

AGENDA

NEWTON CITY COUNCIL
City Hall
101 West 4th Street South

REGULAR MEETING
September 15, 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.

PRESENTATION

2. Annual Library Report, Sue Padilla, Library Director

CONSENT AGENDA

3. Approve September 2, 2008 Regular City Council Meeting Minutes and September 8, 2008 Special City Council Meeting Minutes
4. Resolution Adopting September 2007 Supplement To The Code Of Ordinances, City Of Newton, Iowa, 1993, And Approving Distribution Of The Same To Code Subscribers
5. Approve Class C Liquor License, Catering Privilege, Sunday Sales, Outdoor Service Area, Sodexo DMACC Conference Center, 600 North 2nd Avenue West
6. Approve Class C Liquor License, Catering Privilege, Sunday Sales, Outdoor Service Area, Okoboji Bar And Grill, 1425 West 19th Street South
7. Approve Class C Liquor License, Sunday Sales, Outdoor Service Area, Raceway Motor Sports Café, 2331 First Avenue East
8. Approve Class C Liquor License, Sunday Sales, Outdoor Service Area, LaCabana Mexican Restaurant, 2617 First Avenue East, Suites 5 & 6

RESOLUTIONS

9. Resolution Accepting Work On The City Hall Air Conditioning System (Council Report 08-136)
 - Staff recommends that Council accept the project as properly completed and authorize the final payment of \$2,380.30.
10. Resolution Approving Modification To Maytag Demolition Project Phase 2 (Council Report 08-130)
 - Change Order #3 Credit \$3,450 This change order includes deleting the relocation of one (1) fire hydrant located north of Bldg. #14.
 - Given the budgeting situation of this project, all change orders are being processed through the Synergy Partners prior to approval. All partners have approved the aforementioned change order.
11. Resolution Authorizing The Use Of Private Businesses Or Fee Disposal At The Landfill For Spring Clean-Up Services And Include A Low Income Subsidy Program (Council Report 08-131)
 - On August 18, city staff presented historical information on past spring clean-up events and seven (7) alternatives for spring clean-up services including a decision flowchart. It was staff's understanding, after the discussion, that the City Council would like clean-up services afforded to our citizens with the following requirements:
 - The user pays a fee for the services they receive.
 - Only the user that opts for the services pays for the services.

- The Street Division is not involved with the service so as to maintain focus on streets repair and maintenance.
 - The City provides a low-income subsidy for those individuals that qualify.
- 12. Resolution Fixing Date For A Meeting On The Proposition Of The Issuance Of Not To Exceed \$295,000 General Obligation Bonds (For An Essential Corporate Purpose) Of Newton, Iowa, And Providing For Publication Of Notice Thereof (Council Report 08-132)**
- On June 16, 2008, the Newton City Council approved a Development Agreement with HNF Development, LLC, to develop a hotel at Exit 168. The forty-room Prairie Inn and Suites is nearing its start of construction, so it is timely for the City to initiate the bonding process for the incentive package. The Development Agreement obligated the City to provide \$87,000 to the developers upon start of construction, \$38,000 mid-way through, and \$125,000 upon completion of the hotel. In return, the developers guaranteed a minimum assessed value of \$1,500,000.
 - The Resolution sets the required public hearing on bonding for this project for the October 6th Council meeting. The actual sale of bonds will require further Council action.
- 13. Resolution Fixing A Date For A Meeting On The Proposition Of The Issuance Of Not To Exceed \$2,125,000 General Obligation Bonds (For An Essential Corporate Purpose) Of Newton, Iowa, And Providing For Publication Of Notice Thereof (Council Report 08-133)**
- On April 15, 2008, the Newton City Council approved a Development Agreement with AG/IRG WPM Newton, LLC, to develop the western portion of former Maytag Plant 2 into a factory for Trinity Structural Towers. The agreement called for up to \$2,000,000 of City incentives, and the property owner agreed to increase the property value by at least \$7 million. As Trinity is nearing completion of their factory, it is timely for the City to initiate the bonding process.
 - The Resolution sets the required public hearing on bonding for this project for the October 6th Council meeting. The actual sale of bonds will require further Council action.
- 14. Resolution Authorizing The Publishing Of Ordinance Number 2122 Vacating A Portion Of East Eighth Street North In Newton (Council Report 08-134)**
- In April, City Council approved Ordinance Number 2122, which vacated a portion of the 1500 through 1800 blocks of East 8th Street North, subject to certain conditions.
 - Since the Ordinance was passed, several events have occurred to meet these conditions. Therefore, the Ordinance is eligible to be published and to take effect, with Council's approval.
- 15. Resolution Terminating Lease On 518 West 3rd Street North, Setting Public Hearing On Proposed Lease Or Sale Of Urban Renewal Land, And Inviting Proposals (Council Report 08-135)**
- In July of 2003, the City of Newton entered into a lease agreement with Paul and Jean Groben for the Grobens to utilize the City-owned building at 518 West 3rd Street North for their business, Jasper Winery. The lease was renewed for three years in 2006, and the Grobens invested a great deal in equipment and in improvements to the 3,000 square-foot building. They have now given notice that they will be canceling the lease and utilizing only their new Des Moines facility. They have provided the written notice required by the lease and will be vacating the building by September 30, 2008.

NEW BUSINESS	16.
OLD BUSINESS	17.
ADJOURN	