP lining to included 17 more or less service reinstatement and 8 CIPP end seals, 51.13 vertical feet of centrifugally cast cementitious mortar epoxy coated and 2 minor manhole adjustments in one general locations in Newton, Iowa.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of _____ dollars (\$_____) which amount shall constitute the required amount of the performance, payment, and maintenance bond. The Contractor hereby agrees to commence work under this contract on or before a date to be specified in a written notice to proceed by the Jurisdiction and to fully complete the project on or before June 15, 2026; and to pay liquidated damages for noncompliance with said completion provisions at the rate of five hundred dollars (\$ 500.00) for each calendar day thereafter that the work remains incomplete.

(CONT. CONTRACT)

Project Name: 2025 Sanitary Sewer Lining Project

IN WITNESS WHEREOF, the Parties hereto have executed this instrument, in triplicate on the date first shown written.

JURISDICTION

CONTRACTOR

By _____

Contractor

(Seal)

ATTEST:

By _____

Signature

Title

FORM APPROVED BY:

Street Address

Attorney for Jurisdiction

City, State, Zip Code

Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION to be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number _____ - _____ issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.
2. Out-of-State Contractors:
 - A. Pursuant to Section 91C.7 of the Iowa Code, an out-of-state contractor, before commencing a contract in excess of five thousand dollars in value in Iowa, shall file a bond with the division of labor services of the department of workforce development. It is the contractor's responsibility to comply with said Section 91C.7 before commencing this work.
 - B. Prior to entering into contract, the designated low bidder, if it is a corporation organized under the laws of a state other than Iowa, shall file with the Engineer a certificate from the Secretary of the State of Iowa showing that it has complied with all the provisions of Chapter 490 of the Iowa Code, or as amended, governing foreign corporations.

(CONT. CONTRACT)

Project Name: 2025 Sanitary Sewer Lining Project

NOTE: All signatures on this contract must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.

CORPORATE ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known, who, being by me duly sworn, did say that they are the _____, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that _____ and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20 ____

PARTNERSHIP ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

INDIVIDUAL ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

Notary Public in and for the State of _____
My commission expires _____, 20____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me a Notary Public in and for said county, personally appeared _____, to me personally known, who being by me duly sworn did say that person is _____ of said _____, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) _____, and that said instrument was signed and sealed on behalf of the said _____, by authority of its managers and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said _____, by it voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20____

CONTRACT ATTACHMENT: ITEM 1 - GENERAL

none

CONTRACT ATTACHMENT: ITEM 2 - BID ITEMS AND QUANTITIES

This contract is awarded and executed for completion of the work specified in the contract documents for the bid prices tabulated below as proposed by the Contractor in its proposal submitted in accordance with notice to bidders and notice of public hearing. All quantities are subject to revision by the Jurisdiction. Quantity changes that amount to 20% or less of the amount bid shall not affect the unit bid price.

ESTIMATED PROJECT QUANTITIES-BASE BID						
Item No.	Item Code	Description	Unit	Total Est. Quant.	Unit Price	Amount
1	4050-1.08 A	Pre Rehabilitation and Inspection	LF	5065	\$	\$
2	4050-1.08 C 1	Pipe Lining, CIPP 8"	LF	4737	\$	\$
3	4050-1.08 C 1	Pipe Lining, CIPP 10"	LF	328	\$	\$
4	4050-1.08 C 2	Building Sanitary Sewer Service Reinstatement	EA	122	\$	\$
5	4050-1.08 C 3	CIPP End Seal	EA	30	\$	\$
6	6010-1.08 E	Manhole Adjustment, Minor	EA	9	\$	\$
7	6020-1.08 D	Centrifugally Cast Cementitious Mortar Liner Epoxy	VF	141	\$	\$
Total						\$

ESTIMATED PROJECT QUANTITIES- ADD ALTERNATE						
Item No.	Item Code	Description	Unit	Total Est. Quant.	Unit Price	Amount
1	4050-1.08 A	Pre Rehabilitation and Inspection	LF	1038	\$	\$
2	4050-1.08 C 1	Pipe Lining, CIPP 8"	LF	1038	\$	\$
3	4050-1.08 C 2	Building Sanitary Sewer Service Reinstatement	EA	17	\$	\$
4	4050-1.08 C 3	CIPP End Seal	EA	8	\$	\$
5	6010-1.08 E	Manhole Adjustment, Minor	EA	2	\$	\$
6	6020-1.08 D	Centrifugally Cast Cementitious Mortar Liner Epoxy	VF	51.13	\$	\$
Total						\$

Base Bid Plus Add Alternate Total	\$
-----------------------------------	----

SAMPLE

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SURETY BOND NO. _____

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, _____, as
Principal (hereinafter the "Contractor" or "Principal" and
_____, as Surety are held and firmly bound unto
the City of Newton, as Oblige (hereinafter referred to as "the Jurisdiction"), and to all persons who
may be injured by any breach of any of the conditions of this Bond in the penal sum of _____
dollars
and _____ cents (\$ _____), lawful money of the United States, for
the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal
representatives and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a
contract with the Jurisdiction, bearing date the _____ day of _____,
_____, hereinafter the "Contract") wherein said Contractor undertakes and agrees to
construct the following described improvements:

2025 Sanitary Sewer Lining Project

Project includes 5065 feet of Pre-Rehabilitation and inspection, 5065 feet of 8" AND 10" CIPP
lining to included 122 more or less service reinstatement and 30 CIPP end seals, 141 vertical feet
of centrifugally cast cementitious mortar epoxy coated and 9 minor manhole adjustments in two
general locations in Newton, Iowa.

A bid alternate of 1038 feet of Pre-Rehabilitation and inspection, 1038 feet of 8" CIPP lining to
included 17 more or less service reinstatement and 8 CIPP end seals, 51.13 vertical feet of
centrifugally cast cementitious mortar epoxy coated and 2 minor manhole adjustments in one
general locations in Newton, Iowa.

and to faithfully perform all the terms and requirements of said Contract within the time therein
specified, in a good and workmanlike manner, and in accordance with the Contract Documents.
Provided, however, that one year after the date of acceptance as complete of the work under the
above referenced Contract, the maintenance portion of this Bond shall continue in which is the cost
associated with those items shown on the proposal and in the Contract that require a maintenance
bond period in excess of one year.

It is expressly understood and agreed by the Contractor and Surety in this bond that the following
provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. **PERFORMANCE:** The Contractor shall well and faithfully observe, perform, fulfill, and abide
by each and every covenant, condition, and part of said Contract and Contract Documents,
by reference made a part hereof, for the above referenced improvements, and shall
indemnify and save harmless the Jurisdiction from all outlay and expense incurred by the
Jurisdiction by reason of the Contractor's default of failure to perform as required. The
Contractor shall also be responsible for the default or failure to perform as required under the
Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees
furnishing materials or providing labor in the performance of the Contract.

(CONT. – PERFORMANCE, PAYMENT, AND MAINTENANCE BOND)

2. **PAYMENT:** The Contractor and the Surety on this Bond hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.
3. **MAINTENANCE:** The Contractor and the Surety on this Bond hereby agree, at their own expense:
 - A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of two (2) year from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;
 - B. To keep all work in continuous good repair; and
 - C. To pay the Jurisdiction's reasonable costs of monitoring and inspection to assure that any defects are remedied, and to repay the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.
4. **GENERAL:** Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:
 - A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
 - B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than 20% of the total contract price, and that this bond shall then be released as to such excess increase; and
 - C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.
 - D. That no provision of this Bond or of any other contract shall be valid that limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.

(CONT. – PERFORMANCE, PAYMENT, AND MAINTENANCE BOND)

E. That as used herein, the phrase “all outlay and expense” is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Jurisdiction including interest, benefits, and overhead where applicable. Accordingly, “all outlay and expense” would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorney’s fees (including overhead expenses of the Jurisdiction’s staff attorneys), and all costs and expenses of litigation as they are incurred by the Jurisdiction. It is intended the Contractor and Surety will defend and indemnify the Jurisdiction on all claims made against the Jurisdiction on account of Contractor’s failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Jurisdiction will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Jurisdiction incurs any “outlay and expense” in defending itself against any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Jurisdiction whole for all such outlay and expense, provided that the Surety’s obligation under this bond shall not exceed 125% of the penal sum of this bond.

In the event that any actions or proceedings are initiated regarding this Bond, the parties agree that the venue thereof shall be Jasper County, State of Iowa. If legal action is required by the Jurisdiction to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Contractor and the Surety agree, jointly, and severally, to pay the Jurisdiction all outlay and expense incurred therefor by the Jurisdiction. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action(s) or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a work, term, or phrase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

(CONT. – PERFORMANCE, PAYMENT, AND MAINTENANCE BOND)

Witness our hands, in triplicate, this _____ day of _____, _____.

PRINCIPAL:

Contractor

By: _____
Signature

Printed Name of Agent

Title

SURETY:

Company Name

Company Address

City, State, Zip Code

Company Telephone Number

Surety Company

By: _____
Signature Attorney-in-Fact Officer

Printed Name of Attorney-in-Fact Officer

Company Name

Company Address

City, State, Zip Code

Company Telephone Number

NOTE:

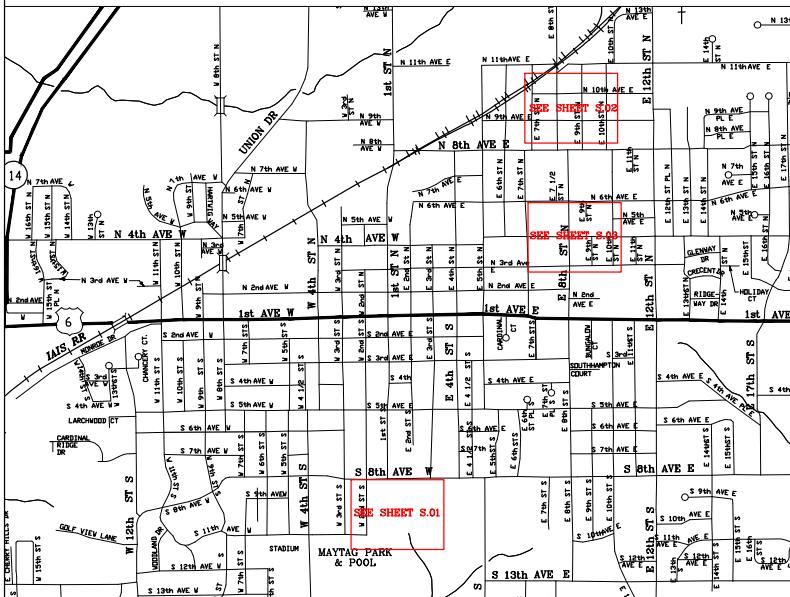
1. All signatures on this performance, payment, and maintenance bond must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.
2. This bond must be sealed with the Surety's raised, embossing seal.
3. The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.
4. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this bond must be exactly as listed on the Certificate or Power of Attorney accompanying this bond.

CITY OF NEWTON, IOWA

2025 SANITARY SEWER LINING AND MANHOLE PROJECT CITY OF NEWTON, IOWA

PROJECT NUMBER:
WWSL-2025-01

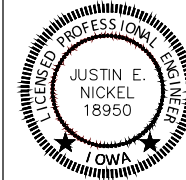
THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE ADA REQUIREMENTS IN CONSTRUCTION ZONES. PEDESTRIAN PATH CLOSURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR PER THE TRAFFIC CONTROL PLAN AND REFERENCED SPECIFICATIONS.



NOT TO SCALE

INDEX OF SHEETS	
NO.	DESCRIPTION
A.01	TITLE SHEET, LOCATION MAP
A.02	LEGEND,GENERAL INFO, UTILITY CONTACTS
C.01	EST. QTYS, REFERENCE NOTES, TABULATIONS
C.02	BID ALTERNATE EST. QTYS, REFERENCE NOTES, TABULATIONS
S.01-.02	PLAN SHEETS
S.03	BID ALTERNATE PLAN SHEETS

REVISIONS



Entire Document

Sheet A.01

LEGEND

	922 Contour w/ Elevation		Interstate Highway Symbol
	Chain Link Fence		U.S. Highway Symbol
	Board Fence		State Highway Symbol
	Barbed Wire Fence		County Road Symbol
	Woven Fence		Benchmark
	Barbed Wire & Woven Fence		Concrete Monument
	Tree Line		Terrace
	Tree Stump		Earth Dam or Dike
	Deciduous Tree		Edge of Water
	Coniferous Tree		Drainage Flow Arrow
	Tree To Be Removed		Well
	Shrub		Traffic Signal Pedestal
	Soil Boring		Traffic Signal w/ Mast Arm
	Telephone		Traffic Signal Cabinet Controller
	Overhead Telephone		Flared End Section
	Fiber Optic		Guy Anchor
	Electric		Mailbox
	Electric-Overhead		Speed Limit Sign
	Cable Television		Mile Marker Post
	Cable Television-Overhead		Stop Sign
	Gas Main		Railroad Signal Control Box
	Gas Valve		Top of Embankment
	Water Main		Drainage Course
	Sanitary Sewer		Rip Rap
	Septic Tank		Gabion
	Storm Sewer		PC Concrete (PCC) Surface
	Sanitary Sewer Manhole		Granular Surface
	Storm Sewer Intake		Hot Mix Asphalt (HMA) Surface
	Storm Sewer Manhole		Building
	Fire Hydrant		Removal Area
	Water Main Valve		Concrete Wall
	Water Service Valve		Timber Wall
	Utility Pole		Railroad Track
	Street/Yard Light		Section Corner
	Traffic Sign		Property Corner
	Electric Box		Spot Elevation
	Telephone Junction Box		Communications Tower
	Propane Tank		Detectable Warning Panel
	CATV Junction Box		
	Guard Post or Bollard		
	Underground Storage Tank		
	Above Ground Storage Tank		
	Satellite Dish		

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE IOWA ONE-CALL SYSTEM (811 OR 800-292-8989) AT LEAST 48 HOURS PRIOR BEGINNING WORK.
2. THE CONTRACTOR SHALL PROTECT ALL UTILITIES WITHIN THE PROJECT SITE WHETHER SHOWN OR NOT ON THESE PLANS. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS SHALL BE CONSIDERED APPROXIMATE ONLY. DO NOT SCALE PLANS FOR UTILITY LOCATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL PER MUTCD STANDARDS. TRAFFIC CONTROL IS INCIDENTAL TO THE PROJECT.
4. THE CONTRACTOR SHALL LIMIT THEIR OPERATIONS TO WITHIN THE PUBLIC RIGHT-OF-WAY (R.O.W.) OR CONSTRUCTION EASEMENTS, IF ACQUIRED. NO EQUIPMENT OR MATERIALS SHALL BE STORED WITHIN ANY AREAS OF R.O.W. THAT ARE OPEN TO TRAFFIC. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ANY STAGING OR STORAGE AREAS NEEDED FOR THEIR OPERATIONS..
5. CONSTRUCTION STAKING BY THE CITY OF NEWTON. PROVIDE 48 HOURS ADVANCE NOTICE OF ALL STAKING NEEDS. CONTRACTOR SHALL PROTECT ALL SURVEY STAKES AND CONTROL, AND SHALL BE RESPONSIBLE FOR ANY RESTAKING NEEDED DUE TO ACTIONS OF THE CONTRACTOR OR THEIR SUBCONTRACTORS.
6. APPROVED CONCRETE WASH-OUT BASINS OR DEVICES, IF NEEDED BY THE CONTRACTOR, SHALL BE SUPPLIED BY THE CONTRACTOR INCIDENTAL TO THE PAVEMENT ITEMS. REMOVAL SHALL BE COMPLETED BY THE CONTRACTOR, AGAIN INCIDENTAL TO THE PAVEMENT ITEMS.
7. THE CONTRACTOR SHALL PRESERVE, OR REPLACE IF DISTURBED, ALL PROPERTY MONUMENTS ON THE PROJECT SITE AND SHALL COMPLY WITH IOWA CODE 355 AND IOWA ADMINISTRATIVE CODE SECTION 193C FOR THE REPLACEMENT OF ALL DISTURBED MONUMENTS WITHIN THE PROJECT AREA."

04-15-08

213-1

- It shall be the contractor's responsibility to provide waste areas or disposal sites for excess material (excavated material or broken concrete) which is not desirable to be incorporated into the work involved on this project.

It shall be the contractor's responsibility to ensure that areas (including haul roads) selected for waste or disposal not impact 1)culturally sensitive sites or graves or 2)wetlands or "Waters of the U.S.", including streams or stream banks below the "ordinary high water mark", without an approved U.S. Army Corps of Engineers Section 404 Permit.

No payment for overhaul will be allowed for material hauled to these sites. No material shall be placed within the right-of-way, unless specifically stated in the plans.
- 10-28-97

The contractor is expected to have materials, equipment, and labor available on a daily basis to install and maintain erosion control features on the project. This may involve seeding, silt fence, rock ditch checks, silt basins, or silt dikes.
- 01-20-84

The Contractor is required to exercise care in shaping and compacting the resurfacing in the area of inlets to storm sewer intakes. The resurfacing course shall be shaped as necessary to insure maximum drainage into the intakes.

