



**CITY OF NEWPORT
REGULAR COUNCIL MEETING MINUTES
NEWPORT CITY HALL
March 4, 2021**

1. CALL TO ORDER

Mayor Elliott called the City Council Meeting to order at 5:30 p.m. on March 4, 2021.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present (5): Mayor Laurie Elliott, Council Member Kevin Chapdelaine, Council Member Tom Ingemann, Council Member Marvin Taylor, and Council Member Rozlyn Johnson.

Not Present (0): None.

4. ADOPT AGENDA

Member Chapdelaine motioned to adopt the Agenda. Seconded by Member Johnson. Approved 5-0.

5. PUBLIC COMMENTS

None.

6. ADOPT CONSENT AGENDA

- A. Minutes-** February 4, 2021 Council Workshop
- B. Minutes-** February 18, 2021 Regular Council
- C. Minutes-** February 18, 2021 Council Workshop
- D. Audit Services Engagement Letter**
- E. Special Animal Permit-** PeaceBunny Island
- F. Resolution No. 2021-15-** State of Emergency Extension
- G. List of Bills-** \$129,254.94

Member Taylor requested to have the Special Animal Permit pulled from the Consent Agenda for discussion.

Member Chapdelaine motioned to adopt the Consent Agenda with the removal of item E. Seconded by Member Ingemann. Approved 5-0.

Member Taylor stated the application for the Special Animal Permit should call out the legal description of the property location rather than a personal name for the property. Assistant to the City Administrator Travis Brierley stated we can amend the current application to include the parcel identification numbers.

Member Taylor motioned to approve the Special Animal Permit for government lots 5 and 6. Seconded by Member Chapdelaine. Approved 5-0.

7. WASHINGTON COUNTY SHERIFF'S OFFICE REPORT

None.

8. FIRE CHIEF'S REPORT

None.

9. ENGINEER'S REPORT

A. County Road 38 Trail

City Engineer Jon Herdegen stated Washington County is working on completing the County Road 38 Trail which begins near Wilson Lines and extends to the north pedestrian bridge. Washington County staff is looking for public feedback as they have been working with design consultants and have it narrowed down to three design options.

Engineer Herdegen inquired if Council would like to discuss at a workshop or Council meeting. Mayor Elliott inquired about the three design options. Engineer Herdegen stated due to the tight corridor, one option would be removing the center two-way turn lane along 21st and along 7th and narrowing the street corridor so they can fit a 10-foot trail with a 4-to-5-foot grass boulevard. Another option would be to keep the center two-way turn lane and add the trail to the north side of 21st and the east side of 7th. This option would have to acquire some right-of-way. A third option is narrowing the lanes in some cases and narrowing the shoulders to try to accomplish the improvements within the existing right-of-way. Mayor Elliott requested we add this as a workshop item on April 1st.

10. SUPERINTENDENT OF PUBLIC WORKS REPORT

None.

11. ADMINISTRATOR'S REPORT

A. Bailey Road Study Area

City Planner Sherri Buss stated the Planning Commission held a public hearing on the Bailey Road study area for the proposed zoning and development regulations. Initially this area was zoned R-2 in the comprehensive plan. Since that time there has been discussions and both the Council, and the Planning Commission feel that Residential Estates (RE) fits this district better. There were several comments at the public hearing. Some were interested in development, and some were opposed citing traffic and damage to the bluffs. The Commission reviewed the comments and recommended the area be zoned RE. The Commission also recommended Council adopt the bluff area overlay ordinance that would guide development in this area. Planner Buss stated Council will need to decide if we should let the moratorium expire or rather hold a public hearing to end the moratorium sooner.

Member Ingemann stated he feels the Bailey Road Study area should be zoned R-2 and we should be thinking ahead for the future of Newport. Member Ingemann feels if we want to make downtown Newport a thriving metropolis with stores and shops, we need a developer to put in townhomes and a road bringing the people down to Hastings Avenue.

Member Chapdelaine stated if we zone this area RE, then a portion of the area can be developed R-1 due to the proximity of City water and sewer. Planner Buss stated only the Libby property can be zoned R-1, which is single family. Member Chapdelaine stated that even with townhome density, there is not enough profit generated to build the road into Hastings. Member Chapdelaine stated there is always an option to change zoning if someone brings a viable plan to the City.

Member Johnson stated she knows the traffic issues in that area and feels single family homes would be best.

Member Taylor stated after studying this area, he now feels the area should be zoned RE due to the challenges with the topography and traffic.

