Newton City Council Agenda

April 3, 2023 - 6:00 PM

View the City Council Meeting:

In Person	Television	Online
City Hall - Council Chambers 101 W 4th St S, Newton, IA 50208	Mediacom Channel 12/85/121.12	newtongov.org/cablecast

Pledge

Pledge of Allegiance

Call to Order

1. Roll Call

Proclamation

2. Proclaiming April as "Sexual Assault Awareness Month"

Presentation

3. Financial Update - Michael Maloney from DA Davidson

Citizen Participation

4. 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

5. March 20, 2023 Regular City Council Meeting Minutes
6. March 27, 2023 Special City Council Retreat Minutes
7. Approve Liquor Licenses for the following: Americinn, 4401 South 22nd Avenue East, Ownership Change, Special Class C Retail Alcohol License, pending staff approval; Nostalgia Wine & Spirits-LC0048028, 109 N 2nd Ave E, Special Outdoor Event including N 2nd Ave E from 1st St N to E 2nd St N on April 22, 2023; Los Amigos Mexican Bar & Grill-LC0048081, 2002 1st Ave E, Class C Retail Alcohol License, Outdoor Service; West End, 1325 1 Ave W, Class B Retail Alcohol License; World Liquor & Tobacco + Vapors, 702 1st Avenue East, Class E Retail Alcohol License
8. Approve 2022-2023 Cigarette/Tobacco/Nicotine/Vapor License for: Newton Convenience LLC, 702 1st Ave E
9. Resolution levying assessments for costs of nuisance abatement and providing for the payment thereof (Schedule 23-03)

10. Resolution approving the purchase of a zero-turn mower for Union Cemetery
11. Resolution approving an agreement with Driving Cap Entertainment for a UV glow foam party at Newton Fest 2023
12. Resolution approving a spring/summer strategic video marketing campaign to attract potential home buyers to Newton
13. Resolution rescinding the original contract, and awarding a new contract for the 2022 City of Newton Tree Removal Project No. 1
14. Resolution approving reduced prices on Maytag Pool single-day admissions for June 10, 2023
15. Resolution Approving Payment to S&P Global Ratings for Services Related to the 2023 Bonding
16. Resolution Approving a Contract with Gilbert Lawn and Snow Removal LLC for 2023 Lawn Care at the City Hall Facility
17. Resolution authorizing the purchase of four (4) fire hydrants
18. Resolution approving a proposal from Terracon to plug existing monitoring wells at the former manufactured gas plant site
19. Resolution approving a Telecommunications Licensing Agreement with Unite Private Networks – UPN 5705
20. Resolution approving a Telecommunications Licensing Agreement with Unite Private Networks – UPN 5725
21. Resolution Approving a Property Tax Rebate for the Lion Development Group, LLC Property Located Within the North Central Urban Renewal Area
22. Resolution approving the waiving of rental fees of the Pool Pavilion for the Newton Schools' Summer Meals Program
23. Resolution approving First Amendment to Agreement for Private Development with Christensen Development 1, LLC and Jasper County, Iowa
24. Approve Bills

Public Hearing

25. Public Hearing on a resolution adopting the FY24 through FY28 Capital Improvement Plan (CIP)
    - Using City Council's recently approved goals, the City's most-recent revision of the Comprehensive Plan, and department director input on project and equipment needs; the FY24 through FY28 Capital Improvement Plan (CIP) has been prepared for City Council's approval.
    - The CIP is a 5-year plan detailing funding sources and expenditures for proposed project construction and equipment purchases throughout all City departments.

26. Resolution adopting the FY24 through FY28 Capital Improvement Plan (CIP)
27. Public Hearing on a Resolution approving the 2023-2024 Operating Budget for the City of Newton

- Sets the City tax levy at $17.14/1,000. The levy rate remains the same as the current year
- The ending undesignated fund balance in the General Fund is estimated to be at 25% of expenditures according to adopted financial policies
- Retains current staffing levels with COLA and step increases for Union and Pay Plan positions and funding for a Fire Prevention Specialist, an additional CSO, and additional Engineering Tech.
- Includes the purchase of equipment and completion of projects throughout the community as outlined in the CIP.

28. Resolution approving the 2023-2024 Operating Budget for the City of Newton

Ordinance

29. Second Consideration of an Ordinance amending The Code Of Ordinances, City Of Newton, Iowa, 2016, Title III, Chapter 30, Section 30.002, "Powers And Duties"

    - At the August 29, 2022 City Council Work Session, the Council ranked updating the Council Meeting Rules and Procedures as their top priority for potential policy or procedural changes or other action items.
    - The Newton City Council held a Workshop on November 28, 2022 to specifically look at the potential to update the 2018 Procedural Rules of the Newton City Council.
    - During the March 06, 2023, meeting, Council adopted a Resolution approving the amended 2023 Procedural Rules of the Newton City Council which requires this change to the City Code in order to align with the rules.

30. First Consideration of an Ordinance amending the Code of Ordinances, City of Newton, Iowa, 2016, Title VII, Chapter 70, Section 70.15, "Traffic and Parking Schedules Adopted by Reference", to make changes to street parking on East Twenty-First Street North

    - The City received safety concerns regarding street parking along the sections of roadways as described: 2000-2200 block of N 3rd Ave E, 200 block of E 21st St N, 2000-2200 blocks of N 2nd Ave E.
    - City Council passed an ordinance during the March 20, 2023 City Council meeting making changes to the parking on the roadways described, but the ordinance change in the 200 block of E 21st St N needs to be amended to restrict parking on the west side instead of the east.

Resolution

31. Resolution amending the City's commitment to Newton Housing Development Corporation for 1015 North 3rd Avenue East

- This resolution adds an additional provision to the City's commitment to Newton Housing Development Corporation for 1015 North 3rd Avenue East, providing additional reimbursement of funds to NHDC if the property is donated by NHDC to the housing development contemplated for the subject property.

32. Resolution Providing for the Issuance of $4,760,000 General Obligation Corporate Purpose Bonds, Series 2023A and Providing for the Levy of Taxes to Pay the Same

    - The City Council held a public hearing on March 6, 2023 in regards to the issuance of the 2023A General Obligation Bonds. With the passage of this resolution, bond proceeds are expected to be delivered to the City on April 19, 2023.
    - The 2023A bond issuance includes funding for downtown street improvements, the parallel taxiway program, W 6th St S reconstruction, park bond projects, and various other projects and equipment that are included in the 2024 budget and CIP.

33. Resolution amending the City of Newton Employee Handbook Appendix D: Vehicle Allowance and Mileage Reimbursement Policy

    - Due to the creation of the Utilities Department, it is necessary to update the Vehicle Allowance and Mileage Reimbursement Policy by adding the Utilities Director title.
    - Also, in order to reduce confusion regarding how mileage is calculated, the policy has been updated to read: Mileage will be reimbursed for the round-trip distance between the employee's work site and the location of the business function being attended. If employees depart from or return to their home instead of their work site, the lesser amount of the two will be reimbursed. Mileage amounts must be verifiable through the use of commercially available websites (ex. Google Maps) using the "shortest route" option.

34. Resolution approving the 2023-24 Non-Union Compensation Plan

    - The dollar amounts for pay range from 1 through 11 in 2023-24, Non-Union Compensation Plan has been increased by a cost of living (COLA) adjustment ranging from 2.25 - 2.90%.
    - Department Directors previously in ranges 12 through 15 are scheduled for a 2.75% increase as recommended by the City Administrator.

Staff Report

35. Administration Update - Lisa Frasier, Finance Officer

Discussion

36. 2023 Ragbrai Route through Newton - Joe Grife, Public Works 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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GET TO KNOW Newton

PROCLAMATION
Sexual Assault Awareness Month

WHEREAS, Sexual Assault Awareness Month calls attention to the fact that sexual violence is widespread and impacts every community member of Newton; and

WHEREAS, Rape, sexual asault, and sexual harassment impact our community, and statistics show one in five women and one in 71 men will be raped at some point in their lives; and

WHEREAS, Child sexual abuse prevention must be a priority to confront the reality that one in six boys and one in four girls will experience a sexual assault before the age of 18; and

WHEREAS, Young people experience heightened rates of sexual violence, and youth ages 12-17 are 2.5 times as likely to be victims of rape or sexual assault; and

WHEREAS, On campus, one in five women and one in 16 men will be sexually assaulted during their time in college; and

WHEREAS, We must work together to educate our community about sexual violence prevention, supporting survivors, and speaking out against harmful attitudes and actions; and

WHEREAS, Crisis Intervention Services always has trained advocates available to provide services to survivors of sexual violence and their loved ones in Newton and the surrounding area; and

WHEREAS, With leadership and dedication, we can be successful in preventing sexual violence in Newton by increasing education, awareness, and community involvement; and

WHEREAS, Newton strongly supports the efforts of national, state and local partners, and of every citizen, to actively engage in public and private efforts to prevent sexual violence. It's time for all of us to take appropriate action and support one another to create a safer environment for all.

NOW, THEREFORE, BE IT RESOLVED, that I, Michael L. Hansen, Mayor of the City of Newton, join advocates and communities across the country in playing an active role to prevent sexual violence. Along with the United States Government and the State of Iowa, I do hereby proclaim April as "Sexual Assault Awareness Month!".

Dated this 3rd day of April, 2023.

____

Michael L. Hansen, Mayor

CITY OF NEWTON SEAL IOWA

NEWTON CITY COUNCIL MEETING MINUTES
MARCH 20, 2023, 6:00 PM

Pledge

Pledge of Allegiance
Acting Mayor Pro Tem Ervin 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. Acting Mayor Pro Tem Ervin presided. Present Council Members: Hallam, Dalton, George, Ervin, Trotter, Wade. Absent: None.

Presentation

2. Airport Update - Ethan Nasalroad, Johnson Aviation, Executive Director
   presented an update on the Newton Airport.

Citizen Participation

3. During Citizen Participation, Mark Vickroy of 404 E 12th St Pl N, spoke in appreciation of the City's D & D program which resulted in the construction of two new homes at 619 S 3rd Ave E.

Consent Agenda
Moved by George, seconded by Dalton to approve consent agenda items 4-12. AYES: Six. NAYS: None. Consent Agenda was adopted.

4. March 06, 2023 Regular City Council Meeting Minutes
5. Resolution levying assessments for costs of nuisance abatement and providing for the payment thereof (Schedule 23-02)
   Resolution 2023-054 adopted.
6. Resolution fixing the amounts to be assessed against individual private properties for the abatement of nuisance violations (Schedule No. 23-03)
   Resolution 2023-055 adopted.
7. Resolution Approving the Hiring of Randy's Lawn Care and Snow Removal for Watering of Plantings and District-wide Clean-up for the Newton Downtown SSMID
   Resolution 2023-056 adopted.
8. Resolution approving a Telecommunications Licensing Agreement with Mahaska Communication Group – Phase 3
   Resolution 2023-057 adopted.
9. Resolution to approve an agreement for professional services for the design work on the W 6th St S 800-1000 Block Widening Project
   Resolution 2023-058 adopted.
10. Resolution ordering bids, approving plans, specifications and form of contract and notice to bidders, and ordering clerk to publish notice and fixing a date for receiving same, and for a public hearing on plans, specifications, form of contract and estimate of costs for the City Hall Skylight Replacement Project
    Resolution 2023-059 adopted.
11. Resolution Setting a Public Hearing Date to Approve the 2023-24 Operating Budget for the City of Newton
    Resolution 2023-060 adopted.
12. Approve Bills

13. Public Hearing

14. Public Hearing on a Resolution Approving Reinstatement and First Amendment to the Amended Purchase and Redevelopment agreement for Property at 1117 North 3rd Avenue East, 211 East 12th Street North, 124 East 4th Street North and 411 North 2nd Avenue East, Newton, Iowa

    Acting Mayor Pro Tem Ervin stated that this is the time and place for a Public Hearing on the above Resolution. There were no written comments. Mark Vickroy, 404 E 12th St Pl N, spoke regarding concerns that he has of entering into an agreement with Pivotal GP Holding LLC (formerly Miller Valentine) and the sale of this property for $1. Community Development Director, Erin Chambers, spoke notating that the City has had previous experience with Miller Valentine with Newton Senior Resident Housing which passed all requirements to receive its certificate of occupancy and has passed all property inspections to date without issue. The former Hatchery site has set empty for 16 years and this agreement would allow for development and a new property added to the tax base. Charlie Johnson, Development Director of Pivotal Housing Partners discussed the name change from MVAH Holdings to Pivotal Housing Partners and their business standards. Moved by Trotter, seconded by Hallam to close the public hearing. AYES: Six. NAYS: None. The public hearing was closed.

15. Resolution Approving Reinstatement and First Amendment to the Amended Purchase and Redevelopment Agreement for Property at 1117 North 3rd Avenue East and 211 East 12th Street North, Newton, Iowa

    Moved by George, seconded by Trotter to adopt the Resolution. During Council discussion, Hallam noted no other companies have shown interest in this parcel and we will be working with a company that has had other success in Newton. AYES: Six. NAYS: None. Resolution 2023- 061 adopted.

16. Public Hearing on a Resolution Approving the First Budget Amendment for Fiscal Year 2022-23

    Acting Mayor Pro Tem Ervin stated that this is the time and place for a Public Hearing on the above Resolution. There were no written comments. Moved by Trotter, seconded by Wade to close the public hearing. AYES: Six. NAYS: None. The public hearing was closed.

17. Resolution Approving the First Budget Amendment for Fiscal Year 2022-23

    Moved by Dalton, seconded by Hallam to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2023-062 adopted.

Ordinance

18. Third Consideration of an Ordinance Amending the Code of Ordinances, City of Newton, Iowa, 2016, Title IX, Chapter 90, "Animals"

    Moved by Hallam, seconded by George to approve the third consideration of the Ordinance. AYES: Six. NAYS: None. Third consideration of the Ordinance was approved. Moved by Trotter, seconded by Hallam to adopt the Ordinance. Council discussion: Wade asked for clarification on tethering. Chief Burdess spoke on the matter. AYES: Six. NAYS: None. Ordinance 2426 was adopted.

19. First Consideration of an Ordinance amending The Code Of Ordinances, City Of Newton, Iowa, 2016, Title III, Chapter 30, Section 30.002, “Powers And Duties”

    Moved by Wade, seconded by Hallam to approve the first consideration of the Ordinance. AYES: Five. NAYS: Dalton. First Consideration of the Ordinance was approved.

20. First Consideration of An Ordinance Deleting Property From the Tax Increment Financing District for the North Central Urban Renewal Area of the City of Newton, Iowa, Pursuant to Section 403.19 of the Code of Iowa

    Moved by Dalton, seconded by George to approve the first consideration of the

Ordinance. AYES: Six. NAYS: None. First Consideration of the Ordinance was approved. Moved by Hallam, seconded by Trotter to waive the second and third considerations of the Ordinance. AYES: Six. NAYS: None. Second and Third Considerations of the Ordinance were waived. Moved by George, seconded by Hallam, to adopt the Ordinance. AYES: Six. NAYS: None. Ordinance 2427 was adopted.

Resolution

21. Resolution Deleting Property from the North Central Urban Renewal Area
Moved by Hallam, seconded by Trotter to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2023-063 adopted.

22. Resolution Approving the Development Agreement between the City of Newton, Iowa and Revenant Capital, LLC and Joshua Gillespe for 901 North 6th Avenue East
Moved by Trotter, seconded by George to adopt the Resolution. Council discussion: George was pleased that there is a buyer for this property. AYES: Six. NAYS: None. Resolution 2023-064 adopted.

23. Resolution Amending the Rental Housing Inspection Program Administrative Policy
Moved by Dalton, seconded by George to adopt the Resolution. Council discussion: Wade asked if the ad hoc committee was still available for citizens who had questions regarding the residential inspection process. Community Development Director, Erin Chambers said that citizens are welcome to file an appeal with the Building & Trades board if they have a specific concern about a property or a code item. Chambers also stated that some language has been revised in the Building & Trades Administration Policy to make the document flow better. AYES: Six. NAYS: None. Resolution 2023-065 adopted.

24. Resolution approving a Bond Purchase Agreement for the Sale of General Obligation Corporate Purpose Bonds, Series 2023A
Moved by Hallam, seconded by Trotter to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2023-066 adopted at 7:14pm.

25. Resolution moving medical insurance coverage from fully insured to self-insured
Moved by George, seconded by Dalton to adopt the Resolution. AYES: Six. NAYS: None. Resolution 2023-067 adopted.

26. Resolution approving salary increase for City Administrator
Moved by Hallam, seconded by Dalton to adopt the Resolution of a salary increase of 2.75% for the City Administrator. AYES: Six. NAYS: None. Resolution 2023-068 adopted.

Staff Report

27. Mobile Food Vendor - Jarrod Wellik, Fire Chief
Wellik updated the council regarding the current mobile food vendor program. An annual license is required and is renewed one year from the date of approval. The mobile food unit is subject to an inspection by the Newton Fire Department or another approved inspection service. As of 3/15/2023, 91 mobile food unit licenses were issued (14 of those were inspected by the Newton Fire Department). The total staff time of office administration and inspection time for 2022 was 88.19 hours.

28. 2023 City Projects - Joe Grife, Public Works Director and Brian Laube, Community Services Director
Grife updated the Council on some current Public Works projects including: Union Drive, the reconstruction of the 200-400 blocks of W 4th St S, 2023 Downtown Streetscape Project, the reconstruction of the 800-1000 blocks of W 6th St S, the Traffic Signal Equipment Upgrade Project, the Alliant H-Structure Removal Project, the City Hall Skylight Replacement Project, and the Closure of Landfill Cells B & C. Laube updated the Council on some Community Services projects from the Park Bond Referrendum: Westwood Clubhouse Project, Aurora Park Pickleball Courts, Maytag Pool Play

Features, Sunset Park Dog Park and the Arbor Estates 2nd Addition.

Mayor/Council Comments

29. Mayor and Council Comments

Hallam recognized the expansion and new location of Dalton Farm Toys and Mowers, also noting an open house on Saturday, March 25th from 8am to 4pm. Acting Mayor Pro Tem Ervin spoke of RAGBRAI's announcement that Newton will be a meeting town for this summers event. He encouraged citizens to consider volunteering for this one day event, which will bring thousands of people through Newton.

Adjourn

Moved by Wade, seconded by Hallam to adjourn the meeting at 7:50pm. Motion unanimously carried by voice vote.

Katrina Davis, City Clerk

Michael L. Hansen, Mayor

NEWTON CITY COUNCIL MEETING MINUTES
MARCH 27, 2023, 6:30 PM

Call to Order

1. Roll Call
   The City Council of Newton, Iowa met in special session at 6:30 P.M. on the above date at the Newton Arboretum, 3000 N 4th Ave E. Mayor Hansen presided. Present Council Members: Hallam, Dalton, Ervin, Trotter, Wade. Absent: George.

Discussion

2. Economic Development
   Community Development Director Erin Chambers, Development Specialist Craig Armstrong, and Newton Development Corporation presented on Economic Development. Council discussion ensued.

Adjourn
Motions were made to adjourn the meeting at 8:33 P.M. Motion unanimously carried by voice vote.

_______________________________ _______________________________
Katrina Davis, City Clerk Michael L. Hansen, Mayor

City of Newton Council Report

Item:
Resolution levying assessments for costs of nuisance abatement and providing for the payment thereof (Schedule 23-03)

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

Report Number: 2023-334
Date:
April 3, 2023
Lead Department:
Community Services
Recommendation:
Approve

Financial Impact:
Cost Recovery: $2,755.00

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 $2,755.00. 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 23-03).

Matt Muckler, City Administrator

RESOLUTION NO. 2023 – _______

RESOLUTION LEVYING ASSESSMENTS FOR COSTS OF NUISANCE ABATEMENT AND PROVIDING FOR THE PAYMENT THEREOF (SCHEDULE 23-03)

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. 23-03 for collection in the same manner as the property tax.

NOW, THEREFORE, BE IT RESOLVED, that the attached Schedule No. 23-03, 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 May 3, 2023, 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 April, 2023.

APPROVED this _______ day of April, 2023.

____
Michael L. Hansen, Mayor

ATTEST:

____
Katrina Davis, City Clerk

Schedule 23-03: Assessment for the Expenses for Nuisance Abatement

Deed/Contract Holder	Parcel Number	Property Address	City	Net Assessed Property Value	Abatement Fee	Admin. Fee	Total Amount Assessed	Legal	Date Abated
Kyle & Ashlynn Kramer	833277007	517 1st Ave W	Newton	$208,280	$70.00	$75.00	$145.00	WEST NEWTON LOT 2 SD LOT 70 & W 5' OF N 107' LOT 3	1/26/2023
Kimberly Avila	833277005	527 1st Ave W	Newton	$163,580	$70.00	$75.00	$145.00	WOODROW'S SD LOT 1 BLK 1	1/26/2023
CAP Investments Inc	833484009	421 S 11th Ave W	Newton	$69,330	$70.00	$75.00	$145.00	CARRIER'S MEADOWS LOT 7 & E 48' OF W 96' LOT 9 BLK A	1/26/2023
Paul & Kelley Mattingly	834188005	320 E 4th St S	Newton	$77,520	$60.00	$75.00	$135.00	DAVIS SD OF OUTLOT 21 LOT 6	1/26/2023
Donald Darrah	834277010	925 1st Ave E	Newton	$68,260	$110.00	$75.00	$185.00	ENGLE'S SD LOT 19	1/26/2023
115 N 2nd Avenue E LLC	834138004	115 N 2nd Ave E	Newton	$0	$390.00	$75.00	$465.00	ORIGINAL PLAT LOTS 1 & 2 BLK 15	1/27/2023
Gena Franklin	835134004	1500 1st Ave E	Newton	$724,540	$70.00	$75.00	$145.00	NELSON MANOR ADD LOT 1 EX PARCEL C	2/3/2023
Kishan Hospitality LLC	834108012	208 W 4th St N	Newton	$1,525,750	$60.00	$75.00	$135.00	ORIGINAL PLAT BLOCK 7 & ALL VACATED ALLEYS & VACATED N 3 AVE W	2/3/2023
Kimberly Avila	833277005	527 1st Ave W	Newton	$163,580	$60.00	$75.00	$135.00	WOODROW'S SD LOT 1 BLK 1	2/3/2023
Brian Hearl	833438003	509 S 8th Ave W	Newton	$89,250	$60.00	$75.00	$135.00	COLLEGE ADD W 1/2 LOTS 5-6 BLK 11	2/3/2023
Sane LLC	834203018	518 1st Ave E	Newton	$168,130	$70.00	$75.00	$145.00	S HARTZEL'S ADD OUTLOT E & W 3' OF OUTLOT F & LOT 1 & W 3' LOT 2 BLK 2	2/3/2023
Tameca Miller	834205002	711 N 3rd Ave E	Newton	$134,980	$60.00	$75.00	$135.00	EAST ADD LOT F SD LOT 14	2/3/2023
Robert Brown	827410002	507 N 9th Ave E	Newton	$100,200	$60.00	$75.00	$135.00	EDMUNDSON'S ADD LOT 5 BLK 21	2/3/2023
Matthew Rogahn	827477018	826 N 4th Ave E	Newton	$146,930	$60.00	$75.00	$135.00	LONG'S SD W 104.5' LOT D	2/3/2023
Stuart Cook	834204009	741 N 4th Ave E	Newton	$106,600	$80.00	$75.00	$155.00	EAST ADD LOT 9 BLK D EX SOUTH 56.61 1/3	2/3/2023
Kurt Hoch	827455007	610 N 4th Ave E	Newton	$67,690	$70.00	$75.00	$145.00	COWLE'S ADD LOT 11 BLK 4	2/3/2023
Jacklyn Koons	834137001	222 E 4th St N	Newton	$100,460	$60.00	$75.00	$135.00	ORIGINAL PLAT LOT 5 OUTLOT 25	2/3/2023
						Total	$2,755.00		

City of Newton Council Report

Item:
Resolution approving the purchase of a zero-turn mower for Union Cemetery

Summary:
Purchasing a new mower to replace failed equipment well past its useful life

Report Number: 2023-112

Date:
April 3, 2023

Lead Department:
Community Services

Recommendation:
Approve

Financial Impact:
$10,785.98 paid from remaining bond funds

Background:
To keep up with the seasonal mowing of Union Cemetery, five specialized mowers are used to mow around and between the thousands of headstones and other obstacles each week. Last fall one of these mowers, which was well past its useful life, suffered a major mechanical failure that requires the replacement of said mower.

Staff explored different options for these specialized narrow-deck gasoline mowers and determined that they are not available locally. To keep the fleet uniform, prices were sought on John Deere models similar to the existing fleet. The John Deere model being recommended for purchase is also available through government pricing, eliminating the need to seek quotes.

The proposed mower purchase is as follows:

Brand/Model	Vendor	Price
John Deere Z920M	Deere & Company – Cary, NC	$10,785.98 (govt. price)

The purchase of this piece of equipment was to be included in the City's proposed Capital Improvement Plan (CIP) in FY-24, but due to the need to purchase it now along with remaining bond funds being available, the equipment's purchase has been removed from the proposed FY24 CIP. The approval of this resolution allows Community Services to order this mower now and take delivery within a couple weeks.

Recommendation:
City Staff recommends authorizing the Community Services Director to purchase the John Deere Z920M from Deere & Company through their authorized distributor Van Wall Equipment of Madrid, Iowa for $10,785.98 (govt. price) utilizing remaining bond funds.

Matt Muckler, City Administrator

RESOLUTION NO. 2022-______

RESOLUTION APPROVING THE PURCHASE OF A ZERO-TURN MOWER FOR UNION CEMETERY

WHEREAS, to keep up with the seasonal mowing of Union Cemetery, five specialized mowers are used to mow around and between the thousands of headstones and other obstacles each week; and

WHEREAS, last fall one of these mowers, which was well past its useful life, suffered a major mechanical failure that requires the replacement of said mower; and

WHEREAS, staff explored different options on these specialized narrow-deck, gasoline mowers and determined that they are not available locally; and

WHEREAS, to keep the fleet uniform, prices were sought on John Deere models similar to the existing fleet; and

WHEREAS, the John Deere model being recommended for purchase is also available through government pricing, eliminating the need to seek quotes; and

WHEREAS, the proposed mower purchase is as follows:

Brand/Model	Vendor	Price
John Deere Z920M	Deere & Company – Cary, NC	$10,785.98 (govt. price)

; and

WHEREAS, the purchase of this piece of equipment was to be included in the City's proposed Capital Improvement Plan (CIP) in FY-24, but due to the need to purchase it now along with remaining bond funds being available, the equipment's purchase has been removed from the proposed FY24 CIP; and

WHEREAS, the approval of this resolution allows Community Services to order this mower now and take delivery within a couple weeks; and

WHEREAS, City Staff recommends authorizing the Community Services Director to purchase said mower.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Newton, Iowa, that the Community Services Director is authorized to purchase the John Deere Z920M from Deere & Company of Cary, NC for $10,785.98 (govt. price) utilizing remaining bond funds.

PASSED this _____ day of April, 2023.

APPROVED this _____ day of April, 2023.

____
Michael L. Hansen, Mayor

ATTEST:

____
Katrina Davis, City Clerk

City of Newton Council Report

Item:
Resolution approving an agreement with Driving Cap Entertainment for a UV glow foam party at Newton Fest 2023

Report Number: 2023-301
Date:
April 3, 2023
Lead Department:
Community Development
Recommendation:
Approve

Summary:
Newton Fest continues to strive to provide free entertainment for the community during the second weekend in June. On Friday, June 9, the City of Newton is planning to host a UV glow foam party at Maytag Park from 9 - 10:30 p.m.

Financial Impact:
$700

Background:
Newton Fest continues to strive to provide free entertainment for the community during the second weekend in June. On Friday, June 9, the City of Newton is planning to host a UV glow foam party at Maytag Park from 9 - 10:30 p.m. (after the free community pool party at Maytag Pool). Driving Cap Entertainment uses a foam cannon to stack piles of UV glow foam, plays live music and creates an experience like nothing we've had during Newton Fest in the past. Kids and adults will have fun jumping through the foam, scooping it up, hiding underneath it and having a blast. The foam is biodegradable, hypoallergenic, non-staining, and scent free. The cost of an hour and a half foam party with UV Glow Foam is $700. A $100 deposit is required with the $600 balance due at the time of the event.

Recommendation:
Staff recommends approval of this resolution.

Matt Muckler, City Administrator

RESOLUTION NO. 2023- ______

RESOLUTION APPROVING AN AGREEMENT WITH DRIVING CAP ENTERTAINMENT FOR A UV GLOW FOAM PART AT NEWTON FEST 2023.

WHEREAS, the City's Envision Newton 2042 Comprehensive Plan contains a vision statement that invites visitors, businesses and residents to experience Newton's authentic, small-town charm and big city amenities, and

WHEREAS, the City and partner organizations created Newton Fest as a family-friendly community event that would be a local and regional draw, and

WHEREAS, through private and public partnerships with other organizations, Newton Fest continues to grow each year, and

WHEREAS, City staff from the Community Development & Community Services Departments, are planning the City's activities during Newton Fest, and

WHEREAS, City staff has been working to provide family friendly and free activities at Maytag Park during the evening of Friday, June 9, 2023 which includes a 90-minute UV glow foam party, and

WHEREAS, an agreement with Driving Cap Entertainment of $700 must be approved and signed, with a deposit due of $100 and the balance due the day of the event and

WHEREAS, City Staff recommends approval of this resolution approving the agreement with Driving Cap Entertainment.

PASSED this _______ day of April, 2023.

APPROVED this _______ day of April, 2023.

____
Michael L. Hansen, Mayor

ATTEST:

____
Katrina Davis, City Clerk

Driving Cap Entertainment LLC
14308 S23 Hwy, Milo, IA 50166
Phone: 515.966.4920 | drivingcap.com

CONTRACT

CONTRACT NO.: 566 **ACCOUNT NO.: 152**

CLIENT INFORMATION

CONTACT:	Michael Hansen	**MOBILE:**	
ORG/COUPLE:	City of Newton	**WORK:**	(641) 792-2787
ADDRESS:	101 W 4th St S	**FAX:**	
CITY, ST, ZIP:	Newton, IA 50208	**EMAIL:**	danieller@newtongov.org

EVENT INFORMATION

EVENT DATE:	Friday, June 9, 2023	**START TIME:**	9:00 PM
EVENT NAME:	Newton Fest Glow Foam Party	**END TIME:**	10:30 PM
EVENT TYPE:	Foam Party	**SETUP TIME:**	7:30 PM
EVENT PACKAGE:	Large Foam Party	**ASSIGNED:**	Employee #1: Owen Fuller Employee #2: Stephanie Fuller

LOCATION INFORMATION

VENUE:	Maytag Park
ROOM:	
ADDRESS:	301 S 11th Ave W Newton, IA 50208
OTHER LOCATIONS:	

CONTRACT NOTES

Client POC:
Danielle Rogers
Community Marketing Manager | City of Newton
O: 641-792-6622 x 2316 | C: 641-521-9328

PACKAGE / ADD-ONS

Package Description: Perfect for community celebrations, frat/sorority parties, and schools/daycares, our foam parties are a blast for all ages! Play in piles of fluffy, hypoallergenic foam bubbles produced continuously by our foam cannon. Colored foam or UV glow foam is available for an additional charge. Our large foam party package is priced for larger events (around 25 people or more). If you're planning a smaller event, we also have the Backyard Foam Party package. Extremely large/long events may be subject custom pricing.

Quantity	Description	Total Price
1	Large Foam Party	$400.00
0.5	Overtime	$150.00
1.5	UV Glow Foam - 1 hour	$150.00

Overtime: $150.00

SUMMARY OF CHARGES

PACKAGE AND ADD-ONS:	$550.00
OVERTIME:	$150.00
TRAVEL:	$0.00
DISCOUNTS:	$0.00
TOTAL TAX:	$0.00
ORIGINAL BALANCE DUE	$700.00
TOTAL PAYMENTS:	$0.00
BALANCE DUE:	**$700.00**
DEPOSIT REQUIRED:	**$100.00**

Continued on next page

TERMS AND CONDITIONS

1. ENTIRE AGREEMENT: This agreement represents the full and complete understanding between Driving Cap Entertainment LLC (Company) and Michael Hansen (Client).This writing supersedes all prior and simultaneous agreements or understandings, either written or oral, between the parties. In the event that any party to this agreement wishes to alter or amend any of the terms set forth herein, such alterations must be set forth in a written document and signed by all relevant and necessary parties.

2. CLIENT CAPACITY TO CONTRACT: Client affirms that he/she is at least 18 years old and has the legal capacity to enter into a contract with Driving Cap Entertainment LLC

3. RESERVATION**:** Upon Client's signature, Driving Cap Entertainment LLC will reserve the time and date agreed upon above. For this reason, the Reservation retainer of **$100.00** is non-refundable, even if the date is changed or the event is canceled for any reason, including an act of God, fire, extreme weather, and/or any other reason beyond either parties control. The reservation retainer is to be paid at the time of signing this contract. The reservation retainer is applied towards the total contracted amount. If the above-mentioned reservation retainer is forfeited, an additional retainer of **$100.00** will be required to secure a new service date.

4. PAYMENT: Client understands and agrees that the remaining amount is due the day of the event. Payment shall be made in the form of cash, check, money order, credit card, or approved cryptocurrency. Failure to make required payments on the schedule will result in a breach of contract and Client will forfeit event coverage with no refund of monies having previously been paid by Client. If Client cancels the services that are the subject of this contract prior to the service date for any reason, regardless of fault, the entire retainer shall be forfeited and will result in the cancellation of this contract by Driving Cap Entertainment LLC. If the cancellation occurs by Client for any reason within two weeks prior to the event date and Driving Cap Entertainment LLC is not able to find comparable employment through ordinary due diligence for the date of the event, Driving Cap Entertainment LLC shall reserve the right to demand, and Client agrees to pay, full payment of the contract amount contained herein.

5. VENUE OBLIGATIONS: In order to carry out the services contemplated by this contract, Driving Cap Entertainment LLC must have the full cooperation of the venue where said services are to be rendered. Driving Cap Entertainment LLC must also be provided with the following equipment at the venue where services will be rendered: access to a hose bib or other clean water supply and an electrical power source (at least 15 amps, 110/120 volts AC) in the immediate proximity (as close as possible, but no more than 90 feet) to where Driving Cap Entertainment LLC will be located during the event, and any applicable public entertainment licenses required by law for the venue where services will be rendered. Driving Cap Entertainment LLC will not be responsible for the above-mentioned items and in the event that these items are not provided by the venue where services will be rendered, Driving Cap Entertainment LLC shall not be held liable for the inability to provide the services obligated under this contract. It is Client's responsibility, not that of Driving Cap Entertainment LLC to ensure that the necessary equipment is provided by the venue.

6. ASSIGNMENT OF THIS CONTRACT: The services obligated under this contract may not be assigned to any other party without the express written consent of Driving Cap Entertainment LLC.

7. LIMIT OF LIABILITY: Driving Cap Entertainment LLC warrants and declares that every effort will be made to provide high-quality entertainment services. In the unlikely event of severe medical, natural, or other emergencies, it may be necessary to retain an alternative service. Driving Cap Entertainment LLC will make every effort to secure a replacement and/or willing to provide similar entertainment services under this contract. If such a situation should occur and a suitable replacement is not found, responsibility and liability are limited to the return of all payments received under this contract.

8. SEVERABILITY: In the event that any provision of this agreement is held to be invalid or unenforceable under applicable law, the validity of this agreement as a whole shall not be affected, and the other provisions of the agreement shall remain in full force and effect.

9. CONTRACT AMENDMENTS: This contract has been freely negotiated and shall be recognized as the entirety of the agreement. Only those changes or modifications specifically placed in writing, attached, dated and signed by Client and Driving Cap Entertainment LLC at the time acceptance of such terms shall be recognized as amendments to this contract.

10. DISPUTE RESOLUTION: In the event that any controversy arises as a result of this contract, the parties agree that good faith efforts will be made to submit their differences to mediation. This effort shall be a prerequisite to any further action by either party to enforce the terms of this contract. In the event that mediation fails, any differences between the parties shall be submitted to arbitration. Such arbitration shall be the sole forum for any differences between the parties under this contract and shall be adjudicated under the laws of the State of IA. This arbitration shall be in conformance with the rules and procedures mandated by the American Arbitration Association. Should legal efforts be required to enforce the terms of this contract, in addition to other sums recoverable herein, Client will pay all costs of collection, including, but not limited to, reasonable attorney fees.

This contract is a binding and legal document and is made for the purposes of entering into a contract for services. I have read, understood and agreed to all terms set forth above. By signing below, I hereby agree to the terms of this contract.

CLIENT SIGNATURE

NAME:	
DATE & TIME:	-
IP ADDRESS:	-
EMAIL:	

COMPANY SIGNATURE

NAME:	
DATE & TIME:	-
COMPANY:	

City of Newton Council Report

Item:
Resolution approving a spring/summer strategic video marketing campaign to attract potential home buyers to Newton

Summary:
The City of Newton and Liebl Marketing group have put together a strategy to promote housing in Newton through traditional and digital video placement.

Financial Impact:
$10,900

Report Number: 2023-323
Date:
April 3, 2023
Lead Department:
Community Development
Recommendation:
Approve

Background:
As the City implements Envision Newton 2042 Comprehensive Plan, staff reached out to Liebl Marketing Group, our agency of record, to explore advertising and marketing this spring and summer with the following objectives in mind:

- Reinforce the community identity,
- Focus economic development efforts on population and business growth by simultaneously supporting existing employers and new employers and supporting citizens who work remotely.

Staff and LMG are proposing a strategy to promote housing in Newton through cable and digital video placement in Newton. In 2022, we developed a set of creative housing videos featuring animations that speak to a variety of situations that could attract potential home buyers in Newton. The list below has links to view the creative.

- **Call Newton Home - Josh + Sarah** focuses on a couple where one works from home and the other commutes; the video talks about the amenities, low cost of living and easy commute living in Newton offers.
- **Call Newton Home - Emily + Mike** focuses on building a new home in Newton and talks about the $10,000 initiative.
- **Call Newton Home - Sandy + Bill** focuses on a couple looking to downsize in retirement.

To continue to use this creative content in 2023, which is unique and represents Newton in an attractive way, a plan was put together to do the following:

CABLE TV INSERTION
LMG has an exclusive commitment with OnMedia Cable to air 2,000 (:30) commercials per month on a variety of cable TV channels (reaching consumers on DirecTV and Dish Network) for

$2,000. Just $1 per commercial each month. Commercials air 6 a.m. - 12 p.m. on a variety of networks. The City has not done ads on cable TV channels (focusing mostly on local and regional channels), so this is a new opportunity at a low price.

TARGETED DIGITAL OTT / CTV
Support the cable TV campaign by using targeted digital OTT / CTV. Working closely with LMG, we would identify zipcodes and regions to reach using this tried and true method.

The attached proposal features the following budget recommendation:

- $4,000 for the cable TV campaign ($2000 per month with the ads running in April and July).
- $6,900 for the Targeted Digital OTT campaign ($2,300 per month with the ads running in April, May and June.)

LMG has also proposed a cost sharing option that they and City staff are exploring to see if partners would participate in this project with us.

Recommendation:
Staff recommends approval of this resolution.

Matt Muckler, City Administrator

RESOLUTION NO. 2023– _______

RESOLUTION APPROVING A SPRING/SUMMER STRATEGIC VIDEO MARKETING CAMPAIGN TO ATTRACT POTENTIAL HOME BUYERS TO NEWTON.

WHEREAS, on February 17, 2014, Newton City Council adopted “Get to Know Newton” as the official City of Newton brand, and

WHEREAS, the City’s Envision Newton 2042 Comprehensive Plan calls for the City to continue to build the community brand and reinforce the community’s identity;

WHEREAS, the plan calls for the City to focus economic development efforts on population and business growth by simultaneously supporting existing employers while attracting new employers and supporting citizens working remotely, and

WHEREAS, the Community Marketing Manager has been tasked with promoting the Newton brand, attractions, economic development, and community as a whole, and

WHEREAS, Liebl Marketing Group is a full-service marketing and media agency in serving the needs of middle-marketing businesses in all aspects of marketing, branding, and advertising needs,

WHEREAS, the Community Marketing Manager works closely with Liebl Marketing Group for media buying, radio commercial production, video production, and strategic advertising ideation,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newton, Iowa, that the City of Newton hereby authorizes City Staff to spend up to $9,800 in budgeted marketing expenses to promote housing in Newton through radio and video.

PASSED this _______ day of April, 2023.

APPROVED this _______ day of April, 2023.

____
Michael L. Hansen, Mayor

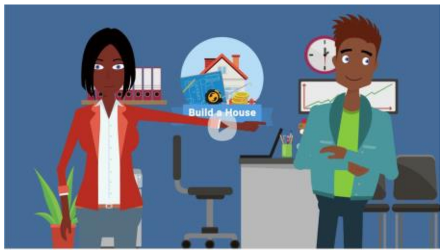
ATTEST:

____
Katrina Davis, City Clerk

GET TO KNOW Newton

SPRING / SUMMER 23 HOUSING

In 2022 we developed a wonderful set of Housing creative, featuring animations that speak to a variety of situations that could attract potential home buyers in Newton.



New Construction

Commuter

Retirement

This creative is unique and represents Newton in an attractive way with supportive reasoning.

We recommend the following plan.

CABLE TV INSERTION

LMG has an exclusive commitment with OnMedia Cable to air 2,000 (:30) commercials per month on a variety of Cable TV channels (reaching consumers on DirecTV and Dish network) for $2,000. Just $1 per commercial.

Commercials air 6am-12mid on a variety of networks.

TARGETED DIGITAL OTT / CTV

We would support the Cable TV campaign with targeting digital OTT / CTV. Working closely with City of Newton marketing departments, we would identify zipcodes and and regions to reach.

TOTAL BUDGET RECCOMENDATION

- $4,000 Cable (2 months @ $2,000)
  April and July
- $6,900 Targeted OTT (3 months @ $2,300)
  April, May, June

Total Proposed Budget: $10,900

LMG has also proposed a cost sharing option that they and City staff are exploring to see if partners would participate in this project with us.

City of Newton Council Report

Item:
Resolution rescinding the original contract, and awarding a new contract for the 2022 City of Newton Tree Removal Project No. 1

Summary:
Rescinding the original tree contract due to default by the contractor, and awarding of a new contract to the second-lowest bidder

Report Number: 2023-336

Date:
April 3, 2023

Lead Department:
Community Services

Recommendation:
Approve

Financial Impact:
$23,683.33 to be paid using 2021 bond proceeds and the FY-23 Parks 4030 General Fund budget

Background:
On November 21, 2022 City Council approved Resolution 2022-316, which awarded a contract to Van Maanen Tree Service LLC of Sully, Iowa for the 2022 City of Newton Tree Removal Project No. 1. Said contract included the dropping, removal, and stump grinding of 36 trees at Maytag Park, Sunset Park, Woodland Park, Union Cemetery, and Westwood Golf Course.

The contractor has completed a minor portion of the work, and has notified the City that they are ceasing operations due to undisclosed factors. Staff then contacted the second-lowest bidder from the original bid opening, and that contractor indicated that they would assume the remaining work under this contract at their unit prices provided on November 14, 2022.

The second-lowest quote of $29,400.00 was from Trenary Tree Care LLC of Altoona, Iowa. The work remaining to be completed, at Trenary's unit prices, totals $23,683.33.

Recommendation:
City Staff recommends that Council rescind the original contract awarded on November 21, 2022 to Van Maanen Tree Service LLC of Sully, Iowa for the 2022 City of Newton Tree Removal Project No. 1, and award a new contract for said project to Trenary Tree Care LLC of Altoona, Iowa in the amount of $23,683.33.

Matt Muckler, City Administrator

RESOLUTION NO. 2023 – ______

RESOLUTION RESCINDING THE ORIGINAL CONTRACT, AND AWARDING A NEW CONTRACT FOR THE 2022 CITY OF NEWTON TREE REMOVAL PROJECT NO. 1

WHEREAS, on November 21, 2022 City Council approved Resolution 2022-316, which awarded a contract to Van Maanen Tree Service LLC of Sully, Iowa for the 2022 City of Newton Tree Removal Project No. 1; and

WHEREAS, said contract included the dropping, removal, and stump grinding of 36 trees at Maytag Park, Sunset Park, Woodland Park, Union Cemetery, and Westwood Golf Course; and

WHEREAS, the contractor has completed a minor portion of the work, and has notified the City that they are ceasing operations due to undisclosed factors; and

WHEREAS, staff then contacted the second-lowest bidder from the original bid opening, and that contractor indicated that they would assume the remaining work under this contract at their unit prices provided on November 14, 2022; and

WHEREAS, the second-lowest quote of $29,400.00 was from Trenary Tree Care LLC of Altoona, Iowa; and

WHEREAS, the work remaining to be completed, at Trenary's unit prices, totals $23,683.33; and

WHEREAS, City Staff recommends that Council rescind the original contract awarded on November 21, 2022 to Van Maanen Tree Service LLC of Sully, Iowa for the 2022 City of Newton Tree Removal Project No. 1, and award a new contract for said project to Trenary Tree Care LLC of Altoona, Iowa.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa, that the original contract awarded on November 21, 2022 per Resolution 2022-316 to Van Maanen Tree Service LLC of Sully, Iowa for the 2022 City of Newton Tree Removal Project No. 1 is hereby rescinded.

BE IT FURTHER RESOLVED, by the City Council of Newton, Iowa, that the unit price of $816.67 per tree provided with the second-lowest quote from Trenary Tree Care LLC of Altoona, Iowa, in the total adjusted amount of Twenty-Three Thousand, Six Hundred Eighty-Three Dollars and Thirty-Three Cents ($23,683.33) for the remaining 29 trees to be removed in the 2022 City of Newton Tree Removal Project No. 1 is hereby accepted.

BE IT FURTHER RESOLVED, by the City Council of the City of Newton, Iowa, that the Contract executed by Trenary Tree Care LLC of Altoona, Iowa for the 2022 City of Newton Tree Removal Project No. 1, said contract to be signed by the Mayor and City Clerk on behalf of the City, be and the same are hereby approved.

BE IT FURTHER RESOLVED, by the City Council of the City of Newton, Iowa, that completed work shall be paid from 2021 bond proceeds and the FY-23 Parks 4030 General Fund budget.

PASSED this _____ day of April, 2023.

APPROVED this ____ day of April, 2023.

____
Michael L. Hansen, Mayor

ATTEST:

____
Katrina Davis, City Clerk

City of Newton Council Report

GET TO KNOW Newton

Item:
Resolution approving reduced prices on Maytag Pool single-day admissions for June 10, 2023

Report Number: 2023-338
Date:
April 3, 2023
Lead Department:
Community Services
Recommendation:
Approve

Summary:
Approval would authorize $2.00 single admission prices at Maytag Pool for Newton Fest on June 10, 2023

Financial Impact:
minimal

Background:

Newton Fest will be held on Thursday, June 8th through Saturday, June 10th, with a majority of the City-sponsored events occurring in Maytag Park. On Friday night, June 9th, Advantage Credit Union is sponsoring their annual free public pool party. Instead of holding a second free pool party sponsored by the City as was done prior to 2022, staff is proposing reduced-price admissions during pool hours on Saturday, June 10th.

If this resolution is approved, single day admissions to Maytag Pool on Saturday, June 10, 2023 would only be $2.00 per person during that day's normal open times, instead of the normal $5.00 per person.

Recommendation:

City Staff recommends that Council approve this resolution authorizing the Community Services Department to charge $2.00 single day admissions to Maytag Pool on Saturday, June 10, 2023 for Newton Fest.

Matt Muckler, City Administrator

RESOLUTION 2023- ______

RESOLUTION APPROVING REDUCED PRICES ON MAYTAG POOL SINGLE-DAY ADMISSIONS FOR JUNE 10, 2023.

WHEREAS, Newton Fest will be held on Thursday, June 8th through Saturday, June 10th; with a majority of the City-sponsored events occurring in Maytag Park; and

WHEREAS, on Friday night, June 9th Advantage Credit Union is sponsoring their annual free public pool party; and

WHEREAS, instead of holding a second free pool party sponsored by the City as what was done prior to 2022, staff is proposing reduced price admissions during pool hours on Saturday, June 10th; and

WHEREAS, if this resolution is approved, single day admissions to Maytag Pool on Saturday, June 10, 2023 only would be $2.00 per person during that day's normal open times, instead of the normal $5.00 per person.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa, that the Community Services Department is authorized to charge $2.00 single day admissions to Maytag Pool on Saturday, June 10, 2023 for Newton Fest.

PASSED this _______ day of April, 2023.

APPROVED this _______ day of April, 2023.

____
Michael L. Hansen, Mayor

ATTEST:

____
Katrina Davis, City Clerk

City of Newton Council Report

Item:
Resolution Approving Payment to S&P Global Ratings for Services Related to the 2023 Bonding
Summary:
Resolution Approving Payment to S&P Global Ratings for Services Related to 2023 Bonding
Financial Impact:
$14,250 Paid from 2023A Bond Proceeds

Report Number: 2023-340
Date:
April 3, 2023
Lead Department:
Administration
Recommendation:
Approve

Background:

S&P Global Ratings have provided rating services for the 2023A Bonds. Ratings have been issued and it is recommended to process the payment for these services. Bond proceeds will be used to pay for these expenses.

Recommendation:
Staff recommends approval of the attached Resolution approving the payment to S&P Global Ratings for services related to the 2023 bonding.

Matt Muckler, City Administrator

RESOLUTION NO. 2023 – _______

RESOLUTION APPROVING PAYMENT TO S&P GLOBAL RATINGS FOR SERVICES RELATED TO THE 2022 BONDING

WHEREAS, the City of Newton (City) has been the in process of issuing bonds in 2023; and

WHEREAS, S&P Global Ratings has provided rating services for the 2023 bonds,

NOW, THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa:
That payment should be made to S&P Global Ratings for the 2023 bonding in the amount of $14,250 for the 2023A Bonds These expenses shall be paid with 2023 bond proceeds.

PASSED this 3rd day of April, 2023.

APPROVED this _______ day of April, 2023.

____
Michael L. Hansen, Mayor

ATTEST:

____
Katrina Davis, City Clerk

City of Newton Council Report

Item:
Resolution Approving a Contract with Gilbert Lawn and Snow Removal LLC for 2023 Lawn Care at the City Hall Facility

Summary:
Resolution Approving a Contract with Gilbert Lawn and Snow Removal LLC for 2023 Lawn Care at the City Hall Facility

Financial Impact:
$7,408 from the City Center FY23 & FY24 General Fund Budget

Report Number: 2023-341

Date:
April 3, 2023

Lead Department:
Administration

Recommendation:
Approve

Background:
Gilbert Lawn and Snow Removal LLC submitted a qualified bid for the lawn care at the City Hall facility for the summer of 2023. There were no other qualified bids received for this service by the deadline of March 20, 2023 at 4:00 pm. Gilbert Lawn and Snow Removal LLC has presented a price of $7,408.00 for all services between April 4, 2023 thru October 31, 2023. All information has been received from this vendor including a valid certificate of insurance.

Recommendation:
Staff recommends approval of the Resolution.

Matt Muckler, City Administrator

RESOLUTION NO. 2023 – _______

RESOLUTION APPROVING A CONTRACT WITH GILBERT LAWN CARE AND SNOW REMOVAL LLC FOR 2023 LAWN CARE AT THE CITY HALL FACILITY

WHEREAS, the City Hall facility is in need of a contractor to provide lawn care at the City Hall facility for the summer of 2023; and

WHEREAS, Gilbert Lawn Care and Snow Removal LLC has submitted a bid for this service in the amount of $7,408.00; and

WHEREAS, the bid from Gilbert Lawn Care and Snow Removal LLC was the only qualified bid that was received;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newton, Iowa, that the contract with Gilbert Lawn Care and Snow Removal LLC for the 2023 lawn care at the City Hall facility is approved in the amount of $7,408.00.

PASSED this 3rd day of April 2023.

APPROVED this _______ day of April 2023.

____
Michael L. Hansen, Mayor

ATTEST:

____
Katrina Davis, City Clerk

QUOTE

Gilbert Lawn Care and Snow Removal LLC

"Pushing to serve you better"

1762 Hwy T15 Knoxville, IA 50138
515-419-4917
gilbertlawncarellc@outlook.com

DATE: 03/11/2023

TO Newton City Hall
101 W 4th St S
Newton, IA 50208

CONTACT	JOB	PAYMENT TERMS	DUE DATE
	2023 Lawn Care	Due on receipt	TBD

ADDRESS			YEARLY
	Weekly Mowing @ 2.5 inches. Trimming & Blowing off Hard Surfaces-Including City owned lot South of S 2nd Ave E		
	Fertilize & Weed Control 2 x Per Year Spring & Fall		
	Trimming of Shrubs & Trees		
	Shrub Beds & Flower Beds Weeded Minimum 10 x Per Year		
	Mulch around Shrubs, Trees & Circle Drive Spring		
	Power Raking Spring		
	$7408.00 Per Year = 8 Monthly Installments of $926.00		$7408.00

Quotation prepared by: **Brad Gilbert Owner/Operator** ____b

This is a quotation on the goods named, subject to the conditions noted below: Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To accept this quotation, sign here and return: ____

THANK YOU FOR YOUR BUSINESS!

Agreement Between the City of Newton
and
Gilbert Lawn Care and Snow Removal LLC

THIS AGREEMENT made and entered into this 3rd day of April, 2023 by and between the City of Newton, Iowa, hereinafter called "City" and Gilbert Lawn Care and Snow Removal LLC hereinafter called "Vendor".

WHEREAS, the City wishes to obtain the services of the Vendor to provide ground maintenance at City Hall; and

WHEREAS, the Vendor is equipped and staffed to provide such services thru October 31, 2023;

NOW, THEREFORE BE IT UNDERSTOOD AND AGREED:

1. The Vendor will perform all services necessary to maintain the City Hall Grounds. At a minimum, those services include the following:

a) All turf areas are to be mowed generally weekly during the growing season (approximately April through October). Turf is to be maintained at a mowed height of 2.5 inches.
b) All turf areas are to be trimmed generally weekly during the growing season. Trimming is to be done by string trimmer or similar method and must result in giving the area a well-groomed appearance.
c) All turf areas are to be fertilized twice annually, spring and fall applications, with a high-quality, slow release dry granular fertilizer of 25-5-15 or similar analysis. Each application is to deliver a minimum of 1 LB of nitrogen per 1000 sq. ft.
d) All turf areas are to be treated in spring with a pre-emergence product for control of crabgrass and other grassy weeds.
e) All turf areas are to be treated in fall of the year with a post-emerge product for control of perennial broadleaf weeds.
f) All plant material, turf, trees, shrubs etc, are to be monitored throughout the growing season for pest and disease infestation and are to be treated on an as-needed basis with prior approval by City staff. The cost of these applications is to be a separate item and not a part of this contract.
g) Trees and shrubs are to be pruned according to their season of bloom as required to maintain the plants in a healthy and attractive condition.
h) Shrub beds are to be hand-weeded as required a minimum of ten (10) times each year.
i) Shrub beds and trees are to be mulched once each year with a high-quality wood chip mulch in order to maintain a maximum 3-inch layer of material at the base of each tree and in each shrub bed.
j) All turf areas are to be power raked once each spring. Procedure is to include all related cleanup and removal.
k) Sidewalks and curb lines (except for the fire station on south side), are to be sprayed with a non-selective herbicide (glyphosphate) or similar product, to discourage weed growth in cracks. As needed, all weed growth in cracks of sidewalks and curbs is to be removed.
l) The area between the rear parking lot (west side of property) and fence is to be maintained, which includes treating for weeds and keeping unwanted vegetation from growing up the fence.
m) The flower beds on the north side are to be hand-weeded and maintained as needed.
n) The circle drive on the east side of building is to be kept weed free at all times.

o) Any additional practices such as airification, seeding, plant replacement, supplemental watering, etc. are to be completed only with prior approval by City staff. Cost of such maintenance is understood to be separate from this contract amount.

p) Mowing and weed eating around the new City parking lot directly south of the Fire station.

q) This contract does NOT include weeding and mulching of the Fire memorial flower garden located on the SE corner of the main facility.

2. Liability Provisions:

a) Contractor shall defend and hold harmless City, City's employees, agents and subcontractors from liability arising from Contractor's performance of this contract and Contractor's activities with subcontractors and all other third parties. Contractor agrees this clause shall apply to any and all claims arising out of services provided by any and all third parties and employees, agents, assigns or subcontractors of City or Contractor, arising directly or indirectly out of any alleged act or alleged failure to act by Contractor or any employee, agent, assign or subcontractor of Contractor.

b) Contractor will maintain liability insurance with limits not less than $100,000 for injuries including accidental death, to any one person and subject to a limit for each occurrence in an amount not less than $300,000 per accident. Property damage liability coverage shall not be less than $100,000. If Contractor utilizes other employees, it shall be Contractor's responsibility to maintain in force worker's compensation insurance in accordance with Iowa statutory requirements. Contractor shall provide a certificate of insurance indicating coverage as outlined above.

3. Conditions of Payment:

a) Total contract payment for grounds maintenance at City Hall per year shall not exceed $7,408.00.

b) City will pay Vendor 8 monthly installments of $926.00. Additional approved services will be billed separately by the Vendor.

IN WITNESS THEREOF, the City of Newton and Vendor have executed this Agreement as of the date indicated below:

For Vendor:	For City of Newton:
By Brad Gilbert	By____________________
Gilbert lawn Care & Snow Removal LLC	Michael L. Hansen, Mayor
Date 3/23/2023	Date____________________

City of Newton Council Report

Item:
Resolution authorizing the purchase of four (4) fire hydrants
Summary:
Purchase four fire hydrants to replenish stock used and replace aging hydrants.
Financial Impact:
$13,900.00 from water revenue funds

Report Number: 2023-350
Date:
April 3, 2023
Lead Department:
Utilities
Recommendation:
Approve

Background:
Water Distribution has a need to keep an inventory of various size fire hydrants in stock, so they can replace them as needed. Fire hydrants become inoperable for various reasons; age, wear, corrosion, or sometimes they get hit by something.

In 2022 Water Distribution Crews replaced four fire hydrants. Three of the four fire hydrants were inoperable because of age and one was hit by a tractor & mower. The Water Distribution Crews also repaired thirteen other fire hydrants that after flushing and flow testing identified they were in need of repair, this is done whenever possible, instead of replacement.

Waterworks Distribution staff requested quotes from three vendors for pricing on three different size fire hydrants, with Core & Main having the lowest responsive, responsible quote.

