

AGENDA

NEWTON CITY COUNCIL
City Hall
101 West 4th Street South

REGULAR MEETING
October 1, 2007
5:30 p.m.

AMERICANS WITH
DISABILITIES ACT
COMPLIANCE

IS THERE ANYONE PRESENT WHO MAY REQUIRE SPECIAL ASSISTANCE IN BEING ABLE TO PARTICIPATE IN THIS PUBLIC MEETING?

CALL TO ORDER

Roll Call

CITIZEN PARTICIPATION

1. This is the time of the meeting that a citizen may address the Council on a matter not on the agenda. Except in cases of legal emergency, the City Council cannot take formal action at the meeting, but may ask the City staff to research the matter or have the matter placed on a subsequent agenda.

PRESENTATION

2. Maytag Bowl Improvements Denny Slings, Park Director and Newton Transformation Council

CONSENT AGENDA

3. Approve September 17, 2007 Regular City Council Meeting Minutes and September 24, 2007 CIP –CEP Workshop Minutes
4. Approve Class C Beer, Carryout Native Wine, Sunday Sales for Prairie Gas, 4300 South 22nd Avenue East
5. Approve Class C Liquor, The Manhattan, 113 First Avenue East
6. Approve Special 5 Day Class B Beer, Outdoor Service, Newton Chamber Of Commerce for OctoberFest at Maytag Park, October 6, 2007
7. Approve Cigarette Permit for Prairie Gas, 4300 South 22nd Avenue East

CONTINUED

PUBLIC HEARING

8. Resolution Approving Sale Of Property Located At 815 West Sixth Street South Through The City Of Newton Dangerous And Dilapidated Building Program To Blueprint Development Inc. (Council Report 07-139)
 - This item is a public hearing continuance from September 4, 2007. At that meeting, staff presented a proposal from Blueprint Development to purchase the property at 815 W. Sixth St. S. through the City of Newton's Dangerous and Dilapidated (D & D) Building Program.

PUBLIC HEARING

9. Resolution Approving The Voluntary Annexation Of Property, Approximately 25 Acres, Located in Sections 1 And 12, Township 79 North, Range 19 West Of The 5th PM Into The City Of Newton, Jasper County, Iowa (Council Report 07-138)
 - In August, the City received a signed application for annexation from Stan Clement for land located across Lincoln Street from the Iowa Speedway. The site consists of a large field owned by Clement and a homestead recently purchased by Metro East Corporate Park I, LLC, a company that Clement manages. The proposed annexation area is contiguous to the existing City limits and consists of over 25 acres.
10. Resolution Approving The Voluntary Annexation Of Property, Approximately 3 Acres, Located In Section 1, Township 79 North, Range 19 West Of The 5th PM Into The City Of Newton, Jasper County, Iowa (Council Report 07-138)
 - The City has also received a consent to voluntary annexation from Jim and Janet Rader for a 2.87-acre undeveloped property at 2640 Lincoln Street, adjacent to the Clement properties. A property tax transition period of five-years has been offered to the Rader property. City taxes would be reduced by 75% in the first year, followed by 60%, 45%, 30%, and 15% reductions in subsequent years

11. Resolution Approving The East-Mart Economic Development Area Urban Renewal Plan (Council Report 07-141)

- The City proposes to establish the East-Mart Economic Development Urban Renewal Area in the general vicinity of the intersection of Highway 6 (First Avenue East) and Iowa Speedway Drive/East 31st Street North. This would provide the City with a tool that could potentially be used to facilitate more development.

ORDINANCE

12. Ordinance Providing That General Property Taxes Levied And Collected Each Year On All Property Located Within The East-Mart Economic Development Urban Renewal Area In The City Of Newton, Iowa, By And For The Benefit Of Jasper County, The City Of Newton, Newton Community School District, And Other Taxing Districts, Be Paid To A Special Fund For Payment Of Principal And Interest On Loans, Monies Advanced To An Indebtedness, Including Bonds Issued Or To Be Issued, Incurred By Said City In Connection With Said Economic Development Urban Renewal Project (Council Report 07-140)

- Per the Council Report on establishing the East-Mart Economic Development Urban Renewal Area, the land in the vicinity of the intersection of Highway 6 (First Avenue East) and Iowa Speedway Drive/East 31st Street North is poised for development and redevelopment. City incentives could be essential in facilitating such development. This proposed ordinance would establish a City of Newton Tax Increment Financing District for the area, providing the City with an economic development tool to be utilized at its own discretion.

RESOLUTION

13. Resolution Authorizing The Use Of Bond Interest In The Capital Improvement Fund For Various Capital Improvements (Council Report 07-137)

- We have been working to come up with alternative ways to finance certain projects other than use from the general fund balance. One idea has been use of bond interest that has accumulated over the last few years. This money would go towards construction related expenses for the Monroe Drive Box Culvert Project and the Traffic Signal Project (Hy-Vee).

DISCUSSION

14. Proposed Golf Course Services, Denny Slings, Park Director

15. House Calls Redevelopment Agreement and Johnson Holdings Lease

16. FEMA Map and Zoning Code Amendments

17.

NEW BUSINESS

CLOSED SESSION

18. 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 2007

ADJOURN