



Newton City Council Agenda

October 2, 2023 - 6:00 PM

View the City Council Meeting:

In Person

City Hall - Council Chambers
101 W 4th St S, Newton, IA 50208

Television

Mediacom Channel
12/85/121.12

Online

newtongov.org/cablecast

Pledge

Pledge of Allegiance

Call to Order

1. Roll Call

Proclamation

2. Fire Prevention Week Proclamation

Presentation

3. Update from the Auditor's Office - Jenna Jennings, Jasper County Auditor

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. September 18, 2023 Regular City Council Meeting Minutes
6. September 27, 2023 Special City Council Meeting Minutes
7. Approve Liquor Licenses for the following: Shop N Save Newton LLC-LE0003589, 404 S.11th Ave W, Class E Retail Alcohol License; Lucky Wife Wine Slushies, Special Event November 4, 2023, 500 1st Street North, Special Class C Retail Alcohol License
8. Resolution fixing the amounts to be assessed against individual private properties for the abatement of nuisance violations (Schedule No. 23-09)
9. Resolution awarding contract for the 2023 Ceiling Installation Project - Community Services
10. Resolution ordering bids, approving plans, specifications, form of contract, notice to bidders, ordering clerk to publish notice, fixing a date for receiving same, for a public hearing on plans, specifications, form of contract and estimate of costs for the Water Treatment Plant Controls and Telemetry Replacement Project

11. Resolution ordering bids, approving plans, specifications, form of contract, notice to bidders, ordering clerk to publish notice, fixing a date for receiving same, for a public hearing on plans, specifications, form of contract and estimate of costs for the WPC 1st St N Aerial Sewer Crossing Repair Project
12. Resolution appointing the Public Works Department's Engineering Technician I as the City of Newton's Title VI Coordinator and the Americans with Disability Act Program Coordinator
13. Resolution Approving a Property Tax Rebate for the Cindy Rogers-Sell Property Located at 107 1st Ave W Within the North Central Urban Renewal Area
14. Resolution Setting a Date of Meeting at which it is Proposed to Approve an Amended Development Agreement with Hotel Maytag Investors, LLC, Including Annual Appropriation Tax Increment Payments
15. Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Mercurialis Holdings Real Estate Newton LLC, Including Annual Appropriation Tax Increment Payments
16. Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Ex Nihilo LLC, Including Annual Appropriation Tax Increment Payments
17. Resolution awarding contract for the 2023 tuckpointing and brick replacement project
18. Approve Bills

Public Hearing

19. Public Hearing on a Resolution To Approve an Urban Renewal Plan Amendment for the North Central Urban Renewal Area
 - The City Council of the City of Newton Iowa has created the North Central Urban Renewal Area and has approved an urban renewal plan for the Urban Renewal Area. Chapter 403 of the code of Iowa requires that, before a city approves any new urban renewal projects within an urban renewal area, a city must amend the existing urban renewal plan to describe all new projects.
 - An amendment to the plan has been prepared which consists of several property tax rebates, construction of a downtown park, reconstruction of several downtown streets and various other urban renewal area projects.
20. Resolution To Approve an Urban Renewal Plan Amendment for the North Central Urban Renewal Area
21. Public Hearing on a Resolution Approving the First Budget Amendment for Fiscal Year 23-24
 - Council designated October 2, 2023 as the public hearing date to consider the first budget amendment for fiscal year 2024. The Iowa code requires that expenditures for each of the nine city programs not exceed the budget for the respective programs and allows budgets to be amended by cities prior to May 31st each year to accommodate this requirement

- The budget amendment adjusts the current year 2023-24 budget revenues and expenditures to reflect the changes that have occurred and are expected thru June 30, 2024. Amended line items include additional revenues and expenses related to being self-insured for health benefits, Arbor Estates phase 2 construction, Jordan Well engineering and Library roof replacement expenses

22. Resolution Approving the First Budget Amendment for Fiscal Year 23-24

23. Public Hearing on a Resolution Approving the Purchase Agreement for City-owned Property at 1011 and 1015 East 9th Street North, Newton, Jasper County, Iowa

- The City acquired 1011 and 1015 East 9th Street North through the City's D&D program.
- In accordance with State of Iowa Code requirements, the city set a public hearing and solicited offers for the property.
- One offer was received from Brooks Grease Management, LLC of Tulsa, OK in a total amount of \$8,000.

