



2018 – 2020 CITY COUNCIL GOALS

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DANGEROUS & DILAPIDATED (D&D) PROGRAM FUNDING

- ESTIMATED COST: \$1,000,000
- POTENTIAL FUNDING SOURCE(S): 2019 BOND PROCEEDS – REPAID WITH DEBT SERVICE FUNDS
- LEVEL OF STAFF INVOLVEMENT: MEDIUM

The Dangerous & Dilapidated Program has primarily focused on residential structures for the past four years. A few, targeted, commercial acquisitions for demolition have occurred creating parcels available for redevelopment. In an effort to continue the work, several more residential and commercial properties across the City could be prime candidates for demolition. The City's standard D&D tools, as well as the additional tools established through D&D 2.0, would be used to improve the appearance of property, remove unsightly or unsafe structures from the City's building inventory, and encourage new development. Commercial property demolitions require greater funding levels than residential demolition projects.

ROAD IMPROVEMENTS

- ESTIMATED COST: \$3,000,000
- POTENTIAL FUNDING SOURCE(S): 2019 REVENUE BOND PROCEEDS FROM ROAD USE TAX REVENUE
- LEVEL OF STAFF INVOLVEMENT: MEDIUM

This project is broken down into three categories shown below and totals \$3,000,000. It would require a revenue bond that would be repaid with Road Use Tax Funds. It would be a way to provide for an increased amount of road projects during the next two fiscal years.

- I. The FY20 and FY21 street overlays would consist of mill and overlay project of various streets throughout the city. These projects are milling out old deteriorating asphalt of existing overlaid streets and replacing with new asphalt. This type of street reconditioning can only be done when the original PCC street and subbase is structurally sufficient to last the life of the HMA overlay. This project would allocate a total of \$1,100,000 in FY2020 and FY2021 to maintain our local streets.
- II. The FY20 reconstruction of the 100 blocks of W. 3rd St. S. and W. 2nd St. S. would reconstruct curb and gutter sections of the existing street, adding the streetscape lighting & trees and would mill and overlay the streets, consistent with the downtown streetscape design master plan.
- III. The FY21 reconstruction of the 800-1100 blocks of S. 5th Ave. W. would include the installation of storm sewers, adding sub drains, adding granular subbase and complete reconstruction of the street with PCC paving. The existing street is an old PCC pavement (estimated to have been paved in the 1950's) that had been overlaid with HMA in 1993. The existing pavement and subgrade has deteriorated to the point that it will not withstand a new HMA overlay.

GROWTH IN SINGLE FAMILY HOMES

- ESTIMATED COST: HOUSING INCENTIVE PROGRAM AND INDIVIDUAL DEVELOPMENT AGREEMENT COSTS
- POTENTIAL FUNDING SOURCE(S): CURRENTLY HAVE SUFFICIENT FUNDING FOR COMING YEAR
- LEVEL OF STAFF INVOLVEMENT: LOW, PARTNER WITH NEWTON HOUSING DEVELOPMENT CORPORATION

City staff will continue working with economic development partners Newton Development Corporation and Newton Housing Development Corporation to encourage the construction of new single family and twin-style homes on the available subdivision lots in Fairmeadows North Plat 8, Fountain Hills Estates and Cardinal Ridge, on in-fill lots in the Bradford Estates, Quail Ridge and Eastgate Meadows subdivisions and in a few of the older yet stable Newton neighborhoods. The City will also support the efforts of Newton Development Corporation and Newton Housing Development Corporation to foster new subdivision development on the Barton land and other potential residential parcels, particularly on northeast Newton farmland.

MULTI-FAMILY HOUSING

- ESTIMATED COST: NO DIRECT COST, TIF REBATES OR PROPERTY TAX ABATEMENTS MAY BE UTILIZED
- POTENTIAL FUNDING SOURCE(S): N/A
- LEVEL OF STAFF INVOLVEMENT: LOW, PARTNER WITH NEWTON DEVELOPMENT CORPORATION AND NEWTON HOUSING DEVELOPMENT CORPORATION

Faced with a shortage of available rental housing units, the City of Newton, Newton Development Corporation and Newton Housing Development Corporation have placed a high priority on the development of new multi-family housing projects over the next 18 to 24 months. With the advent of 45 workforce and market-rate apartments currently under construction at Hotel Maytag and a 38 unit market rate development set to break ground on the former seed store land on N 3rd Avenue W, the momentum to create new housing to satisfy the demand of Newton's growing workforce is clearly increasing. Proposals are also under consideration for development of townhomes on the former hatchery site and a portion of the Barton parcel zoned for multi-family homes.

