



Newton City Council Agenda

July 6, 2026 - 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. Westwood Golf Course Update — Brad Sponseller, Westwood Operations Manager and Emma Noel, Assistant Clubhouse Manager

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. June 15, 2026 Regular City Council Meeting Minutes
5. June 19, 2026 Special City Council Minutes
6. Approve Liquor Licenses for the following: NEWTONIA - BW0101197, 4222 S 22nd Ave E, Special Class "C" Retail Alcohol License and Outdoor Service renewal; Newton KOA (Timberline RV Camp, LLC) - 1601 E 36th St S, Class B Retail Alcohol License
7. Approve 2026-2027 Cigarette/Tobacco/Nicotine/Vapor License Renewal for the following: Newton Tobacco & Vape, LLC, 309 Iowa Speedway Dr - Device Permit Renewal
8. Resolution designating the location for posting public meeting notices and agendas pursuant to Iowa Code Chapter 21
9. Resolution appointing Lori Miller as Deputy City Clerk
10. Resolution levying assessments for costs of nuisance abatement and providing for the payment thereof (Schedule 26-10)
11. Resolution fixing the amounts to be assessed against individual private properties for the abatement of nuisance violations (Schedule No. 26-11)
12. Resolution accepting completion of the Children's Forest Bank Stabilization Project

13. Resolution accepting completion of the 2025-01 Iowa Speedway Dr. Sidewalk Project
14. Resolution approving a non-standard use agreement with the business owner of 104 1st St N
15. Resolution to enter into a cooperative agreement with the Iowa DOT for the 1st Ave and E 12th Street Drainage Improvements - Phase II Project
16. Resolution approving change order #1 for the Harmony Park restroom footing and utility install project
17. Resolution approving change order #1 for Demolition Project 2026-01
18. Resolution approving sand purchase for Cell D1/D2 Project at the Newton Sanitary Landfill
19. Resolution authorizing an agreement with Farm Services of Grinnell, IA, to provide DEF tote services for Newton Public Works
20. Resolution approving the Newton Sanitary Landfill Pump Station #1 Leachate Line Repair
21. Resolution amending the submission of a pre-application for Federal Airport Improvement Program funding and certifying eligibility requirements that was previously approved by Resolution 2025-458 and amended by resolution 2026-014
22. Resolution Authorizing Additional Fund Transfers in FY 25/26
23. Resolution Approving a refund to the Federal Aviation Association (FAA) for the Reconstruct Parallel Taxiway at the Newton Municipal Airport
24. Resolution establishing Full City Council as Local Review Selection Committee and establishing the selection criteria for the Procurement of Consultant for Application and Administration of CDBG Grant Funds
25. 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 1st Ave and 12th Street Drainage Improvements - Phase II Project
26. Approve Bills

Ordinance

27. Third Consideration of an Ordinance amending the City of Newton official zoning map for property located at 1017 West 4th St. S. Parcel number 0833479017, from R-2: One-and-Two Family Residential District to C-N: Neighborhood Commercial
 - The applicant requested a rezoning of the subject property to accommodate expansion of the existing convenience store.
 - At their meeting on May 5, 2026, the Planning and Zoning Commission reviewed and unanimously recommended approval of this rezoning application.
28. First Consideration of an Ordinance Granting to Interstate Power and Light Company (Alliant Energy) a 25-Year Non-Exclusive Electric Franchise
 - 270 other cities in the State of Iowa have already adopted franchise fees. These fees are only now necessary in the City of

Newton due to the recent passage of HF 718 and SF 2472 by the Iowa State Legislature, which limit the amount of property taxes the City can collect and use to provide services that Newton residents want in our community.

- When fully implemented in FY29, franchise fees would add \$6 to the average monthly Alliant Energy bill, which is less than the \$16 per month that the average resident will save on their property taxes, due to just the new property tax exemption portion of SF 2472.
- Newton is an extremely lean organization. Any reductions to the City budget will necessarily translate to reductions in services to our residents. Newton has a lot of positive momentum right now, and we need to keep heading in the right direction.
- Franchise fees would allow the City to continue providing the same level of services that we are currently providing in the areas of Police, Fire, Parks & Rec, and the Newton Public Library, and will also allow the City to utilize general funds to purchase some capital equipment, which would reduce City bonding for that equipment.

29. First Consideration of an Ordinance Establishing a Franchise Fee on Energy Providers Operating in the City of Newton, Iowa

- 270 other cities in the State of Iowa have already adopted franchise fees. These fees are only now necessary in the City of Newton due to the recent passage of HF 718 and SF 2472 by the Iowa State Legislature, which limit the amount of property taxes the City can collect and use to provide services that Newton residents want in our community.
- When fully implemented in FY29, franchise fees would add \$1.50 to the average monthly Black Hills Energy bill, which is less than the \$16 per month that the average resident will save on their property taxes, due to just the new property tax exemption portion of SF 2472.
- Newton is an extremely lean organization. Any reductions to the City budget will necessarily translate to reductions in services to our residents. Newton has a lot of positive momentum right now, and we need to keep heading in the right direction.
- Franchise fees would allow the City to continue providing the same level of services that we are currently providing in the areas of Police, Fire, Parks & Rec, and the Newton Public Library, and will also allow the City to utilize general funds to purchase some capital equipment, which would reduce City bonding for that equipment.

30. First Consideration of an Ordinance amending the code of ordinances, City of Newton, Iowa, 2025, Title III, Chapter 30, Section 30.036, "Powers & Duties"; Title III, Chapter 35, Section 35.11, "Change Orders & Contracts"; and Title III, Chapter 35, Section 35.12, "Emergency Purchases"

- The proposed amendments update provisions related to contract execution authority, change orders, and emergency purchases.

- Increasing administrative authority could reduce delays, allow staff to respond more quickly to project needs, and help keep projects moving while remaining within approved budgets and established parameters.

Resolution

31. Resolution Amending the City of Newton Financial Policies, Section 8, Local Purchase Policy and Purchasing Limit Authority and Section 13, Public Purpose Policy
 - Staff has amended the Local Purchase Policy found in Section 8, Subsection 1 to increase the percentage and not to exceed amounts for purchases made within the City of Newton's City limits and added a provision for businesses located within Jasper County.
 - Section 8, Subsection 2 was removed from the Employee Handbook and revises the purchasing authorization limits for Directors and the City Administrator.
 - Section 13, Subsection 2(d), Sustenance Supplies, is being amended to identify specific allowable supplies that align with the City's emergency response operations.
32. Resolution approving the purchase of 3 Bungalow Court, City of Newton, Jasper County, Iowa
 - The City has the opportunity to purchase #3 Bungalow Court as part of on-going curb appeal improvements along 1st Avenue East.
 - A purchase price of \$35,000.00 has been negotiated with the property owner.
 - First Avenue East TIF funds would be used for the acquisition, not impacting bonded funds or general tax funds.
33. Resolution Approving the granting of Downtown Improvement Grant funds for 108 1st Avenue East, Newton, Iowa in the signage program area
 - On June 17, 2026, the Downtown Grant Review Board recommended approval of Downtown Improvement Grant Funds to Vanessa Young for the business Young Cake Shop at 108 1st Ave E.
 - The recommended grant amount is \$245.93, provided a 1:1 match is met.
34. Resolution Approving the granting of Downtown Improvement Grant funds for 110 West 3rd Street South, Newton, Iowa in the signage program area

- On June 17, 2026, the Downtown Grant Review Board recommended approval of Downtown Improvement Grant Funds to Tiffani Finch for the business Sanctify at 110 W 3rd S.
- The recommended grant amount is \$352.56, provided a 1:1 match is met.

35. Resolution expressing support for the AU Solutions Manufacturing facility project and economic development investment

- The proposed facility represents a significant private investment of approximately \$17 million.
- The project is anticipated to create approximately twenty-two (22) new jobs, including positions with at least twelve (12) positions expected to meet qualifying wage requirements of approximately \$29.98 per hour or greater.
- The City Council hereby expresses its support for AU Solutions' planned \$17 million manufacturing facility in Newton.

Staff Report

36. Hydraulic Model Overview — Jody Rhone, Utilities Director

Mayor/Council Comments

37. 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 CITY COUNCIL MEETING MINUTES
JUNE 15, 2026, 6:00 PM

Pledge

Pledge of Allegiance

Mayor Pro Tem 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 Pro Tem Dalton presided. Present Council Members: Mills, Roth, Dalton, Hallam, Simbro, Holschuh. Absent: Mayor Ervin.

Mayor Pro Tem Dalton made a motion to remove agenda item #42 from the agenda. Seconded by Holschuh. AYES: Six. NAYS: None. Motion was approved.

Presentation

2. Greater Newton Area Chamber of Commerce Update - Ella White, Executive Director
White reviewed several events and activities that the Newton Chamber of Commerce has completed and have planned for the future. Kadance Ahn is the new Marketing & Communications Coordinator. Highlights included a very successful Golf Outing featuring 26 teams and 22 sponsors and reviving the Young Professionals and Ambassadors program. Future events include several Ribbon Cuttings, Coffee & Commerce meetings, the 4th of July Parade with food and vendor tables, and a Fall event. The Chamber is excited to work alongside City staff and community members.

3. Citizen Participation

Jamie Grout, 1406 N 4th Ave W, inquired whether the City has hired an advertising agency, noting that Newton offers many amenities and opportunities that could be promoted beyond the city limits. Grout saw limited external promotion of Newton Fest and encouraged the City to pursue opportunities for positive publicity in the future.

Consent Agenda

Moved by Hallam, seconded by Mills to approve consent agenda items 4-30. AYES: Six. NAYS: None. Consent Agenda was adopted.

4. June 1, 2026 Regular City Council Meeting Minutes
5. Approve Liquor Licenses for the following: Lucky Wife Wine Slushies (Triple K Sips, LLC), 303 W 4th St N, Special Class "C" Retail Alcohol License with outdoor service for July 28 and Sept 1, 2026 Farmers Markets; Newton Quickstop (formerly World To Go), 403 1st Ave E, Class E Retail Alcohol License, pending state and local approval; Walmart Supercenter #748 - LE0000974, 300 Iowa Speedway Dr, Class E Retail Alcohol License renewal
6. Approve 2026-2027 Cigarette/Tobacco/Nicotine/Vapor Licenses for the following: Elite Mart, LLC, 404 S 11th Ave W; Love's Travel Stop #361, 4400 S 22nd Ave E; Newton Quickstop (formerly World To Go), 403 1st Ave E
7. Resolution Reappointing Robert O'Brien & Samantha Forbes Winchell to the Newton Downtown Self-Supported Municipal Improvement District Board for a Term Ending June 30, 2028
Resolution 2026-214 adopted.
8. Resolution Reappointing Rita Baker to serve on the Library Board of Trustees for a term ending June 30th, 2032
Resolution 2026-215 adopted.
9. Resolution Reappointing Darcy Soule to the Library Board of Trustees for a term ending June 30th, 2032
Resolution 2026-216 adopted.
10. Resolution levying assessments for costs of nuisance abatement and providing for the payment thereof (Schedule 26-09)
Resolution 2026-217 adopted.
11. Resolution fixing the amounts to be assessed against individual private properties for the abatement of nuisance violations (Schedule 26-10)
Resolution 2026-218 adopted.

12. Resolution Authorizing Fund Transfers in FY 26/27
Resolution 2026-219 adopted.
13. Resolution Approving Allocation of Local Option Sales and Service Taxes for Fiscal Year 2026-2027
Resolution 2026-220 adopted.
14. Resolution Approving a Funding and Partnership Agreement with Heart of Iowa Regional Transit Agency for Fiscal Year 2027
Resolution 2026-221 adopted.
15. Resolution Approving a Funding and Partnership Agreement with the Retired & Senior Volunteer Program of Jasper County for Fiscal Year 2027
Resolution 2026-222 adopted.
16. Resolution Approving a Funding and Partnership Agreement with the United Way of Jasper County for Fiscal Year 2027
Resolution 2026-223 adopted.
17. Resolution renewing the insurance package with Iowa Communities Assurance Pool (ICAP)
Resolution 2026-224 adopted.
18. Resolution Approving the Fixed Base Operator salary for the Newton Municipal Airport in accordance with the previously approved Airport Management Contract
Resolution 2026-225 adopted.
19. Resolution approving amendment #1 to the professional services agreement for the E 12th St and 1st Ave E Stormwater Improvements Project
Resolution 2026-226 adopted.
20. Resolution Approving Payment for Temporary Demolition Easement at #4 Bungalow Court
Resolution 2026-227 adopted.
21. Resolution Approving the Acquisition of Right-of-Way for the Extension of North 9th Avenue East from Newton Housing Development Corporation
Resolution 2026-228 adopted.
22. Resolution approving a 28E agreement with Jasper County for the S 24th Ave W Bridge Replacement Project
Resolution 2026-229 adopted.
23. Resolution amending resolution 2025-258 N.E. Pump Station Improvements
Resolution 2026-230 adopted.
24. Resolution Approving Agreement for Credit Card Services Program
Resolution 2026-231 adopted.
25. Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment for the 1st Avenue East Urban Renewal Area
Resolution 2026-232 adopted.
26. Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment for the North Central Urban Renewal Area
Resolution 2026-233 adopted.
27. Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment for the Fairmeadows North Urban Renewal Area
Resolution 2026-234 adopted.
28. Resolution setting a public hearing for the sale of City owned property at 115 East 4th Street North, 124 East 4th Street North, and 411 North 2nd Avenue East, Newton, Jasper County, Iowa
Resolution 2026-235 adopted.
29. Resolution setting public hearing for the sale of City owned property at 510 West 3rd Street North, Newton, Jasper County, Iowa
Resolution 2026-236 adopted.

30. Approve Bills

Public Hearing

31. Public Hearing on a resolution adopting the FY27 through FY31 Capital Improvement Plan (CIP)
Mayor Pro Tem Dalton stated that this is the time and place for a Public Hearing on the above Resolution. There were no written comments. Moved by Mills, seconded by Roth to close the public hearing. AYES: Six. NAYS: None. The public hearing was closed.
32. Resolution adopting the FY27 through FY31 Capital Improvement Plan (CIP)
Moved by Hallam, seconded by Simbro to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2026-237 adopted.

33. Public Hearing on an Ordinance amending City of Newton Code of Ordinances Title XV: Land Usage, Chapter 158: Zoning to add Group Living Facility to the C-CBD: Central Business District List of Permitted Uses.
Mayor Pro Tem Dalton stated that this is the time and place for a Public Hearing on the above Ordinance. There were no written comments. Council discussion followed. Moved by Mills, seconded by Roth to close the public hearing. AYES: Six. NAYS: None. The public hearing was closed.
34. First Consideration on an Ordinance amending City of Newton Code of Ordinances Title XV: Land Usage, Chapter 158: Zoning to add Group Living Facility to the C-CBD: Central Business District List of Permitted Uses.
Moved by Mills, failed to receive a second to approve the first consideration of the Ordinance. First Consideration of the Ordinance failed.
35. Public Hearing on a resolution approving the 80-20 Voluntary Annexation into the City of Newton of property located in Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa.
Mayor Pro Tem Dalton stated that this is the time and place for a Public Hearing on the above Resolution. There were no written comments. Simbro stated that the Robert and Rebecca Braafhart residence sits within the annexation area and will be supported by City services. A setback and other protections would be in place. Moved by Hallam, seconded by Holschuh to close the public hearing. AYES: Six. NAYS: None. The public hearing was closed.
36. Resolution approving the 80-20 Voluntary Annexation into the City of Newton of property located in Section 23, Township 80 North, Range 19 West of the 5th P.M., Jasper County, Iowa.
Moved by Mills, seconded by Holschuh to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2026-238 adopted.

Ordinance

37. Second Consideration of an Ordinance amending the City of Newton official zoning map for property located at 1017 West 4th St. S. Parcel number 0833479017, from R-2: One- and Two-Family Residential District to C-N: Neighborhood Commercial
Moved by Roth, seconded by Hallam to approve the second consideration of the Ordinance. AYES: Six. NAYS: None. Second Consideration of the Ordinance was approved.
38. First Consideration of an Ordinance Amending the Various Sections of the Code of Ordinances, City of Newton, Iowa, 2025, Title IX, Chapter 90, "Animals"
Moved by Hallam, seconded by Simbro to approve the first consideration of the Ordinance. Mills stated that it is rare for Council to waive second and third readings, but in this instance, it is simply procedural since the Ordinance was previously presented to Council. Simbro expressed concerns with waiving the readings due to public input. The changes made were strictly due to clarification of wording, with no financial implications. AYES: Six NAYS: None. Second Consideration of the Ordinance was approved. Motioned by Holschuh, seconded by Roth to waive the second and third consideration of the Ordinance. AYES: Five. NAYS: Simbro. Motion to waive second and third consideration passed. Moved by Mills, seconded by Roth to publish and adopt the Ordinance. AYES: Six. NAYS: None. Ordinance 2487 was adopted.

Resolution

39. Resolution Approving Land Purchase to Meet Setback Requirements for the Construction of Four New Alluvial Wells
Moved by Hallam, seconded by Simbro to adopt the Resolution. AYES: Five. NAYS: Mills. Resolution 2026-239 adopted.
40. Resolution authorizing the Public Works Civil Engineer Technician I at Range 4, Entry, or Public Works Civil Engineer Technician II at Range 6, Entry, depending on qualifications, on the City of Newton Salary Schedule Matrix
Moved by Holschuh, seconded by Roth to adopt the Resolution. Holschuh expressed concern over the discontinuation of certain educational programs that prepare students for high-demand and essential vocational trades. AYES: Six. NAYS: None. Resolution 2026-240 adopted.
41. Resolution Approving a D&D 2.0 Grant for 1030 East 7th Street North, Newton, Jasper County, Iowa
Moved by Simbro, seconded by Hallam to adopt the Resolution. Mills stated that the project is a good example of the Dangerous & Dilapidated (D&D) Program's purpose of improving and beautifying the City. Holschuh expressed concern about the lack of information regarding the property's future use. Simbro reiterated that the property will be an industrial purpose due to zoning. AYES: Six. NAYS: None. Resolution 2026-241 adopted.

42. Resolution approving a rate increase for City Attorney prosecution services
Resolution postponed.
43. Resolution updating the Cemetery Rules and Regulations for Union Cemetery and Memorial Park Cemetery and Fee Schedule
Moved by Roth, seconded by Holschuh to adopt the Resolution. Roth shared information provided by Community Development Administrative Assistant Lisa Bernal. To maintain a safe working environment and reduce overtime, interments will be conducted during daylight hours. Additionally, the prohibition on spreading ashes is a state requirement and must be followed. Mayor Pro Tem Dalton clarified that Sunday and holiday burials will be at the discretion of the Community Development Director and will generally be approved unless staffing is unavailable. Roth also noted that the term "internment" was mistakenly used in place of "interment." The error will be corrected. AYES: Six. NAYS: None. Resolution 2026-242 adopted.
44. Resolution approving the Purchase of 507 North 2nd Avenue West for the Dangerous and Dilapidated Program
Moved by Simbro, seconded by Holschuh to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2026-243 adopted.
45. Resolution approving change order # 1 for the 2026 City Wide HMA project
Moved by Hallam, seconded by Roth to adopt the Resolution. Mills indicated that he is employed by Manatt's and will abstain. AYES: Five. NAYS: None. ABSTAINED: Mills. Resolution 2026-244 adopted.
46. Resolution awarding the purchase of fire equipment for the new ladder truck
Moved by Mills, seconded by Simbro to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2026-245 adopted.
47. Resolution awarding the purchase of radio equipment for the new ladder truck
Moved by Mills, seconded by Roth to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2026-246 adopted.
48. Resolution awarding the purchase of thermal imaging equipment for the new ladder truck
Moved by Mills, seconded by Roth to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2026-247 adopted.

Mayor/Council Comments

49. Mayor and Council Comments
Mills thanked City staff for their efforts in implementing the D&D Program and work on the CIP. He also noted future opportunities for FOCUSS Inc. within the community and encouraged connecting with local individuals and organizations that can help advance its mission of supporting area children and youth. Roth shared that TECA-USA's Twic East Community Association, a nonprofit serving Twic East South Sudanese families in Newton, is partnering with eight local churches to host summer camps for middle school students July 6-10 and high school students July 13-17. Approximately 75 volunteers are needed. Roth also announced that the June 16 Farmers Market will feature "Rising Roots," a showcase of youth entrepreneurs from 4:00-7:00 P.M., including her grandson, Maddox Bartlett of Maxed Out Fishing, who will be selling handmade fishing lures. Hallam reported that despite challenging weather during Newton Fest weekend, Friday's Alumni event was well attended by Newton alumni and community supporters. The evening included recognition of Hall of Fame inductees. Hallam noted that the strong Alumni organization and Newton Fest continue to enhance Newton's reputation as a destination community. Simbro highlighted the Aurora Park tennis court and lighting improvements and reported that the Harmony Park Splash Pad has seen strong usage. He expressed appreciation to the Parks and Recreation and Public Works department staff for their involvement with these projects.

Adjourn

Moved by Mills, seconded by Hallam to adjourn the meeting at 6:58 P.M. Motion unanimously carried by voice vote.

NEWTON SPECIAL MEETING CITY COUNCIL MEETING MINUTES
JUNE 19, 2026, 12:00 PM

Call to Order

1. Roll Call

The City Council of Newton, Iowa met in special session at 12:00 P.M. on the above date in the Council Chambers at 101 West 4th Street South. Mayor Ervin presided. Present Council Members: Mills, Roth, Hallam, Simbro, Holschuh. Absent: Dalton.

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 2026

At 12:01 P.M., it was moved by Mills, seconded by Roth to go into closed session. The city attorney advised the council that they had legal authority to do so. AYES: Five. NAYS: None. The motion passed.

Return to Open Session

3. Return to Open Session

Council returned to open session at 1:25 P.M. with all members present except Simbro who excused himself at 1:17 P.M due to another commitment.

Adjourn

Moved by Mills, seconded by Hallam to adjourn the meeting at 1:25 P.M. Motion unanimously carried by voice vote.

Katrina Davis, City Clerk

Randy J. Ervin, Mayor

RESOLUTION NO. 2026 - _____

RESOLUTION DESIGNATING THE LOCATION FOR POSTING PUBLIC MEETING NOTICES AND AGENDAS PURSUANT TO IOWA CODE CHAPTER 21

WHEREAS, the City Council of the City of Newton, Iowa, is a governmental body subject to the requirements of Iowa Code Chapter 21, the Open Meetings Law; and

WHEREAS, Iowa Code Section 21.4 requires governmental bodies to provide reasonable notice of the time, date, and place of meetings and the tentative agenda of matters to be considered; and

WHEREAS, House File 2490 amended Iowa Code Section 21.4 to require that the posting location for meeting notices and agendas be annually designated by the governmental body and that such notices be posted in a prominent and conspicuous place easily accessible to the public and visible at all times; and

WHEREAS, the City Council has determined that the exterior area adjacent to the **City of Newton Public Library book drop** provides a suitable location for public posting because it is accessible to the public, located in a prominent area, protected from weather and direct sunlight, monitored by security cameras, and illuminated during nighttime hours;

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

The City Council hereby designates the following location as the official posting location for public meeting notices and agendas of the City of Newton:

Official Posting Location:
City of Newton Public Library
Exterior Public Notice Bulletin Area Near the Book Drop
100 North 3rd Avenue West
Newton, Iowa 50208

The City Clerk or designee shall maintain meeting notices and agendas at the designated location in a prominent and conspicuous place that is easily accessible to the public and visible at all times.

PASSED this _____ day of July 2026.

APPROVED this _____ day of July 2026.

Randy J. Ervin, Pro Tem

(SEAL)

ATTEST:

Katrina Davis, City Clerk

RESOLUTION NO 2026 - _____

RESOLUTION APPOINTING LORI MILLER AS DEPUTY CITY CLERK

WHEREAS, Section 4.0201, Title 1, of the Newton Municipal Code states that a City Clerk and one or more Deputy City Clerks shall be appointed by the City Council for two-year terms in even numbered years; and

WHEREAS, Katrina A. Davis currently serves as City Clerk and Candace Streeter, Jolene Brady, and Rodrigo Leon currently serve as Deputy City Clerks with terms ending December 31, 2027; and

WHEREAS, Lori Miller began employment in the Administration Department in June of 2026 and some duties would require the designation of Deputy City Clerk; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Newton, Iowa that Lori Miller be appointed as Deputy City Clerk for term ending December 31, 2027.

PASSED this _____ day of July 2026.

APPROVED this _____ day of July 2026.

Randy J. Ervin, Mayor

(SEAL)

ATTEST:

Katrina A. Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution levying assessments for costs of nuisance abatement and providing for the payment thereof (Schedule 26-10)

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: \$5,350.00

Report Number: 2026-716**Date:**

July 6, 2026

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 \$5,350.00.

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 26-10).

A handwritten signature in black ink, appearing to read "Matt Muckler".

Matt Muckler, City Administrator

RESOLUTION NO. 2026 – _____

**RESOLUTION LEVYING ASSESSMENTS FOR COSTS OF
NUISANCE ABATEMENT AND PROVIDING FOR THE
PAYMENT THEREOF (SCHEDULE 26-10)**

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. 26-10 for collection in the same manner as the property tax.

NOW, THEREFORE, BE IT RESOLVED, that the attached Schedule No. 26-10, 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 July 1, 2026, 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, 2026.

APPROVED this _____ day of July, 2026.

Randy J. Ervin, Mayor

ATTEST:

Katrina Davis, City Clerk

Schedule 26-10 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	Work Done	Legal	Date Abated
Reiya Galdino	826355011	1204 N 4th Ave E	Newton	\$269,140	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	EMERSON HOUGH PLACE LOT 6 BLK E	5/1/2026
Joleen Inman	835408017	2109 S 8th Ave E	Newton	\$82,300	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	AURORA HEIGHTS SD LOT 17A BLK C	5/1/2026
Jason McDowell	835281002	404 E 25th St S	Newton	\$197,340	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	AURORA HEIGHTS SD LOT 42 BLK T	5/1/2026
Nationstar Mortgage LLC	834187012	412 E 3rd St S	Newton	\$157,550	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	ORIGINAL PLAT S1/2 LOT 18 OUTLOT 20	5/5/2026
AC Capital LLC	827453041	709 E 8th St N	Newton	\$176,070	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	SWALLOW'S SD LOT 4	5/4/2026
Stacie Cleghorn	834152008	310 S 2nd Ave W	Newton	\$52,220	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	ORIGINAL PLAT S 1/2 LOT 7 BLK 18	5/4/2026
Nathaniel Hinrichs	833279008	726 S 3rd Ave W	Newton	\$113,310	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	WOODROW'S SD LOT 11 BLK 3	5/4/2026
Samuel Simons	833257010	228 W 9th St S	Newton	\$112,680	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	JOY'S SD LOT 11 & S 2.5' OF LOT 12 BLK A	5/4/2026
Tammy Smith	834404027	621 E 8th St S	Newton	\$38,180	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	LINCOLN PLACE ADD LOT 6 BLK 13	5/5/2026
Michael Free	834435008	717 E 10th St S	Newton	\$93,360	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	LINCOLN PLACE ADD LOT 8 BLK 11	5/8/2026
Harley & Thermtem Meyer	826301008	1028 E 12th St N	Newton	\$18,350	\$200.00	\$150.00	\$350.00	Mow Grass/Trim We	MARC ESTATES LOT 2	5/8/2026
Paragon Builds LLC	835429021	511 E 27th St S	Newton	\$92,280	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	AURORA HEIGHTS SD LOT 9 BLK W	5/8/2026
Chad Winslow	834162019	419 W 2nd St S	Newton	\$164,960	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	ORIGINAL PLAT LOT 17 OUTLOT 16	5/8/2026
Randy Cline	835426029	701 E 24th St S	Newton	\$99,210	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	AURORA HEIGHTS SD LOT 14 BLK O	5/11/2026
Gena Franklin	1304132002	1215 S 16th Ave W	Newton	\$256,760	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	ROBISON'S ADD PLAT 2, LOT 43	5/11/2026
Kerry Pirie	835429007	508 E 26th St S	Newton	\$67,870	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	AURORA HEIGHTS SD LOT 20 BLK W	5/11/2026
Abe Property Solutions LLC	833277005	527 1st Ave W	Newton	\$233,190	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	WOODROW'S SD LOT 1 BLK 1	5/4/2026
Dennis Behm	834453010	1215 E 8th St S	Newton	\$225,820	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	CARDINAL HEIGHTS PLAT II, LOT 3	5/4/2026
2C Industries LLC	834228010	310 E 10th St N	Newton	\$72,780	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	EAST HIGHLANDS LOT 9 BLK 2	5/11/2026
2C Industries LLC	833203013	810 N 3rd Ave W	Newton	\$75,600	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	AILLAUD'S SD LOT 9	5/13/2026
Nationstar Mortgage LLC	835153005	416 E 12th St S	Newton	\$146,210	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	SCHARF'S SD W 132' OF LOTS B-C-F	5/14/2026
							TOTAL:	\$5,350.00		

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. 26-11)

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: \$5,360.00

Report Number: 2026-717**Date:**

July 6, 2026

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 2026- _____

RESOLUTION FIXING THE AMOUNTS TO BE ASSESSED AGAINST INDIVIDUAL PRIVATE PROPERTIES FOR THE ABATEMENT OF NUISANCE VIOLATIONS (SCHEDULE NO. 26-11)

WHEREAS, the City of Newton has abated nuisance violations at the addresses as found in Schedule No. 26-11: 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 26-11: 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 26-11: 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 26-11: Assessment for the Expenses for Nuisance Abatement.

PASSED this _____ day of July, 2026.

APPROVED this _____ day of July, 2026.

Randy J. Ervin, Mayor

ATTEST:

Katrina Davis, City Clerk

Schedule 26-11 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	Work Done	Legal	Date Abated
Stacie Cleghorn	834152008	310 S 2nd Ave W	Newton	\$52,220	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	ORIGINAL PLAT S 1/2 LOT 7 BLK 18	5/18/2026
Karen Gulling	828377006	608 W 14th St N	Newton	\$137,430	\$100.00	WAIVED	\$100.00	Mow Grass/Trim We	HILLCREST ADD LOT 13 BLK A	5/15/2026
Next Level Apartments LLC	1304231004	1600 W 7th St S	Newton	\$2,048,450	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	BRADFORD ESTATES SD PARCEL B PT OUTLOT A	5/18/2026
Secretary of Housing and Urb	828476001	718 W 8th St N	Newton	\$206,140	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	MCCOLLOMS ADD N 100' LOTS 6-7 BLK 1	5/15/2026
Keiana Spearing & Anthony L	827455004	506 E 6th St N	Newton	\$183,290	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	COWLE'S ADD W 120' LOT 6 BLK 4	5/18/2026
Anthony Stevenson	833206005	1100 1st Ave W	Newton	\$155,320	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	EXLINE'S ADD S 73' LOTS 1-2 BLK 5	5/15/2026
Steven McKinstry	1303203007	1404 E 7th St S	Newton	\$157,200	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	LISTER'S ACRES LOT 25	5/15/2026
AC Capital LLC	827453041	709 E 8th St N	Newton	\$176,070	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	SWALLOW'S SD LOT 4	5/22/2026
Dennis Behm	834453010	1215 E 8th St S	Newton	\$225,820	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	CARDINAL HEIGHTS PLAT II, LOT 3	5/26/2026
Joseph & Nicole Eddy	827377014	724 E 4th St N	Newton	\$223,760	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	LAMB & KENNEDY'S ADD LOT H BLK 1 EX E 10' & EX PARCEL B	5/22/2026
Michael Free	834435008	717 E 10th St S	Newton	\$93,360	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	LINCOLN PLACE ADD LOT 8 BLK 11	5/26/2026
Secretary of Housing and Urb	834478009	1005 E 10th St S	Newton	\$130,470	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	HARLAN'S SD LOT 1 BLK 3	5/26/2026
Erik Kolman	835401015	503 E 20th St S	Newton	\$120,010	\$110.00	\$150.00	\$260.00	Junk/Trash Remova	AURORA HEIGHTS SD LOT 5 BLK B	5/22/2026
Betty Snodgrass	833104014	1600 1st Ave W	Newton	\$42,740	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	LEEPER'S HIGHLAND ADD W 60' LOT 14 BLK 3	5/22/2026
Nathionstar Mortgage LLC	834187012	412 E 3rd St S	Newton	\$157,550	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	ORIGINAL PLAT S1/2 LOT 18 OUTLOT 20	6/1/2026
Samuel Simons	833257010	228 W 9th St S	Newton	\$112,680	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	JOY'S SD LOT 11 & S 2.5' OF LOT 12 BLK A	6/1/2026
Anthony Stevenson	833206005	1100 1st Ave W	Newton	\$155,320	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	EXLINE'S ADD S 73' LOTS 1-2 BLK 5	6/1/2026
Riley Ewing	834276001	803 1st Ave E	Newton	\$182,250	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	CRITTER'S SD 34-80-19 LOT 4	6/1/2026
Reiya Galdino	826355011	1204 N 4th Ave E	Newton	\$269,140	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	EMERSON HOUGH PLACE LOT 6 BLK E	6/3/2026
Iowa Star Investments LLC	827426028	1013 E 10th St N	Newton	\$53,800	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	EDMUNDSON'S ADD LOT 3 BLK 3 & E 1/2 VAC N/S ALLEY ABUTTING LOT 3 BLK 3	6/1/2026
MVP Homes Inc	833206003	1116 1st Ave W	Newton	\$57,310	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	EXLINE'S ADD E 50' LOT 3 BLK 5 EX HIGHWAY & EX PART SOLD TO STATE	6/1/2026
2C Industries LLC	834228010	310 E 10th St N	Newton	\$72,780	\$100.00	\$150.00	\$250.00	Mow Grass/Trim We	EAST HIGHLANDS LOT 9 BLK 2	6/1/2026
							TOTAL:	\$5,360.00		

City of Newton Council Report

**Item:**

Resolution accepting completion of the Children's Forest Bank Stabilization Project

Summary:

Accept completion of contract to Crossroads Pipe & Grading for the Children's Forest Bank Stabilization Project

Financial Impact:

Council previously approved a contract for \$54,617.81 on October 20th, 2025, along with a change order in the amount of \$24,137.17. This action would accept the project contract amount of \$80,434.98 based on actual measured quantities and authorize payment of the retainage amount of \$2,413.05 to be paid from received FEMA funds.

Report Number: 2026-680**Date:**

July 6, 2026

Lead Department:

Public Works

Recommendation:

Approve

Background:

On May 21, 2024, the City of Newton received heavy rains, resulting in flash flooding. This flash flooding caused severe bank erosion to Cardinal Creek at the storm sewer outlet south of S 8th Ave E. Continued bank erosion could threaten nearby homes and could begin undermining S 8th Ave E and adjacent storm and sanitary sewers.

City Council passed a resolution on October 20, 2025, awarding a contract to Crossroads Pipe & Grading in the amount of \$54,617.81. A change order was approved on December 2, 2025, in the amount of \$24,137.17, increasing the contract amount to \$78,754.98.

The project has been substantially completed in general compliance with the terms, conditions, and stipulations of the contract. The final contract amount, based on actual field-measured quantities of work completed in accordance with the contract documents, is \$80,434.98.

Recommendation:

Staff recommends approval of the final contract amount of \$80,434.98, final acceptance of the project, and authorization of the retainage amount of \$2,413.05 to be paid from received FEMA funds to the contractor no sooner than 30 days after approval of this resolution, should no claims be on file.

Matt Muckler, City Administrator

RESOLUTION NO. 2026-_____

**RESOLUTION ACCEPTING COMPLETION OF THE
THE CHILDRENS FOREST BANK STABILIZATION PROJECT.**

WHEREAS, on May 21, 2024, the City of Newton received heavy rains, resulting in flash flooding; and

WHEREAS, this flash flooding caused severe bank erosion to Cardinal Creek at the storm sewer outlet south of S 8th Ave E. Continued bank erosion could threaten nearby homes and could begin undermining S 8th Ave E and adjacent storm and sanitary sewers; and

WHEREAS, City Council passed a resolution on October 20, 2026, awarding a contract to Cross Roads Pipe & Grading of Monroe, IA, in the amount of \$54,617.81; and

WHEREAS, City Council passed a resolution on October 20, 2026, awarding a change order to Cross Roads Pipe & Grading of Monroe, IA, in the amount of \$24,137.17, increasing the contract price to \$80,434.98; and

WHEREAS, the project has been substantially completed in general compliance with the terms, conditions, and stipulations of said contract. The final contract amount, based on actual measured quantities of work completed, is \$80,434.98.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Newton, Iowa, that the City of Newton hereby approves the final contract amount of \$80,434.98 based on actual measured quantities and accepts the completion of the project; and authorizes the Public Works Director to execute payment of the retainer in the amount of \$2,413.05 to be paid from received FEMA funds and no sooner than 30 days after approval of this resolution should no claims be on file.

PASSED this _____ day of July, 2026.

APPROVED this _____ day of July, 2026.

Randy J. Ervin, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report



Item:

Resolution accepting completion of the 2025-01 Iowa Speedway Dr. Sidewalk Project

Summary:

Accept completion of contract to Midstate Solutions LLC for the 2025-01 Iowa Speedway Dr Sidewalk Project

Financial Impact:

Council previously approved a contract for \$242,012.00 on February 3rd, 2026, along with a change order for \$9,667.00. This action would accept the project contract amount of \$253,396.60 based off measured quantities and authorize payment of the retainage amount of \$7,601.90

Report Number: 2026-681

Date:

July 6, 2026

Lead Department:

Public Works

Recommendation:

Approve

Background:

The City of Newton has identified the need to install a sidewalk along Iowa Speedway Dr to provide pedestrian access to commercial properties. Many complaints had been received about pedestrian and rider safety along Iowa Speedway Dr. City Council has previously determined this to be one of the top priority projects for 2025.

City Council passed a resolution on February 3rd, 2026, awarding a contract to Midstate Solutions LLC in the amount of \$242,012.00. A change order was approved on May 18, 2026, in the amount of \$9,667.00, increasing the contract amount to \$251,679.00.

The project has been substantially completed in general compliance with the terms, conditions, and stipulations of the contract. The final contract amount, based on actual field-measured quantities, is \$253,396.60.

Recommendation:

It is recommended that the City Council approve the final contract amount of \$253,396.60 based on actual field-measured quantities and accept the project as complete to Midstate Solutions LLC, and authorize the retainage amount of \$7,601.90 to be paid to the contractor no sooner than 30 days after approval of this resolution, should no claims be on file.

A handwritten signature in black ink, appearing to read "Matt Muckler".

Matt Muckler, City Administrator

RESOLUTION NO. 2026-_____

**RESOLUTION ACCEPTING COMPLETION OF THE
THE 2025-01 IOWA SPEEDWAY DR SIDEWALK PROJECT.**

WHEREAS, the City of Newton has identified the need to install a sidewalk along Iowa Speedway Dr to provide pedestrian access to commercial properties; and

WHEREAS, many complaints have been received about the safety of pedestrians and riders along Iowa Speedway. Dr. City Council has previously determined this to be one of the top priority projects for 2025; and

WHEREAS, city Council passed a resolution on February 3rd, 2026, awarding a contract to Midstate Solutions of Baxter, IA , in the amount of \$242,012.00; and

WHEREAS, city Council passed a resolution on May 18, 2026, awarding a change order to Midstate Solutions of Baxter, IA , in the amount of \$9,667.00, increasing the contract price to \$251,679.00; and

WHEREAS the project has been substantially completed in general compliance with the terms, conditions, and stipulations of said contract. The final contract amount, based on actual measured quantities of work completed, is \$253,396.60.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Newton, Iowa, that the City of Newton hereby approves the final contract amount of \$253,396.60 based of measured quantities and accepts the completion of the project; and authorizes the Public Works Director to execute payment of the retainer in the amount of \$7,601.90 no sooner than 30 days after approval of this resolution should no claims be on file,

PASSED this _____ day of July, 2026.

APPROVED this _____ day of July, 2026.

Randy J. Ervin, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution approving a non-standard use agreement with the business owner of 104 1st St N

Summary:

Allow use of the city right-of-way for the placement of a bistro table.

Financial Impact:

N/A.

Report Number: 2026-687**Date:**

July 6, 2026

Lead Department:

Public Works

Recommendation:

Approve

Background:

The business owner of 104 1st St N has requested to use the public right of way for outdoor seating. The specific location is along the building adjacent to 1st St N.

The current City of Newton specifications or regulations do not specifically allow public right of way for this type of use. The property owners have agreed to the City's non-standard use agreement.

If the City accepts the agreement, the owners will be committed to its terms and standards.

Recommendation:

Approval of the agreement with the property owners for the non-standard improvements in the City right-of-way.

A handwritten signature in black ink, appearing to read "Matt Muckler".

Matt Muckler, City Administrator

RESOLUTION 2026- _____

**RESOLUTION APPROVING A NON-STANDARD USE AGREEMENT
WITH THE BUSINESS OWNER OF 104 1ST ST N**

WHEREAS, the business owner of 104 1ST St N has requested to use the adjacent city right of way for outdoor seating; and

WHEREAS, current City of Newton specifications or regulations do not specifically allow public right-of-way for this type of use. The property owners have agreed to the City's non-standard use agreement; and

WHEREAS, if the City accepts the agreement, the owner will be committed to its terms and the standards contained within.