24. Resolution Approving the Purchase Agreement for City-owned Property at 1011 and 1015 East 9th Street North, Newton, Jasper County, Iowa

Resolution

25. Resolution approving the lease of a mobile office for the Westwood Clubhouse Project

- As the alternate building plan is sorted out following City Council's recent rejection of all bids for the original plan, asbestos abatement in the old clubhouse is needed, along with the demolition of the existing clubhouse and site work ahead of any new proposed construction.
- Because staff intends to keep the golf course open to play during the eventual demolition and construction, temporary office accommodations are needed to run a scaled-back clubhouse operation.
- This resolution approves the lease of a portable office unit needed to operate the course on a scaled-back level.

26. Resolution Approving Extension and Amendment to the Newton Housing Initiative Single Family Home Construction Incentive Programs through December 31, 2026

- In lieu of tax abatement, the City of Newton provides a \$10,000 cash incentive to buyers of new construction homes. This program is set to sunset December 31, 2023.
- With funds remaining in the program, it is necessary to extend the sunset date to December 31, 2026.
- Additionally, the program is amended to be eligible for homes valued at \$240,000 or greater, aligning with new home

construction costs. New homes under \$240,000 are eligible for tax abatement.

27. Resolution approving a Newton Hotel-Motel Tourism Grant Program Application for \$2500 from the Jasper County Historical Museum
 - The City Council established the Newton Hotel-Motel Tourism Grant to provide an avenue to support endeavors which align with the comprehensive plan objective of establishing Newton as a compelling destination.
 - The resolution provides for a \$2,500 grant to the Jasper County Historical Museum's Tree-mendous Christmas Experience.
 - The next application round deadline is April 1, 2024.
28. Resolution Approving the Granting of a Downtown Improvement Grant for 309 1st Avenue West for Exterior Paint and Facade Rehabilitation
 - The owner of 309 1st Avenue West proposes facade improvements of new shutters and painting to the exterior of the building.
 - At their meeting on September 27th, the Downtown grant review board approved a total grant in the amount of \$4,104.93 for exterior painting and new shutters for the west, east and north facades.
29. Resolution Approving Downtown Improvement Grant Funds to 114 East 2nd Street South for Facade Rehabilitation
 - The property owner proposes a facade rehabilitation to the building at 114 East 2nd Street South, removing the crumbling clay tile facade and resurfacing the building with gray stucco.
 - At their meeting on September 27, 2023, the Downtown Grant Review Board recommended approval of a Downtown Improvement Grant in an amount not to exceed \$25,000, provided a 1:1 match is met.
30. Resolution to promote retail through a marketing campaign focused on holiday shopping and shopping local using local & regional radio, targeted streaming radio, and digital video.
 - The 2023 campaign for the City of Newton will bring a spotlight to Newton's retailers from November 6 – December 17, 2023.
 - The campaign's emphasis will be on supporting businesses locally and inviting shoppers from across the region to visit Newton.
 - The goal is to increase both local awareness of the impact 'staying local' and holiday shopping can have; and increase regional visitors and transactions from our neighboring communities at our local retail establishments.

31. Resolution approving a Newton Hotel-Motel Tourism Grant Program Application for \$2000 from Newton Main Street

- The City Council established the Newton Hotel-Motel Tourism Grant to provide an avenue to support endeavors which align with the comprehensive plan objective of establishing Newton as a compelling destination.
- The resolution provides for a \$2000 grant to the Newton Main Street's hosting of the Main Street Iowa Fall Conference.
- The next application round deadline is April 1, 2024.

32. Resolution to Approve Agreement with Chedester Properties, LLC, Jeremy Chedester and Rachel Chedester

Staff Report

33. Community Services Department Annual Update - Community Services Director Brian Laube

34. Downtown Splash Park Project Update - Community Services Director Brian Laube

Mayor/Council Comments

35. Mayor and Council Comments

Closed Session

36. To Discuss Strategy with Counsel in Matters that Are Presently in Litigation or Where Litigation is Imminent Where its Disclosure Would be Likely to Prejudice or Disadvantage the Position of the Governmental Body in that Litigation, Which Discussions are Exempt from the Open Meetings Law Pursuant to the Provision of Section 21.5(1)(c), Code of Iowa 2023

Return to Open Session

37. Return to Open Session

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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