Core & Main quote for 4 bury fire hydrants is as follows:
One (1) Clow 3 way 6' bury fire hydrant $ 3,400.00
Two (2) Clow 3 way 5 1/2' bury fire hydrant $3,475.00 each = $6,950.00
One (1) Clow 3 way 5' bury fire hydrant $3,550.00

Recommendation:
Approve the purchase of four (4) fire hydrants from Core & Main of Grimes, Iowa for the purchase price of $13,900

Matt Muckler, City Administrator

RESOLUTION NO. 2023-______

RESOLUTION AUTHORIZING THE PURCHASE OF FOUR (4) FIRE HYDRANTS

WHEREAS, Water Distribution has a need to keep an inventory of various size fire hydrants in stock, so they can replace them as needed. Fire hydrants become inoperable for various reasons; age, wear, corrosion, or sometimes they hit by something and;

WHEREAS, in 2022 Water Distribution Crews replaced four fire hydrants and;

WHEREAS, Three of the four fire hydrants were inoperable because of age and one was hit by a tractor & mower and;

WHEREAS, the Water Distribution Crews also repaired thirteen other fire hydrants that after flushing and flow testing identified they were in need of repair and;

WHEREAS, this is done whenever possible, instead of replacement.

WHEREAS Waterworks Distribution staff requested quotes from three vendors for pricing on three different size fire hydrants and;

WHEREAS Core & Main had the lowest, responsive quote

Core & Main quote for 4 bury fire hydrants is as follows:
One (1) Clow 3 way 6' bury fire hydrant $ 3,400.00
Two (2) Clow 3 way 5 1/2' bury fire hydrant $3,475.00 each = $6,950.00
One (1) Clow 3 way 5' bury fire hydrant $3,550.00

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa the Utilities Director is authorized to purchase four (4) Clow fire hydrants from Core & Main of Grimes, Iowa for the quoted price of $13,900.00 utilizing water revenue funds for this purchase.

PASSED this _______day of April 2023.

APPROVED this_________ day of April 2023.

____
Michael L. Hansen, Mayor

ATTEST:

____
Katrina Davis, City Clerk

City of Newton Council Report

Item:
Resolution approving a proposal from Terracon to plug existing monitoring wells at the former manufactured gas plant site

Summary:
Plug existing monitoring wells as required by the Iowa DNR

Financial Impact:
Not to exceed $17,000.00; paid from remaining bond funds

Report Number: 2023-352

Date:
April 3, 2023

Lead Department:
Community Services

Recommendation:
Approve

Background:
Following completion of the former manufactured gas plant site remediation project in early 2022, City Council passed Resolution 2022-326 on November 21, 2022 approving the submittal of a post-remediation report to the Iowa Department of Natural Resources (DNR). This report, which was prepared by the City's environmental engineer, Terracon of Des Moines, included said project's activities, waste generated summaries, laboratory analysis of waste, waste disposal reports, and recommendations on moving forward. Recommendations listed in the report include:

- Implement the final stages of the Land Recycling Program which covers the entire site.
- Seek a waiver from the previously anticipated two-year site monitoring requirements.
- Place an environmental covenant on the portion of the site most-impacted by past site activities and processes.
- Plug and abandon all remaining on-site monitoring wells per Iowa DNR requirements.
- Request for a "No Further Action" certificate from the Iowa DNR.

Following staff's receipt of the Iowa DNR's response letter dated December 1, 2022 in which the DNR accepted the proposed close-out plan, work then focused on completing the remaining tasks needed to achieve the "No Further Action" certificate as noted in said DNR letter.
One task needing to be completed is the plugging and abandonment of the existing groundwater monitoring wells on the site. This work, which must be completed per Chapter 39 of the Iowa Code, can be completed by Terracon's Des Moines office. The time and materials proposal from Terracon for this work is at a not-to-exceed cost of $17,000.00. Sufficient bond funds exist to cover the expected cost of this work.

Recommendation:
City staff recommends approving this resolution authorizing the Community Services Department to utilize Terracon Consultants of Des Moines, Iowa to plug all existing monitoring wells at the former Manufactured Gas Plant Site at a cost not-to-exceed $17,000.00.

Matt Muckler, City Administrator

RESOLUTION 2023- ______

RESOLUTION APPROVING A PROPOSAL FROM TERRACON TO PLUG EXISTING MONITORING WELLS AT THE FORMER MANUFACTURED GAS PLANT SITE

WHEREAS, following completion of the former manufactured gas plant site remediation project in early 2022, City Council passed Resolution 2022-326 on November 21, 2022 approving the submittal of a post-remediation report to the Iowa Department of Natural Resources (DNR); and

WHEREAS, said report, which was prepared by the City's environmental engineer Terracon of Des Moines, included said project's activities, waste generated summaries, laboratory analysis of waste, waste disposal reports, and recommendations on moving forward; and

WHEREAS, recommendations listed in the report included the plugging and abandonment of all remaining on-site monitoring wells per Iowa DNR requirements; and

WHEREAS, following staff's receipt of the Iowa DNR's response letter dated December 1, 2022 in which the DNR accepted the proposed close-out plan, work then focused on completing the remaining tasks needed to achieve the "No Further Action" certificate as noted in said DNR letter; and

WHEREAS, the plugging and abandonment of the existing groundwater monitoring wells, which must be completed per Chapter 39 of the Iowa Code, can be completed by Terracon's Des Moines office; and

WHEREAS, sufficient bond funds remain to cover the not-to-exceed time and materials proposal of $17,000.00 from Terracon for this work; and

WHEREAS, City staff recommends approving this resolution authorizing the Community Services Department to utilize Terracon Consultants of Des Moines, Iowa to plug all existing monitoring wells at the former Manufactured Gas Plant Site at a cost not-to-exceed $17,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Newton, Iowa that the Community Services Director is authorized to utilize Terracon Consultants of Des Moines, Iowa to plug all existing monitoring wells at the former Manufactured Gas Plant Site at a cost not-to-exceed $17,000.00; with said costs to be paid using remaining bond funds secured for the overall site remediation project.

PASSED this _______ day of April, 2023.

APPROVED this _______ day of April, 2023.

____
Michael L. Hansen, Mayor

ATTEST:

____
Katrina Davis, City Clerk

City of Newton Council Report

Item:
Resolution approving a Telecommunications Licensing Agreement with Unite Private Networks – UPN 5705

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

Financial Impact:
$202.02 fee to be paid to the City by Unite Private Networks

Report Number: 2023-358
Date:
April 3, 2023
Lead Department:
Public Works
Recommendation:
Approve

Background:
Unite Private Networks of Kansas City, Missouri is proposing an extension of their existing telecommunications system in Newton. The proposed route begins at an existing hand hole on the north side of E 4th St S near the intersection of E 23rd St N and then continues east to E 31st N to a proposed hand hole, route then continues South to a handhold located at 3020 1st Ave E, then west onto private property.

The proposed underground portion of the route includes 3,367 LF of improvements in the City of Newton right-of-way. Based on the rates City Council established in Resolution No. 2022-048 passed on February 21, 2022, the licensing fee for the portion of this line in City of Newton right-of-way is $202.02.

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

Recommendation:
Approval of the telecommunications licensing agreement with Unite Private Networks of Kansas City, Missouri.

Matt Muckler, City Administrator

RESOLUTION 2023- ______

RESOLUTION APPROVING A TELECOMMUNICATIONS LICENSING AGREEMENT WITH UNITE PRIVATE NETWORKS – UPN 5705

WHEREAS, Unite Private Networks of Kansas City, Missouri has requested the use of City owned right-of-way for the construction and maintenance of a telecommunications system; and

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

WHEREAS, the proposed route begins at an existing hand hole on the north side of E 4^{th} St S near the intersection of E 23^{rd} St N and then continues east to E 31^{st} N to a proposed hand hole, route then continues South to a handhold located at 3020 1^{st} Ave E, then west onto private property; and

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

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

WHEREAS, the proposed underground portion of the route includes 3,367 LF of improvements in the City of Newton right-of-way; and

WHEREAS, based on the rates City Council established in Resolution No. 2022-048 passed on February 21, 2022, the licensing fee for the portion of this line in City of Newton right-of-way is $202.02; and

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

PASSED this _______ day of April, 2023.

APPROVED this _______ day of April, 2023.

____
Michael L. Hansen, Mayor

ATTEST:

____
Katrina Davis, City Clerk

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

SECTION 1. DEFINITIONS

a. “City” shall mean the City of Newton, Iowa and, where appropriate, shall include its officers, employees and agents.

b. “Public Improvements” shall mean any improvements as defined in Code of Iowa Section 384.95, including but not limited to paving, sidewalks, grass, vegetation, trees, street lights, traffic signals, water mains, sewers, electric transmission lines and equipment related thereto, and in addition public utilities, on Public Property.

c. “Public Property” shall mean City-owned or controlled public rights-of-way, easements, bridges, squares or commons.

d. “Licensee” shall mean Unite Private Networks and shall include all equipment owned, operated, leased or subleased in connection with the operation of the network, and shall include but not be limited to poles, overhead or underground wires, pipes, overhead or underground cables, underground conduits, ducts, manholes, vaults, fiber optic cables, and other structures or appurtenances.

SECTION 2. BASIC GRANT

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

SECTION 3. TERM OF LICENSE

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

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

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

SECTION 4. FEES REQUIRED

a. Licensee shall pay the City an administrative license fee in the amount of $202.02 (Two Hundred and Two Dollars and Two Cents) for locations of new underground infrastructure, payable upon execution of this License, for use of the public property as shown in Exhibit "A" during the term of this License.

b. If during the term of this License the City enacts an Ordinance requiring compensation from telecommunications providers on a competitively neutral and nondiscriminatory basis for use of public property Licensee shall within sixty (60) days after request by City pay the fees required by such Ordinance, with the effective date of said ordinance being the starting date for the accrual of fees. Any fees paid during the term of this License, however, shall be credited toward the fees required by the Ordinance. If the Ordinance enacted requires fees for this transaction which are less than $202.02, the City shall refund the excess of $202.02 over the fees required under such Ordinance, provided, however, that in no event shall the amount refunded exceed the sum of $2,000.00.

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

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

SECTION 6. CONSTRUCTION AND REPAIR OF NETWORK

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

SECTION 7. EXCAVATIONS

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

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

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

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

SECTION 9. LICENSEE CONTRACTORS

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

SECTION 10. CONDITIONS OF STREET OCCUPANCY

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

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

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

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

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

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

SECTION 11. POWERS OF CITY

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

SECTION 12. PLANS AND COORDINATION

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

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

SECTION 13. VIOLATIONS OF LICENSE

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

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

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

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

SECTION 14. LIABILITY, INDEMNIFICATION AND INSURANCE

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

SECTION 15. SEVERABILITY

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

SECTION 16. ASSIGNMENT

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

SECTION 17. VACATION OF STREETS AND ALLEY

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

SECTION 18. DELIVERY OF NOTICES

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

If to City:	Newton Public Works Director 403 W 4th St N, Suite 501 Newton, Iowa 50208
If to Licensee:	Unity Private Networks 1511 Baltimore Avenue Kansas City, MO 64108

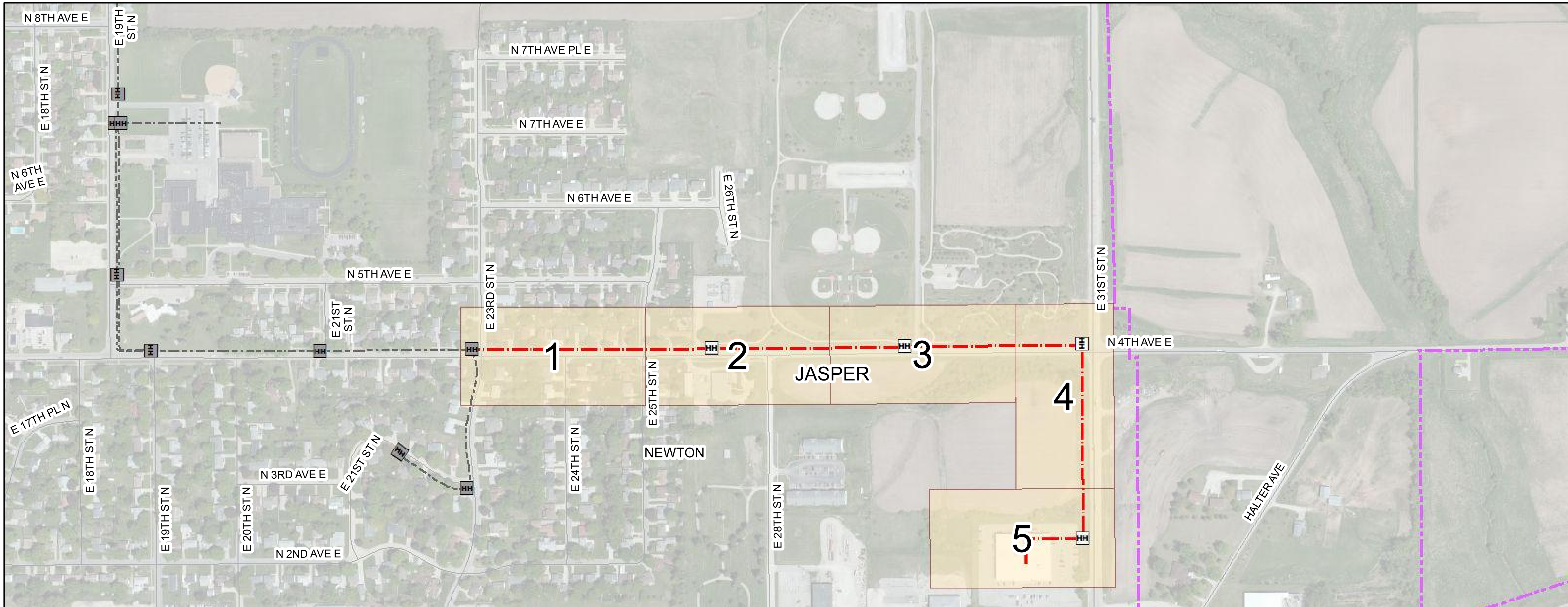
Provided, however, that in the case of an emergency, notices may be given verbally to the above named persons. In such case written confirmation should be provided. Nothing contained herein shall prevent other forms of notice if actually received by the addressee. Notice shall be deemed given on the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

SECTION 19. TELECOMMUNICATIONS ACT

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

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

LICENSEE	**CITY OF NEWTON**
By: J. Brewbaker-Hills	By:______________________________ Michael L. Hansen, Mayor
Title: Permit Coordinator Agent for Unite Private Networks	Attest: ______________________________ City Clerk



Strand and Trench
- New Aerial Slack Span
- New Aerial Tension Span
- Bridge Attachment
- Underground - 1 duct
- Underground - 2 duct
- Underground - 3 duct
- Underground - Joint Conduit
- Underground - Power
- Underground - Existing

Fiber Network
- Aerial Slack Loop
- Underground Slack Loop
- Splice
- Fiber sheath

Poles
- Capacitor Pole
- Com Owned Pole
- Telecom Pole
- Joint Pole
- Light Pole
- Power Pole
- Steel Pole
- Transformer Pole
- Compliant Pole
- Utilities Out of NESC Compliance
- Make Ready - See Pole Attachment Sheet

Features
- Overhead Guys
- UPN Handhole
- UPN Manhole
- Existing Manhole
- Mid Am Manhole
- Culvert
- Station Marker
- Ground
- Anchor
- Sidewalk Anchor
- UG_Tic
- Riser
- Extension Arms

City Infrastructure
- Cabinet/Ped
- Existing Handhole
- Traffic Light / Pole
- Hydrant
- Other Valve
- Water Valve
- Storm Intake
- Storm Structure
- Sewer Structure
- Fiber Handhole
- Fiber Cabinet
- Traffic Manhole

Utility Lines
- S Storm / Sanitary
- E Electric
- W Water
- Existing Fiber Conduit
- G Gas
- T Telecom
- F Fiber

LEGEND

NewCom Technologies
NewCom goes the extra mile!
6000 GRAND AVENUE
DES MOINES, IA 50312
(515) 274-9611

Unite PRIVATE NETWORKS
1511 BALTIMORE AVENUE
2ND FLOOR
KANSAS CITY, MO 64108
(866) 813-3608

Newton
Jasper County
Masergy
3020 1st Ave E

NO.	DATE	REVISIONS	BY	CHK	APP'D
A	02-24-2023	ISSUED FOR REVIEW	SRE	TJW	TJW

SCALE: 1" = 400' | DESIGNED BY: T. WILLIAMS | DRAWN BY: S. EHLERS

N S W E

MASERGY
OVERVIEW

PRINTED	SHEET NUMBER	REV
2/24/2023	OV-1	A

420 210 0 420 840 Feet

1 2 3 4 5 6 7 8
E D C B A

11 X 17 "ANSI B" SIZE

City of Newton Council Report

Item:
Resolution approving a Telecommunications Licensing Agreement with Unite Private Networks – UPN 5725

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

Financial Impact:
$42.84 fee to be paid to the City by Unite Private Networks.

Report Number: 2023-359
Date:
April 3, 2023
Lead Department:
Public Works
Recommendation:
Approve

Background:
Unite Private Networks of Kansas City, Missouri is proposing an extension of their existing telecommunications system in Newton. The proposed route begins at the IDOT ROW line north of S 22nd Ave E to the south 301 LF and turns SE for 86 LF and Runs East for 327 LF to the ROW line south of 4400 S 22nd Ave E.

The proposed underground portion of the route includes 714 LF of improvements in the City of Newton right-of-way. Based on the rates City Council established in Resolution No. 2022-048 passed on February 21, 2022, the licensing fee for the portion of this line in City of Newton right-of-way is $42.84.

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

Recommendation:
Approval of the telecommunications licensing agreement with Unite Private Networks of Kansas City, Missouri.

Matt Muckler, City Administrator

RESOLUTION 2023- ______

**RESOLUTION APPROVING A TELECOMMUNICATIONS LICENSING AGREEMENT WITH UNITE PRIVATE NETWORKS –
UPN 5725**

WHEREAS, Unite Private Networks of Kansas City, Missouri has requested the use of City owned right-of-way for the construction and maintenance of a telecommunications system; and

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

WHEREAS, the proposed route begins at begins at the IDOT ROW line north of S 22nd Ave E to the South 301 LF, thence turns SE for 86 LF, thence Runs East for 327 LF to the ROW line south of 4400 S 22nd Ave E.; and

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

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

WHEREAS, the proposed underground portion of the route includes 714 LF of improvements in the City of Newton right-of-way; and

WHEREAS, based on the rates City Council established in Resolution No. 2022-048 passed on February 21, 2022, the licensing fee for the portion of this line in City of Newton right-of-way is $42.84; and

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

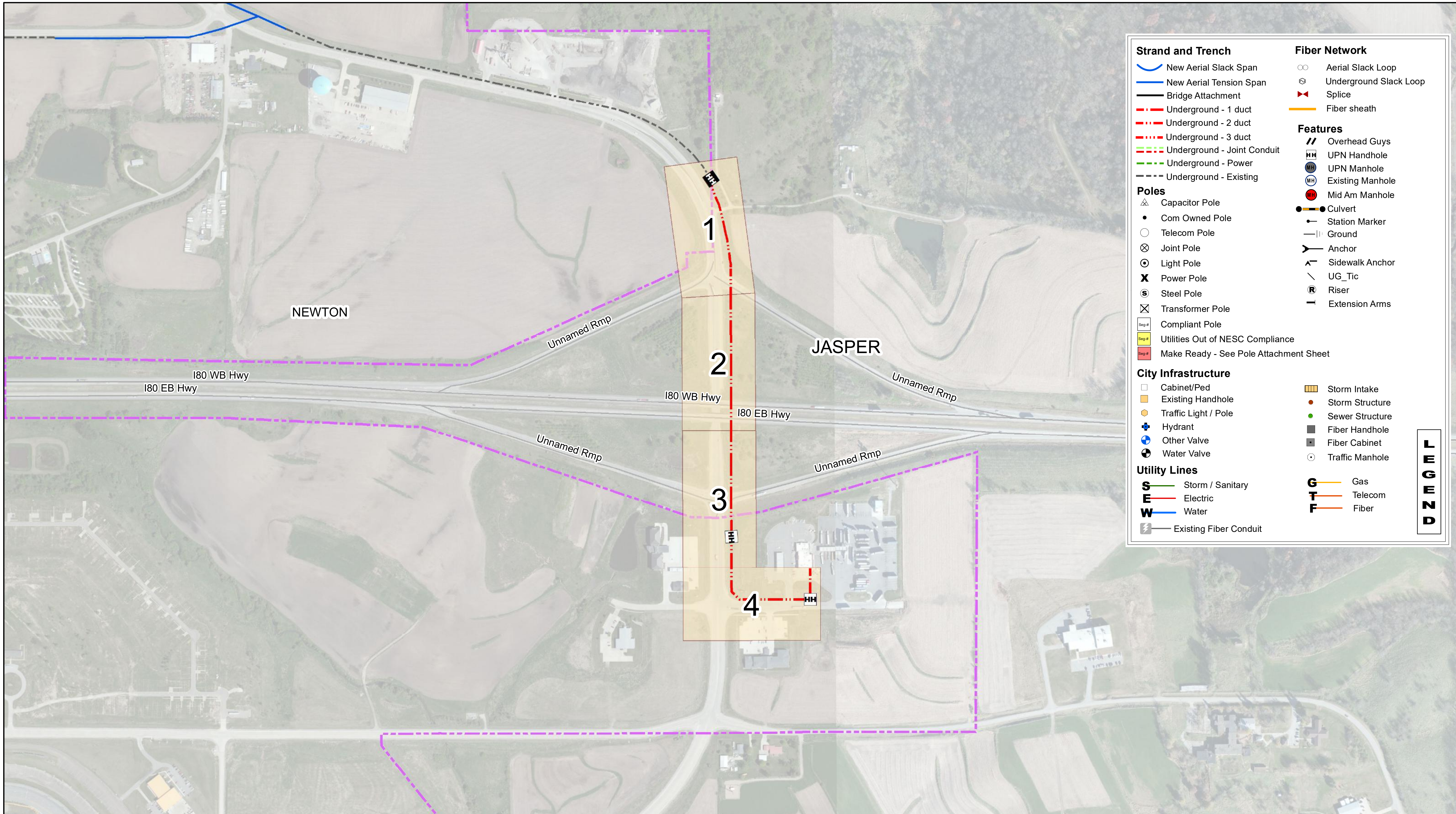
PASSED this _______ day of April, 2023.

APPROVED this _______ day of April, 2023.

____
Michael L. Hansen, Mayor

ATTEST:

____
Katrina Davis, City Clerk



NewCom Technologies
NewCom goes the extra mile!
6000 GRAND AVENUE
DES MOINES, IA 50312
(515) 274-9611

Unite PRIVATE NETWORKS
1511 BALTIMORE AVENUE
2ND FLOOR
KANSAS CITY, MO 64108
(866) 813-3608

Newton
Jasper County
Loves Travel Stop
4400 S 22nd Ave E

NO.	DATE	REVISIONS	BY	CHK	APP'D
A	03-02-2023	ISSUED FOR REVIEW	VUM	TJW	TJW

SCALE: 1" = 500' | DESIGNED BY: T. WILLIAMS | DRAWN BY: V. MEZENTSEVA

N S E W

LOVES TRAVEL STOP

OVERVIEW

PRINTED	SHEET NUMBER	REV
3/6/2023	OV-1	A

525 262.5 0 525 1,050 Feet

11 X 17 "ANSI B" SIZE

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

SECTION 1. DEFINITIONS

a. "City" shall mean the City of Newton, Iowa and, where appropriate, shall include its officers, employees and agents.

b. "Public Improvements" shall mean any improvements as defined in Code of Iowa Section 384.95, including but not limited to paving, sidewalks, grass, vegetation, trees, street lights, traffic signals, water mains, sewers, electric transmission lines and equipment related thereto, and in addition public utilities, on Public Property.

c. "Public Property" shall mean City-owned or controlled public rights-of-way, easements, bridges, squares or commons.

d. "Licensee" shall mean Unite Private Networks and shall include all equipment owned, operated, leased or subleased in connection with the operation of the network, and shall include but not be limited to poles, overhead or underground wires, pipes, overhead or underground cables, underground conduits, ducts, manholes, vaults, fiber optic cables, and other structures or appurtenances.

SECTION 2. BASIC GRANT

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

SECTION 3. TERM OF LICENSE

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

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

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

SECTION 4. FEES REQUIRED

a. Licensee shall pay the City an administrative license fee in the amount of $42.84 (Forty-Two Dollars and Eighty-Four Cents) for locations of new underground infrastructure, payable upon execution of this License, for use of the public property as shown in Exhibit "A" during the term of this License.

b. If during the term of this License the City enacts an Ordinance requiring compensation from telecommunications providers on a competitively neutral and nondiscriminatory basis for use of public property Licensee shall within sixty (60) days after request by City pay the fees required by such Ordinance, with the effective date of said ordinance being the starting date for the accrual of fees. Any fees paid during the term of this License, however, shall be credited toward the fees required by the Ordinance. If the Ordinance enacted requires fees for this transaction which are less than $42.90, the City shall refund the excess of $42.90over the fees required under such Ordinance, provided, however, that in no event shall the amount refunded exceed the sum of $2,000.00.

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

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

SECTION 6. CONSTRUCTION AND REPAIR OF NETWORK

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

SECTION 7. EXCAVATIONS

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

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

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

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

SECTION 9. LICENSEE CONTRACTORS

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

SECTION 10. CONDITIONS OF STREET OCCUPANCY

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

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

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

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

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

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

SECTION 11. POWERS OF CITY

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

SECTION 12. PLANS AND COORDINATION

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

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

SECTION 13. VIOLATIONS OF LICENSE

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

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

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

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

SECTION 14. LIABILITY, INDEMNIFICATION AND INSURANCE

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

SECTION 15. SEVERABILITY

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

SECTION 16. ASSIGNMENT

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

SECTION 17. VACATION OF STREETS AND ALLEY

So long as the Licensee exercises the rights granted to it hereunder the City will not, by ordinance or otherwise, vacate any street, alley or public way in which the Licensee has installed its facilities without reserving such rights as necessary to allow continued use of such property for the said facilities in accordance with the terms of this License, provided that

SECTION 17. VACATION OF STREETS AND ALLEY

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

SECTION 18. DELIVERY OF NOTICES

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

If to City:	Newton Public Works Director 403 W 4th St N, Suite 501 Newton, Iowa 50208
If to Licensee:	Unity Private Networks 1511 Baltimore Avenue Kansas City, MO 64108

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

SECTION 19. TELECOMMUNICATIONS ACT

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

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

LICENSEE	**CITY OF NEWTON**
By: J. Breuklaker-Hills	By:______________________________ Michael L. Hansen, Mayor
Title: Permit Coordinator Agent on behalf of UPN	Attest: ____________________________ City Clerk

City of Newton Council Report

Item:
Resolution Approving a Property Tax Rebate for the Lion Development Group, LLC Property Located Within the North Central Urban Renewal Area

Summary:
Resolution Approving Property Tax Rebate to the Lion Development Group, LLC Property According to the Approved Development Agreement

Financial Impact:
$50,030 property tax rebate from the North Central Urban Renewal TIF Fund

Report Number: 2023-362

Date:
April 3, 2023

Lead Department:
Administration

Recommendation:
Approve

Background:
The City of Newton entered into a development agreement in June of 2018 with Lion Development Group, LLC and amended this agreement in January of 2020 and March of 2021 on the property located at 320 W 3rd St N within the North Central Urban Renewal Area. The Agreement states that the City shall rebate 100% of all TIF property taxes paid by Lion Development Group, LLC in Fiscal year 22/23.

Lion Development Group, LLC has provided documentation that the second half of the North Central Urban Renewal Area property taxes owed in 2022-23 in the amount of $50,030 have been paid to the Jasper County Treasurer and are eligible for rebate.

Recommendation:
Staff recommends approval of the attached Resolution approving the tax rebate payment to Lion Development Group, LLC for the second half of the 22/23 property taxes.

Matt Muckler, City Administrator

RESOLUTION NO. 2023 – _______

RESOLUTION APPROVING A PROPERTY TAX REBATE FOR THE LION DEVELOPMENT GROUP, LLC PROPERTY LOCATED WITHIN THE NORTH CENTRAL URBAN RENEWAL AREA

WHEREAS, the City of Newton (City) has established the North Central Urban Renewal Area; and

WHEREAS, a Development Agreement with Lion Development Group, LLC was entered into in June of 2018 and Amended in January of 2020 and March 2021 on the property located at 320 West 3rd Street North within the North Central Urban Renewal Area, and

WHEREAS, said Agreement provides that the City provide to the Developer a 100% TIF Property Tax Rebate in Fiscal Year 22-23, and

WHEREAS, the Developer has paid its property taxes for the second half of fiscal year 2022-2023 in the total amount of $58,955 and is eligible to receive a 100% TIF rebate of $50,030;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa:
That, per the terms of the Development Agreement with Lion Development Group, LLC, a property tax rebate for the second half of fiscal year 2022-2023 taxes in the amount of $50,030 is hereby approved.

PASSED this 3rd day of April, 2023.

APPROVED this _______ day of April, 2023.

____
Michael L. Hansen, Mayor

ATTEST:

____
Katrina Davis, City Clerk

City of Newton Council Report

Item:
Resolution approving the waiving of rental fees of the Pool Pavilion for the Newton Schools' Summer Meals Program
Summary:
Per the schools' request, provide a high-traffic location for their summer meals program
Financial Impact:
Minimal

Report Number: 2023-363
Date:
April 3, 2023
Lead Department:
Community Services
Recommendation:
Approve

Background:
The Newton School District's food service director has requested use of the Pool Pavilion at Maytag Park for their summer meals program for children. This high-traffic location, which does not include access to the pool, would be used weekdays from June 5th through 30th and again July 5th through 28th. The requested time slot of 10:45 am to 12:45 pm on those weekdays is seldom rented by the public, so waiving the $45 daily rental fee for the school meals program would cause little to no loss of normal rental revenue seen at those times.

In addition to providing an ideal location for the school's program, having additional children and their families in the park may help bolster park and pool attendance those two months.

Recommendation:
Staff recommends approval of the resolution to waive the rental fees of the Pool Pavilion for the Newton Schools' Summer Meals Program from June 5, 2023 through June 30, 2023 and again from July 5, 2023 through July 28, 2023.

Matt Muckler, City Administrator

RESOLUTION NO. 2023 – _______

RESOLUTION APPROVING THE WAIVING OF RENTAL FEES OF THE POOL PAVILION FOR THE NEWTON SCHOOLS' SUMMER MEALS PROGRAM

WHEREAS, the Newton School District's food service director has requested use of the Pool Pavilion at Maytag Park for their summer meals program for children; and

WHEREAS, this high-traffic location, which does not include access to the pool, would be used weekdays from June 5th through 30th and again July 5th through 28th; and

WHEREAS, the requested time slot of 10:45 am to 12:45 pm on those weekdays is seldom rented by the public, so waiving the $45 daily rental fee for the school meals program would cause little to no loss of normal rental revenue seen at those times; and

WHEREAS, in addition to providing an ideal location for the school's program, having the additional children and their families in the park may help bolster park and pool attendance those two months; and

WHEREAS, staff recommends approval of the resolution waiving the rental fees of the Pool Pavilion for the Newton Schools' Summer Meals Program.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa, that the rental fees of the Pool Pavilion for the Newton Schools' Summer Meals Program from June 5, 2023 through June 30, 2023 and again from July 5, 2023 through July 28, 2023 are hereby waived.

BE IT FURTHER RESOLVED, that the Community Services Department shall work with the schools to facilitate an orderly implementation of their summer meals program at the Pool Pavilion.

PASSED this _______ day of April, 2023.

APPROVED this _______ day of April, 2023.

____
Michael L. Hansen, Mayor

ATTEST:

____
Katrina Davis, City Clerk

City of Newton Council Report

Item:
Resolution approving First Amendment to Agreement for Private Development with Christensen Development 1, LLC and Jasper County, Iowa

Summary:
Resolution amending the imposed deadline for the developer's acquisition of the development property found within the development agreement with Christensen Development 1, LLC and Jasper County, Iowa for the Legacy Plaza redevelopment project.

Financial Impact:
No Change.

Report Number: 2023-369
Date:
April 3, 2023
Lead Department:
Community Development
Recommendation:

Background:
The other parties to the agreement have requested an amendment to the imposed deadline for the developer's acquisition of the property found within the previously approved development agreement.

There are no other proposed changes to the document, and the City's commitments remain the same.

The deadline for the Developer's acquisition of the property is proposed to be extended to May 15, 2023. In the original, approved agreement, the deadline for the developer to acquire the property was stipulated to be within 30 days from the date of execution of the development agreement.

Recommendation:
Approve.

Matt Muckler, City Administrator

DORSEY™
always ahead

March 29, 2023

Via Email
Matt Muckler
City Administrator/City Hall
Newton, IA

Re: Christensen Development 1, LLC First Amended Development Agreement
File No. 504612-51

Dear Matt:

Attached please find proceedings covering the adoption of a resolution approving the Amended Agreement with Christensen Development 1, LLC.

We would appreciate receiving one fully executed copy of these proceedings as soon as they are available.

Please contact John Danos, Erin Regan, Severie Orngard, or me if you have questions.

Kind regards,

Amy Bjork

Attachments

cc: Katrina Davis
Lisa Frasier
Erin Chambers

APPROVE FIRST AMENDMENT TO AGREEMENT FOR PRIVATE DEVELOPMENT

(Christensen Development 1, LLC)

504612-51

Newton, Iowa

April 3, 2023

A meeting of the City Council of the City of Newton, Iowa, was held at _______ p.m., on April 3, 2023, at the ______________________________ in the City, pursuant to the rules of the Council.

The Mayor presided and the roll was called, showing members present and absent as follows:

Present: ____

Absent: ____.

Council Member ______________________ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member ______________________; and after due consideration thereof by the Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Council Members voted:

Ayes: ____

Nays: ____.

Whereupon, the Mayor declared said resolution duly adopted, as follows:

RESOLUTION_____

Resolution Approving First Amendment to Agreement for Private Development with Christensen Development 1, LLC and Jasper County, Iowa

WHEREAS, the City of Newton, Iowa (the "City") previously entered into a certain Agreement for Private Development, dated February 24, 2023 (the "Original Agreement"), with Christensen Development 1, LLC (the "Developer") and Jasper County, Iowa, pursuant to which the Developer agreed to undertake the development and construction (the "Project") of certain apartment and hotel improvements on the former Maytag Corporate campus (the "Development Property") in the City; and

WHEREAS, under the Agreement, the City would provide certain financial incentives (the "Financial Incentives") to the Developer to assist the Developer in paying the costs of the Project including, (i) an economic development grant to the Developer in a total amount not exceeding $50,000 in connection with the completion of the apartment improvements; (ii) an economic development grant in a total amount not exceeding $600,000 received from the State of Iowa under the Downtown Housing Grant program; and (iii) a series of economic development grants in a total amount not exceeding $200,000 from the locally-imposed hotel/motel tax generated by the hotel improvements; and

WHEREAS, the City, the Developer and the County now propose to amend the Original Agreement in order to amend the imposed deadline for the Developer's acquisition of the Development Property; and

WHEREAS, an amendment (the "First Amendment") to the Development Agreement has been prepared to set forth the new understanding between the City, the Developer and the County, and it is now necessary to make provision for its approval; and

WHEREAS, Chapter 15A of the Code of Iowa ("Chapter 15A") declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

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

Section 1. Pursuant to the factors listed in Chapter 15A, the Council hereby reaffirms that:

(a) The Project will add diversity and generate new opportunities for the Newton and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation and retention of jobs and income and the creation of new housing opportunities, which are warranted in comparison to the amount of the proposed Financial Incentives.

Section 2. The City Council further finds and reaffirms that a public purpose will reasonably be accomplished by entering into the Agreement, as amended, and providing the Financial Incentives to the Developer.

Section 3. The First Amendment is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the First Amendment on behalf of the City, in substantially the form and content in which the First Amendment has been presented to this City Council. Such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the First Amendment.

Section 4. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved on April 3, 2023.

____
Mayor

Attest:

____
City Clerk

• • • • •

On motion and vote the meeting adjourned.

____
Mayor

Attest:

____
City Clerk

STATE OF IOWA
JASPER COUNTY SS:
CITY OF NEWTON

I, the undersigned, City Clerk of the aforementioned City, hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to adopting a resolution to approve the First Amendment to Agreement for Private Development with Christensen Development 1, LLC and Jasper County, Iowa.

WITNESS MY HAND hereto affixed this _____ day of _____________________, 2023.

____
City Clerk

FIRST AMENDMENT
TO
AGREEMENT FOR PRIVATE DEVELOPMENT
BY AND AMONG
THE CITY OF NEWTON, IOWA
AND
CHRISTENSEN DEVELOPMENT 1, LLC
AND
JASPER COUNTY, IOWA

THIS FIRST AMENDMENT ("First Amendment") to that certain AGREEMENT FOR PRIVATE DEVELOPMENT, dated February 24, 2023, by and among the CITY OF NEWTON, IOWA, a municipality (the "City"), and JASPER COUNTY, IOWA, a municipality (the "County"), both established pursuant to the Code of Iowa of the State of Iowa and acting under the authorization of Chapters 15A and 403 of the Code of Iowa, 2021, as amended (hereinafter called "Urban Renewal Act"), and CHRISTENSEN DEVELOPMENT 1, LLC, an Iowa limited liability company (the "Developer"), is made on _____________, _____, 2023.

WITNESSETH:

WHEREAS, the City, Developer, and County previously executed an Agreement for Private Development dated February 24, 2023 ("Agreement"), a Memorandum of which is recorded with the County Recorder of Jasper County, Iowa at File 2023-00000959, involving the following Development Property:

PARCEL "B" LOCATED ENTIRELY WITHIN LOT 3 OF SYNERGY ADDITION, CITY OF NEWTON, JASPER COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "A" AND RECORDED IN INSTRUMENT NO. 2010-00002900 IN THE OFFICE OF THE RECORDER, JASPER COUNTY, IOWA, SAID POINT ALSO BEING A SOUTHWESTERLY CORNER LOT 3 OF SYNERGY ADDITION AND RECORDED IN INSTRUMENT NO. 2007-00000939 IN THE OFFICE OF THE RECORDER, CITY OF NEWTON, JASPER COUNTY, IOWA; THENCE, N0°26'16"W 24.96' ALONG A EAST LINE OF SAID PARCEL "A" TO THE POINT OF BEGINNING; THENCE, CONTINUING N0°26'16"W 74.04' ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE, S89°16'12"W 8.41' ALONG THE NORTH LINE OF SAID PARCEL "A"; THENCE, N0°12'40"W 133.18'; THENCE, NORTHEASTERLY 46.43' ALONG THE ARC OF A 42.61' RADIUS CURVE, CONCAVE SOUTHEASTERLY AND HAVING A CHORD BEARING OF N31°00'17"E AND A CHORD DISTANCE OF 44.17'; THENCE, N64°19'56"W 41.57'; THENCE, N66°41'11"W 38.34'; THENCE, N52°33'20"W 26.16'; THENCE, S60°21'34"W 116.37'; THENCE, N30°22'22"W 15.35'; THENCE, NORTHWESTERLY 7.39' ALONG THE ARC OF A 5.00' RADIUS CURVE, CONCAVE SOUTHWESTERLY AND

HAVING A CHORD BEARING OF N72°42'43"W AND A CHORD DISTANCE OF 6.74', THENCE, WESTERLY 75.56' ALONG THE ARC OF A 86.71' RADIUS CURVE, CONCAVE NORTHERLY AND HAVING A CHORD BEARING OF N88°42'09"W AND A CHORD DISTANCE OF 73.19' TO THE NORTHERLY LINE OF SAID LOT 3; THENCE, NORTHEASTERLY 32.12' ALONG THE ARC OF A 2844.82' RADIUS CURVE, CONCAVE SOUTHEASTERLY AND HAVING A CHORD BEARING OF N54°32'26"E AND A CHORD DISTANCE OF 32.12', ALONG THE NORTHERLY LINE OF SAID LOT 3; THENCE, NORTHEASTERLY 52.46' ALONG THE ARC OF A 50.12' RADIUS CURVE, CONCAVE NORTHWESTERLY AND HAVING A CHORD BEARING OF N77°39'39"E AND A CHORD DISTANCE OF 50.09'; THENCE, NORTHERLY 6.66' ALONG THE ARC OF A 5.00' RADIUS CURVE, CONCAVE WESTERLY AND HAVING A CHORD BEARING OF N9°27'48"E AND A CHORD DISTANCE OF 6.18'; THENCE, N28°42'58"W 11.63'; THENCE, N55°14'48"E 28.10'; THENCE N60°02'31"E 96.48'; THENCE, N59°50'55"E 108.39'; THENCE, N59°46'03"E 124.41'; THENCE, N60°04'29"E 66.76'; THENCE, S28°08'21"E 20.11'; THENCE, N60°06'49"E 60.70'; THENCE, S30°32'25"E 178.03'; THENCE, S0°24'47"E 273.82'; THENCE, S89°35'13"W 12.58'; THENCE, S0°12'46"E 94.97'; THENCE, S89°16'29"W 309.98' TO THE POINT OF BEGINNING, CONTAINING 3.90 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY; and

WHEREAS, the City, Developer, and County desire to amend the imposed deadline for Developer's acquisition of the Development Property.

NOW THEREFORE, it is agreed by the City, Developer, and County:

1. <u>Definitions</u>. All capitalized words used herein and not specifically defined shall have the same definitions as in the Agreement.

2. <u>Amendment to Precondition</u>. Section 1-A.1.a. of the Agreement shall be replaced in its entirety with the following:

   a. Developer's acquisition of the full right, title, and interest in the Development Property on or before May 15, 2023.

3. <u>Application</u>. It is mutually agreed among the City, Developer, and County that all terms and provisions of this First Amendment, regardless of the date of mutual execution, will be retroactive to February 24, 2023.

4. <u>No Further Modifications</u>. Except as modified by this First Amendment, all covenants, agreements, terms and conditions of the Agreement, and any exhibits thereto, shall remain in full force and effect and are hereby in all respects ratified and affirmed.

5. <u>Counterparts</u>. This First Amendment may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one in the same instrument. In the event that any signature is delivered by facsimile transmission or by e-

mail delivery of a "pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or "pdf" signature page were an original thereof.

IN WITNESS WHEREOF, the City has caused this First Amendment to be duly executed in its name and behalf by its Mayor and its seal to be hereunto duly affixed and attested by its City Clerk, the County has caused this First Amendment to be duly executed in its name and behalf by its Chairperson and its seal to be hereunto duly affixed and attested by its County Auditor, and the Developer has caused this First Amendment be duly executed in its name and behalf all on or as of the day first above written.

[Remainder of this page intentionally left blank. Signature pages to follow.]

(SEAL) CITY OF NEWTON, IOWA

By: ______________________
Michael L. Hansen, Mayor

ATTEST:

By: ______________________________
Katrina Davis, City Clerk

STATE OF IOWA)
) SS
COUNTY OF JASPER)

On this _______ day of ______________________, 2023, before me a Notary Public in and for said State, personally appeared Michael L. Hansen and Katrina Davis, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Newton, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

____
Notary Public in and for the State of Iowa

[Signature page to First Amendment – City of Newton, Iowa]

CHRISTENSEN DEVELOPMENT 1, LLC,
An Iowa limited liability company

By: ______________________________
Jake Christensen, President

STATE OF IOWA)
) SS
COUNTY OF_____)

On this _______ day of _______________, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared Jake Christensen, to me personally known, who, being by me duly sworn, did say that he is the President of Christensen Development 1, LLC, and that said instrument was signed on behalf of said limited liability company; and that the said officer as such, acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company, by him voluntarily executed.

____
Notary Public in and for the State of Iowa

[Signature page to First Amendment – Christensen Development 1, LLC]

SEAL OF THE COUNTY OF JASPER
SEAL
IOWA

(SEAL)

JASPER COUNTY, IOWA

By: __________________________
Brandon Talsma, Chairperson

ATTEST:

By: __________________________
Jenna Jennings, County Auditor

STATE OF IOWA)
) SS
COUNTY OF JASPER)

On this 28th day of March, 2023, before me a Notary Public in and for said State, personally appeared Brandon Talsma and Jenna Jennings, to me personally known, who being duly sworn, did say that they are the Chairperson and County Auditor, respectively, of Jasper County, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its County Board of Supervisors, and said Chairperson and County Auditor acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

NOTARIAL SEAL IOWA
Michele Lee Ergenbright
Commission Number 845066
My Commission Expires
01.10.2026

____
Notary Public in and for the State of Iowa

[Signature page to First Amendment – Jasper County, Iowa]

City of Newton Disbursements 4-04-23

Vendor	Department	Description	Amount
Acushnet Company	Golf	Merchandise	$ 1,288.17
Airgas USA LLC	Fire	Service	$ 147.36
Alliant Energy/IPL	All	Utilities	$ 5,075.10
Amazon Capital Services	All	Supplies	$ 3,390.90
Baker & Taylor	Library	Books	$ 2,220.47
Baker & Taylor Entertainment	Library	DVDs	$ 20.98
Birds & Blooms	Library	Subscription	$ 12.98
Black Clover Enterprises LLC	Golf	Merchandise	$ 982.35
Black Hills Energy	Cemetery	Utility	$ 338.30
Bolton & Menk Inc	All	Service	$ 5,992.50
Capital One	All	Supplies	$ 468.40
Carl's Window Service	Library	Service	$ 90.00
Carolina Software	Landfill	Service	$ 1,180.47
Carrot-top Industries	Cemetery	Supplies	$ 1,107.79
Center Point Large Print	Library	Books	$ 53.14
Cintas	All	Service	$ 1,334.97
Civic Systems LLC	Administration	Service	$ 610.00
Clarey's Safety Equipment	Fire	Service	$ 336.22
Cleveland Golf/Srixon	Golf	Supplies	$ 3,553.51
Coastal Netting Company	Landfill	Supplies	$ 2,322.00
Cover One	Library	Supplies	$ 50.90
Davis Equipment Corp	Parks	Supplies	$ 941.43
Demco Inc	Library	Supplies	$ 339.44
Digium Cloud Services LLC	Library	Service	$ 406.00
DMACC - Ankeny Campus	All	Rent	$ 1,895.75
Dodd Trash Hauling & Recycling	Solid Waste	Service	$ 66,558.90
Envisionware Inc	Library	Technology	$ 1,123.50
Esrey, Kyle	Fire	Reimbursement	$ 25.00
Fastenal	Cemetery/Parks	Supplies	$ 324.60
FBG Service Corporation	Library	Supplies	$ 1,820.50
Financial Forms & Supplies	Finance	Supplies	$ 192.28
Forbes Office Solutions	Library/WPC	Supplies	$ 206.10
Four Points Golf Cars	Golf	Supplies	$ 90.00
FOX Strand	WPC RESO 2020-267/268	Service	$ 17,223.96
Frontline Public Safety Solutions	Police	Service	$ 750.00
Galls LLC	Fire/Police	Supplies	$ 1,073.70
Grainger Inc	Snow Removal	Supplies	$ 148.08
Gralnek-Dunitz	Parks/Snow Removal	Supplies	$ 80.00
Gregg Young Auto Center	Fire/Police	Service	$ 540.07
Grimes Asphalt and Paving	Street	Supplies	$ 1,265.60
Harden, Jacob	Police	Reimbursement	$ 115.57
Hawkeye Polygraph	Police	Service	$ 350.00
Hawkins Water Treatment	Water Pollution Control	Supplies	$ 984.77
Hilltop Tire Service	Fire	Service	$ 143.10
Hoffman Media	Library	Subscription	$ 29.98
Hornung's	Golf	Merchandise	$ 259.34
Housby Heavy Equipment LLC	Snow Removal	Supplies	$ 678.75
Huffaker Garage Doors LLC	Landfill	Service	$ 840.00
I & S Group Inc	Westwood Clubhouse RESO 2023-013	Service	$ 39,052.00
Image Trend Inc	Fire	Service	$ 860.00
Insignia Software	Library	Technology	$ 22,000.00
Iowa Audio Video	Executive	Services	$ 2,259.91
Iowa One Call	Engineering/WPC	Service	$ 96.40
Iowa Prison Industries	Street	Supplies	$ 1,106.60

Isolved Benefit Services	Finance	Services	$ 90.13
Jasper County Recorder	Planning & Zoning	Services	$ 12.00
Johnson Aviation	Airport	Service	$ 3,300.57
Kellogg Fire Department	Fire	Reimbursement	$ 185.18
Keystone Labs	Landfill	Supplies	$ 12,830.66
Kiesler's Police Supply	Police	Supplies	$ 2,253.84
Lakeshore Learning Materials	Library	Supplies	$ 79.33
Level 10 Apparel	Fire	Merchandise	$ 22.09
Liberty Tire Services LLC	Landfill	Serivce	$ 1,457.66
Magnum Automotive	Police	Service	$ 186.87
Martin Marietta Materials	Landfill/Snow Removal	Supplies	$ 3,445.13
McCombs, Sarah	Fire	Reimbursement	$ 6.01
McFarland Clinic	Police	Service	$ 583.00
Mediacom	Golf	Utility	$ 208.80
Menards-Altoona	Maytag Pool	Supplies	$ 3,196.70
MG Laundry Corporation	Fire	Service	$ 34.80
Mid-American Research Chemical	Water Pollution Control	Supplies	$ 1,349.00
NAPA Auto Parts	All	Supplies	$ 1,372.42
News Printing Company	All	Service	$ 534.22
Newton Community School	Police	Supplies	$ 28.91
Newton Development Corp	Hotel/Motel Tax/TIF's	Service	$ 27,500.00
Newton Housing Development Corporation	Fairmeadows N TIF	Service	$ 10,000.00
O'Halloran International	All	Supplies	$ 4,136.81
O'Reilly Auto Parts	Parks	Supplies	$ 64.97
Our Iowa	Library	Subscription	$ 39.98
People Magazine	Library	Subscription	$ 40.00
Phelps Uniform Specialists	Fire	Service	$ 27.40
Pitney Bowes	All	Supplies	$ 746.52
Preferred Pest Control Inc	Library	Service	$ 382.20
Premier Office Equipment	Police	Service	$ 85.08
Protex Central Incorporated	Airport	Service	$ 360.00
Quill Corporation	All	Supplies	$ 403.18
Reeves Heating & Cooling	Golf/Library	Service	$ 1,437.14
Regal Clean LLC	City Center	Service	$ 3,080.73
Reilly Construction Co	Street RESO 2022-185	Service	$ 43,823.78
Riggs Printing Inc	Police	Supplies	$ 425.00
Sandry Fire Supply LLC	Fire	Supplies	$ 1,140.95
Security Equipment Inc	Library	Technology	$ 390.60
Sign Pro	PW Admin	Service	$ 100.00
Spahn & Rose Lumber Co	Snow Removal	Supplies	$ 75.46
Studio Melee	Library	Consulting	$ 720.00
Theisen's	All	Supplies	$ 762.62
Thomas Bus Sales Inc	Parks RESO 2023-016	Supplies	$ 18,780.00
Tour edge	Golf	Merchandise	$ 717.00
Traf-O-Teria System	Police	Supplies	$ 341.88
Truck Equipment	Street Cleaning	Supplies	$ 1,949.66
True Value Hardware	All	Supplies	$ 78.78
USABlueBook	Water Pollution Control	Supplies	$ 66.11
Van Maanen Electric Inc	Parks/Street Lighting	Service	$ 401.59
Van Manen, Todd	Fire	Reimbursement	$ 25.00
Vernon Co	Community Marketing/Parks	Supplies	$ 265.88
Warnick Mechanical	Maytag Pool	Supplies	$ 300.00
Waste Solutions of Iowa	Golf/Parks	Service	$ 1,116.00
Water Department	All	Utility	$ 399.97
Zimco Supply Company	Golf/Parks	Supplies	$ 1,892.45
Zoll	Fire	Supplies	$ 383.05
Grand Totals:			**$ 347,994.95**

Pre-Authorized Payments

Black Hills Energy	Parks	Utilities	$ 840.83
Dewey Ford	Police	Service	$ 2,016.25
Dish Network	Airport	Utilities	$ 147.09
J&M Displays	Parks RESO 2022-317	Supplies	$ 15,000.00
Mediacom	City Center	Utilities	$ 306.90
United States Cellular	All	Utilities	$ 256.85
VanMaanen Electric	Street RESO 2022-105	Service	$ 10,132.70
Total			**$ 28,700.62**

Newton Waterworks Disbursements 4-04-23

Vendor	Department	Description	Amount
ALLIANT ENERGY ACCOUNT PAYABLE	Waterworks	SERVICE	$ 436.57
AMERICINN	Waterworks	REFUND	$ 410.97
BLACK HILLS ENERGY	Waterworks	SERVICE	$ 945.89
CAPPY'S TIRE & AUTO SERVICE	Waterworks	SERVICE	$ 22.25
CHEM-SULT, INC	Waterworks	SUPPLIES	$ 1,375.00
CITY OF NEWTON - LANDFILL	Waterworks	SERVICE	$ 17.85
DIAMOND VOGEL PAINTS	Waterworks	SUPPLIES	$ 578.87
FARVER TRUE VALUE	Waterworks	SUPPLIES	$ 53.12
HACH CHEMICAL COMPANY	Waterworks	SUPPLIES	$ 94.06
HARVEY, JESSIE	Waterworks	REFUND	$ 13.12
HAWKINS INC	Waterworks	SUPPLIES	$ 1,493.10
IOWA ASSN OF MUNICIPAL UTIL	Waterworks	SERVICE	$ 1,199.00
IOWA FIRE EQUIPMENT COMPANY	Waterworks	SERVICE	$ 444.00
IOWA ONE CALL	Waterworks	SERVICE	$ 55.00
IOWA SECTION- AWWA REGION 5 c/o POM	Waterworks	SERVICE	$ 200.00
LESTER, BETTY	Waterworks	REFUND	$ 40.00
LEWIS, TYRECE	Waterworks	REFUND	$ 89.17
MANATTS	Waterworks	SUPPLIES	$ 2,564.52
MERRIGAN, CAROLYN R.	Waterworks	REFUND	$ 74.55
MG LAUNDRY CORP	Waterworks	SERVICE	$ 59.75
MISSISSIPPI LIME COMPANY	Waterworks	SUPPLIES	$ 7,367.48
MONAGHAN, ALEXANDER CHENOWETH & M.	Waterworks	REFUND	$ 120.00
MUNICIPAL SUPPLY INC	Waterworks	SUPPLIES	$ 1,549.93
NEWTON COMMUNITY SCHOOL DIST.	Waterworks	PUBLIC RELATIONS	$ 536.40
PHELP UNIFORM SPECIALISTS	Waterworks	SERVICE	$ 139.75
THEISEN'S	Waterworks	SUPPLIES	$ 170.53
TWO RIVERS COOPERATIVE	Waterworks	SUPPLIES	$ 2,337.27
US POSTMASTER	Waterworks	SERVICE	$ 2,500.00
WELLS FARGO	Waterworks	SERVICE	$ 197.46
WEX BANK	Waterworks	SERVICE	$ 1,178.82
WINDSTREAM COMMUNICATIONS, INC	Waterworks	SERVICE	$ 63.75
TOTAL:			**$ 26,328.18**

City of Newton Council Report

Item:
Public Hearing on a resolution adopting the FY24 through FY28 Capital Improvement Plan (CIP)

Summary:
This action would approve the FY24 through FY28 Capital Improvement Plan, which is a 5-year plan detailing funding sources and expenditures for proposed project construction and equipment purchases throughout all City departments and divisions

Report Number: 2023-337
Date:
April 3, 2023
Lead Department:
Community Services
Recommendation:
Approve

Financial Impact:
none

Background:
Using City Council's recently approved goals, the City's most-recent revision of the Comprehensive Plan, and department director input on project and equipment needs, the FY24 through FY28 Capital Improvement Plan (CIP) has been prepared for City Council's approval. The CIP is a 5-year plan detailing funding sources and expenditures for proposed project construction and equipment purchases throughout all City departments.

The proposed project and equipment purchases included in the first year (FY24) of the CIP align with the proposed FY24 budget. Years two through five of the CIP will be modified as-needed in subsequent budget years. All projects and equipment in this 5-year plan are always subject to revision at any time based on City Council's direction.

The draft FY24 through FY28 Capital Improvement Plan (CIP) was presented to the City Council earlier in the budget process, and only minor revisions have been made since the last presentation.

Recommendation:
Staff recommends approval of the resolution adopting the FY24 through FY28 Capital Improvement Plan (CIP).

Matt Muckler, City Administrator

City of Newton Council Report

Item:
Resolution adopting the FY24 through FY28 Capital Improvement Plan (CIP)

Report Number: 2023-353
Date:
April 3, 2023
Lead Department:
Community Services
Recommendation:
Approve

Summary:
This resolution approves the FY24 through FY28 CIP, which is a 5-year plan detailing funding sources and expenditures for proposed project construction and equipment purchases throughout all City departments and divisions

Financial Impact:
none

Background:
Using City Council's recently approved goals, the City's most-recent revision of the Comprehensive Plan, and department director input on project and equipment needs, the FY24 through FY28 Capital Improvement Plan (CIP) has been prepared for City Council's approval. The CIP is a 5-year plan detailing funding sources and expenditures for proposed project construction and equipment purchases throughout all City departments.

The proposed project and equipment purchases included in the first year (FY24) of the CIP align with the proposed FY24 budget. Years two through five of the CIP will be modified as-needed in subsequent budget years. All projects and equipment in this 5-year plan are always subject to revision at any time based on City Council's direction.

The draft FY24 through FY28 Capital Improvement Plan (CIP) was presented to the City Council earlier in the budget process, and only minor revisions have been made since the last presentation.

Recommendation:
Staff recommends approval of the resolution adopting the FY24 through FY28 Capital Improvement Plan (CIP).

Matt Muckler, City Administrator

RESOLUTION NO. 2023 – _______

RESOLUTION ADOPTING THE FY24 THROUGH FY28 CAPITAL IMPROVEMENT PLAN (CIP)

WHEREAS, using City Council's recently approved goals, the City's most-recent revision of the Comprehensive Plan, and department director input on project and equipment needs; staff has prepared the FY24 through FY28 Capital Improvement Plan (CIP); and

WHEREAS, the CIP is a 5-year plan detailing funding sources and expenditures for proposed project construction and equipment purchases throughout all City departments; and

WHEREAS, the draft FY24 through FY28 Capital Improvement Plan (CIP) was presented twice to the City Council earlier in the budget process, and no substantial revisions have been made since the last presentation; and

WHEREAS, the proposed project and equipment purchases included in the first year (FY24) of the CIP align with the proposed FY24 City budget; and

WHEREAS, Staff recommends approval of the resolution adopting the FY24 through FY28 Capital Improvement Plan (CIP).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Newton, Iowa, that the FY24 through FY28 Capital Improvement Plan (CIP) in the amount of $82,357,030 is hereby adopted as a guide for planning and funding the City's future capital improvements projects subject to annual review and revisions.