UTILITY CONTACT INFORMATION

Alliant Energy (Electric)	641-791-3222
Black Hills Energy (Natural Gas)	641-791-5415
Windstream (Telephone)	641-787-2511
Newton Utilities (Water)	641-792-6622 Ext.2701
Newton Utilities (Sewer)	641-792-3422
Newton Public Works (Storm)	641-792-6622
Mediacom (Cable TV)	800-362-1895
MCG (Fiber)	641-676-1000
Iowa One-Call	800-292-8989

ABBREVIATIONS

B-B	BACK OF CURB TO BACK OF CURB
PCC	PORTLAND CEMENT CONCRETE
PT	POINT OF TANGENCY
O.C.	ON CENTER
TYP.	TYPICAL
STA	STATION
EX.	EXISTING ELEVATION
INT	INTAKE
GRT	GRATE, STORM SEWER GRATE
ELEV	ELEVATION
INV	INVERT ELEVATION
PROP.	PROPOSED ELEVATION
BJ	BUTT JOINT
BOP	BEGINNING OF PROJECT
EOP	END OF PROJECT

No.	Item	CA ID	MH LiningDepth (VF)	MH Minor Adjustment (EA)SW-601
1	MH 1	708	8.65	0
2	MH 2	2539	7.80	0
3	MH 3	193	11.73	0
4	MH 4	194	9.84	0
5	MH 5	195	10.38	0
6	MH 6	171	8.38	1
7	MH 7	178	8.29	1
8	MH 8	179	9.53	1
9	MH 9	192	10.47	0
10	MH 10	170	8.95	1
11	MH 11	181	8.96	1
12	MH 12	180	6.79	1
13	MH 13	191	8.13	0
14	MH 14	169	8.33	1
15	MH 15	182	8.19	1
16	MH 16	183	7.12	1
Total			141.54	9

Estimated Refrenece Information		
Item No.	Item Code	Description
1	4050-1.08 A	Pre Rehabilitation and Inspection -Unit price includes, but is not limited to, pre-cleaning CCTV inspection, light sewer cleaning, debris removal and transport, post cleaning CCTV inspection for Engineer review, and identification and logging of active service taps. If specified in the contract documents, unit price also includes disposal and associated costs for all debris removed from sewer.
2	4050-1.08 C 1	Pipe Lining, CIPP 8" -Unit price includes, but is not limited to, furnishing and installing the liner and appurtenances, CCTV inspection immediately prior to lining, bypass pumping unless otherwise specified, sliding foil, post-lining CCTV inspection, and all costs associated with the public information and notification program.
3	4050-1.08 C 1	Pipe Lining, CIPP 10" - Unit price includes, but is not limited to, furnishing and installing the liner and appurtenances, CCTV inspection immediately prior to lining, bypass pumping unless otherwise specified, sliding foil, post-lining CCTV inspection, and all costs associated with the public information and notification program.
4	4050-1.08 C 2	Building Sanitary Sewer Service Reinstatement - Unit price includes, but is not limited to, reinstating sanitary sewer service connections, removal of debris, and coordination with service owners.
5	4050-1.08 C 3	CIPP End Seal -Unit price includes, but is not limited to, end seal and installation.
6	6010-1.08 E	Manhole Adjustment, Minor -Measurement: Each existing manhole adjusted to finished grade by addition or removal of adjustment rings or adjustment of adjustable casting will be counted.Payment: Payment will be made at the unit price for each minor manhole adjustment. Unit price includes, but is not limited to, removing existing casting andexisting adjustment rings, furnishing and installing adjustment rings, and furnishing and installing new casting, and installing new infiltration barrier (sanitary sewer manholes only). SEE TABULATIONS PAGE C.01 SANITARY SEWER MANHOLE CASTINGS SHALL BE SW-601, TYPE A(READS SANITARY SEWER)
7	6020-1.08 D	Centrifugally Cast Cementitious Mortar Liner with Epoxy Seal - The vertical dimension of manhole lining will be measured for depth in feet from the bottom of the lining to the top of the lining for each liner thickness specified. Payment will be at the unit price per vertical foot for each liner thickness. Unit price includes, but is not limited to, the handling of sewer flows during lining operations as required to properly complete the installation, and replacement of the existing casting with a new casting.

Line No.	UPSTREAM MH	DOWNSTREAM MH	STR/AVE	BLOCK	PIPE SIZE(IN)	PIPE TYPE	PIPE LENGTH (FT.)	ESTIMATED NO. OF LIVE SERVICES
1	MH 1	MH 2	W 2ND ST S	800	10"	VCP	328	0
2	MH 3	MH 4	N 8TH AVE E	800	8"	VCP	175	4
3	MH 4	MH5	N 8TH AVE E	700	8"	VCP	196	5
4	MH 4	MH 6	E 8TH ST N	800	8"	VCP	437	12
5	MH 6	MH 7	E 8TH ST N	900	8"	VCP	397	10
6	MH 7	MH 8	E 8TH ST N	1000	8"	VCP	366	8
7	MH 3	MH 9	N 8TH AVE E	800	8"	VCP	211	6
8	MH 9	MH 10	E 9TH ST N	800	8"	VCP	437	13
9	MH 10	MH 11	E 9TH ST N	900	8"	VCP	398	10
10	MH 11	MH 12	E 9TH ST N	1000	8"	VCP	460	14
11	MH 9	MH 13	N 8TH AVE E	900	8"	VCP	364	8
12	MH 13	MH 14	E 10TH ST N	800	8"	VCP	438	10
13	MH 14	MH 15	S 8TH AVE E	900	8"	VCP	399	11
14	MH 15	MH 16	E 14TH ST S	1000	8"	VCP	459	11
TOTAL							5065	122

ESTIMATED PROJECT QUANTITIES-BASE BID				
Item No.	Item Code	Item	Unit	Total Est. Quant.
1	4050-1.08 A	Pre Rehabilitation and Inspection	LF	5065
2	4050-1.08 C 1	Pipe Lining, CIPP 8"	LF	4737
3	4050-1.08 C 1	Pipe Lining, CIPP 10"	LF	328
4	4050-1.08 C 2	Building Sanitary Sewer Service Reinstatement	EA	122
5	4050-1.08 C 3	CIPP End Seal	EA	30
6	6010-1.08 E	Manhole Adjustment, Minor	EA	9
7	6020-1.08 D	Centrifugally Cast Cementitious Mortar Liner Epoxy	VF	141

Line No.	UPSTREAM MH	DOWNSTREAM MH	STR/AVE	BLOCK	PIPE SIZE(IN)	PIPE TYPE	PIPE LENGTH (FT.)	ESTIMATED NO. OF LIVE SERVICES
1	MH 17	MH 18	E 8TH ST N		300 8"	VCP	27	0
2	MH 18	MH 19	E 8TH ST N		300 8"	VCP	464	11
3	MH 19	MH 20	E 8TH ST N		400 8"	VCP	34	0
4	MH 20	MH 21	E 8TH ST N		800 8"	VCP	513	6
TOTAL							1038	17

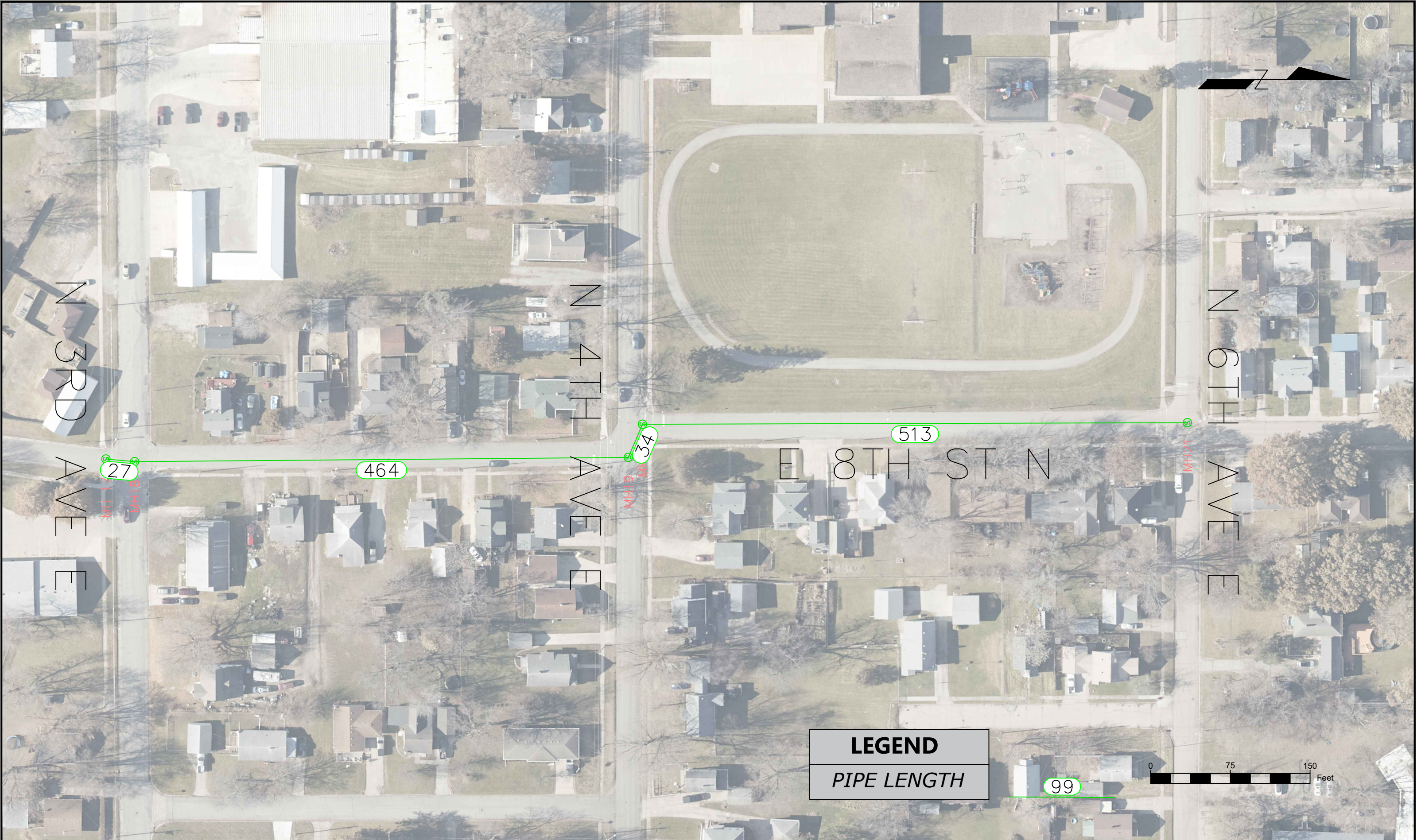
No.	Item	CD ID	MH LiningDepth (VF)	MH Minor Adjustment (EA)SW-601
1	MH 17	263	12.82	0
2	MH 18	262	8.52	1
3	MH 19	233	10.53	0
4	MH 20	235	8.31	0
5	MH 21	201	10.95	1
Total			51.13	2

ESTIMATED PROJECT QUANTITIES-ADD ALTERNATE				
Item No.	Item Code	Item	Unit	Total Est. Quant.
1	4050-1.08 A	Pre Rehabilitation and Inspection	LF	1038
2	4050-1.08 C 1	Pipe Lining, CIPP 8"	LF	1038
3	4050-1.08 C 2	Building Sanitary Sewer Service Reinstatement	EA	17
4	4050-1.08 C 3	CIPP End Seal	EA	8
5	6010-1.08 E	Manhole Adjustment, Minor	EA	5
6	6020-1.08 D	Centrifugally Cast Cementitious Mortar Liner Epoxy	VF	51.13

Estimated Refrenece Information ADD ALTERNATE		
Item No.	Item Code	Description
1	4050-1.08 A	Pre Rehabilitation and Inspection -Unit price includes, but is not limited to, pre-cleaning CCTV inspection, light sewer cleaning, debris removal and transport, post cleaning CCTV inspection for Engineer review, and identification and logging of active service taps. If specified in the contract documents, unit price also includes disposal and associated costs for all debris removed from sewer.
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	DRAWN BY: BLS DATE: July 1, 2025 SURVEY DATE:	APPROVED: DATE:	REVISIONS:	BID ALTERNATE LOCATION C	GET TO KNOW Newton	CITY OF NEWTON UTILITIES 303 W 4TH ST N, SUITE 501 NEWTON, IOWA 50208 (641) 792-6622	2025 Sewer Lining and Manhole Project PROJECT CITY OF NEWTON, IOWA	SHEET NO. S.03
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Vendor	Department	Description	Amount
Acco Unlimited Corp	Maytag Pool	Supplies	\$ 4,098.00
Acushnet Company	Golf	Merchandise	\$ 114.67
Air Products and Chemicals Inc	Water Treatment Plant	Supplies	\$ 4,257.80
Airgas USA LLC	Fire	Supplies	\$ 182.60
Alliant Energy/IPL	All	Utilities	\$ 80,738.17
Amazon Capital Services	All	Supplies	\$ 3,736.10
American Business Phones	Admin/WPC	Service	\$ 410.00
Armor Equipment	Water Pollution Control	Services	\$ 6,800.00
Aswegan, Nayely	Maytag Pool	Reimb	\$ 50.00
Benedict, Emily	Utilities Billing	Refund	\$ 65.00
Bishop, Kevin	Utilities Billing	Refund	\$ 9.13
Black Hills Energy	All	Utilities	\$ 208.91
BMI	Parks	Service	\$ 446.00
Bound Tree Medical LLC	Fire	Supplies	\$ 1,666.43
Brick Gentry P.C.	Legal Services	Service	\$ 18,621.50
Browning Lawn Services LLC	Police	Service	\$ 500.00
Carolina Software	Landfill	Service	\$ 500.00
Central Iowa Distributing Inc	Water Pollution Control	Supplies	\$ 408.00
CivicPlus LLC	Administration	Service	\$ 1,934.43
Computer Resource Specialists	Admin/Golf	Service	\$ 472.50
Controlled Access of the Midwest LLC	Airport	Service	\$ 357.00
Convergint Technologies LLC	Utilities Billing	Service	\$ 85.50
Costa Oil Newton	Fire	Service	\$ 66.68
Dannen, Ryan	D&D	Services	\$ 2,467.50
Department of Veterans Affairs	Fire	Refund	\$ 1,492.19
Dirksen, Alexis	Maytag Pool	Reimb	\$ 50.00
DMACC - Ankeny Campus	All	Utilities	\$ 3,159.58
Dodd Trash Hauling & Recycling	Solid Waste	Service	\$ 2,017.98
Doll Distributing LLC	Golf	Concessions	\$ 662.00
Enpro Incorporated	Water Pollution Control	Services	\$ 600.69
EZ Lease	Fire/WPC	Services	\$ 251.01
Fareway	Golf/Police	Supplies	\$ 71.83
Farnsworth Group Inc	Street	Service	\$ 2,082.45
Fastenal	Water Pollution Control	Supplies	\$ 61.92
Fields Outdoor Adventures	Police	Supplies	\$ 5,400.00
Fink, Keith	Engineering	Reimb	\$ 12.75
Forbes Office Solutions	All	Supplies	\$ 675.84
FOX Strand	Water Treatment/WPC	Services	\$ 6,823.00
Front Line Therapy LLC	Fire	Service	\$ 4,160.00
Galls LLC	Fire/Police	Supplies	\$ 393.62
GFS Automotive	Fire	Service	\$ 1,569.25
Gilbert Lawn Care and Snow Removal LLC	City Hall/Library	Service	\$ 1,821.00
Girard & Associates	Fire	Service	\$ 450.00
Grainger Inc	Water Pollution Control	Services	\$ 76.94

Gralnek-Dunitz	Water Pollution Control	Supplies	\$ 260.00
Grimes Asphalt and Paving	Street	Supplies	\$ 1,125.30
Gronewold Bell Kyhnn & Co PC	Utilities Billing	Service	\$ 6,000.00
Hach Co	Water Treatment Plant	Supplies	\$ 499.15
Hawkins Water Treatment	Water Treatment Plant	Supplies	\$ 6,158.25
HLW Engineering Group	Landfill	Service	\$ 450.00
Hornung's	Golf	Merchandise	\$ 34.95
IMWCA	All	Service	\$ 23,394.75
Interstate All Battery Center	Fire	Supplies	\$ 306.30
Iowa Dept of Natural Resources	Landfill	Service	\$ 24,637.54
Iowa Law Enforcement Academy	Police	Service	\$ 25.00
Iowa One Call	Engineering/WPC	Service	\$ 261.00
Iowa Park & Recreation Association	Parks	Service	\$ 540.00
Iowa Plains Signing Inc	Community Marketing	Service	\$ 7,950.00
Iowa Prison Industries	Landfill/Traffic Control	Supplies	\$ 1,247.60
Iowa Water Well Association	Water Treatment Plant	Dues	\$ 90.00
Jasper County Health Department	Maytag Pool	Service	\$ 493.00
John Lee Photography	Community Marketing	Services	\$ 250.00
Kellogg Lawn & Snow	Airport	Supplies	\$ 36.10
Key Cooperative	All	Supplies	\$ 16,220.52
Kirkham Michael	Airport	Service	\$ 20,013.67
KNIA-KRLS	Community Marketing	Services	\$ 167.50
Lyman, Rick	Police	Service	\$ 300.00
Magnum Automotive	Fire/Police	Service	\$ 1,362.07
Mahaska Bottling Co	Golf	Concessions	\$ 1,094.00
Main, Landon	Utilities Billing	Refund	\$ 65.00
Manatts - D.M.	All	Supplies	\$ 6,813.10
Martin Marietta Materials	Water Distribution	Supplies	\$ 2,055.64
Mary Greeley Medical Center	Police	Service	\$ 929.50
Maxim Advertising	Administration	Service	\$ 30.00
McCall Monument	Cemetery	Supplies	\$ 500.00
Menards-Altoona	Fire/Golf	Supplies	\$ 922.04
Metering and Technology Solutions	Water Distribution	Supplies	\$ 37,461.06
Metro Waste Authority	Landfill	Service	\$ 9,131.81
Microbac Laboratories	Water Pollution Control	Service	\$ 5,552.50
Miller Deborah & Jeff	Utilities Billing	Refund	\$ 185.19
Mississippi Lime Company	Water Treatment Plant	Supplies	\$ 9,199.31
MTI Distributing Inc	Parks	Supplies	\$ 434.59
Municipal Collections of America Inc	Fire	Service	\$ 395.39
Municipal Supply Inc	Water Distribution	Supplies	\$ 5,705.83
PowerPlan	Landfill	Service	\$ 784.32
NAPA Auto Parts	All	Supplies	\$ 554.42
News Printing Company	All	Services	\$ 1,285.86
Newton Village Inc	Fire	Refund	\$ 753.79
Niemann Ace Hardware 650	All	Supplies	\$ 446.43
North American Rescue	Police	Supplies	\$ 77.45
O'Reilly Auto Parts	Fire	Supplies	\$ 163.90
Per Mar Security Services	Airport	Service	\$ 146.01
Phelps Uniform Specialists	All	Supplies	\$ 320.34