NOW, THEREFORE, BE IT RESOLVED, that the non-standard use agreement between the City of Newton and Bun in the Oven is hereby accepted.

BE IT FURTHER RESOLVED, by the City Council of the City of Newton, Iowa, that the non-standard use agreement between the City of Newton and said owner is to be signed by the Mayor and City Clerk on behalf of the City, and the same is hereby approved.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby directed to execute the said non-standard use agreement with the owner.

PASSED this _____ day of July, 2026.

APPROVED this _____ day of July, 2026.

Randy J. Ervin, Mayor

ATTEST:

Katrina Davis, City Clerk

Prepared By: Brandon Schakel - City of Newton Public Works - 303 W 4th St N, Suite 501 - Newton, IA 50208 - phone: 641-792-6622
Business Owner: Bun in the Oven 104 1st St N, Newton, IA 50208
Legal Description: ORIGINAL PLAT LOT 6 & S 44' LOT 5 BLK 15 ALSO KNOWN AS JEWEL CONDO
Parcel No: 0834142021

**AGREEMENT BETWEEN CITY OF NEWTON AND BUSINESS OWNERS DESIRING
PLACEMENT OF A NON-STANDARD USE OF CITY RIGHT OF WAY**

The City of Newton, Iowa, a municipal corporation under the laws of the State of Iowa, hereinafter called "City," and the following named property owner(s):

Bun in the Oven

104 1st St N, Newton, IA 50208

hereinafter called "Owner(s)," hereby agree as follows:

1. Owner(s) own the following described property, hereinafter called "property":

Address: **104 1st St N**

Legal Description: ORIGINAL PLAT LOT 6 & S 44' LOT 5 BLK 15 ALSO KNOWN AS JEWEL CONDO

2. For purposes of this Agreement, placement of a **non-standard use** of City right-of-way or property. The non-standard use allowed under this Agreement is described as follows:

"Outdoor seating elements, including tables, chairs, and similar furnishings, may be permitted within the sidewalk patio area, provided that a continuous, unobstructed pedestrian travel path is maintained in compliance with the Americans with Disabilities Act (ADA). Such pedestrian clear zones shall remain accessible at all times and meet minimum width and accessibility requirements as established by applicable ADA standards and City regulations. "Place a bistro table and chairs in the Public Right-of-Way at 104 1st St N (Bun in the oven)"

3. For and in consideration of City's permission to complete said non-standard improvements, Owner(s) agrees to the conditions specified hereinafter and agree to undertake all of the responsibilities specified hereinafter.

4. City reserves and maintains all right to use and occupy the right-of-way area proposed to be the site of said non-standard improvements, including but not limited to the right to install streets, sidewalks, street signage and utilities. In the event that said non-standard improvements are subsequently damaged, displaced or destroyed by City's or City's franchised utilities use and occupancy of City's right-of-way, Owner(s) shall not be entitled to make any claim for damages whatsoever as a consequence of such action by City or by any utility franchised by City.

5. Owner(s) shall be responsible for normal periodic maintenance of said non-standard improvements, at Owner(s) cost. In the event any non-standard improvements become a nuisance, becomes damaged by accident or act of God, interferes or impedes the installation or maintenance of street, sidewalk, street signage, utilities or any other public works, or in any other way violates the Newton City Code or Code of Iowa, City shall give written notice to Owner(s) of the corrective or removal action required, and if Owner(s) fail or refuse to take such corrective action within ten (10) days, City reserves and maintains the right to remove said non-standard improvements. Under emergency circumstances or when public safety is endangered, City or any utility franchised by City may take immediate corrective or removal action without notice to Owner(s). In either event, Owner(s) shall not be entitled to make any claim for damages whatsoever as a consequence of such action by City or by any utility franchised by City, and City shall maintain right to recover costs of corrective or removal action by billing Owner or, if costs remain unpaid, by certifying the costs of such corrective or removal action to the County Assessor and County Treasurer for collection against Owner(s) property in the same manner as property taxes.

6. Owner(s) further agree to indemnify, defend and hold City harmless from any and all claims by third parties, City's employees, agents and subcontractors, and all employees, agents, assignees, subcontractors or licensees of Owner(s), arising directly or indirectly out of placement, maintenance, or use of non-standard improvements

7. Owner(s) agree to construct, maintain, and remove non-standard improvement in accordance with the terms of this agreement and in conformance with the following:

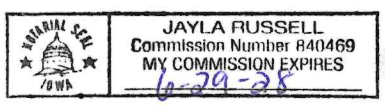
This Agreement shall expire **5 (5) years** from the date of City approval, unless sooner revoked by the City. No property right is created by this Agreement, and the permission granted is revocable at any time at the sole discretion of the City.

8. This Agreement shall be binding upon Owner(s), their tenants, agents, successors, and assigns, and shall be recorded as a covenant running with the Property.

Dakene Oaden
Owner

STATE OF IOWA :
:SS
JASPER COUNTY:

On this 23rd day of June, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Dakene Oaden to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Jayla Russell
Notary Public in and for the State of Iowa
(Typed Name) Jayla Russell
My Commission Expires: 6-29-28

ACCEPTANCE, APPROVAL AND EXECUTION BY CITY

Dated: _____

CITY OF NEWTON
By: _____
Randy J. Ervin, Mayor

ATTEST:

Katrina Davis, City Clerk

STATE OF IOWA :
:SS
JASPER COUNTY:

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ to me personally known, who being by me duly sworn, did say that he is the Mayor of said corporation; that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of the City Council; and that the said _____ as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

(Printed Name)
Notary Public in and for the State of Iowa
My Commission Expires: _____

City of Newton Council Report

**Item:**

Resolution to enter into a cooperative agreement with the Iowa DOT for the 1st Ave and E 12th Street Drainage Improvements - Phase II Project

Summary:

Enter into an agreement with the Iowa DOT to accept state funds to pay for a portion of the 1st Ave and E 12th Street Drainage Improvements - Phase II Project

Financial Impact:

This action requires no city funds

Report Number: 2026-695**Date:**

July 6, 2026

Lead Department:

Public Works

Recommendation:

Approve

Background:

On May 21, 2024, the City of Newton experienced heavy rainfall, resulting in severe flash flooding across multiple locations. One of the hardest-hit areas was the intersection of E 12th St and 1st Ave E. Flooding threatened nearby businesses, stranded automobiles, and closed the roadway.

This area was included in the stormwater study completed as part of the stormwater utility's initial enactment. City staff sought a proposal from HR Green to begin the design and phasing of a project to complete stormwater detention and sewer improvements.

Because the project will be located within the State of Iowa right-of-way, the project was submitted for DOT review. Following their review, the DOT required that all pavement within the project's extent be completely replaced as opposed to only patching what was to be disturbed. The state has offered to pay for the additional costs that will result from this additional work. These costs are estimated to be \$150,537.00. The final amount shall be determined by actual quantities in place.

Recommendation:

City staff recommends entering into Agreement Number 2026-16-126 with the Iowa Department of Transportation for the 1st Ave and E 12th Street Drainage Improvements - Phase II Project.

A handwritten signature in black ink, appearing to read "Matt Muckler".

Matt Muckler, City Administrator

RESOLUTION NO. 2026- _____

RESOLUTION TO ENTER INTO A COOPERATIVE AGREEMENT WITH THE IOWA DOT FOR THE 1ST AVE AND E 12TH STREET DRAINAGE IMPROVEMENTS - PHASE II PROJECT

WHEREAS, on May 21, 2024, the City of Newton experienced heavy rainfall, resulting in severe flash flooding across multiple locations. One of the hardest-hit areas was the intersection of E 12th St and 1st Ave E. Flooding threatened nearby businesses, stranded automobiles, and closed the roadway; and

WHEREAS, this area was included in the stormwater study completed as part of the stormwater utility's initial enactment. City staff sought a proposal from HR Green to begin the design and phasing of a project to complete stormwater detention and sewer improvement; and

WHEREAS, because the project will be located within the State of Iowa right-of-way, the project was submitted for DOT review. Following their review, the DOT required that all pavement within the project's extent be completely replaced as opposed to only patching what was to be disturbed; and

WHEREAS, the state has offered to pay for the additional costs that will result from this additional work. These costs are estimated to be \$150,537.00. The final amount shall be determined by actual quantities in place.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa, that the Mayor is authorized to enter into a cooperative agreement with the Iowa DOT for the 1st Ave and E 12th Street Drainage Improvements – Phase II Project

PASSED this _____ day of July, 2026.

APPROVED this ____ day of July, 2026.

Randy J. Ervin, Mayor

ATTEST:

Katrina Davis, City Clerk

**IOWA DEPARTMENT OF TRANSPORTATION
Cooperative Agreement
For Primary Road Project**

County	Jasper
City	Newton
Project No.	MP-006-1(711)169--76-50
Iowa DOT Agreement No.	2026-16-126
Staff Action No.	

This Agreement, is entered into by and between the Iowa Department of Transportation, hereinafter designated the "DOT", and the city of Newton, Iowa, a Local Public Agency, hereinafter designated the "LPA", in accordance with Iowa Code Chapters 28E.12, 306, 306A and 313.4, as applicable;

The LPA proposes to establish or make improvements to U.S. 6 within Jasper County, Iowa; and

The LPA and the DOT are willing to jointly participate in said project, in the manner hereinafter provided; and

This Agreement reflects the current concept of this project which is subject to modification only by mutual Agreement between the LPA and the DOT; and

Therefore, it is agreed as follows:

1. Project Information

- a. The LPA shall be the lead local governmental agency for carrying out the provisions of this Agreement.
- b. All notices required under this Agreement shall be made in writing to the DOT's and/or the LPA's contact person. The DOT's contact person shall be the District 1 - South Area Engineer, Benjamin Adey. The LPA's contact person shall be the Newton Public Works Director, Joe Grife.
- c. The LPA shall be responsible for the development and completion of the following described primary highway project:
 - 1st Avenue (U.S. 6) and 12th Street intersection drainage improvements (Phase II). As part of the project, the DOT has requested additional Portland cement concrete (PCC) pavement replacement and other associated work on U.S. 6. See Exhibit A for project location.
- d. All storm sewers constructed as part of the project shall become the property of the LPA, which shall be responsible for their maintenance and operations. The LPA shall not make any connections to said storm sewers, located within U.S. 6 right of way, without the prior written approval of the DOT. The LPA shall prevent use of such storm sewers as a sanitary sewer.
- e. Upon completion of construction, the LPA agrees to retain ownership and jurisdiction of the following referenced improvements as identified below. The LPA shall also assume responsibility for all future maintenance operations associated therewith, all at no additional expense or obligation to the DOT:
 - i. All storm sewers, sanitary sewers, and water main located within U.S. 6 right of way.
 - ii. All work performed outside of U.S. 6 right of way.

2. Project Costs

- a. The DOT shall reimburse the LPA for its share of the project costs estimated at \$150,537, as shown on Exhibit B. The amount paid by the DOT upon completion of construction and billing by the LPA shall be determined by the actual quantities in place and the accepted bid at the contract letting.
- b. The LPA shall bear all costs except those specifically allocated to the DOT under the terms of this Agreement.

3. Environmental, Right of Way, Permits, Utilities, and Other Requirements

- a. The LPA shall be responsible for obtaining any necessary permits from the DOT, such as the Work Within the Right of Way Permit, Access Connection/Entrance Permit, Utility Accommodation Permit, Application for Approval of a Traffic Control Device, or other construction permits required for the project prior to the start of construction. Neither the approval of funding nor the signing of this Agreement shall be construed as approval of any required permit from the DOT.
- b. The LPA shall obtain all project permits and/or approvals, when necessary, from the Iowa Department of Cultural Affairs (State Historical Society of Iowa; State Historic Preservation Officer), Iowa Department of Natural Resources, U.S. Coast Guard, U.S. Army Corps of Engineers, and/or other State or Federal agencies as may be required.
- c. If right of way is required for the project, the LPA shall acquire the necessary right of way in accordance with 761 Iowa Administrative Code Chapter 111, Real Property Acquisition and Relocation Assistance. The LPA shall submit preliminary right of way plans to the DOT's Right of Way Bureau (Property Management LPA Coordinator) for review and approval prior to the commencement of any acquisition negotiations.

Additionally, the portions of right of way acquired for improvements to the Primary Road System shall be acquired in the name of the State of Iowa, for the use and benefit of the DOT. The LPA shall be responsible for closing the real estate transaction for each parcel, disbursing funds to sellers, and obtaining all necessary documents required to clear title to the land acquired per Iowa Land Title Standards and the current Iowa DOT Right of Way Manual. The LPA shall also be responsible for filing all conveyance and title clearing documents with the County Recorder and shall provide the DOT Right of Way Bureau with copies of all completed purchase agreements/contracts, deeds, easements, condemnation documents, and acquisition plats (for State of Iowa right of way) upon completion of the right of way activities. The LPA, or the LPA's closing agent, shall be responsible for preparing and filing Form 1099-S (Proceeds from Real Estate Transactions) with the Internal Revenue Service for all reportable real estate transactions pursuant to current IRS requirements.

- d. If the project requires utility relocations, subject to the approval of and without expense to the DOT, the LPA agrees to perform or cause to be performed all relocations, alterations, adjustments, or removals of existing utility facilities, including but not limited to power, telephone lines, fiber optic lines, natural gas pipelines, water mains and hydrants, curb boxes, utility accesses, storm water intakes, sanitary sewers, and related poles, installations and appurtenances, whether privately or publicly owned, and all parking meters, traffic signals, and other facilities or obstructions which are located within the limits of an established street or alley, and which shall interfere with construction of the project and the clear zone. All utility relocations shall be accomplished in accordance with the DOT's Utility Accommodation Policy, as set forth in 761 Iowa Administrative Code, Chapter 115
- e. Subject to the provisions hereof, the LPA, in accordance with 761 Iowa Administrative Code Chapters 150.3(1)c and 150.4(2), shall remove or cause to be removed all encroachments or obstructions in the existing primary highway right of way. The LPA shall also prevent the erection and/or placement of any structure or obstruction on said right of way or any additional right of way which is acquired for this project including but not limited to private signs, buildings, pumps, and parking areas.

- f. With the exception of service connections, no new or future utility occupancy of project right of way, nor any future relocations of or alterations to existing utilities within said right of way (except service connections), shall be permitted or undertaken by the LPA without the prior written approval of the DOT. All work shall be performed in accordance with the Utility Accommodation Policy and other applicable requirements of the DOT.

4. Project Design

- a. The LPA or its consultant shall be responsible for the design of all proposed improvements.
- b. The project plans, specifications, and engineer's cost estimate shall be prepared and certified by a Professional Engineer licensed to practice in the State of Iowa.
- c. All proposed highway or street improvements shall be designed using the American Association of State Highway and Transportation Officials (AASHTO) "Policy on Geometric Design of Highways and Streets" (latest edition), or other equivalent generally recognized engineering or safety standard, criteria, or design theory.
- d. The project design shall comply with the "Manual on Uniform Traffic Control Devices for Streets and Highways", published by the U.S. Department of Transportation, Federal Highway Administration, and as adopted by the DOT per 761 Iowa Administrative Code, Chapter 130.

5. Bid Letting

- a. The plans, specifications, and other contract documents for each division must be submitted to the DOT for review prior to the project letting of each division.
- b. For portions of the project let to bid, the LPA shall conduct the project bid letting in compliance with applicable laws, ordinances, and administrative rules. The LPA shall advertise for bidders, make a good faith effort to obtain at least three (3) bidders, hold a public letting, and award contracts for the project work. DOT concurrence in the award must be obtained prior to the award. The LPA shall provide the DOT file copies of project letting documents within five (5) days after the letting.
- c. The LPA shall include in their Notice to Bidders that Sales Tax Exemption Certificates will be issued, as provided for by Iowa Code section 423.3, subsection 80. The LPA shall be responsible for obtaining the sales tax exemption certificates through the Iowa Department of Revenue and Finance. The LPA shall issue these certificates to the successful bidder and any subcontractors to enable them to purchase qualifying materials for the project free of sales tax.
- d. The LPA shall be the contracting authority for the project.

6. Construction and Maintenance

- a. The LPA shall be responsible for the daily inspection of the project, including the compilation of a daily log of materials, equipment, and labor used on the project.
- b. The LPA shall comply with the procedures and responsibilities for materials testing and construction inspection according to the project specifications. If requested, the DOT may, at its discretion, be able to perform some testing services. If performed, the DOT shall bill the LPA for testing services according to its normal policy.
- c. The work on this project shall be in accordance with the approved plans and specifications. Any substantial modification of these plans and specifications must be approved by the DOT prior to the modification being put into effect.

- d. New traffic signal component construction for this project shall be as provided under guidelines established in 761 Iowa Administrative Code Chapter 150. The LPA shall construct traffic signal installations and components at no cost to the DOT. If constructed, the LPA shall accept ownership of and responsibility for future energy and maintenance costs of those traffic signal units and components which lie within the corporate boundaries.
- e. Upon completion of the project, no changes in the physical features thereof shall be undertaken or permitted without the prior written approval of the DOT.
- f. After the project construction is complete, and prior to final acceptance of the project by the DOT, the LPA shall furnish one set of as-built plans to the DOT's contact person.
- g. Future maintenance of the primary highway within the project area shall be carried out in accordance with the terms and conditions contained in 761 Iowa Administrative Code Chapter 150.

7. Traffic Control

- a. The LPA shall temporarily close the highway project area by formal action in accordance with Iowa Code section 306.41. U.S. 6 through-traffic shall be detoured off the project. The LPA shall erect and maintain signs within its jurisdiction, consistent with Part 6 of the "Manual on Uniform Traffic Control Devices," as necessary to direct traffic to and along said detour route during the construction period. The LPA shall also remove said signs when the detour is discontinued. Details shall be shown on the traffic control sheet(s) within the project plans.
- b. Traffic control devices, signing, or pavement markings installed within the limits of this project shall conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways" as per 761 Iowa Administrative Code Chapter 130. The safety of the general public shall be assured through the use of proper protective measures and devices including but not limited to fences, barricades, signs, flood lighting, and warning lights as necessary.

8. Payments and Reimbursements

- a. The LPA shall be responsible for making initial payments to the consultant(s) and contractor(s) for all project costs incurred in the development and construction of the project. After payments have been made, the LPA may submit to the DOT periodic itemized claims for reimbursement for eligible project activities. Reimbursement claims shall include certification by a Professional Engineer licensed to practice in the State of Iowa that all eligible project activities for which reimbursement is requested have been paid in full and completed in substantial compliance with the terms of this Agreement.
- b. The DOT shall reimburse the LPA for properly documented and certified claims for eligible project costs. If upon final audit the DOT determines the LPA has been overpaid, the LPA shall reimburse the overpaid amount to the DOT. After the final audit or review is complete, and after the LPA has provided all required paperwork, the DOT shall release the Federal or state funds withheld.
- c. Upon completion of the project, a Professional Engineer licensed to practice in the State of Iowa shall certify in writing to the DOT that the project activities were completed in substantial compliance with the plans and specifications set out in this Agreement. Final reimbursement of state and/or Federal funds shall be made only after the DOT accepts the project as complete.

9. General Provisions

- a. The LPA shall maintain records, documents, and other evidence in support of the work performed under the terms of this Agreement. All accounting practices applied and all records maintained shall be in accordance with generally accepted accounting principles and procedures. Documentation shall be made available for inspection and audit by authorized representatives of the DOT and/or the Federal Highway Administration (FHWA), or their designees, at all reasonable times. The LPA shall

provide copies of said records and documents to the DOT upon request. The LPA shall also require its contractors to permit authorized representatives of the DOT and/or the FHWA to inspect all work materials, records, and any other data with regard to Agreement related costs, revenues and operating sources. For Federal-aid projects, such documents shall be retained for at least three (3) years from the date of FHWA approval of the final amendment/modification to the project in the FHWA's Fiscal Management Information System (FMIS). Upon receipt of such approval by FHWA, the DOT shall notify the LPA of the record retention date. For State-aid projects, such documents shall be retained for at least three (3) years from the date of receiving the final reimbursement.

- b. If the LPA has completed a Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project, and the FIS is modified, amended, or revised in an area affected by the project after the date of this Agreement, the LPA shall promptly provide notice of the modification, amendment, or revision to the DOT. If the LPA does not have a detailed FIS for an area which is affected by the proposed Primary Highway project, and the LPA does adopt an FIS in an area affected by the project after the date of this Agreement, the LPA shall promptly provide notice of the FIS to the DOT.
- c. In accordance with Title VI of the Civil Rights Acts of 1964 and Iowa Code Chapter 216 and associated subsequent nondiscrimination laws, regulations and executive orders, the LPA shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, national origin, religion, pregnancy, or disability.
- d. The LPA shall use positive efforts to solicit proposals or bids from and to utilize Targeted Small Business (TSB) enterprises as consultants or contractors and ensure that the consultants or contractors make positive efforts to utilize these enterprises as subconsultants, subcontractors, suppliers or participants in the work covered by this Agreement. Efforts shall be made and documented in accordance with Exhibit C which is attached hereto and by this reference incorporated into this Agreement.
- e. The LPA agrees to indemnify, defend, and hold harmless the DOT from any action or liability arising out of all design, construction, maintenance, placement of traffic control devices, inspection, operation, and use of the improvements resulting from this project. This agreement to indemnify, defend, and hold harmless applies to all aspects of the DOT's application review and approval process, plan and construction reviews, and funding participation.
- f. If any part of this Agreement is found to be void and unenforceable then the remaining provisions of this Agreement shall remain in effect.
- g. This Agreement is not assignable without the prior written consent of the DOT.
- h. It is the intent of both (all) parties that no third party beneficiaries be created by this Agreement.
- i. This Agreement, as well as the unaffected provisions of any previous agreement(s), addendum(s), and/or amendment(s); represents the entire Agreement between the LPA and DOT regarding this project. All previously executed agreements shall remain in effect except as amended herein. Any subsequent change or modification to the terms of this Agreement shall be in the form of a duly executed amendment to this document.

IN WITNESS WHEREOF, each of the parties hereto has executed Agreement No. 2026-16-126 as of the date shown opposite its signature below.

CITY OF NEWTON:

By: _____ Date _____, 20__.
Title: Mayor

I, _____, certify that I am the Clerk of the City, and that
_____, who signed said Agreement for and on behalf of the
City was duly authorized to execute the same on the ____ day of _____, 20__.

Signed: _____
City Clerk of Newton, Iowa

IOWA DEPARTMENT OF TRANSPORTATION:

By: _____ Date _____, 20__.
Allison Smyth, P.E.
District Engineer
District 1

LOCATION MAP

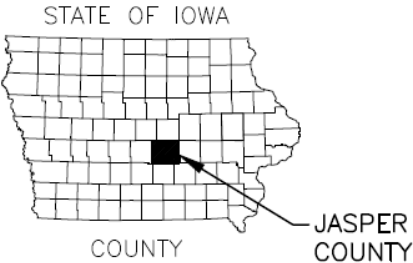


EXHIBIT B

TOTAL PROJECT							DOT SHARE		
Item No.	Item Code	Item Description	Units	Quantity	Unit Price	Cost	Quantity	Unit Price	Cost
DIVISION 2 - EARTHWORK									
1	2010-108-C	CLEARING AND GRUBBING	LS	1	\$ 15,000.00	\$ 15,000.00	0	\$ 15,000.00	\$ -
2	2010-108-D-1	TOPSOIL, ONSITE, 8 INCH DEPTH (STRIP, SALVAGE, AND RESPEARD	CY	275	\$ 20.00	\$ 5,500.00	0	\$ 20.00	\$ -
3	2010-108-E	EXCAVATION REUSE ON-SITE	CY	195	\$ 15.00	\$ 2,925.00	0	\$ 15.00	\$ -
4	2010-108-E	EXCAVATION, CLASS 10 HAUL OFF SITE	CY	2165	\$ 22.00	\$ 47,830.00	405	\$ 22.00	\$ 8,910.00
5	2010-108-F	BELOW GRADE EXCAVATION (CORE OUT)	CY	10	\$ 20.00	\$ 200.00	0	\$ 20.00	\$ -
6	2010-108-I	SUBGRADE TREATMENT, GEOGRID	SY	2513	\$ 5.00	\$ 12,565.00	1253	\$ 5.00	\$ 6,265.00
7	2010-108-J	SUBBASE, MODIFIED 6 IN	SY	2513	\$ 15.00	\$ 37,695.00	1253	\$ 15.00	\$ 18,795.00
DIVISION 3 - TRENCH AND TRENCHLESS CONSTRUCTION									
8	3010-108-D	REPLACEMENT OF UNSUITABLE MATERIAL	CY	50	\$ 70.00	\$ 3,500.00	0	\$ 70.00	\$ -
9	3010-108-H	TRENCH COMPACTION TESTING	LS	1	\$ 1,000.00	\$ 1,000.00	0	\$ 1,000.00	\$ -
DIVISION 4 - SEWERS AND DRAINS									
10	4010-108-A-1	SANITARY SEWER, GRAVITY MAIN, TRENCHED, DIP, 12 INCH	LF	197	\$ 150.00	\$ 29,550.00	0	\$ 150.00	\$ -
11	4010-108-H	REMOVAL OF SANITARY SEWER	LF	220	\$ 50.00	\$ 11,000.00	0	\$ 50.00	\$ -
12	4020-108-A-1	STORM SEWER, TRENCHED, RCP 24 INCH, CLASS III	LF	5	\$ 170.00	\$ 850.00	0	\$ 170.00	\$ -
13	4020-108-A-1	STORM SEWER, TRENCHED, RCP 60 INCH, CLASS III	LF	15	\$ 650.00	\$ 9,750.00	0	\$ 650.00	\$ -
14	4020-108-G	STORM SEWER ABANDONMENT, FILL AND PLUG	LF	180	\$ 40.00	\$ 7,200.00	0	\$ 40.00	\$ -
15	4020-108-D	REMOVAL OF STORM SEWER	LF	69	\$ 60.00	\$ 4,140.00	0	\$ 60.00	\$ -
16	4020-999-D	PRE-CAST 45 DEG RCP BEND	EA	4	\$ 13,500.00	\$ 54,000.00	0	\$ 13,500.00	\$ -
17	4030-108-A-1	PRECAST CONCRETE BOX CULVERT, 4 FT. X 6 FT.	LF	271	\$ 750.00	\$ 203,250.00	0	\$ 750.00	\$ -
18	4030-108-A-1	PRECAST CONCRETE BOX CULVERT, 6 FT. X 6 FT.	LF	117	\$ 1,000.00	\$ 117,000.00	0	\$ 1,000.00	\$ -
19	4030-108-A-1	PRECAST CONCRETE BOX CULVERT, 8 FT. X 4 FT.	LF	259	\$ 1,000.00	\$ 259,000.00	0	\$ 1,000.00	\$ -
20	4030-108-B	PIPE APRON, 8 FT. X 4 FT. RCB	EA	1	\$ 20,000.00	\$ 20,000.00	0	\$ 20,000.00	\$ -
21	4030-108-C	FOOTINGS FOR CONCRETE PIPE APRON	EA	1	\$ 5,000.00	\$ 5,000.00	0	\$ 5,000.00	\$ -
22	4030-108-C	PIPE APRON GUARD	EA	1	\$ 5,001.00	\$ 5,001.00	0	\$ 5,001.00	\$ -
DIVISION 5 - WATER MAINS AND APPURTENANCES									
23	5010-108-A	WATER MAIN, TRENCHED, DIP, 8 INCH	LF	66	\$ 175.00	\$ 11,550.00	0	\$ 175.00	\$ -
24	5010-108-H	WATER MAIN REMOVAL, 8 INCH	LF	69	\$ 50.00	\$ 3,450.00	0	\$ 50.00	\$ -
25	5010-108-C-1	8 INCH 45 DEGREE MJ BEND	EA	4	\$ 5,500.00	\$ 22,000.00	0	\$ 5,500.00	\$ -
26	5010-108-C-1	GATE VALVE	EA	3	\$ 4,000.00	\$ 12,000.00	0	\$ 4,000.00	\$ -
27	5010-108-C-1	VALVE BOX ADJUSTMENT	EA	3	\$ 2,000.00	\$ 6,000.00	0	\$ 2,000.00	\$ -
DIVISION 6 - STRUCTURES FOR SANITARY AND STORM SEWERS									
28	6010-108-A	SANITARY SEWER MANHOLE, SW-301, 48 INCH	EA	2	\$ 9,000.00	\$ 18,000.00	0	\$ 9,000.00	\$ -
29	6010-108-A	SANITARY SEWER MANHOLE, SW-301, 60 INCH	EA	2	\$ 12,000.00	\$ 24,000.00	0	\$ 12,000.00	\$ -
30	6010-108-A	STORM SEWER MANHOLE, SW-401, 108 IN DIA.	EA	1	\$ 40,000.00	\$ 40,000.00	0	\$ 40,000.00	\$ -
31	6010-108-A	STORM SEWER MANHOLE, SW-404, 9 FT X 9 FT	EA	1	\$ 70,000.00	\$ 70,000.00	0	\$ 70,000.00	\$ -
32	6010-108-A	STORM SEWER MANHOLE, SW-404, 11 FT X 10 FT	EA	1	\$ 90,000.00	\$ 90,000.00	0	\$ 90,000.00	\$ -
33	6010-108-B	INTAKE, SW-505	EA	1	\$ 5,000.00	\$ 5,000.00	0	\$ 5,000.00	\$ -
34	6010-108-E-2	INTAKE ADJUSTMENT, MINOR	EA	2	\$ 2,000.00	\$ 4,000.00	2	\$ 2,000.00	\$ 4,000.00
35	6010-108-H-1	REMOVE MANHOLE	EA	4	\$ 2,000.00	\$ 8,000.00	0	\$ 2,000.00	\$ -
36	6010-108-H-2	REMOVE INTAKE	EA	2	\$ 2,500.00	\$ 5,000.00	0	\$ 2,500.00	\$ -
37	6010-108-A	STORM SEWER MANHOLE, SW-404, SPECIALIZED	EA	1	\$ 100,000.00	\$ 100,000.00	0	\$ 100,000.00	\$ -
38	6010-108-G	CONNECTION TO EXISTING MANHOLE	EA	1	\$ 3,000.00	\$ 3,000.00	0	\$ 3,000.00	\$ -
DIVISION 7 - STREETS AND RELATED WORK									
39	7070-108-A	PAVEMENT, PCC, 9 IN.	SY	2226	\$ 75.00	\$ 166,950.00	1106	\$ 75.00	\$ 82,950.00
40	7030-108-B	PAVEMENT, HMA, MATCH EXISTING	SY	463	\$ 100.00	\$ 46,300.00	0	\$ 100.00	\$ -
41	7010-108-I	PCC PAVEMENT SAMPLES AND TESTING	LS	1	\$ 3,000.00	\$ 3,000.00	0	\$ 3,000.00	\$ -
42	7030-108-A	REMOVAL OF SIDEWALK	SY	147	\$ 13.00	\$ 1,911.00	0	\$ 13.00	\$ -
43	7030-108-A	REMOVAL OF DRIVEWAY	SY	152	\$ 12.00	\$ 1,824.00	26	\$ 12.00	\$ 312.00
44	7030-108-E	SIDEWALK, PCC, 4 IN	SY	111	\$ 65.00	\$ 7,215.00	0	\$ 65.00	\$ -
45	7030-108-E	SIDEWALK, PCC, 6 IN	SY	19	\$ 66.00	\$ 1,254.00	0	\$ 66.00	\$ -
46	7030-108-G	DETECTABLE WARNING	SF	26	\$ 60.00	\$ 1,560.00	0	\$ 60.00	\$ -
47	7030-108-H-1	DRIVEWAY, PAVED, PCC, 7 IN	SY	168	\$ 75.00	\$ 12,600.00	21	\$ 75.00	\$ 1,575.00
48	7040-108-H	PAVEMENT REMOVAL	SY	2702	\$ 20.00	\$ 54,040.00	1162	\$ 20.00	\$ 23,240.00
DIVISION 8 - TRAFFIC CONTROL									
49	8010-999-A	REMOVE AND REPLACE DETECTION LOOPS	LS	1	\$ 1,000.00	\$ 1,000.00	0	\$ 1,000.00	\$ -
50	8030-108-A	TEMPORARY TRAFFIC CONTROL	LS	1	\$ 80,000.00	\$ 80,000.00	0	\$ 80,000.00	\$ -
51	8020-108-C	PAINTED PAVEMENT MARKINGS, DURABLE	STA	21	\$ 250.00	\$ 5,250.00	7	\$ 250.00	\$ 1,750.00
52	8020-108-G	PAINTED SYMBOLS AND LEGENDS	EA	5	\$ 275.00	\$ 1,375.00	4	\$ 275.00	\$ 1,100.00
53	8020-108-M	GROOVES CUT FOR PAVEMENT MARKINGS	STA	21	\$ 120.00	\$ 2,520.00	7	\$ 120.00	\$ 840.00
54	8020-108-N	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	5	\$ 200.00	\$ 1,000.00	4	\$ 200.00	\$ 800.00
DIVISION 9 - SITE WORK AND LANDSCAPING									
55	9010-108-A	PERMANENT CONVENTIONAL SEEDING, FERTILIZING AND MULCH (SUDAS TYPE 1)	AC	2.2	\$ 3,500.00	\$ 7,700.00	0	\$ 3,500.00	\$ -
56	9010-108-A	PERMANENT CONVENTIONAL SEEDING, FERTILIZING AND MULCH (SUDAS NATIVE GRASS)	AC	0.9	\$ 7,500.00	\$ 6,750.00	0	\$ 7,500.00	\$ -
57	9010-108-A	TEMPORARY HYDRAULIC SEEDING AND MBFM (TYPE 4) SEED	AC	0.9	\$ 7,501.00	\$ 6,750.90	0	\$ 7,501.00	\$ -
58	9040-108-A-1	SWPPP PREPARATION	LS	1	\$ 2,000.00	\$ 2,000.00	0	\$ 2,000.00	\$ -
59	9040-108-A-2	SWPPP MANAGEMENT	LS	1	\$ 1,500.00	\$ 1,500.00	0	\$ 1,500.00	\$ -
60	9040-108-E	RECP, TYPE 3B, NATURAL FIBER ONLY	SY	4114	\$ 7.00	\$ 28,798.00	0	\$ 7.00	\$ -
61	9040-108-F-1	WATTLE, NATURAL FIBER ONLY, 12-INCH DIAMETER	LF	1570	\$ 3.00	\$ 4,710.00	0	\$ 3.00	\$ -
62	9040-108-F-2	WATTLE, REMOVAL	LF	1570	\$ 1.00	\$ 1,570.00	0	\$ 1.00	\$ -
63	9040-108-J	RIP RAP, CLASS B (STILLING BASIN)	TON	317	\$ 70.00	\$ 22,190.00	0	\$ 70.00	\$ -
64	9040-108-O-2	STABILIZED CONSTRUCTION EXIT	SY	33	\$ 70.00	\$ 2,310.00	0	\$ 70.00	\$ -
65	9040-108-T-1	INLET PROTECTION DEVICE, DROP-IN, INSTALLATION	EA	5	\$ 200.00	\$ 1,000.00	0	\$ 200.00	\$ -
66	9040-108-T-2	INLET PROTECTION DEVICE, DROP-IN, MAINTENANCE	EA	5	\$ 50.00	\$ 250.00	0	\$ 50.00	\$ -
67	9060-108-D	REMOVE AND REPLACE EXISTING CHAIN LINK FENCE, MATCH EXISTING	LF	114	\$ 75.00	\$ 8,550.00	0	\$ 75.00	\$ -
DIVISION 11 - MISCELLANEOUS									
68	12-2020-001	TRAFFIC SIGNAL BOX WORK	LS	1	\$ 42,840.00	\$ 42,840.00	0	\$ 42,840.00	\$ -
69	11020-108-A-0	MOBILIZATION	LS	1	\$ 160,000.00	\$ 160,000.00	0	\$ 160,000.00	\$ -
70	11010-108-A-0	CONSTRUCTION SURVEY	LS	1	\$ 20,000.00	\$ 20,000.00	0	\$ 20,000.00	\$ -
71	11050-108-A	CONCRETE WASHOUT	EA	2	\$ 2,000.00	\$ 4,000.00	0	\$ 2,000.00	\$ -
					TOTAL:	\$ 1,957,472.90	TOTAL:	\$ 150,537.00	

EXHIBIT C
UTILIZATION OF TARGETED SMALL BUSINESS (TSB) ENTERPRISES
ON NON-FEDERAL AID PROJECTS
(THIRD-PARTY STATE-ASSISTED PROJECTS)

In accordance with Iowa Code Section 19B.7, it is the policy of the DOT that Targeted Small Business (TSB) enterprises shall have the maximum practicable opportunity to participate in the performance of contracts financed in whole or part with State funds. Refer to Local Systems [I.M. 5.020](#) for additional information.

Under this policy the LPA shall be responsible to make a positive effort to solicit bids or proposals from TSB firms and to utilize TSB firms as contractors or consultants. The LPA shall also ensure that the contractors or consultants make positive efforts to utilize TSB firms as subcontractors, subconsultants, suppliers, or participants in the work covered by this agreement.

The LPA's "positive efforts" shall include, but not be limited to:

1. Obtaining the names of qualified TSB firms from the Iowa Economic Development Authority (515-348-6200) or from its website at: <https://www.iowaeda.com/small-business/targeted-small-business/>
2. Notifying qualified TSB firms of proposed projects involving State funding. Notification should be made in sufficient time to allow the TSB firms to participate effectively in the bidding or request for proposal (RFP) process.
3. Soliciting bids or proposals from qualified TSB firms on each project, and identifying for TSB firms the availability of subcontract work.
4. Considering establishment of a percentage goal for TSB participation in each contract that is a part of this project and for which State funds will be used. Contract goals may vary depending on the type of project, the subcontracting opportunities available, the type of service or supplies needed for the project, and the availability of qualified TSB firms in the area.
5. For construction contracts:
 - a) Including in the bid proposals a contract provision titled "Targeted Small Business (TSB) Affirmative Action Responsibilities on Non-Federal Aid Projects (Third-Party State-Assisted Projects)" or a similar document developed by the Recipient. This contract provision is available in Local Systems [I.M. 5.020](#).
 - b) Ensuring that the awarded contractor has and shall follow the contract provisions.
6. For consultant contracts:
 - a) Identifying the TSB goal in the Request for Proposal (RFP), if one has been set.
 - b) Ensuring that the selected consultant made a positive effort to meet the established TSB goal, if any. This should include obtaining documentation from the consultant that includes a list of TSB firms contacted; a list of TSB firms that responded with a subcontract proposal; and, if the consultant does not propose to use a TSB firm that submitted a subcontract proposal, an explanation why such a TSB firm will not be used.

The LPA shall provide the DOT contact person the following documentation:

1. Copies of correspondence and replies, and written notes of personal and/or telephone contacts with any TSB firms. Such documentation can be used to demonstrate the LPA's positive efforts and it should be placed in the project file.
2. Bidding proposals or RFPs noting established TSB goals, if any.
3. Form 260017 "Checklist and Certification for the Utilization of Targeted Small Businesses (TSB)" shall be filled out upon completion of each project.
<https://iowadot.seamlessdocs.com/f/ChecklistandCertforUtilizationofTSBonNonFederalProjects>.

City of Newton Council Report

**Item:**

Resolution approving change order #1 for the Harmony Park restroom footing and utility install project

Summary:

Approving change order #1 to Karl Peters Construction for the Harmony Park restroom footing and utility install project.

Financial Impact:

\$8,890.00 from the 2026A bond funds.

Report Number: 2026-696**Date:**

July 6, 2026

Lead Department:

Community Development

Recommendation:

Approve

Background:

The City has moved forward with the next phase of improvements at Harmony Park by proposing a contract for the installation of bathroom footing and utility stubs. This work has prepared the site for the placement of a precast restroom structure, which was scheduled to be delivered in August of 2026.

A construction contract for the project was awarded to Karl Peters Construction in the amount of \$15,837.00 at the City Council meeting on April 6, 2026.

With the structure now being delivered approximately 2 months ahead of schedule, a connecting sidewalk between the bathroom facility and the existing pedestrian walkway is now necessary to maintain ADA compliance.

A price has been requested from Karl Peters Construction for approximately 70 SY of 5" PCC sidewalk with 6" modified sub-base. The proposed scope is consistent with recent comparable work and has been evaluated for alignment with current unit pricing.

Recommendation:

Approving change order #1 in the amount of \$8,890.00 for the Harmony Park restroom and footing and utility install Project to Karl Peters Construction.