PASSED this _______ day of April, 2023.

APPROVED this _______ day of April, 2023.

____
Michael L. Hansen, Mayor

ATTEST:

____
Katrina Davis, City Clerk

City of Newton Council Report

Item:
Public Hearing on a Resolution approving the 2023-2024 Operating Budget for the City of Newton

Summary:
The proposed City budget for 2023-24 has a levy rate of $17.14/$1,000. This action holds a public hearing and adopts the budget

Financial Impact:
The City property tax levy rate would be set for $17.14 /$1.000 for the 2023-24 fiscal year

Report Number: 2023-346
Date:
April 3, 2023
Lead Department:
Administration
Recommendation:
Approve

Background:
From November 7, 2022 thru February 6, 2023, the City Council held budget work sessions after regular City Council meetings to discuss and agree on the 2023-24 operating budget. On February 20, 2023, a Public Hearing was held considering the FY24 City maximum property tax dollars. After this public hearing, the City Council unanimously approved the Maximum property tax dollars for FY24, which is required each year before the public hearing is set for the operating budget.

The Council set the required public hearing for consideration of the budget for April 3, 2023 at the March 20th meeting. This is consistent with the State of Iowa deadline for budget approval for this year of April 30th.

In summary, the proposed 2023-24 City of Newton Operating Budget includes the following:

- Sets the City tax levy at $17.14/1,000. The levy rate remains the same as the current year
- The ending undesignated fund balance in the General Fund is estimated to be at 25% of expenditures according to adopted financial policies
- Retains current staffing levels with COLA and step increases for Union and Pay Plan positions and funding for a Fire Prevention Specialist, CSO, and an additional Engineering Tech.
- Includes purchase of equipment and completion of projects throughout the community as outlined in the CIP.

The proposed budget was published in the March 24, 2023 edition of the Newton Daily News. Following the public hearing, the City Council can take action to adopt this budget for the upcoming fiscal year. Council may modify the proposal, but the budgeted expenditures and levy cannot be increased above what has been published in the Newton Daily News on March 24, 2023.

Recommendation:
Staff recommends approval of the Resolution.

Matt Muckler, City Administrator

RESOLUTION NO. 2023 – _______

RESOLUTION ADOPTING THE 2023 – 2024 OPERATING BUDGET FOR THE CITY OF NEWTON

WHEREAS, City staff has prepared the 2023–2024 operating budget for the City of Newton; and

WHEREAS, from November 7, 2022 thru February 6, 2023, the City Council held budget work sessions after regular City Council meetings to discuss and reach agreement on the 2023-24 operating budget; and

WHEREAS, on February 20, 2023, the City Council held a public hearing considering the FY24 City maximum property tax dollars. After this public hearing, the City Council unanimously approved by Resolution the Maximum property tax dollars for FY24; and

WHEREAS, On March 20, 2023 the City Council set a public hearing for April 3, 2023 on the budget proposal and notice of public hearing was published in the Newton Daily News on March 24, 2023; and

WHEREAS, the City Council held a public hearing on the budget proposal on April 3, 2023;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newton, Iowa, that the annual budget for the fiscal year ending June 30, 2024 as set forth in the City Budget Certification Summary and the supporting detailed operating budget document for fiscal year 2023-24 showing revenue estimates, appropriation expenditures, allocations to programs, and activities for said fiscal year is hereby adopted.

BE IT FURTHER RESOLVED that the City's total 2023-24 property tax levy is $17.14 per $1,000 of taxable valuation.

BE IT FURTHER RESOLVED that the Finance Officer is directed to file documents as required by law in accordance with the summary and details of the adopted 2023-24 Operating Budget.

PASSED this 3rd day of April 2023.

APPROVED this _______ day of April 2023.

____
Michael L. Hansen, Mayor

ATTEST:

____
Katrina Davis, City Clerk

FISCAL YEAR JULY 1, 2023 - JUNE 30, 2024
ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES
The City of : NEWTON County Name: JASPER COUNTY
Adopted On: (entered upon adoption) Resolution: (entered upon adoption)
The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

		With Gas & Electric		Without Gas & Electric	
Regular	2a	530,770,916	2b	521,158,079	**City Number: 50-469**
DEBT SERVICE	3a	626,530,517	3b	616,917,680	**Last Official Census: 15,760**
Ag Land	4a	2,200,117			

TAXES LEVIED

Purpose	Dollar Limit	ENTER FIRE DISTRICT RATE BELOW			Request with Utility Replacement	Property Taxes Levied		Rate
Regular General levy	8.10000			5	4,299,244	4,221,380	43	8.10000
Non-Voted Other Permissible Levies								
Contract for use of Bridge	0.67500			6		0	44	0.00000
Opr & Maint publicly owned Transit	0.95000			7		0	45	0.00000
Rent, Ins. Maint of Civic Center	Amt Nec			8		0	46	0.00000
Opr & Maint of City owned Civic Center	0.13500			9		0	47	0.00000
Planning a Sanitary Disposal Project	0.06750			10		0	48	0.00000
Aviation Authority (under sec.330A.15)	0.27000			11		0	49	0.00000
Levee Impr. fund in special charter city	0.06750			13		0	51	0.00000
Liability, property & self insurance costs	Amt Nec			14	299,868	294,439	52	0.56497
Support of a Local Emerg.Mgmt.Comm.	Amt Nec			462	22,400	21,993	465	0.04220
Voted Other Permissible Levies								
Instrumental/Vocal Music Groups	0.13500			15		0	53	0.00000
Memorial Building	0.81000			16		0	54	0.00000
Symphony Orchestra	0.13500			17		0	55	0.00000
Cultural & Scientific Facilities	0.27000			18		0	56	0.00000
County Bridge	As Voted			19		0	57	0.00000
Missi or Missouri River Bridge Const.	1.35000			20		0	58	0.00000
Aid to a Transit Company	0.03375			21		0	59	0.00000
Maintain Institution received by gift/devise	0.20500			22		0	60	0.00000
City Emergency Medical District	1.00000			463		0	466	0.00000
Support Public Library	0.27000			23	143,308	140,713	61	0.27000
Unified Law Enforcement	1.50000			24		0	62	0.00000
Total General Fund Regular Levies (5 thru 24)				25	4,764,820	4,678,525		
Ag Land	3.00375			26	6,609	6,609	63	3.00375
Total General Fund Tax Levies (25 + 26)				27	4,771,429	4,685,134		
Special Revenue Levies								
Emergency (if general fund at levy limit)	0.27000			28		0	64	0.00000
Police & Fire Retirement	Amt Nec			29	930,927	914,064		1.75391
FICA & IPERS (if general fund at levy limit)	Amt Nec			30	627,594	616,228		1.18242
Other Employee Benefits	Amt Nec			31	1,528,843	1,501,154		2.88042
Total Employee Benefit Levies (29,30,31)				32	3,087,364	3,031,446	65	5.81675
Sub Total Special Revenue Levies (28+32)				33	3,087,364	3,031,446		
As Req		**With Gas & Elec Valuation**	**Without Gas & Elec Valuation**					
SSMID 1		9,710,558	9,710,558	34	14,864	14,864	66	1.53071
SSMID 2		0	0	35		0	67	0.00000
SSMID 3		0	0	36		0	68	0.00000
SSMID 4		0	0	37		0	69	0.00000
SSMID 5		0	0	555		0	565	0.00000
SSMID 6		0	0	556		0	566	0.00000
SSMID 7		0	0	1177		0	1179	0.00000
SSMID 8		0	0	1185		0	1187	0.00000
Total Special Revenue Levies				39	3,102,228	3,046,310		
Debt Service Levy 76.10(6)	Amt Nec			40	1,469,889	1,447,338	70	2.34608
Capital Projects (Capital Improv. Reserve)	0.67500			41		0	71	0.00000
Total Property Taxes (27+39+40+41)				42	9,343,546	9,178,782	72	17.14000

(Signature) (Date) (County Auditor) (Date)

NOTICE OF PUBLIC HEARING - CITY OF NEWTON - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2023 - June 30, 2024

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 2/20/2023 **Meeting Time:** 06:00 PM **Meeting Location:** City Hall Council Chambers / 101 W 4 St S / Newton Iowa

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.newtongov.org

City Telephone Number
(641) 792-2787

	Current Year Certified Property Tax 2022 - 2023	Budget Year Effective Property Tax 2023 - 2024	Budget Year Proposed Maximum Property Tax 2023 - 2024	Annual % CHG
Regular Taxable Valuation	491,160,425	530,770,916	530,770,916	
Tax Levies:				
Regular General	3,978,400	3,978,400	4,420,788	
Contract for Use of Bridge			0	
Opr & Maint Publicly Owned Transit			0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.			0	
Opr & Maint of City-Owned Civic Center			0	
Planning a Sanitary Disposal Project			1	
Liability, Property & Self-Insurance Costs	230,000	230,000	310,000	
Support of Local Emer. Mgmt. Commission	22,400	22,400	22,400	
Emergency			0	
Police & Fire Retirement	922,360	922,360	930,927	
FICA & IPERS	541,363	541,363	627,594	
Other Employee Benefits	1,463,538	1,463,538	1,634,644	
Total Tax Levy	7,158,061	7,158,061	7,946,354	11.01
Tax Rate	14.57377	13.48616	14.97133	

Explanation of significant increases in the budget:
Increases in salaries and operating expenses for City operations as well as increased costs for property insurance and benefits for employees.

If applicable, the above notice also available online at:
http://www.facebook.com/cityofnewtoniowa https://nextdoor.com/agency/city-of-newton https://newtongov.org/ https://www.facebook.com/GetToKnowNewton/ https://twitter.com/gettoknownewton https://www.instagram.com/gettoknownewton/

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.

**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
Fiscal Year July 1, 2023 - June 30, 2024
City of: NEWTON

The City Council will conduct a public hearing on the proposed Budget at: City Hall Council Chambers, 101 W 4th St S Meeting Date: 4/3/2023 Meeting Time: 06:00 PM

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of , any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult https://dom.iowa.gov/local-budget-appeals.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per $1000 valuation on regular property	17.14000
The estimated tax levy rate per $1000 valuation on Agricultural land is	3.00375

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number	City Clerk/Finance Officer's NAME
(641) 792-2787	Lisa Frasier

		Budget FY 2024	Re-estimated FY 2023	Actual FY 2022
Revenues & Other Financing Sources				
Taxes Levied on Property	1	9,178,782	8,484,850	8,204,770
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	9,178,782	8,484,850	8,204,770
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	2,908,123	2,765,514	2,563,566
Other City Taxes	6	2,489,764	2,516,086	2,538,076
Licenses & Permits	7	274,775	413,260	317,614
Use of Money and Property	8	272,420	108,550	263,955
Intergovernmental	9	3,075,996	7,326,525	5,788,018
Charges for Fees & Service	10	12,130,125	12,315,695	11,862,428
Special Assessments	11	18,500	14,000	14,481
Miscellaneous	12	762,555	548,517	932,708
Other Financing Sources	13	6,530,400	2,402,300	2,354,729
Transfers In	14	4,348,272	4,316,735	4,485,738
Total Revenues and Other Sources	15	41,989,712	41,212,032	39,326,083
Expenditures & Other Financing Uses				
Public Safety	16	8,434,206	8,474,227	8,135,087
Public Works	17	3,692,175	3,504,422	4,641,120
Health and Social Services	18	0	0	0
Culture and Recreation	19	2,533,280	2,829,804	2,500,499
Community and Economic Development	20	1,490,986	1,535,809	1,499,906
General Government	21	1,526,263	1,503,393	1,417,027
Debt Service	22	4,404,948	4,129,426	4,095,055
Capital Projects	23	6,675,997	7,134,450	3,225,237
Total Government Activities Expenditures	24	28,757,855	29,111,531	25,513,931
Business Type / Enterprises	25	18,110,582	12,238,643	8,704,756
Total ALL Expenditures	26	46,868,437	41,350,174	34,218,687
Transfers Out	27	4,348,272	4,316,735	4,485,738
Total ALL Expenditures/Transfers Out	28	51,216,709	45,666,909	38,704,425
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-9,226,997	-4,454,877	621,658
Beginning Fund Balance July 1	30	30,974,510	35,429,387	34,807,729
Ending Fund Balance June 30	31	21,747,513	30,974,510	35,429,387

FUND BALANCE
City Name: NEWTON
Fiscal Year July 1, 2023 - June 30, 2024

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	TOTAL GOVERNMENT	PROPRIETARY	GRAND TOTAL
Annual Report FY 2022										
Beginning Fund Balance July 1	1	3,546,414	3,747,371	99,832	47,629	3,039,926	594,084	11,075,256	23,732,473	34,807,729
Actual Revenues Except Beg Balance	2	9,281,242	9,511,406	3,020,825	4,145,071	3,395,567	10,095	29,364,206	9,961,877	39,326,083
Actual Expenditures Except End Balance	3	9,625,776	9,284,017	3,231,878	4,095,055	3,225,237	0	29,461,963	9,242,462	38,704,425
Ending Fund Balance June 30	4	3,201,880	3,974,760	-111,221	97,645	3,210,256	604,179	10,977,499	24,451,888	35,429,387
Re-Estimated FY 2023										
Beginning Fund Balance	5	3,201,880	3,974,760	-111,221	97,645	3,210,256	604,179	10,977,499	24,451,888	35,429,387
Re-Est Revenues	6	9,289,950	9,026,733	3,489,014	4,065,068	5,169,246	12,600	31,052,611	10,159,421	41,212,032
Re-Est Expenditures	7	9,660,269	11,363,911	3,643,079	4,129,426	4,074,431	0	32,871,116	12,795,793	45,666,909
Ending Fund Balance	8	2,831,561	1,637,582	-265,286	33,287	4,305,071	616,779	9,158,994	21,815,516	30,974,510
Budget FY 2024										
Beginning Fund Balance	9	2,831,561	1,637,582	-265,286	33,287	4,305,071	616,779	9,158,994	21,815,516	30,974,510
Revenues	10	9,848,845	7,976,245	3,437,123	4,244,846	4,672,000	13,700	30,192,759	11,796,953	41,989,712
Expenditures	11	9,759,542	8,426,270	3,272,370	4,241,848	6,675,997	0	32,376,027	18,840,682	51,216,709
Ending Fund Balance	12	2,920,864	1,187,557	-100,533	36,285	2,301,074	630,479	6,975,726	14,771,787	21,747,513

LOCAL EMC SUPPORT

City Name: NEWTON

Fiscal Year July 1, 2023 - June 30, 2024

As provided in Iowa Code Section 384.12, subsection 22, a city may levy the amount necessary in support of a local Emergency Management Commission. In addition to this individual levy, Emergency Management Commission support may also be included as part of the General Fund Levy. Iowa Code Section 29C.17, subsection 5 states that any support from cities or counties must be separately reported on tax statements issued by the county treasurer. Input the amount of General Fund Levy request to be used for support of an Emergency Management Commission. The total below will reflect the total amount of Emergency Management Commission support provided by the City.

	Request with Utility Replacement	**Property Taxes Levied**
Portion of General Fund Levy Used for Emerg. Mgmt. Comm.		0
Support of a Local Emerg.Mgmt.Comm.	22,400	21,993
TOTAL FOR FY 2024	22,400	21,993

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 1
City Name: NEWTON
Fiscal Year July 1, 2022 - June 30, 2023

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2023	ACTUAL 2022
PUBLIC SAFETY										
Police Department/Crime Prevention	1	2,269,760	2,130,835						4,400,595	4,078,707
Jail	2								0	0
Emergency Management	3								0	0
Flood Control	4								0	0
Fire Department	5	1,914,989	1,979,975						3,894,964	3,898,322
Ambulance	6								0	0
Building Inspections	7	118,095	26,573						144,668	125,933
Miscellaneous Protective Services	8								0	0
Animal Control	9	30,000							30,000	26,141
Other Public Safety	10	4,000							4,000	5,984
TOTAL (lines 1 - 10)	11	4,336,844	4,137,383				0		8,474,227	8,135,087
PUBLIC WORKS										
Roads, Bridges, & Sidewalks	12	24,500	1,166,958						1,191,458	2,473,470
Parking - Meter and Off-Street	13								0	0
Street Lighting	14		260,000						260,000	252,710
Traffic Control and Safety	15		82,154						82,154	120,853
Snow Removal	16		506,624						506,624	228,693
Highway Engineering	17	33,403	103,926						137,329	215,921
Street Cleaning	18		39,445						39,445	39,582
Airport (if not Enterprise)	19	94,000							94,000	95,837
Garbage (if not Enterprise)	20	1,015,500							1,015,500	961,780
Other Public Works	21	60,566	117,346						177,912	252,274
TOTAL (lines 12 - 21)	22	1,227,969	2,276,453				0		3,504,422	4,641,120
HEALTH & SOCIAL SERVICES										
Welfare Assistance	23								0	0
City Hospital	24								0	0
Payments to Private Hospitals	25								0	0
Health Regulation and Inspection	26								0	0
Water, Air, and Mosquito Control	27								0	0
Community Mental Health	28								0	0
Other Health and Social Services	29								0	0
TOTAL (lines 23 - 29)	30	0	0				0		0	0
CULTURE & RECREATION										
Library Services	31	691,306	162,161						853,467	854,367
Museum, Band and Theater	32								0	0
Parks	33	657,984	408,615						1,066,599	966,181
Recreation	34	403,786	18,072						421,858	368,507
Cemetery	35	370,835	64,545						435,380	258,944
Community Center, Zoo, & Marina	36		20,000						20,000	20,000
Other Culture and Recreation	37		32,500						32,500	32,500
TOTAL (lines 31 - 37)	38	2,123,911	705,893				0		2,829,804	2,500,499

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 2
City Name: NEWTON
Fiscal Year July 1, 2022 - June 30, 2023

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2023	ACTUAL 2022
COMMUNITY & ECONOMIC DEVELOPMENT										
Community Beautification	39		45,194						45,194	54,891
Economic Development	40	90,961	26,086						117,047	111,189
Housing and Urban Renewal	41		20,000						20,000	179,706
Planning & Zoning	42	252,394	90,727						343,121	300,297
Other Com & Econ Development	43	382,453	19,000						401,453	149,406
TIF Rebates	44			608,994					608,994	704,417
TOTAL (lines 39 - 44)	45	725,808	201,007	608,994			0		1,535,809	1,499,906
GENERAL GOVERNMENT										
Mayor, Council, & City Manager	46	193,081	58,426						251,507	262,391
Clerk, Treasurer, & Finance Adm.	47	490,856	207,230						698,086	627,604
Elections	48								0	0
Legal Services & City Attorney	49	92,000							92,000	92,778
City Hall & General Buildings	50	211,800							211,800	112,355
Tort Liability	51	250,000							250,000	321,899
Other General Government	52								0	0
TOTAL (lines 46 - 52)	53	1,237,737	265,656	0			0		1,503,393	1,417,027
DEBT SERVICE	54				4,129,426				4,129,426	4,095,055
Gov Capital Projects	55		3,060,019			4,074,431			7,134,450	3,225,237
TIF Capital Projects	56								0	0
TOTAL CAPITAL PROJECTS	57	0	3,060,019	0		4,074,431	0		7,134,450	3,225,237
TOTAL Governmental Activities Expenditures (lines 11+22+30+38+44+52+53+54)	58	9,652,269	10,646,411	608,994	4,129,426	4,074,431	0		29,111,531	25,513,931
BUSINESS TYPE ACTIVITIES Proprietary: Enterprise & Budgeted ISF										
Water Utility	59							3,713,730	3,713,730	4,006,782
Sewer Utility	60							2,805,602	2,805,602	2,381,761
Electric Utility	61								0	0
Gas Utility	62								0	0
Airport	63								0	0
Landfill/Garbage	64							4,388,150	4,388,150	1,408,597
Transit	65								0	0
Cable TV, Internet & Telephone	66								0	0
Housing Authority	67								0	0
Storm Water Utility	68							825,936	825,936	431,542
Other Business Type (city hosp., ISF, parking, etc.)	69							505,225	505,225	476,074
Enterprise DEBT SERVICE	70								0	0
Enterprise CAPITAL PROJECTS	71								0	0
Enterprise TIF CAPITAL PROJECTS	72								0	0
TOTAL BUSINESS TYPE EXPENDITURES (lines 59+72)	73							12,238,643	12,238,643	8,704,756
TOTAL ALL EXPENDITURES (lines 58+73)	74	9,652,269	10,646,411	608,994	4,129,426	4,074,431	0	12,238,643	41,350,174	34,218,687
Regular Transfers Out	75	8,000	717,500					557,150	1,282,650	1,506,704
Internal TIF Loan Transfers Out	76			3,034,085					3,034,085	2,979,034
Total ALL Transfers Out	77	8,000	717,500	3,034,085	0	0	0	557,150	4,316,735	4,485,738
Total Expenditures and Other Fin Uses (lines 74+77)	78	9,660,269	11,363,911	3,643,079	4,129,426	4,074,431	0	12,795,793	45,666,909	38,704,425
Ending Fund Balance June 30	79	2,831,561	1,637,582	-265,286	33,287	4,305,071	616,779	21,815,516	30,974,510	35,429,387

RE-ESTIMATED REVENUES DETAIL
City Name: NEWTON
Fiscal Year July 1, 2022 - June 30, 2023

REVENUES & OTHER FINANCING SOURCES		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2023	ACTUAL 2022
Taxes Levied on Property	1	4,284,167	2,886,867		1,313,816				8,484,850	8,204,770
Less: Uncollected Property Taxes - Levy Year	2								0	0
Net Current Property Taxes (line 1 minus line 2)	3	4,284,167	2,886,867		1,313,816	0			8,484,850	8,204,770
Delinquent Property Taxes	4								0	0
TIF Revenues	5			2,765,514					2,765,514	2,563,566
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6	86,084	57,749		22,253				166,086	162,942
Utility francise tax (Iowa Code Chapter 364.2)	7								0	0
Parimutuel wager tax	8								0	0
Gaming wager tax	9								0	0
Mobile Home Taxes	10								0	0
Hotel/Motel Taxes	11	300,000							300,000	314,021
Other **Local Option Taxes**	12		2,050,000						2,050,000	2,061,113
Subtotal - Other City Taxes (lines 6 thru 12)	13	386,084	2,107,749		22,253	0			2,516,086	2,538,076
Licenses & Permits	14	317,900						95360	413,260	317,614
Use of Money & Property	15	101,850		4,000	2,700				108,550	263,955
Intergovernmental:										
Federal Grants & Reimbursements	16	260,000	1,135,029			3,021,000			4,416,029	2,539,419
Road Use Taxes	17		2,000,000						2,000,000	2,209,698
Other State Grants & Reimbursements	18	102,100	60,400	369,500	45,496				577,496	349,813
Local Grants & Reimbursements	19	333,000							333,000	689,088
Subtotal - Intergovernmental (lines 16 thru 19)	20	695,100	3,195,429	369,500	45,496	3,021,000		0	7,326,525	5,788,018
Charges for Fees & Service:										
Water Utility	21							3,713,730	3,713,730	3,680,655
Sewer Utility	22							3,211,472	3,211,472	3,054,361
Electric Utility	23								0	0
Gas Utility	24								0	0
Parking	25								0	0
Airport	26	20,000							20,000	13,212
Landfill/Garbage	27	1,015,500						2,000,000	3,015,500	2,826,582
Hospital	28								0	0
Transit	29								0	0
Cable TV, Internet & Telephone	30								0	0
Housing Authority	31								0	0
Storm Water Utility	32							520,000	520,000	562,019
Other Fees & Charges for Service	33	1,459,993						375,000	1,834,993	1,725,599
Subtotal - Charges for Service (lines 21 thru 33)	34	2,495,493	0		0	0	0	9,820,202	12,315,695	11,862,428
Special Assessments	35	14,000							14,000	14,481
Miscellaneous	36	236,470	119,188					192,859	548,517	932,708
Other Financing Sources: Regular Operating Transfers In	37	408,000	717,500		107,150			50,000	1,282,650	1,506,704
Internal TIF Loan Transfers In	38	297,186			2,573,653	163,246			3,034,085	2,979,034
Subtotal ALL Operating Transfers In	39	705,186	717,500	0	2,680,803	163,246	0	50,000	4,316,735	4,485,738
Proceeds of Debt (Excluding TIF Internal Borrowing)	40					1,985,000			1,985,000	2,154,565
Proceeds of Capital Asset Sales	41	53,700		350,000			12,600	1,000	417,300	200,164
Subtotal-Other Financing Sources (lines 36 thru 38)	42	758,886	717,500	350,000	2,680,803	2,148,246	12,600	51,000	6,719,035	6,840,467
Total Revenues except for beginning fund balance (lines 3, 4, 5, 12, 13, 14, 19, 33, 34, 35, & 39)	43	9,289,950	9,026,733	3,489,014	4,065,068	5,169,246	12,600	10,159,421	41,212,032	39,326,083
Beginning Fund Balance July 1	44	3,201,880	3,974,760	-111,221	97,645	3,210,256	604,179	24,451,888	35,429,387	34,807,729
TOTAL REVENUES & BEGIN BALANCE (lines	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

EXPENDITURES SCHEDULE PAGE 1
City Name: NEWTON
Fiscal Year July 1, 2023 - June 30, 2024

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2024	RE-ESTIMATED 2023	ACTUAL 2022
PUBLIC SAFETY											
Police Department/Crime Prevention	1	2,439,418	1,917,895						4,357,313	4,400,595	4,078,707
Jail	2								0	0	0
Emergency Management	3								0	0	0
Flood Control	4								0	0	0
Fire Department	5	1,983,343	1,898,584						3,881,927	3,894,964	3,898,322
Ambulance	6								0	0	0
Building Inspections	7	116,997	26,469						143,466	144,668	125,933
Miscellaneous Protective Services	8								0	0	0
Animal Control	9	32,500							32,500	30,000	26,141
Other Public Safety	10	19,000							19,000	4,000	5,984
TOTAL (lines 1 - 10)	11	4,591,258	3,842,948				0		8,434,206	8,474,227	8,135,087
PUBLIC WORKS											
Roads, Bridges, & Sidewalks	12		1,400,606						1,400,606	1,191,458	2,473,470
Parking - Meter and Off-Street	13								0	0	0
Street Lighting	14		260,000						260,000	260,000	252,710
Traffic Control and Safety	15		133,950						133,950	82,154	120,853
Snow Removal	16		324,476						324,476	506,624	228,693
Highway Engineering	17	44,407	113,324						157,731	137,329	215,921
Street Cleaning	18		36,392						36,392	39,445	39,582
Airport	19	93,700							93,700	94,000	95,837
Garbage (if not Enterprise)	20	1,010,500							1,010,500	1,015,500	961,780
Other Public Works	21	131,216	143,604						274,820	177,912	252,274
TOTAL (lines 12 - 21)	22	1,279,823	2,412,352				0		3,692,175	3,504,422	4,641,120
HEALTH & SOCIAL SERVICES											
Welfare Assistance	23								0	0	0
City Hospital	24								0	0	0
Payments to Private Hospitals	25								0	0	0
Health Regulation and Inspection	26								0	0	0
Water, Air, and Mosquito Control	27								0	0	0
Community Mental Health	28								0	0	0
Other Health and Social Services	29								0	0	0
TOTAL (lines 23 - 29)	30	0	0				0		0	0	0
CULTURE & RECREATION											
Library Services	31	691,539	161,975						853,514	853,467	854,367
Museum, Band and Theater	32								0	0	0
Parks	33	633,823	400,281						1,034,104	1,066,599	966,181
Recreation	34	232,022	18,507						250,529	421,858	368,507
Cemetery	35	269,106	66,527						335,633	435,380	258,944
Community Center, Zoo, & Marina	36		22,000						22,000	20,000	20,000
Other Culture and Recreation	37		37,500						37,500	32,500	32,500
TOTAL (lines 31 - 37)	38	1,826,490	706,790				0		2,533,280	2,829,804	2,500,499

EXPENDITURES SCHEDULE PAGE 2
City Name: NEWTON
Fiscal Year July 1, 2023 - June 30, 2024

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2024	RE-ESTIMATED 2023	ACTUAL 2022
COMMUNITY & ECONOMIC DEVELOPMENT											
Community Beautification	39		49,245						49,245	45,194	54,891
Economic Development	40	92,395	26,552						118,947	117,047	111,189
Housing and Urban Renewal	41		150,000						150,000	20,000	179,706
Planning & Zoning	42	250,177	116,017						366,194	343,121	300,297
Other Com & Econ Development	43	409,133	17,000						426,133	401,453	149,406
TIF Rebates	44			380,467					380,467	608,994	704,417
TOTAL (lines 39 - 44)	45	751,705	358,814	380,467			0		1,490,986	1,535,809	1,499,906
GENERAL GOVERNMENT											
Mayor, Council, & City Manager	46	198,261	58,501						256,762	251,507	262,391
Clerk, Treasurer, & Finance Adm.	47	532,705	165,496						698,201	698,086	627,604
Elections	48								0	0	0
Legal Services & City Attorney	49	107,000							107,000	92,000	92,778
City Hall & General Buildings	50	109,300							109,300	211,800	112,355
Tort Liability	51	355,000							355,000	250,000	321,899
Other General Government	52								0	0	0
TOTAL (lines 46 - 52)	53	1,302,266	223,997	0			0		1,526,263	1,503,393	1,417,027
DEBT SERVICE	54		163,100		4,241,848				4,404,948	4,129,426	4,095,055
Gov Capital Projects	55					6,675,997			6,675,997	7,134,450	3,225,237
TIF Capital Projects	56								0	0	0
TOTAL CAPITAL PROJECTS	57	0	0	0		6,675,997	0		6,675,997	7,134,450	3,225,237
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	9,751,542	7,708,001	380,467	4,241,848	6,675,997	0		28,757,855	29,111,531	25,513,931
BUSINESS TYPE ACTIVITIES											
Proprietary: Enterprise & Budgeted ISF											
Water Utility	59							4,391,936	4,391,936	3,713,730	4,006,782
Sewer Utility	60							5,933,866	5,933,866	2,805,602	2,381,761
Electric Utility	61								0	0	0
Gas Utility	62								0	0	0
Airport	63								0	0	0
Landfill/Garbage	64							6,596,460	6,596,460	4,388,150	1,408,597
Transit	65								0	0	0
Cable TV, Internet & Telephone	66								0	0	0
Housing Authority	67								0	0	0
Storm Water Utility	68							508,039	508,039	825,936	431,542
Other Business Type (city hosp., ISF, parking, etc.)	69							680,281	680,281	505,225	476,074
Enterprise DEBT SERVICE	70								0	0	0
Enterprise CAPITAL PROJECTS	71								0	0	0
Enterprise TIF CAPITAL PROJECTS	72								0	0	0
TOTAL Business Type Expenditures (lines 59 - 72)	73							18,110,582	18,110,582	12,238,643	8,704,756
TOTAL ALL EXPENDITURES (lines 58 + 73)	74	9,751,542	7,708,001	380,467	4,241,848	6,675,997	0	18,110,582	46,868,437	41,350,174	34,218,687
Regular Transfers Out	75	8,000	718,269					730,100	1,456,369	1,282,650	1,506,704
Internal TIF Loan / Repayment Transfers Out	76			2,891,903					2,891,903	3,034,085	2,979,034
Total ALL Transfers Out	77	8,000	718,269	2,891,903	0	0	0	730,100	4,348,272	4,316,735	4,485,738
Total Expenditures & Fund Transfers Out (lines 74+77)	78	9,759,542	8,426,270	3,272,370	4,241,848	6,675,997	0	18,840,682	51,216,709	45,666,909	38,704,425
Ending Fund Balance June 30	79	2,920,864	1,187,557	-100,533	36,285	2,301,074	630,479	14,771,787	21,747,513	30,974,510	35,429,387

REVENUES DETAIL
City Name: NEWTON
Fiscal Year July 1, 2023 - June 30, 2024

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2024	RE-ESTIMATED 2023	ACTUAL 2022
REVENUES & OTHER FINANCING SOURCES											
Taxes Levied on Property	1	4,685,134	3,046,310		1,447,338	0			9,178,782	8,484,850	8,204,770
Less: Uncollected Property Taxes - Levy Year	2								0	0	0
Net Current Property Taxes (line 1 minus line 2)	3	4,685,134	3,046,310		1,447,338	0			9,178,782	8,484,850	8,204,770
Delinquent Property Taxes	4								0	0	0
TIF Revenues	5			2,908,123					2,908,123	2,765,514	2,563,566
Other City Taxes:											
Utility Tax Replacement Excise Taxes	6	86,295	55,918		22,551	0			164,764	166,086	162,942
Utility francise tax (Iowa Code Chapter 364.2)	7								0	0	0
Parimutuel wager tax	8								0	0	0
Gaming wager tax	9								0	0	0
Mobile Home Taxes	10								0	0	0
Hotel/Motel Taxes	11	325,000							325,000	300,000	314,021
Other Local Option Taxes	12		2,000,000						2,000,000	2,050,000	2,061,113
Subtotal - Other City Taxes (lines 6 thru 12)	13	411,295	2,055,918		22,551	0			2,489,764	2,516,086	2,538,076
Licenses & Permits	14	274,375	400						274,775	413,260	317,614
Use of Money & Property	15	113,650	100	9,000	3,000			146,670	272,420	108,550	263,955
Intergovernmental:											
Federal Grants & Reimbursements	16	260,000							260,000	4,416,029	2,539,419
Road Use Taxes	17		2,000,000						2,000,000	2,000,000	2,209,698
Other State Grants & Reimbursements	18	102,500	51,000	320,000					473,500	577,496	349,813
Local Grants & Reimbursements	19	317,000			25,496				342,496	333,000	689,088
Subtotal - Intergovernmental (lines 16 thru 19)	20	679,500	2,051,000	320,000	25,496	0		0	3,075,996	7,326,525	5,788,018
Charges for Fees & Service:											
Water Utility	21							3,589,900	3,589,900	3,713,730	3,680,655
Sewer Utility	22							3,371,545	3,371,545	3,211,472	3,054,361
Electric Utility	23								0	0	0
Gas Utility	24								0	0	0
Parking	25								0	0	0
Airport	26	20,000							20,000	20,000	13,212
Landfill/Garbage	27	1,010,500						1,800,000	2,810,500	3,015,500	2,826,582
Hospital	28								0	0	0
Transit	29								0	0	0
Cable TV, Internet & Telephone	30								0	0	0
Housing Authority	31								0	0	0
Storm Water Utility	32							560,000	560,000	520,000	562,019
Other Fees & Charges for Service	33	1,398,180	2,000					378,000	1,778,180	1,834,993	1,725,599
Subtotal - Charges for Service (lines 21 thru 33)	34	2,428,680	2,000		0	0	0	9,699,445	12,130,125	12,315,695	11,862,428
Special Assessments	35	18,500							18,500	14,000	14,481
Miscellaneous	36	277,400	119,217					365,938	762,555	548,517	932,708
Other Financing Sources:											
Regular Operating Transfers In	37	567,819	700,000		105,150			83,400	1,456,369	1,282,650	1,506,704
Internal TIF Loan Transfers In	38	330,592			2,561,311				2,891,903	3,034,085	2,979,034
Subtotal ALL Operating Transfers In	39	898,411	700,000	0	2,666,461	0	0	83,400	4,348,272	4,316,735	4,485,738
Proceeds of Debt (Excluding TIF Internal Borrowing)	40				80,000	4,672,000		1,500,000	6,252,000	1,985,000	2,154,565
Proceeds of Capital Asset Sales	41	61,900	1,300	200,000			13,700	1,500	278,400	417,300	200,164
Subtotal-Other Financing Sources (lines 38 thru 40)	42	960,311	701,300	200,000	2,746,461	4,672,000	13,700	1,584,900	10,878,672	6,719,035	6,840,467
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43	9,848,845	7,976,245	3,437,123	4,244,846	4,672,000	13,700	11,796,953	41,989,712	41,212,032	39,326,083
Beginning Fund Balance July 1	44	2,831,561	1,637,582	-265,286	33,287	4,305,071	616,779	21,815,516	30,974,510	35,429,387	34,807,729
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	45	12,680,406	9,613,827	3,171,837	4,278,133	8,977,071	630,479	33,612,469	72,964,222	76,641,419	74,133,812

ADOPTED BUDGET SUMMARY
City Name: NEWTON
Fiscal Year July 1, 2023 - June 30, 2024

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2024	RE-ESTIMATED 2023	ACTUAL 2022
Revenues & Other Financing Sources											
Taxes Levied on Property	1	4,685,134	3,046,310		1,447,338	0			9,178,782	8,484,850	8,204,770
Less: Uncollected Property Taxes-Levy Year	2	0	0		0	0			0	0	0
Net Current Property Taxes	3	4,685,134	3,046,310		1,447,338	0			9,178,782	8,484,850	8,204,770
Delinquent Property Taxes	4	0	0		0	0			0	0	0
TIF Revenues	5			2,908,123					2,908,123	2,765,514	2,563,566
Other City Taxes	6	411,295	2,055,918		22,551	0			2,489,764	2,516,086	2,538,076
Licenses & Permits	7	274,375	400					0	274,775	413,260	317,614
Use of Money and Property	8	113,650	100	9,000	3,000	0	0	146,670	272,420	108,550	263,955
Intergovernmental	9	679,500	2,051,000	320,000	25,496	0		0	3,075,996	7,326,525	5,788,018
Charges for Fees & Service	10	2,428,680	2,000		0	0	0	9,699,445	12,130,125	12,315,695	11,862,428
Special Assessments	11	18,500	0		0	0		0	18,500	14,000	14,481
Miscellaneous	12	277,400	119,217		0	0	0	365,938	762,555	548,517	932,708
Sub-Total Revenues	13	8,888,534	7,274,945	3,237,123	1,498,385	0	0	10,212,053	31,111,040	34,492,997	32,485,616
Other Financing Sources:											
Total Transfers In	14	898,411	700,000	0	2,666,461	0	0	83,400	4,348,272	4,316,735	4,485,738
Proceeds of Debt	15	0	0	0	80,000	4,672,000		1,500,000	6,252,000	1,985,000	2,154,565
Proceeds of Capital Asset Sales	16	61,900	1,300	200,000	0	0	13,700	1,500	278,400	417,300	200,164
Total Revenues and Other Sources	17	9,848,845	7,976,245	3,437,123	4,244,846	4,672,000	13,700	11,796,953	41,989,712	41,212,032	39,326,083
Expenditures & Other Financing Uses											
Public Safety	18	4,591,258	3,842,948	0			0		8,434,206	8,474,227	8,135,087
Public Works	19	1,279,823	2,412,352	0			0		3,692,175	3,504,422	4,641,120
Health and Social Services	20	0	0	0			0		0	0	0
Culture and Recreation	21	1,826,490	706,790	0			0		2,533,280	2,829,804	2,500,499
Community and Economic Development	22	751,705	358,814	380,467			0		1,490,986	1,535,809	1,499,906
General Government	23	1,302,266	223,997	0			0		1,526,263	1,503,393	1,417,027
Debt Service	24	0	163,100	0	4,241,848		0		4,404,948	4,129,426	4,095,055
Capital Projects	25	0	0	0		6,675,997	0		6,675,997	7,134,450	3,225,237
Total Government Activities Expenditures	26	9,751,542	7,708,001	380,467	4,241,848	6,675,997	0		28,757,855	29,111,531	25,513,931
Business Type Proprietray: Enterprise & ISF	27							18,110,582	18,110,582	12,238,643	8,704,756
Total Gov & Bus Type Expenditures	28	9,751,542	7,708,001	380,467	4,241,848	6,675,997	0	18,110,582	46,868,437	41,350,174	34,218,687
Total Transfers Out	29	8,000	718,269	2,891,903	0	0	0	730,100	4,348,272	4,316,735	4,485,738
Total ALL Expenditures/Fund Transfers Out	30	9,759,542	8,426,270	3,272,370	4,241,848	6,675,997	0	18,840,682	51,216,709	45,666,909	38,704,425
Excess Revenues & Other Sources Over	31										
(Under) Expenditures/Transfers Out	32	89,303	-450,025	164,753	2,998	-2,003,997	13,700	-7,043,729	-9,226,997	-4,454,877	621,658
Beginning Fund Balance July 1	33	2,831,561	1,637,582	-265,286	33,287	4,305,071	616,779	21,815,516	30,974,510	35,429,387	34,807,729
Ending Fund Balance June 30	34	2,920,864	1,187,557	-100,533	36,285	2,301,074	630,479	14,771,787	21,747,513	30,974,510	35,429,387

LONG TERM DEBT SCHEDULE - LT DEBT1
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
GO Bond 2015A	1	4,790,000	GO	2015-149	590,000	34,515	624,515	450		497,467	127,498
GO Bond 2015B	2	4,705,000	GO	2015-151	335,000	34,588	369,588	450		214,225	155,813
GO Bond 2017A	3	1,448,000	GO	2017-181	123,000	31,868	154,868			44,231	110,637
GO Bond 2017B	4	1,632,000	GO	2017-267	157,000	25,704	182,704			125,721	56,983
GO Bond 2017C	5	2,388,000	GO	2017-285	161,000	56,772	217,772			217,772	0
GO Bond 2019A	6	4,310,000	GO	2019-026	195,000	135,438	330,438	450		281,463	49,425
GO Bond 2019B	7	3,095,000	GO	2019-064	75,000	102,098	177,098	450		70,138	107,410
GO Bond 2019C	8	1,995,000	GO	2019-218	125,000	42,837	167,837	450		66,789	101,498
2019 IFA Loan	9	450,000	GO	2018-136	21,900	3,596	25,496			25,496	0
GO Bond 2020A	10	2,340,000	GO	2020-092		70,200	70,200	450		45,150	25,500
GO Bond 2020B	11	1,230,000	GO	2020-093		39,662	39,662	450			40,112
GO Bond 2020C	12	5,745,000	GO	2020-228	1,495,000	47,900	1,542,900	450		1,041,118	502,232
GO Bond 2020D	13	1,530,000	GO	2020-229	15,000	11,854	26,854	450		9,496	17,808
Newton WaterWorks Water Revenue Bond	14	745,000	NON-GO		31,000	10,570	41,570	1,510		43,080	0
Sewer State Revolving Funds 2007	15	2,561,000	NON-GO	2007-026	154,000	11,340	165,340	1,620		166,960	0
Sewer State Revolving Funds 2010	16	469,000	NON-GO	2010-009	26,000	3,483	29,483	498		29,981	0
GO Bond 2021A	17	2,740,000	GO	2021-094		58,550	58,550	450		13,250	45,750
GO Bond 2021B	18	430,000	GO	2021-095		11,875	11,875	450			12,325
Sewer Revenue Bonds 2021C	19	4,840,000	NON-GO	2021-096	85,000	104,200	189,200	450		189,650	0
Road Use Tax Revenue Bond 2021D	20	1,990,000	NON-GO	2021-097	135,000	28,100	163,100	450		163,550	0
GO Bond 2022A	21	1,670,000	GO	2022-111	70,000	55,233	125,233	450		20,835	104,848
GO Bond 2022B	22	385,000	GO	2022-112	15,000	15,400	30,400	450		18,800	12,050
	23		-				0				0
	24		-				0				0
	25		-				0				0
	26		-				0				0
	27		-				0				0
	28		-				0				0
	29		-				0				0
	30		-				0				0
TOTALS					3,808,900	935,783	4,744,683	10,378	0	3,285,172	1,469,889

LONG TERM DEBT SCHEDULE - GRAND TOTALS

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

	Principal Due FY 2024	**Interest Due FY 2024**	**Total Obligation Due FY 2024**	**Bond Reg./ Paying Agent Fees Due FY 2024**	**Reductions due to Refinancing or Prepayment of Certified Debt**	**Paid from Sources OTHER THAN Budget Year Debt Service Levy**	**Amount Paid Budget Year Debt Service Levy**
GO - TOTAL	3,377,900	778,090	4,155,990	5,850	0	2,691,951	1,469,889
NON GO - TOTAL	431,000	157,693	588,693	4,528	0	593,221	0
GRAND - TOTAL	3,808,900	935,783	4,744,683	10,378	0	3,285,172	1,469,889

City of Newton FY 2022-23 Fund Balance Projections

Assumptions: 1. All transfers are included in both revenue and expenditure figures

2. Projected fund balance is based on spending 100% of budgeted expenditures

	General Government Funds				Special Revenue Funds					
	General	Tort Liability	Hotel/ Motel Tax Fund	City Garage	Road Use Tax	Employee Benefits	LOST Tax Fund	Housing Initiative	SSMID Fund	ARPA Fund
	001	012	024	082	110	112	121	161	162	300
Actual Fund Balance 6-30-22	$ 3,082,572	$ 99,223		$ 20,085	$ 2,064,886	$ 469,954		$ 340,658	$ 19,356	$ 1,079,805
22-23 Budgeted Revenues	$ 8,669,137	$ 243,100	$ 347,000	$ 40,000	$ 2,000,000	$ 3,823,949	$ 2,050,000	$ -	$ 17,755	$ 1,135,029
22-23 Revenue Adjustments	$ (9,287)							$ 50,000		
22-23 Budgeted Expenditures	$ 9,096,457	$ 250,000	$ 347,000	$ 39,566	$ 2,696,397	$ 3,825,580	$ 2,050,000	$ 150,000	$ 19,000	$ 2,004,815
22-23 Expenditure Adjustments	$ (72,754)				$ 538,000			$ (80,000)		$ (1,150,000)
Projected Fund Balance 6-30-23	$ 2,718,719	$ 92,323	$ -	$ 20,519	$ 830,489	$ 468,323	$ -	$ 320,658	$ 18,111	$ 1,360,019
Projected Designated Funds	$ 569,820	$ 92,323	$ -	$ 20,519	$ 830,489	$ 468,323	$ -	$ 320,658	$ 18,111	$ 1,360,019
Undesignated Reserves	$ 2,148,899	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	23.6%									
Operating Surplus / Deficit	$ (363,853)	$ (6,900)	$ -	$ 434	$ (1,234,397)	$ (1,631)	$ -	$ (20,000)	$ (1,245)	$ 280,214

	TIF Special Revenue Funds									
	SW TIF	North Central TIF	Speedway/ PF TIF	East Mart TIF	Maytag Plant 2 TIF	Cardinal Ridge Housing TIF	Fairmeadows N Housing TIF	1st Ave E TIF	2018 Mcann TIF	TIF LMI Fund
	125	126	127	128	129	130	132	134	136	140
Actual Fund Balance 6-30-22	$ 58,006	$ 61,697	$ (389,527)	$ 123,477	$ 4,294	$ 23,528	$ (110,279)	$ 48,706	$ 5,457	$ 63,418
22-23 Budgeted Revenues	$ 35,705	$ 1,056,149	$ 1,358,801	$ 268,534	$ -	$ 24,857	$ 421,507	$ 194,952	$ 71,914	$ 56,595
22-23 Revenue Adjustments										
22-23 Budgeted Expenditures	$ 26,250	$ 1,022,642	$ 1,379,322	$ 351,541	$ -	$ -	$ 389,449	$ 212,881	$ 71,414	$ 119,285
22-23 Expenditure Adjustments				$ (74,000)	$ 4,294			$ 140,000		
Projected Fund Balance 6-30-23	$ 67,461	$ 95,204	$ (410,048)	$ 114,470	$ (0)	$ 48,385	$ (78,221)	$ (109,223)	$ 5,957	$ 728
Projected Designated Funds	$ 67,461	$ 95,204	$ (410,048)	$ 114,470	$ (0)	$ 48,385	$ (78,221)	$ (109,223)	$ 5,957	$ 728
Undesignated Reserves	$ -	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -
Operating Surplus / Deficit	$ 9,455	$ 33,507	$ (20,521)	$ (9,007)	$ (4,294)	$ 24,857	$ 32,058	$ (157,929)	$ 500	$ (62,690)

	Debt Service Funds	Capital Projects	Permanent Funds		Proprietary Funds					
	Debt Service	Capital Funds	Perpetual Care	Maytag Endowment	WPC	Landfill	Landfill Post Closure	Storm Water	Golf	Total
	200	300's	501,503	502	610	670	671	740	750	
Actual Fund Balance 6-30-22	$ 97,645	$ 3,210,256	$ 370,859	$ 233,320	$ 7,032,372	$ 4,221,606	$ 6,164,980	$ 355,311	$ 143,659	**$ 28,895,327**
22-23 Budgeted Revenues	$ 4,065,068	$ 5,169,246	$ 12,600	$ -	$ 3,231,831	$ 2,071,360	$ 70,000	$ 520,000	$ 552,500	**$ 37,507,589**
22-23 Revenue Adjustments										
22-23 Budgeted Expenditures	$ 4,062,818	$ 5,434,450	$ -	$ -	$ 6,747,752	$ 1,428,150	$ 3,210,000	$ 825,936	$ 505,225	**$ 46,265,930**
22-23 Expenditure Adjustments	$ 66,608				$ (425,000)		$ (3,210,000)			
Projected Fund Balance 6-30-23	$ 33,287	$ 2,945,052	$ 383,459	$ 233,320	$ 3,941,451	$ 4,864,816	$ 6,234,980	$ 49,375	$ 190,934	**$ 24,440,551**
Projected Designated Funds	$ 33,287	$ 2,945,052	$ 383,459	$ 233,320	$ 3,941,451	$ 4,864,816	$ 6,234,980	$ 49,375	$ 190,934	**$ 22,291,651**
Undesignated Reserves	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,148,899**
Operating Surplus / Deficit	$ (64,358)	$ (265,204)	$ 12,600	$ -	$ (3,090,921)	$ 643,210	$ 70,000	$ (305,936)	$ 47,275	$ (4,454,776)
	*									

Designated Funds:

General Funds: Library Deihl Estate/Library Donations $550.921; NPD forfeiture $18,899;

City of Newton FY 2023-24 Fund Balance Projections

Assumptions: 1. All transfers are included in both revenue and expenditure figures

2. Projected fund balance is based on spending 100% of budgeted expenditures

	General Government Funds				Special Revenue Funds					
	General	Tort Liability	Hotel/ Motel Tax Fund	City Garage	Road Use Tax	Employee Benefits	LOST Tax Fund	Housing Initiative	SSMID Fund	ARPA Fund
	001	012	024	082	110	112	121	161	162	300
Projected Fund Balance 6-30-23	$ 2,718,719	$ 92,323	$ -	$ 20,519	$ 830,489	$ 468,323	$ -	$ 320,658	$ 18,111	$ 1,360,019
23-24 Budgeted Revenues	$ 9,076,977	$ 359,868	$ 372,000	$ 40,000	$ 2,025,500	$ 3,935,781	$ 2,000,000	$ -	$ 14,964	$ -
23-24 Budgeted Expenditures	$ 8,931,826	$ 355,000	$ 372,000	$ 100,716	$ 2,236,279	$ 4,022,991	$ 2,000,000	$ 150,000	$ 17,000	$ 1,310,497
Projected Fund Balance 6-30-24	$ 2,863,870	$ 97,191	$ -	$ (40,197)	$ 619,710	$ 381,113	$ -	$ 170,658	$ 16,075	$ 49,522
Projected Designated Funds	$ 569,820	$ 97,191	$ -	$ (40,197)	$ 619,710	$ 381,113	$ -	$ 170,658	$ 16,075	$ 49,522
Undesignated Reserves	$ 2,294,050	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	25.68%									
Operating Surplus / Deficit	$ 145,151	$ 4,868	$ -	$ (60,716)	$ (210,779)	$ (87,210)	$ -	$(150,000)	$ (2,036)	$ (1,310,497)

	TIF Special Revenue Funds								
	SW TIF	North Central TIF	Speedway/ PF TIF	East Mart TIF	Cardinal Ridge Housing TIF	Fairmeadows N Housing TIF	1st Ave E TIF	2018 Mcann TIF	TIF LMI Fund
	125	126	127	128	130	132	134	136	140
Projected Fund Balance 6-30-23	$ 67,461	$ 95,204	$ (410,048)	$ 114,470	$ 48,385	$ (78,221)	$ (109,223)	$ 5,957	$ 728
23-24 Budgeted Revenues	$ 500	$ 1,014,725	$ 1,295,903	$ 371,176	$ 34,289	$ 296,027	$ 302,500	$ 45,467	$ 76,536
23-24 Budgeted Expenditures	$ 11,250	$ 981,482	$ 1,377,622	$ 301,700	$ -	$ 387,870	$ 166,979	$ 45,467	$ -
Projected Fund Balance 6-30-24	$ 56,711	$ 128,447	$ (491,767)	$ 183,946	$ 82,674	$ (170,064)	$ 26,298	$ 5,957	$ 77,264
Projected Designated Funds	$ 56,711	$ 128,447	$ (491,767)	$ 183,946	$ 82,674	$ (170,064)	$ 26,298	$ 5,957	$ 77,264
Undesignated Reserves	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -
Operating Surplus / Deficit	$ (10,750)	$ 33,243	$ (81,719)	$ 69,476	$ 34,289	$ (91,843)	$ 135,521	$ -	$ 76,536

	Debt Service Funds	Capital Projects	Permanent Funds	
	Debt Service	Capital Funds	Perpetual Care	Maytag Endowment
	200		501,503	502
Projected Fund Balance 6-30-23	$ 33,287	$ 2,945,052	$ 383,459	$ 233,320
23-24 Budgeted Revenues	$ 4,244,846	$ 4,672,000	$ 13,700	$ -
23-24 Budgeted Expenditures	$ 4,241,848	$ 5,365,500	$ -	$ -
Projected Fund Balance 6-30-24	$ 36,285	$ 2,251,552	$ 397,159	$ 233,320
Projected Designated Funds	$ 36,285	$ 2,251,552	$ 397,159	$ 233,320
Undesignated Reserves	$ -	$ -	$ -	$ -
Operating Surplus / Deficit	$ 2,998	$ (693,500)	$ 13,700	$ -
	*			

	Proprietary Funds						Total
	Waterworks	WPC	Landfill	Landfill Post Closure	Storm Water	Golf	
	600	610	670	671	740	750	
Projected Fund Balance 6-30-23	$ 200,0000*	$ 3,941,451	$ 4,864,816	$ 6,234,980	$ 49,375	$ 190,934	**$ 24,440,551**
23-24 Budgeted Revenues	$ 3,766,800	$ 4,935,083	$ 1,864,170	$ 108,400	$ 560,000	$ 562,500	**$ 41,989,712**
23-24 Budgeted Expenditures	$ 4,497,472	$ 6,239,552	$ 2,397,599	$ 4,500,000	$ 525,778	$ 680,281	**$ 51,216,709**
Projected Fund Balance 6-30-24	$ 1,269,328	$ 2,636,982	$ 4,331,387	$ 1,843,380	$ 83,597	$ 73,153	**$ 17,213,554**
Projected Designated Funds	$ 1,269,328	$ 2,636,982	$ 4,331,387	$ 1,843,380	$ 83,597	$ 73,153	**$ 14,919,503**
Undesignated Reserves	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,294,050**
Operating Surplus / Deficit	$ (728,672)	$ (1,304,469)	$ (533,429)	$ (4,391,600)	$ 34,222	$ (117,781)	$ (7,226,997)

*WW Beginning Balance is projected

Designated Funds:

General Funds: Library Deihl Estate/Library Donations $550.921; NPD forfeiture $18,899;

GENERAL FUND REVENUE AND EXPENDITURE SUMMARY

DEPARTMENT	2022-23 Budget Revenues	2022-23 Budget Expenditures	2022-23 Budget General Fund Usage	2023-24 Budget Revenues	2023-24 Budget Expenditures	2023-24 Budget General Fund Usage	2022-23 Budget vs. 2023-24 Budget
0000 Non Department	$ (4,613,676)	$ -	**$ (4,613,676)**	$ (5,016,260)	$ -	**$ (5,016,260)**	**$ 402,584**
1010 Police	$ (310,050)	$ 2,269,760	**$ 1,959,710**	$ (316,525)	$ 2,439,418	**$ 2,122,893**	**$ (163,183)**
1050 Fire	$ (1,631,910)	$ 1,914,989	**$ 283,079**	$ (1,548,743)	$ 1,983,343	**$ 434,600**	**$ (151,521)**
1070 Building	$ (103,700)	$ 118,095	**$ 14,395**	$ (100,700)	$ 116,997	**$ 16,297**	**$ (1,902)**
1092 Animal Control	$ -	$ 30,000	**$ 30,000**	$ -	$ 32,500	**$ 32,500**	**$ (2,500)**
1900 Disaster Services	$ -	$ 4,000	**$ 4,000**	$ -	$ 19,000	**$ 19,000**	**$ (15,000)**
2010 Street	$ (25,500)	$ 24,500	**$ (1,000)**	$ -	$ -	**$ -**	**$ (1,000)**
2060 Engineering	$ (25,000)	$ 33,403	**$ 8,403**	$ (41,468)	$ 44,407	**$ 2,939**	**$ 5,464**
2080 Airport	$ (85,500)	$ 94,000	**$ 8,500**	$ (85,200)	$ 93,700	**$ 8,500**	**$ -**
2090 Solid Waste	$ (1,015,500)	$ 1,015,500	**$ -**	$ (1,010,500)	$ 1,010,500	**$ -**	**$ -**
2900 PW Administration	$ (500)	$ 29,000	**$ 28,500**	$ (38,501)	$ 38,500	**$ (1)**	**$ 28,501**
4010 Library	$ (192,095)	$ 691,306	**$ 499,211**	$ (205,988)	$ 691,539	**$ 485,551**	**$ 13,660**
4030 Parks	$ (73,000)	$ 634,441	**$ 561,441**	$ (86,500)	$ 522,706	**$ 436,206**	**$ 125,235**
4040 Maytag Pool	$ (101,500)	$ 403,786	**$ 302,286**	$ (127,000)	$ 232,022	**$ 105,022**	**$ 197,264**
4050 Cemetery	$ (163,050)	$ 370,835	**$ 207,785**	$ (168,250)	$ 269,106	**$ 100,856**	**$ 106,929**
5020 Ec Development	$ (26,740)	$ 90,961	**$ 64,221**	$ (29,013)	$ 92,395	**$ 63,382**	**$ 839**
5040 Planning & Zoning	$ (63,818)	$ 252,394	**$ 188,576**	$ (55,772)	$ 250,177	**$ 194,405**	**$ (5,829)**
5150 TIF Funds	$ (131,750)	$ 131,750	**$ -**	$ (148,250)	$ 148,250	**$ -**	**$ -**
6010 Executive	$ (14,288)	$ 193,081	**$ 178,793**	$ (36,970)	$ 198,261	**$ 161,291**	**$ 17,502**
6020 Administration	$ (22,700)	$ 249,965	**$ 227,265**	$ (19,200)	$ 272,253	**$ 253,053**	**$ (25,788)**
6025 Finance	$ (55,690)	$ 240,891	**$ 185,201**	$ (42,137)	$ 260,452	**$ 218,315**	**$ (33,114)**
6040 Legal Services	$ -	$ 92,000	**$ 92,000**	$ -	$ 107,000	**$ 107,000**	**$ (15,000)**
6050 City Center	$ (13,170)	$ 211,800	**$ 198,630**	$ -	$ 109,300	**$ 109,300**	**$ 89,330**
TOTALS	**$ (8,669,137)**	**$ 9,096,457**	**$ 427,320**	**$ (9,076,977)**	**$ 8,931,826**	**$ (145,151)**	**$ 572,471**

2023-24 Employee Benefits Budget Summary

Department	FICA	IPERS	Pension	Health Insurance	Health Ins Reimb	Retiree /COBRA Insurance	Retiree/COBRA Reimb	Disability	Wellness/ Allowances	Workers Comp	23-24 Budget Totals	22-23 Budget	21-22 Actual	20-21 Actual	19-20 Actual	18-19 Actual
1010 Police	60,629	32,115	504,447	707,342	(14,000)	45,000	(37,500)	-	-	26,000	**1,324,033**	1,368,402	1,307,618	1,296,384	1,196,656	1,142,223
1050 Fire	55,597	15,831	426,480	604,792	(8,300)	20,522	(12,000)	10,000	3,000	220,000	**1,335,922**	1,337,606	1,364,811	1,249,533	1,187,351	1,197,348
1070 Building	6,957	8,585	-	10,327	-	-	-	-	-	600	**26,469**	26,573	26,004	25,721	25,380	24,737
2010 Street	16,776	20,701	-	164,536	-	-	-	-	-	6,500	**208,513**	85,695	45,891	41,719	40,365	110,981
2040 Traffic Control	3,297	4,069	-	-	-	-	-	-	-	550	**7,916**	4,288	6,711	3,481	3,392	3,405
2050 Street Cleaning	8,015	9,891	-	-	-	-	-	-	-	1,200	**19,106**	-	-	-	-	-
2060 Engineering	1,339	1,653	-	63,940	-	875	(875)	-	-	1,600	**68,532**	63,754	80,372	82,827	81,280	78,319
2070 Street Cleaning	1,015	1,252	-	10,180	-	-	-	-	-	-	**12,447**	10,486	9,978	13,838	20,533	19,764
2900 PW Admin	3,813	4,705	-	36,168	(9,000)	1,750	(1,750)	-	-	850	**36,536**	16,300	18,570	24,246	15,678	31,091
4010 Library	34,927	43,100	-	81,948	(2,500)	1,400	(1,400)	-	-	600	**158,075**	158,454	157,627	39,292	202,795	221,897
4030 Parks	38,835	42,132	-	173,097	(2,300)	21,192	(21,192)	-	-	4,500	**256,264**	253,814	227,804	233,464	210,685	198,527
4040 Maytag Pool	12,028	5,779	-	-	-	-	-	-	-	700	**18,507**	18,072	14,301	11,615	8,591	9,728
4050 Cemetery	15,683	16,521	-	32,723	(800)	-	-	-	-	1,600	**65,727**	64,125	53,985	52,391	44,484	41,750
5010 Comm Beautification	1,997	2,464	-	-	-	-	-	-	-	500	**4,961**	4,078	4,227	4,186	4,065	4,096
5020 Ec Development	6,364	7,854	-	11,634	(1,400)	600	(600)	-	-	100	**24,552**	24,827	23,955	23,690	22,999	22,961
5040 Planning & Zoning	17,463	21,266	-	76,088	(400)	-	-	-	-	1,200	**115,617**	90,727	80,613	74,641	73,220	53,656
6010 Executive	12,888	15,091	-	29,522	(800)	-	-	-	-	1,000	**57,701**	58,012	55,271	54,891	54,128	53,115
6020 Administration	12,106	14,939	-	39,563	(800)	-	-	-	4,500	-	**70,308**	71,230	80,841	76,091	63,204	69,084
6025 Finance	20,238	24,974	-	49,026	(2,800)	-	-	-	-	150	**91,588**	49,949	48,340	43,305	40,840	37,698
TOTALS:	**329,967**	**292,922**	**930,927**	**2,090,886**	**(43,100)**	**91,339**	**(75,317)**	**10,000**	**7,500**	**267,650**	**3,902,774**	**3,706,392**	**3,606,919**	**3,351,315**	**3,295,646**	**3,320,380**

Outside Agency Funding Proposal For FY24

	FY23 Budget	FY24 Proposed
Newton Development Corporation Hotel/Motel Tax and TIF's	$ 110,000	$77,000
Newton Housing Dev Corporation Fairmeadows N TIF	$40,000	$40,000
Newton Main Street North Central TIF	$27,500	$31,500
Heart of Iowa Regional Transport Local Option Tax	$35,460	$35,251
Newton YMCA Local Option Tax	$20,000	$22,000
Retired & Senior Volunteer Program Local Option Tax	$15,000	$17,500
United Way of Jasper County Local Option Tax	$17,500	$20,000
Hotel/Motel Tax Tourism Dollars		$22,000
TOTAL:	$265,460	$265,251

City of Newton Council Report

Item:
Second Consideration of an Ordinance amending The Code Of Ordinances, City Of Newton, Iowa, 2016, Title III, Chapter 30, Section 30.002, “Powers And Duties”
Summary:
Updates the council majority rules on a Mayor's veto
Financial Impact:
None

Report Number: 2023-296
Date:
April 3, 2023
Lead Department:
Administration
Recommendation:
Approve

Background:
At the August 29, 2022 City Council Work Session, the Council ranked updating the Council Meeting Rules and Procedures as their top priority for potential policy or procedural changes or other action items.