Premier Office Equipment	Police/Utilities Billing	Services	\$	345.70
Pro Tech Tools LLC	Parks	Supplies	\$	61.90
Quill Corporation	All	Supplies	\$	186.93
Ray, Randy	D&D/Police	Service	\$	2,820.00
RDO Equipment	Landfill	Service	\$	7,500.00
Reeves Heating & Cooling	Airport/WPC	Services	\$	774.30
Security Equipment Inc	Maytag Pool	Supplies	\$	4,277.00
Sign Pro	Police	Service	\$	750.00
Smith Quality Rental	Fire	Supplies	\$	513.60
Spahn & Rose Lumber Co	All	Supplies	\$	330.82
Steffes, Chloey & Emma Penningroth	Utilities Billing	Refund	\$	9.22
Streichers	Police	Supplies	\$	40.00
T2 Systems Inc	Police	Service	\$	10.79
The Police and Sheriffs Press	Police	Supplies	\$	50.00
Theisen's	All	Return	\$	1,304.66
TK Elevator	City Center	Service	\$	211.89
Tometich Engineering Inc	Fire	Service	\$	2,975.00
Town & Country Wholesale Co	Golf/Pool	Concessions	\$	5,199.13
True Pitch - A/R Dept	Parks	Supplies	\$	95.92
TruGreen Processing Center	Water Treatment Plant	Services	\$	192.37
Two Rivers Cooperative	Golf/Landfill	Fuel	\$	8,345.09
Unison Solutions Inc	Water Pollution Control	Supplies	\$	595.00
UnityPoint Clinic-Occupational	Street	Service	\$	84.00
Utilities Equipment Co	Water Distribution	Supplies	\$	1,842.80
Van Maanen Electric Inc	Golf/Parks	Rental	\$	4,127.09
Van Wall Equipment	Parks/Water Treatment	Supplies	\$	204.19
Wade, Tucker	Utilities Billing	Refund	\$	17.29
Waste Solutions of Iowa	Golf/Parks	Service	\$	1,167.00
White Cap L P	Maytag Pool	Service	\$	509.11
Williams Scotsman Inc	Golf	Service	\$	1,411.80
Zoll	Fire	Supplies	\$	882.32
Total:			\$	403,693.07

Pre-Authorized Payments

AT&T	Landfill/PD	Utilities	\$	443.95
Beverage Distributors of Iowa	Golf	Golf Concessions	\$	674.86
Black Hills Energy	All	Utilities	\$	620.55
Blue Valley Public Safety	Disaster Services	RESO 2025-209	\$	1,266.60
Card Services	All	Supplies	\$	1,025.63
Cedar Falls Construction	Street	RESO 2025-146	\$	367,431.64
Christensen Development	North Central TIF	RESO 2023-038	\$	600,000.00
Confluence Brewing Company	Golf	Golf Concessions	\$	268.70
Doll Distributing	Golf	Golf Concessions	\$	1,545.10
Enchanted Entertainment	Parks	RESO 2025-005	\$	500.00
ICAP	All	RESO 2025-251	\$	696,600.00
Jeff Seals Construction	LMI FM North	RESO 2025-229	\$	3,975.00
Johnson Brothers of Iowa	Golf	Golf Concessions	\$	652.80

Keg 1 Iowa	Golf	Golf Concessions	\$	646.60
Kline Electric	1st Ave E TIF	RESO 2025-128	\$	55,413.68
Legacy Emergency Vehicles	Tort Liability	RESO 2024-239	\$	289,773.00
Minturn	Parks	RESO 2025-225	\$	220,954.36
Stivers Midwest Pro Upfitters	Police	RESO 2025-278	\$	15,022.79
Verizon Wireless	Fire	Utilities	\$	35.01
Windstream	All	Utilities	\$	1,843.93

Total:

\$2,258,694.20

City of Newton Council Report

**Item:**

Public Hearing on a Proposed Amendment to the North Central Urban Renewal Area

Summary:

Approval of a Plan Amendment for the North Central Urban Renewal Area

Report Number: 2025-807**Date:**

July 21, 2025

Lead Department:

Administration

Recommendation:

Approve

Financial Impact:

No Financial Impact, Amends the Urban Renewal Plan for future projects and expenditures

Background:

The City Council of the City of Newton Iowa has created the North Central Urban Renewal Area and has approved an urban renewal plan for the Urban Renewal Area. Chapter 403 of the code of Iowa requires that, before a city approves any new urban renewal projects within an urban renewal area, a city must amend the existing urban renewal plan to describe all new projects.

An amendment to the plan has been prepared which consists of a forgivable loan, reconstruction of several downtown streets and various other urban renewal area projects and programs. This resolution approves updates to the current Urban Renewal Plan.

Recommendation:

Staff recommends approval of the Resolution to amend the North Central Urban Renewal Plan.

Matt Muckler, City Administrator

HEARING ON AND APPROVAL OF
AMENDMENT TO THE URBAN
RENEWAL PLAN FOR THE NORTH
CENTRAL URBAN RENEWAL AREA

504612-76

Newton, Iowa

July 21, 2025

The City Council of the City of Newton, Iowa, met on July 21, 2025, at 6:00 p.m., at City Hall Council Chambers, for the purpose of conducting a public hearing on a proposed urban renewal plan amendment.

The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: _____

Absent: _____.

The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member _____ moved the adoption of a resolution entitled "Resolution to Approve Urban Renewal Plan Amendment for the North Central Urban Renewal Area," seconded by Council Member _____. After due consideration, the

Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

RESOLUTION NO.2025-_____

Resolution to Approve Urban Renewal Plan Amendment for the North Central Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, this City Council of the City of Newton, Iowa (the “City”), by prior resolution established the North Central Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) updates the description of the City’s Urban Renewal Administration and Professional Support Program previously approved by the City Council in the July, 2021 Amendment to the Plan; (2) updates the description of the Downtown Micro-Grant and Downtown Housing Grant Programs previously approved by the City Council in the March, 2019 Amendment to the Plan and updated in the July, 2021 and August, 2022 Amendments to the Plan; (3) updates the description of the Downtown Street Improvements Project previously approved by the City Council in the October, 2023 Amendment to the Plan; (4) updates the description of the Ex Nihilo LLC Public Market Project previously approved by the City Council in the October, 2023 Amendment to the Plan; and (5) authorizes new urban renewal projects to be undertaken in the Urban Renewal Area consisting of (a) providing financial support to DMACC in connection with its Green Space Phase II Project; (b) providing financial support to DMACC in connection with the renovation of an existing restaurant in Legacy Plaza; (c) providing financial support to MercyOne in connection with the rehabilitation and renovation of its emergency room facilities; (d) using tax increment financing to pay the costs of constructing alleyway improvements; and (e) using tax increment financing to pay the costs of the City’s Downtown Maintenance and Beautification Program; and

WHEREAS, notice of a public hearing by the City Council on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on July 21, 2025; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Jasper County and the Newton Community School District; the consultation meeting was held on July 1, 2025; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Newton, Iowa, as follows:

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby determined by this City Council as follows:

A. The projects proposed under the Amendment conform to the general plan for the development of the City;

B. The projects and initiatives proposed under the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. Proposed blight alleviation and prevention projects described in the Amendment are necessary to restore the property situated in the Urban Renewal Area to its highest and best use and to prevent the spread of blighted conditions in the Urban Renewal Area; and

D. It is not intended that families will be displaced as a result of the City's undertaking under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved July 21, 2025.

Mayor

Attest:

City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

• • • •

Upon motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
JASPER COUNTY
CITY OF NEWTON

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Newton, Iowa and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with approving the urban renewal plan amendment for the North Central Urban Renewal Area in the City of Newton, Iowa.

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

CITY OF NEWTON, IOWA

URBAN RENEWAL PLAN AMENDMENT
NORTH CENTRAL URBAN RENEWAL AREA

July, 2025

The Urban Renewal Plan (the “Plan”) for the North Central Urban Renewal Area (the “Urban Renewal Area”) for the City of Newton, Iowa (the “City”) is being amended for the purposes of (1) updating the description of certain urban renewal projects and programs approved in prior amendments to the Plan; and (2) identifying new urban renewal projects to be undertaken within the Urban Renewal Area.

1) Update Description of the Urban Renewal Administration and Professional Support Program. The description City’s Urban Renewal Administration and Professional Support Program is hereby updated as follows:

Name of Project: Urban Renewal Administration and Professional Support Program

Date of Council Approval of Program: July 6, 2021 and updated on July 21, 2025

Description of Program: The City will provide administrative and professional support to its urban renewal projects and initiatives in the Urban Renewal Area in the City’s 2025 through 2029 fiscal years (the “Admin Support Program”). The Admin Support Program will include planning, staffing, grant writing and administration, document support, record management, accounting, marketing, legal services and such other services as are necessary to carry out and effectuate the urban renewal initiatives and objectives of the City.

Description of Use of TIF: The City will fund its support contributions under the Admin Support Program from the proceeds of internal advances (the “Advances”) of cash on hand. The City’s annual contributions will be determined from year to year. The City will repay the Advances from incremental property tax revenues to be derived from the Urban Renewal Area. The total amount of incremental property tax revenues to be applied to the City’s Admin Program for the City’s fiscal years 2025 through 2029 shall not exceed \$750,000.

2) Update Description of the Downtown Micro-Grant and Housing Grant Programs. The description of the City’s Downtown Micro-Grant and Downtown Housing Grant Programs is hereby updated, as follows:

Name of Project: Downtown Micro-Grant and Downtown Housing Grant Programs

Date of Council Approval of Programs: March 18, 2019, and updated on July 6, 2021; August 15, 2022; and July 21, 2025

Description of Downtown Micro-Grant Program: The City acknowledges the importance of the success of local businesses and the alleviation of blighted conditions to the promotion of economic development in the City and in the Urban Renewal Area. The Downtown Micro-Grant Program is designed to provide public support to the development and improvement of local businesses in the Urban Renewal Area. The City will provide fiscal support to the Downtown Micro-Grant Program through the provision of economic development grants (the “Micro-Grants”) to qualifying local businesses in the Urban Renewal Area.

The Micro-Grants will be targeted to assist local business owners with building (i) façade improvement projects; (ii) interior building improvements; and (iii) other projects approved by the City staff. The City staff will develop appropriate materials, including agreements and applications, for the administration of the Downtown Micro-Grant Program.

Description of Downtown Housing Grant Program: The City acknowledges the importance of the rehabilitation of residential units and the alleviation of blighted conditions to the promotion of economic development in the City and in the Urban Renewal Area. The Downtown Housing Grant Program is designed to provide public support to the rehabilitation of residential units in the Main Street District situated in Urban Renewal Area. The City will provide fiscal support to the Downtown Housing Grant Program through the provision of economic development grants (the “Housing Grants”) to qualifying local property owners within the Main Street District situated in the Urban Renewal Area.

The Housing Grants will be targeted to assist local property owners with undertaking certain improvements to residential units located in existing buildings including (i) window rehabilitation or replacement; (ii) plumbing, electrical and mechanical work, fixtures and units; (iii) the installation of basic household appliances; (iv) flooring or rehabilitation of historic flooring; (v) the installation of interior drywall, plaster and wood improvements; and (vi) other projects approved by the City staff. The City staff will develop appropriate materials, including agreements and applications, for the administration of the Downtown Housing Grant Program.

Description of Use of TIF: The Micro-Grants and the Housing Grants will be funded with borrowed funds and/or with the proceeds of internal advances of City funds on-hand. In any case, the City’s obligations, plus any interest expense incurred by the City on such obligations, will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Downtown Micro-Grant and Downtown Housing Grant Programs will not exceed \$500,000, over the course of the City’s 2026 through 2029 fiscal years.

3) Update Description of the Downtown Street Improvements Project. The description of the City’s Downtown Street Improvements Project is hereby updated, as follows:

Name of Project: Downtown Street Improvements Project

Date of Council Approval of Project: October 2, 2023 and updated on July 21, 2025

Description of Project and Project Site: The Downtown Street Improvements Project will include (i) street resurfacing; (ii) the construction of curb and gutter, sewer system, water system, sidewalk, and lighting improvements; and (iii) the incidental utility, landscaping, site clearance and cleanup work related thereto on and along the following segments of street in the City:

200-300 Blocks of N 2nd Avenue W;

100 Block of E 2nd Street N;

100 Block of E 3rd Street N;

100 Block of N 2nd Ave E;

100 Block of W 2nd Street N;

100 Block of W 3rd Street N; and

100 Block of W 4th Street N.

It is expected that the completed Downtown Street Improvements Project will alleviate certain blighted conditions in the Urban Renewal Area and cause increased and improved ability of the City to provide adequate transportation infrastructure for the promotion of economic development in the City.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Downtown Street Improvements Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Downtown Street Improvements Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Downtown Street Improvements Project will not exceed \$1,600,000, plus any interest expense incurred on the Obligations.

4) Update Description of the Ex Nihilo LLC Public Market Project. The description of the City's Ex Nihilo LLC Public Market Project is hereby updated, as follows:

Name of Project: Ex Nihilo LLC Public Market Project

Date of Council Approval of the Project: October 2, 2023 and updated on July 21, 2025

Description of the Project and Project Site: Ex Nihilo LLC (the “Developer”) has proposed to undertake the redevelopment (the “Public Market Project”) of an existing building on certain real property situated at 118 N 2nd Avenue E (the “Public Market Property”) in the Urban Renewal Area, such redevelopment to include a public market with twenty vendor spaces including food, retail, and services, as well as a public bar, commercial kitchen, classroom space, and open seating overlooking the first floor. The Public Market Project will alleviate certain blighted conditions in the Urban Renewal Area and encourage future economic development therein.

It has been requested that the City provide financial assistance to the Developer in support of the efforts to complete and maintain the Public Market Project.

The costs incurred by the City in providing tax increment financing assistance to the Developer will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$15,000.

Description of Use of TIF: The City intends to enter into a development agreement (the “Agreement”) with the Developer with respect to the Public Market Project and to provide an economic development forgivable loan (the “Forgivable Loan”) to the Developer thereunder. The Forgivable Loan will be funded with either borrowed funds and/or an internal advance of funds on-hand. In any case, the City’s obligations (the “Obligations”) may be repaid with incremental property tax revenues to be derived from the Urban Renewal Area.

It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Public Market Project including the Forgivable Loan, and the Admin Fees will not exceed \$765,000 (increased from \$168,000 in the October, 2023 Amendment to the Plan), plus any interest expense incurred by the City on the Obligations.

5) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: DMACC Legacy Plaza Green Space Phase II Project

Date of Council Approval of the Project: July 21, 2025

Description of the Project: DMACC has proposed to connect the five (5) acres on the east side of DMACC’s Buildings 1 and 2 to the adjacent Legacy Plaza to create a multi-use plaza in the Urban Renewal Area to serve as a gathering space for the Newton Community.

It has been requested that the City provide financial assistance to DMACC in support of its efforts to complete the DMACC Legacy Plaza Green Space Phase II Project.

The DMACC Legacy Plaza Green Space Phase II Project will alleviate certain blighted conditions in the Urban Renewal Area and encourage future economic development therein.

Description of Use of TIF for the Project: The City intends to provide an economic development grant (the “Grant”) to DMACC in support of its efforts to complete the DMACC Legacy Plaza Green Space Phase II Project. The Grant will be funded with an internal advance (the “Advance”) of City funds on-hand. The Advance may be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Advance will not exceed \$50,000.

B.

Name of Project: Legacy Plaza Restaurant Renovation Project

Date of Council Approval of the Project: July 21, 2025

Description of the Project: It has been requested that the City provide financial assistance to DMACC in support of the renovation of an existing pizza restaurant inside Legacy Plaza. The Legacy Plaza Restaurant Renovation Project will alleviate certain blighted conditions in the Urban Renewal Area and encourage future economic development therein.

Description of Use of TIF for the Project: The City intends to provide an economic development grant (the “Grant”) to DMACC in support of the Legacy Plaza Restaurant Renovation Project. The Grant will be funded with an internal advance (the “Advance”) of City funds on-hand. The Advance may be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Advance will not exceed \$15,000.