COURTHOUSE SQUARE RETAIL

- ESTIMATED COST: NO DIRECT COST, TIF REBATES MAY BE UTILIZED
- POTENTIAL FUNDING SOURCE(S): N/A
- LEVEL OF STAFF INVOLVEMENT: HIGH, PARTNER WITH NEWTON MAIN STREET

City staff is working with Newton Main Street to identify retail leakage and category deficiencies, as well as updating the status of vacant storefronts, retail businesses and building owners. Creating and maintaining a vibrant downtown retail environment will be a key factor in attracting new retailers, especially to available storefronts around the courthouse square. City staff will also be visiting retail, service and restaurant businesses throughout the year, with particular emphasis on the courthouse square; and will be a regular attendee at Downtown Retail Alliance meetings.

CREATE A STORMWATER UTILITY AND STORMWATER CAPITAL IMPROVEMENT PLAN

- ESTIMATED COST: N/A
- POTENTIAL FUNDING SOURCE(S): NEW STORMWATER UTILITY
- LEVEL OF STAFF INVOLVEMENT: HIGH

Creating a stormwater utility is a way of funding projects related to storm water, drainage, detention and street projects. The storm water capital improvement plan will allow Public Works to begin planning for many of the maintenance repairs that the stormwater system needs. The stormwater utility would be a sustainable source of revenue for funding many of these projects and would be a monthly fee paid by all residential, multi-residential, commercial, exempt, agricultural and industrial properties that contribute to stormwater runoff.

FOCUSED ECONOMIC DEVELOPMENT AT AREAS NEAR INTERSTATE EXITS

- ESTIMATED COST: NO DIRECT COST
- POTENTIAL FUNDING SOURCE(S): TIF REBATES MAY BE UTILIZED
- LEVEL OF STAFF INVOLVEMENT: LOW, PARTNER WITH NEWTON DEVELOPMENT CORPORATION

Utilize existing staffing and partner organization staffing to provide a focus on economic development activities at two interstate exits (164 and 168) used by most people to access Newton.

UPDATE THE RENTAL INSPECTION PROGRAM

- ESTIMATED COST: NONE
- POTENTIAL FUNDING SOURCE(S): N/A
- LEVEL OF STAFF INVOLVEMENT: HIGH

Reevaluate the current rental inspection program and consider adoption of program in which City staff administers the program but actual inspections are completed by private contractors. The new program would include incentives to landlords who maintain quality properties with no nuisance issues or complaints that require the involvement of the Newton Police Department.

INCREASE QUALITY AND QUANTITY OF OVERNIGHT LODGING ACCOMMODATIONS

- ESTIMATED COST: POTENTIAL COSTS FOR DEMOLITION AND/OR INCENTIVES
- POTENTIAL FUNDING SOURCE(S): GF/TIF
- LEVEL OF STAFF INVOLVEMENT: MEDIUM, PARTNER WITH NEWTON DEVELOPMENT CORPORATION

With new & improved event venues, the City of Newton needs to start looking to increase the quality of lodging options within City limits, as well as create a plan for increasing the quantity of accommodations. These could include hotels, bed & breakfasts, etc.

BUSINESS PROPERTY CODE UPDATE

- ESTIMATED COST: NONE
- POTENTIAL FUNDING SOURCE(S): N/A
- LEVEL OF STAFF INVOLVEMENT: HIGH

The Downtown Micro-Grant Program has provided the incentive for downtown property owners to take steps toward improving the appearance of their buildings. As more have taken advantage of the grant opportunity, it is becoming apparent that some owners will need a more regulatory push to address their buildings. Discussions regarding desired appearances for buildings in the downtown have been held at Historic Preservation Commission and Downtown SSMID Board meetings. Issues that have risen to the top of the discussions include dilapidated awnings, peeling paint, window signage, trash enclosures, and weeds (not over 8") in the cracks of parking lots. Staff will continue to work with City boards on identifying key business property issues and develop some amendments to the city code encourage better care of business property for the downtown and elsewhere in the City.

COMPLETE HIKE AND BIKE TRAIL REPAIRS

- ESTIMATED COST: \$75,000
- POTENTIAL FUNDING SOURCE(S): 2019 BOND PROCEEDS – REPAID WITH DEBT SERVICE FUNDS

- LEVEL OF STAFF INVOLVEMENT: LOW

This project is to repair all of the existing trails that are broken with cracks and faulted joints. This does not include adding any new trail, only repairing existing.

RECONSTRUCT NORTHWEST DOWNTOWN PARKING LOT

- ESTIMATED COST: \$150,000
- POTENTIAL FUNDING SOURCE(S): TIF BOND
- LEVEL OF STAFF INVOLVEMENT: LOW

Reconstruct northwest parking lot. This is a PCC concrete lot that was paved over an old building demolition site. The parking lot has major settling and faulting of cracks and joints and is beyond its useful life. This lot is one of the most used public parking lots in the city. As the City paves this lot, it was suggested that the City consider what to do with the grassy lot just to the north of this parking lot. It could be utilized as a parking lot, a park space or reserved for future development.