The Newton City Council held another Workshop on November 28, 2022 to specifically look at the potential to update the 2018 Procedural Rules of the Newton City Council. At that workshop, the Council provided the City Attorney with direction on specific changes that they would like to see made to the 2018 Procedural Rules of the Newton City Council. Council members were encouraged to identify 1) which rules, if any, they would like to amend and provide specific language, 2) which rules, if any, they would like to delete from the current Rules of Procedure, and 3) which rules, if any, they would like to add to the current Rules of Procedure and provide specific language.

During the March 06, 2023, meeting, Council discussion ensued regarding the changes and finalizing the adoption of an amended Resolution approving the amended 2023 Procedural Rules of the Newton City Council. Rule 16 was amended as follows:

"Rule 16. Mayor’s Veto. The Mayor may sign, veto or take no action on an ordinance, amendment or resolution passed by the Council. However, the Mayor may not veto a measure if the Mayor was entitled to vote on the measure at the time of passage. If the Mayor exercises the Mayor’s veto power, the Mayor must explain the reason for such veto to the Council at the time of the veto. The Council may override the Mayor’s veto by a three-fourths majority or at least 5 of the Council members."

This change in the rules requires that The Code Of Ordinances, City Of Newton, Iowa, 2016, Title III, Chapter 30, Section 30.002, “Powers And Duties” be changed to align with the rules.

Recommendation:
Approve the Ordinance to align with the 2023 Procedural Rules of the Newton City Council.

Matt Muckler, City Administrator

ORDINANCE NO. __________

ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF NEWTON, IOWA, 2016, TITLE III, CHAPTER 30, SECTION 30.002, "POWERS AND DUTIES"

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

Section 1. The Code of Ordinances, City of Newton, Iowa, 2016, Title III, Chapter 30, Section 30.002, "Powers and Duties" is hereby amended by adding or ~~deleting~~ the following:

§ 30.002 POWERS AND DUTIES.

The powers and duties of the Mayor shall be as follows.

(A) *Chief executive officer.* The Mayor is the chief executive officer of the city and, except for the duties delegated by law or ordinance to the City Administrator, the Mayor shall supervise all departments of the city.

(B) *Presiding officer.* The Mayor shall act as presiding officer at all regular and special Council meetings. The Mayor Pro Tem shall serve in this capacity in the Mayor's absence.

(C) *Special meetings.* The Mayor shall call special meetings of the Council when the Mayor deems such meetings necessary to the interests of the city.

(D) *Mayor's veto.* The Mayor may sign, veto or take no action on an ordinance, amendment or resolution passed by the Council. However, the Mayor may not veto a measure if the Mayor was entitled to vote on the measure at the time of passage. If the Mayor exercises the Mayor's veto power, the Mayor must explain the reason for such veto to the Council at the time of the veto. The Council may override the Mayor's veto by a ~~two-thirds majority of the Council members~~ three-fourths majority or at least 5 of the Council members.

(E) *Reports to Council.* The Mayor shall make such oral or written reports to the Council at the first meeting of every month as required. These reports shall concern municipal affairs generally, the municipal departments and recommendations suitable for Council action.

(F) *Contracts.* The Mayor shall, whenever authorized by Council, sign contracts on behalf of the city.

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 ______________________, 2023.

APPROVED this ____ day of ______________________, 2023.

(SEAL)

____
Michael L. Hansen, 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 ______________________, 2023 and was published in the Newton Daily News, a newspaper of general circulation in the said City of Newton on the _____ day of ______________________, 2023.

Dated this ____ day of ______________________, 2023.

____
Katrina Davis, City Clerk

City of Newton Council Report

Item:
First Consideration of an Ordinance amending the Code of Ordinances, City of Newton, Iowa, 2016, Title VII, Chapter 70, Section 70.15, "Traffic and Parking Schedules Adopted by Reference", to make changes to street parking on East Twenty-First Street North

Summary:
Restrict street parking for safety purposes and accommodate current use.

Financial Impact:
N/A

Report Number: 2023-357
Date:
April 3, 2023
Lead Department:
Police
Recommendation:
Approve

Background:
The City received safety concerns from citizens regarding street parking along the section of roadways described below. These complaints are a result of vehicles being parked on both sides of the street, which is too narrow to allow this parking capacity and still allow vehicles free and safe passage. A primary concern is that emergency vehicles may not be able to travel through this area on emergency calls and there is a heightened risk of motor vehicle and pedestrian accidents as a result of the current parking design.

The listed streets are 25ft feet wide and are not wide enough to safely accommodate parking on both sides. The City of Newton Traffic Safety Committee reviewed the situation and recommended restricting parking as detailed below:

- No Parking on the south side of the 2000-2200 block of N 3rd Ave E
- No Parking on the east side of the 200 block of E 21st St N
- No Parking on the south side of the 2000-2200 blocks of N 2nd Ave E

Surveys describing the recommended changes were sent to the adjacent property owners along the affected streets. Twenty surveys were returned with 13 residents agreeing with the recommended changes and seven opposing the recommended changes.

During the February 6, 2023 City Council meeting, the City Council reviewed the proposed ordinance and voted in favor to amend the ordinance to restrict parking as detailed below:

- No Parking on the north side of the 2000-2200 blocks of N 3rd Ave E
- No Parking on the north side of the 2000-2200 block of N 2nd Ave E
- No Parking on the east side of the 200 block of E 21st St N (same as original proposal).

On March 20, 2023 City Council passed the 3rd reading of the proposed parking ordinance, but an oversight occurred when City Council amended the original Traffic Safety Committee recommendation and the ordinance change in the 200 block of E 21st St N needs to be amended to restrict parking on the west side instead of the east side as approved. This will allow for greater consistency and alignment of parking in that area.

Recommendation:
Staff recommends approval of this ordinance.

Matt Muckler, City Administrator

ORDINANCE NO. __________

ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF NEWTON, IOWA, 2016, TITLE VII, CHAPTER 70, SECTION 70.15, "TRAFFIC AND PARKING SCHEDULES ADOPTED BY REFERENCE", TO MAKE CHANGES TO STREET PARKING ON EAST TWENTY-FIRST STREET NORTH

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

Section 1. The Code of Ordinances, City of Newton, Iowa, 2016, Title VII, Chapter 70, Section 70.15, "Traffic and Parking Schedules Adopted by Reference" is hereby amended by adding or ~~deleting~~ the following:

NO PARKING ZONES. No one shall stop, stand or park a vehicle in any of the following specifically designated no parking zones except when necessary to avoid conflict with other traffic or in compliance with the direction of a peace officer or traffic control signal.

STREETS, NORTHEAST QUADRANT

East Twenty-First Street North

"No Parking Anytime".

West ~~East~~ side from North Second Avenue East to North Third Avenue East.

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 ____________, 2023, after the final passage, approval and publication as provided by law.

PASSED this ____ day of ______________________, 2023.

APPROVED this ____ day of ______________________, 2023.

(SEAL)

____
Michael L. Hansen, 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 _______________________, 2023 and was published in the Newton Daily News, a newspaper of general circulation in the said City of Newton on the _____ day of _______________________, 2023.

Dated this ____ day of _______________________, 2023.

____
Katrina Davis, City Clerk

City of Newton Council Report

Item:
Resolution amending the City's commitment to Newton Housing Development Corporation for 1015 North 3rd Avenue East

Summary:
Amending the City's commitment to NHDC by providing an additional provision for reimbursement in the scenario that the organization donates 1015 N 3rd Ave E to the Hatchery Homes workforce housing project.

Financial Impact:
Up to $50,000

Report Number: 2023-339
Date:
April 3, 2023
Lead Department:
Community Development
Recommendation:
Approve

Background:
Newton Housing Development Corporation (NHDC) purchased 1015 North 3rd Avenue East with the purpose of supporting future housing development at the City-owned property at 1117 North 3rd Avenue East and 211 East 12th Street North.

City of Newton Resolution 2022-128 provided a $90,000 grant, which was two-thirds of the purchase price, to NHDC to assist with their purchase of the property.

Resolution 2022-128 also provided a commitment to NHDC that the City would purchase the property from the organization for the remainder of the purchase price plus associated closing and maintenance costs in the event the development project did not proceed. This amount is estimated to be about $50,000.

The contemplated project did not receive tax credits in 2022. However, the developer has remained committed to the project and intends to apply for 2023 housing tax credits. If the development had not continued into 2023, the City would have acquired 1015 North 3rd Avenue East in the manner stipulated by Resolution 2022-128.

Resolution 2022-368 amended the deadline for Resolution 2022-128 from December 31, 2022 to June 30, 2023.

Pivotal GP Holding LLC has partnered with a non-profit housing developer to construct a housing project at 1015 North 3rd Avenue East, 1117 North 3rd Avenue East, and 211 East 12th Street North. Inclusion of the non-profit housing partner and donation of the properties to the project will result in additional points in the housing tax credit application review process.

This resolution provides an additional provision that would reimburse NHDC up to $50,000 for the lot in the event that the housing project proceeds and the organization donates the property to the project. It also extends the deadline from June 30, 2023 to June 30, 2024.

Should the project not proceed, the City has a commitment to purchase the property from NHDC in an amount equal to their purchase price plus associated costs, up to $50,000.

First Avenue East and LMI Set-aside funds are the identified funding sources for this action.

Recommendation:
Staff recommends approval

Matt Muckler, City Administrator

RESOLUTION NO. 2023 – _______

RESOLUTION AMENDING THE CITY'S COMMITMENT TO NEWTON HOUSING DEVELOPMENT CORPORATION FOR 1015 NORTH 3RD AVENUE EAST

WHEREAS, Resolution No. 2022-128 provided a $90,000 grant to Newton Housing Development Corporation (NHDC) for the purchase of 1015 North 3rd Avenue East with a commitment to purchase the property from NHDC for an amount equal to NHDC's investment in the property, if a redevelopment project did not proceed by December 31, 2022; and

WHEREAS, in accordance with Resolution No. 2022-128, the City of Newton provided NHDC a grant of $90,000 in May 2022; and

WHEREAS, the contemplated housing project, which includes 1015 North 3rd Avenue East, did not received tax credit approval from the Iowa Finance Authority in 2022 and did not proceed by December 31, 2022; and

WHEREAS, Resolution No. 2022-368 amended the City's commitment articulated in Resolution No. 2022-128 by extending the deadline from December 31, 2022 to June 30, 2023; and

WHEREAS, the contemplated housing project developer will submit a housing tax credit application to the Iowa Finance Authority in April 2023, and said application necessitates an extended deadline between the City and NHDC; and

WHEREAS, the contemplated housing project will receive additional project points if the development property is donated to the project; and

WHEREAS, NHDC intends to donate the subject property to Pivotal GP Holding, LLC, the developer of the contemplated housing project; and

WHEREAS, NHDC has requested that the City reimburse the organization an amount equal to the remainder of the purchase price of 1015 North 3rd Avenue East, plus closing and maintenance costs for the property in an amount not to exceed $50,000;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Newton, Iowa, that the "closing shall occur on or before" date found in Resolutions 2022-128 and 2022-368 is amended to be June 30, 2024.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of Newton, Iowa, that Resolutions 2022-128 and 2022-368 are amended by including an additional provision stipulating that NHDC will be reimbursed for their original purchase price, plus documented costs incurred in acquiring and maintaining the property, less the original grant of $90,000, up to a maximum amount of $50,000, upon the donation of land by NHDC to the affordable housing project proposed by Pivotal GP Holding, LLC provided the developer receives tax credits from Iowa Finance Authority. The funding source is internal loan to the General fund to be paid back with 1st Avenue East TIF Funds and LMI Funds.

PASSED this _____ day of April, 2023.

APPROVED this _______ day of April, 2023.

____
Michael L. Hansen, Mayor

ATTEST:

____
Katrina Davis, City Clerk

City of Newton Council Report

Item:
Resolution Providing for the Issuance of $4,760,000 General Obligation Corporate Purpose Bonds, Series 2023A and Providing for the Levy of Taxes to Pay the Same

Summary:
Resolution Approving the Issuance of the 2023A General Obligation Corporate Purpose Bonds

Financial Impact:
Final Approval of the 2023A General Obligation Corporate Purpose Bonds totaling $4,760,000 to be paid with future Debt Service Funds and Tax Increment Financing Funds

Report Number: 2023-342
Date:
April 3, 2023
Lead Department:
Administration
Recommendation:
Approve

Background:
The City Council held a public hearing on March 6, 2023 in regards to the issuing of the 2023A General Obligation Corporate Purpose Bonds and approved the bond purchase agreement and locked in interest rates at the March 20, 2023 meeting.
The projects included in the 2023A are listed below and consistent with the proposed CIP and FY24 Budget:

- Police Vehicles $ 200,000
- Police Equipment $ 60,000
- Fire Vehicle $ 65,000
- D&D Program $ 150,000
- Airport Parallel Taxiway $ 115,000
- Skid Loader $ 35,000
- W 6th St S Reconstruction $ 520,000
- Engineering Vehicle $ 42,000
- Cemetery Expansion $ 15,000
- Downtown Street Improvements (TIF) $ 1,340,000
- Downtown Park (TIF) $ 225,000
- Administration Servers $ 10,000
- Library Roof $ 35,000
- City Center Window Replacement $ 30,000
- Public Works Wash Bay Project $ 200,000
- Park Assessment Study $ 16,000
- Park Shop Equipment Upgrades $ 14,000
- Park Bond - Golf Clubhouse $ 900,000
- Park Bond - Sunset Dog park $ 50,000
- Park Bond - Pickleball Courts $ 400,000
- Park Bond - Maytag Pool Play Features $ 250,000

Recommendation:
Staff recommends approving the issuance of the 2023A General Obligation Corporate Purpose Bonds.

Matt Muckler, City Administrator

DORSEY
always ahead

March 29, 2023

Via Email
Matt Muckler
City Administrator/City Hall
Newton, Iowa

Re: $4,760,000 General Obligation Corporate Purpose Bonds, Series 2023A
Our File No. 504612-53

Dear Matt:

We have prepared and attach the proceedings to be used at the April 3rd City Council meeting to enable the City Council to adopt the resolution (the "Resolution") to issue General Obligation Corporate Purpose Bonds, Series 2023A.

The proceedings attached include the following items:

1. Minutes of the meeting covering the adoption of the Resolution. The Resolution follows the minutes. The form of Bond, Authentication Certificate and Assignment set out in the Resolution should not be completed or executed.

2. Attestation Certificate attesting to the validity of the transcript.

3. County Filing Certificate relating to the filing of a certified copy of the Resolution in the County Auditor's office. After it is adopted, a certified copy of the Resolution **must be filed with the Jasper County Auditor on or before April 14, 2022**. An extra copy of the Resolution should be printed for this purpose.

As provided in the Resolution, beginning in the 2023-2024 fiscal year, the County Auditor will have a mandatory duty to make a levy of taxes to pay principal of and interest on the Bonds unless the City's budget each year affirmatively shows that the tax should not be levied because other funds will be applied to the payment of the Bonds for that budget year. To the extent the City determines that property tax levies will be needed for payment in any year, the tax levy amounts needed must be certified for that year in the City's budget as part of the Debt Service Fund, and the funds derived from sources other than taxes must be shown on the appropriate budget document.

As these proceedings are completed, please return one fully executed copy to our office.

Also attached is a Loan Agreement for execution by the Mayor and City Clerk. Please print the Loan Agreement for execution. After it has been signed, please scan and e-mail a copy to us as soon as possible and in advance of closing.

We are also attaching a Continuing Disclosure Certificate for the Mayor and City Clerk to sign. Please retain one executed copy for the City's records and e-mail a copy to us as soon as possible and in advance of closing.

Finally, we are attaching a Registrar and Paying Agent Agreement for the Mayor and City Clerk to sign. Please print a copy for execution, after which it should be returned to us by email so that we may forward it to BOKF, N.A. for signature as soon as possible and in advance of closing.

If you have any questions, please contact Erin Regan, Cheryl Ritter or me.

Best regards,

John P. Danos

Attachments

cc: Katrina Davis
Lisa Frasier
D.A. Davidson & Co.
BOKF, N.A.
James Smith/Jennifer Block
Assured Guaranty Municipal Corp. (AGM)

MINUTES TO PROVIDE FOR THE ISSUANCE OF BONDS

504612-53

Newton, Iowa

April 3, 2023

The City Council of the City of Newton, Iowa, met on April 3, 2023, at 6:00 o'clock p.m., at the City Council Chambers, Newton, Iowa.

The meeting was called to order by the Mayor, and the roll was called showing the following Council Members present and absent:

Present: ____

Absent: ____.

After due consideration and discussion, Council Member ______________________ introduced the following resolution and moved its adoption, seconded by Council Member ________________________. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

Ayes: ____

Nays: ____.

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

• • • •

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

____
Mayor

Attest:

____
City Clerk

RESOLUTION NO. 2023- ______

Resolution providing for the issuance of $4,760,000 General Obligation Corporate Purpose Bonds, Series 2023A and providing for the levy of taxes to pay the same

WHEREAS, the City of Newton (the "City"), in Jasper County, State of Iowa, heretofore proposed to enter into a General Purpose Loan Agreement (the "2022 Loan Agreement") in a principal amount not to exceed $1,600,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of (1) demolition of the existing Westwood Golf Course clubhouse and construction a new clubhouse structure, including related site improvements; (2) construction and/or installation of improvements to the Maytag Pool; (3) construction and installation of pickle ball courts at the existing Aurora Park; and (4) construction of a dog park at the existing Sunset Park (the "2022 Projects"), the City has held a successful election on said proposal on September 13, 2022; and

WHEREAS, the City also proposed to enter into an Essential Purpose Loan Agreement (the "Essential Purpose Loan Agreement") and to borrow money thereunder in a principal amount not to exceed $3,000,000 pursuant to the provisions of Section 384.24A of the Code of Iowa for the purpose of paying the cost, to that extent, of (1) constructing street, sidewalk, storm water drainage, sanitary sewer and water system improvements; (2) acquiring and installing street lighting, signage and signalization improvements; (3) acquiring vehicles and equipment for the municipal police, fire and emergency services departments; (4) acquiring and equipping vehicles for the municipal streets/public works department; (5) undertaking taxiway improvements at the municipal airport; (6) undertaking municipal cemetery expansion; and (7) acquiring, demolishing and/or restoring dangerous, dilapidated and/or abandoned properties (the "Essential Purpose Projects"), and has published notice of the proposed action and has held a hearing thereon on March 6, 2023; and

WHEREAS, the City also proposes to enter into a General Purpose Loan Agreement (the "General Purpose Loan Agreement #1") and to borrow money thereunder in a principal amount not to exceed $300,000 pursuant to the provisions of Section 384.24A of the Code of Iowa for the purpose of paying the costs, to that extent, of developing a downtown splash-pad park and recreation facility (the "General Purpose Project #1), and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of March 6, 2023, no petition had been filed with the City asking that the question of entering into the General Purpose Loan Agreement #1 be submitted to the registered voters of the City; and

WHEREAS, the City also proposes to enter into a General Purpose Loan Agreement (the "General Purpose Loan Agreement #2" and together with the 2022 Loan Agreement, the Essential Purpose Loan Agreement, and the General Purpose Loan Agreement #1, the "Loan Agreements") and to borrow money thereunder in a principal amount not to exceed $400,000 pursuant to the provisions of Section 384.24A of the Code of Iowa for the purpose of paying the costs, to that extent, of (1) municipal library improvements, including roof replacement; (2) City Hall improvements, including window replacement; (3) acquiring servers and computer equipment for municipal use; (4) undertaking the public works wash bay project; (5) undertaking the municipal park assessment study; and (6) undertaking facilities upgrades for the municipal park shop (the "General Purpose Projects #2" and together with the 2022 Projects, the Essential Purpose Projects, and the General Purpose Project #1, the "Projects"), and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of March 6, 2023, no petition had been filed with the City asking that the question of entering into the General Purpose Loan Agreement #2 be submitted to the registered voters of the City; and

WHEREAS, pursuant to Section 384.28 of the Code of Iowa, the City Council has combined the Loan Agreements into a single loan agreement (the "Loan Agreement") and to issue General Obligation Corporate Purpose Bonds, Series 2023A (the "Bonds") in evidence of its obligations thereunder; and

WHEREAS, a Preliminary Official Statement (the "P.O.S.") has been prepared by Dorsey & Whitney LLP (the "Disclosure Counsel") as bond and disclosure counsel to the City to facilitate the sale of the Bonds in evidence of the obligations of the City under the Loan Agreement, and the City Council has made provision for the approval of the P.O.S. and has authorized its use by D.A. Davidson & Co. (the "Underwriter"); and

WHEREAS, a certain Bond Purchase Agreement (the "Bond Purchase Agreement") has been prepared to set forth the terms of the Bonds and the understanding between the City and the Underwriter with respect to the purchase thereof, and the City Council has approved the Bond Purchase Agreement and has made provision for its execution and delivery; and

WHEREAS, it is now necessary to make final provision for the approval of the Loan Agreement and to authorize the issuance of the Bonds;

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

Section 1. The City shall enter into the Loan Agreement with the Underwriter, in substantially the form as has been placed on file with the City Council, providing for a loan to the City in the principal amount of $4,760,000, for the purpose or purposes set forth in the preamble hereof.

The Mayor and City Clerk are hereby authorized and directed to sign the Loan Agreement on behalf of the City, and the Loan Agreement is hereby approved.

Section 2. The Bonds, in the aggregate principal amount of $4,760,000, are hereby authorized to be issued in evidence of the City's obligations under the Loan Agreement. The Bonds shall be dated April 19, 2023, shall be issued in the denomination of $5,000 each or any integral multiple thereof and shall mature on June 1 in each of the years, in the respective principal amounts, and bear interest at the respective rates as follows:

Date	Principal	Interest Rate	Date	Principal	Interest Rate
2029	$ 380,000	2.95%	2035	$ 320,000	4.00%
2030	$ 260,000	5.00%	2036	$ 335,000	4.00%
2031	$ 275,000	5.00%	2037	$ 345,000	4.00%
2032	$ 290,000	4.00%	2038	$ 360,000	4.00%
2033	$ 300,000	4.00%	2042	$1,590,000	4.00%
2034	$ 305,000	4.00%			

Section 3. BOKF, N.A., Lincoln, Nebraska, is hereby designated as the Registrar and Paying Agent for the Bonds and may be hereinafter referred to as the "Registrar" or the "Paying Agent." The City shall enter into an agreement (the "Registrar/Paying Agent Agreement") with the Registrar, in substantially the form as has been placed on file with the Council; the Mayor and City Clerk are hereby authorized and directed to sign the Registrar/Paying Agent Agreement on behalf of the City; and the Registrar/Paying Agent Agreement is hereby approved.

The City reserves the right to optionally prepay part or all of the principal of the Bonds maturing in the years 2032 to 2042, inclusive, prior to and in any order of maturity on June 1, 2031, or on any date thereafter upon terms of par and accrued interest. If less than all of the Bonds of any like maturity are to be redeemed, the particular part of those Bonds to be redeemed shall be selected by the Registrar by lot. The Bonds may be called in part in one or more units of $5,000.

Principal of the Bond maturing on June 1, 2029 is subject to mandatory redemption (by lot, as selected by the Registrar) on June 1, 2028 at a redemption price of 100% of the principal amount thereof to be redeemed, plus accrued interest thereon to the redemption date, in the following principal amounts:

Year	Principal Amount
2028	$160,000
2029	$220,000 (Maturity)

Principal of the Bond maturing on June 1, 2042 is subject to mandatory redemption (by lot, as selected by the Registrar) on June 1, 2039, June 1, 2040, and June 1, 2041, at a redemption price of 100% of the principal amount thereof to be redeemed, plus accrued interest thereon to the redemption date, in the following principal amounts:

Year	Principal Amount
2039	$380,000
2040	$390,000
2041	$400,000
2042	$420,000 (Maturity)

If less than the entire principal amount of any Bond in a denomination of more than $5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Bond, a new Bond or Bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Bond. Notice of such redemption as aforesaid identifying the Bond or Bonds (or portion thereof) to be redeemed shall be sent by electronic means or by registered mail to the registered owners thereof at the addresses shown on the City's registration books not less than 30 days prior to such redemption date. Any notice of redemption may contain a statement that the redemption is conditioned upon the receipt by the Paying Agent of funds on or before the date fixed for redemption sufficient to pay the redemption price of the Bonds so called for redemption, and that if funds are not available, such redemption shall be cancelled by written notice to the owners of the Bonds called for redemption in the same manner as the original redemption notice was sent. All of such Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

Accrued interest on the Bonds shall be payable semiannually on the first day of June and December in each year, commencing December 1, 2023. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months. Payment of interest on the Bonds shall be made to the registered owners appearing on the registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date and shall be paid to the registered owners at the addresses shown on such registration books. Principal of the Bonds shall be payable in lawful money of the United States of America to the registered owners or their legal representatives upon presentation and surrender of the Bond or Bonds at the office of the Paying Agent.

The Bonds shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the City Clerk, and shall be fully registered Bonds without interest coupons. In case any officer whose signature or the facsimile of whose signature appears on the Bonds shall cease to be such officer before the delivery of the Bonds, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The Bonds shall not be valid or become obligatory for any purpose until the Certificate of Authentication thereon shall have been signed by the Registrar.

The Bonds shall be fully registered as to principal and interest in the names of the owners on the registration books of the City kept by the Registrar, and after such registration, payment of the principal thereof and interest thereon shall be made only to the registered owners or their legal representatives or assigns. Each Bond shall be transferable only upon the registration books of the City upon presentation to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The record and identity of the owners of the Bonds shall be kept confidential as provided by Section 22.7 of the Code of Iowa.

Section 4. Notwithstanding anything above to the contrary, the Bonds shall be issued initially as Depository Bonds, with one fully registered Bond for each maturity date, in principal amounts equal to the amount of principal maturing on each such date, and registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). On original issue, the Bonds shall be deposited with DTC for the purpose of maintaining a book-entry system for recording the ownership interests of its participants and the transfer of those interests among its participants (the "Participants"). In the event that DTC determines not to continue to act as securities depository for the Bonds or the City determines not to continue the book-entry system for recording ownership interests in the Bonds with DTC, the City will discontinue the book-entry system with DTC. If the City does not select another qualified securities depository to replace DTC (or a successor depository) in order to continue a book-entry system, the City will register and deliver replacement Bonds in the form of fully registered certificates, in authorized denominations of $5,000 or integral multiples of $5,000, in accordance with instructions from Cede & Co., as nominee for DTC. In the event that the City identifies a qualified securities depository to replace DTC, the City will register and deliver replacement Bonds, fully registered in the name of such depository, or its nominee, in the denominations as set forth above, as reduced from time to time prior to maturity in connection with redemptions or retirements by call or payment, and in such event, such depository will then maintain the book-entry system for recording ownership interests in the Bonds.

Ownership interests in the Bonds may be purchased by or through Participants. Such Participants and the persons for whom they acquire interests in the Bonds as nominees will not receive certificated Bonds, but each such Participant will receive a credit balance in the records of DTC in the amount of such Participant's interest in the Bonds, which will be confirmed in accordance with DTC's standard procedures. Each such person for which a Participant has an interest in the Bonds, as nominee, may desire to make arrangements with such Participant to have all notices of redemption or other communications of the City to DTC, which may affect such person, forwarded in writing by such Participant and to have notification made of all interest payments.

The City will have no responsibility or obligation to such Participants or the persons for whom they act as nominees with respect to payment to or providing of notice for such Participants or the persons for whom they act as nominees.

As used herein, the term "Beneficial Owner" shall hereinafter be deemed to include the person for whom the Participant acquires an interest in the Bonds.

DTC will receive payments from the City, to be remitted by DTC to the Participants for subsequent disbursement to the Beneficial Owners. The ownership interest of each Beneficial Owner in the Bonds will be recorded on the records of the Participants whose ownership interest will be recorded on a computerized book-entry system kept by DTC.

When reference is made to any action which is required or permitted to be taken by the Beneficial Owners, such reference shall only relate to those permitted to act (by statute, regulation or otherwise) on behalf of such Beneficial Owners for such purposes. When notices are given, they shall be sent by the City to DTC, and DTC shall forward (or cause to be forwarded) the notices to the Participants so that the Participants can forward the same to the Beneficial Owners.

Beneficial Owners will receive written confirmations of their purchases from the Participants acting on behalf of the Beneficial Owners detailing the terms of the Bonds acquired. Transfers of ownership interests in the Bonds will be accomplished by book entries made by DTC and the Participants who act on behalf of the Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interest in the Bonds, except as specifically provided herein. Interest and principal will be paid when due by the City to DTC, then paid by DTC to the Participants and thereafter paid by the Participants to the Beneficial Owners.

Section 5. The Bonds shall be in substantially the following form:

(Form of Bond)

UNITED STATES OF AMERICA
STATE OF IOWA
JASPER COUNTY
CITY OF NEWTON

GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2023A

No. _____ $________

RATE	MATURITY DATE	BOND DATE	CUSIP
____%	June 1, 20__	April 19, 2023	652810 ____

The City of Newton (the "City"), in Jasper County, State of Iowa, for value received, promises to pay on the maturity date of this Bond to

Cede & Co.
New York, New York

or registered assigns, the principal sum of

THOUSAND DOLLARS

in lawful money of the United States of America upon presentation and surrender of this Bond at the office of BOKF, N.A., Lincoln, Nebraska (hereinafter referred to as the "Registrar" or the "Paying Agent"), with interest on said sum, until paid, at the rate per annum specified above from the date of this Bond, or from the most recent interest payment date on which interest has been paid, on June 1 and December 1 of each year, commencing December 1, 2023, except as the provisions hereinafter set forth with respect to redemption prior to maturity may be or become applicable hereto. Interest on this Bond is payable to the registered owner appearing on the registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date, and shall be paid to the registered owner at the address shown on such registration books. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months.

This Bond shall not be valid or become obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Registrar.

This Bond is one of a series of General Obligation Corporate Purpose Bonds, Series 2023A (the "Bonds") issued by the City to evidence its obligation under a certain loan agreement, dated as of April 19, 2023 (the "Loan Agreement"), entered into by the City for the purpose of paying the cost, to that extent, of (1) demolition of the existing Westwood Golf Course clubhouse and construction a new clubhouse structure, including related site improvements; (2) construction and/or installation of improvements to the Maytag Pool; (3) construction and installation of pickle ball courts at the existing Aurora Park; (4) construction of a dog park at the existing Sunset Park; (5) constructing street, sidewalk, storm water drainage, sanitary sewer and water system improvements; (6) acquiring and installing street lighting, signage and signalization improvements; (7) acquiring vehicles and equipment for the municipal police, fire and emergency services departments; (8) acquiring and equipping vehicles for the municipal streets/public works department; (9) undertaking taxiway improvements at the municipal airport; (10) undertaking municipal cemetery expansion; (11) acquiring, demolishing and/or restoring dangerous, dilapidated and/or abandoned properties; (12) developing a downtown splash-pad park and recreation facility; (13) municipal library improvements, including roof replacement; (14) City Hall improvements, including window replacement; (15) acquiring servers and computer equipment for municipal use; (16) undertaking the public works wash bay project; (17) undertaking the municipal park assessment study; and (18) undertaking facilities upgrades for the municipal park shop (collectively, the "Projects").

The Bonds are issued pursuant to and in strict compliance with the provisions of Chapters 76 and 384 of the Code of Iowa, 2023, and all other laws amendatory thereof and supplemental thereto, and in conformity with a resolution of the City Council, adopted on April 3, 2023, authorizing and approving the Loan Agreement and providing for the issuance and securing the payment of the Bonds (the "Resolution"), and reference is hereby made to the Resolution and the Loan Agreement for a more complete statement as to the source of payment of the Bonds and the rights of the owners of the Bonds.

The City reserves the right to optionally prepay part or all of the principal of the Bonds maturing in the years 2032 to 2042, inclusive, prior to and in any order of maturity on June 1, 2031, or on any date thereafter upon terms of par and accrued interest. Principal of the Bonds maturing on June 1 in the years 2029 and 2042 is subject to mandatory redemption (by lot, as selected by the Registrar) on June 1 in the years 2028; 2039, 2040, and 2041 respectively, in accordance with the mandatory redemption schedules set forth in the Resolution at a redemption price of 100% of the principal amount thereof to be redeemed, plus accrued interest thereon to the redemption date.

If less than all of the Bonds of any like maturity are to be redeemed, the particular part of those Bonds to be redeemed shall be selected by the Registrar by lot. The Bonds may be called in part in one or more units of $5,000. If less than the entire principal amount of any Bond in a denomination of more than $5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Bond, a new Bond or Bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Bond. Notice of such redemption as aforesaid identifying the Bond or Bonds (or portion thereof) to be redeemed shall be sent by electronic means or by registered mail to the registered owners thereof at the addresses shown on the City's registration books not less than 30 days prior to such redemption date. Any notice of redemption may contain a statement that the redemption is conditioned upon the receipt by the Paying Agent of funds on or before the date fixed for redemption sufficient to pay the redemption price of the Bonds so called for redemption, and that if funds are not available, such redemption shall be cancelled by written notice to the owners of the Bonds called for redemption in the same manner as the original redemption notice was sent. All of such Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

This Bond is fully negotiable but shall be fully registered as to both principal and interest in the name of the owner on the books of the City in the office of the Registrar, after which no transfer shall be valid unless made on said books and then only upon presentation of this Bond to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form hereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City, the Registrar and the Paying Agent may deem and treat the registered owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and the City, the Registrar and the Paying Agent shall not be affected by any notice to the contrary.

And It Is Hereby Certified and Recited that all acts, conditions and things required by the laws and Constitution of the State of Iowa, to exist, to be had, to be done or to be performed precedent to and in the issue of this Bond were and have been properly existent, had, done and performed in regular and due form and time; that provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the City for the payment of the principal of and interest on this Bond as the same will respectively become due; and that the total indebtedness of the City, including this Bond, does not exceed any constitutional or statutory limitations.

IN TESTIMONY WHEREOF, the City of Newton, Iowa, by its City Council, has caused this Bond to be executed with the duly authorized facsimile signature of its Mayor and attested with the duly authorized facsimile signature of its City Clerk, as of April 19, 2023.

CITY OF NEWTON, IOWA

By (DO NOT SIGN)
Mayor

Attest:

(DO NOT SIGN)
City Clerk

Registration Date: (Registration Date)

REGISTRAR'S CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds described in the within-mentioned Resolution.

BOKF, N.A.
Lincoln, Nebraska
Registrar

By (Authorized Signature)
Authorized Officer

STATEMENT OF INSURANCE

Assured Guaranty Municipal Corp. ("AGM"), New York, New York, has delivered its municipal bond insurance policy (the "Policy") with respect to the scheduled payments due of principal of and interest on this Bond to BOKF, N.A., Lincoln, Nebraska, or its successor, as paying agent for the Bonds (the "Paying Agent"). Said Policy is on file and available for inspection at the principal office of the Paying Agent and a copy thereof may be obtained from AGM or the Paying Agent. All payments required to be made under the Policy shall be made in accordance with the provisions thereof. The owner of this Bond acknowledges and consents to the subrogation rights of AGM as more fully set forth in the Policy.

ABBREVIATIONS

The following abbreviations, when used in this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common	UTMA ________________ (Custodian)
TEN ENT	-	as tenants by the entireties	As Custodian for ________________ (Minor)
JT TEN	-	as joint tenants with right of survivorship and not as tenants in common	under Uniform Transfers to Minors Act ________________ (State)

Additional abbreviations may also be used though not in the list above.

ASSIGNMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned assigns this Bond to

____

(Please print or type name and address of Assignee)

____

PLEASE INSERT SOCIAL SECURITY OR OTHER IDENTIFYING NUMBER OF ASSIGNEE

and does hereby irrevocably appoint ______________________________, Attorney, to transfer this Bond on the books kept for registration thereof with full power of substitution.

Dated: ______________________________

Signature guaranteed:

____

____

____

(Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signatures to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.)

____

NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears on this Bond in every particular, without alteration or enlargement or any change whatever.

Section 6. The Bonds shall be executed as herein provided as soon after the adoption of this resolution as may be possible, and thereupon they shall be delivered to the Registrar for registration, authentication and delivery to or on behalf of the Underwriter, upon receipt of the loan proceeds $4,898,192.25, including original issue premium ($138,192.25), (the "Loan Proceeds"), and all action heretofore taken in connection with the Loan Agreement is hereby ratified and confirmed in all respects. The Loan Proceeds shall be used to pay the costs of issuance of the Bonds and to carry out the Projects.

A portion of the Loan Proceeds ($52,360) shall be retained by the Underwriter as the Underwriter's Discount.

A portion of the Loan Proceeds ($25,399.89) received from the sale of the Bonds shall be used to pay the bond insurance premium to Assured Guaranty Municipal Corp.

A portion of the Loan Proceeds ($4,672,934.94) received from the sale of the Bonds shall be deposited in a dedicated fund (the "Project Fund"), which is hereby created, to be used for the payment of costs of the Projects and to the extent that any such proceeds (the "Project Proceeds") remain after the full payment of the costs of the Projects, such Project Proceeds, shall be transferred to the Debt Service Fund for the payment of interest on the Bonds.

The Loan Proceeds received as capitalized interest proceeds ($103,647.42) shall be deposited into the Debt Service Fund for payment of interest on the Bonds as the same becomes due.

The remainder of the Loan Proceeds ($43,850) (the "Cost of Issuance Proceeds"), received from the sale of the Bonds shall be deposited in the Project Fund, and shall be used for the payment of costs of issuance of the Bonds, and to the extent that Cost of Issuance Proceeds remain after the full payment of the costs of issuance of the Bonds, such Cost of Issuance Proceeds shall be transferred to the Debt Service Fund for the payment of interest on the Bonds.

The City shall keep a detailed and segregated accounting of the expenditure of, and investment earnings on, the Loan Proceeds to ensure compliance with the requirements of the Internal Revenue Code, as hereinafter defined.

Section 7. For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds as the same become due, there is hereby ordered levied on all the taxable property in the City, the following direct annual tax for collection in each of the following fiscal years:

For collection in the fiscal year beginning July 1, 2023, sufficient to produce the net annual sum of $214,132;

For collection in the fiscal year beginning July 1, 2024, sufficient to produce the net annual sum of $191,760;

For collection in the fiscal year beginning July 1, 2025, sufficient to produce the net annual sum of $191,760;

For collection in the fiscal year beginning July 1, 2026, sufficient to produce the net annual sum of $191,760;

For collection in the fiscal year beginning July 1, 2027, sufficient to produce the net annual sum of $351,760;

For collection in the fiscal year beginning July 1, 2028, sufficient to produce the net annual sum of $407,040;

For collection in the fiscal year beginning July 1, 2029, sufficient to produce the net annual sum of $440,550;

For collection in the fiscal year beginning July 1, 2030, sufficient to produce the net annual sum of $442,550;

For collection in the fiscal year beginning July 1, 2031, sufficient to produce the net annual sum of $443,800;

For collection in the fiscal year beginning July 1, 2032, sufficient to produce the net annual sum of $442,200;

For collection in the fiscal year beginning July 1, 2033, sufficient to produce the net annual sum of $435,200;

For collection in the fiscal year beginning July 1, 2034, sufficient to produce the net annual sum of $438,000;

For collection in the fiscal year beginning July 1, 2035, sufficient to produce the net annual sum of $440,200;

For collection in the fiscal year beginning July 1, 2036, sufficient to produce the net annual sum of $436,800;

For collection in the fiscal year beginning July 1, 2037 sufficient to produce the net annual sum of $438,000;

For collection in the fiscal year beginning July 1, 2038 sufficient to produce the net annual sum of $443,600;

For collection in the fiscal year beginning July 1, 2039 sufficient to produce the net annual sum of $438,400;

For collection in the fiscal year beginning July 1, 2039 sufficient to produce the net annual sum of $432,800; and

For collection in the fiscal year beginning July 1, 2041, sufficient to produce the net annual sum of $436,800.

Section 8. A certified copy of this resolution shall be filed with the County Auditor of Jasper County, and the County Auditor is hereby instructed to enter for collection and assess the tax hereby authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Bonds hereby authorized and for no other purpose whatsoever. Any amount received by the City as accrued interest on the Bonds shall be deposited into such special account and used to pay interest due on the Bonds on the first interest payment date.

Pursuant to the provisions of Section 76.4 of the Code of Iowa, each year while the Bonds remain outstanding and unpaid, any funds of the City which may lawfully be applied for such purpose, including incremental property tax revenues as provided for in Section 403.19 of the Code of Iowa, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Bonds as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in Section 7 of this Resolution, shall be reduced by the amount of such alternate funds as have been appropriated for such purpose, and evidenced in the City's budget. A portion of the projects identified in the preamble hereof have been authorized and approved as urban renewal projects of the City. The City hereby declares its intent to use incremental property tax revenues from its respective urban renewal areas pursuant to Section 403.19 of the Code of Iowa for the payment of some or all of the principal of and interest on the Bonds allocable to the financing of such urban renewal projects.

Section 9. The interest or principal and both of them falling due in any year or years shall, if necessary, be paid promptly from current funds on hand in advance of taxes levied and when the taxes shall have been collected, reimbursement shall be made to such current funds in the sum thus advanced.

Section 10. It is the intention of the City that interest on the Bonds be and remain excluded from gross income for federal income tax purposes pursuant to the appropriate provisions of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations in effect with respect thereto (all of the foregoing herein referred to as the "Internal Revenue Code"). In furtherance thereof, the City covenants to comply with the provisions of the Internal Revenue Code as they may from time to time be in effect or amended and further covenants to comply with the applicable future laws, regulations, published rulings and court decisions as may be necessary to insure that the interest on the Bonds will remain excluded from gross income for federal income tax purposes. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the covenants herein contained.

The City hereby designates the Bonds as "Qualified Tax Exempt Obligations" as that term is used in Section 265(b)(3)(B) of the Internal Revenue Code.

Section 11. The Securities and Exchange Commission (the "SEC") has promulgated certain amendments to Rule 15c2-12 under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12) that make it unlawful for an underwriter to participate in the primary offering of municipal securities in a principal amount of $1,000,000 or more unless, before submitting a bid or entering into a purchase contract for such securities, an underwriter has reasonably determined that the issuer or an obligated person has undertaken in writing for the benefit of the holders of such securities to provide certain disclosure information to prescribed information repositories on a continuing basis so long as such securities are outstanding or unless and to the extent that the offering is exempt from the requirements of the Rule.

On the date of issuance and delivery of the Bonds, the City will execute and deliver a Continuing Disclosure Certificate pursuant to which the City will undertake to comply with the Rule. The City covenants and agrees that it will comply with and carry out the provisions of the Continuing Disclosure Certificate. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the Rule and the Continuing Disclosure Certificate.

Section 12. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 13. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved April 3, 2023.

____
Mayor

Attest:

____
City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
COUNTY OF JASPER SS:
CITY OF NEWTON

I, the undersigned, City Clerk of the City of Newton, do hereby certify that as such City Clerk I have in my possession or have access to the complete corporate records of the City and of its City Council and officers and that I have carefully compared the transcript hereto attached with those corporate records and that the transcript hereto attached is a true, correct and complete copy of all the corporate records in relation to the adoption of a resolution approving a certain Loan Agreement and providing for the issuance of $4,760,000 General Obligation Corporate Purpose Bonds, Series 2023A of the City evidencing the City's obligation under the Loan Agreement and that the transcript hereto attached contains a true, correct and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time with respect thereto.

I further certify that no appeal has been taken to the District Court from the decision of the City Council to enter into the Loan Agreement, to issue the Bonds or to levy taxes to pay the principal of and interest on the Bonds.

WITNESS MY HAND this ______ day of ________________________, 2023.

____
City Clerk

COUNTY FILING CERTIFICATE

STATE OF IOWA
SS:
JASPER COUNTY

I, the undersigned, County Auditor of Jasper County, in the State of Iowa, do hereby certify that on the ________ day of ___________________, 2023, the City Clerk of the City of Newton filed in my office a certified copy of a resolution of such City shown to have been adopted by the City Council and approved by the Mayor thereof on April 3, 2023, entitled: "Resolution providing for the issuance of $4,760,000 General Obligation Corporate Purpose Bonds, Series 2023A and providing for the levy of taxes to pay the same," and that I have duly placed a copy of the resolution on file in my records.

I further certify that the taxes provided for in that resolution will in due time, manner and season be entered on the State and County tax lists of this County for collection in the fiscal year beginning July 1, 2023, and subsequent years as provided in the resolution.

WITNESS MY HAND this ______ day of ______________________, 2023.

____
County Auditor

LOAN AGREEMENT

This Loan Agreement is entered into as of April 19, 2023, by and between the City of Newton, Iowa (the "City"), and D.A. Davidson & Co., Des Moines, Iowa, as Purchaser (the "Purchaser"). The parties agree as follows:

1. The Purchaser shall loan to the City the sum of $4,760,000, and the City's obligation to repay hereunder shall be evidenced by the issuance of General Obligation Corporate Purpose Bonds, Series 2023A, in the aggregate principal amount of $4,760,000 (the "Bonds").

2. The City adopted a resolution on April 3, 2023 (the "Resolution") authorizing and approving this Loan Agreement and providing for the issuance of the Bonds and the levy of taxes to pay the principal of and interest on the Bonds for the purpose or purposes set forth in the Resolution. The Resolution is incorporated herein by reference, and the parties agree to abide by the terms and provisions of the Resolution. In and by the Resolution, provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the City for the payment of the principal of and interest on the Bonds as the same will respectively become due.

3. The Bonds, in substantially the form set forth in the Resolution, shall be executed and delivered to or upon the direction of the Purchaser to evidence the City's obligation to repay the amounts payable hereunder. The Bonds shall be dated April 19, 2023, shall be in denominations of $5,000 or integral multiples thereof, shall bear interest, shall be payable as to principal on the dates and in the amounts, shall be subject to prepayment prior to maturity and shall contain such other terms and provisions as provided in the Bonds and the Resolution.

4. This Loan Agreement is executed pursuant to the provisions of Section 384.24A of the Code of Iowa and shall be read and construed as conforming to all provisions and requirements of the statute.

IN WITNESS WHEREOF, we have hereunto affixed our signatures all as of the date first above written.

CITY OF NEWTON, IOWA

By______________________________________
Mayor

Attest:

____
City Clerk

D.A. DAVIDSON & CO.
Des Moines, Iowa

By ____________________________________

____
(Print Name and Title)

CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the City of Newton, Iowa (the "Issuer"), in connection with the issuance of $4,760,000 General Obligation Corporate Purpose Bonds, Series 2023A, (the "Bonds"), dated April 19, 2023. The Bonds are being issued pursuant to a resolution of the Issuer approved on April 3, 2023 (the "Resolution"). The Issuer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12.

Section 2. Definitions. In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Report" shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"Dissemination Agent" shall mean the Dissemination Agent, if any, designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

"EMMA" shall mean the MSRB's Electronic Municipal Market Access system available at http://emma.msrb.org.

"Financial Obligation" shall mean a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or, (iii) guarantee of either (i) or (ii). The term "Financial Obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB pursuant to the Rule.

"Holders" shall mean the registered holders of the Bonds, as recorded in the registration books of the Registrar.

"Listed Events" shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

"Municipal Securities Rulemaking Board" or "MSRB" shall mean the Municipal Securities Rulemaking Board, 1300 I Street NW, Suite 1000, Washington, DC 20005.

"Participating Underwriter" shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

"Rule" shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"State" shall mean the State of Iowa.

Section 3. Provision of Annual Reports.

(a) Not later than June 30 (the "Submission Deadline") of each year following the end of the 2022-2023 fiscal year, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file on EMMA an electronic copy of its Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate in a format and accompanied by such identifying information as prescribed by the MSRB. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Report and later than the Submission Deadline if they are not available by that date. If the Issuer's fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c), and the Submission Deadline beginning with the subsequent fiscal year will become one year following the end of the changed fiscal year.

(b) If the Issuer has designated a Dissemination Agent, then not later than fifteen (15) business days prior to the Submission Deadline, the Issuer shall provide the Annual Report to the Dissemination Agent.

(c) If the Issuer is unable to provide an Annual Report by the Submission Deadline, in a timely manner thereafter, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file a notice on EMMA stating that there has been a failure to provide an Annual Report on or before the Submission Deadline.

Section 4. Content of Annual Reports. The Issuer's Annual Report shall contain or include by reference the following:

(a) The **audited financial statements** of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles promulgated by the Financial Accounting Standards Board as modified in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under State law, as in effect from time to time, or, if and to the extent such audited financial statements have not been prepared in accordance with generally accepted accounting principles, noting the discrepancies therefrom and the effect thereof. If the Issuer's audited financial statements are not available by the Submission Deadline, the Annual Report shall contain unaudited financial information (which may include any annual filing information required by State law) accompanied by a notice that the audited financial statements are not yet available, and the audited financial statements shall be filed on EMMA when they become available.

(b) Tables, schedules or other information contained in the official statement for the Bonds, under the following captions:

- **GENERAL INFORMATION (only with respect to Issuer's population)**
- **BUILDING PERMIT TREND (Calendar Year)**
- **TAXABLE RETAIL SALES TREND**
- **LARGER TAXPAYERS BY VALUATION**
- **TAX COLLECTION TREND (All Funds)**
- **BREAKDOWN OF CITY TAX LEVY**
- **TAXABLE RATE PER $1,000 OF TAXABLE VALUATION (only with respect to Issuer)**
- **CURRENT FUND BALANCES (as of June 30)**
- **VALUATION BY PROPERTY CLASSIFICATION**
- **VALUATION TREND**
- **DEBT LIMIT CALCULATION**
- **GENERAL OBLIGATION DEBT**
- **OTHER CITY DEBT**
- **OTHER OBLIGATIONS**
- **DEBT RATIOS**

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer or related public entities, which are available on EMMA or are filed with the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available on EMMA. The Issuer shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events

(a) Pursuant to the provisions of this Section 5, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds:

(1) Principal and interest payment delinquencies.

(2) Non-payment related defaults, if material.

(3) Unscheduled draws on debt service reserves reflecting financial difficulties.

(4) Unscheduled draws on credit enhancements reflecting financial difficulties.

(5) Substitution of credit or liquidity providers, or their failure to perform.

(6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other

material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security.

(7) Modifications to rights of security holders, if material.

(8) Bond calls, if material, and tender offers.

(9) Defeasances.

(10) Release, substitution, or sale of property securing repayment of the securities, if material.

(11) Rating changes.

(12) Bankruptcy, insolvency, receivership or similar event of the obligated person.

> Note to paragraph (12): For the purposes of the event identified in subparagraph (12), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

(13) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

(14) Appointment of a successor or additional trustee or the change of name of a trustee, if material.

(15) Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material.

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

(b) If a Listed Event described in Section 5(a) paragraph (2), (7), (8) (but only with respect to bond calls under (8)), (10), (13), (14), or (15) has occurred and the Issuer has determined that such Listed Event is material under applicable federal securities laws, the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB.

(c) If a Listed Event described in Section 5(a) paragraph (1), (3), (4), (5), (6), (8) (but only with respect to tender offers under (8)), (9), (11), (12), or (16) above has occurred the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB. Notwithstanding the foregoing, notice of Listed Events described in Section (5)(a) paragraphs (8) and (9) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to Holders of affected Bonds pursuant to the Resolution.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds or upon the Issuer's receipt of an opinion of nationally recognized bond counsel to the effect that, because of legislative action or final judicial action or administrative actions or proceedings, the failure of the Issuer to comply with the terms hereof will not cause Participating Underwriters to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended.

Section 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or Annual Report prepared by the Issuer pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be D.A. Davidson & Co.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) (i) the amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted; (ii) the undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and (iii) the amendment or waiver either (1) is approved by a majority of the Holders, or (2) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners; or

(b) the amendment or waiver is necessary to comply with modifications to or interpretations of the provisions of the Rule as announced by the Securities and Exchange Commission.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing audited financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(c), and (ii) the Annual Report for the year in which the change is made will present a comparison or other discussion in narrative form (and also, if feasible, in quantitative form) describing or illustrating the material differences between the audited financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. Direct, indirect, consequential and punitive damages shall not be recoverable by any person for any default hereunder and are hereby waived to the extent permitted by law. A default under this Disclosure Certificate shall not be deemed an event of default under the Resolution, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent, if any, shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Issuer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Participating Underwriters and Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Dated: April 19, 2023

CITY OF NEWTON, IOWA

By____________________________________
Mayor

Attest:

By____________________________________
City Clerk

PAYING AGENT AND REGISTRAR AGREEMENT

This Agreement is made and entered into as of April 19, 2023, by and between the City of Newton, Iowa (the "Issuer"), and BOKF, National Association, Lincoln, Nebraska (the "Registrar").