Matt Muckler, City Administrator

RESOLUTION NO. 2026 – _____

**RESOLUTION APPROVING CHANGE ORDER #1 FOR HARMONY PARK
RESTROOM FOOTING AND UTILITY INSTALL PROJECT**

WHEREAS, The City has moved forward with the next phase of improvements at Harmony Park by proposing a contract for the installation of bathroom footing and utility stubs. This work has prepare the site for the placement of a precast restroom structure which was scheduled to be delivered in August of 2026.; and

WHEREAS, A construction contract for the project was awarded to Karl Peters Construction in the amount of \$15,837.00 at the City Council meeting on April 6, 2026; and

WHEREAS, With the structure now being delivered approximately two months ahead of schedule, the need for a connecting sidewalk between the bathroom facility and the existing pedestrian walkway has become necessary to maintain ADA compliance; and

WHEREAS, A price has been requested from Karl Peters Construction for approximately 70 SY of 5" PCC sidewalk with 6" modified subbase. The proposed scope is consistent with recent comparable work and is has been evaluated for alignment with current unit pricing; and

NOW, THEREFORE, BE IT RESOLVED, that change order #1 to Karl Peters Construction of Monroe, Iowa in the amount of eight thousand eight hundred and ninety dollars and zero cents (\$8,890.00) for the Harmony Park Restroom footing and utility install Project, is hereby accepted and shall be paid from 2026a bond funds.

PASSED this _____ day of July, 2026.

APPROVED this _____ day of July, 2026.

Randy J. Ervin, 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
 Contractor: Karl Peters Construction
 Contract Date: 4/7/2025
 Prepared By: BLS
 Project Title: Harmony Park Bathroom Footing and Utility Install Project
 Date Prepared: 6/17/2026
 Reviewed By:

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

Nature of Change	Units	Unit Price	Price Change	Time Change
5" PCC Sidewalk Per SY	70	\$ 89.00	\$ 6,230.00	No additional time.
6" Modified Subbase	70	\$ 38.00	\$ 2,660.00	
Total Change in Cost			\$ 8,890.00	
Contract Price Prior to this Change Order \$15,837.00				
Net Increase Resulting from this Change Order \$8,890.00				
Current Contract Price Including this Change Order \$24,727.00				
Contract Time Prior to this Change Order (completion date) 28-Aug-26				
Net Increase Resulting from this Change Order (completion date) N/A				
Current Contract Time Including this Change Order (new completion date) 8/28/2026				

The above changes are approved:

Date: _____ City of Newton, IA

The above changes are approved:

Date: 6-29-26 Contractor Karl Peters Construction
 By:

City of Newton Council Report

**Item:**

Resolution approving change order #1 for Demolition Project 2026-01

Summary:

Approving change order #1 to Lanphier Excavating for the Demolition Project 2026-01

Financial Impact:

\$8,000.00 from the Dangerous and Dilapidated Building Program bond funds

Report Number: 2026-697**Date:**

July 6, 2026

Lead Department:

Community Development

Recommendation:

Approve

Background:

Curb appeal continues to be a focus of the City per the recommendations of the adopted comprehensive plan, *Newton's Future*. Abating dangerous buildings within the City is one method of improving the aesthetics of Newton neighborhoods.

A construction contract for the project was awarded to Lanphier Excavating in the amount of \$82,200.00 at the City Council meeting on May 16, 2026.

The City acquired Bungalow #2 with the intent to demolish the structure. During the letting process, it was noted that the sidewalk abutting 1st Ave is in need of repair. A price has been requested from Lanphier Excavating for approximately 55 SY of 4" PCC sidewalk, including removal of the existing sidewalk, in the amount of \$6,000. The proposed scope is consistent with recent comparable work and has been evaluated for alignment with current unit pricing.

Additionally, on the adjacent City-owned property near 209 S 15th Ave W, which was also acquired for demolition, stumps along the east fence line require removal. Lanphier Excavating has quoted \$2,000 for the removal of approximately 15 stumps.

Recommendation:

Approving change order #1 in the amount of \$8,000.00 for the Demolition Project 2026-01 to Lanphier excavating.

A handwritten signature in black ink, appearing to read "Matt Muckler".

Matt Muckler, City Administrator

RESOLUTION NO. 2026 – _____

**RESOLUTION APPROVING CHANGE ORDER #1 FOR THE DEMOLITION PROJECT
2026-01**

WHEREAS, Curb appeal continues to be a focus of the City per the recommendations of the adopted comprehensive plan, *Newton's Future*. Abating dangerous buildings within the City is one method of improving the aesthetics of Newton neighborhoods; and

WHEREAS, A construction contract for the project was awarded to Lanphier Excavating in the amount of \$82,200.00 at the City Council meeting on May 16, 2026; and

WHEREAS, The City acquired Bungalow #2 with the intent to demolish the structure. During the letting process, it was noted that the sidewalk abutting 1st Ave is in need of repair. A price has been requested from Lanphier Excavating for approximately 55 SY of 4" PCC sidewalk, including removal of the existing sidewalk, in the amount of \$6,000. The proposed scope is consistent with recent comparable work and has been evaluated for alignment with current unit pricing; and

WHEREAS, Additionally, on the adjacent City-owned property near 209 S 15th Ave W, also acquired for demolition, has stumps located along the east fence line require removal. Lanphier Excavating has provided a price of \$2,000 for the removal of approximately 15 stumps; and

NOW, THEREFORE, BE IT RESOLVED, that change order #1 to Lanphier Excavating of Reasnor, Iowa in the amount of Eight thousand dollars and zero cents (\$8,000.00) for the Demolition Project 2026-01, is hereby accepted and shall be paid from Dangerous and Dilapidated Building Program Bond Funds.

PASSED this _____ day of July, 2026.

APPROVED this _____ day of July, 2026.

Randy J. Ervin, 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:	Demo 2026-01 Project
Contractor:	Lanphier Excavating	Date Prepared:	6/17/2026
Contract Date:	5/18/2026	Reviewed By:	
Prepared By:	BLS		

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

Nature of Change	Units	Unit Price	Price Change	Time Change
4" PCC sidewalk removal and replacement. Per SY	55	\$ 109.09	\$ 6,000.00	No additional time.
Stump Removals Along East Fence Line 209 S 15th Ave E. Per LS	1	\$ 2,000.00	\$ 2,000.00	
Total Change in Cost		Total Change in Cost	\$ 8,000.00	

Contract Price Prior to this Change Order	\$82,200.00
Net Increase Resulting from this Change Order	\$8,000.00
Current Contract Price Including this Change Order	\$90,200.00
Contract Time Prior to this Change Order (completion date)	15-Aug-26
Net Increase Resulting from this Change Order (completion date)	N/A
Current Contract Time Including this Change Order (new completion date)	8/15/2026

The above changes are approved:

Date: 6/17/26 City of Newton, IA By: _____

The above changes are approved:

Contractor
 Lanphier Excavating
 By: Mike Lanphier

City of Newton Council Report

**Item:**

Resolution approving sand purchase for Cell D1/D2 Project at the Newton Sanitary Landfill

Summary:

Approve quote for the purchase and delivery of sand to Cells D1-D2 and the Newton Sanitary Landfill

Financial Impact:

\$14,300.25 from the Newton Sanitary Landfill Enterprise Fund

Report Number: 2026-698**Date:**

July 6, 2026

Lead Department:

Public Works

Recommendation:

Approve

Background:

The Newton Sanitary Landfill is accepting and covering solid waste in Cells D-1 and D-2 in the Newton Sanitary Landfill. Certified sand is needed to cover a portion of the existing liner for the leachate collection system. This work must be documented and certified by the Iowa DNR.

Staff sought and received a quote from Martin Marietta Materials of Des Moines, Iowa, for the purchase and delivery of 500 tons of concrete sand. Martin Marietta provided a quote of \$28.60 per ton.

The total cost of \$14,300.25 will be paid for using Newton Sanitary Landfill Enterprise Funds.

Recommendation:

Staff recommends approval of the quote provided by Martin Marietta for the purchase and delivery of concrete sand for the total price of \$14,300.25

Matt Muckler, City Administrator

RESOLUTION NO. 2026 – _____

**RESOLUTION APPROVING AGREEMENT TO DELIVER SAND FOR CELL D1/D2 AT
THE NEWTON SANITARY LANDFILL**

WHEREAS, the Newton Sanitary Landfill is accepting and covering solid waste in Cells D-1 and D-2 in the Newton Sanitary Landfill; and

WHEREAS, certified sand is needed to cover a portion of the existing liner for the leachate collection system. This work must be documented and certified by the Iowa DNR; and

WHEREAS, staff sought and received a quote from Martin Marietta Materials of Des Moines, Iowa, for the purchase and delivery of 500 tons of concrete sand. Martin Marietta provided a quote of \$28.60 per ton.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Newton, Iowa, that the quote provided by Martin Marietta of Des Moines, Iowa, in the amount of Fourteen Thousand, Three Hundred dollars and Twenty-Five Cents (\$14,300.25) is hereby approved.

PASSED this _____ day of July, 2026.

APPROVED this _____ day of July, 2026.

Randy J. Ervin, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution authorizing an agreement with Farm Services of Grinnell, IA, to provide DEF tote services for Newton Public Works

Summary:

Approve DEF tote services agreement for Newton Public Works with Farm Services of Grinnell, Iowa.

Financial Impact:

\$2.00 per year from the Road Use Tax Fund as well as DEF purchases as needed

Report Number: 2026-699**Date:**

July 6, 2026

Lead Department:

Public Works

Recommendation:

Approve

Background:

Public Works uses DEF in diesel equipment, and it is vital to operations. Public Works operations currently share DEF totes with the Newton Sanitary Landfill. To increase efficiency by not needing to haul DEF between sites, it has been proposed to install two DEF totes in the former wash bay space at the Public Works shop.

Staff contacted Farm Service of Grinnell, Iowa, who currently provides DEF for the Sanitary Landfill, to provide a proposal for an 80-gallon and 330-gallon tote and stands for \$1.00 per year per tote.

Recommendation:

Staff recommends approval of the agreement with Farm Services of Grinnell, Iowa, to provide DEF services for the Newton Public Works.

A handwritten signature in black ink, appearing to read "Matt Muckler".

Matt Muckler, City Administrator

RESOLUTION NO. 2026 – _____

RESOLUTION AUTHORIZING AN AGREEMENT WITH FARM SERVICES TO PROVIDE DEF SERVICES WITH NEWTON PUBLIC WORKS

WHEREAS, Public Works uses DEF in diesel equipment, and it is vital to operations. Public Works operations currently share DEF totes with the Newton Sanitary Landfill; and

WHEREAS, to increase efficiency by not needing to haul DEF between sites, it has been proposed to install two DEF totes in the former wash bay space at the Public Works shop; and

WHEREAS, Staff contacted Farm Service of Grinnell, Iowa, who currently provides DEF for the Sanitary Landfill, to provide a proposal for an 80-gallon and 330-gallon tote and stands for \$1.00 per year per tote.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newton, Iowa, that the City of Newton hereby authorizes the Public Works Director to execute said agreement with Farm Services of Grinnell, Iowa, to provide DEF services for the Newton Public Works.

PASSED this _____ day of _____, 2026.

APPROVED this _____ day of _____, 2026.

Randy J. Ervin, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report

**Item:**

Resolution approving the Newton Sanitary Landfill Pump Station #1 Leachate Line Repair

Summary:

Approve payment for repair work to the Newton Sanitary Landfill Pump Station #1 Leachate Line

Financial Impact:

\$18,319.26 from the Newton Sanitary Landfill Enterprise Fund

Report Number: 2026-707**Date:**

July 6, 2026

Lead Department:

Public Works

Recommendation:

Approve

Background:

The Newton Sanitary Landfill is tasked with maintaining 34 acres of closed cells in the 1945 Area at the landfill. Groundwater from the cells, called leachate, is collected and pumped to the Newton Water Pollution Control Plant for treatment.

The current pump station #1 leachate lines and valves were installed in the 1990s and recently experienced a failure. Staff contacted Crossroads Pipe and Grading Inc. of Monroe, Iowa, who were able to begin work immediately to excavate the failed lines and make the necessary repairs, with an agreement that the work be paid for on a basis of time, materials, and equipment. At the completion of the project, an itemized invoice was submitted for \$18,319.26 for the necessary time, materials, and equipment to complete the repair.

The invoice will be paid for using Newton Sanitary Landfill Enterprise Funds.

Recommendation:

Approve payment of an invoice for \$18,319.26 to Crossroads Pipe and Grading, Inc., Monroe, Iowa, for Newton Sanitary Landfill leachate line repairs.

Matt Muckler, City Administrator

RESOLUTION NO. 2026 – _____

**RESOLUTION APPROVING PAYMENT FOR THE NEWTON
SANITARY LANDFILL PUMP STATION #1 LEACHATE LINE REPAIR**

WHEREAS, the Newton Sanitary Landfill is tasked with maintaining 34 closed acres in the 1945 Area at the landfill; and

WHEREAS, the current pump station #1 recently experienced a line failure; and

WHEREAS staff contacted Crossroads Pipe and Grading Inc. of Monroe, Iowa, to excavate the failed lines and make the necessary repairs; and

WHEREAS, Crossroads Pipe and Grading Inc. of Monroe, Iowa, submitted an itemized invoice of \$18,319.26 for the repair.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Newton, Iowa, that the payment is approved to Crossroads Pipe and Grading Inc. of Monroe, Iowa, in the amount of Eighteen Thousand, Three Hundred Nineteen Dollars and Twenty-Six Cents (\$18,319.26) for the Pump Station #1 Leachate Line Repair to be paid from Newton Sanitary Landfill Enterprise funds.

PASSED this _____ day of July, 2026.

APPROVED this _____ day of July, 2026.

Randy J. Ervin, Mayor

ATTEST:

Katrina Davis, City Clerk

INVOICE

Crossroads Pipe & Grading Inc.
PO Box 1129
Monroe, IA 50170-8063

eric00945@gmail.com
+1 (712) 404-8182



Bill to
% MIKE WARD
CITY OF NEWTON LANDFILL

Ship to
% MIKE WARD
CITY OF NEWTON LANDFILL

Invoice details

Invoice no.: 26-228
Terms: Net 15
Invoice date: 06/10/2026
Due date: 06/25/2026

#	Product or service	Description	Qty	Rate	Amount
1.	MOBILIZATION	LS	1	\$675.00	\$675.00
2.	420 CAT BACKHOE	HR	17	\$200.00	\$3,400.00
3.	LABOR	HR	60.5	\$80.00	\$4,840.00
4.	CONCRETE THRUST BLOCKS	LS	1	\$525.22	\$525.22
5.	MATERIALS	LS	1	\$8,504.04	\$8,504.04
6.	PPE/ SAFETY	LS	1	\$375.00	\$375.00

Total **\$18,319.26**

Ways to pay

BANK

Note to customer

EMERGENCY LEACHATE LEAK AT PUMP STATION #1.
REPLACED 4 GATE VALVES, REBUILT MANIFOLD, REPLUMBED
INTERIOR OF MANHOLE PIPING FROM VALVES TO CONNECTION
OF PUMPS, PULLED PUMPS AND REPLACED, NEW PUMP
DISCHARGE LINES, STRAIGHTENED MAINLINE TO ELIMINATE
SHARP BEND FROM MANIFOLD TO TURN NORTH TO NEXT
VALVE AND MADE CONNECTION WITH MACRO COUPLER.

[View and pay](#)

City of Newton Council Report



Item:

Resolution amending the submission of a pre-application for Federal Airport Improvement Program funding and certifying eligibility requirements that was previously approved by Resolution 2025-458 and amended by resolution 2026-014

Summary:

- Amending the list of projects in the Airport CIP that was approved on December 1, 2025 and amended January 5, 2026.
- Installation of the Precision Approach Path Indicator (PAPI) system to replace Visual Approach Slope Indicator (VASI) system for the Newton airport due to the discontinuation of VASI by FAA.

Financial Impact:

None at this time

Report Number: 2026-711

Date:

July 6, 2026

Lead Department:

Community Development

Recommendation:

Approve

Background:

- On December 1st, Council approved Resolution 2025-458 authorizing the submission of the Federal AIP (Airport Improvement Program) for the Newton Airport.
- On January 5th, an amendment was approved through Reso 2026-014.
- The Federal Airport Improvement Program has discontinued the use of Visual Approach Slope Indicator (VASI) in airports including the Newton airport;
- Federal Airport Improvement Program will be requiring Precision Approach Path Indicator (PAPI) to replace VASI in airports including the Newton airport;
- The PAPI project needs to be added as a high-priority project to the list of projects for 2025-28, which necessitates this amendment to the Federal AIP.

Recommendation:

Staff recommends approval of the amendment

Matt Muckler, City Administrator

RESOLUTION 2026- _____

RESOLUTION AMENDING THE SUBMISSION OF A PRE-APPLICATION FOR FEDERAL AIRPORT IMPROVEMENT PROGRAM FUNDING AND CERTIFYING ELIGIBILITY REQUIREMENTS PREVIOUSLY APPROVED BY RESOLUTION 2025-458 AND AMENDED BY RESOLUTION 2026-014

WHEREAS, City Council approved Resolution 2025-458 on December 1, 2025 which authorized the submission of a pre-application for the Federal Airport Improvement Program;

WHEREAS, the Federal Airport Improvement Program pre-application included a list of projects for 2025-28;

WHEREAS, City Council approved an amendment to Resolution 2025-458 on January 5, 2026 to add Snow Removal Equipment project as a high-priority project to the list of projects for 2025-28;

WHEREAS, the Federal Airport Improvement Program has discontinued the use of VASI in airports including the Newton airport;

WHEREAS, the Federal Airport Improvement Program will be requiring Precision Approach Path Indicator (PAPI) to replace Visual Approach Slope Indicator (VASI) in airports including the Newton airport;

WHEREAS, it is necessary for the Precision Approach Path Indicator (VASI) project to be added as a high-priority project to the list of projects for 2025-28;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa that the City of Newton hereby approves the amendment the Federal Airport Improvement Program Funding Submittal, previously approved by Resolution 2025-458, and amended through resolution 2026-014, and that the Senior City Planner is hereby authorized to sign and submit the Pre-Application after the City's engineering consultant, Kirkham Michael & Associates, completes the pre-application checklist.

PASSED this _____ day of July, 2026.

APPROVED this _____ day of July, 2026.

Randy J. Ervin, Mayor

ATTEST:

Katrina Davis, City Clerk

FEDERAL AIRPORT IMPROVEMENT PROGRAM (AIP) PREAPPLICATION CHECKLIST

Please attach the following documents with your application.

- Checklist items including: Sponsor Identification Sheet for the Airport, Capital Improvement Program (CIP) Data Sheet, Five-Year CIP, Long-Range Needs Assessment, Verification of an updated airport layout plan (ALP), Verification of completed environmental processing, Verification of completed land acquisition, Verification of pavement maintenance program, Snow removal equipment inventory, General aviation apron expansion, Pavement reconstruction report, Revenue-producing facilities, and System for Award Management (SAM) registration.

Please e-mail this form with supporting documents identified in the checklist to shane.wright@iowadot.us.

Attn.: Program Manager
Aviation Bureau
Iowa Department of Transportation
800 Lincoln Way
Ames, IA 50010

E-mail: shane.wright@iowadot.us
FAX: 515-233-7983
Phone: 515-239-1048

CE 5100-146; Capital Improvement Plan (CIP) Data Sheet
Central Region Airports Division



SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION

Airport Name, LOCID, City, State:	Newton Municipal Earl Johnson Field, TNU, Newton, Iowa		
AIP Project Type:	Acquire Snow Removal Equipment		
Local Priority:	High	Fed. Share (AIP):	66,427
Fed. FY Requested:	FY2026	Fed. Share (BIL-AIG):	226,073
NEPA Determination:	Catex FAA Order 1050.1E/309h	State Share:	
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.	Local Share:	32,500	
	Total Project Cost:	325,000	

To remove snow from runway, taxiway, and other paved areas at the airport. Front Loader and broom attachment needed to move large drifts away from runway lights and other obstacles without damage.

See attached Snow Removal Equipment sizing calculation.

The airport maintains clear approach and departure surfaces in accordance with AC 150/5300-13B, Airport Design, and FAA Order 8260.3

SPONSOR SIGNATURE BLOCK

Signature:		Date:	12.18.2025
Printed Name:	Varsha Borde	Title:	Senior City Planner
Phone Number:	641-792-6622 ext 2302	Email:	VarshaB@newtongov.org

**FIVE-YEAR AIRPORT
CAPITAL IMPROVEMENT PROGRAM (CIP)**

Attach additional sheets if necessary.

Airport Name, LOCID, City, State: **Newton Municipal Earl Johnson Field, TNU, Newton, Iowa**

Prepared by: **City of Newton**

Sponsor's E-mail: **varshab@newtongov.org**

Date Prepared: **December 05, 2025**

Sponsor's Signature: *Varsha Borde*

Sponsor's Phone: **641-792-6622**

Printed Name: **Varsha Borde**

FY	Detailed Project/Scope Description	Funding Source	Total Estimated Cost
2027	Snow Removal Equipment	Federal:	\$ \$66,427.00
		IIJA:	\$ \$226,073.00
		State:	\$
		Local:	\$ \$32,500.00
		Total:	\$ \$325,000.00
2027	Hangar Pavement Rehab	Federal:	\$
		IIJA:	\$
		State:	\$ \$255,000.00
		Local:	\$ \$45,000.00
		Total:	\$ \$300,000.00
2028	Storage Hangar/4 Stall	Federal:	\$ \$450,000.00
		IIJA:	\$
		State:	\$ \$300,000.00
		Local:	\$ \$200,000.00
		Total:	\$ \$950,000.00
2028	Hangar Approach	Federal:	\$
		IIJA:	\$
		State:	\$ \$125,000.00
		Local:	\$ \$25,000.00
		Total:	\$ \$150,000.00
2031	ALP/Master Plan Update	Federal:	\$ \$300,000.00
		IIJA:	\$
		State:	\$
		Local:	\$ \$30,000.00
		Total:	\$ \$330,000.00

**LONG-RANGE NEEDS ASSESSMENT
YEARS SIX TO 20**

Attach additional sheets if necessary.

Airport name Newton Municipal Airport (TNU)

Estimated FY	Description of project	Funding source	Total estimated cost
2033	Environmental documentation for Runway 32 Extension and Runway 14 Threshold relocation	Federal	\$ 90000
		IIJA	\$
		State	\$
		Local	\$ \$10,000.00
		Total	\$ \$100,000.00
2034	Land Acquisition for Runway 32 Extension	Federal	\$ \$1,890,000.00
		IIJA	\$
		State	\$
		Local	\$ \$210,000.00
		Total	\$ \$2,100,000.00
	Extend Runway 32 and Relocate Runway End 14 Threshold - Design	Federal	\$ \$225,000.00
		IIJA	\$
		State	\$
		Local	\$ \$25,000.00
		Total	\$ \$250,000.00
	Extend Runway 32 and Relocate Runway End 14 Threshold - Construction	Federal	\$ \$7,965,000.00
		IIJA	\$
		State	\$
		Local	\$ \$885,000.00
		Total	\$ \$7,990,000.00
	Construct 12 Stall T-Hangar and Connecting Taxiway	Federal	\$ 1000000
		IIJA	\$
		State	\$ \$800,000.00
		Local	\$ \$200,000.00
		Total	\$ \$2,000,000.00

FEDERAL AVIATION ADMINISTRATION

CIP DATA SHEET

CAPITAL IMPROVEMENT PROGRAM (CIP)
AIRPORTS DIVISION - CENTRAL REGION

SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION			
Airport Name, LOCID, City, State:	Newton Municipal Airport, TNU, Newton, IA		
AIP Project Type:	New Hangar		
Local Priority:	1 - Very High	Fed. Share (AIP):	\$ 450,000
FFY Requested:	FFY 2028	Fed. Share (IIJA):	\$
NEPA Determination:	Categorically excluded	State Share:	\$300,000
Provide Detailed Project Scope and Justification Below. You must attach a sketch/drawing (on a separate sheet) that clearly identifies the scope of the project.	Local Share:	\$200,000	
	Total Project Cost:	\$ 950,000	

Design and construct storage hangar. The airport has a high demand for storage space, especially during race events at the speedway adjacent to the airport. The airport has seen increase in Part 135 corporate turboprop and jet activity.

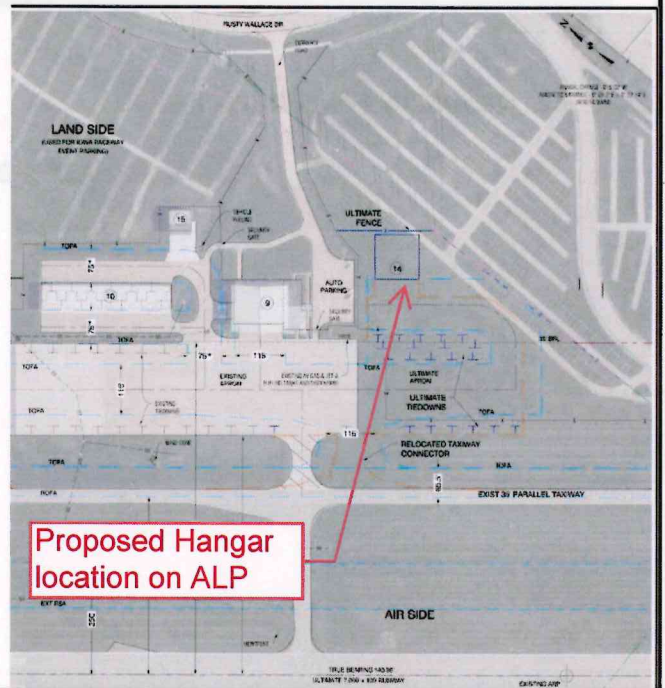
Justification: Currently, all hangar spaces are full at Earl Johnson Field and they have a big demand for additional hangars. There has been an increase in Part 135 corporate turboprop and jet activity, with request for overnight storage. During race events demand for tie downs and storage exceed the airports current capabilities.

ALP Date: July 8, 2019

Approaches are clear according to 150/5300-13 and Order 8260.3 TERPS

Land Ownership: As depicted on the current Exhibit A Property Map dated 8-21-20.

Airside development needs are met.



SPONSOR SIGNATURE BLOCK

Signature:	<i>Varsha Borde</i>	Date:	12.18.2025
Printed Name:	Varsha Borde	Title:	Senior City Planner
Phone Number:	641-792-6622 ext 2302	Email:	VarshaB@newtongov.org

**Newton Municipal Airport (TNU)
Hangar**

Item No.	Description	Estimated Quantity	Units	Unit Price	Amount
1	Mobilization	1	LS	\$ 50,000.00	\$ 50,000.00
2	Construction Plan and Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00
2	Embankment	100	CY	\$ 12.00	\$ 1,200.00
3	Over Excavation	500	SY	\$ 12.00	\$ 6,000.00
4	Compacted Subgrade	200	SY	\$ 8.00	\$ 1,600.00
5	Base Course	200	SY	\$ 15.00	\$ 3,000.00
6	9.5-Inch PCC	160	SY	\$ 95.00	\$ 15,200.00
8	Seeding	1	AC	\$ 2,500.00	\$ 2,500.00
9	Mulch	1	AC	\$ 2,500.00	\$ 2,500.00
10	Silt Fence	1,000	LF	\$ 5.00	\$ 5,000.00
11	Hangar	1	EA	\$ 700,000.00	\$ 700,000.00
TOTAL CONSTRUCTION COST ESTIMATE BASE BID					\$ 792,000.00

Dec. 2025

A	Engineering & Administration	\$ 158,000.00
BASE BID PLUS ENGINEERING		\$ 950,000.00

Acquire Snow Removal Equipment
Newton Municipal Earl Johnson Field, TNU
 Newton, Iowa

Engineer's Cost Estimate

Item No.	Description	Estimated Quantity	Units	Unit Price	Amount
1	Carrier Vehicle - 4x4 Tractor	1	LS	\$ 215,000.00	\$ 215,000.00
2	Broom attachment	1	LS	\$ 36,000.00	\$ 36,000.00
3	Loader attachment	1	LS	\$ 32,000.00	\$ 32,000.00
TOTAL COST ESTIMATE					\$ 283,000.00

Date of Cost Estimate : Nov. 2025

Consultant's Project Budget

Item No.	Description	Estimated Quantity	Amount
A	Administration, specifications, bidding documents, Buy American & acquisition assistants, grant applications, close out.	LS	\$ 42,000.00
TOTAL			\$ 42,000.00

TOTAL PROJECT COSTS \$ 325,000.00

Snow Removal Equipment Calculations

Enter Data in Highlighted Fields

Airport Name: Newton Municipal Earl Johnson Field
 Location: Newton, IA
 Average Annual Snow Fall: 26
 Select Type of Airport: General Aviation
 Select Annual Operations: 10,001 - 40,000

Users requiring assistance or reasonable accommodation may contact the FAA Central Region Airports Division at 816-329-2600.

When using this calculation aid, you must still refer to the current version of AC 150/5220-20, Airport Snow and Ice Control Equipment, and AC 150/5200-30, Airport Winter Safety and Operations for specific guidance.

Clearance Time 3 hours

Critical Priority 1 Snow Removal Areas¹ (Submit map/drawing that illustrates Priority 1 area):

	Length (ft)	Width (ft)	Sq. Ft.
Primary Runway	5,600	100	560,000
Primary Taxiway	5,600	35	196,000
High Speed Turnoffs	0	0	0
Connecting Taxiway(s)	0	0	0
Terminal/GA Apron ² (enter 50% of apron or less)	98,273	1	98,273
Cargo Apron ² (enter 50% of apron or less)	0	0	0
ARFF Access/Emergency Roads	0	0	0
NAVAID (Instrument Rwy)	0	0	0
Other	0	0	0
Total			854,273

Snow Density³ (lbs/cu ft) 25 tons

AIP ELIGIBILITY (Refer to the current version of FAA Order 5100.38)

AIRPORTS NOT CERTIFICATED UNDER 14 CFR PART 139:

Only one snow removal carrier vehicle is AIP eligible unless the ADO concurs that the airport is large enough, busy enough, and/or has significant snowfall to warrant an additional vehicle.

AIRPORTS CERTIFICATED UNDER 14 CFR PART 139:

Must meet the requirements in Table M-1(d) in Appendix M.

HIGH-SPEED ROTARY PLOW

Rotary Plow Efficiency Percent: 70
 Minimum Rotary Plow Snow Removal Rate (tons/hr): 423
 Select Plow Class: Class 1 (up to 600 tons/hr, 50' casting distance)

Selection should approximately match the minimum tons/hr removal rate. A selection that is excessive is not justified. Refer to Section 2-4 in AC 150/5220-20.

DISPLACEMENT PLOW

Operating Speed (mph): 12
 Plow Efficiency Percent: 70
 Plow Cutting Angle: 35
 Total Effective Blade Length (ft) Required: 6
 Total Actual Blade Length (ft) Required: 8

25mph is typical operating speed. Smaller airports will typically use lower speed.

70% is standard.

35 degrees is typical for removal operations.

Blade length per unit is calculated below

COMMERCIAL SERVICE

Recommended for Priority 1 Area

High-Speed Rotary Plow: 1 Tons/Hr.
 Displacement Plow: 2 Tons/Hr.
 Towed/Self-Propelled Broom (w/air blast): 423 Tons/Hr.
 Solid Material Spreader: 6 Tons/Hr.
 Front End Loader: 6 Tons/Hr.

NON-COMMERCIAL SERVICE

Minimum Recommended Items	>10,000 ops	≤10,000 ops	Size
High-Speed Rotary Plow	1	2	423
Displacement Plow	2	6	6

NOTES:

¹For commercial service airports, the Priority 1 areas should be identified in the airport's Snow and Ice Control Plan.

²Critical apron areas are assumed as 50%.

³Airports should have sufficient equipment to clear Priority 1 areas with 1 inch of snow weighing 25 lbs/cu ft within the recommended clearance time.



City of Newton Council Report

**Item:**

Resolution Authorizing Additional Fund Transfers in FY 25/26

Summary:

This Action Approves Additional Fund Transfers in FY 25/26

Financial Impact:

No Financial Impact as the Listed Transfers have been Approved by Previous City Council Action

Report Number: 2026-719**Date:**

July 6, 2026

Lead Department:

Administration

Recommendation:

Approve

Background:

Iowa Code section 384.15 was amended in April of 2019 and requires all transfers between City funds to be approved by a Council resolution. In order to meet the requirements of this amendment, the Council must approve a clear statement including the reason or purpose for the transfer, the name of the fund from which the transfer is originating, the name of the fund into which the transfer is received, and the not to exceed dollar amount to be transferred. The budgeted FY 25/26 not to exceed transfers were approved by City Council on June 16, 2025 with resolution 2025-237. Since that time, the following additional transfers are recommended:

Fund Transferred From:	Fund Transferred To:	Reason for Transfer:	Amount:
N Central TIF	Capital Fund	Reimburse Capital fund Grant to DMACC-Greenspace FY26	50,000
N Central TIF	Capital Fund	Reimburse Capital fund Grant to Mercy One for Emergency Room FY26	50,000
N Central TIF	Capital Fund	Reimburse Capital fund Grant to Gray Moon FY26	750,000
N Central TIF	General Fund	Reimburse General fund Court & Recording FY25	75
East Mart TIF	Capital Fund	Reimburse Capital fund Sidewalk by Walmart FY26	38,972
1 st Ave E TIF	General Fund	Reimburse General Fund Legal Expenses FY18/19	5,622
1 st Ave E TIF	Capital Fund	Reimburse D&D Fund for Projects in TIF FY25	33,325

Recommendation:

Staff recommends approving the above listed additional transfers between funds for fiscal year 2025/26.

Matt Muckler, City Administrator

RESOLUTION NO. 2025- _____

**RESOLUTION APPROVING ADDITIONAL FUND TRANSFERS IN
FY25/26**

WHEREAS, Iowa Code section 384.15 was amended in April of 2019; and

WHEREAS, this amendment requires all cities in Iowa to approve by resolution all transfers between funds; and

WHEREAS, this resolution must include a clear statement including the reason or purpose for the transfer, the name of the fund from which the transfer is originating, the name of the fund into which the transfer is received, and the not to exceed dollar amount to be transferred; and

WHEREAS, the budgeted FY25/26 not to exceed transfers were approved by City Council on June 16, 2025 with resolution 2025-237; and

WHEREAS, the proposed additional transfers between funds reflect actual activity which occurred during the fiscal year or previous fiscal years:

Fund Transferred From:	Fund Transferred To:	Reason for Transfer:	Amount:
N Central TIF	Capital Fund	Reimburse Capital Fund Grant to DMACC-Greenspace FY26	50,000
N Central TIF	Capital Fund	Reimburse Capital Fund Grant to Mercy Once for Emergency Room FY26	50,000
N Central TIF	Capital Fund	Reimburse Capital Fund Grant to Gray Moon FY26	750,000
N Central TIF	General Fund	Reimburse General Fund Legal Expenses FY25	75
East Mart TIF	Capital Fund	Reimburse Capital Fund Sidewalk by Walmart FY26	38,972
1 st Ave E TIF	General Fund	Reimburse General Fund Legal Expenses FY18/19	5,622
1 st Ave E TIF	Capital Fund	Reimburse D&D Fund for Projects in TIF FY25	33,325

NOW THEREFORE, BE IT RESOLVED that the additional fund transfers listed above for FY25/26 be approved and be effective for June 30, 2026.

PASSED this 6th day of July, 2026

APPROVED this _____ day of July, 2026

Randy J. Ervin, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report



Item:

Resolution Approving a refund to the Federal Aviation Association (FAA) for the Reconstruct Parallel Taxiway at the Newton Municipal Airport

Summary:

For the Taxiway Relocation Project,

- The actual expenses were \$2,615,271.00 for AIP TNU 3-19-0065-020-2021;
- FAA has reimbursed a total of \$2,692,051.00 to the city for AIP TNU 3-19-0065-020-2021;
- The City of Newton is required to provide a refund to the FAA in the amount of \$76,780.00.

Financial Impact:

\$76,780.00 refund to the FAA

Report Number: 2026-721

Date:

July 6, 2026

Lead Department:

Community Development

Recommendation:

Approve

Background:

- The Federal Aviation Administration had previously approved two grants (May 2021) for the Taxiway Relocation project for Newton Airport:
 - (AIP TNU 3-19-0065-017-2021) for the amount of \$2,932,781.00 AND
 - (AIP TNU 3-19-0065-020-2021 for the amount of \$371.352.00);
- The actual expenses were \$2,615,271.00 for grant AIP TNU 3-19-0065-020-2021;
- FAA has reimbursed a total of \$2,692,051.00 to the city for Grant AIP TNU 3-19-0065-020-2021;
- The City of Newton is required to provide a refund to the FAA in the amount of \$76,780.00.

Recommendation:

Staff recommends refunding the FAA the amount of \$76,780.00.

A handwritten signature in black ink, appearing to read "Matt Muckler".

Matt Muckler, City Administrator

RESOLUTION 2026- _____

**RESOLUTION APPROVING A REFUND
TO THE FEDERAL AVIATION ASSOCIATION (FAA) FOR THE RECONSTRUCT
PARALLEL TAXIWAY AT THE NEWTON MUNICIPAL AIRPORT**

WHEREAS, the Federal Aviation Administration had previously (May 2021) approved two grants for the Taxiway Relocation project for the Newton Airport, AIP TNU 3-19-0065-017-2021 for the amount of \$2,932,781.00 AND AIP TNU 3-19-0065-020-2021 for the amount of \$371.352.00;

WHEREAS, for grant AIP TNU 3-19-0065-020-2021, the actual expenses were \$2,615,271.00;

WHEREAS, for grant AIP TNU 3-19-0065-017-2021, FAA has re-imbursed a total of \$2,692,051.00 to the city;

NOW, THEREFORE, BE IT RESOLVED by the Council of Newton, Iowa, that the Mayor and City Clerk and hereby authorized and directed to approve a refund to the FAA a payment in the form of a check for the amount of \$76,780.00 for the grant AIP TNU 3-19-0065-017-2021 for the Reconstruct Parallel Taxiway Improvements at the Newton Municipal Airport.

PASSED this _____ day of July, 2026.

APPROVED this _____ day of July, 2026.

Randy J. Ervin, Mayor

ATTEST:

Katrina Davis, City Clerk

City of Newton Council Report



Item:

Resolution establishing Full City Council as Local Review Selection Committee and establishing the selection criteria for the Procurement of Consultant for Application and Administration of CDBG Grant Funds

Summary:

- A local developer would like to use Community Development Block Grant (CDBG) funds for the Upper Story Housing Project at 104 1st Ave E, administered through Iowa Economic Development Authority (IEDA)
- The CDBG program requires the City to be the applicant and procure consultant services for Application and Administration of CDBG funds, determine the scope of work, determine selection criteria to evaluate respondents, develop the RFP, advertise the RFP, review and rate the proposals, and approve the selected consultant/contractor.
- The full City Council can be established as the Local Selection Review Committee as required by IEDA to determine selection criteria and to review and rate the proposals and select a consultant.

Financial Impact:

None

Report Number: 2026-722

Date:

July 6, 2026

Lead Department:

Community Development

Recommendation:

Approve

Background:

- Iowa Economic Development Authority (IEDA) administers the Community Development Block Grant (CDBG) program which provides grants local governments to fund projects such as local infrastructure, housing and others.
- A local developer would like to use CDBG funds for Upper Story Housing Project at 104 1st Ave E
- The CDBG program requires the City to be the applicant and procure for Consultant services for Application and Administration of CDBG funds
- IEDA requires that a Local Selection Review Committee be established to determine selection criteria and to review and rate the proposals
- IEDA requires the City to determine the scope of work, determine selection criteria to evaluate respondents, develop the RFP; advertise the RFP, review and rate the proposals and approve the selected contractor.

Recommendation:

Staff recommends approval of the resolution

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 2026- _____

RESOLUTION ESTABLISHING FULL CITY COUNCIL TO SERVE AS LOCAL SELECTION REVIEW COMMITTEE AND ESTABLISHING SELECTION CRITERIA FOR THE PROCUREMENT OF CONSULTANT FOR APPLICATION AND ADMINISTRATION OF CDBG GRANT FUNDS

WHEREAS, A local developer would like to use Community Development Block Grant (CDBG) funds for Upper Story Housing Project at 104 1st Avenue East, administered through the Iowa Economic Development Authority (IEDA); and

WHEREAS, the CDBG program requires the City to be the applicant and procure for Consultant services for Application and Administration of CDBG funds; and

WHEREAS, IEDA requires the City to determine the scope of work, determine selection criteria, develop the RFP; determine the selection criteria to evaluate respondents; advertise the RFP, review and rate the proposals and approve the selected contractor; and

WHEREAS, IEDA requires that a Local Selection Review Committee be established to determine selection criteria and to review and rate the proposals; and

WHEREAS, consultant selection criteria shall be established for the procurement of consultant for the application and administration of grant funds;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa that the full City Council be established as the Local Selection Review Committee to review and rate the proposals and approve selection of the consultant;

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the City Council of Newton, Iowa that the selection criteria found in Attachment A. to this resolution is hereby approved and is to be used for the procurement of consultant for this expressed purpose.

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the City Council of Newton, Iowa approves that a Request for Proposals (RFP) be advertised on behalf of the City for the consulting services.

PASSED this _____ day of July, 2026.

APPROVED this _____ day of July, 2026.

Randy J. Ervin, Mayor

ATTEST:

_____ Katrina Davis, City Clerk

Evaluation Criteria for Consultant services for CDBG Grant application and Administration

The City of Newton will evaluate and rank proposals received according to the following criteria:

Respondent is on IEDA's Certified Grant Administrator list: GO / NO GO

<u>Criteria</u>	<u>Maximum points</u>	<u>Points Scored</u>
Quality of Proposal	10 Points	
Experience of specific Project Team Members with CDBG:	20 points	
Performance on similar projects:	30 points	
Capacity to complete scope of work:	20 points	
Proposed cost:	20 points	
TOTAL:	100 points	

Request for Proposals for CDBG Administration Services

The City of Newton is requesting proposals for grant administration services to assist with a project funded with Community Development Block Grant (CDBG) funds through the Iowa Economic Development Authority (IEDA).