C.

Name of Project: MercyOne Emergency Room Upgrades Project

Date of Council Approval of the Project: July 21, 2025

Description of the Project: MercyOne has proposed to undertake a complete renovation of its emergency room at MercyOne Medical Center in the Urban Renewal Area in order to expand and optimize space to increase patient care and security.

It has been requested that the City provide financial assistance to MercyOne in support of its efforts to complete the MercyOne Emergency Room Upgrades Project.

The MercyOne Emergency Room Upgrades Project will encourage future economic development in the Urban Renewal through the provision of enhanced medical care services.

Description of Use of TIF for the Project: The City intends to provide an economic development grant (the “Grant”) to MercyOne in support of its efforts to complete the MercyOne Emergency Room Upgrades Project. The Grant will be funded with an internal advance (the “Advance”) of City funds on-hand. The Advance may be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Advance will not exceed \$50,000.

D.

Name of Project: Alley Improvements Project

Date of Council Approval of Project: July 21, 2025

Description of Project and Project Site: The Alley Improvements Project will consist of asphalt pavement restoration of existing paved alleys in the central business district in the Urban Renewal Area, including the following alleys: 200 block between 1st St N and E 2nd St N, 100 block between W 4th St N and W 2nd St N, 100 block between 1st St N and E 4th St N, 100 block between W 4th St S and E 5th St S, 200 block between W 4th St S and W 3rd St S, 300 block between N 2nd Ave W and S 3rd Ave W, 200 block between 1st Ave W and N 2nd Ave W, 100 block between S 2nd Ave E and N 3rd Ave E, 200 block between S 2nd Ave E and N 3rd Ave E, and 300 block between S 2nd Ave E and 1st Ave E.

It is expected that the completed Alley Improvements Project will alleviate blighted conditions in the Urban Renewal Area and cause increased and improved ability of the City to provide adequate transportation and pedestrian infrastructure for the growth and retention of commercial and industrial enterprises in the City.

Description of Properties to be Acquired in Connection with Project: The City will acquire easement territory and rights-of-way as are necessary to successfully undertake the Alley Improvements Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Alley Improvements Project with either borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City’s obligations (the “Obligations”) will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the Alley Improvements Project will not exceed \$500,000, plus any interest expense incurred by the City on the Obligations.

E.

Name of Project: Downtown District Maintenance and Beautification Support Program

Date of Council Approval of Program: July 21, 2025

Description of Program: The City Council acknowledges the importance of the maintaining the infrastructure and undertaking beautification in the City’s downtown district to the promotion of economic development and blight alleviation in the City and the Urban Renewal Area. The City intends to hire an individual to carry out maintenance and beautification initiatives and activities in the Urban Renewal Area.

Description of Use of TIF: It is anticipated that the City will pay for the Downtown District Maintenance and Beautification Support Program with internal advances (the “Advances”) of City funds on-hand. The Advances will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The amount of incremental property tax revenues to be expended by the City in connection with the Downtown District Maintenance and Beautification Support Program will not exceed \$300,000 in the City’s 2026 through 2029 fiscal years.

6) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$64,480,381</u>
Outstanding general obligation debt of the City:	<u>\$32,901,854</u>
Proposed maximum indebtedness to be incurred in connection with this July, 2025 Amendment:	<u>\$ 4,530,000*</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

City of Newton Council Report

**Item:**

Public Hearing on Proposed Amendment to the 1st Avenue East Urban Renewal Area

Summary:

Resolution to Approve Urban Renewal Plan Amendment for 1st Avenue East Urban Renewal Area

Financial Impact:

No Financial Impact, Amends the Urban Renewal Plan for Future Projects and Expenditures

Report Number: 2025-809

Date:

July 21, 2025

Lead Department:

Administration

Recommendation:

Approve

Background:

The City Council of the City of Newton Iowa has created the 1st Avenue East Urban Renewal Area and has approved an urban renewal plan for the Urban Renewal Area. Chapter 403 of the code of Iowa requires that, before a city approves any new urban renewal projects within an urban renewal area, a city must amend the existing urban renewal plan to describe all new projects.

An amendment to the plan has been prepared which consists of Stormwater improvements and various other urban renewal area projects and programs.

Recommendation:

Staff recommends approval of the Resolution to amend the 1st Avenue East Urban Renewal Plan.

Matt Muckler, City Administrator

HEARING ON AND APPROVAL OF
AMENDMENT TO URBAN RENEWAL
PLAN FOR THE 1ST AVENUE EAST
URBAN RENEWAL AREA

504612-75

Newton, Iowa

July 21, 2025

The City Council of the City of Newton, Iowa, met on July 21, 2025, at 6:00 p.m., at City Hall Council Chambers, for the purpose of conducting a public hearing on a proposed urban renewal plan amendment.

The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: _____

Absent: _____.

The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member _____ moved the adoption of a resolution entitled "Resolution to Approve Urban Renewal Plan Amendment for the 1st Avenue East Urban Renewal Area," seconded by Council Member _____. After due consideration, the

Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

RESOLUTION NO.2025-_____

Resolution to Approve Urban Renewal Plan Amendment for the 1st Avenue East Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, this City Council of the City of Newton, Iowa (the “City”), by prior resolution established the 1st Avenue East Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) updates the description of the City’s Urban Renewal Administration and Professional Support Program previously approved by the City Council in the Plan; (2) updates the description of the Historic Home Rehabilitation Program previously approved by the City Council in the Plan; (3) updates the description of the Commercial Façade Improvements Program previously approved by the City Council in the Plan; (4) updates the description of the City’s Bight Alleviation Demolition Project previously approved by the City Council in the Plan and updated in the November, 2020 Amendment to the Plan; (5) updates the description of the Economic Development Local Business Support Program previously approved by the City Council in the July, 2021 Amendment to the Plan; and (6) authorizes a new urban renewal project be undertaken in the Urban Renewal Area consisting of using tax increment financing to pay the costs of constructing storm water drainage improvements; and

WHEREAS, notice of a public hearing by the City Council on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on July 21, 2025; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Jasper County and the Newton Community School District; the consultation meeting was held on July 1, 2025; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Newton, Iowa, as follows:

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby determined by this City Council as follows:

A. The projects proposed under the Amendment conform to the general plan for the development of the City;

B. The projects and initiatives proposed under the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. Proposed blight alleviation and prevention projects described in the Amendment are necessary to restore the property situated in the Urban Renewal Area to its highest and best use and to prevent the spread of blighted conditions in the Urban Renewal Area; and

D. It is not intended that families will be displaced as a result of the City's undertaking under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved July 21, 2025.

Mayor

Attest:

City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

• • • •

Upon motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
JASPER COUNTY
CITY OF NEWTON

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Newton, Iowa and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with approving the urban renewal plan amendment for the 1st Avenue East Urban Renewal Area in the City of Newton, Iowa.

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

CITY OF NEWTON, IOWA

URBAN RENEWAL PLAN AMENDMENT
1st AVENUE EAST URBAN RENEWAL AREA

July, 2025

The Urban Renewal Plan (the “Plan”) for the 1st Avenue East Urban Renewal Area (the “Urban Renewal Area”) for the City of Newton, Iowa (the “City”) is being amended for the purposes of (1) updating the descriptions of certain urban renewal projects and programs approved in prior amendments to the Plan; and (2) identifying new urban renewal projects to be undertaken within the Urban Renewal Area.

1) Update Description of the Urban Renewal Administration and Professional Support Program. The description of the City’s Urban Renewal Administration and Professional Support Program is hereby updated as follows:

Name of Project: Urban Renewal Administration and Professional Support Program (the “Admin Program”)

Date of Council Approval of Program: February 18, 2019 and updated on July 21, 2025

Description of Program: The City will provide administrative and professional support to its urban renewal projects and initiatives in the City’s 2025 through 2029 fiscal years. This support will include planning, staffing, grant writing and administration, document support, record management, accounting, legal services and such other services as are necessary to carry out and effectuate the urban renewal initiatives and objectives of the City.

Description of Use of TIF: The City will fund its support contributions under the Admin Program from the proceeds of internal advances (the “Advances”) of cash on hand. The City’s annual contributions will be determined from year to year. The City will repay the Advances from incremental property tax revenues to be derived from the Urban Renewal Area. The total amount of incremental property tax revenues to be applied to the City’s Admin Program for the City’s fiscal years 2025 through 2029 shall not exceed \$600,000.

2) Update Description of the Historic Home Rehabilitation Program. The description of the City’s Historic Home Rehabilitation Program is hereby updated as follows:

Name of Program: Historic Home Rehabilitation Program

Date of Council Approval of Program: February 18, 2019 and updated on July 21, 2025

Description of Program: The Historic Home Rehabilitation Program is designed to promote the alleviation of Blighted Conditions (as described in the Plan) in the Urban Renewal Area through the provision of fiscal support to assist homeowners in the

preservation and improvements of historic homes in a manner that aligns with the Secretary of Interior's Standards for Rehabilitation. The City will provide fiscal support to the Program through the provision of economic development grants (the "Grants") to qualifying homeowners in the Urban Renewal Area.

The Grants will be targeted to assist local homeowners with improvement projects designed to preserve the historic character of the homes, including (i) foundation work; (ii) interior structural work; (iii) historic rehabilitation of character defining features; (iv) window and door improvements; (v) HVAC, plumbing and electrical improvements; (vi) exterior treatment improvements; (vii) roofing improvements; and (viii) other projects approved by the City staff. The City Staff will develop appropriate materials, including agreements and applications, for the administration of the Historic Home Rehabilitation Program.

Description of Use of TIF: It is anticipated that the City will fund the Grants with borrowed funds and/or with the proceeds of internal advances of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The amount of incremental property tax revenues to be expended by the City in connection with the Historic Home Rehabilitation Program will not exceed \$750,000 over the course of the City's 2026 through 2029 fiscal years, plus any interest expense incurred by the City on the Obligations.

3) Update Description of the Commercial Façade Improvements Program. The description of the Commercial Façade Improvements Program is hereby updated, as follows:

Name of Project: Commercial Façade Improvements Program

Date of Council Approval of Project: February 18, 2019 and updated July 21, 2025

Description of Program: The City acknowledges the importance of the success of local businesses and the alleviation of Blighted Conditions (as defined in the Plan) to the promotion of economic development in the City. The Commercial Façade Improvements Program is designed to provide public support to the development and improvement of local businesses in the Urban Renewal Area. The City will provide fiscal support to the Program through the provision of economic development grants (the "Grants") to qualifying local businesses in the Urban Renewal Area.

The Grants will be targeted to assist local business owners with building façade improvement projects designed to preserve the historic character of the buildings, including (i) signage improvement or removal; (ii) non-historic façade removal; (iii) façade rehabilitation; (iv) paint removal and painting; (v) awning improvement or removal; and (vi) other projects approved by the City staff. The City Staff will develop appropriate materials, including agreements and applications, for the administration of the Community Façade Improvements Program.

Description of Use of TIF: It is anticipated that the City will fund the Grants with borrowed funds and/or with the proceeds of an internal advances of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The amount of incremental property tax revenues to be expended by the City in connection with the Commercial Façade Improvements Program will not exceed \$250,000 over the course of the City's 2025 through 2029 fiscal years, plus any interest expense incurred by the City on the Obligations.

4) Update Description of the Economic Development Local Business Support Program. The description of the City's Economic Development Local Business Support Program is hereby updated, as follows:

Name of Project: Economic Development Local Business Support Program

Date of Council Approval of Project: July 6, 2021 and updated on July 21, 2025

Description of Loan Program: The City acknowledges the importance of the success of local businesses to the promotion of economic development in the City and the Urban Renewal Area. The Economic Development Local Business Support Program is designed to provide public support to the development and improvement of local businesses in the Urban Renewal Area. The City will provide fiscal support to the Program through the provision of economic development forgivable loans and/or grants (the "Financial Incentives") to local businesses.

The Financial Incentives will be targeted to assist local business owners with (i) façade improvement projects; (ii) building or land acquisition costs; (iii) capital improvements; (iv) job creation or training; (v) accessibility improvements; (vi) utility upgrades; (vii) site development; and (viii) other projects approved by the City staff. The City staff will develop appropriate materials, including agreements and applications, for the administration of the Economic Development Local Business Support Program.

Description of Use of TIF for the Project: It is anticipated that the City will fund the Financial Incentives with borrowed funds and/or with the proceeds of internal advances of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The amount of incremental property tax revenues to be expended by the City in connection with the Economic Development Local Business Support Program will not exceed \$200,000 over the course of the City's 2026 through 2029 fiscal years, plus any interest expense incurred by the City on the Obligations.

5) Update Description of the Blight Alleviation Demolition Project. The description of the City's Blight Alleviation Demolition Project is hereby updated, as follows:

Name of Project: Blight Alleviation Demolition Project (the "Demolition Project")

Date of Council Approval of Project: February 18, 2019, as updated on November 2, 2020 and July 21, 2025

Description of Project and Project Site: The Demolition Project will include the demolition of existing structures and related site preparation on certain real property (the “Demolition Project Property”) located within the Urban Renewal Area to prepare the Demolition Project Property for future development. The Demolition Project Property is more particularly described, as follows:

Certain real property in the Urban Renewal Area bearing Jasper County Property Tax Parcel Identification Numbers 0834141002, 0834141001, 0834277009, and 0834203016;

Certain real property in the Urban Renewal Area abutting Bungalow Court; and

Certain real property in the Urban Renewal Area situated at 427 N. 3rd Avenue East and 1311 1st Avenue East.

Description of Properties to be Acquired in Connection with Project: The City may acquire the Demolition Project Property and easement territory and rights-of-way as are necessary to successfully undertake the Demolition Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Demolition Project with either borrowed funds and/or the proceeds of internal advances of City funds on-hand. In any case, the City’s obligations (the “Obligations”) will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City’s use of incremental property tax revenues for the Demolition Project will not exceed \$1,500,000.

6) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

Name of Project: Storm Water Drainage Improvements Project

Date of Council Approval of Project: July 21, 2025

Description of Project and Project Site: The Storm Water Drainage Improvements Project being undertaken by the City will consist of the construction of a storm water retention basin and the incidental landscaping, site clearance and cleanup work related thereto on certain real property situated north of the intersection of 1st Avenue East and 12th Street North in the Urban Renewal Area.

It is expected that the completed Storm Water Drainage Improvements Project will alleviate Blighted Conditions (as defined in the Plan) and have a direct, positive impact on future economic development in the Urban Renewal Area.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Storm Water Drainage Improvements Project.

Description of Use of TIF: It is anticipated that the City will pay for the Storm Water Drainage Improvements Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Storm Water Drainage Improvement Project will not exceed \$1,500,000, plus any interest expense incurred by the City on the Obligations.

7) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$64,480,381</u>
Outstanding general obligation debt of the City:	<u>\$32,901,854</u>
Proposed maximum indebtedness to be incurred in connection with this July, 2025 Amendment:	<u>\$ 4,800,000*</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

City of Newton Council Report

**Item:**

Public Hearing on a Proposed Amendment to the East-Mart Economic Development Urban Renewal Area

Summary:

Resolution to Approve Urban Renewal Plan Amendment for East Mart Economic Development Urban Renewal Area

Financial Impact:

No Financial impact, Amends the Urban Renewal Plan for future projects and expenditures

Report Number: 2025-811

Date:

July 21, 2025

Lead Department:

Administration

Recommendation:

Approve

Background:

The City Council of the City of Newton Iowa has created the East Mart Economic Development Urban Renewal Area and has approved an urban renewal plan for the Urban Renewal Area. Chapter 403 of the code of Iowa requires that, before a city approves any new urban renewal projects within an urban renewal area, a city must amend the existing urban renewal plan to describe all new projects.

An amendment to the plan has been prepared which consists of Sidewalk improvements and various other urban renewal area projects and programs.

Recommendation:

Staff recommends approval of the Resolution to amend the East Mart Economic Development Urban Renewal Plan.

Matt Muckler, City Administrator

HEARING ON AND APPROVAL OF
AMENDMENT TO THE EAST-MART
ECONOMIC DEVELOPMENT URBAN
RENEWAL AREA

504612-77

Newton, Iowa

July 21, 2025

The City Council of the City of Newton, Iowa, met on July 21, 2025, at 6:00 p.m., at the City Hall Council Chambers, for the purpose of conducting a public hearing on a proposed urban renewal plan amendment.

The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: _____

Absent: _____.

The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the City Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member _____ moved the adoption of a resolution entitled "Resolution to Approve Urban Renewal Plan Amendment for the East-Mart Economic Development Urban Renewal Area," seconded by Council Member _____.

After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

RESOLUTION NO. 2025-_____

Resolution to Approve Urban Renewal Plan Amendment for the East-Mart
Economic Development Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, this City Council of the City of Newton, Iowa (the “City”), by prior resolution established the East-Mart Economic Development Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) updates the description of the City’s Urban Renewal Administration and Professional Support Program previously approved by the City Council in the August, 2021 Amendment to the Plan; and (2) authorizes a new urban renewal project to be undertaken in the Urban Renewal Area consisting of using tax increment financing to pay the costs of constructing sidewalk improvements along Iowa Speedway Drive; and

WHEREAS, notice of a public hearing by the City Council on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Council has conducted said hearing on July 21, 2025; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Jasper County and the Newton Community School District; the consultation meeting was held on July 1, 2025; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Newton, Iowa, as follows:

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby determined by this City Council as follows:

A. The projects proposed under the Amendment conform to the general plan for the development of the City;

B. The projects and initiatives proposed under the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. It is not intended that families will be displaced as a result of the City's undertaking under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved July 21, 2025.