WITNESSETH:

WHEREAS, the Issuer has authorized the issuance of $4,760,000 of its General Obligation Corporate Purpose Bonds, Series 2023A, dated April 19, 2023 (the "Bonds"), by a resolution duly adopted by the City Council of the Issuer (the "Resolution"), and requires the services of a Paying Agent and Registrar for said issue; and

WHEREAS, the Registrar is willing to provide services as Paying Agent and Registrar pursuant to the terms of this Agreement and the Resolution in consideration for the compensation described in this Agreement;

NOW THEREFORE, the Issuer and the Registrar do hereby agree as follows:

1. The Registrar agrees that it shall maintain on behalf of the Issuer books of record in which the registered owners of the Bonds and their registered addresses shall be duly recorded.

2. The Registrar agrees that it shall serve as Paying Agent for the Issuer in making the payments of principal and interest falling due on the Bonds. The Issuer shall, not later than five days before each interest and principal payment date on the Bonds, deposit with the Registrar an amount sufficient to make such payment and the Registrar shall apply such deposit by mailing a check or draft to each of the registered owners of the Bonds as shown on the books of record maintained pursuant to Section 1 hereof for the appropriate amounts of interest due on each respective Bond and by paying principal upon presentation, all in accordance with the Resolution. Payment made to the Depository or its nominee as defined and described in the Resolution shall be made as described in the Resolution and as described in Section 13 below.

3. The Registrar hereby accepts and agrees to perform all duties directed by the Resolution to be performed by the "Paying Agent" and "Registrar" as defined in the Resolution (specifically including, without limitation, duties relating to bond insurance) and the terms of the Resolution are hereby incorporated by reference.

4. The Registrar shall make the initial registration of the Bonds upon written directions from the original purchaser thereof as designated in the Resolution.

5. Transfer of the Bonds shall be registered pursuant to the limitations prescribed in the Resolution, upon surrender to the Registrar of any outstanding Bond in form deemed by the Registrar properly endorsed for transfer with all necessary signatures guaranteed in such manner and form as the Registrar may require by a signature guarantor reasonably believed by Registrar to be responsible, accompanied by such assurances as the Registrar shall deem necessary or appropriate to evidence the genuineness and effectiveness of each necessary signature and, if

deemed appropriate by the Registrar, satisfactory evidence of compliance with all applicable laws relating to the collection of taxes. In registering transfer of the Bonds, the Registrar may rely upon the Uniform Commercial Code or any other statutes which in the opinion of counsel protect the Registrar and the Issuer in not requiring complete documentation, in registering Bonds without inquiry into adverse claims, in delaying registration for purposes of such inquiry, or in refusing registration where in Registrar's judgment an adverse claim requires such refusal.

6. As provided by law, the books of registration maintained by the Registrar shall not be deemed public records and shall be available for inspection solely pursuant to a court order or a subpoena of any governmental agency having jurisdiction to issue such subpoena.

7. At least annually, the Registrar shall give a report to the Issuer accounting for all funds received and disbursements made. The Registrar shall maintain customary records in connection with its exercise of its duties under this Agreement and the Resolution.

8. At any time, the Registrar may apply to the Issuer for instructions and may consult with the Issuer's attorney or the Registrar's own counsel in respect to any matter arising in connection with its duties under this Agreement and the Resolution and the Registrar shall not be liable or accountable for any action taken or omitted by it in good faith in accordance with such instructions or with the opinion of such counsel. The Registrar may rely on any paper or document reasonably believed by it to be genuine and to have been signed by the proper person or persons.

9. The Issuer agrees to pay any expenses reasonably incurred by the Registrar in connection with the performance of its duties under this Agreement and the Resolution including counsel fees, and in addition shall pay the Registrar as compensation for its services as shown on the attached schedule.

10. Any corporation or association into which the Registrar may be converted or merged, or with which it may be consolidated, or to which it may sell or transfer its trust business and assets as a whole or substantially as a whole, or any corporation or association resulting from any such conversion, sale, merger, consolidation, or transfer to which it is a part, shall ipso facto, be and become successor Registrar hereunder and vested with all of the trusts, powers, discretion, immunities, privileges and all other matters as was its predecessor, without the execution or filing of any instruments or any further act, deed or conveyance on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

11. The Issuer shall have the right to remove the Registrar in the event of a material breach of the Registrar's duties under this Agreement and the Resolution and the continued service by the Registrar shall also be subject to the provisions of the Resolution. In such event, the Issuer shall have the right to designate a successor and the Registrar hereby agrees that it shall turn over all of its records with respect to the Bonds to any such successor upon request by the Issuer.

12. This Agreement shall terminate when the Bonds have been paid in full. The Registrar shall have no duties with respect to the investment of monies paid to it under this Agreement and the Resolution except as may be otherwise agreed between the Registrar and the Issuer. Any deposit of such monies shall be either fully insured by insurance at the Federal Deposit

Insurance Corporation or fully secured in the manner required by law for deposit of funds of the Issuer. Any such deposit may be in an account maintained with the Registrar.

13. Under the terms of the Resolution, the Bonds are to be issued initially as "book-entry-only bonds" using the services of The Depository Trust Company (the "Depository") and initially the entire issue of the Bonds shall be registered in the name of Cede & Co., as nominee for the Depository, with one typewritten bond for each separate stated maturity. Payment of semiannual interest for any Bond registered as of each Record Date in the name of Cede & Co. shall be made by wire transfer to the account of Cede & Co. on the interest payment date for the Bonds at the address (wire instruction) shown in the Registrar's books of registration for Cede & Co. as registered owner in accordance with the Depository's procedures as in effect from time to time. The Registrar agrees that it will execute and observe the terms and conditions of the Letter of Representations (the "Letter of Representations") as authorized by the Resolution. The Letter of Representations may be in the form of separate undertakings executed by the Registrar and the Issuer in connection with services provided by the Depository.

The Registrar and the Issuer may treat the Depository (or its nominee) as the sole and exclusive owner of the Bonds registered in its name for the purposes of payment of the principal of or interest on the Bonds, selecting the Bonds or portions thereof to be redeemed, giving any notice permitted or required to be given to Bondholders under the Resolution, registering the transfer of Bonds, obtaining any consent or other action to be taken by Bondholders and for all other purposes whatsoever, and neither the Registrar nor the Issuer shall be affected by any notice to the contrary. Neither the Registrar nor the Issuer shall have any responsibility or obligation to any participant of the Depository ("Participant"), any person claiming a beneficial ownership interest in the Bonds under or through the Depository or any Participant, or any other person which is not shown on the registration books of the Registrar as being a Bondholder, with respect to the accuracy of any records maintained by the Depository or any Participant; the payment by the Depository or any Participant or any amount in respect of the principal of or interest on the Bonds; any notice which is permitted or required to be given to Bondholders under the Resolution; the selection by the Depository or any Participant of any person to receive payment in the event of a partial redemption of the Bonds; or any consent given or other action taken by the Depository as Bondholder. The Registrar shall pay all principal of and interest on the Bonds only to the Depository, and all such payments shall be valid and effective to fully satisfy and discharge the Issuer's obligations with respect to the principal of and interest on the Bonds to the extent of the sum or sums so paid. Except under the conditions directed below, no person other than the Depository shall receive an authenticated Bond for each separate stated maturity evidencing the obligation of the Issuer to make payments of principal of and interest pursuant to the Resolution. Upon delivery by the Depository to the Registrar of written notice to the effect that the Depository has determined to substitute a new nominee in the place of Cede & Co., and subject to the provisions in the Resolution with respect to Record Dates, the term "Cede & Co." in this Agreement shall refer to such new nominee of the Depository. If the Depository gives notice to the Issuer or the Registrar pursuant to the Letter of Representations that it will discontinue providing its services as securities depository with respect to the Bonds, the Issuer shall either appoint a successor securities depository or terminate the book-entry system for the Bonds under the following conditions:

(a) Any successor securities depository must be a clearing agency registered with the Securities and Exchange Commission pursuant to Section 17A of the Securities Exchange Act of 1934 and must enter into an agreement with the Issuer and the Registrar agreeing to act as the depository and clearing agency for all the Bonds. After such agreement has become effective, the Depository shall present the Bonds for registration of transfer in accordance with the Resolution and the Registrar shall register them in the name of the successor securities depository or its nominee. If a successor securities depository has not accepted such position prior to the effective date of the Depository's termination of its services, the book-entry system shall automatically terminate.

(b) If the Issuer elects to terminate the book-entry system for the Bonds, it shall so notify the Registrar in writing. Thereafter, upon presentation of the Bonds, or any of them, by the Depository or its nominee to the Registrar for registration of transfer in accordance with the Resolution, the Registrar shall register the transfer in accordance with the Resolution and all provisions of this Section 13 shall immediately cease to be in effect.

The Issuer may elect to terminate the book-entry system for the Bonds at any time by giving written notice to the Depository and the Registrar. On the effective date of such termination, the provisions of this Section 13 shall cease to be in effect, except that the Registrar shall continue to comply with applicable provisions of the Letter of Representations with respect to the Bonds as to which the Depository remains the registered owner. After such termination, the Registrar shall, upon presentation of the Bonds by the Depository or its nominee for registration of transfer or exchange in accordance with the Resolution make such transfer or exchange in accordance with the Resolution. Upon the appointment of a successor securities depository or termination of the book-entry system, the Registrar shall give notice of such event to the registered owners of the Bonds (through the Depository) and (1) of the name and address of the successor securities depository or (2) that the Bonds may now be obtained by the beneficial owners of the Bonds, or their nominees, upon proper instructions being given to the Depository by the relevant Participant and compliance by the Depository with the provisions of the Resolution regarding registration of transfers. Notwithstanding any other provision of this Agreement to the contrary, so long as any Bond is registered in the name of Cede & Co., as nominee of the Depository (or any successor nominee), all payments with respect to the principal of and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, to the Depository as provided in the Letter of Representations. In connection with any notice or other communication to be provided to Bondholders pursuant to the Resolution by the Issuer or the Registrar with respect to any consent or other action to be taken by Bondholders, the Issuer or the Registrar, as the case may be, shall establish a record date for such consent or other action and give the Depository notice of such record date not less than 15 calendar days in advance of such record date to the extent possible.

14. If any one or more of the covenants or agreements to be performed by either of the parties to this Agreement shall be determined by a court of competent jurisdiction to be unenforceable, such covenants or agreement shall be deemed and construed to be severable from the remaining covenants and agreements contained herein and shall in no way affect the validity of the remaining provisions of this Agreement.

15. This Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as one original and shall constitute and be but one and the same instrument.

16. This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa.

IN WITNESS WHEREOF, the parties hereto have each caused this Paying Agent and Registrar Agreement to be executed by their duly authorized officers and attested as of the date first above written.

CITY OF NEWTON, IOWA

By: ___________________________________
Mayor

ATTEST:

____
City Clerk

BOKF, National Association, Lincoln, Nebraska
Paying Agent and Registrar

By ___________________________________
Authorized Officer

BOK FINANCIAL

Trustee, PAYING AGENT, BOND REGISTRAR AND TRANSFER AGENT FEE SCHEDULE

ADMINISTRATION FEE – PAYING AGENT

• Book Entry Bonds	$300 initial/$450 annual
• Registered/Private Placement Bonds	$300 initial/$700 annual

ADMINISTRATION FEE – TRUSTEE / PAYING AGENT

• Book Entry Bonds	$750 initial/$1,250 annual
• Registered/Private Placement Bonds	$750 initial/$1,500 annual

*Initial Fees paid at Closing
*Annual Fees paid at Interest/Principal Dates

ADDITIONAL SERVICES

• Placement of CDs or Sinking Funds	Included in Annual Fee
• Optional or Partial Redemption	Included in Annual Fee
Mandatory Redemption	Included in Annual Fee
• Early Termination/Full Call	Included in Annual Fee
• Paying Costs of Issuance	Included in Annual Fee

SERVICES AVAILABLE UPON REQUEST

• Dissemination Agent	$250 Annual Fee
• Tax credit bond filing	$350 Annual Fee
• Disbursement Agent	Included in Annual Fee
• Disbursement Agent wires/check	Included in Annual Fee

Reasonable charges will be made for additional services or reports not contemplated at the time of execution of the Agreement or not covered specifically elsewhere in this schedule. Extraordinary out-of-pocket expenses will be charged at cost. However, this does not include ordinary out-of-pocket expenses such as normal postage and supplies, which are included in the annual fees quoted above.

NEW ISSUE - DTC BOOK ENTRY ONLY

UNDERLYING RATING: S&P: "A+"
EXPECTED INSURED RATING: S&P: "AA"
(See "Rating" and "Bond Insurance" herein.)

In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions and assuming the accuracy of certain representations and compliance with certain covenants, the interest on the Bonds (i) is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the "Code") and (ii) is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers by Section 55 of the Code. Interest on the Bonds may, however, be taken into account in determining adjusted financial statement income for purposes of the federal alternative minimum tax imposed on applicable corporations (as defined in Section 59(k) of the Code) for tax years beginning after December 31, 2022. In the opinion of Bond Counsel, the Bonds are "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein.

$4,760,000
City of Newton, Iowa
General Obligation Corporate Purpose Bonds, Series 2023A

Dated: Date of Delivery **Due:** As shown on inside cover

The $4,760,000 General Obligation Corporate Purpose Bonds, Series 2023A (the "Bonds"), are being issued in fully registered form in denominations of $5,000 or any integral multiple thereof pursuant to the provisions of Chapters 384 and 76 of the Code of Iowa, 2023, as amended and a resolution authorizing issuance of the Bonds (the "Resolution") expected to be adopted by the City of Newton, Iowa (the "Issuer" or the "City") on April 3, 2023. The Depository Trust Company, New York, New York ("DTC") will act as the securities depository for the Bonds and its nominee, Cede & Co., will be the registered owner of the Bonds. Individual purchases of the Bonds will be recorded on a book-entry only system operated by DTC. Purchasers of the Bonds will not receive certificates representing their interest in the Bonds purchased. So long as DTC or its nominee, Cede & Co., is the Bondholder, the principal of, premium, if any, and interest on the Bonds will be paid by BOKF, N.A., Lincoln, Nebraska, as Registrar and Paying Agent (the "Registrar"), or its successor, to DTC, or its nominee, Cede & Co. Disbursement of such payments to the Beneficial Owners is the responsibility of the DTC Participants as more fully described herein. Neither the Issuer nor the Registrar will have any responsibility or obligation to such DTC Participants, indirect participants or the persons for whom they act as nominee with respect to the Bonds. See "APPENDIX E – BOOK-ENTRY SYSTEM" herein.

The Bonds will bear interest from their dated date, payable semiannually on each June 1 and December 1, commencing December 1, 2023.

The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under an insurance policy to be issued concurrently with the delivery of the Bonds by ASSURED GUARANTY MUNICIPAL CORP. See "BOND INSURANCE" and "APPENDIX F – SPECIMEN MUNICIPAL BOND INSURANCE POLICY" herein.

ASSURED GUARANTY® MUNICIPAL

The Bonds are subject to mandatory sinking fund redemption by the Issuer prior to their stated maturities in the manner and at the time described herein. All of the Bonds then outstanding are subject to optional redemption at the option of the Issuer, as a whole or in part, from any source of available funds, on June 1, 2031, or on any date thereafter at a redemption price equal to the principal amount of the Bonds, together with accrued interest to the date fixed for redemption, without premium. See "THE BONDS – Redemption" herein.

The Bonds and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. See "SECURITY AND SOURCE OF PAYMENT" herein.

Proceeds of the Bonds will be used for the purpose of paying the cost of financing the Projects, as further described in "PLAN OF FINANCING" herein. See "PLAN OF FINANCING" herein.

The Bonds are being offered when, as and if issued by the Issuer and accepted by the Underwriter, subject to receipt of an opinion as to legality, validity and tax exemption by Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the Issuer in connection with the issuance of the Bonds. It is expected that the Bonds in the definitive form will be available for delivery through the facilities of DTC on or about April 19, 2023.

D|A|DAVIDSON
FIXED INCOME CAPITAL MARKETS

The Date of this Official Statement is March 20, 2023

$4,760,000
City of Newton, Iowa
General Obligation Corporate Purpose Bonds,
Series 2023A

MATURITY SCHEDULE

Due	Amount	Rate	Yield	Cusip Num.*	Due	Amount	Rate	Yield	Cusip Num.*
June 1, 2030	$260,000	5.000%	3.000%	652810 G89	June 1, 2035	$320,000	4.000%	3.390%	652810 H54
June 1, 2031	$275,000	5.000%	3.000%	652810 G97	June 1, 2036	$335,000	4.000%	3.550%	652810 H62
June 1, 2032	$290,000	4.000%	3.050%	652810 H21	June 1, 2037	$345,000	4.000%	3.690%	652810 H70
June 1, 2033	$300,000	4.000%	3.100%	652810 H39	June 1, 2038	$360,000	4.000%	3.780%	652810 H88
June 1, 2034	$305,000	4.000%	3.220%	652810 H47					

$380,000 2.950% Term Bond due June 1, 2029, Yield 2.950%, CUSIP* 652810 G71

$1,590,000 4.000% Term Bond due June 1, 2042, Yield 4.130%, CUSIP* 652810 J45

* CUSIP numbers shown above have been assigned by a separate organization not affiliated with the Issuer. The Issuer has not selected nor is responsible for selecting the CUSIP numbers assigned to the Bonds nor do they make any representation as to the correctness of such CUSIP numbers on the Bonds or as indicated above.

No dealer, broker, salesman or any other person has been authorized to give any information or to make any representations other than those contained in this Official Statement and, if given or made, such information or representations must not be relied upon as having been authorized by the Issuer or the Underwriter. This Official Statement does not constitute an offer to sell or a solicitation of any offer to buy any of the securities offered hereby in any state to any persons to whom it is unlawful to make such offer in such state. Except where otherwise indicated, this Official Statement speaks as of the date hereof. Neither the delivery of this Official Statement nor any sale hereunder shall under any circumstances create any implication that there has been no change in the affairs of the Issuer since the date hereof.

The information set forth herein has been obtained from the Issuer and from other sources that are believed to be reliable, but it is not guaranteed as to accuracy or completeness, and is not to be construed as a representation, by the Underwriter. The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

No representation is made regarding whether the Bonds constitute legal investments under the laws of any state for banks, savings banks, savings and loan associations, life insurance companies, and other institutions organized in such state, or fiduciaries subject to the laws of such state.

This Official Statement is not to be construed as a contract with the purchasers of the Bonds. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as a representation of facts.

THE BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION BY REASON OF THE PROVISIONS OF SECTION 3(a)(2) OF THE SECURITIES ACT OF 1933, AS AMENDED. THE REGISTRATION OR QUALIFICATIONS OF THE BONDS IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECURITIES LAWS OF THE STATES IN WHICH THE BONDS HAVE BEEN REGISTERED OR QUALIFIED AND THE EXEMPTION FROM REGISTRATION OR QUALIFICATION IN OTHER STATES SHALL NOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THESE STATES NOR ANY OF THEIR AGENCIES HAVE PASSED UPON THE MERITS OF THE BONDS OR THE ACCURACY OR COMPLETENESS OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

THIS OFFICIAL STATEMENT, INCLUDING THE APPENDICES ATTACHED HERETO, CONTAINS STATEMENTS WHICH SHOULD BE CONSIDERED "FORWARD-LOOKING STATEMENTS," MEANING THEY REFER TO POSSIBLE FUTURE EVENTS OR CONDITIONS. SUCH STATEMENTS ARE GENERALLY IDENTIFIABLE BY THE WORDS SUCH AS "ANTICIPATED," "PLAN," "EXPECT," "PROJECTED," "ESTIMATE," "BUDGET," "PRO FORMA," "FORECAST," "INTEND," OR OTHER WORDS OF SIMILAR IMPORT. THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS TO DIFFER FROM THOSE EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE ISSUER DOES NOT EXPECT OR INTEND TO UPDATE OR REVISE ANY FORWARD-LOOKING STATEMENTS CONTAINED HEREIN IF OR WHEN ITS EXPECTATIONS OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of, and as that term is defined in, Securities and Exchange Commission Rule 15c2-12.

In connection with the issuance of the Bonds, the Issuer will enter into a Continuing Disclosure Certificate. See "APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE."

Assured Guaranty Municipal Corp. ("AGM") makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, AGM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding AGM, supplied by AGM, and presented under the heading "BOND INSURANCE" and "APPENDIX F – SPECIMEN MUNICIPAL BOND INSURANCE POLICY".

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OFFICIAL STATEMENT

$4,760,000
City of Newton, Iowa
General Obligation Corporate Purpose Bonds,
Series 2023A

INTRODUCTION

The purpose of this Official Statement, including the cover page and the appendices hereto (the "Official Statement"), is to set forth certain information in conjunction with the sale of $4,760,000 General Obligation Corporate Purpose Bonds, Series 2023A (the "Bonds"), of the City of Newton, Iowa (the "Issuer" or the "City"). This Introduction is not a summary of this Official Statement, but is only a brief description of the Bonds and certain other matters. Such description is qualified by reference to the entire Official Statement and the documents summarized or described herein. This Official Statement should be reviewed in its entirety. The offering of the Bonds to potential investors is made only by means of the entire Official Statement, including the appendices attached hereto. All statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Copies of statutes, resolutions, ordinances, reports or other documents referred to herein are available, upon request, from the Issuer.

The Bonds are being issued pursuant to the provisions of Chapters 384 and 76 of the Code of Iowa, 2023, as amended (collectively, the "Act") and a resolution expected to be adopted by the Issuer on April 3, 2023 (the "Resolution"), to evidence the obligations of the Issuer under a loan agreement (the "Loan Agreement") between the Issuer and the Underwriter.

The Bonds and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. See "SECURITY AND SOURCE OF PAYMENT" herein.

Proceeds of the Series 2022A Bonds will be used for the purpose of paying the cost of financing the Projects, as further described in "PLAN OF FINANCING" herein. See "PLAN OF FINANCING" and "SOURCES AND USES OF FUNDS" herein.

THE ISSUER

The Issuer, with a 2020 U.S. Census population of 15,760, comprises approximately 11.26 square miles. The Issuer operates under a statutory form of government consisting of a six-member City Council, of which the Mayor is not a voting member. Additional information concerning the Issuer is included in "APPENDIX A – INFORMATION ABOUT THE ISSUER" hereto.

THE BONDS

General

The Bonds will be issued in fully registered form only, without coupons. The Bonds will be initially registered in the name of Cede & Co., as nominee of DTC. DTC will act as securities depository of the Bonds. Interest on and principal of the Bonds are payable in lawful money of the United States of America.

The Bonds are dated as of the date of their delivery, will mature on June 1 in the years and in the amounts set forth on the inside cover page hereof, and will bear interest at the rates to be set forth on the inside cover page hereof. Interest on the Bonds is payable semiannually on June 1 and December 1 in each year, beginning on December 1, 2023, calculated on the basis of a year of 360 days and twelve 30-day months. Interest shall be payable to the persons who were registered owners thereof as of the fifteenth day of the month immediately preceding the interest payment date, to the addresses appearing on the registration books maintained by the Registrar or such other address as is furnished to the Registrar in writing by a registered owner. The Bonds are issuable in denominations of $5,000 or any integral multiple thereof.

Redemption

Optional Redemption. All of the Bonds then outstanding are subject to redemption at the option of the Issuer, as a whole or in part, from any source of available funds, beginning on June 1, 2031, or on any date thereafter at a redemption price equal to the principal amount of the Bonds, together with accrued interest to the date fixed for redemption, without premium.

Mandatory Sinking Fund Redemption. The Bonds identified below are subject to mandatory redemption (by lot, as selected by the Registrar) on June 1 in each of the years set forth below at a redemption price of 100% of the principal amount thereof to be redeemed, plus accrued interest thereon to the redemption date in the following principal amounts:

Term Bond Maturing June 1, 2029

Date	Amount
June 1, 2028	$160,000
June 1, 2029 (maturity)	$220,000

Term Bond Maturing June 1, 2042

Date	Amount
June 1, 2039	$380,000
June 1, 2040	$390,000
June 1, 2041	$400,000
June 1, 2042 (maturity)	$420,000

Selection of Bonds for Redemption. Bonds subject to redemption (other than mandatory sinking fund redemption) will be selected in such order of maturity as the Issuer may direct. If less than all of the Bonds of a single maturity are to be redeemed, the Bonds to be redeemed will be selected by lot or other random method by the Registrar in such a manner as the Registrar may determine.

Notice of Redemption. Prior to the redemption of any Bonds under the provisions of the Resolution, the Registrar shall give notice by certified mail or electronic means not less than thirty (30) days prior to the redemption date to each registered owner thereof.

SECURITY AND SOURCE OF PAYMENT

General

Pursuant to the Resolution and the Act, the Bonds and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. See "APPENDIX A – INFORMATION ABOUT THE ISSUER."

Section 76.2 of the Code of Iowa, 2023, as amended (the "Iowa Code") provides that when an Iowa political subdivision issues general obligation bonds, the governing authority of such political subdivision shall, by resolution adopted before issuing the bonds, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds. A certified copy of this resolution shall be filed with the County Auditor in which the Issuer is located, giving rise to a duty of the County Auditor to annually enter this levy for collection from the taxable property within the boundaries of the Issuer, until funds are realized to pay the bonds in full.

For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds as the same become due, the Resolution provides for the levy of a tax sufficient for that purpose on all the taxable property in the Issuer in each of the years while the Bonds are outstanding. The Issuer shall file a certified copy of the Resolution with the County Auditor, pursuant to which the County Auditor is instructed to enter for collection and assess the tax authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the Issuer and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the Issuer and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Bonds and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Iowa Code, each year while the Bonds remain outstanding and unpaid, any funds of the Issuer which may lawfully be applied for such purpose, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Bonds as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in the Resolution, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the Issuer's budget. While not pledged to Bondholders, the Issuer may use tax increment revenues for the payment of the principal of and interest on the Bonds.

BOND INSURANCE

Bond Insurance Policy

Concurrently with the issuance of the Bonds, Assured Guaranty Municipal Corp. (“AGM” or the “Insurer”) will issue its Municipal Bond Insurance Policy for the Bonds (the “Policy”). The Policy guarantees the scheduled payment of principal of and interest on the Bonds when due as set forth in the form of the Policy included as an appendix to this Official Statement.

The Policy is not covered by any insurance security or guaranty fund established under New York, California, Connecticut or Florida insurance law. See “APPENDIX F – SPECIMEN MUNICIPAL BOND INSURANCE POLICY.”

Assured Guaranty Municipal Corp.

AGM is a New York domiciled financial guaranty insurance company and an indirect subsidiary of Assured Guaranty Ltd. (“AGL”), a Bermuda-based holding company whose shares are publicly traded and are listed on the New York Stock Exchange under the symbol “AGO”. AGL, through its operating subsidiaries, provides credit enhancement products to the U.S. and international public finance (including infrastructure) and structured finance markets and asset management services. Neither AGL nor any of its shareholders or affiliates, other than AGM, is obligated to pay any debts of AGM or any claims under any insurance policy issued by AGM.

AGM’s financial strength is rated “AA” (stable outlook) by S&P Global Ratings, a business unit of Standard & Poor’s Financial Services LLC (“S&P”), “AA+” (stable outlook) by Kroll Bond Rating Agency, Inc. (“KBRA”) and “A1” (stable outlook) by Moody’s Investors Service, Inc. (“Moody’s”). Each rating of AGM should be evaluated independently. An explanation of the significance of the above ratings may be obtained from the applicable rating agency. The above ratings are not recommendations to buy, sell or hold any security, and such ratings are subject to revision or withdrawal at any time by the rating agencies, including withdrawal initiated at the request of AGM in its sole discretion. In addition, the rating agencies may at any time change AGM’s long-term rating outlooks or place such ratings on a watch list for possible downgrade in the near term. Any downward revision or withdrawal of any of the above ratings, the assignment of a negative outlook to such ratings or the placement of such ratings on a negative watch list may have an adverse effect on the market price of any security guaranteed by AGM. AGM only guarantees scheduled principal and scheduled interest payments payable by the issuer of bonds insured by AGM on the date(s) when such amounts were initially scheduled to become due and payable (subject to and in accordance with the terms of the relevant insurance policy), and does not guarantee the market price or liquidity of the securities it insures, nor does it guarantee that the ratings on such securities will not be revised or withdrawn.

Current Financial Strength Ratings

On October 21, 2022, KBRA announced it had affirmed AGM’s insurance financial strength rating of “AA+” (stable outlook). AGM can give no assurance as to any further ratings action that KBRA may take.

On July 8, 2022, S&P announced it had affirmed AGM’s financial strength rating of “AA” (stable outlook). AGM can give no assurance as to any further ratings action that S&P may take.

On March 18, 2022, Moody’s announced it had upgraded AGM’s insurance financial strength rating to “A1” (stable outlook) from “A2” (stable outlook). AGM can give no assurance as to any further ratings action that Moody’s may take.

For more information regarding AGM’s financial strength ratings and the risks relating thereto, see AGL’s Annual Report on Form 10-K for the fiscal year ended December 31, 2022.

Capitalization of AGM

At December 31, 2022:

- The policyholders’ surplus of AGM was approximately $2,747 million.

- The contingency reserve of AGM was approximately $855 million.

- The net unearned premium reserves and net deferred ceding commission income of AGM and its subsidiaries (as described below) were approximately $2,134 million. Such amount includes (i) 100% of the net unearned premium reserve and net deferred ceding commission income of AGM, and (ii) the net unearned premium reserves and net deferred ceding commissions of AGM’s wholly owned subsidiary Assured Guaranty UK Limited (“AGUK”) and its 99.9999% owned subsidiary Assured Guaranty (Europe) SA (“AGE”).

The policyholders' surplus of AGM and the contingency reserves, net unearned premium reserves and net deferred ceding commission income of AGM were determined in accordance with statutory accounting principles. The net unearned premium reserves and net deferred ceding commissions of AGUK and AGE were determined in accordance with accounting principles generally accepted in the United States of America.

Incorporation of Certain Documents by Reference

Portions of AGL's Annual Report on Form 10-K for the fiscal year ended December 31, 2022 filed with the Securities and Exchange Commission (the "SEC") on March 1, 2023 that relate to AGM are incorporated by reference into this Official Statement and shall be deemed to be a part hereof .

All information relating to AGM included in, or as exhibits to, documents filed by AGL with the SEC pursuant to Section 13(a) or 15(d) of the Securities Exchange Act of 1934, as amended, excluding Current Reports or portions thereof "furnished" under Item 2.02 or Item 7.01 of Form 8-K, after the filing of the last document referred to above and before the termination of the offering of the Bonds shall be deemed incorporated by reference into this Official Statement and to be a part hereof from the respective dates of filing such documents. Copies of materials incorporated by reference are available over the internet at the SEC's website at http://www.sec.gov, at AGL's website at http://www.assuredguaranty.com, or will be provided upon request to Assured Guaranty Municipal Corp.: 1633 Broadway, New York, New York 10019, Attention: Communications Department (telephone (212) 974-0100). Except for the information referred to above, no information available on or through AGL's website shall be deemed to be part of or incorporated in this Official Statement.

Any information regarding AGM included herein under the caption "**BOND INSURANCE** – Assured Guaranty Municipal Corp." or included in a document incorporated by reference herein (collectively, the "AGM Information") shall be modified or superseded to the extent that any subsequently included AGM Information (either directly or through incorporation by reference) modifies or supersedes such previously included AGM Information. Any AGM Information so modified or superseded shall not constitute a part of this Official Statement, except as so modified or superseded.

Miscellaneous Matters

AGM makes no representation regarding the Bonds or the advisability of investing in the Bonds. In addition, AGM has not independently verified, makes no representation regarding, and does not accept any responsibility for the accuracy or completeness of this Official Statement or any information or disclosure contained herein, or omitted herefrom, other than with respect to the accuracy of the information regarding AGM supplied by AGM and presented under the heading "**BOND INSURANCE**".

BONDHOLDERS' RISKS

An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Official Statement (including the appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

Bond Insurance

In the event of default of the payment of the regularly scheduled principal of and interest on the Bonds when due, any owner of the Bonds will have a claim under the Policy for such payments.

Default in the payment of principal of and interest on the Bonds does not obligate acceleration of the obligations of AGM without appropriate consent. AGM may direct and must consent to any remedies exercised and AGM's consent may be required in connection with amendments to the Resolution. The obligations of AGM under the Policy are general obligations of AGM and in an event of default by AGM, the remedies available to the Bondholders may be limited by laws related to insolvency. If AGM becomes insolvent or otherwise becomes subject to receivership or similar proceedings under state insurance law, Bondholders may become general unsecured creditors of AGM and, under such circumstances, timely payment of the principal of and interest on the Bonds might depend entirely on the ability of the Issuer to pay principal of and interest on the Bonds as described under the heading "SECURITY AND SOURCE OF PAYMENT" herein.

The ability of AGM to make payment of such defaulted principal or interest under the Policy may be adversely affected by the financial condition of AGM at such time. No assurance is given as to the current or future financial condition of AGM or the financial condition of any entity with which AGM may merge or by which it may be acquired.

In the event AGM is unable to make payment of principal and interest on the Bonds as such payments become due under the Policy, the Bonds are payable solely from the Issuer as described herein. In the event AGM becomes obligated to make payments with respect to the Bonds, no assurance is given that such event will not adversely affect the market price of the Bonds or the marketability for the Bonds.

The long-term ratings of the Bonds are dependent in part on the financial strength of AGM and its claims-paying ability. AGM's financial strength and claims-paying ability are predicated upon a number of factors which could change over time. No assurance is given that the long-term ratings of AGM and of the ratings on the Bonds will not be subject to downgrade and such event could adversely affect the market price of the Bonds or the marketability for the Bonds. See "RATING" herein.

The Issuer has made no independent investigation into the claims-paying ability of AGM, and no assurance or representation regarding the financial strength or projected financial strength of AGM is given. Thus, when making an investment decision, potential investors should carefully consider the ability of the Issuer to pay principal of and interest on the Bonds and the claims-paying ability of AGM, particularly over the life of the Bonds. See "BOND INSURANCE" herein for further information provided by AGM and the Policy, which includes further instructions for obtaining current financial information regarding AGM.

Tax Levy Procedures

The Bonds are general obligations of the Issuer, payable from and secured by a continuing ad-valorem tax levied against all of the taxable property within the boundaries of the Issuer. As part of the budgetary process of the Issuer each fiscal year the Issuer will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the Issuer. A failure on the part of the Issuer to make a timely levy request or a levy request by the Issuer that is inaccurate or is insufficient to make full payments of the debt service on the Bonds for a particular fiscal year may cause Bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds.

Changes in Property Taxation

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Any alteration in property taxation structure could affect property tax revenues available to pay the Bonds.

Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to predict the outcome of future property tax changes by the Iowa General Assembly or their potential negative impact, if any, on the Bonds and the security for the Bonds.

Matters Relating to Enforceability of Agreements

Bondholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolution.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolution or the Loan Agreement. The remedies available to the Bondholders upon an event of default under the Resolution or the Loan Agreement, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the Loan Agreement or the Resolution may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinions to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the Resolution or the Loan Agreement, including principal of and interest on the Bonds.

Secondary Market

There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular Bond or Bonds issue are suspended or terminated. Additionally, prices of bond or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Bonds.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE BONDS AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.

Rating Loss

S&P Global Ratings, a Standard and Poor's Financial Services LLC business ("S&P") has assigned a rating of "A+" to the Bonds. S&P is expected to assign an insured rating of "AA" (stable outlook) to the Bonds based upon issuance and delivery of the municipal bond insurance policy by AGM at the time of the delivery of the Bonds. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of S&P, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds.

Bankruptcy and Insolvency

The rights and remedies provided in the Resolution may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor's rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds, the Loan Agreement and the Resolution, including the opinion of Bond Counsel, will be similarly qualified. If the Issuer were to file a petition under chapter nine of the federal bankruptcy code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the Resolution. In the event the Issuer fails to comply with its covenants under the Resolution or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under Sections 76.16 and 76.16A of the Iowa Code, a city, county, or other political subdivision may become a debtor under chapter nine of the federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, *"debt"* means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) that all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) that such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) that as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) that the debt is not an obligation to pay money to a city, county, entity organized pursuant to Chapter 28E of the Iowa Code, or other political subdivision.

Forward-Looking Statements

This Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words "anticipated," "plan," "expect," "projected," "estimate," "budget," "pro forma," "forecast," "intend," and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the Issuer to pay debt service when due on the Bonds.

Tax Matters, Bank Qualification and Loss of Tax Exemption

As discussed under the heading "TAX EXEMPTION AND RELATED TAX MATTERS" herein, the interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Bonds, as a result of acts or omissions of the Issuer in violation of its covenants in the Resolution. Should such an event of taxability occur, the Bonds would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Bonds, and there is no provision for an adjustment of the interest rate on the Bonds.

The Issuer will designate the Bonds as "qualified tax-exempt obligations" under the exception provided in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), and has further covenanted to comply with certain other requirements, which affords banks and certain other financial institutions more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Code. However, the Issuer's failure to comply with such covenants could cause the Bonds not to be "qualified tax-exempt obligations" and banks and certain other financial institutions would not receive more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Code.

It is possible that actions of the Issuer after the closing of the Bonds will alter the tax exempt status of the Bonds, and, in the extreme, remove the tax exempt status from the Bonds. In that instance, the Bonds are not subject to mandatory prepayment, and the interest rate on the Bonds does not increase or otherwise reset. A determination of taxability on the Bonds, after closing of the Bonds, could materially adversely affect the value and marketability of the Bonds.

DTC-Beneficial Owners

Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the Paying Agent to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the Issuer nor the Paying Agent will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See "APPENDIX E – BOOK-ENTRY SYSTEM."

Proposed Federal Tax Legislation

From time to time, Presidential proposals, federal legislative committee proposals or legislative proposals are made that would, if enacted, alter or amend one or more of the federal tax matters described herein in certain respects or would adversely affect the market value of the Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein.

Cybersecurity

The Issuer, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the Issuer will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the Issuer's information systems could impact business operations and systems, and the costs of remedying any such damage could be significant.

Pension and OPEB Information

The Issuer contributes to the Iowa Public Employees' Retirement System ("IPERS"), which is a state-wide multiple-employer cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. All full-time employees of the Issuer not covered by MFPRSI (defined herein) are required to participate in IPERS. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the Issuer being required to make annual contributions to IPERS. Contribution amounts are set by State statute. The IPERS Annual Comprehensive Financial Report for its fiscal year ended June 30, 2022 (the "IPERS ACFR"), indicates that as of June 30, 2022, the date of the most recent actuarial valuation for IPERS, the funded ratio of IPERS was 89.50%, and the unfunded actuarial liability was approximately $4.616 billion. The IPERS ACFR identifies the IPERS Net Pension Liability at June 30, 2022, at approximately $3.783 billion, while its net pension asset at June 30, 2021, was approximately $345.2 million. The IPERS ACFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321. See "APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER" for additional information on IPERS.

Bond Counsel, Disclosure Counsel, the Underwriter and the Issuer undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor's website or links to other internet sites accessed through the IPERS website.

In fiscal year ended June 30, 2022, the Issuer's IPERS contribution totaled approximately $402,685. The Issuer is current in its obligations to IPERS.

Pursuant to Governmental Accounting Standards Board Statement No. 68, IPERS has allocated the net pension liability among its members, with the Issuer's identified portion at June 30, 2022, at approximately $72,881. While the Issuer's contributions to IPERS are controlled by state law, there can be no assurance the Issuer will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the Issuer. See "APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER" for additional information on pension and liabilities of the Issuer.

The Issuer also contributes to the Municipal Fire and Police Retirement System of Iowa ("MFPRSI"), which is a multiple-employer cost-sharing defined benefit pension plan for fire fighters and police officers, administered under Chapter 411 of the Code of Iowa. MFPRSI plan members are required to contribute a percentage of their annual salary, in addition to the Issuer being required to make annual contributions to MFPRSI. Contribution amounts are set by State statute. The MFPRSI Annual Comprehensive Financial Report for its fiscal year ended June 30, 2022 (the "MFPRSI Report") indicates that as of June 30, 2022, the date of the most recent actuarial valuation for MFPRSI, the funded ratio of MFPRSI was 84.43%, and the unfunded actuarial liability was approximately $568.4 million. The MFPRSI Report identifies the MFPRSI Net Pension Liability at June 30, 2022, at approximately $561.6 million, while its net pension liability at June 30, 2021, at approximately $224.6 million. The MFPRSI Report is available on the MFPRSI website. See "APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER" for additional information on MFPRSI.

Bond Counsel, Disclosure Counsel, the Underwriter and the Issuer undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the MFPRSI discussed above or included on the MFPRSI website, including, but not limited to, updates of such information on the State Auditor's website or links to other internet sites accessed through the MFPRSI website.

In fiscal year ended June 30, 2022, the Issuer's MFPRSI contribution totaled approximately $956,249. The Issuer is current in its obligations to MFPRSI.

Pursuant to Governmental Accounting Standards Board Statement No. 68, MFPRSI has allocated the net pension liability among its members, with the Issuer's identified portion at June 30, 2022, at approximately $2,474,205. While the Issuer's contributions to MFPRSI are controlled by state law, there can be no assurance the Issuer will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the Issuer. See "APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER" for additional information on pension and liabilities of the Issuer.

The Issuer operates a single-employer health benefit plan which provides medical/prescription drug benefits for employees, retirees and their spouses. Group insurance benefits are established under the Iowa Code, Chapter 509A.13. The Issuer currently finances the benefit on a pay-as-you-go basis. For the year ended June 30, 2022, the Issuer contributed $2,341,128 and plan members eligible for benefits contributed $132,824 to the plan. At June 30, 2022, no assets have been accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. Individuals who are employed by the Issuer and are eligible to participate in the group health plan are eligible to continue health care benefits upon retirement. Retirees under age 65 pay the same premium for the medical/prescription drug benefits as active employees, which results in an implicit subsidy. Retired participants must be age 55 or older at retirement, with the exception of special service participants who must be age 50 with 22 years of service. At June 30, 2022, 113 active and 7 retired employees were covered by the benefit terms. See "APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER" for additional information on other post-employment benefits of the Issuer.

Risk of Audit

The Internal Revenue Service has an ongoing program to audit tax-exempt obligations to determine the legitimacy of the tax status of such obligations. No assurance can be given as to whether the Internal Revenue Service will commence an audit of the Bonds. Public awareness of any audit could adversely affect the market value and liquidity of the Bonds during the pendency of the audit, regardless of the ultimate outcome of the audit.

Summary

The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Official Statement and the appendices hereto.

LITIGATION

The Issuer encounters litigation occasionally, as a course of business; however, no litigation currently exists that is not believed to be covered by current insurance carriers and the Issuer is not aware of any pending litigation that questions the validity of these Bonds.

ACCOUNTANT

The financial statements of the Issuer as of and for the year ended June 30, 2022, included in this Official Statement as Appendix D, have been audited by Gronewold, Bell, Kyhnn & Co. P.C., Atlantic, Iowa, independent auditors, as stated in their report appearing herein. Gronewold, Bell, Kyhnn & Co. P.C., has not been engaged to perform, and has not performed, any procedures on the financial statements after June 30, 2022, and also has not performed any procedures relating to this Official Statement.

The financial statements are prepared on the basis of cash receipts and disbursements, which is a basis of accounting other than U.S. generally accepted accounting principles.

PLAN OF FINANCING

The Issuer will use the proceeds of the Bonds to provide funds for the purpose of paying the cost, to that extent, of (i) demolition of the existing Westwood Golf Course clubhouse and construction a new clubhouse structure, including related site improvements; (ii) construction and/or installation of improvements to the Maytag Pool; (iii) construction and installation of pickle ball courts at the existing Aurora Park; (iv) construction of a dog park at the existing Sunset Park; (v) constructing street, sidewalk, storm water drainage, sanitary sewer and water system improvements; (vi) acquiring and installing street lighting, signage and signalization improvements; (vii) acquiring vehicles and equipment for the municipal police, fire and emergency services departments; (viii) acquiring and equipping vehicles for the municipal streets/public works department; (ix) undertaking taxiway improvements at the municipal airport; (x) undertaking municipal cemetery expansion; (xi) acquiring, demolishing and/or restoring dangerous, dilapidated and/or abandoned real properties; (xii) developing a downtown splash-pad park and recreation facility (xiii) municipal library improvements, including roof replacement; (xiv) City Hall improvements, including window replacement; (xv) acquiring servers and computer equipment for municipal use; (xvi) undertaking the public works wash bay project; (xvii) undertaking the municipal park assessment study; (xviii) undertaking facilities upgrades for the municipal park shop (collectively, the "Projects"); and (xix) paying certain costs of issuance related to the Bonds.

SOURCES AND USES OF FUNDS

The following are estimated sources and uses of funds, with respect to the Bonds.

Sources of Funds	
Bond Principal	$4,760,000.00
Net Premium	138,192.25
Total Sources of Funds	$4,898,192.25
Uses of Funds	
Projects Fund	$4,672,000.00
Capitalized Interest	103,647.42
Costs of Issuance & Contingency(1)	122,544.83
Total Uses of Funds	$4,898,192.25

(1) Includes, among other things, payment of certain legal, financial and other expenses related to the issuance of the Bonds (including, without limitation, underwriters' discount and bond insurance premium). See the discussion under the caption "UNDERWRITING" herein.

TAX EXEMPTION AND RELATED TAX MATTERS

Federal Income Tax Exemption

The opinion of Bond Counsel will state that under present laws and rulings, interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers under the Code.

The opinion set forth in the preceding sentence will be subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. In the resolution authorizing the issuance of the Bonds, the Issuer will covenant to comply with all such requirements.

There may be certain other federal tax consequences to the ownership of the Bonds by certain taxpayers, including without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security and Railroad Retirement benefits, taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations, and corporations that may be subject to the alternative minimum tax. Bond Counsel will express no opinion with respect to other federal tax consequences to owners of the Bonds. Prospective purchasers of the Bonds should consult with their tax advisors as to such matters.

Ownership of the Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Bonds. Prospective purchasers of the Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

Proposed Changes in Federal and State Tax Law

From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. No prediction is made whether such provisions will be enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax exempt status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Qualified Tax-Exempt Obligations

In the resolution authorizing the issuance of the Bonds, the Issuer will designate the Bonds as "qualified tax exempt obligations" within the meaning of Section 265(b)(3) of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes a portion of the interest expense that is allocable to tax-exempt obligations. In the opinion of Bond Counsel, the Bonds are "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code.

Original Issue Premium

The Bonds maturing in the years 2030 through 2038, inclusive, are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, Bondholders who acquire the Bonds at a premium must, from time to time, reduce their federal tax bases for the Bonds for purposes of determining gain or loss on the sale or payment of such Bonds. Premium generally is amortized for federal income tax purposes on the basis of a bondholder's constant yield to maturity or to certain call dates with semiannual compounding. Bondholders who acquire any Bonds at a premium might recognize taxable gain upon sale of the Bonds, even if such Bonds are sold for an amount equal to or less than their original cost. Amortized premium is not deductible for federal income tax purposes. Bondholders who acquire any Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the state and local tax consequences of owning and selling the Bonds acquired at a premium.

Original Issue Discount

The Bonds maturing in the year 2042 (the "Discount Bonds") are being sold at a discount from the principal amount payable on such Discount Bonds at maturity. The difference between the price at which a substantial amount of the Discount Bonds of a given maturity is first sold to the public (the "Issue Price") and the principal amount payable at maturity constitutes "original issue discount" under the Code. The amount of original issue discount that accrues to a holder of a Discount Bond under Section 1288 of the Code ("Section 1288") is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under Section 1288 is added to the owner's federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under Section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If a Discount Bond is sold or otherwise disposed of between semiannual compounding dates, then the original issue discount that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of a Discount Bond who disposes of such Discount Bond prior to maturity should consult owner's tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership of Discount Bonds.

The Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of a Discount Bond may result in collateral federal income tax consequences to certain taxpayers. No opinion is expressed as to state and local income tax treatment of original issue discount. All owners of Discount Bonds should consult their own tax advisors with respect to the federal, state, local and foreign tax consequences associated with the purchase, ownership, redemption, sale or other disposition of Discount Bonds.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest thereon (see "TAX EXEMPTION AND RELATED TAX MATTERS" herein) are subject to the approving legal opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, a form of which is attached hereto as "APPENDIX B – FORM OF BOND COUNSEL OPINION." Signed copies of the opinion, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the Underwriter at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the Issuer in connection with issuance of the Bonds.

The legal opinion to be delivered will express the professional judgment of Bond Counsel, and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment or of the transaction or the future performance of the parties to the transaction.

RATING

The Bonds are rated "A+" by S&P. S&P is expected to assign an insured rating of "AA" (stable outlook) to the Bonds based upon issuance and delivery of the municipal bond insurance policy by AGM at the time of the delivery of the Bonds. The rating reflects only the views of S&P, and an explanation of the significance of that rating may be obtained only from S&P and its published materials. The rating described above is not a recommendation to buy, sell or hold the Bonds. There can be no assurance that any rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely if, in the judgment of S&P, circumstances so warrant. Therefore, after the date hereof, investors should not assume that the rating is still in effect. A downward revision or withdrawal of the rating is likely to have an adverse effect on the market price and marketability of the Bonds. The Issuer has not assumed any responsibility either to notify the owners of the Bonds of any proposed change in or withdrawal of any rating subsequent to the date of this Official Statement, except in connection with the reporting of events as provided in the Continuing Disclosure Certificate, or to contest any revision or withdrawal.

CONTINUING DISCLOSURE

The Issuer will covenant in a Continuing Disclosure Certificate for the benefit of the Owners and Beneficial Owners of the Bonds to provide annually certain financial information and operating data relating to the Issuer (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the Issuer no later than twelve months after the close of each fiscal year, commencing with the fiscal year ending June 30, 2022, with the Municipal Securities Rulemaking Board, at its internet repository named "Electronic Municipal Market Access" ("EMMA"). The notices of events, if any, are also to be filed with EMMA. See "APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE." The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in "APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE." These covenants have been made in order to assist the Underwriter in complying with Securities and Exchange Commission Rule 15c2-12(b)(5) (the "Rule").

During the previous five years, the Issuer has not failed to comply, in all material respects, with any previous undertakings it has entered into with respect to the Rule.

UNDERWRITING

The Bonds are being purchased, subject to certain conditions, by D.A. Davidson & Co. (the "Underwriter"). The Underwriter has agreed, subject to certain conditions, to purchase all, but not less than all, of the Bonds at an aggregate purchase price of $4,845,832.25 (reflecting the par amount of the Bonds with net original issue premium of $138,192.25 and an underwriter's discount of $52,360.00).

The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing the Bonds into unit investment trusts, certain of which may be sponsored or managed by the Underwriter) at prices lower than the initial public offering prices stated on the cover page. The initial public offering prices of the Bonds may be changed, from time to time, by the Underwriter.

The Underwriter intends to engage in secondary market trading of the Bonds subject to applicable securities laws. The Underwriter is not obligated, however, to repurchase any of the Bonds at the request of the holder thereof.

MISCELLANEOUS

Brief descriptions or summaries of the Issuer, the Bonds, the Resolution and other documents, agreements and statutes are included in this Official Statement. The summaries or references herein to the Bonds, the Resolution and other documents, agreements and statutes referred to herein, and the description of the Bonds included herein, do not purport to be comprehensive or definitive, and such summaries, references and descriptions are qualified in their entireties by reference to such documents, and the description herein of the Bonds is qualified in its entirety by reference to the form thereof and the information with respect thereto included in the aforesaid documents. Copies of such documents may be obtained from the Issuer.

Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact, and no representation is made that any of the estimates will be realized. This Official Statement is not to be construed as a contract or agreement between the Issuer and the purchasers or Owners of any of the Bonds.

The attached APPENDICES A, B, C, D, E and F are integral parts of this Official Statement and must be read together with all of the foregoing statements.

It is anticipated that CUSIP identification numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bonds nor any error in the printing of such numbers shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for any Bonds.

The Issuer has reviewed the information contained herein which relates to it and has approved all such information for use within this Official Statement. The execution and delivery of this Official Statement has been duly authorized by the Issuer.

City of Newton, Iowa

/s/ Lisa Frasier

Finance Officer

APPENDIX A

INFORMATION ABOUT THE ISSUER

CITY OFFICIALS

Michael Hansen, Mayor	December 31, 2023
Mark Hallam, Council Member – First Ward	December 31, 2023
Melissa Dalton, Council Member – Second Ward	December 31, 2025
Craig Trotter, Council Member – Third Ward	December 31, 2023
Vicki Wade, Council Member – Fourth Ward	December 31, 2025
Evelyn George, Council Member – At-Large	December 31, 2025
Randy Ervin, Council Member – At-Large	December 31, 2023

CITY ADMINISTRATION
Matt Muckler, City Administrator
Katrina Davis, City Clerk
Lisa Frasier, Finance Officer

BOND AND DISCLOSURE COUNSEL
DORSEY & WHITNEY, LLP
801 Grand Avenue, Suite 4100
Des Moines, IA 50309

UNDERWRITER
D.A. Davidson & Co.
515 East Locust Street, Suite 200
Des Moines, IA 50309
515.471.2700

GENERAL INFORMATION

The City of Newton (the "City"), the county seat of Jasper County, is located in central Iowa on Interstate 80, one of the busiest interstate highways in the United States, and is just 25 miles from the Des Moines metropolitan area and Interstate 35. The City was first organized in 1857 and covers an area of 11.34 square miles.

The City of Newton has operated under a Mayor-Council form of government with an appointed City Administrator since 1982. Policy-making and legislative authority are vested in the governing Council that consists of a mayor and six-member council. The City Council is responsible for adopting ordinances, policy resolutions, the annual budget and six-year Capital Improvements Program, appointing committees, and hiring the City Administrator, City Clerk, and City Attorney. The City Administrator is responsible for overseeing the day-to-day operations of the government and for appointing and supervising the City's department directors. The City Council is elected on a non-partisan basis to four-year staggered terms with three council members elected every two years. The Mayor is elected to a two-year term. Four of the council members are elected within their respective wards, and the Mayor and the two remaining council members are elected at-large.

The City provides a full range of services including police and fire protection; sanitation services; the construction and maintenance of roads, streets and infrastructure; inspection and licensing functions; maintenance of grounds and buildings; municipal airport; library; cemetery and parks and recreation activities. In addition to general government activities, the municipality owns and operates enterprises for a regional landfill, water pollution control facility, parking facilities, and golf course. Transportation facilities are provided by the Iowa Interstate Railroad and a network of paved county roads. Newton Municipal Airport provides both private and commercial charter air service. The Des Moines International Airport provides commercial air service to residents of Newton.

Educational services are provided to the community through the Newton Community School District that has a district population of 21,056 and estimated enrollment of 3,000. The District operates one high school, one alternative school, one middle school and four elementary schools. Continuing education opportunities are available through the Des Moines Area Community College Polytechnic Campus. The Newton Polytechnic Campus offers a wide selection of academic courses that lead to a two-year degree, as well as a unique partnership with business and industry in the area of employee training. The City has also formed a partnership with Buena Vista University, which allows students to obtain four-year degrees. Additional post-secondary education within commuting distance of the City is provided by Drake University and Grand View College, Des Moines; Central College, Pella; Grinnell College, Grinnell; Simpson College, Indianola; Iowa State University, Ames; Marshalltown Community College, Marshalltown; University of Iowa, Iowa City; and the University of Northern Iowa, Cedar Falls.

Population trends for the city, county and state over the past four decades are as follows:

	1990	2000	2010	2020
City of Newton	14,799	15,579	15,254	15,760
County of Jasper	34,795	37,213	36,842	37,813
State of Iowa	2,776,831	2,926,324	3,046,355	3,190,369

Source: U.S. Department of Commerce.

MEDIAN HOUSEHOLD INCOME

Newton had an estimated, median household income of $51,026, compared to $65,429 for the State of Iowa. The following table represents the distribution of household incomes for the City according to the 2017-2021 American Community Survey 5 year estimated table:

Household Income	# of Households	% of Households
Less than $10,000	413	6.52%
$10,000 to $14,999	264	4.17%
$15,000 to $24,999	588	9.28%
$25,000 to $34,999	751	11.85%
$35,000 to $49,999	1,061	16.74%
$50,000 to $74,999	1,559	24.60%
$75,000 to $99,999	548	8.65%
$100,000 to $149,999	733	11.57%
$150,000 to $199,999	256	4.04%
$200,000 or more	164	2.59%
TOTAL	6,337	100.00%

Source: U.S. Census Bureau

BUILDING PERMIT TREND (Calendar Year)

	2022	2021	2020	2019	2018
Single Family Homes					
No. of New Homes	2	14	10	17	19
Valuation	$335,000	$3,814,624	$2,258,400	$3,346,900	$4,691,000
Multiple Family Dwellings					
No. of New Buildings	1	0	1	1	1
Valuation	$470,000	$0	$400,000	$460,000	$453,995
Commercial/Industrial/Other					
No. of New Buildings	3	9	1	2	9
Valuation	$1,665,000	$5,632,141	$125,000	$232,000	$13,451,000
Additions/Remodeling					
No. of Additions/Remodeling	129	112	67	78	67
Valuation	$7,001,020	$9,076,997	$1,871,523	$7,727,655	$3,057,365
Total Permits	135	135	79	98	96
Total Valuations	$9,471,020	$18,523,762	$4,654,923	$11,766,555	$21,653,360

Source: The City.

AGRICULTURE STATISTICS

Corn/Grain:	Jasper County	State of Iowa
Harvested acres	162,600	12,450,000
Yield per acre (bu/acre)	223.1	205.0
Production (1,000 bu.)	36,276	2,552,250
Soybeans:		
Harvested acres	147,900	10,030,000
Yield per acre (bu/acre)	66.3	62.0
Production (1,000 bu.)	9,806	621,860

Source: 2022 Iowa Agricultural Statistics Bulletin, USDA, National Agriculture Statistics Service.

TAXABLE RETAIL SALES TREND

Year Ended June 30	No. of Businesses	City of Newton Retail Sales	Taxes Collected
2021	520	$248,852,576	$14,894,256
2020	524	$237,736,477	$14,230,307
2019	526	$251,792,301	$15,057,484
2018	528	$252,339,293	$15,094,726
2017	525	$241,833,332	$14,460,090

Source: Iowa Department of Revenue and Finance, Iowa Retail Sales and Use Tax Reports.

UNEMPLOYMENT STATISTICS

	2021	2020	2019	2018	2017
County of Jasper	4.3%	5.2%	2.8%	2.6%	3.1%
State of Iowa	4.2%	5.1%	2.6%	2.5%	3.1%

Source: Iowa Workforce Development website.