The City of Newton is applying to receive funds to complete improvements to upper story housing units in the downtown business district.

The selected contractor will work with the City of Newton to ensure compliance with CDBG Program requirements. Activities will include, but are not limited to, project reporting, preparation of disbursement requests, and other activities required under the State of Iowa's CDBG Program. A full description of the work specifications is available at City Hall at 101 W 4th St S, Newton, IA, 50208.

Proposals to the City of Newton should include the minimum information:

- Experience with IEDA's CDBG program
- Demonstrated compliance with IEDA's Certified Grant Administrator Policy
- Description of past grant administrative services provided
- A Grant Administration Staffing Plan, detailing the capacity to complete all necessary grant administration activities
- References from previous clients of related work within the past five years
- A proposed schedule that aids the City of Newton's proposed project in meeting CDBG program constraints
- Proposed estimate for Cost of Services

Proposals must be submitted no later than July 13, 2026 by 4:00 PM. Proposals should be submitted to Varsha Borde, Sr. City Planner, at VarshaB@Newtongov.org or by mail to 101 W 4th St S, Newton, IA, 50208.

For a full RFP, evaluation Criteria and questions regarding this Request for Proposals should be directed to Varsha Borde, Sr. City Planner, at VarshaB@Newtongov.org or by phone at 641-792-6622 Ext. 2302.



Request for Proposals for CDBG Administration Services

The City of Newton is requesting proposals for grant administration services to assist with a project funded with Community Development Block Grant (CDBG) funds through the Iowa Economic Development Authority (IEDA).

The City of Newton is applying to receive funds to complete improvements to upper story housing units in the downtown business district.

The selected contractor will work with the City of Newton to ensure compliance with CDBG Program requirements.

The following outlines work specifications and the request for proposals:

Scope of Work

The scopes of services that the consultant must be prepared and qualified to provide are as follows:

- Comply with IEDA's Certified Grant Administrator Policy [HERE](#), inclusive of attendance in all 'Mandatory Participant' monthly trainings.
- Prepare, or cause to be prepared, a Project Plan that outlines the deliverables of the funding program requirements with schedule milestones, inclusive of targeted dates for adoption of plans, resolutions, document execution, release of funds, construction, etc.
- Prepare Environmental Review Record and submit all other items required to clear the Contract Conditions outlined in the City of Newton's CDBG contract, within the timeframe specified by IEDA.
- Designate a Labor Compliance Officer for DBRA-covered projects, and ensure project remains in compliance with all applicable laws and procedures, inclusive of certified payroll reviews, wage rate interviews, assessment of wage restitutions, etc.
- Prepare draw/disbursement requests to ensure consistency with the procedures established for the CDBG Program.

- Ensure that the City of Newton has an acceptable financial management system as it pertains to finances of the CDBG Program. An acceptable system includes, but is not limited to, cash receipts and disbursements journal and accompanying ledgers, and should conform to generally accepted principles of municipal accounting.
- Establish project files in the local government's office to align with the data contained within IowaGrants project file. These files must demonstrate compliance with all applicable state, local, and federal regulations. The project files must be monitored throughout the program to ensure that they are complete and that all necessary documentation is being retained in the community's files.
- Assist the City of Newton with conduct public notifications & hearings in accordance with [Iowa Code 362.3](#), [24 CFR 570.486\(a\)](#) & IEDA's [Citizen Participation Plan](#). This includes, but is not limited to, preparation of public notices, preparation of resolution language, preparation of necessary signature documents, etc.
- Assist the City of Newton in complying with regulations governing land acquisition (real property, easements, rights of ways, donation of property, etc.) and Uniform Relocation Assistance as necessary.
- Assist the project architect/engineer in the preparation of bid documents and supervise the bidding process consistent with state and federal regulations. Include all [required State and Federal funding language](#) and associated attachments such as wage decisions, BABA specifications and Section 3 compliance (as applicable).
- Obtain contractor clearance(s) from IEDA, inclusive of UEI #'s of all participating vendors in the project.
- Monitor the City of Newton vendor performance to ensure contract performance with project scheduled and cross-cutting compliance requirements, such as equal opportunity, labor standards provisions, Section 3, BABA.
- Attend and assist the City of Newton during the IEDA's project monitoring visit(s). Prepare City of Newton response to all monitoring findings and coordinate efforts to provide additional information as needed to IEDA.
- Assist City of Newton with meeting state/federal affirmatively furthering fair housing requirements.
- Ensure that a final inspection of the project has occurred and that the City of Newton has issued final acceptance of work.
- Assist City of Newton in meeting the state's financial reporting requirements.

- Prepare close-out documents as needed by IEDA.

Statement of Qualifications

- Proposals to the City of Newton should include the minimum information:
- Description of experience with IEDA's CDBG program;
- Demonstrated evidence proposed Project Team Members are on IEDA's Certified Grant Administrator Program;
- Description of organizational capacity to complete all necessary grant administration activities, including resumes of all employees who will be or may be assigned to this project;
- Description of past grant administrative services provided, with vignettes;
- References from previous clients of related work within the past five years

Proposed Cost of Services

Proposals to the City of Newton should include the proposed cost to accomplish all scope of work for activities outlined above. According to IEDA Policy, these costs should not exceed 10% of the program costs and should also align with any further limitations as cited in the Program Guidelines.

Evaluation Criteria

The City of Newton will evaluate and rank proposals received according to the following criteria:

Respondent is on IEDA's Certified Grant Administrator list: GO / NO GO

<u>Criteria</u>	<u>Maximum points</u>	<u>Points Scored</u>
Quality of Proposal	10 Points	
Experience of specific Project Team Members with CDBG:	20 points	
Performance on similar projects:	30 points	
Capacity to complete scope of work:	20 points	
Proposed cost:	20 points	
TOTAL:	100 points	

Deadline for Submission

Proposals must be submitted no later than July 13, 2025 by 4:00 PM. Proposals should be submitted to:

Person, Title, at VarshaB@Newtongov.org

Questions regarding this request for proposals should be directed to:

Person, Title, at VarshaB@Newtongov.org

Required CDBG Language

Addendum #1 on the following pages includes required federal contract language that will be included in all contracts associated with the CDBG project. Please review as part of any response to this RFP.

City of Newton Council Report

**Item:**

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 1st Ave and 12th Street Drainage Improvements - Phase II Project

Summary:

Accept plans and order bids for the 1st Ave and 12th Street Drainage Improvements - Phase II Project

Financial Impact:

No financial impact with approval of this item.

Report Number: 2026-694**Date:**

July 6, 2026

Lead Department:

Public Works

Recommendation:

Approve

Background:

On May 21, 2024, the City of Newton experienced heavy rainfall, resulting in severe flash flooding across multiple locations. One of the hardest-hit areas was the intersection of E 12th St and 1st Ave E. Flooding threatened nearby businesses, stranded automobiles, and closed the roadway.

This area was included in the stormwater study completed as part of the stormwater utility's initial enactment. City staff sought a proposal from HR Green to begin the design and phasing of a project to complete stormwater detention and sewer improvements.

HR Green has completed the design of the plans and specifications for the second phase of a project to construct an additional box culvert to improve drainage and stormwater storage. The box culvert will be an extension of an existing box culvert and continue along the south side of 1st Ave to a discharge point in the existing creek. Additional work includes storm intake replacement, utility relocation, and pavement removal and replacement.

The bid opening is scheduled for August 7, 2026, with the public hearing and anticipated award of contract to be held at the regular City Council meeting on August 17, 2026. The engineer's estimate for construction is \$2,108,009.90 which would be paid from 1st Ave E TIF, Stormwater Utility, Road Use Tax, and State of Iowa funds.

Recommendation:

Accept the plans, set dates, and obtain bids for the 1st Ave and 12th Street Drainage Improvements - Phase II Project

Matt Muckler, City Administrator

RESOLUTION NO. 2026- _____

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 1ST AVE AND 12TH STREET DRAINAGE IMPROVEMENTS - PHASE II PROJECT

WHEREAS, on May 21, 2024, the City of Newton experienced heavy rainfall, resulting in severe flash flooding across multiple locations. One of the hardest-hit areas was the intersection of E 12th St and 1st Ave E. Flooding threatened nearby businesses, stranded automobiles, and closed the roadway; and

WHEREAS, HR Green has completed the design of the plans and specifications for the second phase of a project to construct an additional box culvert to aid in drainage and storage of stormwater. The box culvert will be an extension of an existing box culvert and continue along the south side of 1st Ave to a discharge point in the existing creek. Additional work includes storm intake replacement, utility relocation, and pavement removal and replacement; and

WHEREAS, the bid opening is scheduled for August 7, 2026, with the public hearing and anticipated award of contract to be held at the regular City Council meeting on August 17, 2026; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newton, Iowa, that the 1st Ave E and E 12th St Drainage Improvements Phase II Project in the City of Newton, Iowa, is hereby ordered to be advertised for bids for construction; and the estimate project cost of \$2,108,009.90 to be paid from 1st Ave E TIF, Stormwater Utility, Road Use Tax, and State of Iowa funds; and

BE IT FURTHER RESOLVED that the detailed plans and specifications as prepared by the City of Newton for the construction of the 1st Ave E and E 12th St Drainage Improvements Phase II Project in the City of Newton, Iowa, and the form of contract and Notice to Bidders and Notice of Public Hearing, be and the same are hereby approved, subject to hearing thereon, and are hereby ordered placed on file in the office of the City Clerk for public inspection; and

That 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 Public Works Director at 11:00 AM on the 7th day of August, 2026. There, the bids will be referred to the City Council for action upon said bids at a future meeting to be held at the Council Chambers, Newton, Iowa. Notice to Bidders is to be published not less than thirteen (13) calendar days nor more than forty-five (45) days prior to the date fixed for said bid opening in the following: 1) a relevant contractor plan room service with statewide circulation, 2) a relevant construction lead generating service with statewide circulation, and 3) the City of Newton website; and

That the 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 17th day of August, 2026, at 6:00 pm, 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) clear days nor more than twenty (20) days prior to the date fixed therefore.

PASSED this _____ day of July, 2026

APPROVED this _____ day of July, 2026.

Randy J. Ervin, Mayor

ATTEST:

Katrina Davis, City Clerk

Vendor	Department	Description	Amount
Acco Unlimited Corp	Maytag Pool	Supplies	\$ 4,623.71
Acushnet Company	Golf	Merchandise	\$ 2,135.76
Ahlers & Cooney P C	Legal Services	Service	\$ 75.00
Air Products and Chemicals Inc	Water Treatment Plant	Supplies	\$ 4,267.40
Airgas USA LLC	Fire	Supplies	\$ 314.23
Alliant Energy/IPL	All	Utilities	\$ 29,102.49
Amazon Capital Services	All	Supplies	\$ 5,282.19
American Business Phones	Landfill	Service	\$ 70.00
American Red Cross	Maytag Pool	Service	\$ 528.00
Anderson, Preston	Utility Billing	Refund	\$ 8.44
Armor Equipment	Water Pollution Control	Supplies	\$ 1,202.97
AT & T Mobility	Police	Service	\$ 44.77
Atlantic Bottling	Golf	Concessions	\$ 1,702.44
Auto Industrial Machine Service Inc	Water Treatment	Service	\$ 9,950.00
AutoZone Parts Inc	Fire	Supplies	\$ 31.02
Baxter Veterinary Clinic PC	Animal Control	Service	\$ 234.00
Bituminous Materials & Supply	Street	Supplies	\$ 524.08
Black Hills Energy	All	Utilities	\$ 656.40
Bolton & Menk Inc	All	Service	\$ 12,111.00
Bound Tree Medical LLC	Fire	Supplies	\$ 957.55
Briggs, Emily	Utility Billing	Refund	\$ 400.00
Brooker Corporation	Parks	Supplies	\$ 298.36
Caldwell Brierly & Chalupa PLLC	Water Treatment Plant/D&D	Service	\$ 999.00
Carolina Software	Landfill	Service	\$ 1,423.35
Caselle LLC	Finance	Service	\$ 10,174.86
Catholic Health Initiatives Iowa Corp	Fire	Supplies	\$ 333.81
CCL Supply	Water Pollution Control	Supplies	\$ 376.80
Central Iowa Distributing Inc	Water Pollution Control	Supplies	\$ 283.00
Central Iowa Excavation	1st Ave E TIF/Water Dist RESO:25-477/26-126	Service	\$ 54,331.74
Central Iowa Farm Store	All RESO:2026-165/177	Supplies	\$ 51,505.70
Civicplus	All	Service	\$ 39,014.67
Clarey's Safety Equipment	Fire	Supplies	\$ 105.60
Consolidated Electrical Dist	Water Treatment	Service	\$ 390.00
Construction Materials Testing	North Central TIF	Service	\$ 776.00
Controlled Access of the Midwest LLC	Airport	Service	\$ 868.00
Conway Shield	Fire	Supplies	\$ 78.00
Crossroads Pipe & Grading Inc	Storm Water RESO:2025-398/452	Service	\$ 3,089.45
Cunningham, Chelsey	Utility Billing	Refund	\$ 54.88
D & K Products	Golf	Supplies	\$ 3,485.00
Dannen, Ryan	D & D	Services	\$ 960.00
Des Moines Airport Authority	Economic Development RESO:2022-065	Service	\$ 15,760.00
DMACC - Ankeny Campus	All	Service	\$ 3,159.58
Dodd Trash Hauling & Recycling	Solid Waste	Service	\$ 88,423.86
Dorsey & Whitney LLP	Hwy 14/S 12 Ave W TIF	Service	\$ 2,553.50
East Side Repair	Water Pollution Control	Service	\$ 10.42
Eastern Iowa Publications	P & Z/Fire/Com Marketing	Service	\$ 283.00
EMS MC Inc	Fire	Service	\$ 3,470.60
Fareway	Golf	Concessions	\$ 79.07
Fehring, Daniella	Utility Billing	Refund	\$ 64.22
Flock Group Inc	Police RESO:2026-211	Service	\$ 17,250.00
Forbes Office Solutions	All	Supplies	\$ 369.73
Galls LLC	Fire	Supplies	\$ 1,216.71
Garcia, Jose	Police	Reimbursement	\$ 410.38

Gralnek-Dunitz	Water Distribution	Supplies	\$ 18.90
Gregg Young Auto Center	Police	Service	\$ 153.14
Hach Co	Water Treatment Plant	Supplies	\$ 95.60
Hamilton Glass	Police	Service	\$ 345.00
Hansen, Colton & Amber	Utility Billing	Refund	\$ 400.00
Hawkins Water Treatment	Water Treatment Plant	Supplies	\$ 6,066.80
High Threat Training Group LLC	Police	Service	\$ 1,990.00
Hillyard / Des Moines	Fire	Supplies	\$ 691.82
HIRTA	Public Works Administration	Service	\$ 17,625.50
Hornung's	Golf	Merchandise	\$ 338.72
HR Green Inc	1st Ave E TIF	Service	\$ 36,904.65
Huffaker Garage Doors LLC	Landfill	Supplies	\$ 380.00
Hy-Vee Inc	Executive	Service	\$ 1,350.00
IEMSA	Fire	Service	\$ 570.00
IMWCA	All	Service	\$ 40,383.50
Iowa Fire Chiefs Association	Fire	Service	\$ 75.00
Iowa Law Enforcement Academy	Police	Service	\$ 2,525.00
Iowa League of Cities	Executive	Dues	\$ 7,788.00
Iowa One Call	Water Pollution Control/Engineering	Service	\$ 191.20
Iowa Prison Industries	Street\Landfill	Supplies	\$ 1,514.30
Jasper County Emergency Management	Maytag Pool	Training	\$ 30.00
Jasper County Recorder	Parks	Service	\$ 72.20
Jenkins, James & Elizabeth Clack	Utility Billing	Refund	\$ 64.22
Jensen Builders Limited	Airport RESO:25-151/26-175	Service	\$ 309,417.08
Jerry Keenan Concrete	Parks	Service	\$ 2,850.00
JETCO Inc	WPC/Water Treat	Service	\$ 9,431.19
John Lee Photography	Community Marketing	Service	\$ 140.00
Johnson Aviation	Airport	Service	\$ 4,253.12
Johnson Controls Security Solutions LLC	Water Treatment Plant	Service	\$ 807.67
Kellogg Lawn & Snow	Water Treatment Plant	Service	\$ 32.83
Key Cooperative	Water Pollution Control	Service	\$ 1,338.21
Kinetic Edge Physical Therapy	All	Service	\$ 1,149.00
Kwik Trip Extended Network	Fire	Service	\$ 247.25
Lanphier Excavating LLC	1st Ave E TIF/D&D RESO:2026-191	Sevice	\$ 58,248.50
Lantz, Madison	Utility Billing	Refund	\$ 64.22
Leon, Rodrigo	Finance	Reimbursement	\$ 288.48
Lexipol LLC	Police	Service	\$ 11,737.76
MacQueen Equipment LLC	Fire	Supplies	\$ 4,432.96
Magnum Automotive	Police	Service	\$ 202.12
Mahaska Bottling Co	Maytag Pool	Concessions	\$ 1,209.66
Mahaska Communication Group LLC	Golf/Admin/Maytag Pool	Utilities	\$ 861.35
Manatts - D.M.	Street/Water Dist	Supplies	\$ 4,307.64
Manfull Construction	D & D	Services	\$ 1,410.00
Martin Marietta Materials	Street	Supplies	\$ 521.02
Maxim Advertising	Administration	Service	\$ 100.00
Maxwell, Austin & Gwen	Utility Billing	Refund	\$ 8.99
McCall Monument	Cemetery	Supplies	\$ 50.00
Menards-Altoona	WPC/Utility Billing/Fire	Supplies	\$ 521.79
Menards-Ankeny	Fire	Supplies	\$ 1,828.11
Metering and Technology Solutions	Water Distribution	Supplies	\$ 5,449.70
Microbac Laboratories Inc	Landfill/Water Dist	Service	\$ 367.00
Mid-America Pump & Supply Inc	Water Treatment	Supplies	\$ 3,161.25
Midland Prairie Veterinary Services	Animal Control	Service	\$ 80.50
MidState Solution LLC	East Mart TIF RESO:26-041/182	Service	\$ 6,355.44
Midwest Pump Works	Landfill RESO:2026-200	Supplies	\$ 13,241.08
Midwest Turf Support LLC	Golf	Supplies	\$ 1,035.00
Miller, Clayton & Ashley	Utility Billing	Refund	\$ 45.54

Minturn Inc	Parks RESO:2025-225	Service	\$ 134,094.35
Mississippi Lime Company	Water Treatment Plant	Supplies	\$ 44,152.84
MTI Distributing Inc	Golf	Supplies	\$ 334.48
Municipal Supply Inc	Water Distribution/Water Treat	Supplies	\$ 9,445.53
NAPA Auto Parts	All	Supplies	\$ 1,556.47
NB Golf LLC	Golf	Service	\$ 3,288.00
Newegg Business Inc	Fire	Supplies	\$ 999.98
Newton Development Corp	All	Service	\$ 19,250.00
Newton Housing Development Corporation	Fairmeadows N TIF	Service	\$ 10,000.00
Newton Main Street	North Central TIF	Service	\$ 60,000.00
Newton/Jasper RSVP	RSVP	Service	\$ 7,500.00
Niemann Foods	All	Supplies	\$ 1,257.51
NOVUS Glass of Central Iowa	Police	Service	\$ 150.00
Pensmith, John & Kenya	Utility Billing	Refund	\$ 59.63
Per Mar Security Services	Street/WPC/Airport	Supplies	\$ 474.01
Phelps Uniform Specialists	All	Service	\$ 400.43
PowerDMS Inc	Police	Service	\$ 3,019.81
PowerPlan	Street RESO:2026-172	Supplies	\$ 73,876.25
Prairie Ag Supply	Parks	Supplies	\$ 78.99
Pro Tech Tools LLC	City Garage/Parks	Supplies	\$ 243.90
PRS	Fire	Refund	\$ 426.89
Quill Corporation	Administration	Supplies	\$ 22.09
Ray, Randy	Police	Service	\$ 3,265.04
RDO Equipment Co	Landfill	Service	\$ 9,000.00
Reeves Heating & Cooling	Fire	Service	\$ 566.18
Regal Clean LLC	City Center	Service	\$ 3,328.82
Renaissance Roofing Inc	Tort Liability RESO:2025-422	Service	\$ 145,210.39
Reserve Account-Pitney Bowes	Finance	Service	\$ 5,000.00
Riggs Printing Inc	Golf Clubhouse Fund	Supplies	\$ 1,395.00
Ryan's Tire & Auto	Landfill/Com Marketing/City Garage	Service	\$ 1,724.00
Sander, Gabriel & Zink, Emily	Utility Billing	Refund	\$ 82.77
Schut, Kjierstan	Utility Billing	Refund	\$ 120.22
Shield Technology	Police	Service	\$ 4,967.50
Shomo-Madsen-Woythaler Insurance	Tort Liability	Service	\$ 16,017.00
Sign Pro	Police/Fire/WPC	Service	\$ 1,871.85
Skold Door & Floor Company Inc	Airport	Service	\$ 486.30
Spahn & Rose Lumber Co	Water Treat/Street	Supplies	\$ 206.51
Spath, Charles	Utility Billing	Refund	\$ 64.22
Spectrum Paint Company	Traffic Control	Supplies	\$ 50.30
State Hygienic Laboratories	Water Treatment Plant	Service	\$ 22.50
State Steel of Des Moines	Landfill	Supplies	\$ 3,675.85
Strand Associates Inc	WPC/Wtr Treat RESO:26-154/25-401/25-400/24-298	Service	\$ 30,799.00
T Mobile	All	Utilities	\$ 1,785.45
T2 Systems Inc	Police	Service	\$ 3,569.02
Target Solutions Learning LLC	Police	Service	\$ 3,472.88
Terminal Supply Company	City Garage	Supplies	\$ 248.68
The Northway Corporation	Water Treatment	Supplies	\$ 500.00
Theisen's	All	Supplies	\$ 1,901.45
Thomas Trailers and Equipment	Street RESO:2026-205	Supplies	\$ 12,500.00
Town & Country Wholesale Co	Maytag Pool/Golf	Concessions	\$ 5,447.85
TreviPay	All	Supplies	\$ 1,000.13
Trinity Health Epic - PP	Fire	Service	\$ 1,485.00
TruGreen Processing Center	Water Treatment Plant	Service	\$ 199.87
Two Rivers Cooperative	Water Pollution Control	Supplies	\$ 3,408.32
Tyler Technologies	Police	Service	\$ 10,833.90
UBBEN Building Supply	Engineering	Supplies	\$ 475.00
United Way of Jasper County	RSVP	Service	\$ 7,500.00

Uniti	City Center	Utilities	\$ 42.12
UPH St Lukes Drug and Alcohol Testing	Parks/Street	Service	\$ 126.00
USABlueBook	Water Pollution Control	Supplies	\$ 470.54
Van Diest Supply Co	Parks	Supplies	\$ 212.68
Van Maanen Electric Inc	Airport/Tort Liability	Supplies	\$ 3,739.50
Van Wall Equipment	City Garage/Parks	Supplies	\$ 543.72
Variety Specialties	Fire	Supplies	\$ 100.00
Veenstra & Kimm Inc	Building	Services	\$ 23,805.73
Warnick Mechanical	Golf	Service	\$ 1,095.00
Waste Solutions of Iowa	Parks/Golf	Service	\$ 1,084.00
Welding Innovations LLC	Landfill RESO:2026-141	Supplies	\$ 19,156.00
Weter, Jamie	Utility Billing	Refund	\$ 8.44
Wex Bank	Utility Billing/Water Dist/Water Treat	Supplies	\$ 2,230.90
Witmer Public Safety Group	Fire	Supplies	\$ 6,404.00
YMCA Community Center	Community Center	Service	\$ 9,000.00
Grand Totals:			\$ 1,661,419.54

Pre-Authorized Payments

Beverage Distributors of Iowa	Golf	Concessions	\$ 1,430.46
Black Hills Energy	All	Utilities	\$ 1,993.56
Cedar Falls Construction Inc	RUT Bonds RESO:2026-185	Capital Project	\$ 25,775.83
Clayton, Daniel Elliott	1st Ave E TIF RESO:2026-227	Capital Project	\$ 5,000.00
Confluence Brewing Company	Golf	Concessions	\$ 112.00
DIRECTV	Golf	Utilities	\$ 202.99
Doll Distributing LLC	Golf	Concessions	\$ 3,929.10
Dueling Musicians LLC	Parks RESO:2025-455	Service	\$ 2,500.00
Johnsons Brothers of Iowa	Golf	Concessions	\$ 2,085.32
Keg 1 Iowa LLC	Golf	Concessions	\$ 1,727.34
Newton City Band	Parks RESO:2025-455	Service	\$ 1,200.00
TK Concrete Inc	Rairmeadows TIF RESO:2026-183	Capital Project	\$ 1,023.90
Uniti	Admin/Water Treat/Fire	Utilities	\$ 324.03
Verizon Wireless	Fire	Utilities	\$ 35.01
Wendler Inc	WPC RESO:2026-230	Capital Project	\$ 10,374.84
Total:			\$ 57,714.38

ACH Payments

Advantage Credit Union	All	Insurance	\$ 15,795.00
Bank Iowa	All	Insurance	\$ 2,835.00
GEMT	Fire	Fees	\$ 9,642.20
Self Funded Insurance	All	Insurance	\$ 91,846.62
Bank Of Oklahoma	Debt Service	Debt	\$ 3,478,895.69
Bank Iowa	Debt Service	Water	\$ 206,225.00
Chase Bank	Debt Service	Debt	\$ 194,811.40
Great Southern Bank	Debt Service	Debt	\$ 320,546.00
SRF IA Finance Authority	Debt Service	WPC	\$ 198,411.25
SRF - Water	Utility Billing	Water	\$ 37,420.00
Payroll 5-8-26	All	Payroll	\$ 531,319.61
Payroll 5-22-26	All	Payroll	\$ 519,426.61
Mutual of Omaha	All	Insurance	\$ 4,746.18
Great Southern Bank	Golf	Fees	\$ 2,297.68
State of Iowa	General	Sales Tax	\$ 6,217.51
Lambs Grove	Utility Billing	Fees	\$ 2,313.53
Wet Tax	Utility Billing	Tax	\$ 11,853.51
Returned ACH Fees	Utility Billing	Charges	\$ 1,744.35
Zift - Fees	Utility Billing	Fees	\$ 10.00
Returned Check Fees	Utility Billing	Fees	\$ 229.78
Total:			\$ 5,636,586.92

July, 07 2026 Expenses

General	\$ 1,127,425.70
Special	\$ 511,619.88
Other	\$ 4,896,129.70
Enterprise	\$ 820,545.56
Total:	\$ 7,355,720.84

May Revenues

General	\$ 759,778.25
Special	\$ 477,462.04
Other	\$ 312,926.61
Enterprise	\$ 1,096,370.32
Total	\$ 2,646,537.22

Item:

Third Consideration of an Ordinance amending the City of Newton official zoning map for property located at 1017 West 4th St. S. Parcel number 0833479017, from R-2: One-and-Two Family Residential District to C-N: Neighborhood Commercial

Summary:

Rezoning 1017 W 4th ST S from R-2: 1-2 Family Dwelling District to C-N: Neighborhood Commercial.

Financial Impact:

None.

Report Number: 2026-703

Date:

July 6, 2026

Lead Department:

Community Development

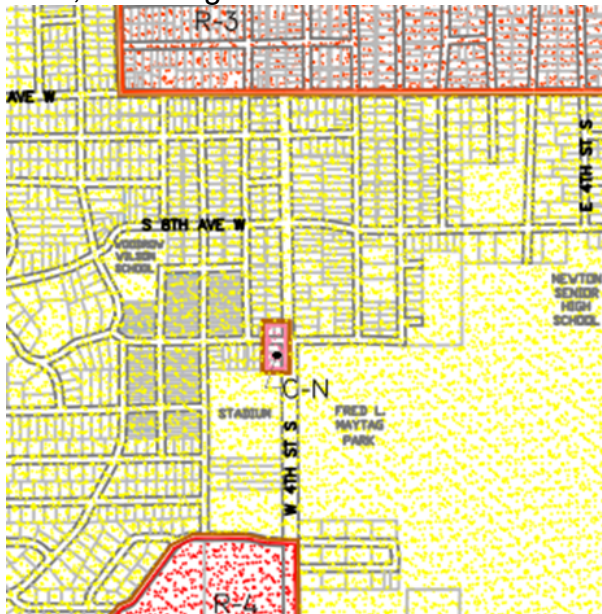
Recommendation:

Approve

Background:

The primary motivation behind this rezoning application is to allow for expanding the convenience store located at 404 S 11th Ave W. The store is adjacent and to the north of the subject parcel. The request to rezone is to be able to expand the existing business at 404 S 11th Ave W. The applicant is planning to add a freezer, a few parking spaces and in the subject lot.

As seen in the zoning map, the subject property is currently zoned R-2 One-and-Two family Dwelling District. Surrounding properties include R-2 One-and-Two family Dwelling to the north and west; C-N Neighborhood Commercial to the south.



Left: Section of the Official Zoning Map for the area. Right: Section of the Future Land Use Map as found in the comprehensive plan.

Development of the parcel is planned to include adding a cooler to the existing building, crossing over the property line plus a few parking spaces. The subject property being rezoned will be subject to screening requirements as per the Zoning code, since it is contiguous with the adjacent R-2 (residential) district. The subject property is contiguous to the adjacent R-2 district to the north and west sides. As per city code, transitional yards will have to be provided where the rear or side lot line coincides with a side or rear lot line of a residential district. In such circumstances the minimum

setback shall be 25 feet and shall be fully landscaped and screened. No parking, drives or storage area shall encroach in these transitional yards.

Envision Newton 2042, the adopted comprehensive plan, shows the area in question on the Future Land Use Map as low density residential land use. As a reminder, future land use maps are intended to serve as broad guides for development but do not always translate to actual outcomes – especially in this type of scenario, where the commercial use at this location existed before the Future Land Use Map was adopted.

Throughout *Envision Newton 2042*, infill development and redevelopment is supported/encouraged to utilize existing infrastructure for the sake of efficiency and to promote responsible fiscal and environmental stewardship. Additionally, Ch. 5: Economic Development states, “Attract, support, and retain businesses that fill and/or redevelop vacant properties in the downtown and along key corridors.”

Notice was published in the Newton Daily News on Tuesday, May 26th, 2026. Notice was also sent to surrounding property owners on May 21th, 2026.

Recommendation:

Staff finds that this rezoning request aligns with the spirit and intent of the adopted comprehensive plan and the zoning ordinance. This map amendment would appropriately accommodate the future expansion of the use of property immediately to the south of the subject property that has been used a convenience store purposes for decades, and it will serve as a natural expansion of that use.

Staff finds that this particular rezoning request will not negatively impact the surrounding neighborhood. The property to the south of this parcel is zoned C-N Neighborhood Commercial, therefore this is not spot-zoning. Staff recommends approval of this ordinance.

A handwritten signature in black ink, appearing to read "Matt Muckler". The signature is fluid and cursive, written in a professional style.

Matt Muckler, City Administrator

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF NEWTON OFFICIAL ZONING MAP FOR PROPERTY LOCATED AT LOCATED AT, 1017 WEST 4TH ST. S. PARCEL NUMBER 0833479017, FROM R-2: ONE-AND-TWO FAMILY RESIDENTIAL DISTRICT TO C-N: NEIGHBORHOOD COMMERCIAL

WHEREAS, the Planning and Zoning Commission reviewed the zoning map amendment at their May 5, 2026, regular meeting and unanimously recommend approval; and

WHEREAS, the rezoning of property located at 1017 West 4th St. S. Parcel number #0833479017, does not constitute spot zoning considering the contiguous connection to the south; and

WHEREAS, said rezoning is supported by *Envision Newton 2042*, Newton's Comprehensive Plan.

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

Section 1. Zoning Classification. The zoning classification of the following described property lying, being and situated in the City of Newton, County of Jasper and State of Iowa to wit:

PART OF LOT B OF BLOCK ONE OF CARRIER'S MEADOWS ADDITION TO THE CITY OF NEWTON, JASPER COUNTY, IOWA, DESCRIBED AS: COMMENCE AT THE NORTHEAST CORNER OF LOT TEN, BLOCK ONE OF CARRIER'S MEADOWS ADDITION, RUN THENCE NORTH FIFTY FEET, THENCE WEST ONE HUNDRED FORTY-EIGHT AND FIVE TENTHS FEET, THENCE SOUTH FIFTY FEET, THENCE EAST ONE HUNDRED FORTY-EIGHT AND FIVE TENTHS FEED TO THE POINT OF BEGINNING AS SHOWN IN PLAT BOOK D, AT PAGE 52 IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

AND

THE 33 FEET OF THE CITY RIGHT OF WAY DIRECTLY ADJACENT AND TO THE EAST OF 1017 WEST FOURTH STREET SOUTH

is hereby established to be zoned C-N: Neighborhood Commercial.

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 after the final passage, approval, and publication as provided by law.

PASSED this ____ day of July 2026.

APPROVED this ____ day of July 2026.

(SEAL)

Randy J. Ervin, 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 _____ June _____, 2026 and was published in the Newton Daily News, a newspaper of general circulation in the said City of Newton on the ____ day of _____, 2026.

Dated this ____ day of _____, 2026.

Katrina Davis, City Clerk

City of Newton Council Report



Item:

First Consideration of an Ordinance Granting to Interstate Power and Light Company (Alliant Energy) a 25-Year Non-Exclusive Electric Franchise

Summary:

Ordinance on Proposed Adoption of an Ordinance Granting to Interstate Power and Light Company (Alliant Energy) a 25-year Non-Exclusive Electric Franchise

Report Number: 2026-294

Date:

July 6, 2026

Lead Department:

Administration

Recommendation:

Approve

Financial Impact:

This 25-Year Electric Franchise agreement with Alliant Energy includes a 2% franchise fee, (effective when implemented, roughly 4-6 months after adoption) until June 30, 2027, a 4% franchise fee, effective on July 1, 2027, and a 5% franchise fee, effective on July 1, 2028. In FY27, less than \$133,608 in new revenue would be expected. In FY28, no more than \$731,900 in new revenue would be expected, and in FY29 (and continuing every year thereafter), approximately \$964,241 in new revenue would be expected. The initial franchise fee would be an additional \$1.50/month on the average resident's utility bill. In FY28, it would be \$4.50 (the initial \$1.50 plus an additional \$3.00) per month, and in FY29 and moving forward, it would be \$6.00 (the \$4.50 from FY28 plus an additional \$1.50) per month. Due to substantial property tax reductions starting in FY28, this new revenue stream is necessary to avoid significant reductions in services currently provided to residents by the City of Newton, especially in the areas of Parks & Rec, the Newton Public Library, Police and Fire.

Background:

While more than 270 other cities in the State of Iowa have already adopted franchise fees, the City of Newton has not yet established franchise fees on energy providers. These fees are only now necessary in the City of Newton due to the recent passage of HF 718 and SF 2472 by the Iowa State Legislature, which limits the amount of property taxes the City can collect and use to provide services that Newton residents want in our community. In order to institute this fee with Alliant Energy, an ordinance must be approved by City Council on a new 25-year agreement that includes franchise fee language. The proposed franchise fees would be 2% after receipt of written approval by the Iowa Utilities Commission, 4% on July 1, 2027, and 5% on July 1, 2028.

SF 2472 will significantly decrease the amount of property taxes available to the City, which the City uses to provide services to our residents. If a franchise fee is not adopted, the City of Newton will be forced to make considerable service reductions to the Newton Public Library, Parks & Rec, Police, Fire, Community Development, as well as economic development and administrative services

currently being provided to Newton residents and businesses.

The one-size-fits-all property tax reform legislation that was recently approved by the Iowa Legislature and signed into law by the Governor will impact each of the 937 cities in Iowa differently. Newton had a Fortune 500 company leave 20 years ago. Very few of the other 936 cities had this happen. (The only other examples found were Cedar Rapids, Des Moines and West Des Moines.) Coupled with the loss of the Machinery & Equipment (M&E) tax in Fiscal Year 2005-2006 (FY06), which cost the City \$818,078 in state shared revenues, Newton eliminated 15 positions, including seven public safety positions and completely eliminated funding for five of the seven partner organizations that were being funded at that time.

In response to the loss of Maytag and the M&E tax, the City of Newton reduced investments in the City for about 10 years. Very little was done to address failing streets and stormwater infrastructure. Parks and cemeteries were not adequately maintained. Equipment for all departments, including police and fire, was not replaced. Staffing was not adequate to provide the services that residents wanted. From 2000 to 2010, the City's population fell 2%. Total assessed property values in the City fell by 5% between FY13 and FY17. After being tired of nothing happening, residents elected new leadership that wanted to see positive things happen in the City.

For the last ten years, the City has restarted investment in our community, including infrastructure, parks, housing, and services. More streets have been improved in the last ten years than the previous 20+ years combined. Parks and cemeteries have been better maintained. New park amenities have been developed. Regular replacement of vehicles and equipment has been brought back to acceptable levels. During this same time, City Councils have pushed the organization to high levels of effectiveness and efficiency, eliminating middle management positions throughout the organization and reorganizing in a manner that reduced staffing inefficiencies to the fullest extent possible.

Investing in the community has paid off. The population increased in 2020 to its highest level ever, up 3.3% from the previous decade. Our D&D and nuisance programs have been extremely successful. As a result, new housing is being constructed throughout Newton and our curb appeal is at a very high level. Our downtown area is experiencing a renaissance and people are living downtown. Crime has been cut in half. Between FY17 and FY27, total assessed property values increased 77%. (Total taxable value growth has only increased an average of 2.64% annually between FY13 and FY27.) The Maytag Pool and the Newton Public Library have been renovated. We have a new Clubhouse at Westwood Golf Course, a new splash pad downtown, new pickleball and tennis courts, and a new dog park in Sunset Park. The Iowa Speedway is now hosting a Cup Race every year, and the City holds Newton Fest and July 4th events as well as a free summer concert series in Maytag Park. Young families and people of all ages are now seeing Newton as a desirable place to live and to visit. Newton has a lot of positive momentum right now, and we need to keep heading in the right direction.

Here are a few examples of how the City has cut costs and created efficiencies in recent years:

Overall Reductions:

- In 1996, the City of Newton had 122 FTE's (full-time equivalents) not including WaterWorks which was recently placed under the management of the City Council by Newton voters. Today, the City of Newton has 122 FTE's not including WaterWorks, so **the City has the same number of employees today that we had 30 years ago**. Contrary to what some people frequently say

about bureaucracies – that they grow and grow and grow, this is not the case with the City of Newton, Iowa.

- These flat staffing levels which have been maintained over the last 30 years are in stark contrast to service demands which have risen at incredible levels over that same period of time. As just one example, the Newton Fire Department responds to **82% more calls** than they did just 15 years ago. All departments are doing more with less.
- The City is constantly working to identify any waste or lack of efficiency and eliminate it. The City is **organized more efficiently** and completing **much higher workloads with the same staffing levels** that we had 30 years ago.

Administration:

- Moved from printed Council materials to electronic version, eliminating printing, paper, ink, delivery cost, and a lot of time,
- Started the Lean Process Improvement project for payroll in 2016 to streamline the Payroll Process by reducing errors and redundancy in checks and approvals, and increasing efficiency. The overarching goal is to reduce the total payroll process from 4 days to 1 day,
- Continue to look at Lean processes for other work tasks and duties in order to save time and money,
- Eliminated the ongoing internet cost at all of the outlying locations by utilizing the line of site dishes,
- Eliminated the printing of the City Code by utilizing digital code via the City's website,
- Moved the phone system from individual costs per line from Windstream to VOIP with American Business Phones,
- The Safety Committee continues to review Work Comp claims and works with departments to reduce incidents, which has contributed to our continual decreasing experience Mod factor (a multiplier used to calculate your workers' compensation premium), which keeps our rates from increasing,
- Worked with T-Mobile to switch cellular plans saving over \$800 per month and switched internet service saving \$170 per month (2024),
- Switched to Self-Funding for medical and dental coverage due to the continued group rate increases,
- Restructured seasonal staffing to avoid questionable unemployment claims, and
- Recruit new employees at lower initial pay ranges, with the opportunity for salary increases based on demonstrated performance and contributions.

Police:

- Restructured the Police supervisory staff (eliminated Deputy Chief and one Lieutenant position; eliminated one Admin. Supervisory position; created three lower-salaried Sgt. positions to replace two Lieutenant positions),
- Eliminated civilian Evidence Technician position and redistributed job tasks amongst current staff,
- Brought animal control in-house to control costs and increase level of service,
- Implemented digital evidence, training, scheduling and record-keeping software to improve efficiency,
- Created Code Enforcement Division bringing increased level of service and efficiency to code enforcement operations city-wide, and

- Utilize lower salary summer interns to assist with code enforcement work in lieu of hiring another part-time or full-time position.