Mayor

Attest:

City Clerk

(Attach copy of the urban renewal plan amendment to this resolution.)

• • • •

Upon motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
JASPER COUNTY
CITY OF NEWTON

SS:

I, the undersigned, do hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of Newton, Iowa and that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with the aforesaid records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with approving the urban renewal plan amendment for the East-Mart Economic Development Urban Renewal Area in the City of Newton, Iowa.

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

CITY OF NEWTON, IOWA

URBAN RENEWAL PLAN AMENDMENT
EAST-MART ECONOMIC DEVELOPMENT AREA

July, 2025

The Urban Renewal Plan (the “Plan”) for the East-Mart Economic Development Area (the “Urban Renewal Area”) for the City of Newton, Iowa (the “City”) is being amended for the purposes of (1) updating the description of the City’s Urban Renewal Administration and Professional Support Program; and (2) identifying a new urban renewal project to be undertaken within the Urban Renewal Area.

1) Update Description of the Urban Renewal Administration and Professional Support Program. The description of the City’s Urban Renewal Administration and Professional Support Program is hereby updated as follows:

Name of Project: Urban Renewal Administration and Professional Support Program

Date of Council Approval of Program: July 21, 2025

Description of Program: The City will provide administrative and professional support to its urban renewal projects and initiatives in the City’s 2027 through 2029 fiscal years (the “Admin Support Program”). The Admin Support Program will include planning, staffing, grant writing and administration, document support, record management, accounting, marketing, legal services and such other services as are necessary to carry out and effectuate the urban renewal initiatives and objectives of the City.

Description of Use of TIF: The City will fund its support contributions under the Admin Support Program from the proceeds of internal advances (the “Advances”) of cash on hand. The City’s annual contributions will be determined from year to year. The City will repay the Advances from incremental property tax revenues to be derived from the Urban Renewal Area. The total amount of incremental property tax revenues to be applied to the City’s Admin Support Program for the City’s fiscal years 2027 through 2029 shall not exceed \$400,000.

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

Name of Project: Iowa Speedway Drive Sidewalk Project

Date of Council Approval of Project: July 21, 2025

Description of Project and Project Site: The Iowa Speedway Drive Sidewalk Project will consist of the construction of a new sidewalk and the incidental utility, landscaping, site clearance and cleanup work related thereto along Iowa Speedway Drive beginning at

its intersection with 1st Avenue East and continuing to a point south in front of Wal Mart and Aldi.

The completed Iowa Speedway Drive Sidewalk Project is expected to enhance the City's ability to provide adequate pedestrian infrastructure within the Urban Renewal Area and generate public benefits, including improved pedestrian safety, connectivity, and accessibility for residents and visitors.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Iowa Speedway Drive Sidewalk Project.

Description of Use of TIF: It is anticipated that the City will pay for the Iowa Speedway Drive Sidewalk Project with either borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Iowa Speedway Drive Sidewalk Project will not exceed \$350,000, plus any interest expense incurred by the City on the Obligations.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$64,480,381</u>
Outstanding general obligation debt of the City:	<u>\$32,901,854</u>
Proposed maximum indebtedness to be incurred in connection with this July, 2025 Amendment:	<u>\$ 750,000*</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

City of Newton Council Report

**Item:**

Public Hearing on an Ordinance adding 1601 North 15th Avenue East to the listing of Industrial Property Tax Abatements

Summary:

Adding 1601 N 15th AVE E to the listing of property tax exemptions to Newton City Code Section 35.29

Financial Impact:

Exempting new, future tax increment for 5 years

Report Number: 2025-818**Date:**

July 21, 2025

Lead Department:

Community Development

Recommendation:

Approve

Background:

State of Iowa Code 427.B allows local governments to establish a five-year sliding scale property tax exemption for industrial projects, warehouses, and distribution centers. The City of Newton has recently adopted the local ordinance in accordance with this State of Iowa Code.

CMGA Enterprises, LLC, has made an application for property tax exemption for 1601 North 15th Avenue East. The building was partially complete as of January 1, 2025. That portion that was added to the tax rolls as of January 1, 2025 is not eligible for this tax exemption. However, any additional value added on January 1, 2026, as the building will be completed, would be eligible. The property is currently assessed at \$211,840. So any abated taxes would be on the difference between the new 2026 valuation (not yet known) and the \$211,840.

The ordinance provides the following tax exemption schedule:

1. For the first year, Seventy-five Percent (75%)
2. For the second year, Sixty Percent (60%)
3. For the third year, Forty-five Percent (45%)
4. For the fourth year, Thirty Percent (30%)
5. For the fifth year, Fifteen Percent (15%)

Recommendation:

Staff recommends approval

Matt Muckler, City Administrator

ORDINANCE NO. _____

ORDINANCE ADDING 1601 NORTH 15TH AVENUE EAST TO THE LISTING OF INDUSTRIAL PROPERTY TAX ABATEMENTS

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NEWTON DOES ORDAIN AS FOLLOWS:

Section 1. The Code of Ordinances, City of Newton, Iowa, Chapter 35: Fiscal Management; Taxation is hereby amended as follows:

§ 35.29. APPROVED EXEMPTIONS.

(A) Partial Tax Exemption Guarantee.

- (1) **1601 North 15th Avenue East, CMGA Enterprises, LLC.** Property legally described as, LOT THIRTY-TWO OF NEWTON INDUSTRIAL PARK PLAT 7, IN THE CITY OF NEWTON, JASPER COUNTY, IOWA AS APPEARS IN PLAT CABINET A AT PAGE 448 IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

To CMGA Enterprises, LLC the city grants a partial tax exemption, effective January 1, 2026, for the new construction of a building for the manufacture of coating product. The amount of actual value added which is eligible from taxation shall be as follows:

- a. For the first year, Seventy-five Percent (75%)
- b. For the second year, Sixty Percent (60%)
- c. For the third year, Forty-five Percent (45%)
- d. For the fourth year, Thirty Percent (30%)
- e. For the fifth year, Fifteen Percent (15%)

Section 2. Repealer Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective. This ordinance shall be effective on _____2025, after the final passage, approval and publication as provided by law.

PASSED this ____ day of _____, 2025.

APPROVED this ____ day of _____, 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

I, Katrina Davis, City Clerk of the City of Newton, Iowa, do hereby certify that the foregoing Ordinance was passed and approved by the City Council of the City of Newton, Iowa on the ____ day of _____,

2025 and was published in the Newton Daily News, a newspaper of general circulation in the said City of Newton on the ____ day of _____, 2025.

Dated this ____ day of _____, 2025.

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Second Consideration of an Ordinance amending the Code of Ordinances, City of Newton, Iowa, Title XV: Land Usage, Chapter 152: Swimming Pools

Summary:

Deleting the current swimming pool ordinance and adopting by reference the International Swimming Pool and Spa Code, 2015 edition.

Financial Impact:

None.

Report Number: 2025-817

Date:

July 21, 2025

Lead Department:

Community Development

Recommendation:

Approve

Background:

A local property owner is currently in the process of having an in-ground pool installed at their property. The owner plans to install a cover that is rated to prevent drowning accidents along with a fence on three sides. A large hedge is located on the fourth side.

The owner asked for a review of the City's swimming pool code, noting, in particular, the local enclosure requirement is more restrictive than codes in other area communities, as the rated cover would not exempt the owner from Newton's full fence requirement.

The request was presented to the Building Trades Board for review. At their meeting on June 19, 2025, the Building Trades Board reviewed and recommended approval to strike the current swimming pool code and adopt by reference the International Swimming Pool and Spa Code. The International Swimming Pool and Spa Code requires full enclosure of a swimming pool, but with two exceptions as follows:

1. Spas and hot tubs with a lockable safety cover that complies with ASTM F 1346
2. Swimming pools with a powered safety cover that complies with ASTM F 1346

Newton Building Inspector, Mike Flahive, is comfortable with the recommendation of the Building Trades Board on the matter. The attached ordinance amends the City's Code to adopt the International Swimming Pool and Spa Code, 2015 edition.

Notice of the public hearing was published in the Newton Daily News in accordance with Iowa Code 362.3.

Recommendation:

Staff recommends approval.

Matt Muckler, City Administrator

**ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF NEWTON,
IOWA, TITLE XV: LAND USAGE, CHAPTER 152: SWIMMING POOLS**

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NEWTON DOES ORDAIN AS FOLLOWS:

Section 1. The Code of Ordinances, City of Newton, Iowa, Title XV: LAND USAGE, Chapter 152: SWIMMING POOLS, is hereby amended by adding or deleting the following:

§ 152.01 DEFINITIONS. TITLE.

(A) Pursuant to the authority of Iowa Code 380.10, the International Swimming Pool and Spa Code (ISPSC), 2015 Edition, is hereby adopted by reference for the purpose of providing minimum provisions to safeguard life or limb, health, property and public welfare by establishing minimum requirements for the design, construction, alteration, repair, and maintenance of swimming pools, spas, hot tubs, and aquatic facilities.

~~**ABOVE GROUND SWIMMING POOL.** A swimming pool installed on the surface of the ground and without excavation.~~

~~**POOL DEPTH.** The distance between the floor of the swimming pool and the maximum operating water level.~~

~~**SWIMMING POOL.** Any constructed or prefabricated receptacle used for swimming or bathing which has a minimum depth of 18 inches or more and is located in a residential zoning district.~~

~~(2011 Code, § 22.0101)~~

§ 152.02 PERMIT REQUIRED.

No person shall construct a swimming pool or any alteration, addition, remodeling or other improvement to such pool without a permit therefor, nor maintain such pool contrary to the provisions of this chapter. Such person shall make application to the Building Community Development Department for a permit to construct, remodel, reconstruct such pool. The plans and specifications of the manufacturer or builder of the proposed pool and the plot plan showing setbacks, side yards and clearance from existing structures adjacent to the pool area shall be submitted with each application. If such plans meet the requirements of this chapter and the city's building, plumbing and electrical regulations, and a permit fee is paid by the applicant according to the schedule adopted by the resolution of the Newton City Council, as set out in the ~~Uniform Building Code~~, as adopted, the Building Community Development Department shall issue a building permit.

~~(2011 Code, § 22.0102) Penalty, see § [10.99](#)~~

~~**§ 152.03 LINING MATERIALS.**~~

~~The material used for lining swimming pools shall be one which is light in color, impervious and will provide a tight tank with smooth and easily cleaned surfaces. Sand or dirt bottoms are prohibited.~~

~~(2011 Code, § 22.0103) Penalty, see § [10.99](#)~~

§ 152.04 PLUMBING CODE.

~~All cross-connections between the city water supply or the sewer system and the plumbing of a swimming pool shall be constructed in accordance with the city's Plumbing Code.~~

~~(2011 Code, § 22.0104) Penalty, see § [10.99](#)~~

§ 152.05 ENCLOSURE REQUIRED.

~~Every outdoor swimming pool, except all aboveground swimming pools with sides extending not less than four feet in height above the surface of the ground, shall be completely surrounded by a fence or wall not less than four feet in height and at least four feet from each side of the pool. Such fence or wall, and the sides of any aboveground pool exempted herein, shall be approved by the Building Department to be non-climbable and constructed sufficiently strong and of such structural design as to make the pool inaccessible to small children. There shall not be a distance greater than ten feet between fence posts.~~

~~(2011 Code, § 22.0105) Penalty, see § [10.99](#)~~

§ 152.06 GATES, DOORS AND LADDERS.

~~(A) All enclosure gates or doors immediately opening to the swimming pool shall be equipped with a self-closing and self-latching device with locking provisions for keeping the gate or door securely closed at all times when not in actual use.~~

~~—(B) All ladders or step apparatus used for access to any aboveground pool exempted from § 152.05 of this chapter shall be removed when the pool is not in actual use. (2011 Code, § 22.0106) Penalty, see § 10.99~~

~~§ 152.07 EXISTING POOLS; COMPLIANCE.~~

~~—The requirements for enclosure and a gate or door shall be applicable to swimming pools heretofore constructed unless waived in writing by the Building Department upon application by the pool owner. The owners of such pools shall have 60 days from and after 8-7-1972 to comply with such requirements. (2011 Code, § 22.0107)~~

Section 2. Repealer Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective. This ordinance shall be effective on _____ 2025, after the final passage, approval and publication as provided by law.

PASSED this ____ day of _____, 2025.

APPROVED this ____ day of _____, 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

I, Katrina Davis, City Clerk of the City of Newton, Iowa, do hereby certify that the foregoing Ordinance was passed and approved by the City Council of the City of Newton, Iowa on the ____ day of _____, 2025 and was published in the Newton Daily News, a newspaper of general circulation in the said City of Newton on the ____ day of _____, 2025.

Dated this ____ day of _____, 2025.

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

First Consideration of an Ordinance Amending The Code of Ordinances, City Of Newton, Iowa, 2025, Title XI, Chapter 111 Peddlers, Solicitors, Transient Merchants, And Mobile Food Units, Section 111.07 Mobile Food Unit Standards

Summary:

The first reading of an ordinance change allowing mobile food unit parking along N 3rd Ave W in front of Harmony Park.

Financial Impact:

None

Report Number: 2025-806**Date:**

July 21, 2025

Lead Department:

Fire

Recommendation:

Approve

Background:

Newton City Council desires to allow parking of mobile food units along the south side of N 3rd Ave W adjacent to the new splash pad in Harmony Park. Existing ordinance does not allow parking on public property or in the public right of way except for designated locations in City Parks and the Downtown Square area per Section 158.022(E) in the current City of Newton Code of Ordinances. City Council approved a Resolution in June amending the Mobile Food Vendor Administrative Manual. This ordinance change will codify the changes allowing the parking of mobile food units in the requested location.

Recommendation:

Approve.

Matt Muckler, City Administrator

ORDINANCE NO. _____

**ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF NEWTON,
IOWA, 2025, TITLE XI, CHAPTER 111 PEDDLERS, SOLICITORS,
TRANSIENT MERCHANTS, AND MOBILE FOOD UNITS, SECTION 111.07
MOBILE FOOD UNIT STANDARDS BY ADDING OR ~~DELETING~~**

WHEREAS, In January 2022, Newton City Council passed Ordinance Number 2407 establishing a Mobile Food Vendor program regarding the operation of mobile food units within the City of Newton; and

WHEREAS, Newton City Council further defined the program by passing Ordinance 2409 in March 2022 thus allowing mobile food units to operate on public property in City Parks and in the Downtown Square area as established by Section 158.022(E) of the Newton City Code of Ordinance; and

WHEREAS, Newton City Council desires to expand the area where mobile food units may park on public property to include the parking stalls along the south side of North Third Avenue West in the 200 block adjacent to Harmony Park; and

WHEREAS, proposed changes to the ordinance are as follows;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEWTON, IOWA:

Section 1. The Code of Ordinances, City of Newton, Iowa, 2025, Title XI, Chapter 111, Section 111.07, is hereby amended by adding or ~~deleting~~ as stated above.

§ 111.07 MOBILE FOOD UNIT STANDARDS.

- (A) Mobile food units shall follow the Operation Guide established by the Iowa Department of Inspections and Appeals (DIA), as well as the standards outlined by the Food Truck Safety Fact Sheet provided by the National Fire Protection Association (NFPA) before operations may begin.
- (B) By allowing the mobile food unit on their property, the property owner or lessee jointly and severally with the vendor are responsible for compliance with this chapter and to ensure the performance standards listed below, the safety of pedestrians, and access of emergency vehicles to and around the site are maintained.
- (C) All mobile food units must be parked on an all-weather surface.
 - (1) No mobile food unit shall be parked in or otherwise impede access to and from ADA parking spaces.
 - (2) No mobile food unit shall be allowed to operate on residential properties, except for a special private event reviewed and authorized by the City Clerk, or designee.
 - (3) Minimum parking requirements and site circulation shall not be obstructed by the location of mobile food unit(s).
 - (4) A mobile food unit shall conduct operations at one location a maximum of three consecutive days per week.
 - (5) Mobile food unit(s) shall maintain a minimum distance of separation from any structure and any other mobile food unit as established by the National Fire Protection Association and Iowa Department of Inspection of Appeals. The distance shall be measured to the closest building or structure including awnings or canopies, tents, or membrane structures.
 - (6) The window or area where a patron orders and receives their purchase shall be located so as to not require a patron to stand or create a line that may cause an obstruction in the public right-of-way including public sidewalks, vehicle travel lanes, parking lot drive aisles, or any other related situation that may create a potential safety hazard.

(7) Mobile food unit(s) shall operate in the location designated by the current premise permit obtained by the property owner from the city.

(8) No mobile food unit may be operated or parked on public streets, public property, or encroach onto public rights-of-way except as provided below:

(a) Mobile food units may be permitted within Newton city parks provided the individual mobile food unit vendor has received approval from the city prior to operating.

(b) Mobile food units are permitted to park and utilize public streets and public rights-of-way within the Downtown Square Area established by § 158.022(E) of the Newton City Code and in the parking stalls along the south side of North Third Avenue West in the 200 block adjacent to Harmony Park, as long as units comply with all other requirements of this chapter and the following conditions:

1. Parking spaces shall be contiguous or directly adjacent to the storefront or business hosting the mobile food unit;
2. An annual premise permit shall be required before operations begin;
3. The applicant of the premise permit shall be responsible for placing temporary “no parking” signs at least 12 hours prior to the arrival of the mobile food unit and remove signage within two hours after departure of the unit. The Newton Police Department shall provide a template for said temporary signage.