LARGER EMPLOYERS

Employer	Type of Business	Approximate Number of Employees
Newton Community School District	Education	477
Hy-Vee	Food Retailer	288
Wal-Mart	Retail	263
Van Maanen Electric	Electric Company	202
MercyOne Health Newton	Hospital	199
The Vernon Company	Specialty Advertising	183
Graphic Packaging	Industrial	175
Thombert	Industrial	165
Progress Industries	Service Industry	150
Rock Communications	Commercial Printing	110
Cline Tool	Industrial	110
Arcosa	Industrial	95

Source: The City.

Larger employers in the Des Moines metropolitan area include:

Employer	Business	Approx. No. of Employees
Wells Fargo & Co	Financial Services	13,500
Hy-Vee, Inc.	Retail Grocery	6,800
Principal	Financial Services	6,500
MercyOne	Healthcare	5,843
UnityPoint Health	Healthcare	5,580
Amazon	Data Center	3,500
Nationwide	Insurance	3,300
John Deere	Ag Machinery	3,280
Vermeer Corporation	Agriculture	2,900
Corteva Agriscience	Agribusiness	2,500
JBS USA	Food Processing	2,300
Pella Corporation	Home Construction	2,224

Source: The Greater Des Moines Partnership. The list is not to be construed as a complete profile.

LARGER TAXPAYERS BY VALUATION

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Jasper County Auditor's office. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas providers (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City's tax levy is applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the tax levies of the other taxing entities which overlap the properties.

Taxpayer	January 1, 2021 Taxable Valuation for FY 22/23 Collection
Iowa Speedway LLC	$20,603,391
ILPT Newton Iowa LLC	12,966,957
Phoenix Newton Industrial Investors LLC	12,627,495
Interstate Power & Light Co.	7,185,980
Wesley Retirement	6,156,125
Wal-Mart Real Estate Business	5,586,786
Vanmaanen Land LLC	4,455,757
Hy-Vee Inc.	4,019,328
EPC LLC	3,668,538
GPI WG Acquisition Sub LLC	3,552,003
Top 10 Taxable Valuation Total:	$80,822,360
Top 10 as % of Total 2021 Taxable Valuation:	13.89%

Source: Jasper County.

TAX COLLECTION TREND (All Funds)

Valuation Year	Collection Year	Amount Levied	Amount Collected*	Percent Collected
2021	2022/23	$8,650,936	*In the process of collection.*	
2020	2021/22	8,326,784	$8,637,713	103.73%
2019	2020/21	8,278,899	8,300,368	100.26%
2018	2019/20	7,682,105	7,598,920	98.92%
2017	2018/19	7,512,096	7,476,826	99.53%

** Includes delinquent taxes, if any*
Source: The City.

BREAKDOWN OF CITY TAX LEVY

Valuation Year:	2021	2020	2019	2018	2017
Collection Year:	2022/23	2021/22	2020/21	2019/20	2018/19
General	8.10000	8.10000	8.10000	8.10000	8.10000
Outside $8.10	0.78389	0.71999	0.75481	0.69939	0.68624
Debt Service	2.29622	2.26284	2.22668	2.25249	2.35050
Other	5.95989	6.05717	6.05851	6.08812	6.01295
Total Levy	17.14000	17.14000	17.14000	17.14000	17.14969
City Ag Land	3.00375	3.00374	3.00750	3.00750	3.00750

Source: Iowa Department of Management.

TAXABLE RATE PER $1,000 OF TAXABLE VALUATION (Combined Levy for all Taxing Districts)

Valuation Year:	2021	2020	2019	2018	2017
Collection Year:	2022/23	2021/22	2020/21	2019/20	2018/19
City of Newton	17.14000	17.14000	17.14000	17.14000	17.14000
Jasper County	7.08751	7.55742	7.84530	8.25697	8.25697
County Assessor	0.22743	0.23883	0.30697	0.40028	0.36790
Ag. Extension	0.16463	0.16794	0.17489	0.17674	0.18527
Newton CSD	15.78504	15.79199	15.79594	15.79274	15.78622
Des Moines Area	0.69448	0.67789	0.63533	0.65249	0.69468
State (Bruc./T.B.)	0.0024	0.0026	0.0027	0.0028	0.0029
Newton Resident:	41.10149	41.57667	41.90113	42.42202	42.43394

Source: Iowa Department of Management.

CURRENT FUND BALANCES (as of December 31, 2022)

Water Pollution Control	$7,277,387
Landfill Post Closure	6,185,816
Landfill	4,271,176
Bond Proceeds Fund-Capital	3,036,635
General	2,582,652
ARPA Fund	2,092,389
Road Use	1,604,370
Tax Increment Financing	1,167,621
Debt	651,959
Employee Benefits	573,578
Storm Water	440,331
Housing Initiative	327,963
Perpetual Care	324,380
Maytag	233,320
Hotel/Motel Tax	149,039
Golf	103,723
Memorial Gardens Perpetual Care	49,910
Central Business District	16,411
City Garage	(6,005)
Tort Liability	(75,610)
Totals	$31,007,045

Source: The City.

VALUATION BY PROPERTY CLASSIFICATION

The following table presents the 100% Assessed and Taxable Valuations of the City by property classification as January 1, 2021 and January 1, 2022 for collection in Fiscal Year 2022/23 and 2023/24.

	Assessment Year: 2021 Collection Year: 2022/23		Assessment Year: 2022* Collection Year: 2023/24	
	100% Actual Valuation	Taxable Valuation (With Rollback)	100% Actual Valuation	Taxable Valuation (With Rollback)
Residential	$694,692,710	$364,649,832	$788,115,874	$416,549,510
Commercial	$87,459,029	$73,851,411	$116,608,488	$83,847,698
Industrial	$25,567,933	$21,695,545	$26,145,076	$21,405,838
Multiresidential	$36,206,129	$21,586,440	$0	$0
Railroads	$473,370	$426,033	$475,590	$425,489
Utilities w/o Gas & Electric	$366,910	$366,910	$0	$0
Other	$0	$0	$0	$0
Gross Valuation	$844,766,081	$482,576,171	$931,345,028	$522,228,535
Less: Military Exemption	($1,105,644)	($1,105,644)	($1,070,456)	($1,070,456)
Net Valuation	$843,660,437	$481,470,527	$930,274,572	$521,158,079
TIF Increment	$90,694,235	$90,694,235	$96,765,424	$95,759,601
Taxed Separately				
Ag. Land	$2,449,830	$2,181,354	$2,338,460	$2,143,033
Ag. Buildings	$105,780	$94,188	$62,290	$57,084
Gas & Electric	$62,763,290	$9,689,898	$63,367,453	$9,612,837

Source: Iowa Department of Management.
TIF used to compute debt service levies and constitutional debt limit.
**Subject to final certification July 1, 2023.*

VALUATION TREND

Valuation Year	Payable Fiscal Year	100% Actual Valuation	Taxable Valuation (With Rollback)	Taxable Increment Valuation (TIF)	Total Taxable Valuation
2022*	2023/24	$1,092,808,199	$530,770,916	$95,759,601	$626,530,517
2021	2022/23	$999,673,572	$491,160,425	$90,694,235	$581,854,660
2020	2021/22	$924,588,012	$473,085,445	$84,594,768	$557,680,213
2019	2020/21	$919,354,430	$472,107,780	$73,179,022	$545,286,802
2018	2019/20	$836,191,397	$437,547,936	$70,756,610	$508,304,546
2017	2018/19	$814,886,719	$427,351,699	$70,492,342	$497,844,041

The 100% actual valuations, before rollback and after reduction of military exemption, include ag land and buildings, TIF increment, and gas and electric utilities and are used for calculating debt capacity. The taxable valuations, with the rollback and after the reduction of military exemption, include gas and electric utilities, exclude ag land and buildings and exclude taxable TIF increment value, which is shown separately. Iowa cities certify operating levies against taxable value excluding TIF increment. However, debt service levies are certified against taxable value including TIF increment.
Source: Iowa Department of Management.
**Subject to final certification July 1, 2023.*

DEBT LIMIT CALCULATION

The amount of general obligation debt a political subdivision of the State of Iowa can incur is controlled by constitutional debt limit which is an amount equal to 5% of the value of taxable property within its limits as ascertained by the last state and county tax lists. The Issuer's debt limit, based upon 2021 property valuations (payable FY 2022-23), is illustrated below:

Total Actual Market Value, 2021	$1,000,779,216
Less: Military Exemption	(1,105,644)
Actual Value for Debt Limit Calculation:	$999,673,572
	x 5%
Legal Debt Limit (A)	$49,983,679
Debt Applicable to Limit:	
General Obligation Debt	$34,710,000
TIF Rebate Obligation (Total Development Agreements)	348,167
Iowa Workforce Development Loan Guarantee [1]	375,938
Total Bonds/Notes Subject to Debt Limit (B)	$35,434,105
Legal Debt Limit Available (A - B)	$14,549,574
Percentage of Debt Limit Available	29.11%

1) City has guaranteed a Workforce Housing Loan through the Iowa Finance Authority ("IFA"). The total loan amount of $450,000 has been drawn with $375,938 currently outstanding. While the developer repays the debt, it is a general obligation of the City (IFA and the City execute the loan and assign interest to an outside lender and developer, respectively).

GENERAL OBLIGATION DEBT

General Obligation Debt Paid by Taxes and Tax Increment

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding as of April 19, 2023
6/2015A	$4,790,000	Various Improvements Urban Renewal Projects & Refunding (Taxable)	6/2025	$1,775,000
6/2015B	4,705,000	Various Improvements & Urban Renewal Projects	6/2026	2,070,000
8/2017A	1,448,000	Various Improvements & Urban Renewal Projects	6/2028	1,146,000
8/2017B	1,626,000	Various Improvements & Urban Renewal Projects	6/2028	1,377,000
12/2017C	2,388,000	Various Improvements & Urban Renewal Projects	6/2032	1,817,000
4/2019A	4,310,000	Various Improvements & Urban Renewal Projects	6/2038	3,870,000
4/2019B	3,095,000	Various Improvements & Urban Renewal Projects (Taxable)	6/2034	3,095,000
11/2019C	1,995,000	Various Improvements & Urban Renewal Projects (Taxable)	6/2033	1,800,000
4/2020A	2,340,000	Various Improvements & Urban Renewal Projects	6/2033	2,340,000
4/2020B	1,230,000	Various Improvements & Urban Renewal Projects (Taxable)	6/2033	1,230,000
10/2020C	5,745,000	Current Refunding 2012 and 2014B	6/2025	3,655,000
10/2020D	1,530,000	Various Improvements/Urban Renewal Projects/Refunding 2014A (Taxable)	6/2040	550,000
4/2021A	2,740,000	Various Improvements & Urban Renewal Projects	6/2040	2,740,000
4/2021B	430,000	Various Improvements (Taxable)	6/2040	430,000
4/2022A	1,670,000	General Obligation Corporate Purpose Bonds	6/2041	1,670,000
4/2022B	385,000	Taxable General Obligation Corporate Purpose Bonds	6/2041	385,000
4/2023	4,760,000	General Obligation Corporate Purpose	6/2042	4,760,000
			Total:	$34,710,000

Annual Fiscal Year G.O. Debt Service Payments Paid by Tax and Tax Increment

	G.O. Debt		Total Projected	Series 2023A			Total Projected
Fiscal Year	Outstanding Principal	Outstanding Interest	Principal and Interest	Principal	Interest	Principal and Interest	Principal and Interest
FY 2022-23	$3,258,000	$853,044	$4,111,044				$4,111,044
FY 2023-24	3,356,000	799,694	4,155,694		$214,132[1]	$214,132	4,369,826
FY 2024-25	3,420,000	726,681	4,146,681		191,760	191,760	4,338,441
FY 2025-26	1,911,000	629,097	2,540,097		191,760	191,760	2,731,857
FY 2026-27	2,081,000	559,024	2,640,024		191,760	191,760	2,831,784
FY 2027-28	1,989,000	501,904	2,490,904	$160,000	191,760	351,760	2,842,664
FY 2028-29	1,400,000	446,234	1,846,234	220,000	187,040	407,040	2,253,274
FY 2029-30	1,446,000	403,894	1,849,894	260,000	180,550	440,550	2,290,444
FY 2030-31	1,499,000	359,858	1,858,858	275,000	167,550	442,550	2,301,408
FY 2031-32	1,540,000	313,484	1,853,484	290,000	153,800	443,800	2,297,284
FY 2032-33	1,360,000	265,417	1,625,417	300,000	142,200	442,200	2,067,617
FY 2033-34	1,310,000	222,820	1,532,820	305,000	130,200	435,200	1,968,020
FY 2034-35	975,000	179,140	1,154,140	320,000	118,000	438,000	1,592,140
FY 2035-36	1,000,000	147,382	1,147,382	335,000	105,200	440,200	1,587,582
FY 2036-37	1,045,000	114,674	1,159,674	345,000	91,800	436,800	1,596,474
FY 2037-38	1,075,000	80,496	1,155,496	360,000	78,000	438,000	1,593,496
FY 2038-39	700,000	43,241	743,241	380,000	63,600	443,600	1,186,841
FY 2039-40	435,000	20,421	455,421	390,000	48,400	438,400	893,821
FY 2040-41	150,000	6,000	156,000	400,000	32,800	432,800	588,800
FY 2041-42				420,000	16,800	436,800	436,800
Total	$29,950,000	$6,672,505	$36,622,505	$4,760,000	$2,497,112	$7,257,112	$43,879,617

[1] *Includes capitalized interest amount of $103,647.*

OTHER CITY DEBT

Tax Increment Revenue Debt/Obligations: The City has entered into various development agreements relating to urban renewal project as follows:

Date of Issue	Original Amount	Purpose	Amount Obligated as of 4/19/23
Various	Various	Urban Renewal Development Agreements	$16,132,861

Sewer Revenue Debt: The City has revenue debt payable solely from net revenues of the sewer enterprise fund as follows:

Date of Issue	Original Amount	Purpose	Final Maturity	Amount Outstanding as of 4/19/23
4/2002	$2,261,000	Improvements (SRF Loan)	6/2023	$148,000
4/2007	2,722,000	Improvements (SRF Loan)	6/2027	798,000
1/2010	548,000	Improvements (SRF Loan)	6/2030	224,000
4/2021C	4,840,000	Improvements	6/2041	4,840,000
			Total	$6,010,000

Water Revenue Debt: The City has revenue debt payable solely from net revenues of the water enterprise fund as follows:

Date of Issue	Original Amount	Purpose	Final Maturity	Amount Outstanding as of 4/19/23
2/2020	$692,252	Improvements (SRF Loan)	6/2040	$634,000

Road Use Tax Revenue Debt: The City has revenue debt payable solely from Road Use Tax revenues as follows:

Date of Issue	Original Amount	Purpose	Final Maturity	Amount Outstanding as of 4/19/23
4/2021D	$1,990,000	Street Improvements	6/2033	$1,725,000

OTHER OBLIGATIONS

From time to time the City, pursuant to Section 403.9 of the Iowa Code and the Issuer's urban renewal plans, has entered into Development Agreements which contain payment obligations from the Issuer to an external party. The Issuer's payment requirements under these contracts are not structured as general liabilities of the Issuer, but rather are exclusively secured by and payable from a pledge of the City's incremental property tax revenues (TIF) to be derived from the taxable properties (or some subset thereof) contained within an urban renewal area of the Issuer pursuant to Section 403.19 of the Iowa Code. The City's payment obligations under these contracts are routinely contingent upon development or redevelopment performance requirements of the external party and are typically made subject to annual appropriation rights by the City Council. TIF Payments under these contracts are typically due and owing semi-annually on December 1 and June 1 of each fiscal year of the City.

The following table contains information on the City's more significant Development Agreements, each subject to annual appropriation by the City:

Third Party Agreement Name	Agreement Date	Maximum Amount Outstanding	Last Payment Date
Hotel Maytag	2017	$260,000	2034
McCann Housing Partners	2019	$549,580	2033
Leavenwealth Capital, LLC[1]	2018, reassigned 2022	$511,000	2031
Circle Development	2020, amended 2021	$13,525,000	2044
Van Maanen Electric	2021	$545,463	2027
Jasper Point Plaza, LLC[2]	2022, reassigned 2022	$150,000	2033
Theisen Real Estate, LLC	2022	$210,000	2028

[1] *Original agreement was with Lion Development Group in 2018 until being reassigned to LeavenWealth Capital, LLC in 2022.*
[2] *Original agreement was with Hopkins Properties, LLC in 2022 until being reassigned to Jasper Point Plaza, LLC in 2022.*

INDIRECT GENERAL OBLIGATION DEBT

Taxing District [1]	January 2021 Actual Valuation	January 2021 Taxable Valuation	G.O. Debt as of (as of April 2023)[2]	Allocable to City Percent	Allocable to City Amount
Jasper County	$3,209,142,688	$2,042,927,809	6,025,000	28.48%	$1,716,005
Newton CSD	$1,597,311,431	$970,135,829	$20,595,000	59.98%	$12,352,184
Des Moines Area CC [3]	$95,959,310,632	$60,138,654,472	38,250,000	0.97%	$370,077
				City's Share of Indirect Debt:	$14,652,836

1 Only political subdivisions with outstanding general obligation debts are included. The entire county, school district, or community college may not be within the boundaries of the City.
2 Outstanding General obligation debt is as reported in the most recent available audited financial statements or final official statement available on EMMA if more recent than the most recent available audited financial statements.
3 Industrial New Jobs Training Certificates are not included.
Source: Audited financial statements, EMMA

DEBT RATIOS

		Debt as a Percentage of		
	G.O. Debt	2021 Actual Market Value of $999,673,572	2021 Taxable Value of $581,854,660	Debt per Capita (15,760)
Total Direct General Obligation Debt	$34,710,000	3.47%	5.97%	$2,202
City's Share of Indirect Debt	$14,438,267	1.44%	2.48%	$916
Total Direct and Indirect Debt	$49,148,267	4.92%	8.45%	$3,119

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APPENDIX B

FORM OF BOND COUNSEL OPINION*

We hereby certify that we have examined certified copies of the proceedings (the "Proceedings") of the City Council of the City of Newton (the "Issuer"), in Jasper County, State of Iowa, passed preliminary to the issue by the Issuer of its General Obligation Corporate Purpose Bonds, Series 2023A (the "Bonds") in the amount of $4,760,000, in the denomination of $5,000 each, or any integral multiple thereof, dated April 19, 2023, in evidence of the Issuer's obligation under a certain loan agreement (the "Loan Agreement"), dated April 19, 2023, and pursuant to a resolution (the "Resolution") of the Issuer adopted on April 3, 2023. The Bonds mature on June 1 in each of the respective years and in the principal amounts and bear interest payable semiannually, commencing June 1, and December 1 in each year, beginning December 1, 2023, at the respective rates as follows:

Date	Principal	Interest Rate	Date	Principal	Interest Rate
2029	$ 380,000	____%	2035	$ 320,000	____%
2030	$ 260,000	____%	2036	$ 335,000	____%
2031	$ 275,000	____%	2037	$ 345,000	____%
2032	$ 290,000	____%	2038	$ 360,000	____%
2033	$ 300,000	____%	2042	$1,590,000	____%
2034	$ 305,000	____%			

Principal of the Bonds maturing in each of the years 2032 to 2042, inclusive, is subject to optional redemption prior to maturity on June 1, 2031, or on any date thereafter on terms of par plus accrued interest, and principal of the Bonds is subject to mandatory redemption in accordance with the schedules set out in the Resolution.

Based upon our examination, we are of the opinion, as of the date hereof, that:

1. The Proceedings show lawful authority for such issue under the laws of the State of Iowa.

2. The Bonds and the Loan Agreement are valid and binding general obligations of the Issuer.

3. All taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

4. The interest on the Bonds is excluded from gross income for federal income tax purposes and is not treated as a preference item in calculating the federal alternative minimum tax imposed on noncorporate taxpayers under the Internal Revenue Code of 1986 (the "Code"). The opinions set forth in the preceding sentence are subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. The Issuer has covenanted to comply with each such requirement. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds.

5. The Bonds are "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code. The opinion set forth in the preceding sentence is subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that the Bonds be, or continue to be, qualified tax-exempt obligations. The Issuer has covenanted to comply with each such requirement.

We express no opinion regarding other federal tax consequences arising with respect to the Bonds. We note, however, that interest on the Bonds may be taken into account in determining adjusted financial statement income for purposes of the federal alternative minimum tax imposed on applicable corporations (as defined in Section 59(k) of the Code) for tax years beginning after December 31, 2022.

The rights of the owners of the Bonds and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted to the extent constitutionally applicable, and their enforcement may also be subject to the exercise of judicial discretion in appropriate cases.

DORSEY & WHITNEY LLP

***This form of bond counsel opinion is subject to change pending the results of the sale of the Bonds contemplated herein.**

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APPENDIX C

FORM OF CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the City of Newton, Iowa (the "Issuer"), in connection with the issuance of $4,760,000 General Obligation Corporate Purpose Bonds, Series 2023A, (the "Bonds"), dated April 19, 2023. The Bonds are being issued pursuant to a resolution of the Issuer approved on April 3, 2023 (the "Resolution"). The Issuer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12.

Section 2. Definitions. In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Report" shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"Dissemination Agent" shall mean the Dissemination Agent, if any, designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

"EMMA" shall mean the MSRB's Electronic Municipal Market Access system available at http://emma.msrb.org.

"Financial Obligation" shall mean a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or, (iii) guarantee of either (i) or (ii). The term "Financial Obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB pursuant to the Rule.

"Holders" shall mean the registered holders of the Bonds, as recorded in the registration books of the Registrar.

"Listed Events" shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

"Municipal Securities Rulemaking Board" or "MSRB" shall mean the Municipal Securities Rulemaking Board, 1300 I Street NW, Suite 1000, Washington, DC 20005.

"Participating Underwriter" shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

"Rule" shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"State" shall mean the State of Iowa.

Section 3. Provision of Annual Reports.

(a) Not later than June 30 (the "Submission Deadline") of each year following the end of the 2022-2023 fiscal year, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file on EMMA an electronic copy of its Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate in a format and accompanied by such identifying information as prescribed by the MSRB. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Report and later than the Submission Deadline if they are not available by that date. If the Issuer's fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c), and the Submission Deadline beginning with the subsequent fiscal year will become one year following the end of the changed fiscal year.

(b) If the Issuer has designated a Dissemination Agent, then not later than fifteen (15) business days prior to the Submission Deadline, the Issuer shall provide the Annual Report to the Dissemination Agent.

(c) If the Issuer is unable to provide an Annual Report by the Submission Deadline, in a timely manner thereafter, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file a notice on EMMA stating that there has been a failure to provide an Annual Report on or before the Submission Deadline.

Section 4. Content of Annual Reports. The Issuer's Annual Report shall contain or include by reference the following:

(a) The **audited financial statements** of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles promulgated by the Financial Accounting Standards Board as modified in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under State law, as in effect from time to time, or, if and to the extent such audited financial statements have not been prepared in accordance with generally accepted accounting principles, noting the discrepancies therefrom and the effect thereof. If the Issuer's audited financial statements are not available by the Submission Deadline, the Annual Report shall contain unaudited financial information (which may include any annual filing information required by State law) accompanied by a notice that the audited financial statements are not yet available, and the audited financial statements shall be filed on EMMA when they become available.

(b) Tables, schedules or other information contained in the official statement for the Bonds, under the following captions:

- **GENERAL INFORMATION (only with respect to Issuer's population)**
- **BUILDING PERMIT TREND (Calendar Year)**
- **TAXABLE RETAIL SALES TREND**
- **LARGER TAXPAYERS BY VALUATION**
- **TAX COLLECTION TREND (All Funds)**
- **BREAKDOWN OF CITY TAX LEVY**
- **TAXABLE RATE PER $1,000 OF TAXABLE VALUATION (only with respect to Issuer)**
- **CURRENT FUND BALANCES (as of June 30)**
- **VALUATION BY PROPERTY CLASSIFICATION**
- **VALUATION TREND**
- **DEBT LIMIT CALCULATION**
- **GENERAL OBLIGATION DEBT**
- **OTHER CITY DEBT**
- **OTHER OBLIGATIONS**
- **DEBT RATIOS**

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer or related public entities, which are available on EMMA or are filed with the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available on EMMA. The Issuer shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events

(a) Pursuant to the provisions of this Section 5, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds:

(1) Principal and interest payment delinquencies.

(2) Non-payment related defaults, if material.

(3) Unscheduled draws on debt service reserves reflecting financial difficulties.

(4) Unscheduled draws on credit enhancements reflecting financial difficulties.

(5) Substitution of credit or liquidity providers, or their failure to perform.

(6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security.

(7) Modifications to rights of security holders, if material.

(8) Bond calls, if material, and tender offers.

(9) Defeasances.

(10) Release, substitution, or sale of property securing repayment of the securities, if material.

(11) Rating changes.

(12) Bankruptcy, insolvency, receivership or similar event of the obligated person.

Note to paragraph (12): For the purposes of the event identified in subparagraph (12), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

(13) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

(14) Appointment of a successor or additional trustee or the change of name of a trustee, if material.

(15) Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material.

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

(b) If a Listed Event described in Section 5(a) paragraph (2), (7), (8) (but only with respect to bond calls under (8)), (10), (13), (14), or (15) has occurred and the Issuer has determined that such Listed Event is material under applicable federal securities laws, the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB.

(c) If a Listed Event described in Section 5(a) paragraph (1), (3), (4), (5), (6), (8) (but only with respect to tender offers under (8)), (9), (11), (12), or (16) above has occurred the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB. Notwithstanding the foregoing, notice of Listed Events described in Section (5)(a) paragraphs (8) and (9) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to Holders of affected Bonds pursuant to the Resolution.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds or upon the Issuer's receipt of an opinion of nationally recognized bond counsel to the effect that, because of legislative action or final judicial action or administrative actions or proceedings, the failure of the Issuer to comply with the terms hereof will not cause Participating Underwriters to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended.

Section 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or Annual Report prepared by the Issuer pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be D.A. Davidson & Co.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) (i) the amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted; (ii) the undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and (iii) the amendment or waiver either (1) is approved by a majority of the Holders, or (2) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners; or

(b) the amendment or waiver is necessary to comply with modifications to or interpretations of the provisions of the Rule as announced by the Securities and Exchange Commission.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing audited financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(c), and (ii) the Annual Report for the year in which the change is made will present a comparison or other discussion in narrative form (and also, if feasible, in quantitative form) describing or illustrating the material differences between the audited financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. Direct, indirect, consequential and punitive damages shall not be recoverable by any person for any default hereunder and are hereby waived to the extent permitted by law. A default under this Disclosure Certificate shall not be deemed an event of default under the Resolution, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent, if any, shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Issuer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Participating Underwriters and Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Dated: April 19, 2023

CITY OF NEWTON, IOWA

By___________________________________
Mayor

Attest:

By___________________________________
City Clerk

APPENDIX D

AUDITED FINANCIAL STATEMENTS OF THE ISSUER

The financial statements are prepared on the basis of cash receipts and disbursements, which is a basis of accounting other than U.S. generally accepted accounting principles.

CITY OF NEWTON, IOWA

INDEPENDENT AUDITOR'S REPORTS
BASIC FINANCIAL STATEMENTS
SUPPLEMENTARY AND OTHER INFORMATION
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

JUNE 30, 2022

CITY OF NEWTON, IOWA
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INTRODUCTORY SECTION

GET TO KNOW **Newton**

March 3, 2023

To the Honorable Mayor, City Council, and Citizens of the City of Newton, Iowa:

I am pleased to submit the Annual Financial Report for the City of Newton, Iowa, for the fiscal year ended June 30, 2022, and to provide information about the City organization and community. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City.

To the best of our knowledge and belief, the enclosed data are accurate in all material respects and are reported in a manner designed to present fairly the financial statements on the basis of cash receipts and disbursements, which is a comprehensive basis of accounting other than the U.S. Generally Accepted Accounting Principles. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

The Annual Financial Report is presented in four sections: Introductory, Financial, Compliance, and Statistical. The Introductory section includes the table of contents, letter of transmittal, and a list of City officials. The Financial section includes the independent auditor's report, Management's Discussion and Analysis, the basic financial statements, other information, and supplementary information.

The Compliance Section includes the Auditor's Report on Internal Control over Financial Reporting and Compliance and other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards. The Statistical section includes selected financial and demographic information generally presented on a multi-year basis.

The City of Newton has operated under a Mayor-Council form of government with an appointed City Administrator since 1982. Policy-making and legislative authority are vested in the governing Council, which consists of a Mayor and six-member City Council. The City Council is responsible for adopting ordinances, policy resolutions, the Annual Budget and Capital Improvement Plan, appointing committees, and hiring the City Administrator, City Attorney, and City Clerk.

City of Newton 101 W 4th Street S, P.O. Box 399, Newton, IA 50208 | (641) 792-2787 | www.NewtonGov.org | www.GetToKnowNewton.com

The City Administrator is responsible for overseeing the day-to-day operations of the City and for appointing and supervising the City's Department Directors. The City Council is elected on a non-partisan basis to four-year staggered terms, with three City Council members elected every two years. The Mayor is elected for a two-year term. Four of the City Council members are elected within their respective wards, and the Mayor and the two remaining City Council members are elected at-large.

This Report includes all funds of the City of Newton except for the Newton Waterworks and all discretely presented component units. The City provides a full range of services including police and fire protection, sanitation services, the construction and maintenance of roads, streets and infrastructure, inspection and licensing functions, maintenance of grounds and buildings, municipal airport, library, cemetery, and parks and recreation activities. In addition to general government activities, the City owns and operates enterprises for a regional landfill, water pollution control facility, and golf course.

ECONOMIC CONDITION AND OUTLOOK

The City of Newton serves as the Jasper County seat and as a local employment center. It is a regional retail hub, with a full range of shopping and services that represent more than 75% of the sales in Jasper County. The official population now stands at 15,760, which is the largest population in the City's history.

The overall outlook for Newton is positive. Supported by significant housing and retail initiatives, Newton has seen economic growth in the last 12 months. In 2022, the City issued building permits for new residential construction with a total valuation of $5,043,400. Total valuation for all permits issued in Fiscal Year 2022 had a valuation of $15,845,232.68.

Newton remains the stable home of many strong local employers such as Van Maanen Electric, Rock Communications, MercyOne Newton Medical Center, The Vernon Company, Progress Industries, Thombert, Inc., the Newton Community School District, Hy-Vee, Graphic Packaging and Wal-Mart. After decreasing from FY13 to FY17, total assessed value in the City of Newton grew during FY22 for the fifth year in a row. In June 2022, the unemployment rate was at 2.7%, down from 4.7% in June of 2021.

The community is located along major transportation routes near an expanding metropolitan area and is intentionally diversifying its economic base. Newton continues to position itself for consistent future residential, commercial and industrial growth.

CITY OPERATIONS

The Mayor and City Council conduct goal setting activities on an annual basis in order to provide City staff with direction concerning priority projects for the community. The City's 2020-2022 City Council Goals were adopted in November of 2020 and focused on increased public safety services, housing development, street improvements and continued economic development. The FY22-FY26 Capital Improvement Plan (CIP) was adopted in April of 2021. The City's Comprehensive Plan, *Envision Newton 2042*, was adopted by the City of Newton in December 2022 following a year-long public input process. *Envision Newton 2042*, together with the annual budget and multi-year Capital Improvement Plan (CIP), provides the framework for the City Council's decisions regarding community priorities and investments.

FINANCIAL INFORMATION

City administration is responsible for establishing and maintaining internal control designed to ensure that the assets of the City are protected from loss, theft, or misuse and to ensure adequate accounting data is compiled to allow for the preparation of financial statements in conformity with the Cash Basis of Accounting, which is another comprehensive basis of accounting. Internal control is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of "reasonable assurance" recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived and (2) the valuation of costs and benefits requires estimates and judgments by management.

BUDGETING CONTROLS

The City maintains budgeting controls to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the City Council. All funds are included in the annual appropriated budget. The level of budgeting control (that is, the level at which expenditures cannot legally exceed the appropriated amount) is at the program level. As demonstrated by the financial statements and schedules included in the Financial Section of this Report, the City continues to meet its responsibility for sound financial management.

DEBT ADMINISTRATION

On June 30, 2022, the City of Newton had a number of debt issues outstanding. In Fiscal Year 2021-22, the City maintained an A+ rating from S&P Global Ratings on General Obligation Bond issues. Under current state statutes, the City's General Obligation debt issues are subject to a legal limitation based on 5% of total actual value of real property. The City looks for, and calls in, bond issues that will generate annual principal and interest savings.

CASH MANAGEMENT

Cash temporarily idle during the year was invested in demand deposits and certificates of deposit. The Investment Policy adopted by the City Council stresses the importance of capital preservation. The Policy directives intend to minimize credit and market risks while maintaining a competitive yield on the portfolio. Accordingly, deposits were either covered by Federal Depository Insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa.

RISK MANAGEMENT

The City is fully insured for its general and auto liability as well as public official, police professional, and ambulance professional liability. Workers' compensation coverage is provided through a statewide risk pool for local governments, the Iowa Municipalities Workers' Compensation Association (IMWCA). The City is fully insured for all insurance plans for medical, dental, and prescription drug expenses.

INDEPENDENT AUDIT

State statutes require an annual audit by independent certified public accountants. Gronewold, Bell, Kyhnn & Co. P.C. has issued unmodified opinions on the City of Newton's governmental activities, the business type activities, each major fund, and aggregate remaining funds financial statements for the year ended June 30, 2022. The independent auditor's report on the general-purpose financial statements and combining and individual fund statements and schedules is included in the Financial Section of this report.

ACKNOWLEDGMENTS

I am grateful for the support and interest of the Mayor and City Council, Department Directors, and other management Staff for their conscientiousness in planning and conducting the financial operations of the City of Newton in a responsible and progressive manner. Preparation of this Report could not have been accomplished without the dedicated services of the Finance Officer and the efficient assistance of the City's independent auditors.

Respectfully submitted,

Matt Muckler
City Administrator

CITY OF NEWTON, IOWA
OFFICIALS

(Before January, 2022)

Name	Title	Term Expires
Michael Hansen	Mayor	January, 2022
Mark Hallam	Mayor Pro-tem	January, 2024
Craig Trotter	Council Member	January, 2024
Dean Stonner	Council Member	January, 2022
Steve Mullan	Council Member	January, 2022
Evelyn George	Council Member	January, 2022
Randy Ervin	Council Member	January, 2024
Matt Muckler	City Administrator	Indefinite
Katrina Davis	City Clerk	Indefinite
Matthew Brick	City Attorney	Indefinite
Lisa Frasier	Finance Officer	Indefinite

(After January, 2022)

Michael Hansen	Mayor	January, 2024
Evelyn George	Mayor Pro-tem	January, 2026
Mark Hallam	Council Member	January, 2024
Craig Trotter	Council Member	January, 2024
Melissa Dalton	Council Member	January, 2026
Vicki Wade	Council Member	January, 2026
Randy Ervin	Council Member	January, 2024
Matt Muckler	City Administrator	Indefinite
Katrina Davis	City Clerk	Indefinite
Matthew Brick	City Attorney	Indefinite
Lisa Frasier	Finance Officer	Indefinite

FINANCIAL SECTION

Gronewold, Bell, Kyhnn & Co. P.C.
CERTIFIED PUBLIC ACCOUNTANTS • BUSINESS AND FINANCIAL CONSULTANTS

1910 EAST 7th STREET BOX 369
ATLANTIC, IOWA 50022-0369
(712) 243-1800
FAX (712) 243-1265
CPA@GBKCO.COM

KENNETH P. TEGELS
CHRISTOPHER J. NELSON
DAVID A. GINTHER
DUSTIN T. VEENSTRA

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council

Report on the Audit of the Financial Statements

Adverse and Unmodified Opinions

We have audited the accompanying financial statements of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City of Newton, Iowa, as of and for the year ended June 30, 2022, and the related notes to financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Summary of Opinions

Opinion Unit	Type of Opinion
Governmental Activities	Unmodified
Business Type Activities	Unmodified
Aggregate Discretely Presented Component Units	Adverse
Major Governmental Funds:	
General	Unmodified
Special Revenue:	
Road Use Tax	Unmodified
Employee Benefits	Unmodified
Urban Renewal Tax Increment	Unmodified
Debt Service	Unmodified
Capital Projects	Unmodified
Major Enterprise Funds:	
Sewer	Unmodified
Landfill	Unmodified
Aggregate Remaining Fund Information	Unmodified

Adverse Opinion on Aggregate Discretely Presented Component Units

In our opinion, because of the significance of the matter discussed in the Basis for Adverse and Unmodified Opinions section, the financial statements referred to above do not present fairly the financial position of the aggregate discretely presented component units of the City of Newton as of June 30, 2022, or the changes in financial position thereof for the year then ended in accordance with the basis of accounting described in Note 1.

To the Honorable Mayor and
Members of the City Council

Unmodified Opinions on Governmental Activities, Business-Type Activities, Each Major Fund and Aggregate Remaining Fund Information

In our opinion the financial statements referred to above present fairly, in all material respects, the respective cash basis financial position of the governmental activities, the business type activities, each major fund, and the aggregate remaining fund information of the City of Newton as of June 30, 2022, and the respective changes in cash basis financial position for the year then ended in accordance with the cash basis of accounting described in Note 1.

Basis for Adverse and Unmodified Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Newton, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our adverse and unmodified audit opinions.

Matters Giving Rise to Adverse Opinion on the Aggregate Discretely Presented Component Units

The financial statements do not include financial data for the City's legally separate component units. Accounting principles applicable to the cash basis of accounting require the financial data for those component units to be reported with the financial data of the City's primary government unless the City also issues financial statements for the financial reporting entity which include the financial data for its component units. The City has not issued such reporting entity financial statements. The amounts by which this departure would affect the receipts, disbursements and cash balances of the aggregate discretely presented component units has not been determined.

Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared on the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting described in Note 1, and for determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Newton's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and Government Auditing Standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and Government Auditing Standards, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Newton's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Newton's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise City of Newton's basic financial statements. We previously audited, in accordance with the standards referred to in the Auditor's Responsibilities for the Audit of the Financial Statements section of this report, the financial statements for the seven years ended June 30, 2021 (which are not presented herein) and expressed adverse and unmodified opinions on those financial statements which were prepared on the cash basis of accounting. The financial statements for the two years ended June 30, 2014 (none of which are presented herein), were audited by other auditors whose report expressed adverse and unmodified opinions on those financial statements which were prepared on the cash basis of accounting. The supplementary information included in Schedules 1 through 3, including the Schedule of Expenditures of Federal Awards required by Title 2, U.S. Code of Federal Regulations, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (Uniform Guidance), is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information in Schedules 1 through 3 is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

To the Honorable Mayor and
Members of the City Council

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the Introductory Section, Management's Discussion and Analysis, the Budgetary Comparison Information, the Schedules of the City's Proportionate Share of the Net Pension Liability, the Schedules of City Contributions and the Statistical Section on pages 2 through 2c, 5 through 5f, 39 through 46 and 62 through 70, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated March 3, 2023 on our consideration of the City of Newton's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering City of Newton's internal control over financial reporting and compliance.

Gronewold, Bell, Kyhnn & Co. P.C.

Atlantic, Iowa
March 3, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

The City of Newton provides this Management's Discussion and Analysis of its financial statements. This narrative overview and analysis of the financial activities is for the fiscal year ended June 30, 2022. We encourage readers to consider this information in conjunction with the City's financial statements, which follow.

2022 FINANCIAL STATEMENTS

- Receipts of the City's governmental activities decreased 29.8%, or approximately $10,550,000, from fiscal year 2021 to fiscal year 2022. Grants, contributions and restricted interest receipts decreased by approximately $786,000, and debt proceeds decreased by approximately $10,380,000.
- Disbursements of the City's governmental activities decreased 24.4%, or approximately $8,233,000, in fiscal year 2022 over fiscal year 2021. Capital projects disbursements decreased by approximately $3,440,000 and payments to refund debt decreased by approximately $6,890,000.
- The City's total cash basis net position increased 3.4%, or approximately $948,000, from June 30, 2021 to June 30, 2022. Of this amount, the cash basis net position of the governmental activities decreased approximately $98,000 and the cash basis net position of the business type activities increased approximately $1,046,000.

USING THIS ANNUAL REPORT

The annual report consists of a series of financial statements and other information as follows:

Management's Discussion and Analysis introduces the basic financial statements and provides an analytical overview of the City's financial activities.

The Government-wide Financial Statement consists of a Cash Basis Statement of Activities and Net Position. This statement provides information about the activities of the City as a whole and presents an overall view of the City's finances.

The Fund Financial Statements tell how governmental services were financed as well as what remains for future spending. Fund financial statements report the City's operations in more detail than the government-wide financial statement by providing information about the most significant funds.

Notes to Financial Statements provide additional information essential to a full understanding of the data provided in the basic financial statements.

Other Information further explains and supports the financial statements with a comparison of the City's budget for the year and the City's proportionate share of the net pension liability and related contributions.

Supplementary Information provides detailed information about the nonmajor governmental funds. In addition, the Schedule of Expenditures of Federal Awards provides details of various federal programs benefiting the City.

BASIS OF ACCOUNTING

The City maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. generally accepted accounting principles. Therefore, when reviewing the financial information and discussion within this annual report, the reader should keep in mind the limitations resulting from the use of the cash basis of accounting.

REPORTING THE CITY'S FINANCIAL ACTIVITIES

Government-wide Financial Statement

One of the most important questions asked about the City's finances is, "Is the City as a whole better off or worse off as a result of the year's activities?" The Cash Basis Statement of Activities and Net Position reports information which helps answer this question.

The Cash Basis Statement of Activities and Net Position presents the City's net position. Over time, increases or decreases in the City's net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Cash Basis Statement of Activities and Net Position is divided into two kinds of activities:

- Governmental Activities include public safety, public works, culture and recreation, community and economic development, general government, debt service and capital projects. Property tax and state and federal grants finance most of these activities.

- Business Type Activities include the sanitary sewer system, the landfill, the golf course, and the storm water. These activities are financed primarily by user charges.

Fund Financial Statements

The City has two kinds of funds:

1) Governmental funds account for most of the City's basic services. These funds focus on how money flows into and out of those funds, and the balances at year-end that are available for spending. The governmental funds include: 1) the General Fund, 2) the Special Revenue Funds, such as Road Use Tax, Employee Benefits and Urban Renewal Tax Increment, 3) the Debt Service Fund, 4) the Capital Projects Fund, and 5) the Permanent Funds. The governmental fund financial statements provide a detailed view of the City's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs.

   The required financial statement for governmental funds is a Statement of Cash Receipts, Disbursements and Changes in Cash Balances.

2) Proprietary funds account for the City's Enterprise Funds. Enterprise Funds are used to report business type activities. The City maintains separate Enterprise Funds to provide information for the Sewer and Landfill Funds, considered to be major funds of the City.

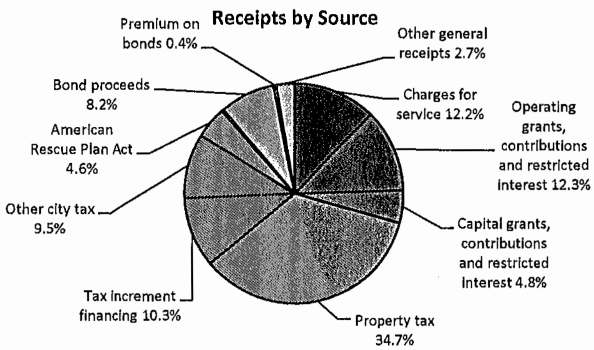
   The required financial statement for proprietary funds is a Statement of Cash Receipts, Disbursements and Changes in Cash Balances.

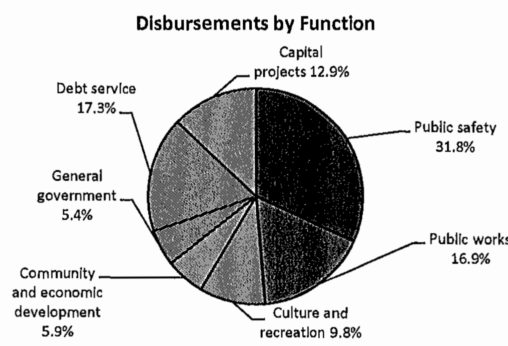
GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of financial position. The City's cash balance for governmental activities decreased from a year ago, decreasing from approximately $11.075 million to approximately $10.977 million. The analysis that follows focuses on the changes in cash basis net position of governmental activities.

Changes in Cash Basis Net Position of Governmental Activities
(Expressed in Thousands)

	Year ended June 30, 2022	Year ended June 30, 2021
Receipts:		
Program receipts:		
Charges for service	$ 3,026	$ 3,181
Operating grants, contributions and restricted interest	3,063	3,650
Capital grants, contributions and restricted interest	1,209	1,408
General receipts:		
Property tax	8,643	8,572
Tax increment financing	2,564	2,318
Other city tax	2,375	2,195
American Rescue Plan Act	1,135	--
Unrestricted interest on investments	67	64
Bond proceeds	2,055	12,435
Premium on bonds	99	404
Other general receipts	671	1,230
Total receipts	24,907	35,457
Disbursements:		
Public safety	8,106	7,718
Public works	4,310	3,385
Culture and recreation	2,501	2,224
Community and economic development	1,500	1,078
General government	1,391	1,406
Debt service	4,426	4,326
Capital projects	3,280	6,720
General Obligation notes refunded	--	6,890
Total disbursements	25,514	33,747
Change in cash basis net position before transfers	(607)	1,710
Transfers, net	509	299
Change in cash basis net position	(98)	2,009
Cash basis net position beginning of year	11,075	9,066
Cash basis net position end of year	$ 10,977	$ 11,075





GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The City's total receipts for governmental activities decreased 29.8%, or approximately $10,550,000, over the prior year. The total cost of all programs and services decreased approximately $8,233,000, or 24.4%, with no new programs added this year. The decrease in receipts was primarily the result of debt proceed receipts. The decrease in disbursements was primarily the result of the capital projects disbursements and refunding debt payments.

The cost of all governmental activities this year was approximately $25.514 million compared to approximately $33.747 million last year. The City's disbursements decreased the most in the capital projects function. Overall, the City's governmental activities program receipts, including intergovernmental aid and fees for services, decreased in fiscal year 2022 from approximately $8,239,000 to approximately $7,298,000, principally due to receiving less in capital grants, contributions and restricted interest.

Changes in Cash Basis Net Position of Business Type Activities
(Expressed in Thousands)

	Year ended June 30, 2022	Year ended June 30, 2021
Receipts:		
Program receipts:		
Charges for service:		
Sewer	$ 3,054	$ 2,965
Landfill	1,860	2,243
Golf	416	387
Stormwater	562	230
Operating grants, contributions and restricted interest	7	10
General receipts:		
Unrestricted interest on investments	104	73
Bond proceeds	--	4,840
Premium on bonds	--	206
Other general receipts	250	280
Total receipts	6,253	11,234
Disbursements:		
Sewer	2,382	2,253
Landfill	1,409	966
Golf	476	424
Stormwater	431	7
Total disbursements	4,698	3,650
Change in cash basis net position before transfers	1,555	7,584
Transfers, net	(509)	(299)
Change in cash basis net position	1,046	7,285
Cash basis net position beginning of year	16,872	9,587
Cash basis net position end of year	$ 17,918	$ 16,872

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Total business type activities receipts for the fiscal year were approximately $6.253 million compared to approximately $11.234 million last year. This decrease was due to less bond proceeds. Total disbursements for the fiscal year increased 28.71% to approximately $4.698 million due to increased sewer, landfill, golf and stormwater disbursements.

INDIVIDUAL MAJOR GOVERNMENTAL FUND ANALYSIS

As the City of Newton completed the year, its governmental funds reported a combined fund balance of $10,977,498, a decrease of approximately $98,000 from last year's total of $11,075,257. The following are the major reasons for the changes in fund balances of the major funds from the prior year.

- The General Fund cash balance decreased $344,534 from the prior year to $3,201,880. Disbursements increased $736,068, or 8.4%, over the prior year. The intergovernmental receipts decreased approximately $582,000, primarily due to the City receiving less funding from the Coronavirus Relief Fund and Disaster Grants.

- The Special Revenue, Road Use Tax Fund cash balance decreased $902,292 to $2,064,886. Receipts, along with debt proceeds and sale of assets, decreased 49.1% and disbursements increased 64.2%.

- The Special Revenue, Employee Benefits Fund cash balance increased $69,274 to $470,054, primarily due to property tax collections plus transfers being more than benefits paid.

- The Special Revenue, Urban Renewal Tax Increment Fund cash balance decreased $211,054 to $(111,223). The City collected more in tax increment financing receipts in the current year while disbursing more of rebate payments to developers.

- The Debt Service Fund cash balance increased $50,016 to $110,839.

- The Capital Projects Fund cash balance increased $1,250,136 to $4,276,868.

INDIVIDUAL MAJOR BUSINESS TYPE FUND ANALYSIS

- The Enterprise, Sewer Fund cash balance increased $423,178 to $7,032,372, due to increased operating receipts in the current year.

- The Enterprise, Landfill Fund cash balance increased $365,336 to $10,386,586 due to operating receipts being more than operating disbursements in the current year.

BUDGETARY HIGHLIGHTS

Over the course of the year, the City amended its budget one time. The amendment was approved on May 16, 2022 and resulted in an increase in operating disbursements/expenses in the amount of $2,038,161.

The City's receipts were $964,498 less than budgeted. This was primarily due to actual receipts in miscellaneous being more than budgeted and actual receipts in intergovernmental being less than budgeted.

Actual disbursements/expenses were $9,997,303 less than the amended budget. This was primarily due to actual disbursements/expenses in the public works, capital projects and business type activities being less than budgeted.

The City exceeded the amounts budgeted in the debt service function for the year ended June 30, 2022 due to higher costs on debt obligations.

DEBT ADMINISTRATION

At June 30, 2022, the City had $38,071,753 of bonds and other long-term debt outstanding, compared to $39,778,220 last year as shown below.

Outstanding Debt at Year-End
(Expressed in Thousands)

	Year ended June 30,	
	2022	2021
General obligation bonds and notes	$ 30,337	$ 31,466
Road use tax revenue bonds	1,725	1,990
Sewer revenue bonds and notes	6,010	6,322
Total	$ 38,072	$ 39,778

Debt decreased as a result of new debt proceeds of $2,055,000 were less than the scheduled principal payments made of $3,761,467.

The City was assigned a general obligation bond rating of A+ by S&P Global Ratings in March of 2019. The Constitution of the State of Iowa limits the amount of general obligation debt cities can issue to 5% of the assessed value of all taxable property within the City's corporate limits. The City's outstanding general obligation debt of $30,336,753 is significantly below its constitutional debt limit of approximately $46 million. Additional information about the City's long-term debt is presented in Note 3 to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The City of Newton's elected and appointed officials and citizens considered many factors when setting the fiscal year 2023 budget, tax rates, and fees charged for various City activities. One of those factors is the economy. Unemployment in Jasper County now stands at 2.7% versus 4.7% a year ago. This compares with the State's unemployment rate of 2.6% and the national rate of 3.6%. All unemployment figures are as of June 30, 2022.

These indicators were taken into account when adopting the budget for fiscal year 2023. Amounts available for appropriation in the operating budget, including balances on hand and other financing sources, are approximately $66.5 million, an increase of 9.2% from the final fiscal year 2022 budget. The increase is due primarily to the City having unused bond proceeds for capital items. Budgeted disbursements/expenses increased by approximately $3 million dollars which is mainly attributed to spending of capital funds in reserve.

If these estimates are realized, the City's budgeted cash balance is expected to decrease approximately 2.15 million dollars by the close of fiscal year 2023.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact Lisa Frasier, Finance Officer, 101 W. 4th Street S., Newton, Iowa 50208.

CITY OF NEWTON, IOWA
CASH BASIS STATEMENT OF ACTIVITIES AND NET POSITION

As of and for the year ended June 30, 2022

		Program Receipts	
	Disbursements	Charges for Service	Operating Grants, Contributions, and Restricted Interest
Functions/Programs:			
Governmental activities:			
Public safety	$ 8,105,964	$ 1,452,530	$ 456,655
Public works	4,310,447	1,087,313	2,265,942
Culture and recreation	2,500,498	312,640	110,907
Community and economic development	1,499,908	40,541	155,509
General government	1,390,931	133,378	35,105
Debt service	4,425,726	--	38,244
Capital projects	3,280,460	--	390
Total governmental activities	25,513,934	3,026,402	3,062,752
Business type activities:			
Sewer	2,381,760	3,054,361	4,512
Landfill	1,408,597	1,860,155	1,939
Golf	476,074	415,868	--
Stormwater	431,542	562,019	--
Total business type activities	4,697,973	5,892,403	6,451
Total	$ 30,211,907	$ 8,918,805	$ 3,069,203

General Receipts and Transfers:
- Property and other city tax levied for:
  - General purposes
  - Debt service
- Tax increment financing
- Hotel motel tax
- Franchise fees
- Local option sales tax
- Speedway ticket surcharge
- American Rescue Plan Act
- Unrestricted interest on investments
- Proceeds from sale of assets
- Bond proceeds
- Premium on bonds
- Miscellaneous
- Transfers

Total general receipts and transfers

Change in cash basis net position

Cash basis net position beginning of year

Cash basis net position end of year

(continued next page)

Program Receipts	Net (Disbursements) Receipts and Changes in Cash Basis Net Position		
Capital Grants, Contributions, and Restricted Interest	Governmental Activities	Business Type Activities	Total
$ --	$(6,196,779)	$ --	$(6,196,779)
--	(957,192)	--	(957,192)
--	(2,076,951)	--	(2,076,951)
--	(1,303,858)	--	(1,303,858)
--	(1,222,448)	--	(1,222,448)
--	(4,387,482)	--	(4,387,482)
1,209,251	(2,070,819)	--	(2,070,819)
1,209,251	(18,215,529)	--	(18,215,529)
--	--	677,113	677,113
--	--	453,497	453,497
--	--	(60,206)	(60,206)
--	--	130,477	130,477
--	--	1,200,881	1,200,881
$ 1,209,251	(18,215,529)	1,200,881	(17,014,648)
	7,344,170	--	7,344,170
	1,298,808	--	1,298,808
	2,563,566	--	2,563,566
	314,021	--	314,021
	85,564	--	85,564
	2,061,113	--	2,061,113
	320,000	--	320,000
	1,135,029	--	1,135,029
	66,581	103,893	170,474
	224,062	44,055	268,117
	2,055,000	--	2,055,000
	99,565	--	99,565
	41,141	205,864	247,005
	509,150	(509,150)	--
	18,117,770	(155,338)	17,962,432
	(97,759)	1,045,543	947,784
	11,075,257	16,872,385	27,947,642
	$ 10,977,498	$ 17,917,928	$ 28,895,426

CITY OF NEWTON, IOWA
CASH BASIS STATEMENT OF ACTIVITIES AND NET POSITION - Continued

As of and for the year ended June 30, 2022

		Program Receipts	
	Disbursements	Charges for Service	Operating Grants, Contributions, and Restricted Interest
Cash Basis Net Position			
Restricted:			
Nonexpendable:			
Cemetery perpetual care			
Permanent endowments			
Expendable:			
Streets			
Urban renewal purposes			
Housing initiative			
Capital projects			
Debt service			
Waste reduction			
Closure and postclosure care			
Other purposes			
Unrestricted			
Total cash basis net position			

The accompanying notes are an integral part of these statements.

Program Receipts	Net (Disbursements) Receipts and Changes in Cash Basis Net Position		
Capital Grants, Contributions, and Restricted Interest	Governmental Activities	Business Type Activities	Total
	$ 370,860	$ --	$ 370,860
	233,320	--	233,320
	2,064,886	--	2,064,886
	(111,223)	--	(111,223)
	340,658	--	340,658
	3,197,063	--	3,197,063
	110,839	37,306	148,145
	--	186,017	186,017
	--	6,164,980	6,164,980
	1,569,215	--	1,569,215
	3,201,880	11,529,625	14,731,505
	$ 10,977,498	$ 17,917,928	$ 28,895,426

CITY OF NEWTON, IOWA
STATEMENT OF CASH RECEIPTS, DISBURSEMENTS
AND CHANGES IN CASH BALANCES
GOVERNMENTAL FUNDS

As of and for the year ended June 30, 2022

		Special Revenue	
	General	Road Use Tax	Employee Benefits
Receipts:			
Property tax	$ 4,119,645	$ --	$ 2,821,546
Local option sales tax	--	--	--
Tax increment financing	--	--	--
Other city tax	397,869	--	57,583
Licenses and permits	317,614	--	--
Use of money and property	98,508	--	--
Intergovernmental	706,617	2,169,087	75,144
Charges for service	2,320,622	--	--
Special assessments	14,481	--	--
Miscellaneous	422,030	10,000	114,070
Total receipts	8,397,386	2,179,087	3,068,343
Disbursements:			
Operating:			
Public safety	4,221,821	--	2,756,450
Public works	1,322,116	2,775,714	178,385
Culture and recreation	1,834,214	--	488,485
Community and economic development	894,972	50,665	110,095
General government	1,203,888	--	187,043
Debt service	--	330,672	--
Capital projects	--	--	--
Total disbursements	9,477,011	3,157,051	3,720,458
Excess (deficiency) of receipts over (under) disbursements	(1,079,625)	(977,964)	(652,115)
Other financing sources (uses):			
Bond proceeds	--	--	--
Premium on bonds	--	--	--
Proceeds from sale of assets	71,013	33,751	--
Transfers in	804,843	140,765	721,389
Transfers out	(140,765)	(98,844)	--
Total other financing sources (uses)	735,091	75,672	721,389
Change in cash balances	(344,534)	(902,292)	69,274
Cash balances beginning of year	3,546,414	2,967,178	400,780
Cash balances end of year	$ 3,201,880	$ 2,064,886	$ 470,054

(continued next page)

Special Revenue Urban Renewal Tax Increment	Debt Service	Capital Projects	Nonmajor	Total
$ --	$ 1,245,570	$ --	$ 18,010	$ 8,204,771
--	--	--	2,061,113	2,061,113
2,563,566	--	--	--	2,563,566
--	21,512	--	--	476,964
--	--	--	--	317,614
4,921	2,277	20,715	2,282	128,703
57,336	31,726	2,344,280	1,640	5,385,830
--	--	--	--	2,320,622
--	--	--	--	14,481
320,000	38,244	390	150,000	1,054,734
2,945,823	1,339,329	2,365,385	2,233,045	22,528,398
--	--	--	1,127,693	8,105,964
--	--	--	34,232	4,310,447
--	--	--	177,799	2,500,498
252,844	--	--	191,332	1,499,908
--	--	--	--	1,390,931
--	3,935,022	160,032	--	4,425,726
--	--	3,280,460	--	3,280,460
252,844	3,935,022	3,440,492	1,531,056	25,513,934
2,692,979	(2,595,693)	(1,075,107)	701,989	(2,985,536)
--	--	2,055,000	--	2,055,000
--	--	99,565	--	99,565
75,000	--	34,203	10,095	224,062
--	2,645,709	136,475	--	4,449,181
(2,979,033)	--	--	(721,389)	(3,940,031)
(2,904,033)	2,645,709	2,325,243	(711,294)	2,887,777
(211,054)	50,016	1,250,136	(9,305)	(97,759)
99,831	60,823	3,026,732	973,499	11,075,257
$(111,223)	$ 110,839	$ 4,276,868	$ 964,194	$ 10,977,498

CITY OF NEWTON, IOWA
STATEMENT OF CASH RECEIPTS, DISBURSEMENTS
AND CHANGES IN CASH BALANCES
GOVERNMENTAL FUNDS - Continued

As of and for the year ended June 30, 2022

		Special Revenue	
	General	Road Use Tax	Employee Benefits
Cash Basis Fund Balances			
Nonspendable:			
Cemetery perpetual care	$ --	$ --	$ --
Park endowment	--	--	--
Restricted for:			
Streets	--	2,064,886	--
Urban renewal purposes	--	--	--
Housing initiative	--	--	--
Capital projects	--	--	--
Debt service	--	--	--
American Rescue Plan Act projects	--	--	--
Other purposes	--	--	470,054
Assigned for:			
Library reserve	62,319	--	--
Other purposes	18,656	--	--
Unassigned	3,120,905	--	--
Total cash basis fund balances	$ 3,201,880	$ 2,064,886	$ 470,054

The accompanying notes are an integral part of these statements.