Fire:

- Currently operating with two fewer firefighters (8/7/7) than previous staffing levels. The Newton Fire Department has been historically staffed at eight people per each of our three shifts. Since the early 2000s, the department has not been staffed to that level. Staffing levels at eight (8/8/8) would allow for use of vacation, staffing to cover when out-of-town transfers are taking place, and when the Department is short-staffed due to turnover and the extensive time it takes to get an EMT trained up to the paramedic level (18 months),
- One line of administration/line staff was cut as the battalion chief positions were eliminated in the late 2000s, which pushed more of the operational work to administrative staff,
- In 2011, the department was staffed at 7-6-6 with the EMS coordinator/training officer and fire marshal assigned to 24-hour shifts. This was ineffective for administrative staff and they were pulled back off of 24-hour shifts to days (Mon-Fri), and
- In 2025 the Newton Fire Department responded to 3644 calls for service, which is an approximate 82% increase in call volume from the 2000 calls answered in 2011.

Public Works:

- Transition from a combined Public Works Director/City Engineer to outsourcing professional engineering has saved an average of \$39,000 annually in general funds that would have gone to the director's salary,
- Creation of the Engineer Technician Trainee position has provided the flexibility in hiring entry-level employees interested in the engineering technician positions and saving money by not needing to match or exceed the wages of experienced technicians and by completing more engineering duties in-house,
- The use of wing plows that allow one Public Works operator to perform the work that used to require two trucks and two operators instead of one truck and one operator,
- Utilizing one Utilities staff member to complete One-Call utility locates – this work used to require two Public Works employees and one Water Works employee,
- Engineering has begun using robotic total stations and GPS, allowing one employee to complete work that used to require two employees, and
- Utilizing computer software across all areas of Public Works and online permitting to reduce administration time.

Parks:

- Parks Director Position was eliminated upon retirement of Denny Slings; Parks was moved to Public Works and in lieu of a director position, an Administrative Superintendent position was established at a lower position on the City Pay Matrix,
- Going from 4.5 Parks Superintendents down to 2 Superintendents and 2 Groundskeepers in 2016-2017 establishing the current Superintendent and Assistant Superintendent model currently in place, which reduces salary expenses,
- Contracted out mowing at Parks in summer; partnered with IA Dept of Corrections for weed whipping at Union Cemetery, and

- Reorganized concessions and entry into Maytag Pool to reduce the number of employees needed to operate that facility.

Community Development:

- Eliminated Economic Development Director position,
- Reduced funding to Newton Development Corporation (NDC),
- In 2022, reclassified the administrative specialist position (Range 5 on Pay Matrix) at Range 3,
- December 2023 - upon retirement of the Community Services Director, Community Services was folded into Community Development, resulting in one less Director position in the City,
- May 2024 - Retirement of Building Official; Administrative Assistant obtained Permit Technician Certification and received a modest Pay Range Increase and the City engaged Veenstra & Kimm, Inc. (V&K) to provide consultant Building Inspection Services. The result is that Building Permit Fee Revenue now fully covers the cost of Building Inspectors (it didn't before) in addition to back-filling other operational costs for the Building Division,
- Upon resignation of Senior City Planner (2025), the then-City Planner was promoted to Senior City Planner at a lower step on the pay range, resulting in immediate cost savings; the City Planner position was then filled with an entry-level candidate, placed at a lower range and step than previous City Planner, resulting in immediate cost savings,
- By hiring the current Senior City Planner with Landscape Architect background, the City saves in consultant fees for the in-house preparation of basic renderings/plans,
- In 2025, City staff streamlined the Rental Inspection program to reduce required staff time for processing, and
- March 23, 2026: We transitioned all building and trade permits to online permitting and storage – no more paper printing, filing and storing.

Water Distribution:

- Centralized Utility Locating - All city utility locating is now performed within the Water Distribution Division; this consolidation has improved coordination, reduced duplication of work, and lowered costs associated with contracting or managing multiple locating services (efficiency/cost savings),
- GPS Utility Mapping - The implementation of GPS mapping for city utilities has improved the accuracy and efficiency of locating infrastructure and estimating projects; this technology allows staff to plan work more effectively, reducing labor time and minimizing excavation errors,
- In-House Restoration Work - Street, sidewalk, and driveway restorations related to water distribution work are now completed by in-house staff rather than outside contractors; performing this work in-house significantly reduces project costs and allows repairs to be completed more quickly,
- In-House Installation of Radio Read Meters - Approximately 7,000 radio-read water meters are being installed by department staff instead of outside contractors; completing this work in-house provides substantial cost savings and will improve efficiency when reading meters in the future,
- Ally Remote Shutoff Meter Installation - The installation of Ally remote shutoff meters allows the department to remotely discontinue water service for accounts that fail to pay or tenants moving out of rentals; this technology reduces staff time, vehicle use, and labor associated with manual service shutoffs and restorations, and

- Staff Position Not Replaced - Following a staff member's departure in Water Distribution, the position was not refilled; the department reorganized responsibilities among existing personnel, resulting in ongoing payroll savings while continuing to maintain operational coverage.

Utility Billing:

- Bringing meter reading in-house, combining with administrative duties,
- Installing radio read meters, to eliminate manual meter reading,
- Installing ally meters to reduce manual repeat shut-offs,
- Accepting ACH payments, reducing Admin staff time,
- Accepting online bill pay, reducing Admin staff time,
- E-billing saving money on printing and postage,
- Over-the-phone credit card payments, enhancing services for customers, without increasing operating costs, and
- Utilizing software technology to increase efficiencies and reduce admin staff time for monthly Utility Billing.

Water Treatment:

- Using a remote mower at the Central Pump Station to mow the banks on top of the structure is more efficient than staff mowing it by hand,
- Arranged shift work at the Water Treatment Plant to reduce overtime hours for operational demand,
- Adjusted hours of operation at the Treatment Plant to meet demand more efficiently,
- Changed every light fixture in all of the buildings at the Water Treatment Plant site to LED lighting to save on electric bills,
- The Telemetry and SCADA system was upgraded, which reduced the amount of labor for staff on reporting data and observing and controlling equipment operations,
- Entered into an "Interrupt Program" through the Alliant Energy to get an incentive discount on electric rates,
- Purchased equipment for staff to pull and service our wells, saving money on contracting it out, and
- Leveraging shared equipment, personnel, and expertise from other divisions within the Utilities Department has resulted in cost savings by reducing the need to contract out for various projects.

Water Pollution Control:

- Elimination of Staff Chemist Position – Laboratory testing services have been outsourced to a local laboratory, reducing personnel and associated operational costs,
- Elimination of Electronic Technician Position – Electrical services are now outsourced as needed, lowering overall staffing expenses,
- Alliant Energy Interruptible Power Agreement – Participation in the interruptible energy program provides reduced energy rates and overall utility cost savings,
- Boiler System Installation Utilizing Methane and Natural Gas – Installation of a boiler system that utilizes a combination of plant-produced methane gas and natural gas to improve energy efficiency and reduce natural gas energy costs,

- Installation of Variable Frequency Drives (VFDs) on Plant Blowers – VFDs allow for more efficient aeration control, significantly reducing energy consumption,
- Installation of VFDs on Plant and Lift Station Pumps – Reduces energy usage, lowers operating costs, and minimizes mechanical wear caused by pump start-up stress,
- Routine Collection System Maintenance – Proactive maintenance has reduced the frequency of emergency call-outs and associated overtime expenses,
- Sludge Storage Tank Implementation – Provides operational flexibility and reduces chemical and labor costs associated with sludge dewatering,
- Sludge Hauling Contract – Contracted hauling services reduce internal labor requirements, overtime, fuel costs, and staff time,
- Restructuring of DNR-Required Weekend Coverage – Adjusted staffing schedules to meet regulatory requirements while reducing overtime and compensatory time,
- Sludge-to-Sludge Heat Exchanger Installation – Improves digester efficiency by recovering and utilizing heat from processed sludge to further heat sludge, lowering overall energy consumption, and
- Conversion to LED Lighting – Upgrading plant and lift station lighting to energy-efficient LED fixtures reduces electrical usage and maintenance costs.

Library:

- Eliminated Assistant Library Director position,
- Eliminated a Page position (split some of the hours amongst current Pages) (\$5,000),
- Cut physical magazine subscriptions (available on Libby) (\$4,000),
- FY22 Cut Janitorial hours to Monday-Friday only, with cleaning in the morning,
- FY25 Cut OCLC Subscription and Inter-Library Loan lending nationally (\$6,000),
- FY26 Cut Postage and eliminated Postage Meter (\$3,000),
- FY23 Switched our Library Software through RFP Process, going from \$50,000 a year to \$20,000 per year,
- FY25 Replaced vestibule heaters with one new, energy efficient custom model,
- FY26 Replaced staff office windows for energy efficiency (Foundation funded),
- FY26 Put out a Wish Tree for the Holidays to make up money in our book budget as costs continue to rise,
- FY26 Switched primary book vendors for cost savings,
- FY25 Stopped using security measures at the library on all our materials (\$1,000 a year in security tape),
- FY25 Replaced Library Furnaces (energy efficiency),
- FY26 Locked outside outlets to prevent after-hours use and save on electric cost,
- FY26 Downsized contracted BDC Pest inspection from monthly to quarterly,
- FY25 Removed ancient generator and disconnected service, saving yearly maintenance,
- Re-formatted library landscaping to downsize need of landscaping, weed maintenance, and upkeep,
- Cross-training amongst part-time staff to fill in as needed across departments,
- LED Lighting Replacement,
- Removed Neon Lights,
- Replaced two residential A/C units and three residential Furnace Units to save on energy costs (cost assisted with rebates),
- Moved Building HVAC maintenance to every other month,
- Air Conditioner Replacement with Auto settings on Thermostat,
- Limited Equipment/Tech Replacement,

- Began emailing Overdue Reminders and no longer mailing cards to reduce postage costs,
- Increased card replacement fees,
- Eliminated three National newspaper subscriptions,
- Eliminating staff computer replacement. Only replacing Public Internet Workstations. This means less equipment for the rest of the city departments,
- Pushed all equipment replacement to four or five years instead of the previous replacement schedule of every three years,
- Postage budget limited to items being sent/returned to Academic or School Libraries and libraries out of state. State Library of Iowa instituted a van delivery service for ILL within state,
- Reduced FY2021 operating budget by \$31,572 from the FY2020 budget,
- Cut DVD budget in half and eliminated CD budget,
- Cut book budget by \$20,000 with no planned digital book purchases in FY21,
- Eliminated \$3,000 in magazines and newspapers subscriptions,
- Eliminated staff computer replacement and microfilm replacement,
- Eliminated all Staff Development/training funds except mileage for meetings,
- Scaled back our book processing supplies and limited our contracted IT hours,
- Changed a vacated Circulation full-time position to two part-time positions,
- Eliminated a 15-hour per week Page position,
- Changed a vacated 34/hour per week position to a lower range and hired from within the Library department,
- Left vacated part-time circulation position open,
- Removed circulation and cataloging part-time staff from city salary scale and capped their wages (five positions),
- Removed benefits and PTO from part-time circulation and cataloging staff positions,
- Capped all other hourly staff wages (three library page positions),
- Cross-trained Pages to work the back-end of Circulation to minimize extra hours of circulation staff,
- Removed Library Board's three-person in building rule to minimize staff needed to open and close the building (two people from 6:00-8:00 p.m.). Minimized staff needed on weekends and for extra hours,
- Agreed to adjust job descriptions and reclassify jobs to a lower city range when the positions are vacated voluntarily, and
- Reduced FY2021 salary budget by \$56,118 from the FY2020 budget for an overall library budget cut of \$87,690 before current staff salary and benefit increases.

The bottom line is that Newton is an extremely lean organization. Any reductions to our budget will necessarily translate to reductions in services to our residents. In addition to losing quality-of-life services such as those provided by Parks & Rec and the Newton Public Library, public safety and community development services would also be impacted. Here are some potential consequences in the case a franchise fee is not adopted:

- Increased crime rates, which have been cut in half over the last 10 years,
- Decreased curb appeal in the City,
- Longer response times from Police and Fire,
- Elimination of Police Investigations Division, which has successfully brought charges against criminals who seek to sexually abuse children, beginning with enticement on the internet,
- Reduction in hours or eventually even the potential closure of the Newton Public Library,
- Reduction in services and potential closure of parks in Newton,
- Potential closure of the Maytag Pool,

- Decrease in property values throughout the community,
- Businesses that may have considered Newton as a new home or a place to expand will locate elsewhere, in cities or states that provide quality-of-life and public safety services to their citizens,
- Slowdown in housing development, and
- Future population loss for the City, which will reduce the revenue available to the City, with which services are provided to our residents.

The average amount of monthly savings for residents due to just the property tax exemption portion of SF 2472 will be \$16/month. As has been previously discussed, residents with homes above the average valuation will save more. For instance, a homeowner with a \$300,000 home will save about \$31/month and a homeowner with a \$450,000 home will save about \$50/month. While that sounds great, the City relies on property taxes to pay for police, fire, parks, library and more essential services.

The City of Newton either needs to reduce services or identify additional revenue. The most reasonable revenue option, which has already been adopted by over 270 other cities and nearly all cities comparable to Newton, is the franchise fee. The initial franchise fee would be an additional \$1.50/month on the average resident's utility bill. In FY28, it would be \$4.50 (the initial \$1.50 plus an additional \$3.00) per month, and in FY29 and moving forward, it would be \$6.00 (the \$4.50 from FY28 plus an additional \$1.50) per month. If Newton enables a franchise fee, it would allow the City to continue providing the same level of services that we are currently providing and will also allow us to utilize some general funds to purchase some capital equipment, therefore reducing bonding for that purpose.

Recommendation:

Alternative Options:

Option 1 - Council could approve franchise fees as proposed by 2% (effective when implemented, roughly 4-6 months after adoption) until June 30, 2027, a 4% franchise fee, effective on July 1, 2027, and a 5% franchise fee, effective on July 1, 2028.

Option 2 - Council could approve franchise fees by 5% (effective when implemented, roughly 4-6 months after adoption).

Option 3 - Council could approve franchise fees as proposed by 2% (effective when implemented, roughly 4-6 months after adoption) until June 30, 2027, and a 4% franchise fee, effective on July 1, 2027, but not take the step at the current time to implement a franchise fee at 5%.

Option 4 - Council could reject franchise fees and start making plans to cut an approximate \$679,756 from the FY28 budget, which would result in substantial service reductions in Police, Fire, Community Development, Administration, Parks & Rec, and at the Newton Public Library, keeping in mind that additional reductions would be needed as well in future annual budgets (in FY29 and beyond).

City staff recommends approval of Option 1, an ordinance granting Alliant Energy a 25-year non-exclusive electric franchise agreement that includes a franchise fee of 2% (effective when implemented, roughly 4-6 months after adoption) until June 30, 2027, a 4% franchise fee, effective

on July 1, 2027, and a 5% franchise fee, effective on July 1, 2028.

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

CITY OF NEWTON, IOWA
ELECTRIC FRANCHISE WITH FRANCHISE FEE

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE NO. 2362, AND GRANTING TO INTERSTATE POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE TWENTY-FIVE YEAR FRANCHISE TO ACQUIRE, CONSTRUCT, ERECT, MAINTAIN AND OPERATE AN ELECTRIC SYSTEM IN THE CITY OF NEWTON, IOWA AND TO FURNISH AND SELL ELECTRIC ENERGY TO THE CITY AND ITS INHABITANTS, AND REQUIRING SAID COMPANY TO PAY A FRANCHISE FEE TO THE CITY.

BE IT ORDAINED BY THE City Council of the City of NEWTON, JASPER County, Iowa, hereinafter referred to as the "City":

Section 1. There is hereby granted to Interstate Power and Light Company, hereinafter referred to as the "Company," its successors and assigns, the right and non-exclusive franchise to acquire, construct, reconstruct, erect, maintain and operate in the City, works and plants for the manufacture and generation of electricity and a distribution system for electric light, heat and power and the right to erect and maintain the necessary poles, lines, wires, conduits and other appliances for the distribution of electric current along, under and upon the streets, alleys and public places in the said City to supply individuals, corporations, communities, and municipalities both inside and outside of said City with electric light, heat and power; and also the right of eminent domain as provided in Section 364.2 of the Code of Iowa.

This franchise is limited to electrical service. No other services shall be provided to the public by the Company hereunder.

Section 2. The franchise will be effective for twenty-five (25) years from and after the date of Company's written acceptance of this franchise (the "Effective Date"). The acceptance shall be filed with the City Clerk within ninety (90) days from passage of this Ordinance.

Either party may exercise an option to amend the franchise by providing the other party written notice setting forth its proposed amendments no more than 180 days nor less than 90 days prior to tenth anniversary of the Effective Date. The purpose of this notice is to expedite discussions between the Company and the City and shall not be an exclusive list of the first party's issues. Upon delivery of such notice, the City and Company shall meet to attempt to consider the proposed amendments. If the City and Company are unable to agree to amend the ordinance and address other issues by the tenth anniversary of the Effective Date, either party may terminate the franchise agreement effective on the tenth anniversary of the Effective Date.

If the franchise agreement is not terminated on or before the tenth anniversary of the Effective Date, or no written request to amend or terminate the franchise is delivered by either party to the other between 90 and 180 days prior to tenth anniversary of the Effective Date, the franchise will continue for another fifteen (15) years.

Section 3. In making any excavations in any street, alley, or public place, Company, its successors and assigns, shall protect the site while work is in progress by guards, barriers or signals, shall not unnecessarily obstruct the use of the streets, and shall back fill all openings in such manner as to prevent settling or depressions in surface, pavement or sidewalk of such excavations with same materials, restoring the condition as nearly as practical. The Company shall not be required to restore or modify public right of way, sidewalks or other areas in or adjacent to the Company project to a condition superior to its immediate previously existing condition.

The Company shall obtain a no-cost R.O.W. Excavation Permit from the City for work in the public right-of-way. In cases of emergency, the Company may complete the needed work and obtain the required no-cost permit within two business days of beginning the emergency work.

The poles, lines, wires, circuits, and other appliances shall be placed and maintained so as not to unnecessarily interfere with the travel on said streets, alleys, and public places in said City nor unnecessarily interfere with the proper use of the same, including ordinary drainage, or with the sewers, underground pipe and other property of the city.

Section 4. The Company shall, at its cost, locate and relocate its existing facilities or equipment in, on, over or under any public street or alley in the City in such a manner as the City may at any time reasonably require for the purposes of facilitating the construction, reconstruction, maintenance or repair of the street or alley or any public improvement thereof, in or about any such street or alley or reasonably promoting the efficient operation of any such improvement.

If the City requires the Company to relocate facilities in the public right of way that have been relocated at Company expense at the direction of the City during the previous ten years, the reasonable costs of such relocation will be paid by the City.

If the City orders or requests the Company to relocate its existing facilities or equipment for any reason other than as specified above, or as the result of the initial request for a commercial, private or other non-public development, the Company shall receive payment for

the cost of such relocation as a precondition to relocating its existing facilities or equipment.

The City shall consider reasonable alternatives in designing its public works projects so as not arbitrarily to cause the Company unreasonable additional expense in exercising its authority under this section. The City shall also provide, without charge to the Company, a reasonable alternative location for the Company's facilities as part of its relocation request. The City's obligations under this paragraph shall include paying all costs to procure any necessary easements.

Should the City desire to install banners or flags on Company poles, the City shall submit to the Company said request on the applicable Company form. Said installations, if approved by the Company, shall comply with the Company's banner and flag attachment policy.

Section 5. Prior to the City abandoning or vacating any street, avenue, alley or public ground where the Company has electric facilities, the City shall grant the Company a utility easement for said facilities. If the City does not grant the Company a utility easement for said facilities prior to abandoning or vacating a street, avenue, alley or public place, the City shall at its cost and expense obtain easements for existing Company facilities.

Section 6. Company operations staff will, at the request of the City, attend an annual meeting with the City to discuss annual and long-term construction planning for the Company and City. This will not replace any periodic meetings needed on specific projects and issues. In addition, the Company will provide advance notice to the City of planned construction projects. However, notwithstanding the foregoing, no advance notice is required for Company's maintenance, upgrading and repair of existing facilities unless said maintenance, upgrading or repair involves excavation of the City's street and sidewalk infrastructure. Advance notice is not required in an emergency. While the Company will make every effort to provide advance notice, failure to provide such notice shall not be deemed a default under this chapter.

Section 7. The Company is authorized and empowered to prune or remove at Company expense any tree extending into any street, alley or public grounds to maintain electric reliability, safety, to restore utility service and to prevent limbs, branches or trunks from interfering with the wires and facilities of the Company. The pruning and removal of trees shall be performed in accordance with Company's then current line clearance vegetation plan as filed and approved by the Iowa Utilities Commission, as well as all applicable codes and standards referenced therein. The removal of any tree in the public right-of-

way, except in cases of emergency, shall be approved by the City prior to said removal.

Section 8. During the term of this franchise, the Company shall furnish electric energy in accordance with the applicable regulations of the Iowa Utilities Board and the Company's tariffs. The Company will maintain compliance with Iowa Utilities Commission regulatory standards for reliability.

Section 9. Service to be rendered by the Company under this franchise shall be continuous unless prevented from doing so by fire, acts of God, unavoidable accidents or casualties, or reasonable interruptions necessary to properly service the Company's equipment, and in such event, service shall be resumed as quickly as is reasonably possible.

Section 10. There is hereby imposed a franchise fee of two percent (2%) upon the gross revenue generated from sales of electricity by the Company within the corporate limits of the City. The franchise fee shall become effective upon receipt of written approval of the required tax rider tariff from the Iowa Utilities Commission; provided, however, that such fee shall increase to four percent (4%) effective July 1, 2027; and to five percent (5%) effective July 1, 2028. The Company shall begin collecting the franchise fee increases for each effective date upon receipt of written approval of the required tax rider tariff from the Iowa Utilities Commission.

The amount of the franchise fee shall be shown separately on the utility bill to each customer. The Company shall remit franchise fee receipts to the City no more frequently than on or before the last business day of the month following each calendar year quarter.

The Company shall not, under any circumstances be required to return or refund any franchise fees that have been collected from customers and remitted to the City. In the event the Company is required to provide data or information in defense of the City's imposition of franchise fees or the Company is required to assist the City in identifying customers or calculating any franchise fee refunds for groups of or individual customers the City shall reimburse the Company for the expenses incurred by the Company to provide such data or information.

Each February, the City may contact its key account manager to request a sales statement to verify franchise fee payments. The statement will list aggregated quarterly sales amounts and corresponding franchise fee payments from the previous calendar year. In the event that there is an underpayment to the City, the Company will provide a payment to the City within thirty (30 days) to correct for the missing amount. In the event that the City was overpaid in franchise

fees, it will refund that amount to the Company within thirty (30) days.

Section 11. Either City or Company may terminate this franchise if the other party shall be materially in breach of its provisions. Upon the occurrence of a material breach, the non-breaching party shall provide the breaching party with notification by certified mail specifying the alleged breach. The breaching party shall have sixty (60) days to cure the breach, unless it notifies the non-breaching party that additional time is needed, and the parties agree upon a longer period for cure. If the breach is not cured within the cure period, the non-breaching party may terminate this franchise. A party shall not be considered to be in breach of this franchise if it has operated in compliance with state or federal law, or if the alleged breach is the result of the actions of a third party or the other party. Neither party shall be excused from performing in accordance with this franchise due to the failure of the other party to insist upon or seek compliance with the franchise terms. Neither party shall be excused from performing in accordance with this franchise due to the failure of the other party to insist upon or seek compliance with the franchise terms.

Section 12. If any section or provision of this ordinance is held invalid by a court of competent jurisdiction, such holding shall not affect the validity of any other provisions of this ordinance which can be given effect without the invalid portion or portions and to this end each section and provision of this ordinance is severable.

Section 13. The expense of the publication of this Ordinance shall be paid by the Company.

Section 14. The Company shall indemnify and hold the City harmless at all times during the term of this franchise from and against any and all claims for injury or damage to persons or property caused by the Company's negligence in the construction, erection, operation or maintenance of its system. However, the Company shall not be obligated to defend, indemnify or hold harmless the City for any costs or damages to the extent arising in whole or part from the negligence of the City, its officers, employees or contractors.

Section 15. City Powers. This Ordinance is intended to be and shall be construed as consistent with the reservation of local authority contained in the Twenty Fifth Amendment to the Iowa Constitution granting municipalities home rule powers. To such end any limitation on the power of the City contained herein is to be strictly construed. Company shall comply with all City ordinances not in conflict with this Ordinance, or state, or federal rules, regulations or laws.

Section 16 This Ordinance sets forth and constitutes the entire agreement between the Company and the City with respect to the rights contained herein, and may not be supplemented, superseded, modified or otherwise amended without the written approval and acceptance of the Company. Notwithstanding the foregoing, in no event shall the City enact or maintain any Ordinance or place any limitations, either operationally or through the assessment of fees other than those approved and accepted by the Company within this Ordinance, that create additional burdens upon the Company, or which delay utility operations.

PASSED and ADOPTED by the NEWTON City Council on the _____ day of _____, 2026.

Randy J. Ervin, Mayor

Attest:

Katrina Davis, City Clerk

(CITY SEAL)

City of Newton Council Report



Item:

First Consideration of an Ordinance Establishing a Franchise Fee on Energy Providers Operating in the City of Newton, Iowa

Summary:

First Consideration of an Ordinance Establishing a Franchise Fee on Energy Providers Operating in the City of Newton, Iowa

Financial Impact:

This ordinance approves an agreement with Black Hills Energy to adopt a 2% franchise fee, (effective when implemented, roughly 4-6 months after adoption) until June 30, 2027, a 4% franchise fee, effective on July 1, 2027, and a 5% franchise fee, effective on July 1, 2028. In FY27, less than \$33,350 in new revenue would be expected. In FY28, no more than \$181,700 in new revenue would be expected, and in FY29 (and continuing every year thereafter), approximately \$239,700 in new revenue would be expected. The initial franchise fee for Black Hills Energy would be an approximate \$0.38/month on the average resident's utility bill. In FY28, it would be approximately \$1.13 (the initial \$0.38 plus an additional \$0.75) on average per month, and in FY29 and moving forward, it would be approximately \$1.50 (the \$1.13 from FY28 plus an additional \$0.37) on average per month. Due to substantial property tax reductions starting in FY28, this new revenue stream is necessary to avoid significant reductions in services currently provided to residents by the City of Newton, especially in the areas of Parks & Rec, the Newton Public Library, Police and Fire.

Report Number: 2026-295

Date:

July 6, 2026

Lead Department:

Administration

Recommendation:

Approve

Background:

While more than 270 other cities in the State of Iowa have already adopted franchise fees, the City of Newton has not yet established franchise fees on energy providers. These fees are only now necessary in the City of Newton due to the recent passage of HF 718 and SF 2472 by the Iowa State Legislature, which limits the amount of property taxes the City can collect and use to provide services that Newton residents want in our community. In order to institute this fee with Black Hills Energy, an ordinance must be approved that includes franchise fee language. The proposed franchise fees would be 2% after receipt of written approval by the Iowa Utilities Commission, 4% on July 1, 2027, and 5% on July 1, 2028. This new Legislation would significantly decrease the amount of property taxes available to the City, which the City uses to provide services to our residents. If a franchise fee is not adopted, the City of Newton will be forced to make considerable service reductions to the Newton Public Library, Parks & Rec, Police, Fire, Community Development, as well as economic development and administrative services currently being provided to Newton residents and businesses.

SF 2472 will significantly decrease the amount of property taxes available to the City, which the City uses to provide services to our residents. If a franchise fee is not adopted, the City of Newton will be forced to make considerable service reductions to the Newton Public Library, Parks & Rec, Police,

Fire, Community Development, as well as economic development and administrative services currently being provided to Newton residents and businesses.

The one-size-fits-all property tax reform legislation that was recently approved by the Iowa Legislature and signed into law by the Governor will impact each of the 937 cities in Iowa differently. Newton had a Fortune 500 company leave 20 years ago. Very few of the other 936 cities had this happen. (The only other examples found were Cedar Rapids, Des Moines and West Des Moines.) Coupled with the loss of the Machinery & Equipment (M&E) tax in Fiscal Year 2005-2006 (FY06), which cost the City \$818,078 in state shared revenues, Newton eliminated 15 positions, including seven public safety positions and completely eliminated funding for five of the seven partner organizations that were being funded at that time.

In response to the loss of Maytag and the M&E tax, the City of Newton reduced investments in the City for about 10 years. Very little was done to address failing streets and stormwater infrastructure. Parks and cemeteries were not adequately maintained. Equipment for all departments, including police and fire, was not replaced. Staffing was not adequate to provide the services that residents wanted. From 2000 to 2010, the City's population fell 2%. Total assessed property values in the City fell by 5% between FY13 and FY17. After being tired of nothing happening, residents elected new leadership that wanted to see positive things happen in the City.

For the last ten years, the City has restarted investment in our community, including infrastructure, parks, housing, and services. More streets have been improved in the last ten years than the previous 20+ years combined. Parks and cemeteries have been better maintained. New park amenities have been developed. Regular replacement of vehicles and equipment has been brought back to acceptable levels. During this same time, City Councils have pushed the organization to high levels of effectiveness and efficiency, eliminating middle management positions throughout the organization and reorganizing in a manner that reduced staffing inefficiencies to the fullest extent possible.

Investing in the community has paid off. The population increased in 2020 to its highest level ever, up 3.3% from the previous decade. Our D&D and nuisance programs have been extremely successful. As a result, new housing is being constructed throughout Newton and our curb appeal is at a very high level. Our downtown area is experiencing a renaissance and people are living downtown. Crime has been cut in half. Between FY17 and FY27, total assessed property values increased 77%. (Total taxable value growth has only increased an average of 2.64% annually between FY13 and FY27.) The Maytag Pool and the Newton Public Library have been renovated. We have a new Clubhouse at Westwood Golf Course, a new splash pad downtown, new pickleball and tennis courts, and a new dog park in Sunset Park. The Iowa Speedway is now hosting a Cup Race every year, and the City holds Newton Fest and July 4th events as well as a free summer concert series in Maytag Park. Young families and people of all ages are now seeing Newton as a desirable place to live and to visit. Newton has a lot of positive momentum right now, and we need to keep heading in the right direction.

Here are a few examples of how the City has cut costs and created efficiencies in recent years:

Overall Reductions:

- In 1996, the City of Newton had 122 FTE's (full-time equivalents) not including WaterWorks which was recently placed under the management of the City Council by Newton voters. Today, the City of Newton has 122 FTE's not including WaterWorks, so **the City has the same number of employees today that we had 30 years ago**. Contrary to what some people frequently say

about bureaucracies – that they grow and grow and grow, this is not the case with the City of Newton, Iowa.

- These flat staffing levels which have been maintained over the last 30 years are in stark contrast to service demands which have risen at incredible levels over that same period of time. As just one example, the Newton Fire Department responds to **82% more calls** than they did just 15 years ago. All departments are doing more with less.
- The City is constantly working to identify any waste or lack of efficiency and eliminate it. The City is **organized more efficiently** and completing **much higher workloads** with **the same staffing levels** that we had 30 years ago.

Administration:

- Moved from printed Council materials to electronic version, eliminating printing, paper, ink, delivery cost, and a lot of time,
- Started the Lean Process Improvement project for payroll in 2016 to streamline the Payroll Process by reducing errors and redundancy in checks and approvals, and increasing efficiency. The overarching goal is to reduce the total payroll process from 4 days to 1 day,
- Continue to look at Lean processes for other work tasks and duties in order to save time and money,
- Eliminated the ongoing internet cost at all of the outlying locations by utilizing the line of site dishes,
- Eliminated the printing of the City Code by utilizing digital code via the City's website,
- Moved the phone system from individual costs per line from Windstream to VOIP with American Business Phones,
- The Safety Committee continues to review Work Comp claims and works with departments to reduce incidents which has contributed to our continual decreasing our experience Mod factor (a multiplier used to calculate your workers' compensation premium), which keeps our rates from increasing,
- Worked with T-Mobile to switch cellular plans saving over \$800 per month and switched internet service saving \$170 per month (2024),
- Switched to Self-Funding for medical and dental coverage due to the continued group rate increases,
- Restructured seasonal staffing to avoid questionable unemployment claims, and
- Recruit new employees at lower initial pay ranges, with the opportunity for salary increases based on demonstrated performance and contributions.

Police:

- Restructured the Police supervisory staff (eliminated Deputy Chief and one Lieutenant position; eliminated one Admin. Supervisory position; created three lower-salaried Sgt. positions to replace two Lieutenant positions),
- Eliminated civilian Evidence Technician position and redistributed job tasks amongst current staff,
- Brought animal control in-house to control costs and increase level of service,
- Implemented digital evidence, training, scheduling and record-keeping software to improve efficiency,
- Created Code Enforcement Division bringing increased level of service and efficiency to code enforcement operations city-wide, and

- Utilize lower salary summer interns to assist with code enforcement work in lieu of hiring another part-time or full-time position.

Fire:

- Currently operating with two fewer firefighters (8/7/7) than previous staffing levels. The Newton Fire Department has been historically staffed at eight people per each of our three shifts. Since the early 2000s, the department has not been staffed to that level. Staffing levels at eight (8/8/8) would allow for use of vacation, staffing to cover when out-of-town transfers are taking place, and when the Department is short-staffed due to turnover and the extensive time it takes to get an EMT trained up to the paramedic level (18 months),
- One line of administration/line staff was cut as the battalion chief positions were eliminated in the late 2000s, which pushed more of the operational work to administrative staff,
- In 2011, the department was staffed at 7-6-6 with the EMS coordinator/training officer and fire marshal assigned to 24-hour shifts. This was ineffective for administrative staff and they were pulled back off of 24-hour shifts to days (Mon-Fri), and
- In 2025 the Newton Fire Department responded to 3644 calls for service, which is an approximate 82% increase in call volume from the 2000 calls answered in 2011.

Public Works:

- Transition from a combined Public Works Director/City Engineer to outsourcing professional engineering has saved an average of \$39,000 annually in general funds that would have gone to the director's salary,
- Creation of the Engineer Technician Trainee position has provided the flexibility in hiring entry-level employees interested in the engineering technician positions and saving money by not needing to match or exceed the wages of experienced technicians and by completing more engineering duties in-house,
- The use of wing plows that allow one Public Works operator to perform the work that used to require two trucks and two operators instead of one truck and one operator,
- Utilizing one Utilities staff member to complete One-Call utility locates – this work used to require two Public Works employees and one Water Works employee,
- Engineering has begun using robotic total stations and GPS, allowing one employee to complete work that used to require two employees, and
- Utilizing computer software across all areas of Public Works and online permitting to reduce administration time.

Parks:

- Parks Director Position was eliminated upon retirement of Denny Slings; Parks was moved to Public Works and in lieu of a director position, an Administrative Superintendent position was established at a lower position on the City Pay Matrix,
- Going from 4.5 Parks Superintendents down to 2 Superintendents and 2 Groundskeepers in 2016-2017 establishing the current Superintendent and Assistant Superintendent model currently in place, which reduces salary expenses,

- Contracted out mowing at Parks in summer; partnered with IA Dept of Corrections for weed whipping at Union Cemetery, and
- Reorganized concessions and entry into Maytag Pool to reduce the number of employees needed to operate that facility.

Community Development:

- Eliminated Economic Development Director position,
- Reduced funding to Newton Development Corporation (NDC),
- In 2022, reclassified the administrative specialist position (Range 5 on Pay Matrix) at Range 3,
- December 2023 - upon retirement of the Community Services Director, Community Services was folded into Community Development, resulting in one less Director position in the City,
- May 2024 - Retirement of Building Official; Administrative Assistant obtained Permit Technician Certification, received a modest Pay Range Increase, and the City engaged Veenstra & Kimm, Inc. (V&K) to provide consultant Building Inspection Services. The result is that Building Permit Fee Revenue now fully covers the cost of Building Inspectors (it didn't before) in addition to back-filling other operational costs for the Building Division,
- Upon resignation of Senior City Planner (2025), the then-City Planner was promoted to Senior City Planner at a lower step on the pay range, resulting in immediate cost savings; the City Planner position was then filled with an entry-level candidate, placed at a lower range and step than previous City Planner, resulting in immediate cost savings,
- By hiring the current Senior City Planner with Landscape Architect background, the City saves in consultant fees for the in-house preparation of basic renderings/plans,
- In 2025, City staff streamlined the Rental Inspection program to reduce required staff time for processing, and
- March 23, 2026: We transitioned all building and trade permits to online permitting and storage – no more paper printing, filing and storing.

Water Distribution:

- Centralized Utility Locating - All city utility locating is now performed within the Water Distribution Division; this consolidation has improved coordination, reduced duplication of work, and lowered costs associated with contracting or managing multiple locating services (efficiency/cost savings),
- GPS Utility Mapping - The implementation of GPS mapping for city utilities has improved the accuracy and efficiency of locating infrastructure and estimating projects; this technology allows staff to plan work more effectively, reducing labor time and minimizing excavation errors,
- In-House Restoration Work - Street, sidewalk, and driveway restorations related to water distribution work are now completed by in-house staff rather than outside contractors; performing this work in-house significantly reduces project costs and allows repairs to be completed more quickly,
- In-House Installation of Radio Read Meters - Approximately 7,000 radio-read water meters are being installed by department staff instead of outside contractors; completing this work in-house provides substantial cost savings and will improve efficiency when reading meters in the future,
- Ally Remote Shutoff Meter Installation - The installation of Ally remote shutoff meters allows the department to remotely discontinue water service for accounts that fail to pay or tenants moving out of rentals; this technology reduces staff time, vehicle use, and labor associated with manual service shutoffs and restorations, and

- Staff Position Not Replaced - Following a staff member's departure in Water Distribution, the position was not refilled; the department reorganized responsibilities among existing personnel, resulting in ongoing payroll savings while continuing to maintain operational coverage.

Utility Billing:

- Bringing meter reading in-house, combining with administrative duties,
- Installing radio read meters, to eliminate manual meter reading,
- Installing ally meters to reduce manual repeat shut-offs,
- Accepting ACH payments, reducing Admin staff time,
- Accepting online bill pay, reducing Admin staff time,
- E-billing saving money on printing and postage,
- Over-the-phone credit card payments, enhancing services for customers, without increasing operating costs, and
- Utilizing software technology to increase efficiencies and reduce admin staff time for monthly Utility Billing.

Water Treatment:

- Using a remote mower at the Central Pump Station to mow the banks on top of the structure is more efficient than staff mowing it by hand,
- Arranged shift work at the Water Treatment Plant to reduce overtime hours for operational demand,
- Adjusted hours of operation at the Treatment Plant to meet demand more efficiently,
- Changed every light fixture in all of the buildings at the Water Treatment Plant site to LED lighting to save on electric bills,
- The Telemetry and SCADA system was upgraded, which reduced the amount of labor for staff on reporting data and observing and controlling equipment operations,
- Entered into an "Interrupt Program" through the Alliant Energy to get an incentive discount on electric rates,
- Purchased equipment for staff to pull and service our wells, saving money on contracting it out, and
- Leveraging shared equipment, personnel, and expertise from other divisions within the Utilities Department has resulted in cost savings by reducing the need to contract out for various projects.

Water Pollution Control:

- Elimination of Staff Chemist Position – Laboratory testing services have been outsourced to a local laboratory, reducing personnel and associated operational costs,
- Elimination of Electronic Technician Position – Electrical services are now outsourced as needed, lowering overall staffing expenses,
- Alliant Energy Interruptible Power Agreement – Participation in the interruptible energy program provides reduced energy rates and overall utility cost savings,
- Boiler System Installation Utilizing Methane and Natural Gas – Installation of a boiler system that utilizes a combination of plant-produced methane gas and natural gas to improve energy efficiency and reduce natural gas energy costs,

- Installation of Variable Frequency Drives (VFDs) on Plant Blowers – VFDs allow for more efficient aeration control, significantly reducing energy consumption,
- Installation of VFDs on Plant and Lift Station Pumps – Reduces energy usage, lowers operating costs, and minimizes mechanical wear caused by pump start-up stress,
- Routine Collection System Maintenance – Proactive maintenance has reduced the frequency of emergency call-outs and associated overtime expenses,
- Sludge Storage Tank Implementation – Provides operational flexibility and reduces chemical and labor costs associated with sludge dewatering,
- Sludge Hauling Contract – Contracted hauling services reduce internal labor requirements, overtime, fuel costs, and staff time,
- Restructuring of DNR-Required Weekend Coverage – Adjusted staffing schedules to meet regulatory requirements while reducing overtime and compensatory time,
- Sludge-to-Sludge Heat Exchanger Installation – Improves digester efficiency by recovering and utilizing heat from processed sludge to further heat sludge, lowering overall energy consumption, and
- Conversion to LED Lighting – Upgrading plant and lift station lighting to energy-efficient LED fixtures reduces electrical usage and maintenance costs.

