

## AGENDA

**NEWTON CITY COUNCIL**  
City Hall  
101 West 4<sup>th</sup> Street South

**REGULAR MEETING**  
June 16, 2008  
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.**

**CONSENT AGENDA**

2. **Approve June 2, 2008 Regular City Council Meeting Minutes and Study Session Minutes, June 5, 2008 and June 9, 2008 Special City Council Meeting Minutes**
3. **Approve Cigarette Permits submitted from Prairie Gas, 4300 South 22nd Avenue East, Murphy Oil USA #6513, 200 Iowa Speedway Drive, West End, 1325 First Avenue West, Newton 66, 1806 South 12th Avenue West, Love's Travel Stop #361, 4400 South 22nd Avenue East, Wal-Mart #748, 300 East 31st Street South**
4. **Approve Class A Liquor, Sunday Sales, Elk's Lodge #1270, 111 East 2nd Street South, Class C Liquor, Sunday Sales, Outdoor Service, Newton Country Club, 601 West 12<sup>th</sup> Street South, Class C Liquor, Sunday Sales, Giovanni's Pizza, 2020 First Avenue East, Class B Native Wine, Sunday Sales, The Floral Touch, 107 West 2nd Street North**

**CONTINUED PUBLIC**

**HEARING**

5. **Resolution Awarding Contract For The 2008 Traffic Signal Improvement Project (Council Report 08-081)**
  - Staff had previously asked to delay decision on award of contract so that additional funding could be pursued. The Iowa Department of Transportation (IDOT) concurs with award of contract and has agreed to increase their contribution based on the higher bid, resulting in an additional \$26,895 for the project. We have yet to receive final concurrence with Hy-Vee for their portion of the higher bid. We hope to have that finalized by the next City Council meeting.

**RESOLUTIONS**

6. **Resolution Accepting Additional Road Right-Of-Way And A Public Utility Easement Abutting The Existing Right-Of-Way Of Iowa Speedway Drive From Love's Travel Stop And Country Stores, Inc., Owner Of Lot 1 Of Metro East Corporate Park II, City of Newton (Council Report 08-080)**
  - When Iowa Speedway Drive was built as a five-lane road, additional land was needed for the wider right-of-way. As part of the Love's site plan approval process, the property owner agreed to dedicate a narrow sliver of additional right-of-way and a 25' public utility easement along Iowa Speedway Drive for roadway improvements.
  - City Council acceptance of this donated right-of-way and easement land is needed to complete the acquisition process for the Love's property.
7. **Resolution Accepting Additional Road Right-Of-Way And A Public Utility Easement Abutting The Existing Right-Of-Way Of Iowa Speedway Drive**

**From Category 5 Development Group, Owner of Lot 2 Of Metro East Corporate Park II, City Of Newton (Council Report –08-085)**

- With the construction of Iowa Speedway Drive as a five-lane road, additional land was needed for the wider right-of-way. As part of the AmericInn site plan approval process, the property owner has dedicated a strip of additional right-of-way and a 25' public utility easement along Iowa Speedway Drive for roadway improvements.
- City Council acceptance of the donated right-of-way and easement land is required in order to complete the acquisition process.

**8. Resolution Approving 28E Agreement For The Safety Coalition Of Central Iowa Cities Shared Services Agreement (Council Report 08-084)**

- The City of Newton is a member of the Safety Coalition of Central Iowa Cities (SCCIC). The SCCIC was established under the provisions of Iowa Code Chapter 28E between the cities of Altoona, Bondurant, Carlisle, Colfax, Hartford, Mitchellville, Monroe, Newton, Norwalk, Pleasant Hill and Prairie City. Polk City has expressed an interest in joining the Safety Coalition of Central Iowa Cities. At the last Board meeting, the SCCIC Board voted unanimously to accept Polk City's application.

**9. Resolution Approving Development Agreement With HNF Development, LLC, For A Hotel On Property Located Within The Prairie Fire Economic Development Area (Council Report 08-083)**

- Alan Halferty and David Fisher, of HNF Development, LLC, in Newton, have brought forth a proposal to construct a hotel at 4300 South 22nd Avenue East, on the north part of the Prairie Gas Station site. This would be a two-story, 40-unit hotel, with a project cost of approximately \$2.5 million. The hotel, to be known as Prairie Inn and Suites, is proposed to contain a relaxation lounge, meeting room space, and a room for breakfast service. The project would be anticipated to start this summer, with a completion date before April 15, 2009.
- In order to make this project possible this year, City incentives are requested in the form of an economic development grant in the amount of \$250,000. The developer has agreed to a \$1,500,000 minimum assessed value by January 1, 2009. The grant amounts to approximately 17% of the proposed increased property value. The \$250,000 in grant funds would be payable in three installments: \$87,000 upon start of construction, \$38,000 upon reaching the halfway point of construction, and \$125,000 upon completion. The grant funds represent about a quarter of the equity into the project and are restricted to be used only for the purchase of building materials.

**10. Resolution Approving The Newton Sidewalk, Trail, And Bikeway Plan As An Element Of The Newton Comprehensive Plan (Council Report 08-082)**

- Over the past eight months, the City of Newton Planning and Zoning Commission has been working with graduate students from the University of Iowa Urban and Regional Planning Master's Degree Program on a Sidewalk, Trail, and Bikeway Plan.
- Recognizing the importance of public input in city wide planning efforts, the university students and the Planning and Zoning Commission offered four interactive open house forums, held on two different dates, to gather comments about the current system and thoughts on future development/improvements.
- In summary, this plan identifies the key issues with Newton's pedestrian and bicycle network. It takes what seems like a large,

unapproachable task of addressing these issues and breaks it down into a series of priorities to be systematically addressed as funding becomes available over time.

**NEW BUSINESS** 11.

**OLD BUSINESS** 12.

**ADJOURN**