(D) Signs are limited as follows:

(1) One free standing, portable sign not exceeding 15 square feet in size per each side provided that it remains located on the premise that the food truck is operating and does not create a safety hazard or block ADA accessibility.

(2) Those that are attached to the exterior of the mobile food unit and must be mounted flat against the unit and not project more than six inches from the exterior of the unit.

(3) No additional freestanding banners, flags, inflatables, or other similar free-standing obstructions are allowed.

(E) Mobile food units shall serve patrons who are on foot only; drive-up service to the mobile food unit is prohibited.

(F) During hours of operation, the mobile food unit vendor shall provide a trash receptacle for use by patrons and shall keep the area around the unit clear of litter and debris at all times.

(G) All food service operations must be conducted within the mobile food unit. One table and one tent are allowed per mobile food unit if utilized within immediate proximity of the mobile food unit.

(H) Mobile food units are prohibited from dumping or discharging anything into storm and sanitary sewers. No mobile food unit shall connect to city-owned electrical or water sources without expressed written approval from the Public Works Director, or designee.

(Ord. 2407, passed 1-3-2022; Ord. 2409, passed 3-21-2022)

Section 2. Repealer Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective. This ordinance shall be effective on _____, 2025, after final passage, approval, and publication as provided by law

PASSED this _____ day of _____, 2025.

APPROVED this ____ day of _____, 2025.

(SEAL)

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

I, Katrina Davis, City Clerk of the City of Newton, Iowa, do hereby certify that the foregoing Ordinance was passed and approved by the City Council of the City of Newton, Iowa on the ____ day of _____, 2025 and was published in the Newton Daily News, a newspaper of general circulation in the said City of Newton on the ____ day of _____, 2025.

Dated this ____ day of _____, 2025.

Katrina Davis, City Clerk

City of Newton Council Report



Item:

Resolution approving Contract for Professional Community and Economic Development Services by and between the City of Newton, Iowa and Newton Housing Development Corporation

Summary:

Approval of a 5-year contract with NHDC

Financial Impact:

\$40,000.00 annually for 5 years

Report Number: 2025-820

Date:

July 21, 2025

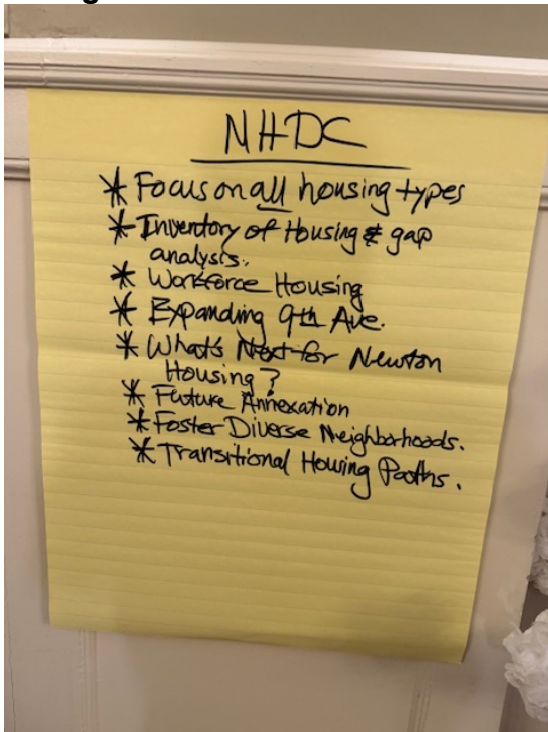
Lead Department:

Community Development

Recommendation:

Approve

Background:



On June 23, 2025, the Newton City Council conducted a workshop which included discussion on areas of focus for Newton Housing Development Corporation. Above: Photo of the brainstorming from that evening.

The attached contract attempts to incorporate these ideas. Some highlights of what the contract for services covers:

- Increase quality and quantity of housing- all housing types
- Provide City with housing advice and assistance based on the expertise of the Board of Directors (this can be in areas of annexation, "What's next for Newton housing?", etc.)
- Lead and participate in special projects- emphasis on modest cost homes/apartments (Workforce, Affordable Housing)
- Help develop other organizations working in housing (such as Habitat for Humanity)
- Maintaining and updating NHDC portion of shared community internet presence

The attached contract provides \$40,000 annually, paid in quarterly installments. The contract time of performance is from July 1, 2025 to June 30, 2030.

Recommendation:

Staff recommends approval.

A handwritten signature in black ink, appearing to read "Matt Muckler". The signature is stylized with a large, sweeping "M" and a cursive "Muckler".

Matt Muckler, City Administrator

RESOLUTION NO. 2025 – _____

**RESOLUTION APPROVING CONTRACT FOR PROFESSIONAL
COMMUNITY AND ECONOMIC DEVELOPMENT SERVICES BY AND
BETWEEN THE CITY OF NEWTON, IOWA AND NEWTON HOUSING
DEVELOPMENT CORPORATION**

WHEREAS, it is desirable to enter into a contract for community and economic development services with Newton Housing Development Corporation for the period beginning July 1, 2025 and ending June 30, 2030; and

WHEREAS, Newton Housing Development Corporation will work to assist the city in housing economic development activities to increase investment in the quality and quantity of all housing in Newton;

NOW THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa, that the contract between the City of Newton and Newton Housing Development Corporation is hereby approved and the annual compensation of \$40,000.00 shall be paid in four installments to Newton Development Corporation from residential/housing Tax Increment Financing District funds.

PASSED this _____ day of July, 2025.

APPROVED this _____ day of July, 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

**CONTRACT FOR PROFESSIONAL COMMUNITY AND ECONOMIC DEVELOPMENT SERVICES BY
AND BETWEEN THE CITY OF NEWTON, IOWA AND NEWTON HOUSING DEVELOPMENT
CORPORATION**

THIS CONTRACT, entered into as of this _____ day of _____ 2025 by and between the City of Newton, Iowa, ('City'), and the Newton Housing Development Corporation, (hereinafter referred to as "NHDC").

WHEREAS, the City has a need for professional consultant services to perform community and housing economic development activities; and

WHEREAS, the City desires to engage in certain activities necessary for development of the community and economic base of the Newton area; and

WHEREAS, the City desires to engage NHDC to render such professional consultant services utilizing funding sources which may include property sales and/or funds from Fairmeadows North Urban Renewal Area;

NOW, THEREFORE the parties hereto do mutually agree as follows:

A. Scope of Services

NHDC shall assist and advise the City in housing economic development activities as needed to increase investment in the quality and quantity of all housing in Newton. The housing economic development activities shall include the following:

1. Work to increase the quantity and quality of housing in Newton by actively seeking builders, developers and residents to Newton.
2. Organize, promote, and host events that will be beneficial, informative, and encouraging to Builders, Developers, Consumers, and Investors in Newton.
3. Provide the City of Newton with housing advice and assistance based on the expertise of the Board of Directors and NHDC staff's expertise in the housing industry.
4. In certain instances, provide a conduit for the City of Newton to transfer property for project completion as agreed upon by both parties.
5. Gather information and provide a monthly Economic Development report to help the City identify needs and opportunities in the local housing market.
6. Assist in maintaining and updating the NHDC portion of a shared community internet presence to keep it current, informative and relevant.
7. Collaborate with the City on marketing and promotional campaigns of the applicable Housing Incentives and Initiative programs.

8. Develop and implement a program that ensures regular contacts with prospective builders that may include, when appropriate, workforce housing, varied housing, and transitional housing.
9. Work to develop, encourage, and grow programs and organizations (such as Habitat for Humanity) that will enhance the improvement of housing in Newton.
10. Lead or participate in special projects that fulfill the charitable mission of NHDC with particular emphasis on homes and apartments of modest cost.

B. Time of Performance. The services of the Corporation are to commence on July 1, 2025 and shall be completed in a timely manner as required by the City. The term of this agreement runs through June 30, 2030.

C. Compensation. This is a fee for services contract. As compensation for the services rendered, the City shall pay NHDC a flat rate of \$40,000.00 per annum, to be paid in quarterly installments of \$10,000.00 each. This compensation shall be paid from Fairmeadows North Urban Renewal Area revenues. Any and all agreements for the specific development of property within the City of Newton are separate from this contract for services.

NHDC will also receive compensation per the Real Estate Development Agreement (originally dated March 13, 2019) for the Arbor Estates Development (formerly "Barton Land").

D. Personnel. NHDC Board of Directors is an all-volunteer board. All services required hereunder will be performed by NHDC through its employee(s) and other agents. All staffing decisions shall be made by NHDC's Executive Board.

E. Corporation Records Maintenance. NHDC shall maintain accounts and records including personnel, and financial records, adequate to identify and account for all costs pertaining to this contract and such other records as may be deemed necessary to assist proper accounting. The records are to be shown to the City of Newton upon request of the City Administrator. These records will be retained for three (3) years after the expiration of this Contract unless permission to destroy them is granted.

F. Findings Confidential. The parties may choose to designate certain information as confidential. Any reports, information, data, work product or any other material prepared or assembled by NHDC or the City pursuant to this Contract, may be designated as confidential by the City or NHDC and, shall remain strictly confidential, and shall not be made available to any individual or organization without prior written approval of City or NHDC, as the case may be.

G. Copyright. No report, maps, or other documents produced in whole or in part under this Contract shall be the subject of an application for copyright by or on behalf of the NHDC.

H. Compliance with Local Law. NHDC shall comply with all applicable laws, ordinances and codes of the state and local governments in carrying out the services to be provided pursuant to this Contract.

IN WITNESS WHEREOF, the City of Newton and the Newton Housing Development Corporation have executed this Contract as of the date first written above.

Evelyn George, Mayor
City of Newton

ATTEST:

Katrina Davis, City Clerk

Jennifer Cook, Board President
Newton Housing Development Corporation

City of Newton Council Report



Item:

Resolution approving Contract for Commercial and Industrial Economic Development Services with Newton Development Corporation

Summary:

Annual contract with Newton Development Corporation

Financial Impact:

\$77,000, annually from various funds

Report Number: 2025-821

Date:

July 21, 2025

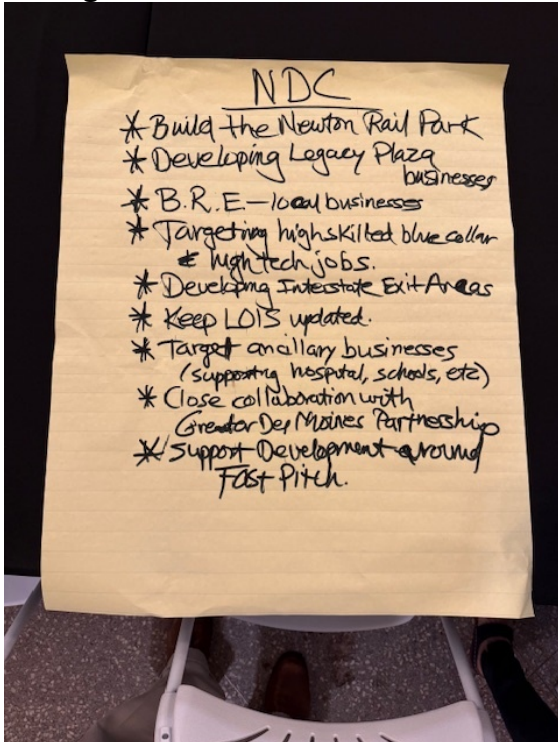
Lead Department:

Community Development

Recommendation:

Approve

Background:



On June 23, 2025, the Newton City Council conducted a workshop which included discussion on areas of focus for Newton Development Corporation. Above: photo of the brainstorming from that evening.

The attached contract attempts to incorporate many of these ideas in a concisely written way. Specifically, the contract covers:

- Collaboration and partnerships with Iowa Economic Development Authority, Greater DSM Partnership, and JEDCO
- Work towards Economic Development Goals articulated in Chapter 5 of the Comprehensive Plan. The following are some examples from the plan (not everything):
 - Work with existing businesses to remain or expand on their current sites
 - Create and maintain an inventory of available sites for development and redevelopment, updated on a regular basis

- Support business development initiatives that increase diversity of entrepreneurs, business types and the workforce...
- Encourage new business development within areas easily accessible by the regional transportation network...
- Prepare an Annual Report
- Measure success by population growth, growth in (Newton's) tax base, housing, retail sales, healthcare accessibility, school enrollment

Recommendation:

Staff recommends approval.

A handwritten signature in black ink, appearing to read "Matt Muckler". The signature is fluid and cursive, with the first name "Matt" and last name "Muckler" clearly distinguishable.

Matt Muckler, City Administrator

RESOLUTION NO. 2025 – _____

RESOLUTION APPROVING CONTRACT FOR COMMERCIAL AND INDUSTRIAL ECONOMIC DEVELOPMENT SERVICES WITH NEWTON DEVELOPMENT CORPORATION

WHEREAS, it is desirable to enter into a contract for economic development services with Newton Development Corporation for Fiscal Year 2025-2026; and

WHEREAS, Newton Development Corporation will utilize the goals and objectives found in Chapter 5 of the City’s comprehensive plan, *Envision Newton 2042*; and

WHEREAS, Newton Development Corporation will work to increase investment in Newton by retaining, growing and attracting business with success measured by growth in employment, population, housing, retail sales, tax base, healthcare accessibility, and school enrollment; and

NOW THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa, that the contract between the City of Newton and Newton Development Corporation is hereby approved and the annual compensation of \$77,000.00 shall be paid in four installments to Newton Development Corporation from Hotel/Motel Tax (\$52,000.00) and Various Tax Increment Financing Districts (\$25,000).

PASSED this _____ day of July, 2025.

APPROVED this _____ day of July, 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

CONTRACT FOR COMMERCIAL AND INDUSTRIAL ECONOMIC DEVELOPMENT SERVICES BY AND BETWEEN, THE CITY OF NEWTON, IOWA AND THE NEWTON DEVELOPMENT CORPORATION:

THIS CONTRACT, entered into as of this ____ day of July, 2025 by and between the City of Newton, Iowa ("City"), and the Newton Development Corporation, (hereinafter referred to as "NDC").

WHEREAS, the City desires to enlist NDC to assist and advise the City in economic development activities as needed.

WHEREAS, NDC will follow their Mission Statement which reads:

The Newton Development Corporation strives to Improve the economic well-being of the Newton Community.

We accomplish this through collaboration with other community stakeholders to increase investment in Newton by retaining, growing, and attracting business. Our success is measured through growth in employment, population, housing, retail sales, tax base, healthcare accessibility, and school enrollment.

We will follow these principles and values: *Honesty, Integrity, Respect, Professionalism, Teamwork, and appropriate balance of Transparency and Confidentiality.*

In addition to working with community stakeholders, NDC will continue our relationships with the Iowa Economic Development Authority, the Greater Des Moines Partnership, and the Jasper County Economic Development Corporation.

NOW, THEREFORE the parties hereto do mutually agree as follows:

Scope of Services:

1. NDC will utilize the economic goals and objectives found in Chapter 5 of the Envision Newton 2042 as a guideline to pursue economic development objectives on behalf of the City.
2. NDC will direct day-to-day communication to the City's Development Specialist, who is the City's point of contact for NDC.

Annual Report: An Annual Report shall be prepared and delivered to City Staff, the Mayor and Council members no later than May 31, 2026, and covering activity from the previous 12-month period. The Annual Report should reflect NDC's Mission Statement and Chapter 5 of the City's Envision 2042 Comprehensive Plan.

Time of Performance: The services of NDC are to commence on July 1, 2025 and shall conclude on June 30, 2026.

Compensation: This is a fee for service contract. As compensation for the services rendered, the City shall pay NDC a flat rate of \$77,000 annually in quarterly installments.

Personnel: All services required hereunder will be performed by NDC through its employees and other agents. All staffing decision shall be made by NDC's Executive Committee.

Corporation Records Maintenance: NDC shall maintain accounts and records, including personnel and financial records, adequate to identify and account for all costs pertaining to this contract and such other records as may be deemed necessary to assist proper accounting. These records will be retained for three (3) years after the date of this Contract unless permission to destroy them is granted.

Findings Confidential: City or NDC may choose to designate certain information as confidential. Any reports, information, data, work product, or any other material prepared or assembled by the City or NDC pursuant to this Contract, if designated confidential by the City or NDC, shall remain strictly confidential and shall not be made available to any individual or organization with prior written approval by the City and NDC.

Compliance with Local Law. NDC shall comply with all applicable laws, ordinances and codes of the State and local governments in carrying out the services to be provided pursuant to this Contract.

IN WITNESS WHEREOF, the City of Newton and the Newton Development Corporation have executed this Contract as of the date first written above.

Evelyn George, Mayor
City of Newton

ATTEST:

Katrina Davis, City Clerk



Mark Allen, Chairperson
Newton Development Corporation

[Comp Plan Ch. 5]

Economic Development

Thriving communities like Newton offer a wide range of economic opportunities. Newton's economy is an integral component of the regional economy. This economic connection will continue to grow as the Des Moines metro continues growing and Newton offers residents and businesses great opportunities to be successful. This chapter of the comprehensive plan is a report on the local economic and employment threats and opportunities. Economic development generally consists of public and private efforts which promote and develop business enterprises within a community, plus the housing development that serves commuters to other areas.