Library:

- Eliminated Assistant Library Director position,
- Eliminated a Page position (split some of the hours amongst current Pages) (\$5,000),
- Cut physical magazine subscriptions (available on Libby) (\$4,000),
- FY22 Cut Janitorial hours to Monday-Friday only, with cleaning in the morning,
- FY25 Cut OCLC Subscription and Inter-Library Loan lending nationally (\$6,000),
- FY26 Cut Postage and eliminated Postage Meter (\$3,000),
- FY23 Switched our Library Software through RFP Process, going from \$50,000 a year to \$20,000 per year,
- FY25 Replaced vestibule heaters with one new, energy efficient custom model,
- FY26 Replaced staff office windows for energy efficiency (Foundation funded),
- FY26 Put out a Wish Tree for the Holidays to make up money in our book budget as costs continue to rise,
- FY26 Switched primary book vendors for cost savings,
- FY25 Stopped using security measures at the library on all our materials (\$1,000 a year in security tape),
- FY25 Replaced Library Furnaces (energy efficiency),
- FY26 Locked outside outlets to prevent after-hours use and save on electric cost,
- FY26 Downsized contracted BDC Pest inspection from monthly to quarterly,
- FY25 Removed ancient generator and disconnected service, saving yearly maintenance,
- Re-formatted library landscaping to downsize need of landscaping, weed maintenance, and upkeep,
- Cross-training amongst part-time staff to fill in as needed across departments,
- LED Lighting Replacement,
- Removed Neon Lights,
- Replaced two residential A/C units and three residential Furnace Units to save on energy costs (cost assisted with rebates),
- Moved Building HVAC maintenance to every other month,
- Air Conditioner Replacement with Auto settings on Thermostat,
- Limited Equipment/Tech Replacement,

- Began emailing Overdue Reminders and no longer mailing cards to reduce postage costs,
- Increased card replacement fees,
- Eliminated three National newspaper subscriptions,
- Eliminating staff computer replacement. Only replacing Public Internet Workstations. This means less equipment for the rest of the city departments,
- Pushed all equipment replacement to four or five years instead of the previous replacement schedule of every three years,
- Postage budget limited to items being sent/returned to Academic or School Libraries and libraries out of state. State Library of Iowa instituted a van delivery service for ILL within state,
- Reduced FY2021 operating budget by \$31,572 from the FY2020 budget,
- Cut DVD budget in half and eliminated CD budget,
- Cut book budget by \$20,000 with no planned digital book purchases in FY21,
- Eliminated \$3,000 in magazines and newspapers subscriptions,
- Eliminated staff computer replacement and microfilm replacement,
- Eliminated all Staff Development/training funds except mileage for meetings,
- Scaled back our book processing supplies and limited our contracted IT hours,
- Changed a vacated Circulation full-time position to two part-time positions,
- Eliminated a 15-hour per week Page position,
- Changed a vacated 34/hour per week position to a lower range and hired from within the Library department,
- Left vacated part-time circulation position open,
- Removed circulation and cataloging part-time staff from city salary scale and capped their wages (five positions),
- Removed benefits and PTO from part-time circulation and cataloging staff positions,
- Capped all other hourly staff wages (three library page positions),
- Cross-trained Pages to work the back-end of Circulation to minimize extra hours of circulation staff,
- Removed Library Board's three-person in building rule to minimize staff needed to open and close the building (two people from 6:00-8:00 p.m.). Minimized staff needed on weekends and for extra hours,
- Agreed to adjust job descriptions and reclassify jobs to a lower city range when the positions are vacated voluntarily, and
- Reduced FY2021 salary budget by \$56,118 from the FY2020 budget for an overall library budget cut of \$87,690 before current staff salary and benefit increases.

The bottom line is that Newton is an extremely lean organization. Any reductions to our budget will necessarily translate to reductions in services to our residents. In addition to losing quality-of-life services such as those provided by Parks & Rec and the Newton Public Library, public safety and community development services would also be impacted. Here are some potential consequences in the case a franchise fee is not adopted:

- Increased crime rates, which have been cut in half over the last 10 years,
- Decreased curb appeal in the City,
- Longer response times from Police and Fire,
- Elimination of Police Investigations Division, which has successfully brought charges against criminals who seek to sexually abuse children, beginning with enticement on the internet,
- Reduction in hours or eventually even the potential closure of the Newton Public Library,
- Reduction in services and potential closure of parks in Newton,
- Potential closure of the Maytag Pool,

- Decrease in property values throughout the community,
- Businesses that may have considered Newton as a new home or a place to expand will locate elsewhere, in cities or states that provide quality-of-life and public safety services to their citizens,
- Slowdown in housing development, and
- Future population loss for the City, which will reduce the revenue available to the City, with which services are provided to our residents.

The average amount of monthly savings for residents due to just the property tax exemption portion of SF 2472 will be \$16/month. As has been previously discussed, residents with homes above the average valuation will save more. For instance, a homeowner with a \$300,000 home will save about \$31/month and a homeowner with a \$450,000 home will save about \$50/month. While that sounds great, the City relies on property taxes to pay for police, fire, parks, library and more essential services.

The City of Newton either needs to reduce services or find some additional revenue. The most reasonable revenue option, which has already been adopted by over 270 other cities and nearly all cities comparable to Newton, is the franchise fee. The initial franchise fee for Black Hills Energy would be an approximate \$0.38/month on the average resident's utility bill. In FY28, it would be approximately \$1.13 (the initial \$0.38 plus an additional \$0.75) on average per month, and in FY29 and moving forward, it would be approximately \$1.50 (the \$1.13 from FY28 plus an additional \$0.37) on average per month. If Newton enables a franchise fee, it would allow the City to continue providing the same level of services that we are currently providing and will also allow us to utilize some general funds to purchase some capital equipment, therefore reducing bonding for that purpose.

Recommendation:

Alternative Options:

Option 1 - Council could approve franchise fees as proposed by 2% (effective when implemented, roughly 4-6 months after adoption) until June 30, 2027, a 4% franchise fee, effective on July 1, 2027, and a 5% franchise fee, effective on July 1, 2028.

Option 2 - Council could approve franchise fees by 5% (effective when implemented, roughly 4-6 months after adoption).

Option 3 - Council could approve franchise fees as proposed by 2% (effective when implemented, roughly 4-6 months after adoption) until June 30, 2027, and a 4% franchise fee, effective on July 1, 2027, but not take the step at the current time to implement a franchise fee at 5%.

Option 4 - Council could reject franchise fees and start making plans to cut an approximate \$679,756 from the FY28 budget, which would result in substantial service reductions in Police, Fire, Community Development, Administration, Parks & Rec, and at the Newton Public Library, keeping in mind that additional reductions would be needed as well in future annual budgets (in FY29 and beyond).

City staff recommends approval of Option 1, an ordinance granting Alliant Energy a 25-year non-exclusive electric franchise agreement that includes a franchise fee of 2% (effective when

implemented, roughly 4-6 months after adoption) until June 30, 2027, a 4% franchise fee, effective on July 1, 2027, and a 5% franchise fee, effective on July 1, 2028.

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

Ordinance No. _____

**An ordinance establishing a franchise fee on Energy Providers operating in
the City of Newton, Iowa**

Be it ordained by the City of Newton, Iowa:

Section 1. The City of Newton, Iowa, (hereinafter referred to as the “Municipality”) hereby establishes a franchise fee on every natural gas or electric company and every other person, firm or corporation, their successors and assigns, owning, operating, controlling, leasing or managing a natural gas or electric plant or system and/or generating, manufacturing, selling, distributing or transporting natural gas or electric (hereinafter referred to, collectively, as “Energy Providers,” each, individually, an “Energy Provider”). Energy Providers shall collect from their customers located within the corporate limits of the Municipality as depicted on the Map (as defined below) and pay to the City an amount equal to Two percent (2%) of gross receipts Energy Providers derive from the sale, distribution or transportation of natural gas or electric delivered within the present limits of the Municipality. The Energy Providers shall begin collecting the franchise fee upon the effective date of the required tax rider tariff as approved by the Iowa Utilities Commission; provided, however, that such fee shall increase to four percent (4%) effective July 1, 2027; and to five percent (5%) effective July 1, 2028. The Energy Providers shall begin collecting the franchise fee increases upon the effective date of the required tax rider tariff as approved by the Iowa Utilities Commission. Gross receipts as used herein are revenues received from the sale, distribution or transportation of natural gas or electric, after adjustment for the net write-off of uncollectible accounts and corrections of bills theretofore rendered.

Section 2. The amount paid by Energy Providers shall be in lieu of, and Energy Providers shall be exempt from, all other fees, charges, taxes or assessments which the Municipality may impose for the privilege of doing business within the Municipality, including, without limitation, excise taxes, occupation taxes, licensing fees, or right-of-way permit fees, and in the event the Municipality imposes any such fee, charge, tax or assessment, the payment to be made by Energy Providers in accordance with this Ordinance shall be reduced in an amount equal to any such fee, charge, tax or assessment imposed upon the Energy Providers. Ad valorem property taxes imposed generally upon all real and personal property within the Municipality shall not be deemed to affect Energy Providers’ obligations under this Ordinance.

Section 3. Energy Providers shall report and pay any amount payable under this Ordinance on a quarterly basis. Such payment shall be made no more than thirty (30) days following the close of the period for which payment is due. Initial and final payments shall be prorated for the portions of the periods at the beginning and end of any franchise granted by the City of Newton, Iowa, to an Energy Provider.

Section 4. Energy Providers shall list the franchise fee collected from customers as a separate item on bills for utility service issued to their customers. If at any time the Iowa

Utilities Commission or other authority having proper jurisdiction prohibits such recovery, Energy Providers will no longer be obligated to collect and pay the franchise fee until an alternate lawful franchise fee can be negotiated and implemented. With prior written approval of the City Council by resolution, Energy Providers may reduce the franchise fee payable for natural gas or electric delivered to a specific customer when such reduction is reasonably necessary to attract or retain business within the Municipality, provided such reduction is supported by documented economic development findings and implemented pursuant to a written agreement approved by the City Council.

Section 5. Within ten (10) days of the date of this ordinance, the Municipality shall provide the Energy Providers with a map of its corporate limits (the "Map"). The Map shall be of sufficient detail to assist Energy Providers in determining whether their customers reside within the Municipality's corporate limits. The Map along with Energy Provider's Geographic Information System ("GIS") mapping information shall serve as the sole basis for determining Energy Provider's obligation hereunder to collect and pay the franchise fee from customers; provided, however, that if the Municipality's corporate limits are changed by annexation or otherwise, it shall be the Municipality's sole responsibility to (a) update the Map so that such changes are included therein, and (b) provide the updated Map to the Energy Providers. An Energy Provider's obligation to collect and pay the franchise fee from customers within an annexed area shall not commence until the later: (a) of sixty (60) days after such Energy Provider's receipt from the Municipality of an updated Map including such annexed area, or (b) such time after such Energy Provider's receipt from the Municipality of an updated Map including such annexed area as is reasonably necessary for such Energy Provider to identify the customers in the annexed area obligated to pay the franchise fee.

Section 6. The City shall provide copies of annexation ordinances to Energy Providers on a timely basis to ensure appropriate franchise fee collection from customers within the corporate limits of the city as set forth in Section 4 above.

Section 7. The Municipality shall have access to and the right to examine, during normal business hours, Energy Provider's books, receipts, files, records and documents as is reasonably necessary to verify the accuracy of payments due hereunder; provided, that the Municipality shall not exercise such right more than twice per calendar year. If it is determined that a mistake was made in the payment of any franchise fee required hereunder, such mistake shall be corrected promptly upon discovery such that any under-payment by an Energy Provider shall be paid within thirty (30) days of recalculation of the amount due, and any over-payment by an Energy Provider shall be deducted from the next payment of such franchise fee due by such Energy Provider to the Municipality. Neither party shall have the obligation to correct a mistake that is discovered more than three (3) years after the occurrence thereof.

Section 8. Any and all Ordinances or portions thereof which are in conflict herewith are hereby repealed.

Section 9. This Ordinance shall take effect and be in force from and after its passage and publication according to law.

Section 10. Passed and approved by the city council of the City of Newton, Iowa, on this _____ day of _____, 2026.

Mayor Randy J. Ervin

Attest:

Clerk of City of Newton, Iowa

City of Newton Council Report

**Item:**

First Consideration of an Ordinance amending the code of ordinances, City of Newton, Iowa, 2025, Title III, Chapter 30, Section 30.036, "Powers & Duties"; Title III, Chapter 35, Section 35.11, "Change Orders & Contracts"; and Title III, Chapter 35, Section 35.12, "Emergency Purchases"

Summary:

Change Orders and Contract Execution Authority

Financial Impact:

None

Report Number: 2026-662**Date:**

July 6, 2026

Lead Department:

Administration

Recommendation:

Approve

Background:

The proposed ordinance amendments update provisions related to contract execution authority, change orders, and emergency purchases. The amendments would increase the authorization limits for certain contracts and change orders that may be approved by the City Administrator, designee, and department directors while maintaining Council oversight for larger expenditures.

The changes are intended to provide additional flexibility for routine project adjustments and purchases that do not require Council action. Increasing administrative authority could reduce delays, allow staff to respond more quickly to project needs, and help keep projects moving while remaining within approved budgets and established parameters.

The proposed language also aligns with industry practices, including SUDAS Sections 1.1040.1.07 and 1.1090.1.04 regarding change orders and payment for change orders. These provisions recognize the need for timely decisions during construction projects when adjustments or unforeseen conditions arise.

City staff is open to authorization amounts determined by the City Council. The goal is to balance appropriate financial controls with the ability to efficiently manage projects and avoid unnecessary delays.

Recommendation:

Staff recommends approval.

Matt Muckler, City Administrator

ORDINANCE NO. _____

ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF NEWTON, IOWA, 2025, TITLE III, CHAPTER 30, SECTION 30.036, "POWERS & DUTIES"; TITLE III, CHAPTER 35, SECTION 35.11, "CHANGE ORDERS & CONTRACTS"; AND TITLE III, CHAPTER 35, SECTION 35.12, "EMERGENCY PURCHASES".

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 III, Section 30.063, Section 35.11, and Section 35.12.

§ 30.036 POWERS AND DUTIES.

The powers and duties of the Council shall include, but are not limited to, the following:

(A) General. All powers of the city are vested in the Council, except as otherwise provided for by law or ordinance.

(B) Wards. By ordinance, the Council may divide the city into wards based upon population, change the boundaries of wards, eliminate wards or create new wards.

(C) Fiscal authority. The Council shall apportion and appropriate all funds and audit and allow all bills, accounts, payrolls and claims, and order payment thereof. It shall make all assessments for the cost of street improvements, sidewalks, sewers and other work, improvement or repairs which may be specially assessed.

(D) Public improvements. The Council shall make all orders for the doing of work, or the making or construction of any improvements, bridges or buildings.

(E) Contracts. Except as provided in § 35.11, the Council shall make or authorize the making of all contracts and no contract shall bind or be obligatory upon the city unless either made by ordinance or resolution adopted by the Council, or reduced to writing and approved by the Council, or expressly authorized by ordinance or resolution adopted by the Council.

§ 35.11 CHANGE ORDERS AND CONTRACTS UP TO \$~~10,000~~30,000.

Pursuant to § 30.036 of this chapter, the City Administrator, or the City Administrator's designee, shall have the authority to execute any contract change order and any contract for the purchase of goods or services up to \$~~10,000~~30,000 or when the cumulative total of change orders is at or below the awarded contract amount previously approved by the Council; ~~except that,~~ City Council approval is required for ~~unbudgeted~~ purchases over said amount, \$10,000, and any such change order or contract shall bind and be obligatory upon the city. The aggregate dollar amount of all change orders executed by the City Administrator, or the City Administrator's designee, with respect to any single contract shall not exceed the project's total contract amount by more than 10%.

(A) Oral Orders. The Engineer or designee shall have authority to give oral orders for minor or incidental changes in the work not involving extra cost and not inconsistent with the proposed purpose of the work.

(B) Department Directors or their designee shall have authority to approve change orders and contracts up to \$10,000, or when the cumulative total of change orders is at or below the awarded contract amount previously approved by the Council.

(C) Project Quantity Changes. The City Administrator may approve project quantity changes amounting to 20% or less of the total bid for an item at the contracted unit price. These project quantity changes shall be formally approved during the project's final acceptance.

(D) Change Orders Exceeding 20%. Change orders changing the scope of the work and/or adjusting the amount to be paid to the Contractor for performing such work by greater than 20% shall be subject to formal approval by the jurisdiction. However, the City Administrator may, in the case of an emergency endangering life or property, orally authorize such a change order without formal approval by the

jurisdiction, but shall seek such approval within 48 hours. The Contractor may complete such work prior to formal approval, with the understanding that they do so at their own risk.

(2011 Code, § 1.0413) (Ord. 2384, passed 9-8-2020)

§ 35.12 EMERGENCY PURCHASES; ~~OPEN MARKET PURCHASES.~~

(A) Definition. An EMERGENCY shall be defined as any event which jeopardizes the life, health, safety or convenience of citizens. In the event of an emergency, the purchase of supplies, materials, equipment or labor shall be made immediately without the opportunity for approval. The City Administrator shall authorize the department director to make the necessary purchases in excess of the amounts established in § 35.11 of this chapter.

(B) Contracts. In the event of an emergency, the department director shall make every attempt to contact the City Administrator and apprise the City Administrator of the necessary purchase prior to the purchase actually being made. In the absence of the City Administrator, the department director shall make every attempt to contact the ~~City Treasurer~~ **Finance Officer** prior to the purchase actually being made. In their absence, the department director shall make every attempt to contact the Mayor prior to the purchase actually being made. The department director shall use discretion in utilizing emergency purchase procedures depending on the nature of the emergency.

(C) Report. The department director shall submit a report to the City Administrator documenting the circumstances of the emergency purchase as soon as possible after the emergency has ended and this report will be submitted to the Mayor and City Council.

(2011 Code, § 1.0414) (Ord. 2384, passed 9-8-2020)

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 _____, 2026, after the final passage, approval and publication as provided by law.

PASSED this ____ day of _____, 2026.

APPROVED this ____ day of _____, 2026.

(SEAL)

Randy J. Ervin, 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 _____, 2026 and was published in the Newton Daily News, a newspaper of general circulation in the said City of Newton on the ____ day of _____, 2026.

Dated this ____ day of _____, 2026.

City of Newton Council Report

**Item:**

Resolution Amending the City of Newton Financial Policies, Section 8, Local Purchase Policy and Purchasing Limit Authority and Section 13, Public Purpose Policy

Summary:

Updating various sections of the Financial Policies

Financial Impact:

No Financial Impact

Report Number: 2026-570

Date:

July 6, 2026

Lead Department:

Administration

Recommendation:

Approve

Background:

City Council approved 15 financial policies on September 8, 2020. An amendment adding 2 additional policies was approved October 21, 2024, for a total of 17 financial policies.

Staff has amended the Local Purchase Policy found in Section 8, Subsection 1 to increase the percentage and not to exceed amount for purchases made within the City of Newton's City limits. An additional provision was made to add businesses located within Jasper County for consideration if no qualifying Newton business provides the goods or services.

The Purchasing Limit Authority is being removed from the Employee handbook and incorporated into the City of Newton Financial Policies under Section 8, Subsection 2. This update revises the purchasing authorization limits for Directors and the City Administrator.

In addition, Section 13, Subsection 2(d), Sustenance Supplies, is being amended to identify specific allowable supplies that align with the City's emergency response operations and 24/7 staffing requirements within the Police and Fire Departments. The proposed updates were also reviewed against comparable municipal policies to ensure consistency with industry practices.

Recommendation:

Staff recommends approval of the City of Newton Financial Policies.

Matt Muckler, City Administrator

RESOLUTION NO. 2026 – _____

RESOLUTION AMENDING THE CITY OF NEWTON FINANCIAL POLICIES, SECTION 8, LOCAL PURCHASE POLICY AND PURCHASING LIMIT AUTHORITY AND SECTION 13, PUBLIC PURPOSE POLICY

WHEREAS, on October 21, 2024 the City Council approved Financial Policies 1-17; and

WHEREAS, City Staff has amended the Local Purchase Policy found in Section 8, Subsection 1 to revise the provisions governing purchases made within the City of Newton and to allow businesses located within Jasper County for consideration if no qualifying Newton Business provides the required goods or services;

WHEREAS, City Staff has removed the Purchasing Limit Authority from the Employee handbook and incorporated it into the City of Newton Financial Policies under Section 8, Subsection 2. This update also revises the purchasing authorization limits for Directors and the City Administrator; and

WHEREAS, Section 13, Subsection 2(d), Sustenance Supplies, is being amended to identify specific allowable supplies that align with the City's emergency response operations and 24/7 staffing requirements within the Police and Fire Departments. The proposed updates were also reviewed against comparable municipal policies to ensure consistency with industry practices.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newton, Iowa, that the amendments to the Local Purchase Policy and the Purchasing Limit Authority found in Section 8 and Section 13 of the Financial Policies are hereby approved.

PASSED this _____ day of July, 2026

APPROVED this _____ day of July, 2026

Randy J. Ervin, Mayor

ATTEST:

Katrina Davis, City Clerk

Section 8 – ~~Local Purchase Policy~~ Purchasing Policy

Subsection 1 – Local Purchase Policy

Pursuant to Iowa Code Section 23A.3 the Newton City Council adopts the following policy:

City of Newton

~~Whenever any department or division of the City of Newton purchases good or services from private enterprise, consideration shall be given to purchasing these goods or services from a locally owned business located within the City of Newton which offers these goods or services if the cost and other considerations are relatively equal. For the purposes of this policy, relatively equal will be defined as within 5% with a maximum dollar amount of \$1,500. This does not apply to the bidding process for projects.~~

Whenever any department or division of the City of Newton purchases goods or services, consideration shall be given to purchasing from a locally owned business located within the city limits of Newton when the cost and other considerations are relatively equal. For the purpose of this section, “relatively equal” means the price is within 9%, not to exceed a maximum difference of \$2,500. If price and other considerations are relatively equal, preference shall be given to the Newton business.

Jasper County

If no qualifying Newton business provides the goods or services, consideration shall then be given to locally owned businesses located within Jasper County on the same basis. For purposes of this section, “relatively equal” means the price is within 6%, not to exceed a maximum difference of \$2,500.

For the purposes of this policy, “other considerations” may include quality, warranty, service, delivery time, and availability.

When applicable, preference shall be applied in the following order: (1) businesses located within the City of Newton; and (2) businesses located within Jasper County.

This local preference shall not apply to formal competitive bidding processes, nor shall it supersede competitive bidding or quotation requirements under Iowa law, or any state or federal procurement or grant requirements.

Subsection 2 – Prohibition of Conflict of Interest

In accordance with Section 362.5, Code of Iowa and Newton City Code Section 31.007 restrictions exist regarding purchase of goods and services from the Mayor, City Council members, members of City Boards or Commissions and City employees. If any of the aforementioned are either an employee or an owner of a business, which is not a corporation or have an ownership interest of five percent or more in a corporation, then the following restrictions apply:

- a) Purchases can be made from any of the aforementioned as long as those purchases

do not exceed \$6,000 cumulatively in a fiscal year.

- b) If a purchase is contemplated from one of the aforementioned, which would cause the \$6,000 per year fiscal limit to be exceeded, then such purchase can only be made if written competitive bids are publicly sought, opened and awarded. A notice of the invitation to bid including a description of the good or service to be purchased, the deadline for submitting bids and the time and location of the bid opening, shall be posted on the City of Newton website and on the official internet site, <http://bidopportunities.iowa.gov>. A current list of City employees and City Board and Commission members can be obtained from the Administration Department. It is the responsibility of each department Director contemplating making a purchase from one of the aforementioned to check first with the Administration Department to determine the cumulative dollar value of purchases made by the City from the aforementioned during the fiscal year.

Subsection 3 – Purchasing Limit Authority

The purpose of this purchasing limit policy is to ensure that sound business judgment is utilized in all financial transactions and that all goods and services are obtained efficiently, economically, and in compliance with applicable federal and state laws.

1. It is the responsibility of the Department Director to ensure that his/her department follows all purchasing policies and procedures and must sign off of all purchases within their department. The purchase of goods or services must be authorized and approved, at a minimum, at the following levels:

- a) Department Directors, excluding the Utilities Director may purchase and approve goods and services up to ~~\$7,500~~\$10,000. Due to the unique nature of the Utilities Department and the public water supply, the Utilities Director is authorized to purchase and approve goods and services up to \$20,000. In case of absence, the Department Director may designate a Supervisor/Manager to approve purchases of goods and services. The Supervisor/Manager shall inform the Department Director of all approvals when the Director has returned from absence.
- b) In the case of change orders and contracts, refer to § 35.11.

~~Any good or service between \$7,500 and \$15,000 must receive authorization from the City Administrator prior to purchase.
The City Administrator has purchasing authority up to \$15,000 and will seek City Council approval on any purchase over \$15,000.~~

2. The City Administrator is authorized to approve purchases up to 15,000 and \$30,000 for the Utilities Department.
 - a) In case of absence, the City Administrator may designate any person to approve purchases of goods and services. The representative shall inform the City Administrator of all approvals when the Director has returned from absence.
 - b) In the case of change orders and contracts, refer to § 35.11.

3. An “emergency” shall be defined as in Chapter § 35.12 of the City Code, as any event, which jeopardizes the life, health, safety or convenience of citizens. In the event of any emergency, the purchase of supplies, materials, equipment, or labor shall be made immediately without the opportunity for approval. The City Administrator shall authorize the department director to make the necessary purchases in excess of the amounts above and established in Chapter 35.11.
- a) For any such emergency purchase exceeding \$30,000, the City Administrator shall notify the Mayor and City Council in writing within 48 hours, including the reason for the emergency purchase and the amount expended.

2.4. All expenditures made by the Newton Public Library must be approved by the Library Board of Trustees and sent on to the City Council for their approval at a City Council Meeting.

3.5. Noncompliance with these policies and procedures may result in the return of improperly authorized or prepared documents, nonpayment of vendor invoices, cancellation of purchase orders or purchasing privileges, or other sanctions as determined necessary after consultation with the Department Director and/or City Administrator.

Sale of City-Owned Personal Property: There are no provisions in the *Code* governing the sale of city-owned personal property, such as vehicles, equipment, goods or furnishings. Departments should dispose of such property in a manner calculated to obtain the best possible sales price. Cities typically achieve that result by requesting bids or by advertising the property for sale at a minimum price based on its market value, if any.”

Subsection 4 – Purchasing Methods

Use of the various purchasing methods is based on the dollar amount of the item to be purchased. The following dollar amounts determine the method to be used.

- a) Up to \$30,000 – Informal competition
1. “Informal competition” means a streamlined competitive selection process in which a department makes an effort to contact at least three prospective vendors identified by the department as qualified to perform the work described in the scope of work to request that they provide bids or proposals for the delivery of the goods or services the department is seeking. For purchases up to \$30,000, three written or verbal quotations are encouraged but not required.
 2. A Department Director and/or the City Administrator are authorized to utilize an informal competition process to obtain goods and services up to the amounts allowed under Subsection 3 of this policy - Purchasing Limit Authority.
- b) From \$30,000 up to the bid thresholds contained within Iowa State Code Chapter 26 – Formal competition
- a) “Formal competition” means a competitive selection process that employs a request for proposals or other means of competitive selection authorized by applicable law and results in procurement of a good or service. For purchases above \$30,000, three written quotations are required, unless it is confirmed by

the Department Director and/or City Administrator that less than three vendors exist for the good or service being sought.

- c) Obtaining goods and services above \$30,000 requires City Council approval, except for emergency purchases as authorized in Subsection 3 of this policy - Purchasing Limit Authority.

- d) Iowa State Code Chapter 26 Requirements – At the bid thresholds established under Iowa Code Chapter 26, as periodically amended by the State of Iowa, the City shall comply with all applicable requirements of Chapter 26 and any other provisions of the Iowa Code referenced therein governing public construction bidding and procurement procedures.

Section 13 – Public Purpose Policy

Subsection 1 – Purpose

The purpose of the policy is to establish a public purpose policy for certain expenditures. The City Council of the City of Newton believes that the expenditures cited below serve a general public purpose in recruitment of key employees and improved employee training and public service.

Subsection 2 – Allowable Expenditures

The expenditures listed below serve a general public purpose in the recruitment of quality department heads and maintaining the service delivery of employees to the citizens of Newton.

- a) Employee Recruitment: The expenditure of funds for food and drink for the recruitment of department head employees as deemed necessary by the City Administrator or Finance Officer.
- b) Employee Training: The expenditure of funds for refreshments for the training of employees. This expenditure will be approved by the department head of the department holding the training and will be paid by funds of the same department as allocated for training. It will be the determination of the City Administrator or Finance Officer if such expenditure is considered excessive and will take such corrective action as deemed necessary.
- c) Work Sessions and City Tours: The expenditure of funds for meals that prevent work from stopping are allowable at the discretion of the Mayor, City Administrator or Finance Officer.
- d) Sustenance Supplies: The expenditure of funds for sustenance supplies, including ~~bottled water,~~ coffee, ~~coffee~~ creamer, coffee filters, sweetener, salt, pepper, ketchup, mustard, and paper products including plates, cups, and utensils, paper towels ~~or~~ and napkins. Sustenance supplies may also include rehab supplies maintained on apparatus, including water, hydration packets, and extended incident bars. Additional products may be purchased if ~~and any products~~ deemed necessary by the City Administrator or Finance Officer and falling under the term “sustenance”. The expenditure will be made by the department for which the supplies will be utilized.

- e) Promotional Items: The expenditure of promotional material for city departments and activities, for such items as stress relievers, pencil, pens, and coasters.
- f) Employee Recognition Events: The expenditure of funds for employee recognition events (i.e. annual awards brunch/lunch).

Subsection 3 – Prohibited Expenditures

The expenditures listed below do not serve a general public purpose and are expressly prohibited.

- a) Alcoholic Beverages.
- b) Any other spending related to meals not included in Subsection 2.
- c) Any gratuities above 15%.
- d) Funeral or Get-Well Flowers/Memorials

City of Newton Council Report



Item:

Resolution approving the purchase of 3 Bungalow Court, City of Newton, Jasper County, Iowa

Summary:

Purchase of #3 Bungalow Court for D&D program

Financial Impact:

\$35,000, First Avenue East TIF Funds

Report Number: 2026-704

Date:

July 6, 2026

Lead Department:

Community Development

Recommendation:

Approve

Background:



An opportunity to purchase #3 Bungalow Court is available to the City of Newton. The subject property was an assessed value of \$51,800, and the seller has accepted an offer of \$35,000.00. The property will be vacated prior to City taking ownership, should the resolution be approved. Bungalow Court is a dense, highly visible area along First Avenue East. This action would continue the City's efforts to improve curb appeal in this area. The City currently owns four properties in Bungalow Court right now- #2, #6, #7, and #12. Acquisition of a fifth property along this dead-end private road, helps to continue forward efforts to decrease density in this area and develop a potential redevelopment footprint.

Funding Source:

The subject property is located within the First Avenue East Tax Increment Finance (TIF) district. Blight removal is an articulated use for this funding source. By utilizing Tax Increment Financing, the general fund and existing D&D bond funds will not be utilized. Growth in tax revenue within this geographic district create the funds for this purpose, thus an average homeowner's taxes.

Recommendation:

Staff recommends approval.

A handwritten signature in black ink, appearing to read "Matt Muckler".

Matt Muckler, City Administrator

RESOLUTION APPROVING THE PURCHASE OF 3 BUNGALOW COURT, CITY OF NEWTON, JASPER COUNTY, IOWA

WHEREAS, the property located at: 3 Bungalow Court, legally described as: LOT TWO OF ENGLE'S SUBDIVISION IN THE CITY OF NEWTON, JASPER COUNTY, IOWA AS APPEARS IN PLAT BOOK B, AT PAGE 597 IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

WHEREAS, Paul Mattingly, owner of 3 Bungalow Court, have agreed to sell the property to the City of Newton for a total amount of \$35,000.00 (Thirty-five thousand dollars and no cents);

NOW, THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa that:
Section 1: That the purchase of 3 Bungalow Court is hereby approved using First Avenue East TIF Funds and

Section 2: That the Mayor is authorized to sign the purchase agreements for said property.

PASSED this _____ day of July, 2026.

APPROVED this _____ day of July, 2026.

Randy J. Ervin Mayor

ATTEST:

Katrina Davis, City Clerk



OFFER TO BUY REAL ESTATE AND ACCEPTANCE

To: Paul Mattingly herein designated as "Seller".

The City of Newton, a municipal corporation of the State of Iowa (herein referred to as the "City"), acting by and through its City Administrator, hereby offers to buy the real estate located at 3 Bungalow Court in the City of Newton, Jasper County, Iowa, described as follows:

LOT TWO OF ENGLE'S SUBDIVISION IN THE CITY OF NEWTON, JASPER COUNTY, IOWA AS APPEARS IN PLAT BOOK B, AT PAGE 597 IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

together with any easements and servient estates appurtenant thereto, buildings and improvements, hereinafter collectively called "property".

1. **PURCHASE PRICE.** City offers to buy said property for the total price of **THIRTY-FIVE THOUSAND DOLLARS AND NO CENTS (\$35,000.00)** payable in full, less any amounts paid by the City in behalf of the Seller for the purposes as provided at paragraph 12 herein, following final approval of this Offer to Buy by the Newton City Council, as provided at paragraph 19 herein, and immediately upon delivery of the Deed to the City.

2. **TAXES.** Seller shall pay all unpaid regular real estate taxes assessed for all prior Fiscal Years and prorated to the date of closing.

3. **SPECIAL ASSESSMENTS.** The Seller shall pay all unpaid special assessments for the property.

4. **CLOSING AND POSSESSION.** The City and the Seller agree to close the sale of the vacated property within **60 days** following final approval of this offer by the City Council, or on a date mutually agreeable to the two parties.

The Seller is responsible to deliver a continued abstract to the property. The City shall be entitled to possession of said property upon transfer of title. Upon payment of the purchase price, the Seller shall transfer title and yield possession of the property to the City.

5. **UTILITIES.** The Seller shall be responsible for payment of all utility expenses incurred by it, its agents and/or lessees, as owner of the property and shall have ordered the disconnection of all utilities prior to transfer of title to the City.

6. **INSURANCE.** Sellers shall maintain the existing coverage for fire, wind storm and liability insurance until title has been transferred by Sellers to the City of Newton, as evidenced by delivery of a deed to, and acceptance of a deed by the City of Newton. Risk of loss from such hazards is on the City only after transfer of title in accordance herewith.

7. **FIXTURES.** The Seller retains the right to salvage materials upon the property until transfer of title to the City.

8. **ENVIRONMENTAL MATTERS.**

(A). SELLERS warrant to the best of their knowledge and belief that there are no abandon wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, the Property does not contain asbestos, or urea-formaldehyde foam insulation which require remediation under current government standards, and SELLERS have done nothing to contaminate the Property with hazardous wastes or substances. SELLERS warrant that the property is not subject to any local, state, or federal judicial or administrative action, investigation or order, as the case may be, regarding wells, solid waste disposal sites, hazardous waste or substances, or underground storage tanks. SELLERS shall also provide BUYERS with a properly executed GROUDWATER HAZARD STATEMENT showing no wells, solid waste disposal sites, hazardous wastes and underground storage tanks on the Property unless disclosed here:_____.

(B). BUYERS may at their expense, within 30 days after the date of acceptance, obtain a report from a qualified person to analyze the existence or nature of any hazardous materials, substances, conditions or wastes located on the Property. In the event any hazardous materials, substances, conditions or wastes are discovered on the Property which require remediation under current government standards, BUYERS' obligation hereunder shall be contingent upon the removal of such materials, substances, conditions or wastes or other resolution of the matter reasonably satisfactory to the BUYERS. The expense of any action necessary to remove or otherwise make safe any hazardous material, substances, conditions or waste shall be paid by SELLERS. Asbestos remediation, if necessary, will be the responsibility of the Buyer.

9. **ABSTRACT AND TITLE.** Seller shall provide the City with an abstract of title. It is the responsibility of the seller to continue the abstract of title. The SELLER shall pay for the costs of the abstract/abstract continuance.

10. **DEED.** Seller shall convey title by warranty deed, with terms and provisions as per form approved by the Iowa State Bar Association, free and clear of liens and encumbrances, reservations, exceptions or modifications except as in this instrument otherwise expressly provided. All warranties shall extend to time of acceptance of this offer, with special warranties as to acts of Seller up to time of delivery of deed.

11. **FOR THE SELLERS: JOINT TENANCY IN PROCEEDS AND IN SECURITY RIGHTS IN REAL ESTATE.** If, and only if, the Sellers, immediately preceding this offer, hold the title to the above described property in joint tenancy, and such joint tenancy is not later destroyed by operation of law or by acts of the Sellers (1) then the proceeds of this sale, and any continuing and/or recaptured rights of Sellers in said real estate shall be and continue in Sellers as joint tenants with rights of survivorship and not as tenants in common; and (2) City, in the event of the death of either Seller agrees to pay any balance of the proceeds of this sale to the surviving Seller and to accept deed from such surviving Seller consistent with paragraph 10 above; unless and except this paragraph 11 is stricken from this agreement.

12. **APPLICATION OF PROCEEDS.** It is agreed that at the time of settlement, funds of the purchase price may be used by the City to pay Seller's obligations under this offer for taxes; other liens; the acquisition of outstanding interests, if any, of other parties; costs of documentary stamps; recording fees and other costs incidental to the conveyance to City of merchantable title.

13. **TIME IS OF THE ESSENCE.** Time is of the essence in this Agreement. If title objections are made by the City and not corrected or resolved to City's satisfaction within sixty (60) days of the date of the City Attorney's Title Opinion letter, or any extension of such date granted by the City in writing, the OFFER TO BUY REAL ESTATE AND ACCEPTANCE may be declared null and void in writing by the City at City's option.

14. **APPROVAL OF COURT.** If this property is an asset of any estate, trust or guardianship, this contract shall be subject to Court approval, unless declared unnecessary by the Buyer's attorney. If necessary, the appropriate fiduciary shall proceed promptly and diligently to bring the matter on for hearing for Court approval. (In that event the Court Officer's Deed shall be used.)

15. **CONTRACT BINDING ON SUCCESSORS IN INTEREST.** This contract shall apply to and bind the heirs, executors, administrators, assigns and successors in interest of the respective parties.

16. **INTENTION OF USE OF WORDS AND PHRASES.** Words and phrases herein, including any acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

17. **EXECUTION.** This offer to be accepted or rejected by seller within fourteen (14) days from the date of this offer after which this offer shall be null and void.

18. **REPRESENTATIONS.** This document represents the entire agreement of both parties and can only be amended by a writing signed by both parties.

19. **APPROVAL.** This offer shall not be binding upon the City of Newton until approval by Resolution of the Newton City Council.

20. **JOINDER BY SELLER'S SPOUSE.** Seller's spouse, if not a titleholder immediately preceding acceptance of this offer, executes this contract only for the purpose of relinquishing all rights of dower, homestead and distributive share or in compliance with §516.13 The Code and agrees to execute the deed or real estate contract for this purpose.

21. **ANTI-MERGER PROVISION.** The parties specifically agree that all representations, warranties, agreements, responsibilities, obligations and commitments specified herein shall survive the execution, delivery and recording of the warranty deed required by paragraph 1 hereof, shall remain in full force and effective thereafter, and shall not be merged in or extinguished by such execution, delivery and recording of the warranty deed. Said warranty deed shall specifically recite the language of this anti-merger provision, and a copy of this OFFER TO BUY REAL ESTATE AND ACCEPTANCE shall be attached as an exhibit thereto.

22. **REPURCHASING PROVISION.** Seller and buyer agree that Seller and Seller's successors in interest, as set forth in paragraph 15 of this agreement, are prohibited from repurchasing the property while the property is owned by the City of Newton.

23. **NO REAL ESTATE AGENT OR BROKER.** Neither party has used the services of a real estate agent or broker in connection with this transaction.

Erin Chambers

DATE OF OFFER: 6/15/2026 Negotiator For City: Erin R. Chambers, Director of Community Development

641-792-6622 x 2301

erinc@newtongov.org

CITY OF NEWTON, IOWA

By _____ Date _____
Mayor Randy J. Ervin

The foregoing offer is accepted this _____ day of _____, 20____.

Paul Mattingly
Seller: Paul Mattingly

Tax ID/ Social Security Number

City of Newton Council Report



Item:

Resolution Approving the granting of Downtown Improvement Grant funds for 108 1st Avenue East, Newton, Iowa in the signage program area

Summary:

Downtown Improvement Grant for the building at 108 1st Ave E

Financial Impact:

\$245.93 of Downtown Improvement Grant Funds

Report Number: 2026-712

Date:

July 6, 2026

Lead Department:

Community Development

Recommendation:

Approve

Background:

- Allfree Building is a two-story red brick structure on a stone foundation. The block building is rectangular in form, measuring extending northward approximately 107' from its 131' frontage on 1st Ave. E is considered a contributing structure to the Newton Downtown Historic District and the building retains a high degree of integrity.
- The applicant is proposing a sign for the Young's Cake Shop storefront.
- Cost estimates and recommended grant amount are as follows-

Proposed Projects	Estimated Cost	1:1 Match Amount	Maximum Allowed	Less previous Award	Recommended Grant
Sign	\$491.85	\$245.93	\$750.00	\$0.00	\$245.93

Recommendation:

Staff recommends granting \$245.93 to Vanessa Young for Signage

Matt Muckler, City Administrator

RESOLUTION NO. 2026 – _____

RESOLUTION APPROVING THE GRANTING OF DOWNTOWN IMPROVEMENT GRANT FUNDS FOR 108 1ST AVENUE EAST, NEWTON, IOWA IN THE SIGNAGE 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, Vanessa Young submitted an application requesting funds for 108 1st Ave E, Newton in the Façade grant program for Young' Cake Shop and

WHEREAS, The Downtown Grant Review Board reviewed the application and recommended granting of funds up to \$245.93 as a reimbursement after work is completed and a 1:1 match is met for the Façade grant program 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 \$245.93 be provided to Vanessa Young, 108 1st Ave E, Newton, for the Façade grant program.

