



**CITY OF NEWPORT
REGULAR COUNCIL MEETING MINUTES
NEWPORT CITY HALL
March 18, 2021**

1. CALL TO ORDER

Mayor Elliott called the City Council Meeting to order at 5:30 p.m. on March 18, 2021.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present (4): Mayor Laurie Elliott, Council Member Kevin Chapdelaine, Council Member Marvin Taylor, and Council Member Rozlyn Johnson.

Not Present (1): Council Member Tom Ingemann.

4. ADOPT AGENDA

Mayor Elliott stated there were two items added to the agenda today which were the 2021 general obligation bond and the library donation.

Member Chapdelaine motioned to adopt the Agenda. Seconded by Member Johnson. Approved 4-0.

5. PRESENTATION

A. Resolution No. 2021-16- Fritz Knaak Appreciation

Mayor Elliott stated the City of Newport would like to recognize our former City Attorney Fritz Knaak for his many years of service. Mayor Elliott read Resolution No 2021-16 in appreciation of Fritz Knaak.

Attorney Knaak stated he is deeply appreciative of this recognition and honor. Attorney Knaak wishes the City continued success and is thankful for the opportunity to serve.

Member Chapdelaine motioned to adopt Resolution No. 2021-16 – Fritz Knaak Appreciation. Seconded by Member Johnson. Approved 4-0.

6. PUBLIC COMMENTS

None.

7. ADOPT CONSENT AGENDA

A. Minutes- March 4, 2021 Regular Council

B. Internal Controls Policy

C. Planning RFP

D. Ordinance No. 2021-03- Non-Residential Ordinance

E. List of Bills- \$379,173.28

F. Financial Statement- February 2021

Member Chapdelaine motioned to adopt the Consent Agenda. Seconded by Member Johnson. Approved 4-0.

8. WASHINGTON COUNTY SHERIFF'S OFFICE REPORT

None.

9. FIRE CHIEF'S REPORT

None.

10. ENGINEER'S REPORT

A. Ravine Repair

City Engineer Jon Herdegen stated Arnt Construction has completed the ravine repair work adjacent to the Public Works facility. The repairs were needed due to erosion. While onsite, another location was identified as starting to erode and was also repaired. The final cost of the repair work was \$36,981.04.

Member Chapdelaine motioned to approve payment to Arnt Construction in the amount of \$36,981.04. Seconded by Member Johnson. Approved 4-0.

11. SUPERINTENDENT OF PUBLIC WORKS REPORT

A. H+U Payment Request No. 1

Luke Nelson, Project Manager for H+U, addressed the Council. Mr. Nelson stated the items in this payment request are for contractor's performance and payment bond cost, insurance cost, and materials that are presently in storage off-site. The contractors must provide photo documentation of any materials that are stored offsite as well as certificates of insurance. The payment amount requested is \$164,252.15.

Member Chapdelaine motioned to approved Payment Request No. 1 in the amount of \$164,252,15 for H+U. Seconded by Member Johnson. Approved 4-0.

B. In-Floor Heat Change Order

Superintendent of Public Works Bruce Hanson stated there is a change order to add in-floor heat to the apparatus bays and the perimeter of the building. It is an increase cost of \$218,284.

Mayor Elliott stated there has been many discussions about adding in-floor heat due to safety concerns and the longevity of the building. Member Chapdelaine stated this will make the building much more energy efficient which will save on electricity and natural gas. Member Chapdelaine stated Member Ingemann, who is absent today, is also in favor of this change.

Member Chapdelaine motioned to approve the in-floor heat change order in the amount of \$218,284. Seconded by Member Johnson. Approved 4-0.

Superintendent Hanson reminded everyone that spring load limits of 3 tons per axel are in effect on local streets until May 1st.

Member Taylor inquired about the erosion problems at Bailey Meadows. Engineer Herdegen stated it is the building contractor's responsibility to remove any sediments that go into the basins as they are dry basins. Engineer Herdegen has been in contact with M/I Homes, and they are responsive to our erosion concerns. They also recently swept off the bike trail. Engineer Herdegen will reach out to the homeowner on the email chain from Mayor Elliott.

