



Historic Preservation Commission Meeting Agenda

Monday, December 1, 2025 - 3:00 PM

City Offices (Building 18, Legacy Plaza) - Large Conference Room
303 W 4th St N, Suite 501
Newton, IA 50208

- I. Roll Call
- II. Review of Minutes of Previous Meeting:
- III. Certification of Iowa Open Meetings Law
- IV. Items from City Staff
- V. Items from Commissioners
- VI. Items from Citizens
- VII. Communications from the SHPO, IEDA, Dept. of Cultural Affairs, or any other entity with information relating to Historic Preservation
- VIII. Adjourn

ADA Compliance: 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 in being able to participate in the meeting. Please contact the Community Development Department at least 24 hours in advance of the meeting by calling 641-792-6622 to arrange for accommodations to be provided.

Chair: Larry Hurto; **Members:** Wes Ranard, Rita Reinheimer, Toni Peska, Kelly Bennett

Meeting Minutes

NEWTON HISTORIC PRESERVATION COMMISSION
Community Development/Community Services/Public Works
Large Conference Room
303 West 4th Street North, Suite 501
Newton, IA 50208

Date: November 03, 2025

Time: 3:00 pm

Meeting called to order by: Chair Hurto

ROLL CALL

Board Members Present: Hurto, Reinheimer, Ranard

Board Members Absent: Bennett, Peska

Staff and Others Present: Matt Muckler – City Administrator
Varsha Borde – Senior City Planner
Nicholas Alexander – City Planner

In accordance with the Americans with Disabilities Act, Chair Larry Hurto questioned if there was anyone present that may require special assistance in being able to participate in this public meeting. There was no response.

APPROVAL OF MINUTES

Motion by Reinheimer to approve minutes; 2nd by Ranard. Approved 3-0 VV

CERTIFICATION OF IOWA OPEN MEETINGS LAW

Borde confirms.

ITEMS FROM CITY STAFF

1. Matt Muckler provided an update on the following items regarding Historic Preservation in Newton.

Chedester Building:

- Building is down, but the demolition is not complete. Settlement Agreement between City and Chedester is still ongoing. Unclear when this will be satisfied. Next hearing in Iowa District Court will take place on Tuesday, 11/4 at 2:30 p.m.

- Two adjacent buildings 207 W. 2nd St. N. and 204 N. 2nd Ave. W. still need work on the exterior before the exterior treatment, likely metal siding, can be applied. The basement of 207 W. 2nd St. N. still needs to be shored up.

Grav Moon Public Market- Updates as of last week:

- We are currently doing finish work:
 - Redoing wood floors
 - Painting
 - Adding fixtures
 - Installing cameras
 - Installing terracotta on the front facade
- Tenants:
 - 2nd floor retail: 12 spaces, 11 leased
 - 1st floor food: 7 spaces, 4 leased
 - Mezzanine food: 5 spaces, 2 leased
- Dates:
 - We hope to start moving in around 11/7
 - Soft open 11/21
 - Grand Opening Mid-January
- We are dealing with some big hurdles but there is an amazing team on it!

Vacant Building Ordinance Enforcement: City staff is working on this. Second round of municipal infractions going out soon.

Chamber/Main Street Ribbon Cutting:

- Exciting to have these groups back on the Downtown Square
- Visited with the Historic Preservation Chair at that event.

Main Street America State Program Partnership Visit:

- Positive visit. Trying to focus economic development efforts on Downtown. Focus on community amenities and drawing people to our community. The days of doing economic development by attracting big box retailers and focusing on big industrial clients is a thing of the past.
2. Signage for Downtown Historic District – Borde noted that at the previous meeting, the commission had decided to potentially just do the four corners of the district. Borde mentioned that she talked with Erin Chambers, Community Development Director, and she believes that each intersection that has street signs should be replaced with the new historic street sign. Borde noted possibly doing two different street signs. Chair Hurto mentioned that he hesitates to make a decision on this until the full commission is there. Borde mentioned that she could send some of the options that were presented at the meeting to all the commissioners so that they could look at the options more in depth. More discussion will happen at the next meeting on this topic.
 3. Open Meetings Training - It was determined that the training is only to be done for new members of boards and commissions. City staff thinks that it would be a good idea to have something for current members, just for a refresh for meeting procedures and things of that nature.

ITEMS FROM COMMISSIONERS

Peska – None.

Ranard – None

Reinheimer – None

Bennett – None

Hurto – Commissioner Hurto spoke about the demolition of the east wing of the White House and how it was one of the newest parts of the White House, being built in 1942.

ITEMS FROM CITIZENS –

Erin Yeager, Newton Main Street Executive Director

1. She gave an update on the Alley improvements that are currently happening with the resurfacing of the alley, and notes that it will be a nice improvement for the downtown area, and that the city is working to continually update the downtown businesses through the process.
2. She noted that the 2025 Main Street Makers Market is this Saturday, November 8th at the DMACC Conference Center from 10am to 2pm.
3. She gave updates on some of the downtown buildings including the Jewel building, and that there is some interest in the Elk's building. She noted that the Newton Daily News building is expected to close on November 21st with a new local buyer, who plans to have business in the front and then residential near the back of the building and wants to return the building to original windows.
4. She gave a reminder that when one door closes, another opens up
5. She also discussed the trainings and conferences she has recently attended including economic development and the reuse of buildings.
6. She gave an update that the Farmers Market went well this year and that they are looking at new things for the market moving forward.
7. She noted that the Main Street America State Program Partnership Visit went well.
8. She also explained that they have been working through their strategic transformation strategy plan that is for the next 3-5 years.
9. She also noted that there had been a total of 540 volunteer hours.

COMMUNICATIONS FROM STATE HISTORIC PRESERVATION OFFICE AND/OR DEPT OF CULTURAL AFFAIRS.

Commissioner Hurto spoke about the Preserve Iowa Summit that will be hosted in Ankeny at the FFA Enrichment Center June 2-3, 2026. He encouraged as many people as possible to attend the summit.

ADJOURNMENT

Motioned by Ranard, 2nd by Reinheimer, Approved 3-0 by VV. Adjourned at 3:56 pm