Special Revenue Urban Renewal Tax Increment	Debt Service	Capital Projects	Nonmajor	Total
$ --	$ --	$ --	$ 370,860	$ 370,860
--	--	--	233,320	233,320
--	--	--	--	2,064,886
(111,223)	--	--	--	(111,223)
--	--	--	340,658	340,658
--	--	3,197,063	--	3,197,063
--	110,839	--	--	110,839
--	--	1,079,805	--	1,079,805
--	--	--	19,356	489,410
--	--	--	--	62,319
--	--	--	--	18,656
--	--	--	--	3,120,905
$(111,223)	$ 110,839	$ 4,276,868	$ 964,194	$ 10,977,498

CITY OF NEWTON, IOWA
STATEMENT OF CASH RECEIPTS, DISBURSEMENTS
AND CHANGES IN CASH BALANCES
PROPRIETARY FUNDS

As of and for the year ended June 30, 2022

	Enterprise	
	Sewer	Landfill
Operating receipts:		
Charges for service	$ 3,054,361	$ 1,828,795
Total operating receipts	3,054,361	1,828,795
Operating disbursements:		
Business type activities	1,467,202	801,796
Total operating disbursements	1,467,202	801,796
Excess (deficiency) of operating receipts over (under) operating disbursements	1,587,159	1,026,999
Non-operating receipts (disbursements):		
Interest on investments	41,394	61,029
Miscellaneous	18,247	9,305
Intergovernmental	86	109
Rent	--	31,360
Proceeds from sale of assets	--	43,335
Debt service	(482,868)	--
Capital projects	(431,690)	(606,801)
Net non-operating receipts (disbursements)	(854,831)	(461,663)
Excess of receipts over disbursements	732,328	565,336
Transfers out	(309,150)	(200,000)
Change in cash balances	423,178	365,336
Cash balances beginning of year	6,609,194	10,021,250
Cash balances end of year	$ 7,032,372	$ 10,386,586
Cash Basis Fund Balances		
Restricted for:		
Debt service	$ 37,306	$ --
Waste reduction	--	186,017
Closure and postclosure care	--	6,164,980
Unrestricted	6,995,066	4,035,589
Total cash basis fund balances	$ 7,032,372	$ 10,386,586

The accompanying notes are an integral part of these statements.

Enterprise Nonmajor Golf	Enterprise Nonmajor Stormwater	Total
$ 415,868	$ 562,019	$ 5,861,043
415,868	562,019	5,861,043
438,374	431,542	3,138,914
438,374	431,542	3,138,914
(22,506)	130,477	2,722,129
--	1,470	103,893
184,568	--	212,120
--	--	195
--	--	31,360
720	--	44,055
--	--	(482,868)
(37,700)	--	(1,076,191)
147,588	1,470	(1,167,436)
125,082	131,947	1,554,693
--	--	(509,150)
125,082	131,947	1,045,543
18,577	223,364	16,872,385
$ 143,659	$ 355,311	$ 17,917,928
$ --	$ --	$ 37,306
--	--	186,017
--	--	6,164,980
143,659	355,311	11,529,625
$ 143,659	$ 355,311	$ 17,917,928

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Newton is a political subdivision of the State of Iowa located in Jasper County. It was first incorporated in 1857 and operates under the Home Rule provisions of the Constitution of Iowa. The City operates under the Mayor-Council form of government with the Mayor and Council Members elected on a non-partisan basis. The City provides numerous services to citizens, including public safety, public works, culture and recreation, community and economic development and general government services. In addition to general government activities, the municipality owns and operates enterprises for sewer and stormwater services, a regional landfill and a golf course.

A. Reporting Entity

For financial reporting purposes, the City of Newton has included all funds, organizations, agencies, boards, commissions and authorities. The City has also considered all potential component units for which it is financially accountable and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific benefits to or impose specific financial burdens on the City.

Excluded Component Units
These financial statements present the City of Newton (the primary government). The financial statements do not include financial data for the Newton Municipal Waterworks, Newton Public Library Foundation and Friends of the Newton Public Library, legally separate entities which should be reported as discretely presented component units.

Jointly Governed Organizations
The City participates in several jointly governed organizations that provide goods or services to the citizenry of the City but do not meet the criteria of a joint venture since there is no ongoing financial interest or responsibility by the participating governments. City officials are members of the following boards and commissions: Mid-Iowa Narcotics Enforcement, Jasper County Joint E911 Service Board, Jasper County Assessor's Conference Board and Jasper County Emergency Management Commission.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

B. Basis of Presentation

Government-wide Financial Statement
The Cash Basis Statement of Activities and Net Position reports information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from this statement. Governmental activities, which are supported by tax and intergovernmental receipts are reported separately from business type activities, which rely to a significant extent on fees and charges for service.

The Cash Basis Statement of Activities and Net Position presents the City's nonfiduciary net position. Net position is reported in the following categories:

Nonexpendable restricted net position is subject to externally imposed stipulations which require the cash balance to be maintained permanently by the City, including the City's Permanent Funds.

Expendable restricted net position results when constraints placed on the use of cash balances are either externally imposed or imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position consists of cash balances not meeting the definition of the preceding categories. Unrestricted net position is often subject to constraints imposed by management which can be removed or modified.

The Cash Basis Statement of Activities and Net Position demonstrates the degree to which the direct disbursements of a given function are offset by program receipts. Direct disbursements are those clearly identifiable with a specific function. Program receipts include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function and 2) grants, contributions and interest on investments restricted to meeting the operational or capital requirements of a particular function. Property tax and other items not properly included among program receipts are reported instead as general receipts.

Fund Financial Statements
Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. All remaining governmental funds are aggregated and reported as nonmajor governmental funds. All remaining enterprise funds are reported as nonmajor enterprise funds.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

The City reports the following major governmental funds:

The General Fund is the general operating fund of the City. All general tax receipts from general and emergency levies and other receipts not allocated by law or contractual agreement to some other fund are accounted for in this fund. From the fund are paid the general operating disbursements, the fixed charges and the capital improvement costs not paid from other funds.

Special Revenue:

The Road Use Tax Fund is used to account for the road use tax allocation from the State of Iowa to be used for road construction and maintenance.

The Employee Benefits Fund is used to account for the employee benefit property tax levy for the payment of employment benefits.

The Urban Renewal Tax Increment Fund is used to account for tax increment financing collections and the repayment of tax increment financing indebtedness.

The Debt Service Fund is utilized to account for property tax and other receipts to be used for the payment of interest and principal on the City's general long-term debt.

The Capital Projects Fund is utilized to account for all resources used in the acquisition and construction of capital facilities with the exception of those financed through Enterprise Funds.

The City reports the following major proprietary funds:

The Enterprise, Sewer Fund accounts for the operation and maintenance of the City's wastewater treatment and sanitary sewer system.

The Enterprise, Landfill Fund accounts for the operation and maintenance of the Newton Sanitary Landfill.

C. Measurement Focus and Basis of Accounting

The City maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. generally accepted accounting principles.

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants and general receipts. Thus, when program disbursements are paid, there are both restricted and unrestricted cash basis net position available to finance the program. It is the City’s policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants and then by general receipts.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

When a disbursement in governmental funds can be paid using either restricted or unrestricted resources, the City's policy is generally to first apply the disbursement toward restricted fund balance and then to less-restrictive classifications - committed, assigned and then unassigned fund balances.

Proprietary funds distinguish operating receipts and disbursements from non-operating items. Operating receipts and disbursements generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. All receipts and disbursements not meeting this definition are reported as non-operating receipts and disbursements.

D. Property Taxes and Governmental Cash Basis Fund Balances

The following accounting policies are followed in preparing the financial statements:

Property tax revenues recognized in the governmental funds become due and collectible in September and March of the current fiscal year with a 1½% per month penalty for delinquent payments; is based on January 1, 2020 assessed property valuations; is for the tax accrual period July 1, 2021 through June 30, 2022 and reflects tax asking contained in the budget certified to the City Council in March 2021.

In the governmental fund financial statements, cash basis fund balances are classified as follows:

Nonspendable - Amounts which cannot be spent because they are legally or contractually required to be maintained intact.

Restricted - Amounts restricted to specific purposes when constraints placed on the use of the resources are either externally imposed by creditors, grantors or state or federal laws or are imposed by law through constitutional provisions or enabling legislation.

Assigned - Amounts the City Council intends to use for specific purposes.

Unassigned - All amounts not included in the preceding classifications.

E. Budgets and Budgetary Accounting

The budgetary comparison and related disclosures are reported as Other Information. During the year ended June 30, 2022, disbursements exceeded the amount budgeted in the debt service function.

NOTE 2 - CASH AND POOLED INVESTMENTS

The City's deposits in banks at June 30, 2022 were entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to ensure there will be no loss of public funds.

NOTE 2 - CASH AND POOLED INVESTMENTS - Continued

The City is authorized by statute to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

The City had no investments meeting the disclosure requirements of Governmental Accounting Standards Board Statement No. 72.

Interest rate risk - The City's investment policy limits the investment of operating funds (funds expected to be expended in the current budget year or within 15 months of receipt) to instruments that mature within 397 days. Funds not identified as operating funds may be invested in investments with maturities longer than 397 days, but the maturities shall be consistent with the needs and use of the City.

NOTE 3 - BONDS AND NOTES PAYABLE

A summary of changes in bonds and notes payable for the year ended June 30, 2022 is as follows:

	Beginning Balances	Increases	Decreases	Ending Balances	Due Within One Year
Governmental Activities:					
General Obligation Bonds/Notes	$ 31,466,220	$ 2,055,000	$ 3,184,467	$ 30,336,753	$ 3,279,683
Road Use Tax Revenue Bonds	1,990,000	--	265,000	1,725,000	275,000
Governmental Activities Total	$ 33,456,220	$ 2,055,000	$ 3,449,467	$ 32,061,753	$ 3,554,683
Business Type Activities:					
Sewer Revenue Bonds	$ 4,840,000	$ --	$ --	$ 4,840,000	$ --
Sewer Revenue Notes - Direct Borrowing	1,482,000	--	312,000	1,170,000	323,000
Business Type Activities Total	$ 6,322,000	$ --	$ 312,000	$ 6,010,000	$ 323,000

NOTE 3 - BONDS AND NOTES PAYABLE - Continued

General Obligation Bonds and Notes

A summary of the City's June 30, 2022 general obligation bonds and notes payable is as follows:

	Urban Renewal Bonds Issued June 30, 2015			Urban Renewal Bonds Issued June 30, 2015		
Year Ending June 30,	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2023	2.60%	$ 575,000	$ 49,465	2.00%	$ 590,000	$ 46,388
2024	2.80%	590,000	34,515	2.25%	335,000	34,588
2025	2.95%	610,000	17,995	2.25%	630,000	27,050
2026		--	--	2.50%	515,000	12,875
2027		--	--		--	--
2028-2032		--	--		--	--
2033-2037		--	--		--	--
2038-2041		--	--		--	--
		$1,775,000	$ 101,975		$2,070,000	$ 120,901

	Urban Renewal Bonds Issued August 22, 2017			Urban Renewal Bonds Issued August 22, 2017		
Year Ending June 30,	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2023	3.10%	$ 118,000	$ 35,526	2.10%	$ 153,000	$ 28,917
2024	3.10%	123,000	31,868	2.10%	157,000	25,704
2025	3.10%	128,000	28,055	2.10%	162,000	22,407
2026	3.10%	133,000	24,087	2.10%	166,000	19,005
2027	3.10%	351,000	19,964	2.10%	397,000	15,519
2028-2032	3.10%	293,000	9,083	2.10%	342,000	7,182
2033-2037		--	--		--	--
2038-2041		--	--		--	--
		$1,146,000	$ 148,583		$1,377,000	$ 118,734

NOTE 3 - BONDS AND NOTES PAYABLE - Continued

	Urban Renewal Bonds Issued December 6, 2017			Housing Development Notes Issued May 24, 2018		
Year Ending June 30,	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2023	3.42%	$ 157,000	$ 62,141	1.00%	$ 21,683	$ 3,813
2024	3.42%	161,000	56,772	1.00%	21,900	3,596
2025	3.42%	165,000	51,266	1.00%	22,119	3,377
2026	3.42%	172,000	45,623	1.00%	22,341	3,155
2027	3.42%	178,000	39,740	1.00%	22,565	2,931
2028-2032	3.42%	984,000	103,216	1.00%	116,265	11,215
2033-2037	3.42%	--	--	1.00%	122,211	5,269
2038-2041		--	--	1.00%	37,669	376
		$1,817,000	$ 358,758		$ 386,753	$ 33,732

	Urban Renewal Bonds Issued April 16, 2019			Urban Renewal Bonds Issued April 16, 2019		
Year Ending June 30,	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2023	2.00%	$ 170,000	$ 138,837		$ --	$ 102,098
2024	2.00%	195,000	135,438	2.85%	75,000	102,097
2025	3.00%	215,000	131,537	2.85%	180,000	99,960
2026	3.00%	200,000	125,088	3.00%	275,000	94,830
2027	3.50%	210,000	119,088	3.05%	290,000	86,580
2028-2032	3.50-3.75%	1,170,000	476,837	3.15-3.50%	1,570,000	289,785
2033-2037	4.00%	1,400,000	234,800	3.55-3.60%	705,000	38,168
2038-2041	4.00%	310,000	12,400		--	--
		$3,870,000	$1,374,025		$3,095,000	$ 813,518

	Refunding Bonds Issued November 7, 2019			Corporate Purpose Bonds Issued April 6, 2020		
Year Ending June 30,	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2023	1.85%	$ 120,000	$ 45,057		$ --	$ 70,200
2024	2.13%	125,000	42,837		--	70,200
2025	2.13%	125,000	40,180	3.00%	125,000	70,200
2026	2.13%	130,000	37,524	3.00%	135,000	66,450
2027	2.13%	135,000	34,762	3.00%	135,000	62,400
2028-2032	2.44-2.78%	705,000	125,504	3.00%	735,000	248,850
2033-2037	2.78-3.13%	395,000	41,012	3.00%	845,000	132,150
2038-2041	3.13%	65,000	2,035	3.00%	365,000	16,350
		$1,800,000	$ 368,911		$2,340,000	$ 736,800

NOTE 3 - BONDS AND NOTES PAYABLE - Continued

Year Ending June 30,	Corporate Purpose Bonds Issued April 6, 2020			Refunding Bonds Issued October 23, 2020		
	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2023		$ --	$ 39,661	2.00%	$1,260,000	$ 73,100
2024		--	39,662	2.00%	1,495,000	47,900
2025	2.61%	65,000	39,661	2.00%	900,000	18,000
2026	2.61%	70,000	37,966		--	--
2027	2.61%	70,000	36,141		--	--
2028-2032	2.61% -3.55%	380,000	151,653		--	--
2033-2037	3.55%	445,000	83,780		--	--
2038-2041	3.55%	200,000	10,650		--	--
		$1,230,000	$ 439,174		$3,655,000	$ 139,000

Year Ending June 30,	Corporate Purpose Bonds Issued October 23, 2020			Corporate Purpose Bonds Issued April 21, 2021		
	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2023	0.61%	$ 115,000	$ 12,549		$ --	$ 58,550
2024	2.73%	15,000	11,854		--	58,550
2025	2.73%	25,000	11,445		--	58,550
2026	2.73%	25,000	10,764		--	58,550
2027	2.73%	25,000	10,082	2.00%	175,000	58,550
2028-2032	2.73%	125,000	40,194	1.50-2.00%	910,000	240,475
2033-2037	2.73%	130,000	23,163	1.50-2.00%	995,000	158,225
2038-2041	2.73%	90,000	4,905	3.00%	660,000	39,900
		$ 550,000	$ 124,956		$2,740,000	$ 731,350

Year Ending June 30,	Corporate Purpose Bonds Issued April 21, 2021			Corporate Purpose Bonds Issued April 20, 2022		
	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2023		$ --	$ 11,874		$ --	$ 61,523
2024		--	11,875	2.05%	70,000	55,232
2025		--	11,874	2.05%	75,000	53,798
2026		--	11,875	2.05%	75,000	52,260
2027	2.22%	25,000	11,874	2.05%	75,000	50,722
2028-2032	2.22-3.01%	140,000	50,704	2.05-3.00%	420,000	224,885
2033-2037	3.01%	160,000	30,682	3.00-4.00%	495,000	151,650
2038-2041	3.01%	105,000	6,317	4.00%	460,000	46,800
		$ 430,000	$ 147,075		$1,670,000	$ 696,870

NOTE 3 - BONDS AND NOTES PAYABLE - Continued

	Corporate Purpose Bonds Issued April 20, 2022			Total		
Year Ending June 30,	Interest Rates	Principal	Interest	Principal	Interest	Total
2023		$ --	$ 17,154	$ 3,279,683	$ 856,853	$ 4,136,536
2024	4.00%	15,000	15,400	3,377,900	778,088	4,155,988
2025	4.00%	15,000	14,800	3,442,119	700,155	4,142,274
2026	4.00%	15,000	14,200	1,933,341	614,252	2,547,593
2027	4.00%	15,000	13,600	2,103,565	561,953	2,665,518
2028-2032	4.00%	100,000	57,000	7,990,265	2,036,583	10,026,848
2033-2037	4.00%	120,000	35,800	5,812,211	934,699	6,746,910
2038-2041	4.00%	105,000	10,800	2,397,669	150,533	2,548,202
		$ 385,000	$ 178,754	$30,336,753	$6,633,116	$36,969,869

On June 30, 2015, the City issued $4,790,000 of general obligation urban renewal bonds with interest rates ranging from 2.00% to 2.95% per annum. The bonds were issued for urban renewal projects and housing initiative projects. During the year ended June 30, 2022 the City paid $565,000 of principal and $63,025 of interest on the bonds. The bonds mature in fiscal year 2025.

On June 30, 2015, the City issued $4,705,000 of general obligation urban renewal bonds with interest rates ranging from 2.00% to 3.00% per annum. The bonds were issued for urban renewal projects, equipment purchases, street, sanitary sewer system, sidewalk improvements and traffic control improvements. During the year ended June 30, 2022, the city paid $490,000 of principal and $61,087 of interest on the bonds. The bonds mature in fiscal year 2026.

On August 22, 2017, the City issued $1,448,000 of general obligation urban renewal bonds with an interest rate of 3.10% per annum. The bonds were issued for street, sanitary sewer system, storm water drainage, sidewalk improvements, installation of public emergency sirens, equipment purchases and funding for the Newton Housing Initiative Program. During the year ended June 30, 2022, the City paid $109,000 of principal and $38,905 of interest on the bonds. The bonds mature in fiscal year 2028.

On August 22, 2017, the City issued $1,632,000 of general obligation urban renewal bonds with an interest rate of 2.10% per annum. The bonds were issued for street, sanitary sewer system, storm water drainage, sidewalk improvements, installation of public emergency sirens, equipment purchases and funding for the Newton Housing Initiative Program. During the year ended June 30, 2022, the City paid $104,000 of principal and $31,102 of interest on the bonds. The bonds mature in fiscal year 2028.

On December 6, 2017, the City issued $2,388,000 of general obligation urban renewal bonds with an interest rate of 3.42% per annum. The bonds were issued for urban renewal projects, street improvements and downtown funding for development projects. During the year ended June 30, 2022, the City paid $150,000 of principal and $67,271 of interest on the bonds. The bonds mature in fiscal year 2032.

NOTE 3 - BONDS AND NOTES PAYABLE - Continued

On May 24, 2018, the City issued $450,000 of general obligation housing development notes with an interest rate of 1.00% per annum. The notes were issued to provide a flexible program of financial assistance in the form of low-interest loans to provide workforce housing in needed areas. During the year ended June 30, 2022, the City paid $21,467 of principal and $4,029 of interest on the notes. The notes mature in fiscal year 2039.

On April 16, 2019, the City issued $4,310,000 of general obligation urban renewal bonds with interest rates ranging from 2.00% to 4.00% per annum. The bonds were issued for sanitary sewer system, storm water drainage, sidewalk, airport, parks, city hall, library, fire station, golf course, Maytag pool, parking lot and traffic control improvements, acquisition of abandoned properties, equipment purchases and the gas plant project. During the year ended June 30, 2022, the City paid $170,000 of principal and $142,237 of interest on the bonds. The bonds mature in fiscal year 2038.

On April 16, 2019, the City issued $3,095,000 of general obligation urban renewal bonds with interest rates ranging from 2.85% to 3.60% per annum. The bonds were issued for urban renewal projects, sanitary sewer system, storm water drainage, sidewalk, airport, parks, city hall, library, fire station, golf course, Maytag pool, parking lot and traffic control improvements, acquisition of abandoned properties, equipment purchases and the gas plant project. During the year ended June 30, 2022 the City paid $ - 0 - of principal and $102,097 of interest on the bonds. The bonds mature in fiscal year 2034.

On November 7, 2019, the City issued $1,995,000 of general obligation refunding bonds with interest rates ranging from 1.85% to 3.13% per annum. The bonds were issued for refunding prior general obligation bonds. During the year ended June 30, 2022, the City paid $70,000 of principal and $46,352 of interest on the bonds. The bonds mature in fiscal year 2038.

On April 6, 2020, the City issued $2,340,000 of general obligation corporate purpose bonds with an interest rate of 3.00% per annum. The bonds were issued for urban renewal projects, equipment purchases, sidewalk improvements and refunding prior callable general obligation bonds. During the year ended June 30, 2022, the City paid $- 0 - of principal and $70,200 of interest on the bonds. The bonds mature in fiscal year 2039.

On April 6, 2020, the City issued $1,230,000 of general obligation corporate purpose bonds with interest rates ranging from 2.61% to 3.55% per annum. The bonds were issued for paying the cost of acquiring, demolishing, and/or restoring dangerous, dilapidated and/or abandoned properties. During the year ended June 30, 2022, the City paid $ - 0 - of principal and $39,661 of interest on the bonds. The bonds mature in fiscal year 2039.

On October 23, 2020, the City issued $5,745,000 of general obligation refunding bonds with an interest rate of 2.00% per annum. The bonds were issued for refunding prior general obligation bonds. During the year ended June 30, 2022, the City paid $1,020,000 of principal and $93,500 of interest on the bonds. The bonds mature in fiscal year 2025.

On October 23, 2020, the City issued $1,530,000 of general obligation corporate purpose bonds with interest rates ranging from 0.41% to 2.73% per annum. The bonds were issued for refunding prior general obligation bonds, acquiring, demolishing and/or restoring dangerous and dilapidated properties, and funding the economic development grant in connection with the Hotel Maytag project. During the year ended June 30, 2022, the City paid $485,000 of principal and $14,858 of interest on the bonds. The bonds mature in fiscal year 2040.

NOTE 3 - BONDS AND NOTES PAYABLE - Continued

On April 21, 2021, the City issued $2,740,000 of general obligation corporate purpose bonds with interest rates ranging from 1.50% to 3.00% per annum. The bonds were issued for street, sanitary sewer system, water utility system, storm water drainage and sidewalk improvements, equipment purchases, improvements to existing municipal parks, improvements to municipal fire safety facilities, City Hall and municipal golf course. During the year ended June 30, 2022, the City paid $ - 0 - of principal and $65,056 of interest on the bonds. The bonds mature in fiscal year 2040.

On April 21, 2021, the City issued $430,000 of general obligation corporate purpose bonds with interest rates ranging from 2.22% to 3.01% per annum. The bonds were issued for the municipal public works facility improvements and site improvements at the former municipal manufactured gas plant. During the year ended June 30, 2022, the City paid $ - 0 - of principal and $13,194 of interest on the bonds. The bonds mature in fiscal year 2040.

On April 20, 2022, the City issued $1,670,000 of general obligation corporate purpose bonds with interest rates ranging from 2.05% to 4.00% per annum. The bonds were issued for the City Hall skylight replacement, airport taxiway relocation project, Union Drive reconstruction project, gas plant project and traffic signal ADA project. During the year ended June 30, 2022, the City paid $ - 0 - in principal and $ - 0 - in interest. The bonds mature in fiscal year 2041.

On April 20, 2022, the City issued $385,000 of taxable general obligation corporate purpose bonds with an interest rate of 3.00% per annum. The bonds were issued for the D&D program and downtown grant program projects. During the year ended June 30, 2022, the City paid $ - 0 - of principal and $ - 0 - of interest. The bonds mature in fiscal year 2041.

Revenue Bonds and Notes

A summary of the City's June 30, 2022 revenue bonds and notes payable is as follows:

	Sewer Issued April 3, 2002			Sewer Issued April 5, 2007		
Year Ending June 30,	Interest Rates	Principal	Interest	Interest Rates	Principal	Interest
2023	1.75%	$ 148,000	$ 2,590	1.75%	$ 150,000	$ 13,965
2024		--	--	1.75%	154,000	11,340
2025		--	--	1.75%	159,000	8,645
2026		--	--	1.75%	165,000	5,863
2027		--	--	1.75%	170,000	2,975
2028-2032		--	--		--	--
2033-2037		--	--		--	--
2038-2041		--	--		--	--
		$ 148,000	$ 2,590		$ 798,000	$ 42,788

NOTE 3 - BONDS AND NOTES PAYABLE - Continued

Year Ending June 30,	Sewer Issued January 13, 2010 Interest Rates	Principal	Interest	Sewer Issued April 21, 2021 Interest Rates	Principal	Interest
2023	1.75%	$ 25,000	$ 3,920		$ --	$ 104,200
2024	1.75%	26,000	3,483	2.00%	85,000	104,200
2025	1.75%	27,000	3,027	2.00%	85,000	102,500
2026	1.75%	28,000	2,555	2.00%	85,000	100,800
2027	1.75%	28,000	2,065	2.00%	85,000	99,100
2028-2032	1.75%	90,000	3,185	2.00%	1,405,000	433,600
2033-2037		--	--	2.00%	1,650,000	281,900
2038-2041		--	--	2.00-3.00%	1,445,000	99,050
		$ 224,000	$ 18,235		$4,840,000	$1,325,350

Year Ending June 30,	Road Use Tax Issued April 21, 2021 Interest Rates	Principal	Interest	Totals Principal	Interest	Total
2023	2.00%	$ 275,000	$ 33,600	$ 598,000	$ 158,275	$ 756,275
2024	2.00%	135,000	28,100	400,000	147,123	547,123
2025	2.00%	135,000	25,400	406,000	139,572	545,572
2026	2.00%	140,000	22,700	418,000	131,918	549,918
2027	2.00%	140,000	19,900	423,000	124,040	547,040
2028-2032	1.40-2.00%	745,000	58,000	2,240,000	494,785	2,734,785
2033-2037	2.00%	155,000	3,100	1,805,000	285,000	2,090,000
2038-2041		--	--	1,445,000	99,050	1,544,050
		$1,725,000	$ 190,800	$7,735,000	$1,579,763	$ 9,314,763

Sewer Revenue Notes - Direct Borrowing

On April 3, 2002, the City entered into an agreement with the Iowa Finance Authority (IFA) for the issuance of $2,261,000 of sewer revenue notes with interest at 1.75% per annum. The notes were issued pursuant to Chapters 384.24A and 384.83 of the Code of Iowa to provide financing for the construction of improvements to the sewer treatment plant. In the event of a default, the issuer shall have the right to take any action authorized under the regulations, the revenue note or the agreement and to take whatever action at law or equity may appear necessary or desirable to collect the amounts then due and thereafter to become due under the agreement or to enforce the performance and observance of any duty, covenant, obligation or agreement of the participant under the agreement. During the year ended June 30, 2022, the City paid principal of $143,000 and interest of $5,093 on the notes. The notes mature in fiscal year 2023.

NOTE 3 - BONDS AND NOTES PAYABLE - Continued

On April 5, 2007, the City entered into an agreement with the Iowa Finance Authority (IFA) for the issuance of $2,561,000 of sewer revenue notes with interest at 1.75% per annum. The notes were issued pursuant to Chapters 384.24A and 384.83 of the Code of Iowa to provide financing for the construction of improvements to the sewer treatment plant. In the event of a default, the issuer shall have the right to take any action authorized under the regulations, the revenue note or the agreement and to take whatever action at law or equity may appear necessary or desirable to collect the amounts then due and thereafter to become due under the agreement or to enforce the performance and observance of any duty, covenant, obligation or agreement of the participant under the agreement. During the year ended June 30, 2022, the City paid principal of $145,000 and interest of $16,502 on the notes. The notes mature in fiscal year 2027.

On January 13, 2010, the City entered into an agreement with the Iowa Finance Authority (IFA) for the issuance of $548,000 of sewer revenue notes with interest at 1.75% per annum. The notes were issued pursuant to Chapters 384.24A and 384.83 of the Code of Iowa to provide financing for the construction of improvements to the sewer treatment plant. In the event of a default, the issuer shall have the right to take any action authorized under the regulations, the revenue note or the agreement and to take whatever action at law or equity may appear necessary or desirable to collect the amounts then due and thereafter to become due under the agreement or to enforce the performance and observance of any duty, covenant, obligation or agreement of the participant under the agreement. During the year ended June 30, 2022, the City paid principal of $24,000 and interest of $4,340 on the notes. The notes mature in fiscal year 2030.

Sewer Revenue Bonds
On April 21, 2021, the City issued $4,840,000 of sewer revenue bonds to provide financing for the construction of improvements and acquiring equipment for the utility project. The bonds bear interest ranging from 2.00% to 3.00%, per annum, and are payable through 2041. During the year ended June 30, 2022, the City paid principal of $ - 0 - and interest of $ 115,778 on the bonds.

The City has pledged future sewer customer receipts, net of specified operating disbursements, to repay $2,261,000 of sewer revenue notes issued in April, 2002, $2,561,000 issued in April, 2007, $548,000 issued in January, 2010 and $4,840,000 of sewer revenue bonds issued in April, 2021. The notes and bonds are payable solely from sewer customer net receipts. Annual principal and interest payments on the notes and bonds are expected to require approximately 29% of net receipts. The total principal and interest remaining to be paid on the notes and bonds is $7,398,963. For the current year, principal and interest paid and total customer net receipts were $453,713 and $1,587,159, respectively.

The resolutions providing for the issuance of the sewer revenue notes and bonds include the following provisions:

(a) The notes and bonds will only be redeemed from the future earnings of the enterprise activity and the note holders hold a lien on the future earnings of the funds.

(b) Sufficient monthly transfers shall be made to a sewer revenue sinking account within the Enterprise, Sewer Fund for the purpose of making the note and bond principal and interest payments when due.

(c) User rates shall be established and charged to customers of the utility, including the City, to produce and maintain net receipts at a level not less than 110% of the amount of principal and interest on the notes falling due in the same year.

NOTE 3 - BONDS AND NOTES PAYABLE - Continued

Road Use Tax Revenue Bonds
On April 21, 2021, the City issued $1,990,000 of road use tax revenue bonds to provide financing for the construction of improvements to the street. The bonds bear interest ranging from 1.40% to 2.00%, per annum, and are payable through 2033. During the year ended June 30, 2022, the City paid principal of $265,000 and interest of $43,222 on the bonds.

The City has pledged future road use tax receipts, to repay $1,990,000 of road use tax revenue bonds issued in April, 2021. The bonds are payable solely from state road use taxes. The total principal and interest remaining to be paid on the bonds is $1,915,800. For the current year, principal and interest paid were $308,222.

The resolutions providing for the issuance of the road use tax revenue bonds include the following provisions:

(a) The bonds will only be redeemed from the future earnings of the governmental activity and the bond holders hold a lien on the future earnings of the funds.

(b) Sufficient monthly transfers shall be made to a road use tax revenue bond sinking account within the Governmental, Road Use Tax Fund for the purpose of making the bond principal and interest payments when due.

NOTE 4 - LEASE AGREEMENT

On July 1, 2020, the City entered into a noncancellable lease agreement for a commercial building rental space with an initial lease liability in the amount of $411,940. The agreement requires yearly payments ranging from $22,749 to $56,872 over 15 years, with an implicit interest rate of 4.5% and a final payment on July 1, 2034.

Year Ending June 30,	Principal	Interest	Total
2023	$ 5,471	$ 17,278	$ 22,749
2024	5,717	17,032	22,749
2025	5,974	16,775	22,749
2026	21,409	16,506	37,915
2027	22,373	15,542	37,915
2028-2032	166,671	60,819	227,490
2033-2035	156,341	14,277	170,618
	$ 383,956	$ 158,229	$ 542,185

NOTE 5 - IPERS PENSION PLAN

Plan Description - IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at P.O. Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

IPERS benefits are established under Iowa Code chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits - A Regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, any time after reaching age 62 with 20 or more years of covered employment or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. These qualifications must be met on the member's first month of entitlement to benefits. Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a Regular member's monthly IPERS benefit includes:

- A multiplier based on years of service.
- The member's highest five-year average salary, except members with service before June 30, 2012 will use the highest three-year average salary as of that date if it is greater than the highest five-year average salary.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month the member receives benefits before the member's earliest normal retirement age. For service earned on or after July 1, 2012, the reduction is 0.50% for each month the member receives benefits before age 65.

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefit payments.

NOTE 5 - IPERS PENSION PLAN - Continued

Disability and Death Benefits - A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

Contributions - Contribution rates are established by IPERS following the annual actuarial valuation which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. State statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2022, pursuant to the required rate, Regular members contributed 6.29% of covered payroll and the City contributed 9.44% of covered payroll, for a total rate of 15.73%.

The City's contributions to IPERS for the year ended June 30, 2022 totaled $402,685.

Net Pension Liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At June 30, 2022, the City reported a liability of $72,881 for its proportionate share of the collective net pension liability. The net pension liability was measured as of June 30, 2021 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to IPERS relative to the contributions of all IPERS participating employers. At June 30, 2021, the City's proportion was (0.026000)%, which was a decrease of 0.090483% from its proportion measured as of June 30, 2020.

For the year ended June 30, 2022, the City's pension expense (income), deferred outflows of resources and deferred inflows of resources totaled $(253,393), $479,651 and $3,072,801 respectively.

There were no non-employer contributing entities to IPERS.

NOTE 5 - IPERS PENSION PLAN - Continued

Actuarial Assumptions - The total pension liability in the June 30, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement.

Rate of inflation (effective June 30, 2017)	2.60% per annum.
Rates of salary increase (effective June 30, 2017)	3.25% to 16.25% average including inflation. Rates vary by membership group.
Long-term investment rate of return (effective June 30, 2017)	7.00% compounded annually, net of investment expense, including inflation.
Wage growth (effective June 30, 2017)	3.25% per annum, based on 2.60% inflation and 0.65% real wage inflation.

The actuarial assumptions used in the June 30, 2021 valuation were based on the results of an economic assumption study dated March 24, 2017 and a demographic assumption study dated June 28, 2018.

Mortality rates used in the 2021 valuation were based on the RP-2014 Employee and Healthy Annuitant Tables with MP-2017 generational adjustments.

The long-term expected rate of return on IPERS' investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Asset Allocation	Long-Term Expected Real Rate of Return
Domestic equity	22.0%	4.43%
International equity	17.5	6.01
Global smart beta equity	6.0	5.10
Core plus fixed income	26.0	0.29
Public credit	4.0	2.08
Cash	1.0	(0.25)
Private equity	13.0	9.51
Private real assets	7.5	4.63
Private credit	3.0	2.87
Total	100%	

NOTE 5 - IPERS PENSION PLAN - Continued

Discount Rate - The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed employee contributions will be made at the contractually required rate and contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, IPERS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on IPERS' investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate - The following presents the City's proportionate share of the net pension liability (asset) calculated using the discount rate of 7.00%, as well as what the City's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1% lower (6.00%) or 1% higher (8.00%) than the current rate.

	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
City's proportionate share of the net pension liability (asset)	$ 2,579,495	$ 72,881	$(2,027,821)

IPERS' Fiduciary Net Position - Detailed information about IPERS' fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at www.ipers.org.

NOTE 6 - MFPRSI PENSION PLAN

Plan Description - Municipal Fire and Police Retirement System of Iowa (MFPRSI) membership is mandatory for fire fighters and police officers covered by the provisions of Chapter 411 of the Code of Iowa. Employees of the City of Newton are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by MFPRSI. MFPRSI issues a stand-alone financial report which is available to the public by mail at 7155 Lake Drive, Suite #201, West Des Moines, Iowa 50266 or at www.mfprsi.org.

MFPRSI benefits are established under Chapter 411 of the Code of Iowa and the administrative rules thereunder. Chapter 411 of the Code of Iowa and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits - Members with 4 or more years of service are entitled to pension benefits beginning at age 55. Full service retirement benefits are granted to members with 22 years of service, while partial benefits are available to those members with 4 to 22 years of service based on the ratio of years completed to years required (i.e., 22 years). Members with less than 4 years of service are entitled to a refund of their contribution only, with interest, for the period of employment.

NOTE 6 - MFPRSI PENSION PLAN - Continued

Benefits are calculated based upon the member's highest 3 years of compensation. The average of these 3 years becomes the member's average final compensation. The base benefit is 66% of the member's average final compensation. Members who perform more than 22 years of service receive an additional 2% of the member's average final compensation for each additional year of service, up to a maximum of 8 years. Survivor benefits are available to the beneficiary of a retired member according to the provisions of the benefit option chosen, plus an additional benefit for each child. Survivor benefits are subject to a minimum benefit for those members who chose the basic benefit with a 50% surviving spouse benefit.

Active members at least 55 years of age with 22 or more years of service have the option to participate in the Deferred Retirement Option Program (DROP). The DROP is an arrangement whereby a member who is otherwise eligible to retire and commence benefits opts to continue to work. A member can elect a 3, 4, or 5 year DROP period. When electing to participate in DROP, the member signs a contract stating the member will retire at the end of the selected DROP period. During the DROP period, the member's retirement benefit is frozen and a DROP benefit is credited to a DROP account established for the member. Assuming the member completes the DROP period, the DROP benefit is equal to 52% of the member's retirement benefit at the member's earliest date eligible and 100% if the member delays enrollment for 24 months. At the member's actual date of retirement, the member's DROP account will be distributed to the member in the form of a lump sum or rollover to an eligible plan.

Disability and Death Benefits - Disability benefits may be either accidental or ordinary. Accidental disability is defined as a permanent disability incurred in the line of duty, with benefits equivalent to the greater of 60% of the member's average final compensation or the member's service retirement benefit calculation amount. Ordinary disability occurs outside the call of duty and pays benefits equivalent to the greater of 50% of the member's average final compensation for those with 5 or more years of service or the member's service retirement benefit calculation amount and 25% of average final compensation for those with less than 5 years of service.

Death benefits are similar to disability benefits. Benefits for accidental death are 50% of the average final compensation of the member plus an additional amount for each child, or the provisions for ordinary death. Ordinary death benefits consist of a pension equal to 40% of the average final compensation of the member plus an additional amount for each child, or a lump-sum distribution to the designated beneficiary equal to 50% of the previous year's earnable compensation of the member or equal to the amount of the member's total contributions plus interest.

Benefits are increased annually in accordance with Chapter 411.6 of the Code of Iowa, which provides a standard formula for the increases.

The surviving spouse or dependents of an active member who dies due to a traumatic personal injury incurred in the line of duty receives a $100,000 lump-sum payment.

Contributions - Member contribution rates are set by state statute. In accordance with Chapter 411 of the Code of Iowa, the contribution rate was 9.40% of earnable compensation for the year ended June 30, 2022.

NOTE 6 - MFPRSI PENSION PLAN - Continued

Employer contribution rates are based upon an actuarially determined normal contribution rate and set by state statute. The required actuarially determined contributions are calculated on the basis of the entry age normal method as adopted by the Board of Trustees as permitted under Chapter 411 of the Code of Iowa. The normal contribution rate is provided by state statute to be the actuarial liabilities of the plan less current plan assets, with such total divided by 1% of the actuarially determined present value of prospective future compensation of all members, further reduced by member contributions and state appropriations. Under the Code of Iowa, the City's contribution rate cannot be less than 17.00% of earnable compensation. The contribution rate was 26.18% for the year ended June 30, 2022.

The City's contributions to MFPRSI for the year ended June 30, 2022 totaled $956,249.

If approved by the State Legislature, state appropriations may further reduce the City's contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa, therefore, is considered to be a nonemployer contributing entity in accordance with the provisions of the Governmental Accounting Standards Board Statement No. 67, Financial Reporting for Pension Plans.

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2022.

Net Pension Liabilities, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At June 30, 2022, the City reported a liability of $2,474,205 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the MFPRSI relative to the contributions of all MFPRSI participating employers. At June 30, 2021, the City's proportion was 1.101732% which was an increase of 0.068035% from its proportion measured as of June 30, 2020.

For the year ended June 30, 2022, the City's pension expense, deferred outflows of resources and deferred inflows of resources totaled $68,465, $1,486,494, and $5,268,248 respectively.

Actuarial Assumptions - The total pension liability in the June 30, 2021, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Rate of Inflation	3.00%
Salary increases	3.75% to 15.11%, including inflation
Investment rate of return	7.50%, net of investment expense, including inflation

The actuarial assumptions used in the June 30, 2021 valuation were based on the results of an actuarial experience study for the period from July 1, 2007 through June 30, 2017.

NOTE 6 - MFPRSI PENSION PLAN - Continued

Postretirement mortality rates were based on RP-2014 Blue Collar Combined Healthy Annuitant Table with males set forward zero years, females set forward two years and disabled individuals set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.

The long-term expected rate of return on MFPRSI investments was determined using a building-block method in which best-estimate ranges of expected future real rates (i.e., expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Long-Term Expected Real Rate of Return
Large Cap	7.4%
Small Cap	8.1%
International Large Cap	7.2%
Emerging Markets	7.9%
Global Infrastructure	7.5%
Private Non-Core Real Estate	11.5%
Private Credit	6.4%
Private Equity	10.8%
Core Plus Fixed Income	4.0%
Private Core Real Estate	7.2%

Discount Rate - The discount rate used to measure the total pension liability was 7.50%. The projection of cash flows used to determine the discount rate assumed contributions will be made at 9.40% of covered payroll and the City's contributions will be made at rates equal to the difference between actuarially determined rates and the member rate. Based on those assumptions, the MFPRSI's fiduciary net position was projected to be available to make all projected future benefit payments to current plan members. Therefore, the long-term expected rate of return on MFPRSI's investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of City's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate - The following presents the City's proportionate share of the net pension liability (asset) calculated using the discount rate of 7.50%, as well as what the City's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1% lower (6.50%) or 1% higher (8.50%) than the current rate.

	1% Decrease 6.50%	Discount Rate 7.50%	1% Increase 8.50%
City's proportionate share of the net pension liability (asset)	$ 7,321,692	$ 2,474,205	$(1,548,929)

NOTE 6 - MFPRSI PENSION PLAN - Continued

MFPRSI's Fiduciary Net Position - Detailed information about MFPRSI's fiduciary net position is available in the separately issued MFPRSI financial report which is available on MFPRSI's website at www.mfprsi.org.

NOTE 7 - OTHER POST EMPLOYMENT BENEFITS (OPEB)

Plan Description: The City operates a single-employer health benefit plan which provides medical/prescription drug benefits for employees, retirees and their spouses. Group insurance benefits are established under Iowa Code Chapter 509A.13. The City currently finances the benefit plan on a pay-as-you-go basis. For the year ended June 30, 2022, the City contributed $2,341,128 and plan members eligible for benefits contributed $132,824 to the plan. At June 30, 2022, no assets have been accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

OPEB Benefits: Individuals who are employed by the City and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement. Retirees under age 65 pay the same premium for the medical/prescription drug benefits as active employees, which results in an implicit rate subsidy.

Retired participants must be age 55 or older at retirement, with the exception of special service participants who must be age 50 with 22 years of services. At June 30, 2022, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefit payments	7
Active employees	113
Total	120

NOTE 8 - COMPENSATED ABSENCES

City employees accumulate a limited amount of earned but unused vacation and compensatory time for subsequent use or for payment upon termination, retirement or death. These accumulations are not recognized as disbursements by the City until used or paid. The City's approximate liability for earned vacation and compensatory time payable to employees at June 30, 2022, primarily relating to the General Fund, is as follows:

Type of Benefit	Amount
Vacation	$ 727,500
Compensatory time	50,800
Total	$ 778,300

This liability has been computed based on rates of pay in effect at June 30, 2022.

NOTE 9 - INTERFUND TRANSFERS

The detail of interfund transfers for the year ended June 30, 2022 is as follows:

Transfer to	Transfer from	Amount
General	Special Revenue:	
	Road Use Tax	$ 36,369
	Urban Renewal Tax Increment	368,474
	Enterprise:	
	Sewer	200,000
	Landfill	200,000
		804,843
Special Revenue:		
Road Use Tax	General	140,765
Special Revenue:	Special Revenue:	
Employee Benefits	Local Option Sales Tax	721,389
Debt Service	Special Revenue:	
	Urban Renewal Tax Increment	2,536,559
	Enterprise:	
	Sewer	109,150
		2,645,709
Capital Projects	Special Revenue:	
	Road Use Tax	62,475
	Urban Renewal Tax Increment	74,000
		136,475
Total		$ 4,449,181

Transfers generally move resources from the fund statutorily required to collect the resources to the fund statutorily required to disburse the resources.

NOTE 10 - CLOSURE AND POSTCLOSURE CARE AND FINANCIAL ASSURANCE

To comply with federal and state regulations, the City is required to complete a monitoring system plan and a closure/postclosure care plan and to provide funding necessary to effect closure and postclosure care, including the proper monitoring and care of the landfill after closure. Environmental Protection Agency (EPA) requirements have established closure and thirty-year postclosure care requirements for all municipal solid waste landfills which receive waste after October 9, 1993. State governments are primarily responsible for implementation and enforcement of those requirements and have been given flexibility to tailor requirements to accommodate local conditions that exist. The effect of the EPA requirement is to commit landfill owners to perform certain closing functions and postclosure monitoring functions as a condition for the right to operate the landfill in the current period. The EPA requirements provide when a landfill stops accepting waste, it must be covered with a minimum of twenty-four inches of earth to keep liquid away from the buried waste. Once the landfill is closed, the owner is responsible for maintaining the final cover, monitoring ground water and methane gas, and collecting and treating leachate (the liquid that drains out of waste) for thirty years.

Governmental Accounting Standards Board Statement No. 18 requires landfill owners to estimate total landfill closure and postclosure care costs and recognize a portion of these costs each year based on the percentage of estimated total landfill capacity used that year. Estimated total cost consists of four components: (1) the cost of equipment and facilities used in postclosure monitoring and care, (2) the cost of final cover (material and labor), (3) the cost of monitoring the landfill during the postclosure period and (4) the cost of any environmental cleanup required after closure. Estimated total cost is based on the cost to purchase those services and equipment currently and is required to be updated annually due to the potential for changes due to inflation or deflation, technology or applicable laws or regulations.

These costs for the City have been estimated at $4,397,980 for closure and $1,767,000 for postclosure, for a total of $6,164,980 as of June 30, 2022. The estimated remaining life of the landfill is 133 years, with approximately 39% of the landfill's capacity used at June 30, 2022.

Chapter 455B.306(9)(b) of the Code of Iowa requires permit holders of municipal solid waste landfills to maintain separate closure and postclosure care accounts to accumulate resources for the payment of closure and postclosure care costs. The City has begun to accumulate resources to fund these costs and, at June 30, 2022, assets of $6,164,980 are restricted for these purposes. They are reported as restricted cash basis fund balance in the Enterprise, Landfill fund in the Statement of Cash Receipts, Disbursements and Changes in Cash Balances - Proprietary Funds.

Also, pursuant to Chapter 567-113.14 of the Iowa Administrative Code (IAC), since the estimated closure and postclosure care costs are not fully funded, the City is required to demonstrate financial assurance for the unfunded costs. The City has adopted the local government financial test financial assurance mechanism. Under this mechanism, the City must certify the following to the Iowa Department of Natural Resources:

NOTE 10 - CLOSURE AND POSTCLOSURE CARE AND FINANCIAL ASSURANCE - Continued

- The fund is dedicated by local government statute as a reserve fund.
- Payments into the fund are made annually over a pay-in period of ten years or the permitted life of the landfill, whichever is shorter.
- Annual deposits to the fund are determined by the following formula:

$$NP = \frac{CE - CB}{Y}$$

NP = next payment
CE = total required financial assurance
CB = current balance of the fund
Y = number of years remaining in the pay-in period

Chapter 567-113.14(8) of the IAC allows a government to choose the dedicated fund mechanism to demonstrate financial assurance and use the accounts established to satisfy the closure and postclosure care account requirements. Accordingly, the City is not required to establish closure and postclosure care accounts in addition to the accounts established to comply with the dedicated fund financial assurance mechanism.

NOTE 11 - SOLID WASTE TONNAGE FEES RETAINED

The City has established an account for restricting and using solid waste tonnage fees retained by the City in accordance with Chapter 455B.310 of the Code of Iowa. At June 30, 2022, the City had unspent tonnage fees of $186,017.

NOTE 12 - RISK MANAGEMENT

The City is a member in the Iowa Communities Assurance Pool, as allowed by Chapter 670.7 of the Code of Iowa. The Iowa Communities Assurance Pool (Pool) is a local government risk-sharing pool whose 794 members include various governmental entities throughout the State of Iowa. The Pool was formed in August 1986 for the purpose of managing and funding third-party liability claims against its members. The Pool provides coverage and protection in the following categories: general liability, automobile liability, automobile physical damage, public officials liability, police professional liability, property, inland marine and boiler/machinery. There have been no reductions in insurance coverage from prior years.

Each member's annual casualty contributions to the Pool fund current operations and provide capital. Annual casualty operating contributions are those amounts necessary to fund, on a cash basis, the Pool's general and administrative expenses, claims, claims expenses and reinsurance expenses estimated for the fiscal year, plus all or any portion of any deficiency in capital. Capital contributions are made during the first six years of membership and are maintained at a level determined by the Board not to exceed 300% of basis rate.

NOTE 12 - RISK MANAGEMENT - Continued

The Pool also provides property coverage. Members who elect such coverage make annual property operating contributions which are necessary to fund, on a cash basis, the Pool's general and administrative expenses, reinsurance premiums, losses and loss expenses for property risks estimated for the fiscal year, plus all or any portion of any deficiency in capital. Any year-end operating surplus is transferred to capital. Deficiencies in operations are offset by transfers from capital and, if insufficient, by the subsequent year's member contributions.

The City's property and casualty contributions to the Pool are recorded as disbursements from its operating funds at the time of payment to the Pool. The City's contributions to the Pool for the year ended June 30, 2022 were $248,234.

The Pool uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. The Pool retains general, automobile, police professional, and public officials' liability risks up to $500,000 per claim. Claims exceeding $500,000 are reinsured through reinsurance and excess risk-sharing agreements up to the amount of risk-sharing protection provided by the City's risk-sharing certificate. Property and automobile physical damage risks are retained by the Pool up to $250,000 each occurrence, each location. Property risks exceeding $250,000 are reinsured through reinsurance and excess risk-sharing agreements up to the amount of risk-sharing protection provided by the City's risk-sharing certificate.

The Pool's intergovernmental contract with its members provides that in the event a casualty claim, property loss or series of claims or losses exceeds the amount of risk-sharing protection provided by the City's risk-sharing certificate, or in the event a casualty claim, property loss or series of claims or losses exhausts the Pool's funds and any excess risk-sharing recoveries, then payment of such claims or losses shall be the obligation of the respective individual member against whom the claim was made or the loss was incurred. As of June 30, 2022, settled claims have not exceeded the risk pool or reinsurance coverage since the Pool's inception.

Members agree to continue membership in the Pool for a period of not less than one full year. After such period, a member who has given 60 days' prior written notice may withdraw from the Pool. Upon withdrawal, payments for all casualty claims and claims expenses become the sole responsibility of the withdrawing member, regardless of whether a claim was incurred or reported prior to the member's withdrawal. Upon withdrawal, a formula set forth in the Pool's intergovernmental contract with its members is applied to determine the amount (if any) to be refunded to the withdrawing member.

The City also carries commercial insurance purchased from other insurers for coverage associated with workers' compensation and for the Newton Municipal Airport for liability insurance in the amount of $1,000,000 and $5,000,000, respectively. The City assumes liability for any deductibles and claims in excess of coverage limitations. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

NOTE 13 - DEVELOPMENT AGREEMENTS

The City has entered into various development agreements to assist in certain urban renewal projects. The agreements require the City to rebate portions of the incremental property tax paid by the developer and make economic development grant payments in exchange for the construction of buildings and certain improvements by the developers. Certain agreements also require the developer to certify specific employment requirements are met.

The total amount rebated during the year ended June 30, 2022 was $252,844. The estimated outstanding balance of the agreements at June 30, 2022 is $15,992,437.

These agreements are not a general obligation of the City. However, the agreements are subject to the constitutional debt limitation of the City, except for the amounts which require an annual appropriation by the City Council. The amount of the development agreements subject to the constitutional debt limit at June 30, 2022 is $ - 0 - .

NOTE 14 - CONSTRUCTION COMMITMENTS

The City has entered into several construction contracts totaling approximately $10,889,000 that are still in process as of June 30, 2022. The net remaining amount committed to these contracts is approximately $8,455,000 which will be paid with existing capital project funds, debt proceeds, road use tax revenue and grant revenues.

NOTE 15 - DEFICIT BALANCES

The Speedway/Prairie Fire TIF Fund, Fairmeadows N TIF and Capital Projects - Miscellaneous Fund had deficit balances of $389,527, $110,279, and $505,313, respectively at June 30, 2022. The deficits will be eliminated through future tax increment financing collections, grant funds and other financing sources.

NOTE 16 - TAX ABATEMENTS

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax receipts to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

NOTE 16 - TAX ABATEMENTS - Continued

City Tax Abatements
The City provides tax abatements for urban renewal and economic development projects with tax increment financing as provided for in Chapters 15A and 403 of the Code of Iowa. For these types of projects, the City enters into agreements with developers which require the City, after developers meet the terms of the agreements, to rebate a portion of the property tax paid by the developers, to pay the developers an economic development grant or to pay the developers a predetermined dollar amount. No other commitments were made by the City as part of these agreements.

For the year ended June 30, 2022, $143,793 of property tax was diverted from the City under the urban renewal and economic development agreements.

NOTE 17 - COVID-19

In March, 2020, the COVID-19 outbreak was declared a global pandemic. The disruption to businesses across a range of industries in the United States continues to evolve. The full impact to local, regional and national economies, including that of the City of Newton, remains uncertain.

To date, the outbreak has not created a material disruption to the operations of the City. However, the extent of the financial impact of COVID-19 will depend on future developments, including the spread of the virus, duration and timing of the economic recovery. Due to these uncertainties, management cannot reasonably estimate the potential impact to the City.

NOTE 18 - SUBSEQUENT EVENTS

The City has evaluated all subsequent events through March 3, 2023, the date the financial statements were available to be issued.

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OTHER INFORMATION

CITY OF NEWTON, IOWA
BUDGETARY COMPARISON SCHEDULE
OF RECEIPTS, DISBURSEMENTS, AND CHANGES IN BALANCES -
BUDGET AND ACTUAL - ALL GOVERNMENTAL
FUNDS AND PROPRIETRY FUNDS
OTHER INFORMATION

Year ended June 30, 2022

	Cash Basis		(Unaudited) GAAP Basis Component Unit
	Governmental Funds Actual	Proprietary Funds Actual	Newton Municipal Waterworks Actual
Receipts:			
Property tax	$ 8,204,771	$ --	$ --
Tax increment financing	2,563,566	--	--
Other city tax	2,538,077	--	--
Licenses and permits	317,614	--	--
Use of money and property	128,703	135,253	--
Intergovernmental	5,385,830	195	--
Charges for service	2,320,622	5,861,043	3,680,655
Special assessments	14,481	--	--
Miscellaneous	1,054,734	212,120	--
Total receipts	22,528,398	6,208,611	3,680,655
Disbursements:			
Public safety	8,105,964	--	--
Public works	4,310,447	--	--
Culture and recreation	2,500,498	--	--
Community and economic development	1,499,908	--	--
General government	1,390,931	--	--
Debt service	4,425,726	--	--
Capital projects	3,280,460	--	--
Business type activities	--	4,697,973	4,006,782
Total disbursements	25,513,934	4,697,973	4,006,782
Excess (deficiency) of receipts over (under) disbursements	(2,985,536)	1,510,638	(326,127)
Other financing sources, net	2,887,777	(465,095)	--
Change in balances	(97,759)	1,045,543	(326,127)
Balances beginning of year	11,075,257	16,872,385	6,860,087
Balances end of year	$ 10,977,498	$ 17,917,928	$ 6,533,960

See accompanying independent auditor's report.

