

REGULAR CITY COUNCIL MEETING MINUTES  
OCTOBER 19, 2009, 5:30 P.M.  
CITY COUNCIL CHAMBERS

The City Council of Newton, Iowa met in regular session at 5:30 P.M. on the above date in the Council Chambers at 101 West 4<sup>th</sup> Street South. Mayor Allen presided. Present: Council members Plumb, Hansen, Julius, Heaberlin, Morris, Mullan. Absent: None

There was no public input at citizen participation.

Jerry Juron, President of Iowa Speedway was present to give an update on the Iowa Speedway. Juron thanked the Community Leaders for a job well done. He went on to state the Iowa Speedway was the fastest Motorsport venue in the country right now; twenty-six states were represented this year in season ticket holders, while it is the top tourist attraction in the state. We are working at securing more national companies to sustain our growth. Thank you for all your support.

Moved by Hansen, seconded by Plumb, to approve consent agenda items 3 - 6.

3. Approve October 5, 2009 Regular City Council Meeting Minutes and October 12, 2009 Financial Analysis Workshop Minutes
4. Approve Ownership Change For Class C Beer Permit, Sunday Sales, Loves Travel Stop # 361, 4400 South 22<sup>nd</sup> Avenue East, Approve Class C Beer Permit, Sunday Sales, Casey's # 1375, 1006 North 19<sup>th</sup> Avenue East
5. Approve List Of Eligible Candidates For Police Officer Position
6. Approve List Of Eligible Candidates For Firefighter Position

AYES: Six. NAYS: None. Consent agenda approved.

Mayor Allen stated this was the time and the place for Public Hearing on the Resolution Instituting Proceedings To Take Additional Action For The Authorization Of A Loan Agreement And Disbursement Agreement And The Issuance Of Not To Exceed 4875,000 Sewer Revenue Capital Loan Notes. There had been no written comments. There were no oral comments. Moved by Julius, seconded by Mullan, to close the public hearing. AYES: Six. NAYS: None. Public Hearing closed. Moved by Morris, seconded by Mullan to Introduce the Resolution Instituting Proceedings To Take Additional Action For The Authorization Of A Loan Agreement And Disbursement Agreement And The Issuance Of Not To Exceed 4875,000 Sewer Revenue Capital Loan Notes. AYES: Six. NAYS: None. Resolution No. 2009 - 141 adopted.

Moved by Hansen, seconded by Morris to Introduce on first consideration an Ordinance Amending Title 3, Chapter 20, "Building Regulations" And Chapter 21 "Minimum Housing Code" Of The Code Of Ordinances Of The City Of Newton, Iowa To Create A Building Trades Board. Discussion ensued by Council Members. It was noted as the Ordinance was written the members would be required to be knowledgeable about construction in Newton, but would not be required to reside in the City. This would allow Council more flexibility in appointing board members. Hansen moved to make the following amendment to the Ordinance: Members to not have to reside in Newton, but they must have a business that has a Newton address. Council Member Plumb seconded this amendment. Discussion ensued. Council Member Plumb moved to table the Ordinance. The motion failed for the lack of a second to his motion. The Mayor asked the Clerk for the roll call vote on the amendment. AYES: Three. NAYS: Julius, Morris, Mullan. The amendment failed. The Mayor then asked the Clerk for the roll call vote on the first consideration. AYES: Julius, Morris, Mullan. NAYS: Plumb, Hansen, Heaberlin. The first consideration of the Ordinance failed.

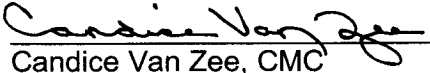
The next agenda item was a discussion on the Dangerous and Dilapidated Building Program. Bryan Friedman, Community Development Director stated since March 29, 1988, the City has purchased 57 properties. Although several properties were retained for City use, the majority were sold for private redevelopment. The assessed value of these properties at the time of acquisition was approximately \$1,000,000. Today, these redeveloped properties have assessed values in excess of \$6,000,000. This difference in assessed value generates additional property taxes providing a payback of the City's investment. On the average, it has taken approximately 9 years for the City to "break even" on their investment. In May of 1988, the City of Newton issued \$750,000 in general obligation bonds to acquire fund the Program, under the authority of Iowa Code §384.24(3)(t)&(u). However, to ensure that the limited funds would provide the greatest "return" to the community, several guidelines were established. The first guideline was that the property must be vacant, since occupant, relocation was not practical. Second, the probability for resale and redevelopment must be strong. Third, the City's purchase price be "reasonable", usually the assessed value or less. In 2001, the City issued another \$175,000 in bonds to continue the work of the program. After completing a voluntary purchase of a property and demolishing the structure, the City offers the properties for sale by sealed bids establishing a minimum purchase price and a minimum improvement value as a condition of the sale. A "rating" formula, in cases where there are more than one bid, establishes the bid equivalent (credit) for the value of improvements over the minimum amount (land price) that has been established. As a result of this program, many times the

worst property in the neighborhood has been replaced by the best. Improvements to adjoining properties have also occurred as a result of this renewal effort and private investment in the older neighborhoods. Plumb wanted to know where we were at with the Hatchery building. Friedman stated we are in the process of acquiring quotes for the demolition project. It was noted it was going to be taken care of this year.

There was no new business to come before the City Council.

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Moved by Morris, seconded by Plumb, to adjourn the meeting at 6:02 p.m. Motion unanimously carried by voice vote.

  
Candice Van Zee, CMC  
City Clerk

  
Charles Allen, Mayor