The City's regulatory climate can have an impact on the retention, expansion, and attraction of business. Zoning regulations can provide development standards which ensure that business development adds to the quality of neighborhoods and overall community vitality. Such standards can protect property values and can minimize or prevent undesirable off-site impacts. Such standards can also protect businesses from nuisance complaints. In summary, the comprehensive plan works collaboratively with zoning regulations to ensure land use compatibility and as a tool to attract business, employers and commerce.

Economic Development Goals & Objectives

Goal #1: Support and expand the City's economic base.

Objectives:

- Work with existing businesses to remain or expand on their current sites or relocate to more appropriate sites.
- Utilize the City's tools of zoning, capital improvement plans, and transportation plans to support development.
- Ensure that city processes and regulations related to land development, permits, and construction are easy to understand.





 **Goal #2: Residents will have or know how to attain/learn the skills necessary to achieve professional growth, personal success and financial stability, and employers will benefit from more skilled staff to maintain and expand business development initiatives.**

Objectives:

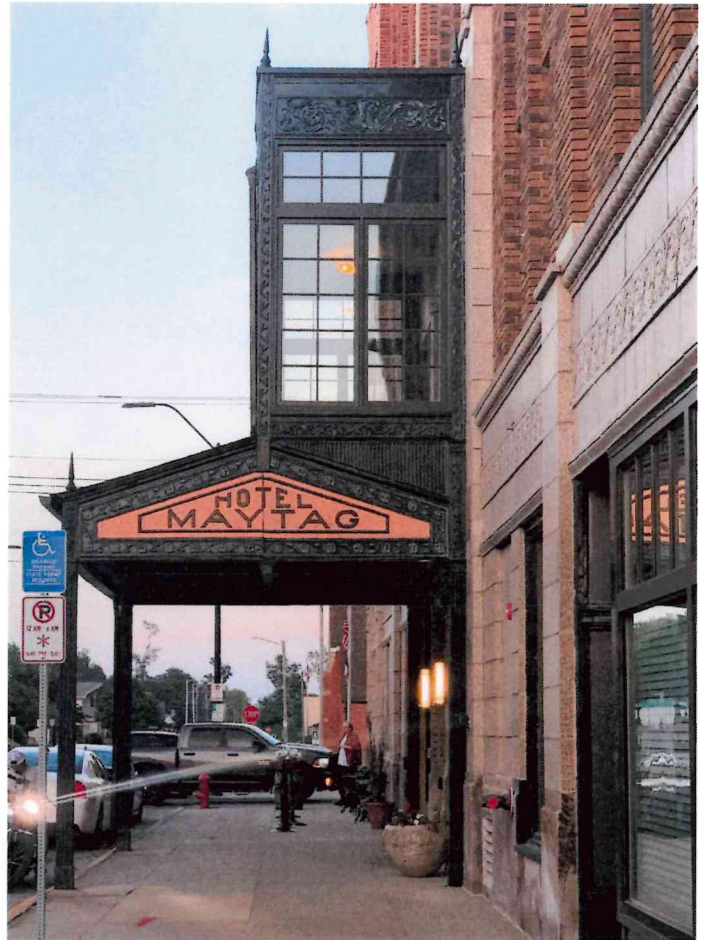
- Support proactive communication between educational institutions and area employers to determine and fulfill local needs.
- Provide a variety of training and resources to support employment skills and job preparedness.
- Actively promote career-advancement and workforce development efforts including internships, apprenticeships and workshops.
- Continue to develop and enhance the City's industrial and business spaces to promote employer retention and expansion, and provide opportunities for new development.
- Seek to maintain a balance between the needs of the community and the needs of the developer.
- Support locally-owned businesses, small-/micro-businesses, and start-up businesses.
- Promote programs and initiatives that support entrepreneurship for residents, including youth, and remote/freelance employment (e.g., home-based businesses, co-working spaces, business incubators, business accelerators and makerspaces)



Goal #3: Promote, expand and diversify the local economy.

Objectives:

- Create and maintain an inventory of available sites for development and redevelopment, updated on a regular basis.
- Proactively communicate, discuss needs and receive feedback from area businesses. Use this feedback to refine services and resource referrals.
- Provide regularly updated community data that can be used in marketing to attract specific businesses that provide living-wage employment opportunities.



Goal #4: Business investment will support the health and vitality of the Newton community.

Objectives:

- Support business development initiatives that increase diversity of entrepreneurs, business types and the workforce, as well as access to culturally-specific needs.
- Encourage new business development within areas easily accessible by the regional transportation network, including considerations of public transit access.
- Attract, support, and retain businesses that fill and/or redevelop vacant properties in the downtown and along key corridors.
- The City may acquire property in order to promote and accelerate redevelopment of key sites.
- When necessary, the City may actively facilitate and consider funding assistance to help locate a business to a suitable location within the City.
- The City will support new commercial and industrial development by expanding and extending access to utility and transportation infrastructure, where needed and appropriate.
- Support affordable and workforce housing initiatives that expand economic opportunities for residents of all income levels, especially income-limited individuals/families.

City of Newton Council Report

**Item:**

Resolution approving the granting of Downtown Improvement Grant funds for 109-111 W 3rd Street North, Newton, Iowa in the Facade and Paint Program Area

Summary:

Downtown Improvement Grant for the building at 109-111 West 3rd St. North.

Financial Impact:

\$5,131.96 of the Downtown Improvement Grant Funds

Report Number: 2025-846

Date:

July 21, 2025

Lead Department:

Community Development

Recommendation:

Approve

Background:

The property at 109-111 W 3rd St. N is considered a contributing resource to the Newton Downtown Historic District. The building is one-storied with a red brick false front and a unique roof profile.

The applicant is proposing the following:

- East side façade upgrades - Repair and upgrade work for windows, replacing front door and installing a light fixture.
- Paint: Repaint the front door, garage door, trim and also paint the brick below windows.

The estimated cost of the work is \$8,631.95 for the facade and \$1,631.96 for the paintwork, with a 1:1 match. The recommended grant amount is **\$5,131.96** (which includes \$4,315.98 for the facade and \$815.98 for the painting).

Recommendation:

Staff recommends approval for a painting grant in an amount not to exceed \$5,131.96.

Matt Muckler, City Administrator

RESOLUTION NO. 2025 – _____

**RESOLUTION APPROVING THE GRANTING OF DOWNTOWN
IMPROVEMENT GRANT FUNDS FOR 109 -111 WEST 3RD
STREET NORTH, NEWTON, IOWA IN THE FAÇADE AND
PAINT PROGRAM AREA**

WHEREAS, *Envision Newton 2042* recognizes the role of the Downtown as the heart of the community and recommends a focus on curb appeal and community aesthetics; and

WHEREAS, bonded funds were set aside for the purpose of downtown improvements, providing the funding source for the Downtown Improvement Grant Program; and

WHEREAS, Marilyn and Randy Terlouw submitted an application requesting funds for 109 -111 West 3rd Street North, Newton in the façade and painting program areas for apartment and commercial space and

WHEREAS, The Downtown Grant Review Board reviewed the application and recommended granting of funds up to \$4,315.98 as a reimbursement after work is completed and a 1:1 match is met for the facade program area provided by the applicant;

WHEREAS, The Downtown Grant Review Board reviewed the application and recommended granting of funds up to \$815.98 as a reimbursement after work is completed and a 1:1 match is met for the painting program area provided by the applicant;

NOW THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa, that the Downtown Improvement Grant Funds in an amount up to **\$5,131.96** be provided to Marilyn and Randy Terlouw, 109 -111 West 3rd Street North, Newton, for the façade and painting program areas.

PASSED this _____ day of July, 2025.

APPROVED this _____ day of July, 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk



**Downtown Improvement Grant Program Agreement
Between City of Newton and Joyce Halblom**

This Agreement made and entered into this _____ day of _____ 2025 by and between the City of Newton, Iowa, hereinafter called "City" and Marilyn and Randy Terlouw, 109 -111 West 3rd Street North Newton, Iowa, hereinafter called "Applicant."

WHEREAS, the Applicant submitted an application to receive Downtown Improvement Grant funds in the Façade and Painting Area for property located at 109 -111 West 3rd Street North, Newton; and

WHEREAS, the Downtown Grant Review Board reviewed the application and recommended approval;

NOW, THEREFORE BE IT UNDERSTOOD AND AGREED:

- 1) Marilyn and Randy Terlouw will receive up to **\$5,131.96** in grant funds for the façade and painting project at 109 -111 West 3rd Street North.

Proposed Projects	Estimated Cost	1:1 Match Amount	Maximum Allowed	Less previous Award	Recommended Grant
Façade	\$8,631.95	\$4,315.98	\$5,000.00	\$0.00	\$4,315.98
Paint	\$1,631.96	\$815.98	\$1,500.00	\$0.00	\$815.98
Total					\$5,131.96

- 2) The applicants will match provide a 1:1 match to the grant funds.
- 3) All projects shall be completed within 1 year of the agreement; by July 21, 2026.
- 4) The City of Newton will provide the grant funding as a reimbursement of completed work.

- a. Copies of all receipts for each project area shall be submitted to the City of Newton Community Development Department, 303 West 4th Street North, Suite 501, Newton, Iowa 50208 for administrative verification of expenditures and applicant match.
- 5) The City will make timely payment of grant funds upon completion of the project and verification of project expenses.

Applicant:

Marilyn Terlouw
Owner

Date

For City of Newton:

Evelyn George, Mayor

Date

City of Newton Council Report

**Item:**

Resolution approving a low-moderate income housing set-aside grant for 525 North 2nd Avenue East, Newton

Summary:

Grant to assist Low-Mod Income household with property improvements.

Financial Impact:

Grant to assist Low-Mod Income household with property improvements.

Report Number: 2025-863**Date:**

July 21, 2025

Lead Department:

Community Development

Recommendation:

Approve

Background:

The City of Newton has identified housing development as a serious need for the community. Some barriers to providing housing options are the cost of infrastructure construction, the cost of labor and materials, and the challenge of enticing regional developers into the community. To address such barriers to general housing development, the City of Newton utilizes Tax Increment Financing (TIF), when and where City Council has determined it is appropriate. When TIF funding is used for residential development, State of Iowa law requires that the City of Newton set aside a portion of the newly generated tax increment for Low-Moderate Income (LMI) Housing throughout the community.

Recent residential development activity (Fairmeadows North and Arbor Estates) has been spurred utilizing TIF, and a LMI Housing set-aside fund has been slowly growing. By resolution 2023-093, City Council established the Low-Moderate Income Housing Set-Aside Funds Policy which has several program areas for which the set-aside dollars can be used. Program areas include: LMI Existing Housing Improvement Grant; State/Federal Affordable Housing Application Financial Support; Neighborhood Sidewalk Construction, Reconstruction & ADA improvements; and Neighborhood Revitalization and Blight Removal (which includes acquisition & demolition and dead/dying trees). The US Department of Housing & Urban Development (HUD) establishes the median family income for every county in the United States. Persons who meet the "low income" requirements have earnings at or below 80% of the median household income for the county, based on household size.

Eligible grant program areas include foundation work; permanent/semi-permanent interior work such as flooring, cabinetry, paint; windows and doors; HVAC; plumbing; electrical, exterior treatments; and roofing.

525 North 2nd Avenue East:

The property owner of 525 North 2nd Avenue East has made an application under the LMI Existing Housing Improvement Grant for the Permanent Interior Work and Windows & Doors categories. The work entails replacing the ceilings in the kitchen and bedroom, removing a broken dishwasher & replacing it with a cabinet in the kitchen, and replacing one dilapidated basement and two exterior windows.

The applicant completed some work utilizing the LMI Grant program in Exterior Treatments and Windows/Doors category, without reaching the maximums allowed for each program area. This 2025 application is within the Interior improvements and Windows/Doors category.

Finch's Carpentry Services of Newton, Iowa has provided quotes for the work in a total amount of \$9,203.64. The property owner has submitted the necessary documentation, and staff has verified that the property owner income-qualifies for the City's LMI grant program.

Under the program, the property owner is required to pay the contractor 25% of the project cost of \$9203.64 and the City will directly pay the contractor 75% of the project cost. The attached program agreement stipulates that the City of Newton will pay \$6902.73 to Finch's Carpentry Services.

Recommendation:

Staff recommends approval.

A handwritten signature in black ink, appearing to read "Matt Muckler", written in a cursive style.

Matt Muckler, City Administrator

RESOLUTION NO. 2025 – _____

RESOLUTION APPROVING A LOW-MODERATE INCOME HOUSING SET-ASIDE GRANT FOR 525 NORTH 2ND AVENUE EAST, NEWTON

WHEREAS, the City of Newton has identified housing development as a serious need for the community and utilizes Tax Increment Financing (TIF) to address this need; and

WHEREAS, State of Iowa law requires that the City of Newton set aside a portion of newly generated residential tax increment for Low-Moderate Income (LMI) housing needs; and

WHEREAS, Resolution 2023-093 established a Low-Moderate Income Housing Set-Aside Funds Policy that includes an Existing Housing Improvement Grant policy area; and

WHEREAS, James & Melissa Robinson, owners of 525 North 2nd Avenue East, Newton meets the ownership and income requirements established by the policy; and

WHEREAS, James & Melissa Robinson propose to remove & replace existing dilapidated windows, remove & replace kitchen and bedroom ceilings, and remove broken dishwasher and replace with cabinet;

NOW THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa, that Low-Mod Income Existing Housing Improvement Grant Funds be issued to the contractor, Finch’s Carpentry Services of Newton, in an amount equal to 75% of the total project cost, up to a maximum of \$6,902.73;

BE IT FURTHER RESOLVED by the City Council of Newton, Iowa: That the City shall obtain the signatures on the grant program agreement.

PASSED this 21st day of July, 2025.

APPROVED this _____ day of July, 2025.

ATTEST:

Evelyn George, Mayor

Katrina Davis, City Clerk



**LMI Existing Housing Improvement Grant Agreement
Between City of Newton and James & Melissa Robinson**

This Agreement made and entered into this _____ day of July, 2025 by and between the City of Newton, Iowa, hereinafter called "City" and James & Melissa Robinson, hereinafter called "Applicant."

WHEREAS, the Applicant submitted an application to receive LMI Existing Housing Improvement Grant funds for property located at 525 N 2nd Avenue E; and

WHEREAS, the City's Community Development Department and Newton City Council reviewed and approved the application;

NOW, THEREFORE BE IT UNDERSTOOD AND AGREED:

- 1.) The Project will receive a total **up to \$6,902.73** in grant funds for Permanent Interior Work to replace kitchen & bedroom ceilings and remove & replace broken dishwasher with a 24" cabinet, and Windows & Doors improvements to remove & replace a dilapidated basement window and two exterior windows, providing a 25% applicant cash match is met.
 - a. Funding breakdown for Permanent Interior Work Grant as follows:
 - Total Estimated Project Cost - \$6,501.91
 - 25% Applicant Cash Match - \$1,625.48
 - **Permanent Interior Work Grant - \$4,876.43**
 - b. Funding breakdown for Windows & Doors Grant as follows:
 - Total Estimated Project Cost - \$ 2,701.73
 - Applicant Cash Match - \$675.43
 - **Windows & Doors Grant - \$ 2,026.30**
- 2.) Required sign, building, plumbing, mechanical or other permits will be obtained and work will be completed by licensed contractors, when required.

- 3.) The City of Newton will provide the grant funding directly to the contractor that completed the work in the amount referenced above once the project is fully completed. The portion paid directly by the City of Newton shall be **tax exempt**. The City of Newton shall provide a copy of the City's Tax Exemption Certificate to the contractor upon request. The contractor shall provide the City of Newton an IRS 1099 form prior to payment.
- 4.) City staff will inspect and verify completeness of work prior to issuance of grant funds.
- a. The applicant shall provide a copy of the invoice from the licensed contractor that performed the work.
 - b. All work shall comply with applicable City Codes, including, but not limited to, zoning and building codes. All completed work shall be inspected and approved by the City's Building Official/Inspector.
- 5.) The applicant will provide a minimum 25% cash match to the grant funds for the approved work and pay that amount to the contractor directly.

Applicant:

James Robinson

Date

Melissa Robinson

Date

For City of Newton:

Evelyn George, Mayor

Date

Contractor Acknowledgement:

Finch's Carpentry Services

Date

Grant Program Area Summary							
NAME: Jim & Melissa Robinson							
ADDRESS: 525 N 2nd Avenue E							
PROPOSED PROJECT/DATE	PROJECT CATEGORY	PROJECT COST	MAX. GRANT (75%)	CATEGORY MAX.	Less Previous Award	Max. Potential Grant	Recommended Grant Amount
Replace 2 windows	Windows & Doors	2,701.73	2,026.30	10,000.00	7,257.32	2,745.68	2,026.30
Replace kitchen/bedroom ceilings; rem. d/w; inst. cab.	Perm./Semi-Perm. Interior Work	6,501.91	4,876.43	15,000.00	0.00	11,250.00	4,876.43

Existing Conditions photos:

Windows



Ceiling





City of Newton Council Report

**Item:**

Resolution approving a low-moderate income housing set-aside grant for 1010 North 5th Avenue East, Newton

Summary:

Grant to assist Low-Mod Income household with property improvements.

Financial Impact:

\$5,118.75 in Low-Mod Income Set-Aside Funds.