	Total	Budgeted Amounts Original	Final	Final to Total Variance
	$ 8,204,771	$ 8,160,658	$ 8,160,658	$ 44,113
	2,563,566	2,593,050	2,593,050	(29,484)
	2,538,077	2,296,126	2,296,126	241,951
	317,614	317,875	317,875	(261)
	263,956	201,210	201,210	62,746
	5,386,025	6,043,137	7,178,166	(1,792,141)
	11,862,320	12,039,867	12,039,867	(177,547)
	14,481	14,000	14,000	481
	1,266,854	581,210	581,210	685,644
	32,417,664	32,247,133	33,382,162	(964,498)
	8,105,964	8,047,086	8,367,086	261,122
	4,310,447	5,572,041	5,572,041	1,261,594
	2,500,498	2,330,365	2,564,365	63,867
	1,499,908	1,417,356	1,677,356	177,448
	1,390,931	1,262,597	1,462,597	71,666
	4,425,726	3,962,847	4,162,847	(262,879)
	3,280,460	5,915,500	5,915,500	2,635,040
	8,704,755	13,670,039	14,494,200	5,789,445
	34,218,689	42,177,831	44,215,992	9,997,303
	(1,801,025)	(9,930,698)	(10,833,830)	9,032,805
	2,422,682	10,568,500	10,568,500	(8,145,818)
	621,657	637,802	(265,330)	886,987
	34,807,729	18,416,496	30,011,827	4,795,902
	$ 35,429,386	$ 19,054,298	$ 29,746,497	$ 5,682,889

CITY OF NEWTON, IOWA
NOTES TO OTHER INFORMATION -
BUDGETARY REPORTING

June 30, 2022

The budgetary comparison is presented in accordance with Governmental Accounting Standards Board Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major Special Revenue Fund.

In accordance with the Code of Iowa, the City Council annually adopts a budget on the cash basis, except as noted below, following required public notice and hearing for all funds. The City's budget includes the Newton Municipal Waterworks, a component unit, not included in the City's financial statements because it uses a financial reporting framework which differs from the framework used by the City. Newton Municipal Waterworks budgets on the GAAP basis. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures.

Formal and legal budgetary control is based upon nine major classes of disbursements/expenses known as functions, not by fund. These nine functions are: public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service, capital projects, and business type activities. Function disbursements/expenses required to be budgeted include disbursements/expenses for the General Fund, Special Revenue Funds, Debt Service Fund, Capital Projects Funds, Permanent Funds, and Enterprise Funds. Although the budget document presents function disbursements/expenses by fund, the legal level of control is at the aggregated function level, not by fund. During the year, one budget amendment increased budgeted disbursements/expenses by $2,038,161. The budget amendment is reflected in the final budgeted amounts.

During the year ended June 30, 2022, disbursements exceeded the amounts budgeted in the debt service function.

CITY OF NEWTON, IOWA

SCHEDULE OF THE CITY'S PROPORTIONATE SHARE
OF THE NET PENSION LIABILITY

IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM
FOR THE LAST EIGHT YEARS*

OTHER INFORMATION

	2022	2021
City's proportion of the net pension liability	(0.026000)%	0.064483%
City's proportionate share of the net pension liability	$ 73,000	$ 3,666,000
City's covered payroll	$ 4,181,000	$ 4,139,000
City's proportionate share of the net pension liability as a percentage of its covered payroll	1.75%	88.57%
IPERS' net position as a percentage of the total pension liability	100.81%	82.90%

* In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

Note: Amounts are rounded.

See accompanying independent auditor's report.

2020	2019	2018	2017	2016	2015
0.064541%	0.062751%	0.064586%	0.066760%	0.066986%	0.068103%
$ 3,023,000	$ 3,221,000	$ 3,452,000	$ 3,427,000	$ 2,703,000	$ 2,195,000
$ 4,042,000	$ 3,778,000	$ 3,988,000	$ 3,968,000	$ 3,790,000	$ 3,606,000
74.79%	85.26%	86.56%	86.37%	71.32%	60.87%
85.45%	83.62%	82.21%	81.82%	85.19%	87.61%

CITY OF NEWTON, IOWA

SCHEDULE OF CITY CONTRIBUTIONS

IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM
FOR THE LAST TEN YEARS

OTHER INFORMATION

	2022	2021	2020	2019
Statutorily required contribution	$ 403,000	$ 395,000	$ 391,000	$ 382,000
Contributions in relation to the statutorily required contribution	(403,000)	(395,000)	(391,000)	(382,000)
Contribution deficiency (excess)	$ --	$ --	$ --	$ --
City's covered payroll	$ 4,266,000	$ 4,181,000	$ 4,139,000	$ 4,042,000
Contributions as a percentage of covered payroll	9.45%	9.45%	9.45%	9.45%

Note: Amounts are rounded.

See accompanying independent auditor's report.

2018	2017	2016	2015	2014	2013
$ 338,000	$ 357,000	$ 355,000	$ 339,000	$ 322,000	$ 305,000
(338,000)	(357,000)	(355,000)	(339,000)	(322,000)	(305,000)
$ --	$ --	$ --	$ --	$ --	$ --
$ 3,778,000	$ 3,988,000	$ 3,968,000	$ 3,790,000	$ 3,606,000	$ 3,520,000
8.95%	8.95%	8.95%	8.93%	8.93%	8.67%

Changes of benefit terms:

There are no significant changes of benefit terms.

Changes of assumptions:

The 2018 valuation implemented the following refinements as a result of a demographic assumption study dated June 28, 2018:

- Changed mortality assumptions to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017.
- Adjusted retirement rates.
- Lowered disability rates.
- Adjusted the probability of a vested Regular member electing to receive a deferred benefit.
- Adjusted the merit component of the salary increase assumption.

The 2017 valuation implemented the following refinements as a result of an experience study dated March 24, 2017:

- Decreased the inflation assumption from 3.00% to 2.60%.
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50% per year.
- Decreased the discount rate from 7.50% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%.
- Decreased the payroll growth assumption from 4.00% to 3.25%.

The 2014 valuation implemented the following refinements as a result of a quadrennial experience study:

- Decreased the inflation assumption from 3.25% to 3.00%.
- Decreased the assumed rate of interest on member accounts from 4.00% to 3.75% per year.
- Adjusted male mortality rates for retirees in the Regular membership group.
- Moved from an open 30 year amortization period to a closed 30 year amortization period for the UAL (unfunded actuarial liability) beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed 20 year period.

CITY OF NEWTON, IOWA

SCHEDULE OF THE CITY'S PROPORTIONATE SHARE
OF THE NET PENSION LIABILITY

MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA
FOR THE LAST EIGHT YEARS*

OTHER INFORMATION

	2022	2021
City's proportion of the net pension liability	1.101732%	1.033697%
City's proportionate share of the net pension liability	$ 2,474,000	$ 8,245,000
City's covered payroll	$ 3,580,000	$ 3,284,000
City's proportionate share of the net pension liability as a percentage of its covered payroll	69.11%	251.07%
MFPRSI's net position as a percentage of the total pension liability	93.62%	76.47%

* In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

Note: Amounts are rounded.

See accompanying independent auditor's report.

2020	2019	2018	2017	2016	2015
0.985439%	1.065133%	1.059213%	1.064467%	1.090944%	1.065256%
$ 6,464,000	$ 6,342,000	$ 6,212,000	$ 6,656,000	$ 5,125,000	$ 3,862,000
$ 2,982,000	$ 3,096,000	$ 3,000,000	$ 2,885,000	$ 2,861,000	$ 2,815,000
216.77%	204.84%	207.07%	230.73%	179.13%	137.19%
79.94%	81.07%	80.60%	78.20%	83.04%	86.27%

CITY OF NEWTON, IOWA

SCHEDULE OF CITY CONTRIBUTIONS

MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA
FOR THE LAST TEN YEARS

OTHER INFORMATION

	2022	2021	2020	2019
Statutorily required contribution	$ 956,000	$ 906,000	$ 802,000	$ 776,000
Contributions in relation to the statutorily required contribution	(956,000)	(906,000)	(802,000)	(776,000)
Contribution deficiency (excess)	$ --	$ --	$ --	$ --
City's covered payroll	$ 3,653,000	$ 3,580,000	$ 3,284,000	$ 2,982,000
Contributions as a percentage of covered payroll	26.17%	25.31%	24.42%	26.02%

Note: Amounts are rounded.

See accompanying independent auditor's report.

2018	2017	2016	2015	2014	2013
$ 795,000	$ 778,000	$ 801,000	$ 870,000	$ 848,000	$ 738,000
(795,000)	(778,000)	(801,000)	(870,000)	(848,000)	(738,000)
$ --	$ --	$ --	$ --	$ --	$ --
$ 3,096,000	$ 3,000,000	$ 2,885,000	$ 2,861,000	$ 2,815,000	$ 2,825,000
25.68%	25.92%	27.76%	30.41%	30.12%	26.12%

Changes of benefit terms:

There were no significant changes of benefit terms.

Changes of assumptions:

The 2018 valuation changed postretirement mortality rates to the RP-2014 Blue Collar Healthy Annuitant Table with males set-forward zero years, females set-forward two years and disabled individuals set-forward three years (male only rates), with generational projection of future mortality improvement with 50% of Scale BB beginning in 2017.

The 2017 valuation added five years projection of future mortality improvement with Scale BB.

The 2016 valuation changed postretirement mortality rates to the RP-2000 Blue Collar Combined Healthy Mortality Table with males set-back two years, females set-forward one year and disabled individuals set-forward one year (male only rates), with no projection of future mortality improvement.

The 2015 valuation phased in the 1994 Group Annuity Mortality Table for postretirement mortality. This resulted in a weighting of 1/12 of the 1971 Group Annuity Mortality Table and 11/12 of the 1994 Group Annuity Mortality Table.

The 2014 valuation phased in the 1994 Group Annuity Mortality Table for post-retirement mortality. This resulted in a weighting of 2/12 of the 1971 Group Annuity Mortality Table and 10/12 of the 1994 Group Annuity Mortality Table.

* * *

SUPPLEMENTARY INFORMATION

CITY OF NEWTON, IOWA
SCHEDULE OF CASH RECEIPTS, DISBURSEMENTS
AND CHANGES IN CASH BALANCES
NON-MAJOR GOVERNMENTAL FUNDS

As of and for the year ended June 30, 2022

	Special Revenue		
	Housing Initiative	Local Option Sales Tax	Self Supported Municipal Improvement District
Receipts:			
Property tax	$ --	$ --	$ 18,010
Local option sales tax	--	2,061,113	--
Use of money and property	2,207	--	75
Intergovernmental	--	--	1,640
Miscellaneous	150,000	--	--
Total receipts	152,207	2,061,113	19,725
Disbursements:			
Operating:			
Public safety	--	1,127,693	--
Public works	--	34,232	--
Culture and recreation	--	177,799	--
Community and economic development	179,707	--	11,625
Total disbursements	179,707	1,339,724	11,625
Excess (deficiency) of receipts over (under) disbursements	(27,500)	721,389	8,100
Other financing sources (uses):			
Proceeds from sale of assets	--	--	--
Transfers out	--	(721,389)	--
Total other financing sources (uses)	--	(721,389)	--
Change in cash balances	(27,500)	--	8,100
Cash balances beginning of year	368,158	--	11,256
Cash balances end of year	$ 340,658	$ --	$ 19,356

(continued next page)

Permanent			
Cemetery Perpetual Care	Memorial Garden	Fred Maytag Park Endowment	Total
$ --	$ --	$ --	$ 18,010
--	--	--	2,061,113
--	--	--	2,282
--	--	--	1,640
--	--	--	150,000
--	--	--	2,233,045
--	--	--	1,127,693
--	--	--	34,232
--	--	--	177,799
--	--	--	191,332
--	--	--	1,531,056
--	--	--	701,989
9,755	340	--	10,095
--	--	--	(721,389)
9,755	340	--	(711,294)
9,755	340	--	(9,305)
311,195	49,570	233,320	973,499
$ 320,950	$ 49,910	$ 233,320	$ 964,194

CITY OF NEWTON, IOWA
SCHEDULE OF CASH RECEIPTS, DISBURSEMENTS
AND CHANGES IN CASH BALANCES
NON-MAJOR GOVERNMENTAL FUNDS - Continued

As of and for the year ended June 30, 2022

	Special Revenue		
	Housing Initiative	Local Option Sales Tax	Self Supported Municipal Improvement District
Cash Basis Fund Balances			
Nonspendable:			
Cemetery perpetual care	$ --	$ --	$ --
Park endowment	--	--	--
Restricted for:			
Housing initiative	340,658	--	--
Other purpose	--	--	19,356
Total cash basis fund balance	$ 340,658	$ --	$ 19,356

See accompanying independent auditor's report.

Permanent			
Cemetery Perpetual Care	Memorial Garden	Fred Maytag Park Endowment	Total
$ 320,950	$ 49,910	$ --	$ 370,860
--	--	233,320	233,320
--	--	--	340,658
--	--	--	19,356
$ 320,950	$ 49,910	$ 233,320	$ 964,194

CITY OF NEWTON, IOWA
SCHEDULE OF RECEIPTS BY SOURCE AND
DISBURSEMENTS BY FUNCTION -
ALL GOVERNMENTAL FUNDS
For the Last Ten Years

	2022	2021	2020	2019
Receipts:				
Property tax	$ 8,204,771	$ 8,120,618	$ 7,416,512	$ 7,305,140
Local option sales tax	2,061,113	1,968,041	1,565,459	1,447,144
Tax increment financing	2,563,566	2,318,075	2,027,592	2,020,002
Other city tax	476,964	406,735	464,819	528,047
Licenses and permits	317,614	283,923	247,113	330,087
Use of money and property	128,703	129,814	212,974	215,295
Intergovernmental	5,385,830	5,154,685	3,347,441	3,955,163
Charges for service	2,320,622	2,272,484	2,268,378	2,000,045
Special assessments	14,481	6,952	13,093	13,323
Miscellaneous	1,054,734	1,170,551	1,305,843	1,251,310
Total	$ 22,528,398	$ 21,831,878	$ 18,869,224	$ 19,065,556
Disbursements:				
Operating:				
Public safety	$ 8,105,964	$ 7,717,580	$ 7,080,878	$ 6,968,458
Public works	4,310,447	3,385,159	3,592,615	3,133,770
Culture and recreation	2,500,498	2,224,471	2,398,550	2,476,301
Community and economic development	1,499,908	1,077,702	957,173	1,248,855
General government	1,390,931	1,405,710	1,207,102	1,308,975
Debt service	4,425,726	4,325,705	3,943,699	3,684,522
Capital projects	3,280,460	6,720,472	6,634,097	5,815,461
Total	$ 25,513,934	$ 26,856,799	$ 25,814,114	$ 24,636,342

See accompanying independent auditor's report.

2018	2017	2016	2015	2014	2013
$ 7,549,456	$ 7,370,516	$ 7,025,573	$ 6,917,971	$ 6,793,884	$ 6,646,452
1,373,918	1,619,926	1,373,521	1,318,757	1,289,442	1,158,029
1,881,301	2,032,186	2,508,520	2,444,811	2,717,402	2,560,585
501,636	522,523	472,447	341,759	456,895	446,425
315,814	388,274	341,597	323,716	299,981	307,552
180,398	131,458	133,030	123,333	113,561	116,361
2,947,723	4,208,532	3,630,008	2,367,974	2,441,344	2,440,079
2,049,922	1,923,732	1,817,922	1,730,308	1,828,431	1,845,139
15,105	39,173	25,461	18,911	22,316	22,014
1,068,985	1,336,748	883,883	873,919	727,280	594,484
$ 17,884,258	$ 19,573,068	$ 18,211,962	$ 16,461,459	$ 16,690,536	$ 16,137,120
$ 6,960,609	$ 6,755,455	$ 6,573,415	$ 6,618,231	$ 6,429,196	$ 6,353,118
3,075,700	3,304,874	3,331,047	3,063,416	2,728,791	2,707,209
2,120,351	2,063,856	2,103,157	1,975,189	1,994,009	1,875,748
2,304,185	1,732,006	1,974,731	2,604,430	1,417,245	2,421,712
1,217,936	1,252,386	1,214,456	1,279,714	1,203,719	1,112,059
3,522,476	3,286,679	3,033,811	2,729,522	4,006,361	2,137,456
4,995,679	5,241,281	4,681,791	1,564,457	520,188	297,887
$ 24,196,936	$ 23,636,537	$ 22,912,408	$ 19,834,959	$ 18,299,509	$ 16,905,189

CITY OF NEWTON, IOWA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

Year ended June 30, 2022

Grantor/Program	Assistance Listings Number	Pass-Through Entity Identifying Number	Program Expenditures
U.S. Department of Justice			
Passed through Polk County Sheriff's Office:			
Edward Byrne Memorial Justice Assistance Grant Program	16.738	19-JAG-393882	$ 57,424
Total U.S. Department of Justice			57,424
U.S. Department of the Treasury:			
COVID-19, Coronavirus State and Local Fiscal Recovery Funds	21.027	FY2022	55,223
Total U.S. Department of the Treasury			55,223
U.S. Department of Transportation:			
Airport Improvement Program	20.106	3-19-0065-018-2020	1,925
Airport Improvement Program	20.106	3-19-0065-017-2021	908,035
Airport Improvement Program	20.106	3-19-0065-019-2021	13,000
Airport Improvement Program	20.106	3-19-0065-020-2021	251,239
Airport Improvement Program	20.106	3-19-0065-021-2021	32,000
			1,206,199
Passed through Iowa Department of Public Safety:			
State and Community Highway Safety	20.600	PAP 22-402-MOPT, Task 50-00-00	5,666
Total U.S. Department of Transportation			1,211,865
U.S. Department of Homeland Security:			
Passed through Iowa Department of Homeland Security and Emergency Management:			
Homeland Security Grant Program	97.067	HSGP-21-20-07	54,990
Total U.S. Department of Homeland Security			54,990
Total			$ 1,379,502

(continued next page)

CITY OF NEWTON, IOWA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS - Continued

Year ended June 30, 2022

Basis of Presentation -The accompanying Schedule of Expenditures of Federal Awards (Schedule) includes the federal award activity of the City of Newton under programs of the federal government for the year ended June 30, 2022. The information in this Schedule is presented in accordance with the requirements of Title 2, U.S. Code of Federal Regulations, Part 200 Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the City of Newton, it is not intended to and does not present the financial position, changes in financial position or cash flows of the City of Newton.

Summary of Significant Accounting Policies - Expenditures reported in the Schedule are reported on the basis of cash receipts and disbursements, which is a basis of accounting other than U.S. generally accepted accounting principles. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

Indirect Cost Rate - The City of Newton has not elected to use the 10% de minimis indirect cost rate as allowed under the Uniform Guidance.

See accompanying independent auditor's report.

COMPLIANCE SECTION

COMMENTS AND RECOMMENDATIONS

Gronewold, Bell, Kyhnn & Co. P.C.
CERTIFIED PUBLIC ACCOUNTANTS • BUSINESS AND FINANCIAL CONSULTANTS

1910 EAST 7th STREET BOX 369
ATLANTIC, IOWA 50022-0369
(712) 243-1800
FAX (712) 243-1265
CPA@GBKCO.COM

KENNETH P. TEGELS
CHRISTOPHER J. NELSON
DAVID A. GINTHER
DUSTIN T. VEENSTRA

Independent Auditor's Report on Internal Control over Financial Reporting
and on Compliance and Other Matters
Based on an Audit of Financial Statements Performed in Accordance with
Government Auditing Standards

To the Honorable Mayor and
Members of the City Council

We have audited in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in the Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City of Newton, Iowa, as of and for the year ended June 30, 2022, and the related notes to financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 3, 2023. Our report expressed adverse and unmodified opinions on the financial statements which were prepared on the basis of cash receipts and disbursements, a basis of accounting other than U.S. generally accepted accounting principles.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Newton's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Newton's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Newton's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City of Newton's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

To the Honorable Mayor and
Members of the City Council

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified a certain deficiency in internal control, described in Part II of the accompanying Schedule of Findings and Questioned Costs as item 2022-001 to be a significant deficiency.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Newton's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters which are required to be reported under Government Auditing Standards. However, we noted certain immaterial instances of non-compliance or other matters which are described in Part IV of the accompanying Schedule of Findings and Questioned Costs.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2022 are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

City of Newton's Responses to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City of Newton's responses to findings identified in our audit and described in the accompanying Schedule of Findings and Questioned Costs. The City of Newton's responses were not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the responses.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Atlantic, Iowa
March 3, 2023

Gronewold, Bell, Kyhnn & Co. P.C.
CERTIFIED PUBLIC ACCOUNTANTS • BUSINESS AND FINANCIAL CONSULTANTS

1910 EAST 7th STREET BOX 369
ATLANTIC, IOWA 50022-0369
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FAX (712) 243-1265
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KENNETH P. TEGELS
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DUSTIN T. VEENSTRA

Independent Auditor's Report on Compliance
for Each Major Federal Program and on Internal Control over Compliance
Required by the Uniform Guidance

To the Honorable Mayor and
Members of the City Council

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Newton, Iowa's compliance with the types of compliance requirements identified as subject to audit in the U.S. Office of Management and Budget (OMB) Compliance Supplement that could have a direct and material effect on the City of Newton's major federal program for the year ended June 30, 2022. The City of Newton's major federal program is identified in the summary of auditor's results section of the accompanying Schedule of Findings and Questioned Costs.

In our opinion, the City of Newton complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on its major federal program for the year ended June 30, 2022.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS), the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States (Government Auditing Standards), and the audit requirements of Title 2, U.S. Code of Federal Regulations, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City of Newton and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City of Newton's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City of Newton's federal programs.

To the Honorable Mayor and
Members of the City Council

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City of Newton's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, Government Auditing Standards and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence judgement made by a reasonable user of the report on compliance about the City of Newton's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, Government Auditing Standards, and the Uniform Guidance, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City of Newton's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City of Newton's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City of Newton's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct non-compliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance such that there is a reasonable possibility material non-compliance with a type of compliance requirement of a federal program will not be prevented or detected and corrected on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

To the Honorable Mayor and
Members of the City Council

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Gronewold, Bell, Kyhnn & Co. P.C.

Atlantic, Iowa
March 3, 2023

CITY OF NEWTON, IOWA

Schedule of Findings and Questioned Costs

Year ended June 30, 2022

PART I: Summary of the Independent Auditor's Results

(a) Adverse and unmodified opinions were issued on the financial statements prepared on the cash basis of accounting, which is a basis of accounting other than U.S. generally accepted accounting principles.

(b) A significant deficiency in internal control over financial reporting was disclosed by the audit of the financial statements. The audit did not disclose any material weaknesses in internal control over financial reporting.

(c) The audit did not disclose any non-compliance which is material to the financial statements.

(d) The audit did not disclose any material weaknesses or significant deficiencies in internal control over the major program.

(e) An unmodified opinion was issued on compliance with requirements applicable to the major program.

(f) The audit did not disclose any audit findings which are required to be reported in accordance with the Uniform Guidance, Section 200.516.

(g) The major program was Assistance Listings Number 20.106 - Airport Improvement Program.

(h) The dollar threshold used to distinguish between Type A and Type B programs was $750,000.

(i) The City of Newton did not qualify as a low-risk auditee.

PART II: Findings Related to the Financial Statements

INTERNAL CONTROL DEFICIENCIES:

2022-001 Segregation of Duties:

Criteria: Management is responsible for establishing and maintaining internal control. A good system of internal control provides for adequate segregation of duties so no one individual handles a transaction from its inception to completion. In order to maintain proper internal control, duties should be segregated so the authorization, custody and recording of transactions are not under the control of the same employee. This segregation of duties helps prevent losses from employee error or dishonesty and maximizes the accuracy of the City's financial statements.

Condition: A limited number of people have the primary responsibility for most of the accounting and financial reporting duties.

Cause: The City has a limited number of employees which does not allow procedures to be established to adequately segregate duties or provide compensating controls through additional oversight of transactions and processes.

Effect: Inadequate segregation of duties could adversely affect the City's ability to prevent or detect and correct misstatements, errors or misappropriation on a timely basis by employees in the normal course of performing their assigned functions.

Recommendation: The City should review its control activities to obtain the maximum internal control possible under the circumstances utilizing currently available staff, including elected officials.

Response: The City Council and Mayor are aware of this lack of segregation of duties, but it is not economically feasible for the City to employ additional personnel for this reason. The City Council and Mayor will continue to act as an oversight group.

Conclusion: Response accepted.

INSTANCES OF NON-COMPLIANCE:

No matters were noted.

PART III: Findings and Questioned Costs For Federal Awards

INTERNAL CONTROL DEFICIENCIES:

No matters were noted.

INSTANCES OF NON-COMPLIANCE:

No matters were noted.

PART IV: Other Findings Related to Required Statutory Reporting

2022-A Certified Budget: Disbursements during the year ended June 30, 2022 exceeded the amount budgeted in the debt service function. Chapter 384.20 of the Code of Iowa states, in part, "Public monies may not be expended or encumbered except under an annual or continuing appropriation."

Recommendation: The budget should have been amended in accordance with Chapter 384.18 of the Code of Iowa before disbursements were allowed to exceed the budget.

Response: The budget will be amended in the future, if applicable.

Conclusion: Response accepted.

2022-B Questionable Disbursements: During the audit, we did not note any disbursements that did not meet the requirements of public purpose as defined in an Attorney General's opinion dated April 25, 1979.

2022-C Travel Expense: No disbursements of City money for travel expenses of spouses of City officials or employees were noted.

2022-D Business Transactions: In accordance with Chapter 362.5 of the Code of Iowa, no transactions between the City and the City officials and City employees were noted that represented conflicts of interest.

2022-E Restricted Donor Activity: No transactions were noted between the City, City officials, City employees and restricted donors in compliance with Chapter 68B of the Code of Iowa.

2022-F Bond Coverage: Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure that the coverage is adequate for current operations.

2022-G Council Minutes: No transactions were found that we believe should have been approved in the Council minutes but were not.

2022-H Deposits and Investments: No instances of non-compliance with the deposit and investment provisions of Chapter 12B and 12C of the Code of Iowa and the City's investment policy were noted.

PART IV: Other Findings Related to Required Statutory Reporting - Continued

2022-I Revenue Bonds/Notes: No instances of non-compliance with the revenue bond/note resolutions were noted.

2022-J Annual Urban Renewal Report: The Annual Urban Renewal Report was properly approved and certified to the Iowa Department of Management on or before December 1 and no exceptions were noted.

2022-K Solid Waste Fees Retainage: No instances of non-compliance with the solid waste fees used in accordance with the provisions of Chapter 455B.310 of the Code of Iowa were noted.

2022-L Financial Assurance: The City has met the closure and postclosure care financial assurance requirements issued by the Iowa Department of Natural Resources by complying with the local government financial test as specified in Iowa Administrative Code Chapter 567-113.14(6)(f).

2022-M Financial Condition: The City had deficit balances in the following funds at June 30, 2022:

Special Revenue:	
Speedway/Prairie Fire Tax Increment Financing	$(389,527)
Fairmeadows North Tax Increment Financing	(110,279)
Capital Projects:	
Capital Projects - Miscellaneous	(505,313)

Recommendation: The City should investigate alternatives to eliminate these deficits to return these funds to a sound financial position.

Response: The City will continue to monitor funds with a deficit balance and develop strategies to return these funds to a sound financial position.

Conclusion: Response accepted.

2022-N Tax Increment Financing (TIF): Chapter 403.19 of the Code of Iowa provides a municipality may certify loans, advances, indebtedness and bonds (indebtedness) to the County Auditor which qualify for reimbursement from incremental property tax. The County Auditor provides for the division of property tax to repay the certified indebtedness and provides available incremental property tax in subsequent fiscal years without further certification by the City until the amount of certified indebtedness is paid. No exceptions were noted.

PART IV: Other Findings Related to Required Statutory Reporting - Continued

2022-O Economic Development: During the year ended June 30, 2022, the City paid $40,000 to Newton Housing Development Corporation and $76,000 to Newton Development Corporation. The City Council has documented the public benefits received from this expenditure, however, it is disclosed here for public information.

According to Chapter 15A of the Code of Iowa and an Attorney General's opinion dated August 28, 1986, government financing of economic development may, in appropriate circumstances, serve a public purpose. The opinion advises the governing body to evaluate the public benefits to be obtained and discusses the specific criteria to be considered in documenting public purpose.

Recommendation: The Council should continue to evaluate and document the public purpose served by these expenditures before authorizing further payments.

Response: We will continue to evaluate and document the public purpose in the future.

Conclusion: Response accepted.

* * *

STATISTICAL SECTION

CITY OF NEWTON
TAX INCREMENT FINANCING FUND - SCHEDULE OF CASH RECEIPTS
DISBURSEMENTS AND CASH BALANCE
INCEPTION TO JUNE 30, 2022

Operating Receipts	
Bond Proceeds	31,724,268
Interest on Investments	228,562
Sale of Property	2,207,619
Property Taxes	46,622,572
Intergovernmental	11,283,628
Miscellaneous	4,075,925
	96,142,574
Operating Disbursements	
Property acquisition and improvement	9,694,844
Property demolition	966,390
Economic Development grants	20,403,048
Legal and administrative	1,474,644
Property Taxes	97,338
Relocation	47,050
Conctractual Services	5,000
Operating Supplies	15,139
Structures	62,756
Refunds and Property Tax Rebates	5,327,696
Revenue bond principal	5,074,852
Revenue Bond interest	896,194
Street Improvements	1,242,670
City Hall site improvements	550,127
Private Development improvements	462,406
Skiff Medical Center	280,000
Manufactured Gas Plant	3,253
Lighting and landscaping	431,730
Storage yard	578,063
Payment to other agencies	610,369
	48,223,569
Operating receipts over operating disbursements	47,919,005
Other transactions:	
Transfer to Debt Service Fund - bond interest	(42,128,178)
Transfer to General Fund - economic development	(5,816,598)
Transfer to Central Business District	(2,500)
Transfer to Employee Benefits Fund	(272,975)
Tranfer to Capital Projects Fund	(984,709)
Transfer to Sewer Fund	(547,555)
Transfer to Hotel/Motel Tax Fund	(154,352)
Interfund Loan	1,876,639
Cash and investment balance at June 30, 2022	(111,223)

Note: During the fiscal year 1988, the City established a tax increment financing district to generate revenues to assist the City in funding responsibility for an urban renewal plan. Under the urban renewal plan, the City purchases properties located within the district to be demolished for development. The City issued bonds to initially fund this plan, which will be retired from fund revenues through transfers to the Debt Service Fund.

Table 2

CITY OF NEWTON
COMPARISON OF ENTERPRISE FUNDS CHARGES FOR
SERVICES RECEIPTS

Year Ended June 30	Sewer	Landfill	Stormwater	Golf
2013	2,546,212	1,516,748	0	305,269
2014	2,556,779	1,465,029	0	359,853
2015	2,648,707	1,596,609	0	324,160
2016	2,581,415	1,686,673	0	343,840
2017	2,552,667	1,781,784	0	301,814
2018	2,744,092	1,802,836	0	301,979
2019	2,764,210	2,229,567	0	261,236
2020	2,976,127	2,002,724	0	280,463
2021	2,964,956	2,211,262	229,887	387,336
2022	3,054,361	1,828,795	562,019	415,868

See accompanying independent auditor's report.

CITY OF NEWTON
COMPARATIVE TOTAL AND PER CAPITA FUNCTION DISBURSEMENTS

Year Ended	Poplulation	Public Safety Disbursements		Public Works Disbursements		Health and Social Sevices Disbursements		Culture & Recreation Disbursements		Community and Economic Development Disbursements	
June 30	Per Census	Total	Per Capita	Total	Per Capita	Total	Per Capita	Total	Per Capita	Total	Per Capita
2013	15,254*	$ 6,353,118	$ 416.49	$ 2,707,209	$ 177.48	$ -	$ -	$ 1,875,748	$ 122.97	$ 2,421,712	$ 158.76
2014	15,254*	$ 6,429,196	$ 421.48	$ 2,728,791	$ 178.89	$ -	$ -	$ 1,994,009	$ 130.72	$ 1,417,245	$ 92.91
2015	15,254*	$ 6,618,231	$ 433.87	$ 3,063,416	$ 200.83	$ -	$ -	$ 1,975,189	$ 129.49	$ 2,604,430	$ 170.74
2016	15,254*	$ 6,573,415	$ 430.93	$ 3,331,047	$ 218.37	$ -	$ -	$ 2,103,157	$ 137.88	$ 1,974,731	$ 129.46
2017	15,254*	$ 6,755,455	$ 442.86	$ 3,304,874	$ 216.66	$ -	$ -	$ 2,063,856	$ 135.30	$ 1,732,006	$ 113.54
2018	15,254*	$ 6,960,609	$ 456.31	$ 3,075,700	$ 201.63	$ -	$ -	$ 2,120,351	$ 139.00	$ 2,304,185	$ 151.05
2019	15,254*	$ 6,968,458	$ 456.83	$ 3,133,770	$ 205.44	$ -	$ -	$ 2,476,301	$ 162.34	$ 1,248,855	$ 81.87
2020	15,254*	$ 7,080,878	$ 464.20	$ 3,592,615	$ 235.52	$ -	$ -	$ 2,398,550	$ 157.24	$ 957,173	$ 62.75
2021	15,760**	$ 7,717,580	$ 489.69	$ 3,385,159	$ 214.79	$ -	$ -	$ 2,224,471	$ 141.15	$ 1,077,702	$ 68.38
2022	15,760**	$ 8,105,964	$ 514.34	$ 4,310,447	$ 273.51	$ -	$ -	$ 2,500,498	$ 158.66	$ 1,499,908	$ 95.17

*2010 census figures

**2021 census figures

See accompanying independent auditor's report.

Table 3

General Government Disbursements		Debt Service Disbursements		Capital Projects Disbursements		Business Type Activities Disbursements		Total Disbursements	
Total	Per Capita	Total	Per Capita	Total	Per Capita	Total	Per Capita	Total	Per Capita
$ 1,112,059	$ 72.90	$ 2,137,456	$ 140.12	$ 297,887	$ 19.53	$ 3,760,471	$ 246.52	$ 20,665,660	$ 1,354.77
$ 1,203,719	$ 78.91	$ 4,006,361	$ 262.64	$ 520,188	$ 34.10	$ 5,419,379	$ 355.28	$ 23,718,888	$ 1,554.93
$ 1,279,714	$ 83.89	$ 2,729,522	$ 178.94	$ 1,564,457	$ 102.56	$ 3,063,934	$ 200.86	$ 22,898,893	$ 1,501.17
$ 1,214,456	$ 79.62	$ 3,033,811	$ 198.89	$ 4,681,791	$ 306.92	$ 4,355,308	$ 285.52	$ 27,267,716	$ 1,787.58
$ 1,252,386	$ 82.10	$ 3,286,679	$ 215.46	$ 5,241,281	$ 343.60	$ 4,352,732	$ 285.35	$ 27,989,269	$ 1,834.88
$ 1,217,936	$ 79.84	$ 3,522,476	$ 230.92	$ 4,995,679	$ 327.50	$ 4,008,685	$ 262.80	$ 28,205,621	$ 1,849.06
$ 1,308,975	$ 85.81	$ 3,684,522	$ 241.54	$ 5,815,461	$ 381.24	$ 4,173,108	$ 273.57	$ 28,809,450	$ 1,888.65
$ 1,207,102	$ 79.13	$ 3,943,699	$ 258.54	$ 6,634,097	$ 434.91	$ 3,887,177	$ 254.83	$ 29,701,291	$ 1,947.11
$ 1,405,710	$ 89.19	$ 11,215,705	$ 711.66	$ 6,720,472	$ 426.43	$ 3,650,022	$ 231.60	$ 37,396,821	$ 2,372.89
$ 1,390,931	$ 88.26	$ 4,425,726	$ 280.82	$ 3,280,460	$ 208.15	$ 4,697,973	$ 298.09	$ 30,211,907	$ 1,917.00

Table 4

CITY OF NEWTON
COMPARATIVE PROPERTY TAX RECEIPTS BY FUND

Year Ended June 30	General Fund	Special Revenue Funds	Debt Service Fund
2013	3,845,539	2,228,337	572,577
2014	3,850,520	2,383,477	555,274
2015	3,749,275	2,461,295	695,592
2016	3,732,902	2,535,755	756,916
2017	3,696,606	2,556,746	1,117,164
2018	3,808,571	2,600,795	1,140,090
2019	3,655,380	2,509,325	1,140,435
2020	3,723,880	2,586,431	1,106,201
2021	4,102,787	2,817,369	1,200,462
2022	4,119,645	2,839,556	1,245,570

See accompanying independent auditor's report.

CITY OF NEWTON
COMPARATIVE PROPERTY TAX LEVIES AND COLLECTIONS

Year Ended June 30	Collection Year Ended June 30	Total Property Tax Levy	Current Property Tax Collections
2012	2013	6,832,774	6,645,488
2013	2014	6,942,281	6,789,263
2014	2015	7,108,466	7,117,076
2015	2016	7,242,751	7,230,604
2016	2017	7,555,603	7,551,009
2017	2018	7,699,692	7,724,200
2018	2019	7,512,096	7,476,652
2019	2020	7,682,105	7,596,402
2020	2021	8,278,899	8,219,754
2021	2022	8,326,784	8,335,872

See accompanying independent auditor's report.

Table 5

Percent Of Property Tax Levy Collected	Delinquent Property Tax Collections	TIF Property Tax Collections	Total Property Tax Collections
97.26%	965	2,560,584	9,207,037
97.80%	8	2,717,401	9,506,672
100.12%	2,048	2,444,811	9,563,935
99.83%	-9,321	2,508,520	9,729,803
99.94%	352	2,032,186	9,583,547
100.32%	-577	1,881,301	9,604,924
99.53%	174	2,020,002	9,496,828
98.88%	2,518	2,027,592	9,626,512
99.29%	80,614	2,318,075	10,618,443
100.11%	31,841	2,563,566	10,931,279

CITY OF NEWTON
COMPARATIVE PROPERTY TAX RATES PER $1,000 OF
ASSESSED VALUATION

Levy Year	Collection Year Ended June 30	Newton School District	City of Newton	Jasper County	Levy for Area Schools
2012	2013	15.96319	14.99630	7.66830	0.58466
2013	2014	15.15308	14.66304	7.23964	0.68147
2014	2015	14.71796	15.80911	7.63891	0.65599
2015	2016	15.57662	16.19936	7.84733	0.67565
2016	2017	15.81157	17.14677	8.25538	0.72504
2017	2018	15.80758	17.14000	8.25967	0.67452
2018	2019	15.77415	17.14000	8.25967	0.69468
2019	2020	15.79274	17.14000	8.25697	0.65249
2020	2021	15.79594	17.14000	7.84530	0.63533
2021	2022	15.79199	17.14000	7.55742	0.67789

See accompanying independent auditor's report.

Table 6

Extension Council	County Assessor	Tuberculosis Eradication	Total	Percent of City of Newton Levy to Total Levy
0.16027	0.39701	0.00330	39.77303	37.70%
0.15695	0.39051	0.00000	38.28469	38.30%
0.18436	0.27962	0.00330	39.28925	40.24%
0.17502	0.22386	0.00407	40.70191	39.80%
0.17384	0.28408	0.00424	42.40092	40.44%
0.16992	0.39658	0.00421	42.45248	40.37%
0.18527	0.36790	0.00035	42.42202	40.40%
0.17922	0.40028	0.00032	42.42202	40.40%
0.17727	0.30697	0.00032	41.90113	40.91%
0.17054	0.23883	0.00032	41.57699	41.22%

Table 7

CITY OF NEWTON
COMPARATIVE RATIO OF GENERAL OBLIGATIONS BONDED DEBT TO TAXABLE VALUE
AND GENERAL OBLIGATION BONDED DEBT PER CAPITA

Date	Population Per Census	Taxable Value (Agriculture Land Included)	General Obligation Bonded Debt		Ratio of General Obligation Bonded Debt to Taxable Value	General Obligation Bonded Debt Per Capita
6/30/2013	15,254*	536,167,609	26,860,000	(1)	0.050096	1,760.85
6/30/2014	15,254*	544,823,839	21,525,000		0.039508	1,411.11
6/30/2015	15,254*	524,874,705	26,190,000		0.049898	1,716.93
6/30/2016	15,254*	519,091,987	23,750,000		0.045753	1,556.97
6/30/2017	15,254*	497,553,581	21,025,000		0.042257	1,378.33
6/30/2018	15,254*	507,342,971	25,601,000		0.050461	1,678.31
6/30/2019	15,254*	510,307,661	30,405,000		0.059582	1,993.25
6/30/2020	15,254*	547,571,015	31,126,474		0.056845	2,040.55
6/30/2021	15,760**	545,286,802	31,466,220		0.057706	1,996.59
6/30/2022	15,760**	557,680,213	30,336,753		0.054398	1,924.92

* 2010 census figures
** 2020 census figures
(1) Includes capital loan notes of $9,065,000 for which the cross-over refunding call date is June 1, 2014

See accompanying independent auditor's report.

Table 8

CITY OF NEWTON, IOWA
SEWER FUND DATA
JUNE 30, 2022

Sewer customers served at June 30, 2022	6,390

Sewer rates in effect at June 30, 2022
Minimum charge of $13.81 per month plus $4.42/100 cubic feet over the first 200 cubic feet used.

A surcharge factor is levied for the following customers whose waste waters exceed normal domestic waste water:

Customer Type	Surcharge Factor
Laundry, including industrial laundries, commercial laundries, and laundromatic	1.2
Car washes	1.3
Restaurants - including quick service and sit-down types	1.6
Bakeries	1.4
Nursing homes	1.6
Correctional Facilities	1.4

See accompanying independent auditor's report.

CITY OF NEWTON, IOWA
MISCELLANEOUS STATISTICAL DATA (UNAUDITED)
JUNE 30, 2022

Ten Largest Employers in Jasper County

Name (1)	Business Activity
Newton Community School District	Education
Hy-Vee Corporation	Food Retailer
Wal-Mart, Inc.	Retail
VanMaanen Electric	Electric Company
MercyOne Newton Medical Center	Hospital
The Vernon Company	Specialty Advertising
Graphic Packaging	Manufacturing
Thombert	Industrial
Progress Industries	Service Industry
Rock Communication	Commercial Printing

Ten Largest Taxpayer by Assessed Valuation (does not include Utilities)

Name (2)	Business Activity
Iowa Speedway LLC	Iowa Speedway
ILPT Newton Iowa LLC	Utility
Phoenix Newton Industrial Investors	Trinity Towers Manufacturing Plant/Industrial/Warehouse
Interstate Power & Light Co	Utility
Wesley Retirement Services	Retirement Residences
Walmart Real Estate Business	Retail
Van Maanen Land, LLC	Commercial Electrician
Hotel Maytag Investors LLC	Commercial / Apartments
Hy-Vee Inc	Food Retailer
Newton Village Inc	Retirement Residences

See accompanying independent auditor's report.

APPENDIX E

BOOK-ENTRY SYSTEM

The information in this Appendix concerning The Depository Trust Company, New York, New York ("DTC") and DTC's book-entry system has been obtained from DTC. Neither the Underwriter nor the Issuer take responsibility for the accuracy or completeness thereof, or for any material changes in such information subsequent to the date hereof, or for any information provided at the web sites referenced below. Beneficial Owners should confirm the following with DTC or the Direct Participants (as hereinafter defined). So long as Cede & Co. is the Registered Owner of the Bonds, as nominee of DTC, references in the Official Statement to the Bondowners or Registered Owners of the Bonds shall mean Cede & Co. and shall not mean the Beneficial Owners of the Bonds.

Book-Entry System

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for the Bonds, in the aggregate principal amount of such issue, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of the Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults and proposed amendments to the Security documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions and dividend payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from Issuer or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent or Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of Issuer or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to Issuer or Agent. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Issuer believes to be reliable, but the Issuer does not take any responsibility for the accuracy thereof.

APPENDIX F

SPECIMEN MUNICIPAL BOND INSURANCE POLICY

ASSURED GUARANTY MUNICIPAL

MUNICIPAL BOND INSURANCE POLICY

ISSUER: Policy No: -N

BONDS: $ in aggregate principal amount of Effective Date:

Premium: $

ASSURED GUARANTY MUNICIPAL CORP. ("AGM"), for consideration received, hereby UNCONDITIONALLY AND IRREVOCABLY agrees to pay to the trustee (the "Trustee") or paying agent (the "Paying Agent") (as set forth in the documentation providing for the issuance of and securing the Bonds) for the Bonds, for the benefit of the Owners or, at the election of AGM, directly to each Owner, subject only to the terms of this Policy (which includes each endorsement hereto), that portion of the principal of and interest on the Bonds that shall become Due for Payment but shall be unpaid by reason of Nonpayment by the Issuer.

On the later of the day on which such principal and interest becomes Due for Payment or the Business Day next following the Business Day on which AGM shall have received Notice of Nonpayment, AGM will disburse to or for the benefit of each Owner of a Bond the face amount of principal of and interest on the Bond that is then Due for Payment but is then unpaid by reason of Nonpayment by the Issuer, but only upon receipt by AGM, in a form reasonably satisfactory to it, of (a) evidence of the Owner's right to receive payment of the principal or interest then Due for Payment and (b) evidence, including any appropriate instruments of assignment, that all of the Owner's rights with respect to payment of such principal or interest that is Due for Payment shall thereupon vest in AGM. A Notice of Nonpayment will be deemed received on a given Business Day if it is received prior to 1:00 p.m. (New York time) on such Business Day; otherwise, it will be deemed received on the next Business Day. If any Notice of Nonpayment received by AGM is incomplete, it shall be deemed not to have been received by AGM for purposes of the preceding sentence and AGM shall promptly so advise the Trustee, Paying Agent or Owner, as appropriate, who may submit an amended Notice of Nonpayment. Upon disbursement in respect of a Bond, AGM shall become the owner of the Bond, any appurtenant coupon to the Bond or right to receipt of payment of principal of or interest on the Bond and shall be fully subrogated to the rights of the Owner, including the Owner's right to receive payments under the Bond, to the extent of any payment by AGM hereunder. Payment by AGM to the Trustee or Paying Agent for the benefit of the Owners shall, to the extent thereof, discharge the obligation of AGM under this Policy.

Except to the extent expressly modified by an endorsement hereto, the following terms shall have the meanings specified for all purposes of this Policy. "Business Day" means any day other than (a) a Saturday or Sunday or (b) a day on which banking institutions in the State of New York or the Insurer's Fiscal Agent are authorized or required by law or executive order to remain closed. "Due for Payment" means (a) when referring to the principal of a Bond, payable on the stated maturity date thereof or the date on which the same shall have been duly called for mandatory sinking fund redemption and does not refer to any earlier date on which payment is due by reason of call for redemption (other than by mandatory sinking fund redemption), acceleration or other advancement of maturity unless AGM shall elect, in its sole discretion, to pay such principal due upon such acceleration together with any accrued interest to the date of acceleration and (b) when referring to interest on a Bond, payable on the stated date for payment of interest. "Nonpayment" means, in respect of a Bond, the failure of the Issuer to have provided sufficient funds to the Trustee or, if there is no Trustee, to the Paying Agent for payment in full of all principal and interest that is Due for Payment on such Bond. "Nonpayment" shall also include, in respect of a Bond, any payment of principal or interest that is Due for Payment made to an Owner by or on behalf of the Issuer which has been recovered from such Owner pursuant to the

United States Bankruptcy Code by a trustee in bankruptcy in accordance with a final, nonappealable order of a court having competent jurisdiction. "Notice" means telephonic or telecopied notice, subsequently confirmed in a signed writing, or written notice by registered or certified mail, from an Owner, the Trustee or the Paying Agent to AGM which notice shall specify (a) the person or entity making the claim, (b) the Policy Number, (c) the claimed amount and (d) the date such claimed amount became Due for Payment. "Owner" means, in respect of a Bond, the person or entity who, at the time of Nonpayment, is entitled under the terms of such Bond to payment thereof, except that "Owner" shall not include the Issuer or any person or entity whose direct or indirect obligation constitutes the underlying security for the Bonds.

AGM may appoint a fiscal agent (the "Insurer's Fiscal Agent") for purposes of this Policy by giving written notice to the Trustee and the Paying Agent specifying the name and notice address of the Insurer's Fiscal Agent. From and after the date of receipt of such notice by the Trustee and the Paying Agent, (a) copies of all notices required to be delivered to AGM pursuant to this Policy shall be simultaneously delivered to the Insurer's Fiscal Agent and to AGM and shall not be deemed received until received by both and (b) all payments required to be made by AGM under this Policy may be made directly by AGM or by the Insurer's Fiscal Agent on behalf of AGM. The Insurer's Fiscal Agent is the agent of AGM only and the Insurer's Fiscal Agent shall in no event be liable to any Owner for any act of the Insurer's Fiscal Agent or any failure of AGM to deposit or cause to be deposited sufficient funds to make payments due under this Policy.

To the fullest extent permitted by applicable law, AGM agrees not to assert, and hereby waives, only for the benefit of each Owner, all rights (whether by counterclaim, setoff or otherwise) and defenses (including, without limitation, the defense of fraud), whether acquired by subrogation, assignment or otherwise, to the extent that such rights and defenses may be available to AGM to avoid payment of its obligations under this Policy in accordance with the express provisions of this Policy.

This Policy sets forth in full the undertaking of AGM, and shall not be modified, altered or affected by any other agreement or instrument, including any modification or amendment thereto. Except to the extent expressly modified by an endorsement hereto, (a) any premium paid in respect of this Policy is nonrefundable for any reason whatsoever, including payment, or provision being made for payment, of the Bonds prior to maturity and (b) this Policy may not be canceled or revoked. THIS POLICY IS NOT COVERED BY THE PROPERTY/CASUALTY INSURANCE SECURITY FUND SPECIFIED IN ARTICLE 76 OF THE NEW YORK INSURANCE LAW.

In witness whereof, ASSURED GUARANTY MUNICIPAL CORP. has caused this Policy to be executed on its behalf by its Authorized Officer.

ASSURED GUARANTY MUNICIPAL CORP.

By ______________________________
Authorized Officer

A subsidiary of Assured Guaranty Municipal Holdings Inc.
1633 Broadway, New York, N.Y. 10019
(212) 974-0100

Form 500NY (5/90)

City of Newton Council Report

Item:
Resolution amending the City of Newton Employee Handbook Appendix D: Vehicle Allowance and Mileage Reimbursement Policy

Summary:
Resolution Adopting Changes to the City of Newton's Employee Handbook

Financial Impact:
No Financial Impact

Report Number: 2023-347

Date:
April 3, 2023

Lead Department:
Administration

Recommendation:
Approve

Background:
Due to the creation of the Utilities Department, it is necessary to update the Vehicle Allowance and Mileage Reimbursement Policy by adding the Utilities Director title.

Also, in order to reduce confusion regarding how mileage is calculated, paragraph 3 has been updated to read:

Except as otherwise provided for, employees are eligible for mileage reimbursement for the use of personal vehicles for City business. Reimbursement shall be at the mileage rate authorized by the Internal Revenue Service. Mileage will be reimbursed for the round-trip distance between the employee's work site and the location of the business function being attended. If employees depart from or return to their home instead of their work site, the lesser amount of the two will be reimbursed. Mileage amounts must be verifiable through the use of commercially available websites (ex. Google Maps) using the "shortest route" option.

Recommendation:
Staff recommends approval of the proposed changes to the City of Newton Employee Handbook effective April 3, 2023.

Matt Muckler, City Administrator

RESOLUTION NO. 2023 – _______

RESOLUTION AMENDING THE CITY OF NEWTON EMPLOYEE HANDBOOK APPENDIX D: VEHICLE ALLOWANCE AND MILEAGE REIMBURSEMENT POLICY

WHEREAS, due to the creation of the Utilities Department, it is necessary to update the Vehicle Allowance and Mileage Reimbursement Policy by adding the Utilities Director title; and

WHEREAS, in order to reduce confusion regarding how mileage is calculated, paragraph 3 has been updated to read:

Except as otherwise provided for, employees are eligible for mileage reimbursement for the use of personal vehicles for City business. Reimbursement shall be at the mileage rate authorized by the Internal Revenue Service. Mileage will be reimbursed for the round-trip distance between the employee’s work site and the location of the business function being attended. If employees depart from or return to their home instead of their work site, the lesser amount of the two will be reimbursed. Mileage amounts must be verifiable through the use of commercially available websites (ex. Google Maps) using the “shortest route” option.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Newton, Iowa, approval of the proposed updates to the City of Newton Employee Handbook effective retroactive to the creation of the Utilities Director position and effective April 3, 2023 for the change in how mileage is calculated.

PASSED this _______ day of April, 2023

APPROVED this _________ day of April, 2023

____
Michael L. Hansen, Mayor

ATTEST:

____
Katrina Davis, City Clerk

Appendix D: Vehicle Allowance and Mileage Reimbursement Policy

This policy is applicable to elected officials, full-time, part-time, seasonal employees and volunteers who use their personal vehicles to conduct City business or who drive City vehicles to conduct City business including those who are required to take home City vehicles.

The City recognizes that certain employees need the regular use of a vehicle to fulfill their job duties and responsibilities. The City Administrator assigns the use and responsibility of a City vehicle to employees where their job duties and responsibilities make a vehicle necessary.

Except as otherwise provided for, employees are eligible for mileage reimbursement for the use of personal vehicles for City business. Reimbursement shall be at the mileage rate authorized by the Internal Revenue Service. ~~Mileage is calculated from starting point in Newton to destination and back.~~ Mileage will be reimbursed for the round-trip distance between the employee's work site and the location of the business function being attended. If employees depart from or return to their home instead of their work site, the lesser amount of the two will be reimbursed. Mileage amounts must be verifiable through the use of commercially available websites (ex. Google Maps) using the "shortest route" option.

When used to conduct City business, personal vehicles are required to have a minimum automobile insurance coverage for liability of $20,000 for each person, $40,000 each accident and property damage of $15,000. In case of a claim, the private automobile insurance coverage shall be considered primary. The City shall not be responsible for any damage to a personal vehicle. The vehicle allowance and mileage reimbursement include a factor for both liability and collision insurance coverage.

Elected officials, employees and volunteers who use a personal vehicle to conduct City business shall complete the attached insurance statement, which will be retained throughout their service to the City.

Elected officials, full-time, part-time, seasonal employees and volunteers shall operate both City and personal vehicles in a safe, courteous and prudent manner while performing City business including specifically the use of seat belts by both the driver and passengers as well as refraining from the use of cell phones while driving. Employees who operate or who take home City vehicles shall not use the City vehicle to conduct personal business.

Department Directors and/or Elected Officials

The City shall provide department directors identified in this policy a vehicle suitable to perform job duties and responsibilities or they may choose to receive a monthly vehicle allowance. The vehicle allowance shall be included in the semi-monthly or quarterly payroll check less applicable taxes. Any elected officials or department directors receiving a monthly vehicle allowance for a personal vehicle shall not have use of a City owned vehicle.

The following elected officials and department directors shall receive the use of a City vehicle or a monthly vehicle allowance as outlined below:

Mayor	$200
City Administrator	$250
Public Works Director	$250
Utilities Director	$250
Community Development Director	$250

Community Development Director	$250
Community Services Director	$250
Police Chief	$250

Elected officials and department directors receiving a vehicle allowance shall be responsible for all insurance, maintenance, oil, lubrication, tires, battery, washing and fuel costs for their vehicles.

Elected officials and department directors who receive a vehicle allowance shall be eligible for mileage reimbursement for all mileage in a personal vehicle for trips on City business, except that no mileage reimbursement will be made for miles driven within Jasper, Polk, Story, Marshall, Tama, Poweshiek, Mahaska, Marion or Warren Counties.

Insurance Statement
Elected Officials, Employees and Volunteers who Drive a Personal Vehicle for City Business

I, ___________________________ (please print name), serving as an elected official/employee/volunteer of the City of Newton, plan to use my personal vehicle to conduct City business as necessary. I certify that I have read the policy and will abide by its provisions. I further certify that I have now and will keep in effect automobile liability insurance equal to or greater than the minimum limits required by the City of Newton policy.

Signature

Date

City of Newton Council Report

Item: Resolution approving the 2023-24 Non-Union Compensation Plan **Summary:** The pay ranges in the 2023-24 Non-Union Compensation Plan have been adjusted by a 2.90 - 2.25% COLA increase effective July 1, 2023 **Financial Impact:** Budgeted Salary Increase	**Report Number:** 2023-348 **Date:** April 3, 2023 **Lead Department:** Administration **Recommendation:**

Background:
The dollar amounts for the pay ranges in the 2023-24, Non-Union Compensation Plan has been increased by a cost of living (COLA) adjustment ranging from 2.25 - 2.90%. It has been the practice that the agreed-upon contractual amounts given in union contracts are then used as the basis for non-union employees. Starting in FY20 a range of cost of living adjustments were applied to job ranges in order to slow the growth of higher-range salaries and to create a sustainable pay plan moving forward.

In FY21, ranges 12 through 15 (Department Directors) were removed from the matrix to further create budget sustainability. Department Directors previously in ranges 12 through 15 are scheduled for a 2.75% increase as recommended by the City Administrator. The Library Director is exempt from this action as the Newton Library Board sets the salary.

Recommendation:
It is recommended that the City Council adopt the 2023-24, Non-Union Compensation Plan, effective July 1, 2023.

Matt Muckler, City Administrator

RESOLUTION NO. 2023 - _____

RESOLUTION APPROVING THE 2023-24 NON-UNION COMPENSATION PLAN

WHEREAS, the City of Newton has a formalized compensation plan for non-union employees, and

WHEREAS, the City's non-union compensation plan underwent a major review and revision in 2004, and

WHEREAS, in 2004 the Employee Relations Committee and Council's direction was to adjust the pay plan each year for a cost of living allowance (COLA), and

WHEREAS, the City Council has approved the 2023-24 budget which included a 2.25-2.90% COLA for the Non-Union Compensation Plan, and

WHEREAS, the dollar amounts in the proposed 2023-24 Non-Union Compensation Plan have been adjusted upwards by 2.90% in range 1 and decreasing in .1% increments down to a 2.25% COLA for range 11, and

WHEREAS, in FY21 ranges 12 through 15 (Department Directors) were removed from the matrix in order to control the sustainability moving forward.

NOW, THEREFORE, BE IT RESOLVED, that the 2023-24 Non-Union Compensation Plan with a 2.90 - 2.25% COLA for Ranges 1 through 11 is hereby approved effective July 1, 2023.

BE IT FURTHER RESOLVED, that Directors previously in ranges 12 through 15 receive increases based on the City Administrators recommendation of 2.75%. The Library Director is exempt from this action as the Newton Library Board sets the salary.

PASSED this ______ day of April, 2023

APPROVED this _________ day of April, 2023

____
Michael L. Hansen, Mayor

ATTEST:

____
Katrina Davis, City Clerk