PASSED this _____ day of July, 2026.

APPROVED this _____ day of July, 2026.

Randy J. Ervin, Mayor

ATTEST:

Katrina Davis, City Clerk



**Downtown Façade Grant Program Agreement
Between City of Newton and Vanessa Young**

This Agreement made and entered into this ____ day of _____ 2026 by and between the City of Newton, Iowa, hereinafter called “City” and Vanessa Young, 108 1st Avenue East, Newton, Iowa, hereinafter called “Applicant.”

WHEREAS, the Applicant submitted an application to receive Downtown Improvement Grant funds in the Signage Program Area for property located at 108 1st Avenue East, Newton; and

WHEREAS, the Downtown Grant Review Board reviewed the application and recommended approval;

NOW, THEREFORE BE IT UNDERSTOOD AND AGREED:

- 1) Vanessa Young will receive up to \$245.93 in grant funds for Young’ Cake Shop for the Signage Program Area at 108 1st Avenue East.

Proposed Projects	Estimated Cost	1:1 Match Amount	Maximum Allowed	Less previous Award	Recommended Grant
Sign	\$491.85	\$245.93	\$750.00	\$0.00	\$245.93

- 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 6, 2027.
- 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:

Vanessa Young
Owner of business/tenant

Date

For City of Newton:

Randy J. Ervin, Mayor

Date

City of Newton Council Report

**Item:**

Resolution Approving the granting of Downtown Improvement Grant funds for 110 West 3rd Street South, Newton, Iowa in the signage program area

Summary:

Downtown Improvement Grant for the building at 110 W 3rd S.

Financial Impact:

\$352.56 of Downtown Improvement Grant Funds

Report Number: 2026-720**Date:**

July 6, 2026

Lead Department:

Community Development

Recommendation:

Approve

Background:

- The building retains a generally high level of historic integrity related specifically to a significant modernization movement of the mid-twentieth century, which drastically altered the building's façade.
- The applicant is requesting funds for the Sanctify storefront.
- Cost estimates and recommended grant amount are as follows-

Proposed Projects	Estimated Cost	1:1 Match Amount	Maximum Allowed	Less previous Award	Recommended Grant
Sign	\$705.13	\$352.56	\$750.00	\$0.00	\$352.56

Recommendation:

Staff recommends granting \$352.56 to Tiffany Finch for Signage

Matt Muckler, City Administrator

RESOLUTION NO. 2026 – _____

RESOLUTION APPROVING THE GRANTING OF DOWNTOWN IMPROVEMENT GRANT FUNDS FOR 110 WEST 3RD STREET SOUTH, NEWTON, IOWA IN THE SIGNAGE 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, Tiffani Finch submitted an application requesting funds for 110 W 3rd St. S. Newton in the Façade grant program for the store Sanctify and

WHEREAS, The Downtown Grant Review Board reviewed the application and recommended granting of funds up to \$352.56 as a reimbursement after work is completed and a 1:1 match is met for the Façade grant program 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 \$352.56 be provided to Tiffani Finch, 110 W 3rd St. S., Newton, for the Façade grant program.

PASSED this _____ day of July, 2026.

APPROVED this _____ day of July, 2026.

Randy J. Ervin, Mayor

ATTEST:

Katrina Davis, City Clerk



**Downtown Façade Grant Program Agreement
Between City of Newton and Tiffani Finch**

This Agreement made and entered into this ____ day of _____ 2026 by and between the City of Newton, Iowa, hereinafter called “City” and Tiffani Finch, 110 West 3rd Street South Newton, Newton, Iowa, hereinafter called “Applicant.”

WHEREAS, the Applicant submitted an application to receive Downtown Improvement Grant funds in the Signage Program Area for property located at 110 West 3rd Street South Newton; and

WHEREAS, the Downtown Grant Review Board reviewed the application and recommended approval;

NOW, THEREFORE BE IT UNDERSTOOD AND AGREED:

- 1) Tiffani Finch will receive up to \$352.56 in grant funds for Sanctify for the Signage Program Area at 110 West 3rd Street South.

Proposed Projects	Estimated Cost	1:1 Match Amount	Maximum Allowed	Less previous Award	Recommended Grant
Sign	\$705.13	\$352.56	\$750.00	\$0.00	\$352.56

- 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 6, 2027.
- 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:

Tiffani Finch
Owner of business/tenant

Date

For City of Newton:

Randy J. Ervin, Mayor

Date

RESOLUTION NO 2026 - _____

RESOLUTION EXPRESSING SUPPORT FOR THE AU SOLUTIONS MANUFACTURING FACILITY PROJECT AND ECONOMIC DEVELOPMENT INVESTMENT

WHEREAS, the City of Newton, Iowa, recognizes the importance of supporting economic development initiatives that strengthen the local economy, create employment opportunities, and contribute to the long-term vitality of the community; and

WHEREAS, AU Solutions, a chemical manufacturer headquartered in Tulsa, Oklahoma, has announced plans to construct a new agricultural chemistry manufacturing facility in Newton, Iowa; and

WHEREAS, the proposed facility represents a significant private investment of approximately \$17 million and will serve as AU Solutions' first manufacturing location outside of its Tulsa headquarters; and

WHEREAS, the new facility will support AU Solutions' continued growth and improve service to commercial agricultural customers throughout the Midwest by increasing manufacturing capacity, enhancing distribution capabilities, and providing supply chain redundancy; and

WHEREAS, the Newton facility is expected to manufacture agricultural chemistry products including agricultural adjuvants, inert ingredient packages, micronutrients, biological products, and pesticides; and

WHEREAS, the project is anticipated to create approximately twenty-two (22) new jobs in the Newton community, including positions with competitive wages, with at least twelve (12) positions expected to meet qualifying wage requirements of approximately \$29.98 per hour or greater; and

WHEREAS, the Iowa Economic Development Authority (IEDA) Board has approved economic development assistance in the form of tax credits totaling \$495,000 to support this significant investment and job creation project; and

WHEREAS, the City Council of the City of Newton believes this project aligns with the City's goals of encouraging business growth, expanding employment opportunities, strengthening the local tax base, and attracting quality employers to the community;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEWTON, IOWA, that the City Council hereby expresses its support for AU Solutions' planned \$17 million manufacturing facility in Newton, Iowa.

BE IT FURTHER RESOLVED that the City Council recognizes and appreciates AU Solutions' investment in the Newton community and looks forward to the positive economic impact, employment opportunities, and continued partnership resulting from this project.

PASSED this _____ day of July 2026.

APPROVED this _____ day of July 2026.

Randy J. Ervin, Mayor

ATTEST:

Katrina A. Davis, City Clerk



Real People. Real Solutions.

MEMORANDUM

Date: June 2, 2026 - Amended 6/12/2026

To: Jody Rhone, Public Works Director – City of Newton

From: Katie Sterk, P.E., and Nina Caraway, P.E.

Subject: Newton Water Works Hydraulic Modeling Results
City of Newton, Iowa
Project No.: 26X.142787

I. INTRODUCTION

The purpose of this technical memorandum is to provide the City of Newton Waterworks (NWW) with an understanding of its existing water distribution system and to summarize the findings of a hydraulic evaluation completed using Bentley's WaterGEMS hydraulic modeling software. This effort also included identifying opportunities to improve the hydraulic model to better support future planning, capital decision-making, and operational problem-solving. Relevant results from NWW's 2024 Cost of Service Study were also considered to help align system needs with long-term financial planning.

Following the delivery of this memorandum, Bolton & Menk will review the model and associated findings with the city to discuss potential scenarios the city may wish to evaluate using the existing model framework. While limitations in available data may affect the precision of some scenario analyses, the evaluation can assist in providing high-level recommendations for distribution system improvements.

All system improvement recommendations will be based on current industry design practices and on an assessment of how well the system meets existing water-demand and performance requirements. The information presented in this memorandum is intended to support NWW in prioritizing projects and in planning, funding, and implementing future improvements.

II. EXISTING WATER SYSTEM

NWW provides potable water to the Cities of Newton and Lambs Grove, as well as wholesale water to the Iowa Regional Utilities Association (IRUA). Wholesale sales to IRUA currently represent over half of the water produced and treated at the NWW Water Treatment Plant (WTP).

The NWW water system, as shown in **Figure 1**, includes the following assets:

- Eighteen (18) active alluvial wells and one (1) deep Jordan well located near the WTP
- One (1) WTP

Water Works Hydraulic Modeling Results

City of Newton, Iowa

June 2, 2026

Page 2

- Four (4) high service pumps (HSPs) – two (2) 200 horsepower (HP) pumps, and two (2) 350 HP pumps
- Two parallel transmission mains – one (1) 16-inch and one (1) 20-inch
- Two (2) elevated storage tanks (ESTs) – Central Tower and East Tower
- Three (3) Central Ground Storage Reservoirs (GSRs), one (1) at the WTP, and two (2) located near the Central Tower
- One (1) Central Booster Station with five (5) booster pumps located near the Central Tower, three (3) 50 HP pumps, and two (2) 100 HP pumps
- A distribution network of trunk and distribution watermains ranging from 2 to 16 inches in diameter.

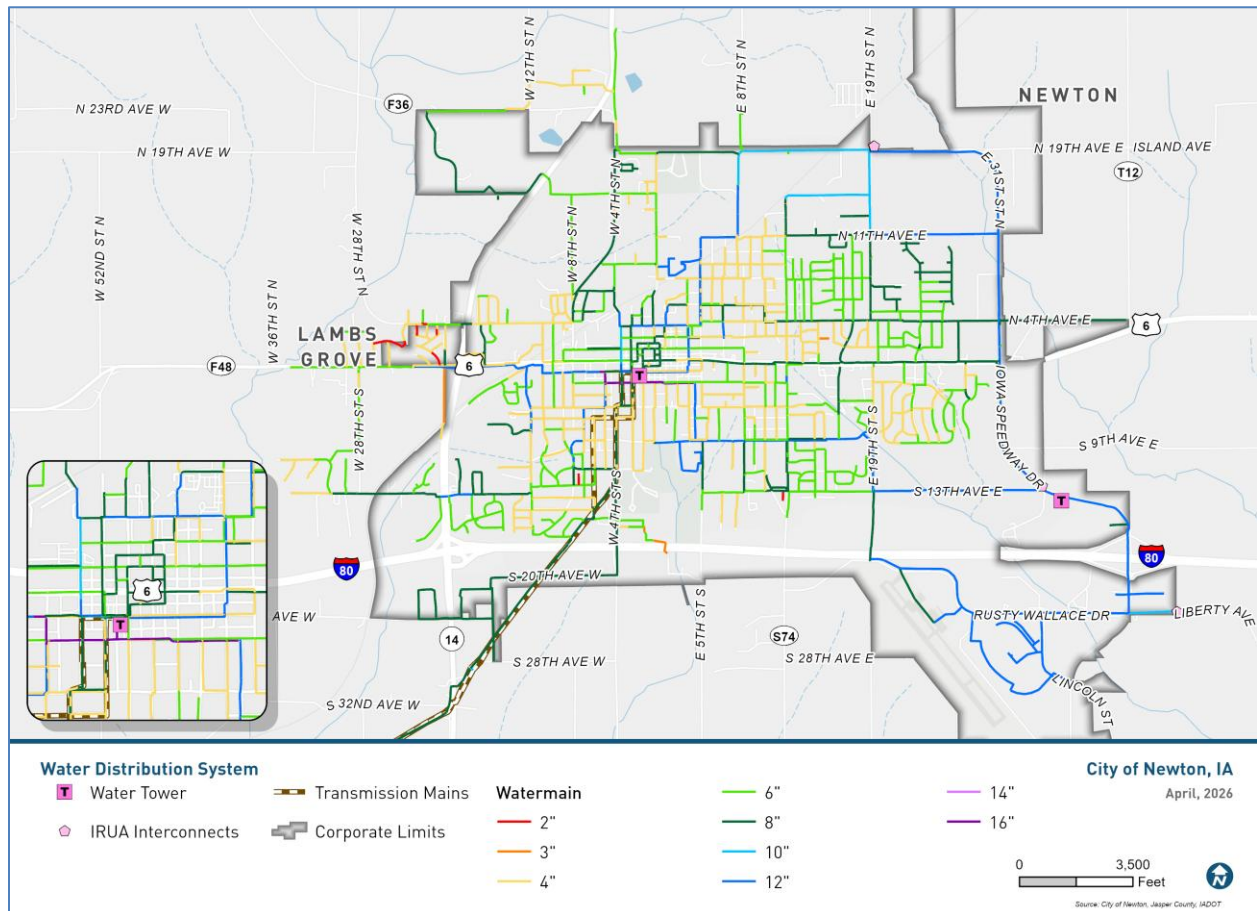


Figure 1. Overview of NWW major water distribution infrastructure and IRUA interconnects

A. WATER SUPPLY

Water is supplied to the WTP by the alluvial wells and Jordan well, all located within the valley surrounding the plant. Because these wells do not directly discharge into the distribution system, they were not included as variable inputs in the hydraulic model. However, given the system's limited source redundancy, additional modeling and planning may need to be undertaken to evaluate future water supply alternatives.

B. WATER TREATMENT FACILITIES

NWW operates a lime softening WTP located approximately five (5) miles southwest of the City. The WTP has a permitted design capacity of 7.2 MGD. While the permitted capacity is 7.2 MGD, it should be noted that the plant is capable of treating up to 9 MGD with targeted elimination of system bottlenecks. Recent assessments have shown increasing maintenance requirements and aging equipment. During the 2024 Cost of Service study, it was determined that the existing plant is approaching the need for significant capital investment.

In addition, continued high wholesale demand from IRUA will require future expansion of both water supply and treatment capacity. The dual finished-water transmission mains conveying flow from the plant to the Central storage site are also aging and will require repair and/or replacement.

From the WTP, distribution is divided between:

- The IRUA-owned pump station, which delivers treated water directly to the IRUA system, and
- The WTP high-service pumps, which convey water through two parallel transmission mains to the Central Booster Station.

No as-builts of the WTP were available for creating exact pipe alignments, pump connectivity, and assigning relevant elevations. Model pump connectivity was thus defined from staff institutional knowledge and base elevations assumed from 2-ft elevation contour data. No manufacturer curves were available for the HSPs. NWW staff provided both design and "current" flow and head points from which one-point pump curves were created in the model.

The Central Booster Station is located alongside the GSRs and Central Tower. From this site, water is distributed throughout the system, including four (4) additional IRUA connection points and the East Tower.

C. WATER STORAGE FACILITIES

NWW maintains approximately 6.5 million gallons of total storage capacity across five (5) facilities. **Table 1** summarizes the current storage assets.

Table 1. Newton Water Works Storage Facilities			
Name	Type	Size	Location
WTF Reservoir	Ground Storage Reservoir	1 MG	WTP, 48 th Ave W
Central North	Ground Storage Reservoir	1 MG	S 2 nd Ave W
Central South	Ground Storage Reservoir	2 MG	S 2 nd Ave W
Central Tower	Elevated Multi-Legged	0.5 MG	S 2 nd Ave W
East Tower	Elevated Hydro-Pillar	2 MG	Iowa Speedway Dr

The Central reservoirs and Central Tower provide both storage and system pressure for retail customers. The East Tower supports fire protection demands associated with the Speedway area and three (3) IRUA interconnection points. As-builts were not available for confirming dimensions, connectivity, and key elevations for any storage facilities. Such information was provided by NWW using institutional knowledge and sketches. Using a ground elevation estimated from 2-ft elevation contours and staff knowledge of tank heights, the calculated high-water level of the Central and East Towers is 1,085.30 and 1,085.50 feet above mean sea level (MSL), respectively. The bottom and top elevations for the GSRs were not provided and, therefore, approximated to reflect the known total storage volume. Per staff correspondence, both main transmission lines feed into both the North and South GSRs. To the staff’s knowledge, there is not a cross-connection or equalization pipe between the two GSRs, but the GSRs are still equalized—potentially due to how they are fed from the transmission lines.

Like the HSPs, no manufacturer curves were available for the Central booster pumps. Unlike the HSPs, there were no known design points. In lieu of performance data, NWW staff provided assumed flow rates for use within the model as follows: 2000 gallons per minute (gpm) for the 100 HP pumps and 1000 gpm for the 50 HP pumps.

D. WATER USAGE

Several years of Monthly Operating Reports (MORs) indicate an Average Daily Demand (ADD) of 4.58 MGD (3180 gpm) and a Maximum Daily Demand (MDD) of 6.77 MGD (4700 gpm). Given the permitted capacity of the treatment plant (7.2 MGD), this means 0.43 MGD of remaining capacity for MDD conditions.

III. WATER SYSTEM DESIGN CRITERIA

This section outlines the criteria used to evaluate the water system, including historical water use, water supply and storage requirements, required fire flows, and system pressure standards. These criteria form the basis for design and performance evaluation.

A. WATER SUPPLY REQUIREMENTS

Engineering practice recommends that firm well capacity—defined as the total pumping capacity with the largest well out of service—be equal to or greater than the MDD.

B. STORAGE REQUIREMENTS

Water storage provides operational flexibility and emergency protection by:

- Equalizing pressure across the system
- Supplying fire flow
- Providing reserve capacity during pump or power failures

Elevated storage is typically used in communities of this size to maintain pressure and supply when wells are offline. A common rule of thumb is to provide sufficient storage volume such that average daily demand (ADD) cycles through the tank within approximately two days to prevent freezing during the winter season.

Storage design typically evaluates equalization, fire demand, and emergency reserve volumes:

- Equalization storage: approximately equal to ADD
- Fire storage: varies by zoning; Insurance Services Office (ISO) guidance for commercial areas is 3,500 gpm for 3 hours
- Emergency storage: approximately 60% of ADD, which may be reduced when reliable backup power is available
- Total storage: typically sized as equalization storage plus the larger of fire-flow storage or emergency storage

C. WATERMAIN SIZING REQUIREMENTS

The Ten States Standards recommend:

- Minimum 6-inch diameter for hydrant service and fire protection, with larger mains required on an as-needed basis
- Flow velocities between 2–10 fps, with <5 fps preferred for normal operation and 10 fps acceptable for short-duration emergencies

D. PRESSURE REQUIREMENTS

Utilities must balance adequate pressure, customer service needs, and system integrity. Higher pressures can improve fire flow but may increase water loss through leaks.

The Ten States Standards recommend:

- Minimum working pressure: 35 psi
- Typical operating range: 60–80 psi
- Minimum system pressure under all flow conditions: 20 psi (verifies there is adequate water pressure during emergencies or prolonged outages)

E. FIRE FLOW RECOMMENDATIONS

ISO guidance varies by building size and occupancy:

- Residential minimum: 1,000 gpm
- Commercial/industrial: typically 3,500 gpm

Small-diameter or dead-end mains may not be able to deliver the required flows. Coordination with ISO and the State Fire Marshal is recommended to confirm fire flow requirements for insurance purposes.

IV. EXISTING SYSTEM STORAGE EVALUATION

Water storage requirements for NWW using the approach described above are summarized in **Table 2**. This analysis shows NWW’s existing system has sufficient storage to meet existing demands.

Table 2 – Existing System Storage Evaluation		
		Existing System
Fire Demand (gpm)		3,500
Maximum Daily Demand (gpm) ⁽³⁾	+	3,742
Total Coincident Demand (gpm)	=	7,242
Firm Supply (gpm) ⁽¹⁾	-	7,000
Withdrawal from Storage (gpm)	=	242
Fire Flow Duration (minutes)	x	180
Firefighting Storage (MG)	=	0.04
Equalizing Storage [ADD] (MG) ⁽³⁾	+	3.60
Total Storage Required (MG)	=	3.64
Available Storage (MG)	-	6.50
Storage Deficit (MG)⁽²⁾	=	-2.86 (Surplus storage, no deficit)
⁽¹⁾ Assumes existing firm capacity with the largest High Service Pump out of service. ⁽²⁾ Negative values indicate there is sufficient existing storage and no storage deficit. ⁽³⁾ Excludes 12” IRUA meter demand and storage at the WTP.		

A storage tank turnover rate analysis shows that the combined 6.5 MG storage turns over every 1.8 days (43 hours) at an ADD of 3.60 MGD. This is between the recommended turnover rate of 1 to 2 days and, therefore, acceptable.

V. EXISTING SYSTEM WATER DISTRIBUTION MODEL

A hydraulic model of NWW's distribution system was developed using Bentley's WaterGEMS software to evaluate existing performance, identify deficiencies, and assess the impacts of future development or infrastructure improvements. The model analyzes pressures, velocities, headloss, and fire flow availability, and generates system, pressure, and fire flow results for both ADD and MDD scenarios. Scenarios are set up as steady-state simulations, meaning results reflect a snapshot of operational conditions.

A. MODEL DEVELOPMENT

Watermains and infrastructure were imported from NWW's GIS dataset, with missing components added manually per correspondence with NWW staff. The distribution network was reviewed for proper connectivity, and NWW staff helped verify locations where pipes crossed rather than connected. Tank levels and pump settings controls were entered into their respective model elements. As mentioned earlier, manufacturer curves were not available for any pumps, with the booster pumps additionally not having verified flow rates or measured pressures. While staff provided set points for HSPs, known operational patterns for the booster pumps were only qualitatively described based on elevated tank levels.

Large-user demands were assigned to georeferenced meters, and remaining demands, calculated from MOR data, were divided evenly across the remaining distribution nodes.

Model verification was completed using fifteen (15) hydrant flow tests conducted on August 11, 2025. While testing staff noted the respective elevated tank levels and pumping rates from the WTP, they did not document the pumping rates from the booster pumps. Nor was it possible to track which IRUA interconnects were active during the testing period. For conservative fire flow prediction, all IRUA interconnects were assumed to pull water from the NWW system.

Typically, in a model-development process, Hazen-Williams C-factors are assigned to pipes based on known material and installation date. Unfortunately, this information was mostly incomplete except for recently installed or rehabilitated pipes.

Preliminary model-predicted flows were compared with these tests and presented to NWW staff at an interim meeting. One (1) test (performed at a dead end on W 15th St S) did not show a drop in residual pressure; for this test, NWW staff suspected the test hydrant was on a different line. Of these tests, seven (7) were on significant dead ends and/or small-diameter lines, and the testing equipment could only measure down to 530 gpm. In the model, all seven (7) of these hydrants reproduced flows of 530 gpm or less. Within these seven (7) low flow spots, one hydrant on E 2nd St S had suspiciously low static pressures of 21 psi. This main was subsequently visited by NWW staff to discover an upstream valve 3/4 closed.

This discussion with NWW staff also illuminated the impact of privately-owned mains on fire flows. **Figure 2** shows an example of an area off E 19th St S where measured flows were higher than model-predicted flows. Without any private lines, the only feed was from four-

inch mains. With the addition of known private looping to the south (orange line), model-predicted results subsequently improved.

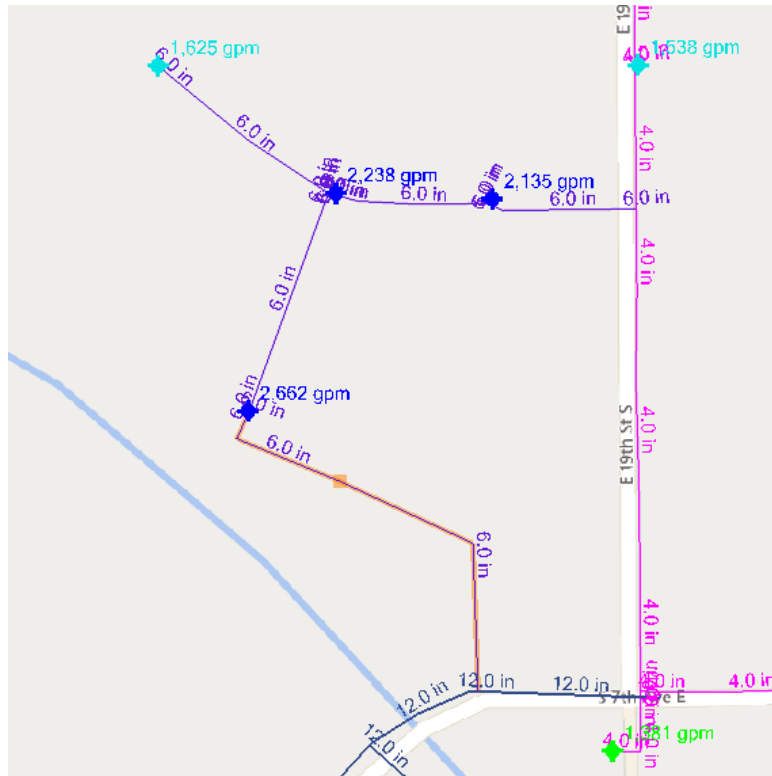


Figure 2. Example of privately-owned main (orange) added to improve fire flow prediction

Comparison of model results to remaining field data indicates the model will slightly to moderately underpredict field-measured flows (once converted to theoretically available at 20 psi). Given the uncertainties between booster pump operations/flows and IRUA interconnect status, the model provides a conservative representation of NWW's existing distribution system for planning-level analysis.

Following verification, ADD and MDD conditions were evaluated:

- ADD: towers set 2 ft from full
- MDD: towers at half full

Given the uncertainty with booster pump operations/flows and IRUA interconnects, and how they overlap to influence operational patterns, both scenarios assume all IRUA interconnects active, one pump running per transmission line (one 350 HP and one 200 HP), the 100 HP booster pump running from the South GSR, and both a 100 HP and 50 HP pump running from the North GSR.

B. MODEL RESULTS

Modeled pressures fall within recommended operating ranges for both ADD and MDD conditions when excluding predicted pressures along the transmission mains. Elevations at the WTP start at 770 ft MSL and end at around 950 ft MSL at the GSRs. Lacking as-builts or survey data at the GSRs, model junctions are assumed to be 7 ft below ground elevation. Thus, between not knowing true depths (likely deeper than 7 ft) and lacking any pressure gauge data to reference for model adjustments, the model has pressures below 20 psi near the end of the transmission mains due to the sheer length of piping and elevation gain from the WTP. As no customers or hydrants are fed by the transmission mains, these results have been left as-is until more information becomes available for model refinement. **Table 3** summarizes system pressures (excluding transmission mains), and

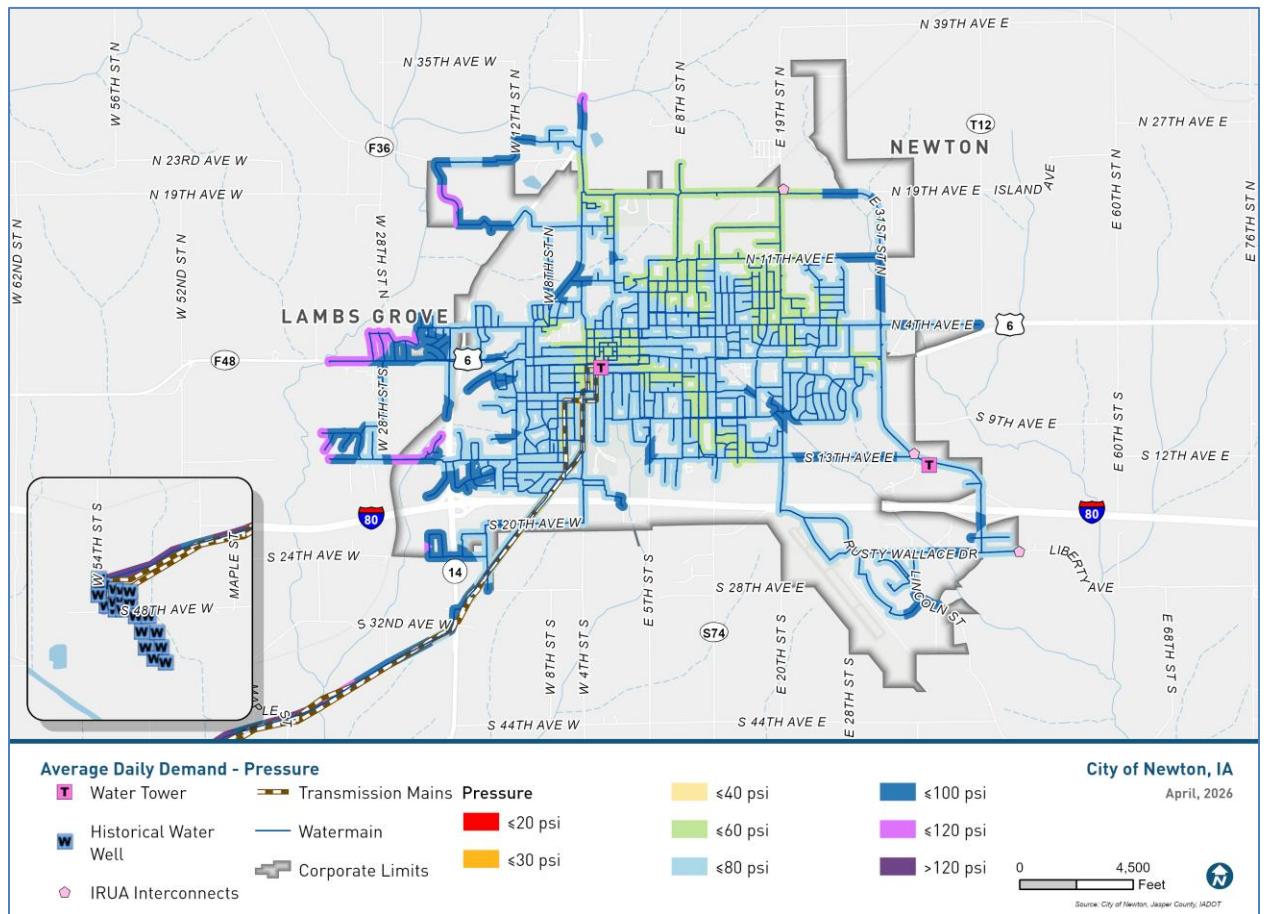


Figure 3 and **Figure 4** illustrate pressure distributions across the system (including transmission mains). In both ADD and MDD conditions, all system pressures exceed 40 psi, with most between 40 and 80 psi. Between ADD and MDD, average pressures drop from 67 psi to 59 psi.

Table 3. Summary of System Pressures for ADD and MDD Scenarios		
Pressure Range (psi)	Percent of System (%)	
	ADD	MDD
40 - 60	23.0%	65.2%
60 - 80	65.9%	28.5%
80 - 100	8.4%	4.6%
100 - 120	1.8%	0.9%
> 120	0.2%	0.2%

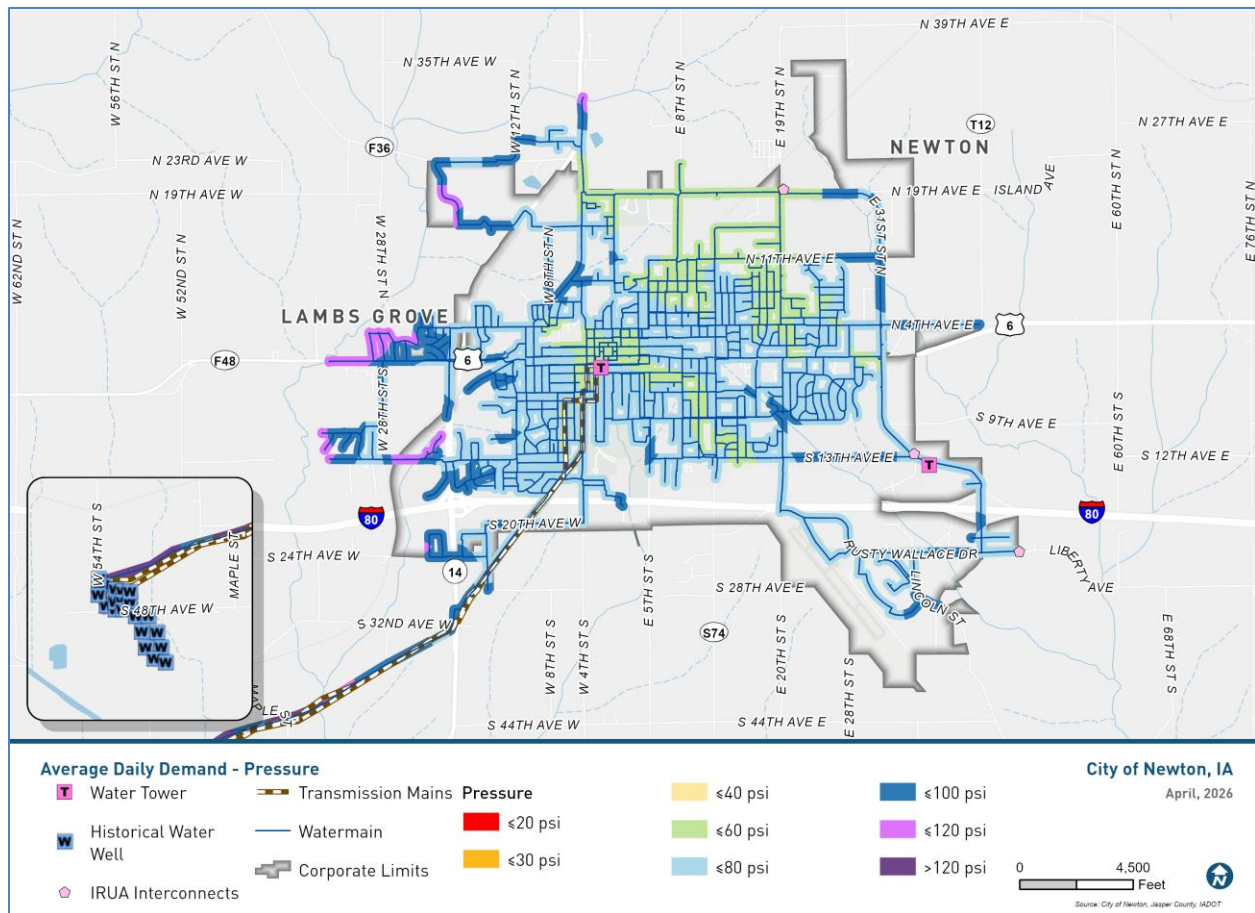


Figure 3. Model-Predicted System Pressures for Average Day Demand Conditions

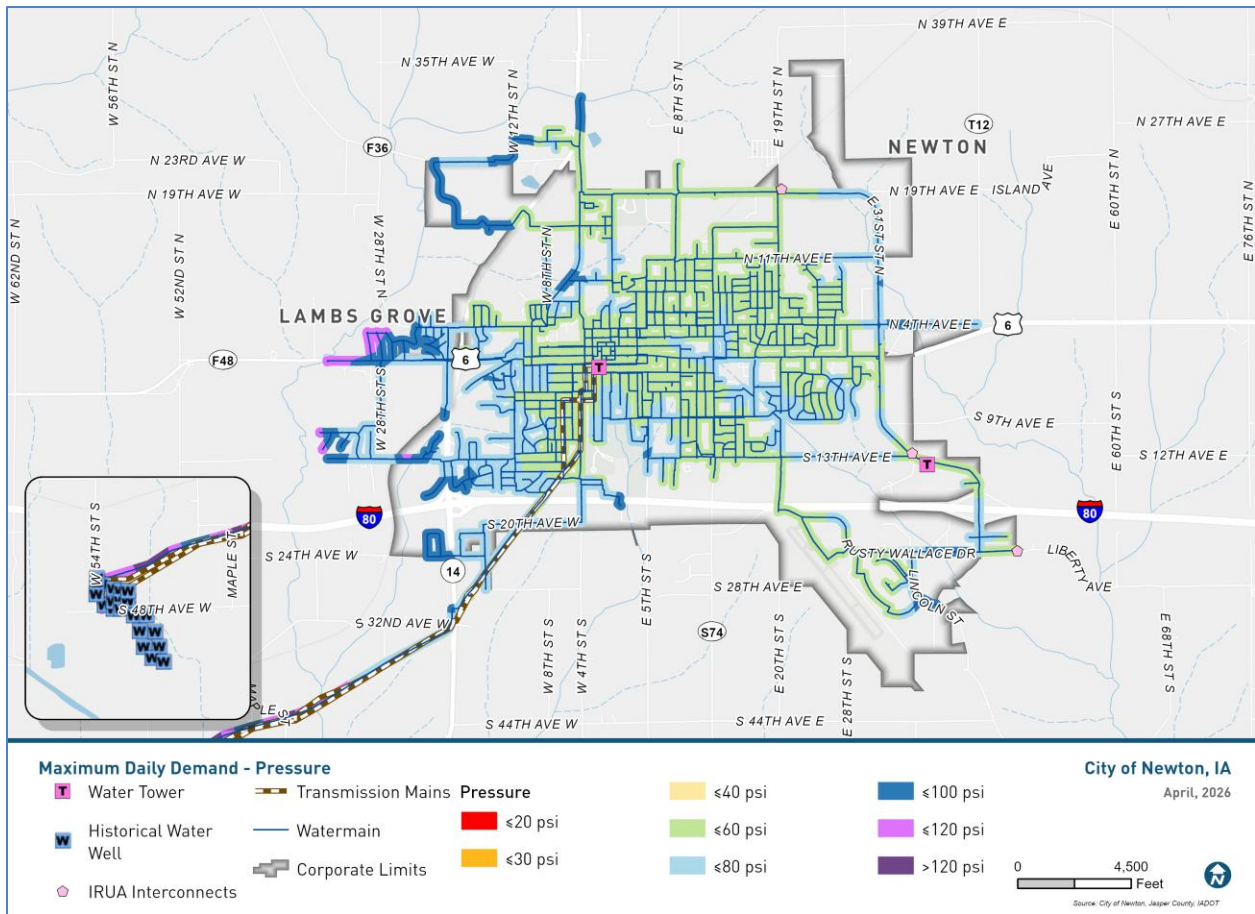


Figure 4. Model-Predicted System Pressures for Maximum Day Demand Conditions

C. FIRE FLOW AVAILABILITY

The model predicts most hydrants should provide more than 1,000 gpm under MDD conditions; however, 153 (20.3%) hydrants fall below this threshold, including 36 (4.8%) predicted to produce <500 gpm. These locations correspond to areas with small-diameter or dead-end mains. Available fire flow results are summarized in **Table 4**, with the spatial distribution shown in **Figure 5**. This figure additionally highlights which hydrants should be revisited for repeat testing and/or other field testing, as NWW provided a list of historical test flows from their fire department to compare to the model. These highlighted locations indicate where the model predicted much higher available flows than measured in the field. Thus, these locations are candidates for testing valve operability/status or even performing C-Factor testing to assess the level of pipe tuberculation. The interim meeting with NWW staff discussed the lack of available information on pipe material and installation date, but anecdotally, they know much of the system was constructed before 1970. Thus, finding areas of model over-prediction can highlight priority assets for additional investigation and potential capital planning prioritization.