Mayor Elliott stated she supports the zoning to RE. R-2 would allow for apartments and Mayor Elliott heard from residents the opposition to more apartments. Mayor Elliott stated the City could approve a PUD if someone comes in with a plan for villas or townhomes. Mayor Elliott inquired if the Libby parcel can it be color coded on our zoning map as R1. Planner Buss stated we cannot color code one parcel because it would be spot zoning. Planner Buss stated our current PUD ordinance does not allow multi-family units in RE, R-1A, or R-1.

Member Taylor motioned to adopt the zoning map as presented in the Council packet. Seconded by Member Chapdelaine. Approved 4-1 (Ingemann).

Council discussed the plan for the moratorium. Planner Buss stated it would be an ordinance that states we are revoking the moratorium, and this could be done at the next Council meeting. Assistant Brierley will contact the paper to make sure we can get the notice in the paper and letters out on Monday for the public hearing.

Planner Buss stated that the Planning Commission has been working on updating the ordinance for the bluff area which includes rules for slopes, setbacks, stormwater, etc.

Member Taylor motioned to adopt the amended bluffland area overlay district. Seconded by Member Johnson. Approved 5-0.

B. Zoning Code- Catering Use in MX Zoning

Planner Buss stated a request to add food catering as a permitted use came from Tony Mahmood who lives at 822 High Street. There was a public hearing, and the Commission is recommending the City allow food catering. The Commission recommends the use be permitted in the MX-1, MX-3, and MX-4 zoning districts. They recommend food catering should require an Interim Use Permit (IUP) so it will be tied to the applicant and not automatically transferred to a new owner.

Member Taylor stated this use does not seem to fit in the MX-4 district but rather seems compatible with our business park district (B-1) as a permitted use. Council discussed approving MX-1 and MX-3 and having the Planning Commission investigate B-1 and B-2.

Member Ingemann motioned to approve the catering use with an IUP in MX-1 and MX-3 districts. Seconded by Chapdelaine. Approved 5-0.

Member Taylor stated in the table with the setbacks for the MX districts, there was an error, so he would like to see section 36-240 amended to strike the language of the minimum residential building and outdoor gathering areas setback from the outer lanes of I-494 and Highway 61 of 500 feet for the MX-1, MX-2, MX-3, and MX-4.

Member Ingemann motioned to clerically correct the section of the ordinance relating to setbacks from I-494 and Highway 61. Seconded by Member Johnson. Approved 5-0.

Mayor Elliott inquired if City Administrator Deb Hill could give an update on garbage collection hours and how that was resolved. Administrator Hill stated she spoke to one of the garbage haulers a few weeks ago and they changed up their routes.

12. MAYOR AND COUNCIL REPORTS

Mayor Elliott stated Xcel Energy sends out updates which explained they are increasingly using clean energy within their mix. Xcel Energy became one of the first energy providers in the United States to reach 10,000 megawatts of wind energy capacity online for customers. Mayor Elliott stated the Park Board had a meeting and they would like Council to discuss whether we would be willing to fund a paid position for T-ball. This will be discussed at an upcoming workshop.

Member Taylor stated the next Planning Commission meeting will be on Tuesday at 5:30 p.m.

Member Ingemann stated there was a cable commission meeting on the 25th where they discussed upcoming projects. Member Ingemann stated when the new City Hall / Fire Hall is built, the Cable Commission pays for the audio/visual equipment.

Member Chapdelaine stated he had some meetings on the 3M drinking water that will be discussed at a workshop. Member Chapdelaine and Administrator Hill met with Great River Greening who is looking into grant opportunities that may help us do some work on the waterfront. They also had a zoom meeting with the national organization that is looking to try to remove plastics out of the Mississippi River. Member Chapdelaine stated he wanted to discuss the Marathon St. Paul Park Oil Refinery and the labor issues going on. As a member of Saint Paul pipefitters for the last 39 years, he found himself on the picket line on Tuesday as the refinery has elected not to invite any local organizations or local contractors they have used in the past. Member Chapdelaine stated he was asked and agreed to testify at the state legislature next week in support of legislation that will attempt to support local contractors.

13. ADJOURNMENT

Member Chapdelaine motioned to adjourn the City Council Meeting. Seconded by Member Ingemann. Approved 5-0.

The City Council Meeting was adjourned at 6:40 p.m. on March 4, 2021.

Respectfully Submitted:
Jill Thiesfeld,
Administrative Assistant II

Signed: _____
Laurie Elliott, Mayor