WESTWOOD GOLF COURSE CLUBHOUSE PLANS

- ESTIMATED COST: \$14,000
- POTENTIAL FUNDING SOURCE(S): FY20 ANNUAL BUDGET – GENERAL FUND
- LEVEL OF STAFF INVOLVEMENT: MEDIUM, PARTNER WITH PARK BOARD AND FRIENDS OF NEWTON PARKS

Prepare a new, scaled-back plan (including floorplan and cost estimate) with appropriate indoor/outdoor seating for the replacement of the existing clubhouse at Westwood Golf Course. This item is for the preparation of a downsized floorplan, basic concept drawings, and cost estimate for the replacement of the Westwood Clubhouse. This item would not include actual construction drawings or bid documents. This initial work would be led by City staff, utilizing the City's engineering consultant and their architectural associate for guidance and review.

CITY COUNCIL PROFESSIONAL DEVELOPMENT

- ESTIMATED COST: N/A
- POTENTIAL FUNDING SOURCE(S): N/A
- LEVEL OF STAFF INVOLVEMENT: LOW

Bring in facilitator early in 2019 to discuss the roles of the Mayor, Council Members, City Administrator and City Staff. Have discussion and develop protocol on how communication should take place between elected officials and City staff, and update City Council Rules of Procedure to reflect this understanding. Develop both a Code of Conduct and Code of Ethics for Council consideration and individual voluntary approval. Consider other training that would assist City Council effectiveness.

COMPLETE MEMORIAL PARK CEMETERY TOWER REPAIRS

- ESTIMATED COST: \$30,000
- POTENTIAL FUNDING SOURCE(S): FY20 ANNUAL BUDGET – GENERAL FUNDS OR 2019 BOND PROCEEDS – REPAID WITH DEBT SERVICE FUNDS
- LEVEL OF STAFF INVOLVEMENT: MEDIUM

This project consists of bricking in the openings of windows and doors of the tower at Memorial Gardens Cemetery. Currently the openings are boarded up on the ground floor and the upper stories have broken windows. The rain and snow have been going inside the structure for years and have caused the second story floor to partially collapse. Kids and vandals continue to pull the plywood off the openings, to access inside the structure. The outer stone shell of the structure appears to be in good condition, but there is a need to prevent of the structure.

CONTRACT FOR A NEW GIS SYSTEM

- ESTIMATED COST: \$25,000 ANNUALLY FOR FIVE YEARS
- POTENTIAL FUNDING SOURCE(S): FY20 ANNUAL BUDGET PROCESS – GENERAL FUND & SEWER FUND
- LEVEL OF STAFF INVOLVEMENT: HIGH

The GIS system will be utilized by all city departments and will help everyone work more efficiently. The GIS system will be especially beneficial in the rental inspections, crime free multi-housing, nuisances, utility locating, infrastructure projects and identifying projects, trends, etc. The GIS system could also incorporate the record keeping and lot sales software being proposed by the Community Services Division at Union and Memorial Park Cemetery allowing visitors to access burial records, maps, and other information needed to locate individual lots. GIS will also be a great tool for economic development, giving potential developers access to the GIS system to see where, what, size and condition of utilities are available.

DOWNTOWN TRAFFIC SIGNAL PROJECT

- ESTIMATED COST: \$1,000,000
- POTENTIAL FUNDING SOURCE(S): 2019 BOND PROCEEDS FROM NORTH CENTRAL TIF DISTRICT
- LEVEL OF STAFF INVOLVEMENT: MEDIUM

This project would update the approximately 40 year old traffic signals on 1st Avenue from W 4th St to E 4th St. the downtown traffic signal controllers, conflict monitors and load switches are becoming obsolete and replacement parts are getting hard to find since they have not been producing these models in several years. Shive Hattery Engineering was hired to do the design work for upgrading these traffic signals, during their initial survey they found the pedestrian ramps, traffic signal boxes and pedestrian buttons did not meet ADA standards and would need upgraded. Upgrading to meet ADA standards is required when doing a street project like this.

WESTWOOD GOLF COURSE RESTROOMS

- ESTIMATED COST: \$25,000
- POTENTIAL FUNDING SOURCE(S): FY20 ANNUAL BUDGET – GENERAL FUND OR 2019 BOND PROCEEDS – REPAID WITH DEBT SERVICE FUNDS
- LEVEL OF STAFF INVOLVEMENT: MEDIUM

This item is for the construction of one pit toilet on the southern reaches of Westwood Golf Course.