NEWTON CITY COUNCIL MEETING MINUTES
OCTOBER 19, 2026, 6:00 PM

Pledge

Pledge of Allegiance
Mayor Ervin asked everyone present to join in saying the Pledge of Allegiance.

Call to Order

1. Roll Call
   The City Council of Newton, Iowa met in regular session at 6:00 P.M. on the above date in the Council Chambers at 101 West 4th Street South. Mayor Ervin presided. Present Council Members: Mills, Roth, Dalton, Hallam, Simbro. Absent: Holschuh.

Presentation

2. Debt Capacity Analysis & TIF Planning Model - Michael Maloney, D.A. Davidson & Co., Managing Director
   Michael Maloney presented information regarding debt capacity and the Tax Increment Financing (TIF) planning model, including general obligation bonds, repayment, debt limits, and valuation.
3. Newton Main Street - Erin Yeager, Executive Director
   Erin Yeager provided an update on Newton Main Street, including the Main Street Iowa Open for Business program and local business activity.
4. Historic Preservation Commission Design Guidelines Update — Rita Reinheimer, Newton Historic Preservation Commission
   Rita Reinheimer presented an update regarding historic preservation and design guidelines. Discussion included design requirements not only associated with funding requests and historic properties.

Citizen Participation

5. Scott Mulbrook, 210 E 10th St S, spoke regarding speeding, loud vehicles, and electric scooters on his street. Chad Gebhart, 1801 W 21st St N, spoke in opposition to Data Centers. Eugene Lammers, 202 N 15th Ave W, spoke in concern about the proposed sidewalk from 1st St to Union Drive.

Consent Agenda

Moved by Hallam, seconded by Simbro to approve consent agenda items 6-21. Moved by Mills, seconded by Roth to pull item 19 from the consent agenda to review individually. AYES: Five. NAYS: None. The item is removed from the consent agenda. AYES: Five. NAYS: None. Consent Agenda 6-18 and 20-21 were adopted. Moved by Dalton, seconded by Mills to adopt the Resolution Directing City Staff and the Planning and Zoning Commission to Study the Matter of Data Centers and Provide Recommendation to the City Council. AYES: Five. NAYS: None. Resolution 2026-386 adopted.

6. October 5, 2026, Regular City Council Meeting Minutes
7. October 5, 2026, Workshop Minutes
8. Approve Liquor Licenses for the following: Alta House Event Center, Inc - 0-011-446-562, 1600 E 36th St S, Class C Retail Alcohol License and Outdoor Service Area renewal; Capitol II Theatre - WCN000343, 116 1st St N, Special Class C Retail Native Wine LIcense renewal; Gray Moon Public Market (Ex Nihilo LLC) - 118 N 2nd Ave E, Class C Retail Alcohol License and Outdoor Service Area, pending state and local approval
9. Resolution levying assessments for costs of nuisance abatement and providing for the payment thereof (Schedule 26-17)
   Resolution 2026-376 adopted.
10. Resolution fixing the amounts to be assessed against individual private properties for the abatement of nuisance violations (Schedule No. 26-18)
    Resolution 2026-377 adopted.
11. Resolution approving performance agreements for the 2027 Summer Concert Series at the Maytag Bowl
    Resolution 2026-378 adopted.
12. Resolution Approving Payment to Annee Construction for the Concrete Work for the Veteran's Section 3 Monument at Newton Union Cemetery
    Resolution 2026-379 adopted.

13. Resolution approving a purchase and updated monitoring agreement with Per Mar Security for the Public Works Shop Building
Resolution 2026-380 adopted.

14. Resolution accepting completion of the Landfill Lower Shop Heater Installation Project
Resolution 2026-381 adopted.

15. Resolution Approving a Property Tax Rebate for the Theisen's Property Located at 3021 1st Ave E Within the East Mart Urban Renewal Area
Resolution 2026-382 adopted.