Table 4. Model-Predicted Available Fire Flow for MDD Conditions		
Available Flow Range (gpm)	Number of Hydrants	Percent (%)
<500	36	4.8%
500 - 1000	117	15.5%
1000 - 1500	132	17.5%
1500 - 2000	127	16.8%
> 2000	343	45.4%

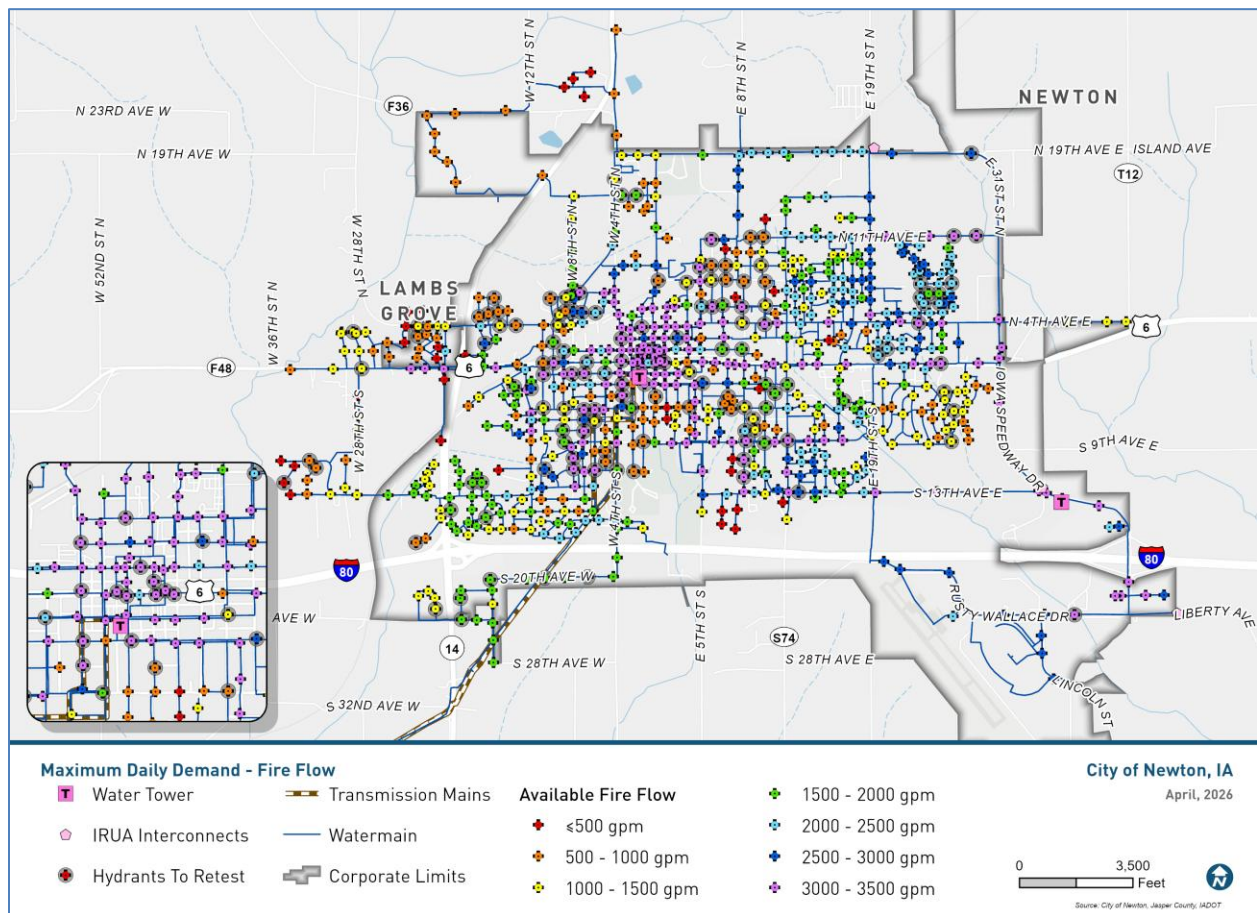


Figure 5. Model-Predicted Available Fire Flow, with Key Hydrants Highlighted for Targeted Field Investigation

D. HYDRAULIC PERFORMANCE

Headloss values remain within acceptable limits during ADD and MDD. Of note, for non-transmission mains, velocities can occur > 5 ft/s for 4-inch mains.

VI. RECOMMENDED SYSTEM IMPROVEMENTS

For a steady-state representation of the system, non-transmission pressures meet recommended standards system-wide. Fire flow deficiencies are limited to areas served by smaller or dead-end watermains. Fire flow performance can be improved by upsizing or looping the mains feeding low-flow hydrants and improving hydrant laterals where applicable. Areas where the model may over-predict fire flows due to closed valves or deteriorated pipes have been highlighted for future field verification.

VII. NEXT STEPS

As the steady-state model currently stands, its predictive capabilities can support evaluation of:

- Future development impacts (high level)
- Watermain sizing recommendations
- Potential elevated storage sites
- Pressure, hydraulic grade, fire flows, velocities, and headloss under hypothetical and simplified operating conditions

Recommended actions for immediate model refinement include:

- During standard and peak operational conditions, manual measurements of pressures and flows at pumping and storage facilities (where existing gauges and meters exist).
 - Note changes in pressure/flow values depending on which pump combinations are running.
- Track down manufacturer curves for booster pumps.
 - Consider flow tests otherwise to recreate operating points and/or curve.
- Investigating priority hydrants identified from comparing model results to fire department flows
 - Where old pipe materials are found, maintain updates to GIS.
- Determine if the existing Supervisory Control and Data Acquisition (SCADA) system has a historian for historic data download.
 - Perform data gap analysis on what is possible to download and what additional sensors should be included in capital planning. Priority areas may include tracking IRUA interconnect flows.
 - Should this be feasible in the near-term, the model can be converted to an extended period simulation (EPS) model for advanced prediction for varying operational conditions.
- High-level field investigation to confirm GSR dimensions, key elevations, and connectivity with transmission/pumping assets.
- Assess production data against full customer billing (versus just the largest users). This will result in the calculation of non-revenue water (NRW) and help with assumptions related to model demand loadings.

Recommended actions for long-term model refinement include:

- Confirm dimensions and connectivity of GSRs and booster pumps with survey and/or subsurface utility engineering (SUE) and maintain updates to GIS.
- If no SCADA historian exists and/or the current one is unwieldy, consider a read-only cloud-based SCADA platform. Such services will link to existing sensors, install additional sensors, and push the resulting data to the cloud for data-tracking purposes only.
- Include full asset management strategies to include existing, but unformatted NWW datasets. These datasets include historic projects, lists of addresses with customer complaints, and main break locations. These can be combined with efforts to update GIS, perform risk calculations, and layer the resulting spatial analyses in comparison with model results for targeting capital planning.
- Perform strategic system pressure monitoring with hydrant pressure recorders (HPRs) or similar devices.
 - Certain pressure monitoring can additionally track transients. This information can be paired with the historic main break dataset by doing a trend analysis and/or identifying hot spots for targeting transient measurements.
 - System pressure monitoring then allows for the development and calibration of an EPS model. Meaning potential for evaluating alternative control strategies, water age/quality, and even main break predictions.

Overall, the model, as it stands now, serves as a critical first step in predicting water system behavior and providing target areas for improving fire safety, especially at dead-end or undersized mains. At a high level, it can support decision-making and capital planning for large-scale improvement projects and/or developments.

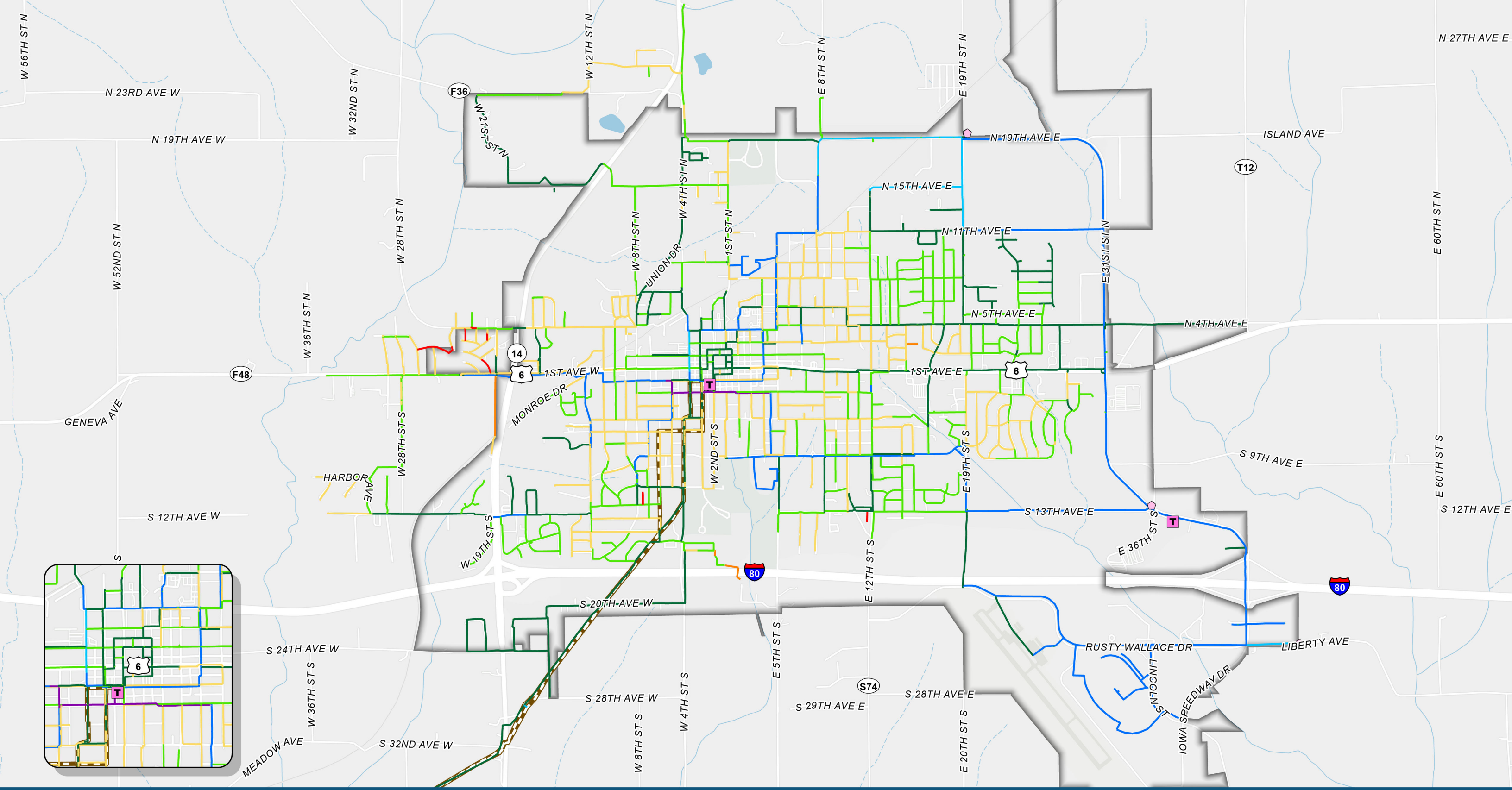
Please contact me with any questions at Kathryn.Sterk@bolton-menk.com or 515-520-9037.

KES:bj

cc: Justin Nickel – Bolton & Menk, Inc.

Attachments:

- Figures 1, 3, 4, and 5

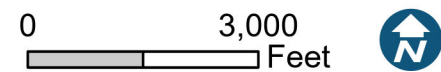


Water Distribution System - Figure 1

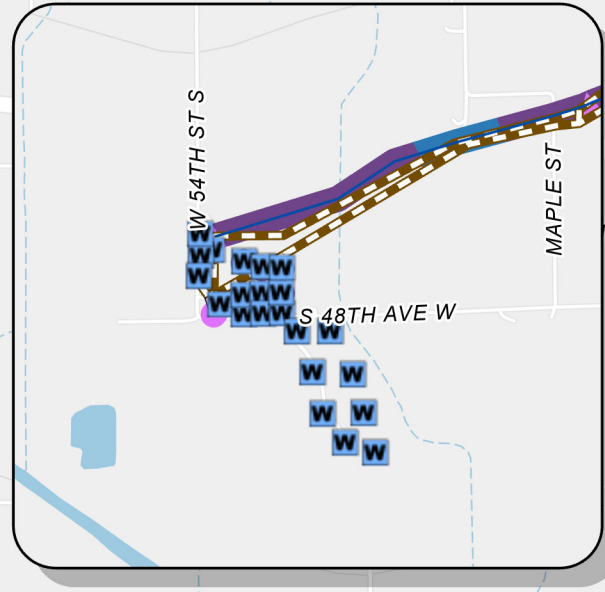
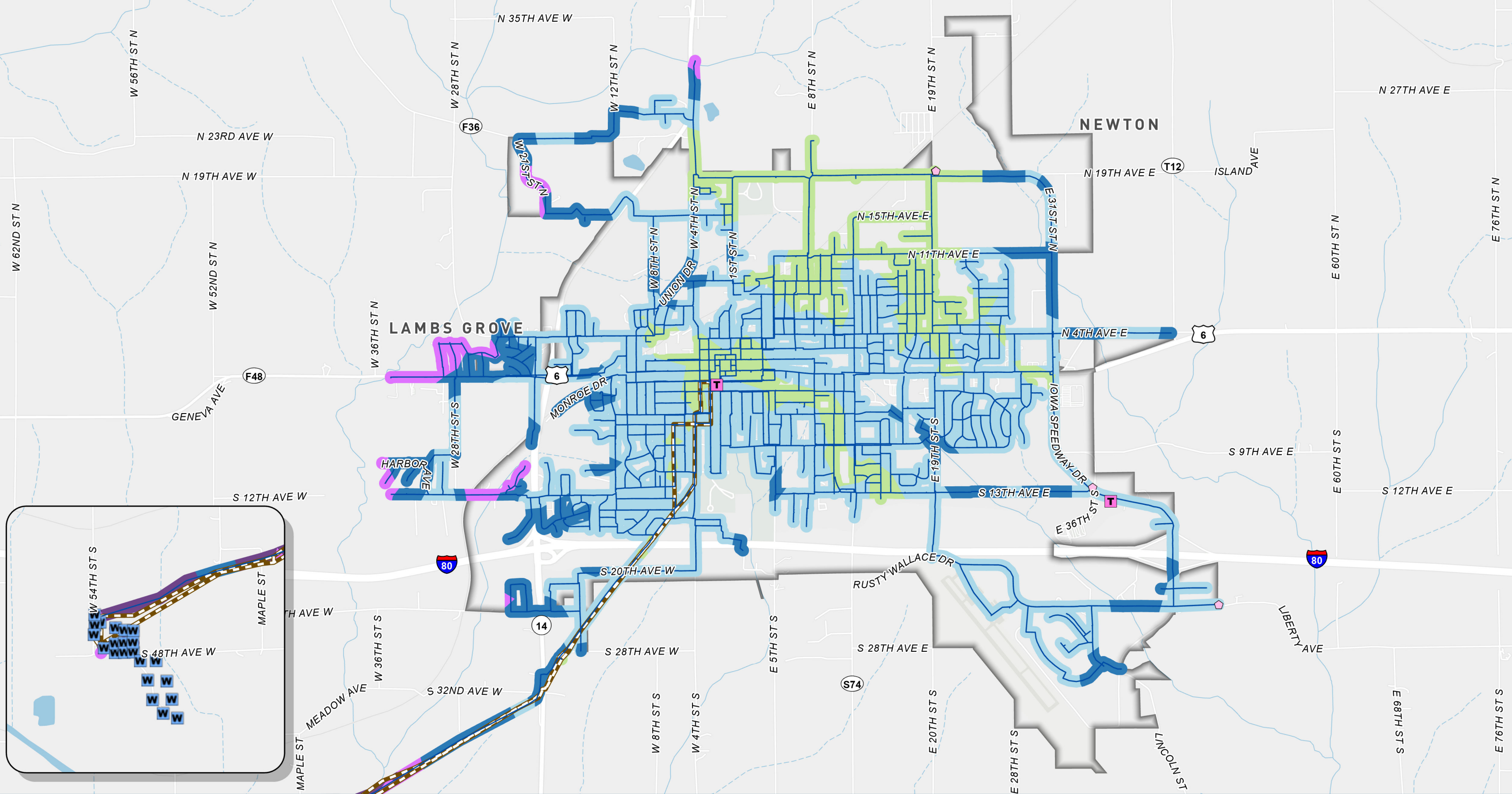
City of Newton, IA

April, 2026

- Water Tower
 - Transmission Mains
 - IRUA Interconnects
 - Corporate Limits
- | |
|---|
| <p>Watermain</p> <ul style="list-style-type: none"> 2" 3" 4" 6" 8" 10" 12" 14" 16" |
|---|



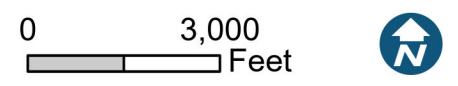
Source: City of Newton, Jasper County, IADOT



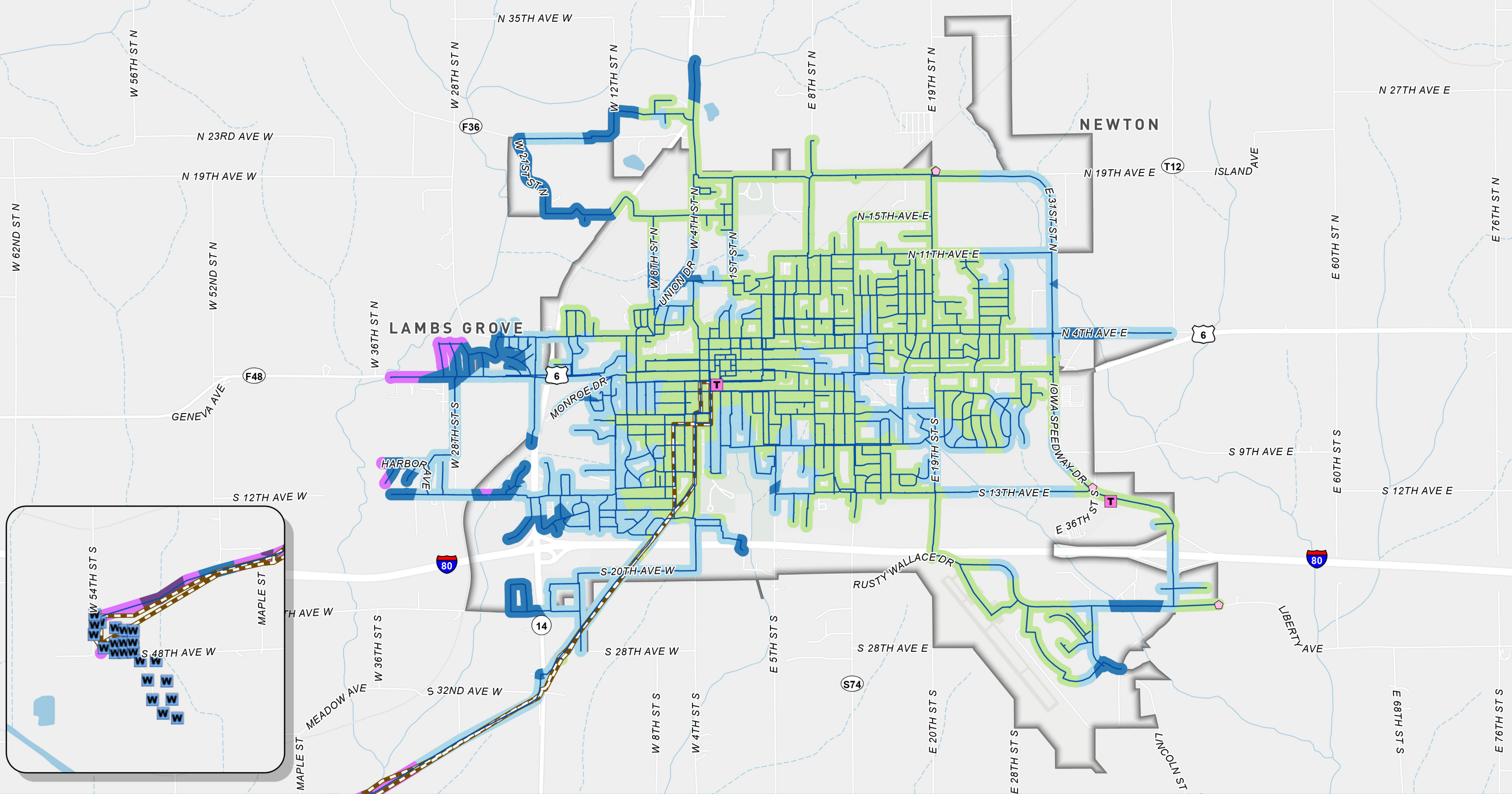
Average Daily Demand - Pressure - Figure 3

City of Newton, IA
 April, 2026

- | | | | | |
|-----------------------|--------------------|-----------------|---------|----------|
| Water Tower | Transmission Mains | Pressure | ≤40 psi | ≤100 psi |
| Historical Water Well | Watermain | ≤20 psi | ≤60 psi | ≤120 psi |
| IRUA Interconnects | Corporate Limits | ≤30 psi | ≤80 psi | >120 psi |



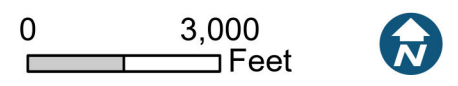
Source: City of Newton, Jasper County, IADOT



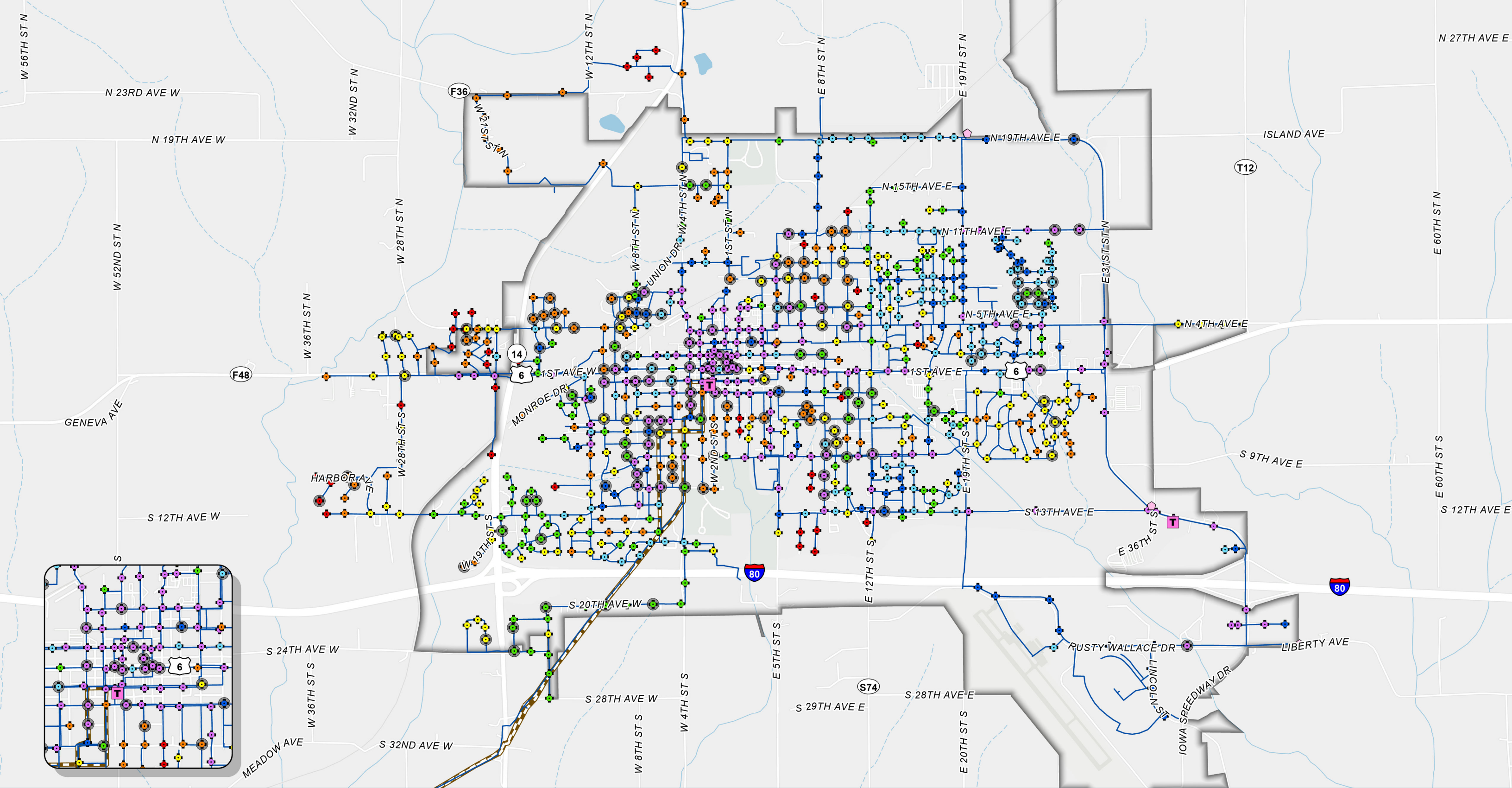
Maximum Daily Demand - Pressure - Figure 4

City of Newton, IA
 April, 2026

- | | | | | |
|-----------------------|--------------------|-----------------|---------|----------|
| Water Tower | Transmission Mains | Pressure | ≤40 psi | ≤100 psi |
| Historical Water Well | Watermain | ≤20 psi | ≤60 psi | ≤120 psi |
| IRUA Interconnects | Corporate Limits | ≤30 psi | ≤80 psi | >120 psi |



Source: City of Newton, Jasper County, IADOT

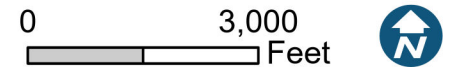


Maximum Daily Demand - Fire Flow - Figure 5

City of Newton, IA

April, 2026

- | | | | | |
|--------------------|--------------------|----------------------------|-----------------|-----------------|
| Water Tower | Transmission Mains | Available Fire Flow | 1000 - 1500 gpm | 2500 - 3000 gpm |
| IRUA Interconnects | Watermain | ≤500 gpm | 1500 - 2000 gpm | 3000 - 3500 gpm |
| Hydrants To Retest | Corporate Limits | 500 - 1000 gpm | 2000 - 2500 gpm | |



Source: City of Newton, Jasper County, IADOT

Newton Water Works Hydraulic Modeling Overview

City Council Presentation
July 6, 2026

Project Purpose

- Evaluate water distribution system performance
- Develop a hydraulic model using Bentley WaterGEMS
- Assess pressures and Fire flow
- Identify operational and infrastructure deficiencies

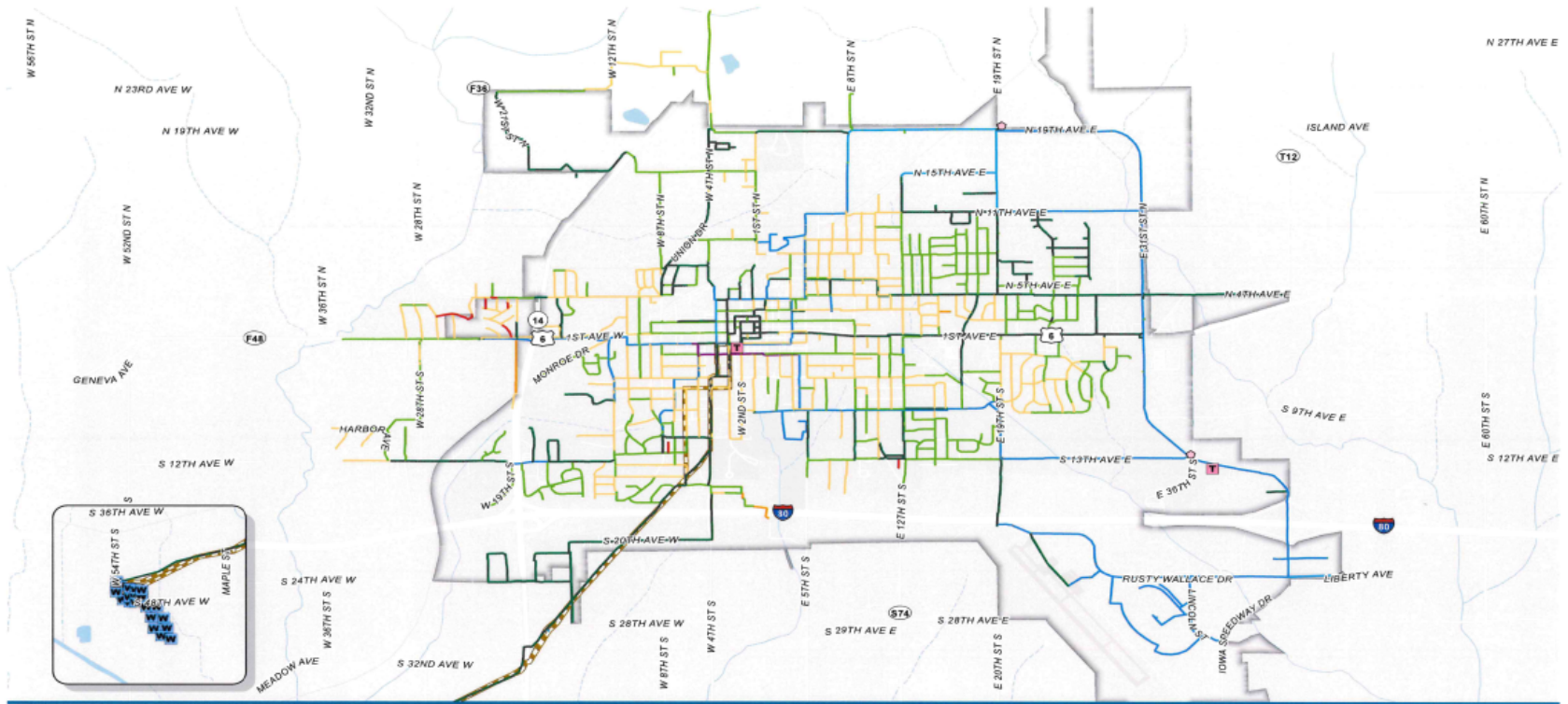
Support:

- Capital improvement planning
- Operational decision-making
- Assist with project prioritization

Water System Overview

- Newton Water Works serves:
 - Newton
 - Lambs Grove, Country Club Acres and Bittersweet
 - Wholesale customer: Iowa Regional Utilities Association
- IRUA wholesale demand represents over 50% of treated water production
- Major infrastructure includes:
 - 18 active alluvial wells
 - 1 Deep Jordan Well
 - 7.2 MGD Lime softening water treatment plant
 - 2 transmission mains 16" & 20"
 - 2 Elevated towers and 3 ground storage reservoirs = 6.5MG
 - 4 High Service Pumps, Plant Pump Station
 - 1 Booster pumping station, Central Pump Station 5 pumps
 - 126 Miles of Distribution mains ranging from 2" to 16"

Water Distribution System

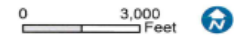


Water Distribution System

- Water Tower
- Historical Water Well
- IRUA Interconnects
- Transmission Mains
- Corporate Limits
- Watermain**
- 2" — 6" — 10" — 16"
- 3" — 8" — 12" — 14"

City of Newton, IA

April, 2026



Source: City of Newton, Jasper County, IADOT

Water Demand & Capacity

- Permitted Plant Capacity: 7.2 MGD
- Average Daily Demand (ADD): 4.58 MGD
- Maximum Daily Demand (MDD): 6.77 MGD
- Remaining Peak Capacity: 0.43 MGD
 - Challenges:
- Aging well and plant infrastructure, increasing maintenance needs
- Aging transmission mains
- Aging, undersized or dead-end distribution mains
- Continued growth Northeast service area
- Funding infrastructure replacement

Storage Evaluation

- Required Storage: 3.64 MG
- Available Storage: 6.50 MG
- Storage Surplus: 2.86 MG
- Tank Turnover rate: 1.8 days
- Conclusion: Adequate storage capacity,
Recommended turnover rate 1 to 2 days

Design Criteria

Ten States Standards

- Minimum working pressure: 35 psi
- Typical operating pressure: 60–80 psi
- Minimum emergency pressure: 20 psi
- Minimum hydrant main size: 6 inches
- Preferred velocity: less than 5 ft/sec

FIRE FLOW RECOMMENDATIONS

ISO guidance varies by building size and occupancy:

- Residential minimum: 1,000 gpm
- Commercial/industrial: typically 3,500 gpm for 3 hours

Small-diameter or dead-end mains may not be able to deliver the required flows.

Hydraulic Model Development

Model developed using GIS infrastructure data

Field verification included:

- 15 hydrant flow tests
- Pressure observations
- Pump operating conditions

Challenges encountered:

- Limited as-built records
- Missing pump curves
- May be unknown private water main connections
- Model calibrated conservatively for planning purposes

Hydraulic Model Pressure

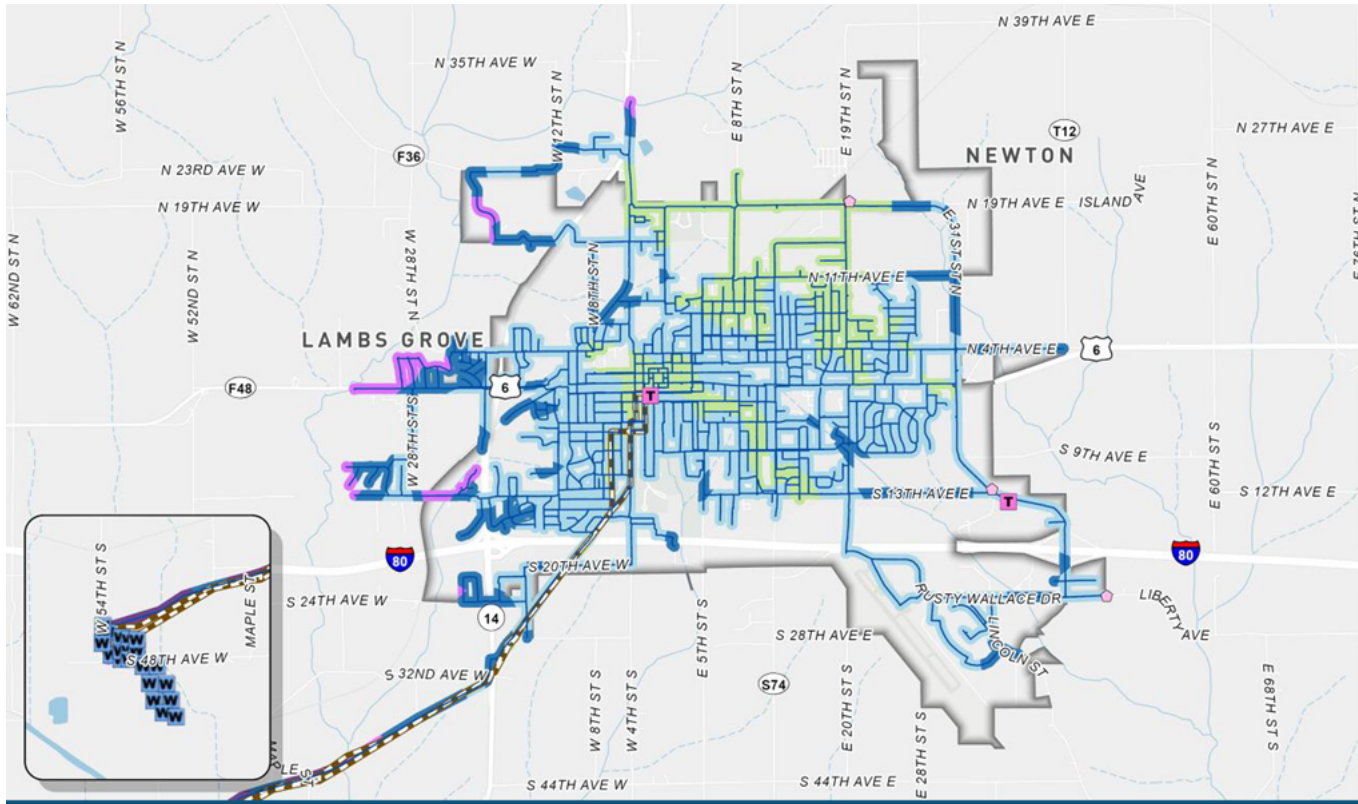
The Ten States Standards recommend:

- Minimum working pressure: 35 psi
- Typical operating range: 60–80 psi
- Minimum system pressure under all flow conditions: 20 psi (verifies there is adequate water pressure during emergencies or prolonged outages)

– Model Pressure Results

- In both ADD and MDD conditions, all system pressures exceed 40 psi, with most between 40 and 80 psi. Between ADD and MDD, average pressures drop from 67psi to 59 psi.
- Lower pressures limited primarily to transmission mains, due to long distance & elevation gain, no customers on transmissions
- All Newton Water customer areas exceed minimum pressure requirements

Model-Predicted Average Day Demand Pressure Results

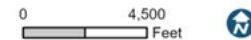


Average Daily Demand - Pressure

- | | | | | |
|-----------------------|--------------------|-----------------|---------|----------|
| Water Tower | Transmission Mains | Pressure | ≤40 psi | ≤100 psi |
| Historical Water Well | Watermain | ≤20 psi | ≤60 psi | ≤120 psi |
| IRUA Interconnects | Corporate Limits | ≤30 psi | ≤80 psi | >120 psi |

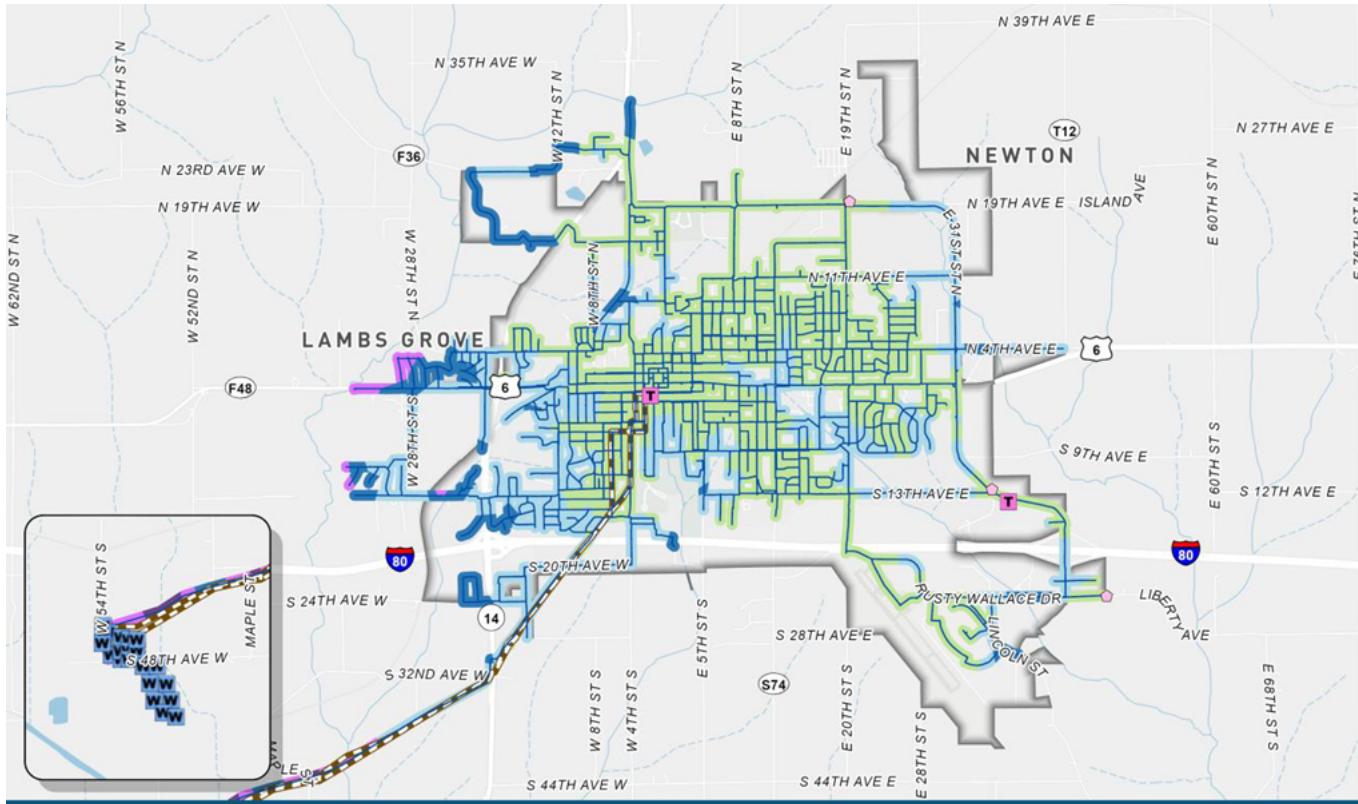
City of Newton, IA

April, 2026



Source: City of Newton, Jasper County, IADOT

Model-Predicted Maximum Day Demand Pressure Results

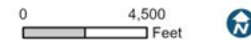


Maximum Daily Demand - Pressure

- | | | | | |
|-----------------------|--------------------|-----------------|---------|----------|
| Water Tower | Transmission Mains | Pressure | ≤40 psi | ≤100 psi |
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Fire Flow Analysis MDD

Table 4. Model-Predicted Available Fire Flow for MDD Conditions

Available Flow Range (gpm)	Number of Hydrants	Percent (%)
<500	36	4.8%
500 - 1000	117	15.5%
1000 - 1500	132	17.5%
1500 - 2000	127	16.8%
> 2000	343	45.4%

Key Findings

- Existing storage capacity is adequate
- Distribution pressures generally meet standards
- Fire flow deficiencies are localized
- Dead-end and undersized mains create hydraulic limitations
- Aging infrastructure requires long-term investment planning
- Model provides strong foundation for future planning

Strategic Planning Opportunities

- Hydraulic model can support:
- Future development analysis
- Water main sizing
- Storage planning
- Fire flow evaluations
- Capital improvement prioritization
- System resiliency planning

Recommended Model Improvements

- **Near-Term Recommendations**
- Investigate priority hydrants
- Verify valve conditions
- Improve GIS asset data
- Collect additional pressure and flow data
- Obtain manufacturer pump curves
- The hydraulic model identified locations where fire flow results may be overstated due to: Closed valves, deteriorated or restricted water mains. These locations have been flagged for future field verification to confirm actual system performance.
- **Long-Term Recommendations**
- Develop extended period simulation (EPS) model
- Expand SCADA data collection
- Continue asset management integration
- Evaluate future storage and transmission improvements

Conclusion

- Current system performs adequately under most conditions
- System pressures meet recommended standards throughout the distribution system under steady-state conditions, excluding transmission mains.
- Targeted infrastructure improvements are needed
- Hydraulic model is a critical planning tool
- Future investment will support:
 - Reliability
 - Fire protection
 - Growth
 - Operational efficiency

Recommended System Improvements

- Fire flow deficiencies are generally limited to areas served by smaller diameter or dead-end water mains.
- Fire flow performance can be improved by:
Upsizing water mains serving low-flow hydrants,
Looping dead-end water mains to improve circulation and capacity.
- Improving hydrant laterals where applicable.
Replacing deteriorated or restricted aging mains