Report Number: 2025-868**Date:**

July 21, 2025

Lead Department:

Community Development

Recommendation:

Approve

Background:

The City of Newton has identified housing development as a serious need for the community. Some barriers to providing housing options are the cost of infrastructure construction, the cost of labor and materials, and the challenge of enticing regional developers into the community. To address such barriers to general housing development, the City of Newton utilizes Tax Increment Financing (TIF), when and where City Council has determined it is appropriate. When TIF funding is used for residential development, State of Iowa law requires that the City of Newton set aside a portion of the newly generated tax increment for Low-Moderate Income (LMI) Housing throughout the community.

Recent residential development activity (Fairmeadows North and Arbor Estates) has been spurred utilizing TIF, and a LMI Housing set-aside fund has been slowly growing. By resolution 2023-093, City Council established the Low-Moderate Income Housing Set-Aside Funds Policy which has several program areas for which the set-aside dollars can be used. Program areas include: LMI Existing Housing Improvement Grant; State/Federal Affordable Housing Application Financial Support; Neighborhood Sidewalk Construction, Reconstruction & ADA improvements; and Neighborhood Revitalization and Blight Removal (which includes acquisition & demolition and dead/dying trees). The US Department of Housing & Urban Development (HUD) establishes the median family income for every county in the United States. Persons who meet the "low income" requirements have earnings at or below 80% of the median household income for the county, based on household size.

Eligible grant program areas include foundation work; permanent/semi-permanent interior work such as flooring, cabinetry, paint; windows and doors; HVAC; plumbing; electrical, exterior treatments; and roofing.

1010 North 5th Avenue East:

The property owner of 1010 North 5th Avenue East has made an application under the LMI Existing Housing Improvement Grant for the Plumbing category. The work entails separating a shared water service line and installing a separate water line from the main to the house, and rerouting the water lines in the house to the location of the new service line and meter.

Brooker Plumbing, Heating & Cooling of Newton, Iowa has provided a quote for the work in a total amount of \$6,825.00. The property owner has submitted the necessary documentation, and staff has verified that the property owner income-qualifies for the City's LMI grant program.

Under the program, the property owner is required to pay the contractor 25% of the project cost of \$6,825.00 and the City will directly pay the contractor 75% of the project cost. The attached program

agreement stipulates that the City of Newton will pay \$5,118.75 to Brooker Plumbing, Heating & Cooling.

Recommendation:

Staff recommends approval.

A handwritten signature in black ink, appearing to read "Matt Muckler". The signature is fluid and cursive, with the first name "Matt" written in a more compact, stylized manner and the last name "Muckler" written in a more extended, flowing script.

Matt Muckler, City Administrator

RESOLUTION NO. 2025 – _____

RESOLUTION APPROVING A LOW-MODERATE INCOME HOUSING SET-ASIDE GRANT FOR 1010 NORTH 5TH AVENUE EAST, NEWTON

WHEREAS, the City of Newton has identified housing development as a serious need for the community and utilizes Tax Increment Financing (TIF) to address this need; and

WHEREAS, State of Iowa law requires that the City of Newton set aside a portion of newly generated residential tax increment for Low-Moderate Income (LMI) housing needs; and

WHEREAS, Resolution 2023-093 established a Low-Moderate Income Housing Set-Aside Funds Policy that includes an Existing Housing Improvement Grant policy area; and

WHEREAS, Jeff Murphy, owner of 1010 North 5th Avenue East, Newton meets the ownership and income requirements established by the policy; and

WHEREAS, Jeff Murphy proposes to install a separate water line from the main to the house, and reroute water lines inside the house to the location of the new service line and water meter;

NOW THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa, that Low-Mod Income Existing Housing Improvement Grant Funds be issued to the contractor, Brooker Plumbing, Heating & Cooling of Newton, in an amount equal to 75% of the total project cost, up to a maximum of \$5,118.75;

BE IT FURTHER RESOLVED by the City Council of Newton, Iowa: That the City shall obtain the signatures on the grant program agreement.

PASSED this 21st day of July, 2025.

APPROVED this _____ day of July, 2025.

ATTEST:

Evelyn George, Mayor

Katrina Davis, City Clerk



**LMI Existing Housing Improvement Grant Agreement
Between City of Newton and Jeff Murphy**

This Agreement made and entered into this _____ day of July, 2025 by and between the City of Newton, Iowa, hereinafter called "City" and Jeff Murphy, hereinafter called "Applicant."

WHEREAS, the Applicant submitted an application to receive LMI Existing Housing Improvement Grant funds for property located at 1010 North 5th Avenue East; and

WHEREAS, the City's Community Development Department and Newton City Council reviewed and approved the application;

NOW, THEREFORE BE IT UNDERSTOOD AND AGREED:

- 1.) The Project will receive a total **up to \$5,118.75** in grant funds for Plumbing Work to install a separate water line from the main to the home and reroute water lines inside the house to the new service and water meter.
 - a. Funding breakdown for Plumbing Work Grant as follows:
 - Total Estimated Project Cost - \$6,825.00
 - 25% Applicant Cash Match - \$1,706.25
 - **Plumbing Improvement Grant - \$5,118.75**
- 2.) Required sign, building, plumbing, mechanical or other permits will be obtained and work will be completed by licensed contractors, when required.
- 3.) The City of Newton will provide the grant funding directly to the contractor that completed the work in the amount referenced above once the project is fully completed. The portion paid directly by the City of Newton shall be **tax exempt**. The City of Newton shall provide a copy of the City's Tax Exemption Certificate to the contractor upon request. The contractor shall provide the City of Newton an IRS 1099 form prior to payment.

- 4.) City staff will inspect and verify completeness of work prior to issuance of grant funds.
 - a. The applicant shall provide a copy of the invoice from the licensed contractor that performed the work.
 - b. All work shall comply with applicable City Codes, including, but not limited to, zoning and building codes. All completed work shall be inspected and approved by the City's Building Official/Inspector.

- 5.) The applicant will provide a minimum 25% cash match to the grant funds for the approved work and pay that amount to the contractor directly.

Applicant:

Jeff Murphy

Date

For City of Newton:

Evelyn George, Mayor

Date

Contractor Acknowledgement:

Brooker Plumbing, Heating & Cooling

Date

City of Newton Council Report

**Item:**

Resolution approving a low-moderate income housing set-aside grant for 309 East 20th Street North, Newton

Summary:

Grant to assist Low-Mod Income household with property improvements.

Financial Impact:

\$9,538.50 in Low-Mod Income Set-Aside Funds.

Report Number: 2025-872**Date:**

July 21, 2025

Lead Department:

Community Development

Recommendation:

Approve

Background:

The City of Newton has identified housing development as a serious need for the community. Some barriers to providing housing options are the cost of infrastructure construction, the cost of labor and materials, and the challenge of enticing regional developers into the community. To address such barriers to general housing development, the City of Newton utilizes Tax Increment Financing (TIF), when and where City Council has determined it is appropriate. When TIF funding is used for residential development, State of Iowa law requires that the City of Newton set aside a portion of the newly generated tax increment for Low-Moderate Income (LMI) Housing throughout the community.

Recent residential development activity (Fairmeadows North and Arbor Estates) has been spurred utilizing TIF, and a LMI Housing set-aside fund has been slowly growing. By resolution 2023-093, City Council established the Low-Moderate Income Housing Set-Aside Funds Policy which has several program areas for which the set-aside dollars can be used. Program areas include: LMI Existing Housing Improvement Grant; State/Federal Affordable Housing Application Financial Support; Neighborhood Sidewalk Construction, Reconstruction & ADA improvements; and Neighborhood Revitalization and Blight Removal (which includes acquisition & demolition and dead/dying trees). The US Department of Housing & Urban Development (HUD) establishes the median family income for every county in the United States. Persons who meet the "low income" requirements have earnings at or below 80% of the median household income for the county, based on household size.

Eligible grant program areas include foundation work; permanent/semi-permanent interior work such as flooring, cabinetry, paint; windows and doors; HVAC; plumbing; electrical, exterior treatments; and roofing.

309 East 20th Street North:

The property owners of 309 East 20th Street North made an application under the LMI Existing Housing Improvement Grant for the HVC and Permanent Interior Work categories. The work entails installing a new Air Conditioning unit to replace a broken unit, installing a glass shower door in the bathroom, and installing a new countertop and sink in the kitchen

Service Masters of Des Moines, Iowa, Hamilton Glass of Newton, Iowa and L & L Custom Tops, LLC of Newton, Iowa have provided separate quotes for the work in a total amount of \$12,778.00. The property owner has submitted the necessary documentation, and staff has verified that the property owner income-qualifies for the City's LMI grant program.

Under the program, the property owner is required to pay the contractors 25% of the project cost of

\$12,778.00 and the City will directly pay the contractors 75% of the project cost. The attached program agreement stipulates that the City of Newton will pay \$6,358.50 to Service Masters, \$562.50 to Hamilton Glass, and \$2,662.50 to L & L Custom Tops, LLC.

Recommendation:

Staff recommends approval.

A handwritten signature in black ink, appearing to read "Matt Muckler", written in a cursive style.

Matt Muckler, City Administrator

RESOLUTION NO. 2025 – _____

RESOLUTION APPROVING A LOW-MODERATE INCOME HOUSING SET-ASIDE GRANT FOR 309 EAST 20TH STREET NORTH, NEWTON

WHEREAS, the City of Newton has identified housing development as a serious need for the community and utilizes Tax Increment Financing (TIF) to address this need; and

WHEREAS, State of Iowa law requires that the City of Newton set aside a portion of newly generated residential tax increment for Low-Moderate Income (LMI) housing needs; and

WHEREAS, Resolution 2023-093 established a Low-Moderate Income Housing Set-Aside Funds Policy that includes an Existing Housing Improvement Grant policy area; and

WHEREAS, Todd & Deb Hackathorn, owners of 309 East 20th Street North, Newton, meets the ownership and income requirements established by the policy; and

WHEREAS, Todd & Deb Hackathorn propose to install a new Air Conditioning unit to replace the broken unit, install a glass shower door in the bathroom, and installing a new countertop and sink in the kitchen;

NOW THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa, that Low-Mod Income Existing Housing Improvement Grant Funds be issued to the contractors, Service Masters of Des Moines, Iowa, Hamilton Glass of Newton, Iowa, and L & L Custom Tops, LLC of Newton, Iowa, in an amount equal to 75% of the total project cost for each approved item, up to a maximum of \$9,583.50, as follows;

- 1. Service Masters - \$ 6,358.50
- 2. Hamilton Glass - \$ 562.50
- 3. L & L Custom Tops, LLC - \$ 2,662.50

BE IT FURTHER RESOLVED by the City Council of Newton, Iowa: That the City shall obtain the signatures on the grant program agreement.

PASSED this 21st day of July, 2025.

APPROVED this _____ day of July, 2025.

ATTEST:

Evelyn George, Mayor

Katrina Davis, City Clerk



**LMI Existing Housing Improvement Grant Agreement
Between City of Newton and Todd & Deb Hackathorn**

This Agreement made and entered into this ____ day of July, 2025 by and between the City of Newton, Iowa, hereinafter called "City" and Todd & Deb Hackathorn, hereinafter called "Applicant."

WHEREAS, the Applicant submitted an application to receive LMI Existing Housing Improvement Grant funds for property located at 309 East 20th Street North; and

WHEREAS, the City's Community Development Department and Newton City Council reviewed and approved the application;

NOW, THEREFORE BE IT UNDERSTOOD AND AGREED:

1.) The Project will receive a total of **up to \$9,583.50** in grant funds for HVAC to install a new Air Conditioning unit to replace the broken unit, and for Permanent Interior Work to install a new kitchen counter and sink, and a new glass shower door in the bathroom, providing a 25% applicant cash match is met.

a. Funding breakdown for HVAC Grant as follows:

- Total Estimated Project Cost - \$8,478.00
- 25% Applicant Cash Match - \$2,119.50
- **HVAC Grant - \$6,358.50**

b. Funding breakdown for Permanent Interior Work Grant as follows:

- Total Estimated Project Cost - \$750.00
- Applicant Cash Match - \$187.50
- **Permanent Interior Work Grant (shower door) - \$562.50**

c. Funding breakdown for Permanent Interior Work Grant as follows:

- Total Estimated Project Cost - \$3,550.00
- Applicant Cash Match - \$887.50
- **Permanent Interior Work Grant (countertops/sink) - \$2,662.50**

- 2.) Required sign, building, plumbing, mechanical or other permits will be obtained and work will be completed by licensed contractors, when required.
- 3.) The City of Newton will provide the grant funding directly to the contractor that completed the work in the amount referenced above once the project is fully completed. The portion paid directly by the City of Newton shall be **tax exempt**. The City of Newton shall provide a copy of the City's Tax Exemption Certificate to the contractor upon request. The contractor shall provide the City of Newton an IRS 1099 form prior to payment.
- 4.) City staff will inspect and verify completeness of work prior to issuance of grant funds.
 - a. The applicant shall provide a copy of the invoice from the licensed contractor that performed the work.
 - b. All work shall comply with applicable City Codes, including, but not limited to, zoning and building codes. All completed work shall be inspected and approved by the City's Building Official/Inspector.
- 5.) The applicant will provide a minimum 25% cash match to the grant funds for the approved work and pay that amount to the contractor directly.

Applicant:

_____	_____
Todd Hackathorn	Date

_____	_____
Deb Hackathorn	Date

For City of Newton:

_____	_____
Evelyn George, Mayor	Date

Contractor Acknowledgements:

_____	_____
Service Legends	Date

_____	_____
Hamilton Glass	Date

_____	_____
L & L Custom Tops, LLC	Date

City of Newton Council Report

**Item:**

Resolution approving part-time cook positions at Westwood Golf Course

Summary:

Approve part-time cook positions for Westwood Clubhouse.

Financial Impact:

Approximately \$20,000-30,000 per year from golf funds

Report Number: 2025-871**Date:**

July 21, 2025

Lead Department:

Community Development

Recommendation:

Approve

Background:

Westwood Clubhouse is now able to offer enhanced food offerings with the new kitchen including pizzas, Chicago dogs, brats, etc. Staff dedicated to this function will improve food service at the clubhouse and increase 19th Hole revenues.

The proposed hourly rate will be \$12-14.00 per hour, based on qualifications. Ideal candidates would have some experience, but it is not required.

Recommendation:

Staff recommends approval.

Matt Muckler, City Administrator

RESOLUTION APPROVING PART-TIME COOK POSITIONS AT WESTWOOD GOLF COURSE

WHEREAS, the construction of a new clubhouse at Westwood Golf Course provides opportunity for growth for events, revenue generating opportunities, and increased patronage of the golf course; and

WHEREAS, the improved kitchen facility and enhanced food offerings have necessitated the creation of year round and seasonal part-time cook positions at Westwood Club House

WHEREAS, as a result of the additional duties required, Community Development Department proposes the addition of two part-time cook positions at Westwood Golf Course, paid for with Golf Course funds, as follows:

Position	Current Authorization	Proposed Authorization	Reporting to
Cook	0 Positions	2 Part-time Positions	Westwood Clubhouse Manager

NOW THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa, that the addition of two part-time cook positions at Westwood Golf Course is hereby approved.

PASSED this _____ day of July, 2025.

APPROVED this _____ day of July, 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution awarding the purchase of a Zoll ZVent Ventilator from Zoll Medical Corporation

Summary:

Resolution awarding the purchase of a new ventilator.

Financial Impact:

\$21,399.10 from the insurance proceeds from the ambulance fire in 2024 in account #012-6060-64060.

Report Number: 2025-873**Date:**

July 21, 2025

Lead Department:

Fire

Recommendation:

Approve

Background:

The Newton Fire Department provides ambulance service to the City of Newton. This service requires certain equipment for daily operations. One such piece of equipment is the ventilator. We are updating this equipment to allow paramedics to change settings to assist in patient care. All of our cardiac monitoring equipment is manufactured by Zoll Medical Corporation which makes pairing the devices for record management seamless.

Zoll Medical Corporation sells directly from the manufacturer through a chain of regional distributors. This purchase includes a 4-year service plan which is greatly reduced in price after the initial sale.

Recommendation:

City Staff recommends Council award the purchase to Zoll Medical Corporation of Chelmsford, MA in the amount of \$ 21,399.10 with the funds to be paid from the insurance proceeds from the ambulance fire in 2024 in account #012-6060-64060.

Matt Muckler, City Administrator

RESOLUTION NO. 2025-_____

**RESOLUTION AWARDING THE PURCHASE OF A ZOLL ZVENT VENTILATOR
FROM ZOLL MEDICAL CORPORATION**

WHEREAS, the Newton Fire Department provides emergency medical services requiring specialized equipment to the citizens of Newton; and

WHEREAS, this specialized equipment was budgeted to be included as part of a new ambulance replacement; and

WHEREAS, a quotation was received from Zoll Medical Corporation of Chelmsford, Massachusetts; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa, that the quotation from Zoll Medical Corporation of Chelmsford, Massachusetts in the amount of Twenty-One Thousand Three Hundred Ninety-Nine Dollars and Ten Cents (\$ 21,399.10) for the 2025 Fire/EMS Ventilator Project be accepted.

BE IT FURTHER RESOLVED, by the City Council of the City of Newton, Iowa, the project cost will be paid using funds allocated from the insurance proceeds from the ambulance fire in 2024 in account #012-6060-64060.

PASSED this _____ day of July 2025.

APPROVED this _____ day of July 2025.

Evelyn George, Mayor

ATTEST:

Katrina Davis, City Clerk