



City of Newton

Agenda

Choose Newton Meeting

Thursday, June 18, 2026 @ 11:00 AM

3rd Floor Conference Room

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| AGENDA | |
| A. CALL TO ORDER | |
| 1. Consider the minutes of the March 19, 2026 meeting. 3.19.2026 Community Development Meeting Minutes | 2 - 3 |
| 2. Business Retention and Expansion Site Visits. Business Retention and Expansion Site Visits | 4 |
| 3. Depot/320 N Main St update. Depot/320 N Main St update | 5 |
| 4. Development update. | |
| B. ADJOURNMENT | |

**Community Development Commission
Meeting Minutes
March 19, 2026**

The regular Community Development Commission Meeting was called to order by Casie Powell at 11:04 am, in the 3rd floor conference room, at City Hall.

Those present: Sara Kelly Rod Kreie, Jennifer Lehman, , Zach McHatton, Andy Ortiz, Casie Powell, Beth Shelton, Pam Stevens, Chip Westfall.

1. Consider the Minutes of the December 18, 2025 meeting

Motion by Kreie, seconded by Ortiz, to approve the minutes as presented

Vote: Kreie – yea, Ortiz – yea, Powell – yea, Westfall – yea.

Motion carried.

2. Common Consumption

McHatton provided an overview of the proposed Common Consumption District within the C-3 District. He explained that alcoholic beverages would be required to be served in approved cups from participating establishments and that the district would not permit individuals to bring their own alcoholic beverages into the area. The intent is to encourage patrons to patronize downtown businesses while maintaining accountability and oversight. McHatton reported that staff has been coordinating with the Chief of Police and that the Police Department is fully supportive of the proposal. Following discussion, the group expressed support for moving forward and making a recommendation to the Governing Body for consideration.

Motion by Kreie, seconded by Powell, to recommend approval of the Common Consumption District and forward the recommendation to the Governing Body for consideration.

Vote: Kreie – yea, Ortiz – yea, Powell – yea, Westfall – yea.

Motion carried.

3. Business Retention and Expansion Site Visits

McHatton provided an update on the Business Retention and Expansion site visit program. He reported that visits had been conducted with the ownership of Moxy Community Pub and the management office at Chisholm Trail Mall. McHatton noted that staff is working to schedule additional visits with businesses located at the mall to better understand business conditions and opportunities within the area. He also reminded the

group that each site visit consists of a 30 minute interview followed by a review of the business's Placer.ai report to provide additional market insights and discussion.

No action was taken.

4. 320 N Main/Depot Update

McHatton provided an update on the 320 North Main and Depot project. He reported that the City has executed a 12 month option agreement on the depot property, which will remain in effect through January 2027. McHatton stated that staff is currently working to schedule tours of the facility with various stakeholder groups and interested individuals to increase awareness of the opportunity and gather feedback. He also noted that the City has retained PEC to perform an engineering structural assessment of the depot to better understand the condition of the building and inform future planning efforts.

No action was taken.

5. Depot Tour

The group adjourned to take a tour of the Depot.

The Choose Newton meeting adjourned at 11:53 am.



TO: Community Development Commission
FROM: Zach McHatton
DATE: June 18, 2026
SUBJECT: Business Retention and Expansion Site Visits

PURPOSE:

Business Retention and Expansion Site Visits

I have initiated the Business Retention and Expansion site visit program as part of our ongoing efforts to strengthen relationships with local businesses and better understand their operational needs.

To date, site visits have been conducted with the owner operators of Chisholm Trail Outlet Mall, Moxy Community Pub, B&B Lumber, Del Puente Café, Shamrock Car Wash, and B&C Specialty Products. A follow up visit has also been conducted with Moxy Community Pub to discuss additional questions and opportunities identified during the initial meeting.

During each visit, businesses complete a brief survey and I review their Placer.ai data with them. As a thank you for their time and feedback, each business receives a copy of their Placer.ai report and is offered continued access to this data service should they need additional information in the future.

Staff will continue expanding the program throughout the year with the goal of strengthening communication with the business community, identifying opportunities for assist

RECOMMENDATION:

There is no staff recommendation, only to receive the update.



TO: Community Development Commission
FROM: Zach McHatton
DATE: June 18, 2026
SUBJECT: Depot/320 N Main St Update

PURPOSE:

Depot / 320 N Main St Update

Staff continues to advance planning efforts for both the 320 N Main redevelopment site and the Newton Depot.

Over the summer, staff intends to draft and issue a Request for Proposals (RFP) seeking a master developer for the combined redevelopment opportunity. The goal of the RFP will be to identify a development partner capable of providing a long term vision that leverages the strategic relationship between the cleared 320 N Main site and the historic depot property.

As part of the City's due diligence efforts, PEC Engineering has completed its structural assessment of the depot. Staff will provide a summary of PEC's findings during the meeting and discuss how those findings may influence future redevelopment planning and investment decisions.

Staff has also coordinated several tours of the depot with stakeholder groups and community partners. These tours are intended to increase awareness of the opportunity, gather feedback, and build support for future redevelopment efforts. If there are additional individuals, organizations, or stakeholders the Commission would like included in future tours, please let staff know and we will be happy to coordinate those visits.

RECOMMENDATION:

Receive the update and provide feedback as necessary.