16. Resolution Approving a Property Tax Rebate for the Van Maanen Electric, Inc Property Located at 500 Iowa Speedway Drive Within the East Mart Urban Renewal Area
Resolution 2026-383 adopted.

17. Resolution Approving Scope of Services Agreement and Contract with Lund Fire Protection, Inc. of Norwalk, Iowa
Resolution 2026-384 adopted.

18. Resolution approving the MyCity TMS annual software licensing and maintenance agreement with General Traffic Controls Inc
Resolution 2026-385 adopted.

19. Resolution Directing City Staff and the Planning and Zoning Commission to Study the Matter of Data Centers and Provide Recommendation to the City Council
Resolution 2026-386 adopted.

20. Resolution approving prizes for the Enchanted Nights Holiday Lights event in Maytag Park
Resolution 2026-389 adopted.

21. Approve Bills

Public Hearing

22. Public Hearing on a resolution awarding contract for the W 8th St Traffic Signal Upgrades Project
Mayor Ervin stated that this is the time and place for a Public Hearing on the above Resolution. There were no written comments. Moved by Mills, seconded by Hallam to close the public hearing. AYES: Five. NAYS: None. The public hearing was closed.

23. Resolution awarding contract for the W 8th St Traffic Signal Upgrades Project
Moved by Hallam, seconded by Mills to adopt the Resolution. AYES: Five. NAYS: None. Resolution 2026-390 adopted.

Ordinance

24. First consideration of an Ordinance Amending the Code of Ordinances, City of Newton, Iowa, 2025, Title VII, Chapter 70, Section 70.15, "Traffic and Parking Schedules Adopted by Reference", to make changes to street parking in the 500-700 Block of East Twenty-Fifth Street South
Moved by Simbro, seconded by Mills to approve the first consideration of the Ordinance. AYES: Five. NAYS: None. First Consideration of the Ordinance was approved.

Resolution

25. Resolution approving an engineering professional services agreement for the S 12th Ave W Reconstruction Project
Moved by Roth, seconded by Mills to adopt the Resolution. AYES: Five. NAYS: None. Resolution 2026-391 adopted.

26. Resolution to Approve Urban Renewal Plan Amendment for the 2019 Sports Entertainment Urban Renewal Area
Moved by Hallam, seconded by Dalton to adopt the Resolution. Wally Pelds of Circle Development, LLC provided a presentation. It is expected to be a 320,000 sf building with 4 indoor fields and 8 outdoor fields with 48 tournaments a year drawing 75,000 athletes. The investment is projected at $72M, providing 1500 construction jobs and 150 permanent jobs. National partners are soon to be announced. AYES: Four. NAYS: Simbro. Resolution 2026-387 adopted.

27. Resolution Approving Fourth Amended Development Agreement with The Circle Development, LLC
Moved by Mills, seconded by Hallam to adopt the Resolution. AYES: Four. NAYS: Simbro. Resolution 2026-388 adopted.

Mayor/Council Comments

28. Mayor and Council Comments
Council Member Hallam shared that he attended the Hot Dog Fly-In at the Newton

Municipal Airport on October 17. Council Member Mills recognized the work of Newton Main Street and the Historic Preservation Commission in supporting downtown revitalization and historic preservation. Council Member Roth shared a personal reflection following a conversation with a friend in Russia whose son may be required to serve in the Army, emphasizing the importance of maintaining hope despite uncertainty about the future. Mayor Ervin announced that KCOB has returned to the air, expressed his desire to see Newton continue to grow, encouraged residents to attend upcoming community events, including Scary on the Prairie at the Newton Arboretum, and noted the continued interest and inquiries regarding the Newton Rail Park. He also congratulated Newton High School football on winning the district championship.

Adjourn

Moved by Mills, seconded by Roth to adjourn the meeting at 8:19 P.M. Motion unanimously carried by voice vote.

Katrina Davis, City Clerk

Randy J. Ervin, Mayor

CITY OF NEWTON SEAL IOWA