12. ADMINISTRATOR'S REPORT

A. 2021A General Obligation Bond- \$9,975,000

1. Resolution No. 2021-17- 2021A General Obligation Bond

City Administrator Deb Hill stated that Jason Aarsvold from Ehlers is here to discuss the sale of the bond. Mr. Aarsvold stated the bulk of the bond is for the new City Hall / Fire Hall. There are also proceeds in the bond to reimburse the 12th and 12th Street project, and to refinance bonds to save on interest. The City received five bids. The low bid was from FHN out of Memphis, TN at a rate of 1.5312%. The highest bid came in at 1.7118%. The purpose tonight is to adopt the resolution to award the sale of the bond to the low bidder.

Mayor Elliott motioned to adopt Resolution No. 2021-17 for the General Obligation Bond in the amount of \$9,975,000. Seconded by Member Chapdelaine. Approved 4-0.

B. Ordinance No. 2021-04 Bailey Road Study Moratorium Interim Ordinance Repeal

City Planner Sherri Buss stated a little over a year ago the City adopted an ordinance to set a moratorium on the Bailey Road area to determine the zoning and regulations. At the last meeting, the City adopted the zoning for the Bailey Road area and would like to lift the moratorium. Planner Buss stated an ordinance is needed to revoke the moratorium. After the repeal ordinance is adopted, the City may accept applications for development.

Assistant to the City Administrator Travis Brierley stated the City must hold a public hearing for this ordinance.

Mayor Elliott opened the public hearing at 6:17 p.m. on March 18, 2021.

Mayor Elliott closed the public hearing at 6:18 p.m. on March 18, 2021.

Member Taylor stated we should look to make our language clearer for RE and R-1. Planner Buss stated our code reads units (not parcels) within 100 feet must connect to sewer. Mayor Elliott stated it would be beneficial to get some clarity on this. Member Chapdelaine stated the Planning Commission could investigate this issue when they have time.

Member Johnson motioned to adopt Ordinance No. 2021-04 to lift the Moratorium for the Bailey Road Study area. Seconded by Member Taylor. Approved 4-0.

C. Library Donation

Sara-Marie Malewitz, Coordinator of the Newport Library, addressed the Council. Ms. Malewitz stated a representative of the estate of the late Joyce Berg contacted the Newport Library to offer a one-time donation up to \$2,000 to purchase an item of significance for the Library. Ms. Malewitz stated that Ms. Berg was a retired teacher and literacy advocate and believes using this gift to purchase a library catalogue system would be beneficial.

Member Johnson motioned to accept the generous gift of \$2,000 from the estate of Joyce Berg. Seconded by Member Chapdelaine. Approved 4-0.

D. 11th Avenue Street Construction Petition

Administrator Hill stated they received a street petition from Brian Domeier. Mr. Domeier is asking the City to consider extending 11th Avenue. This would be up to Council to direct our City Engineer to do a feasibility study.

Engineer Herdegen stated the request is to extend 11th Avenue, south of 12th Street, and terminates at the refinery property. When the feasibility study was done for the 12th & 12th project, the conceptual cost estimate for this road construction was about \$900,000. It is a costly street extension primarily due to the terrain. Engineer Herdegen stated the petition came from Mr. Domeier who owns properties on the west side, but there is also a property owner on the east side who is not part of the petition. Engineer Herdegen stated this would be a Class B improvement which means the construction is assessed at 100% to the benefiting properties.

Administrator Hill stated there is no funding for 2021 as we just bonded for our new City Hall / Fire Hall.

Mayor Elliott inquired how many property owners are involved. Engineer Herdegen stated three.

Brian Domeier, residing at 1040 10th Avenue addressed the Council. Mr. Domeier asked that no decisions be made until they get some more information. Mr. Domeier stated there is a developer interested in purchasing his parcels, which could end up being 10-20 new homes. Mr. Domeier stated he did not put the petition in until he was certain he would not be harmed financially.

Steve Alsip, who works for Ovation Homes at 7760 France Avenue Suite 100 55435, addressed the Council. Mr. Alsip stated he would be interested in purchasing the Domeier property if the street improvement was made. From a timing standpoint, he would see this as a 2022 project. He would propose a PUD with nine 50' lots. He would also reach out to the property owner on the east side and if he were able to purchase that property, he could get another 8-10 lots making the total around 18-20 homes. Mr. Alsip has built about 40 homes in Newport. Planner Buss stated Mr. Alsip should look at the City's updated bluff ordinance which states that development cannot occur on slopes greater than 18%.

13. MAYOR AND COUNCIL REPORTS

Mayor Elliott stated all the community garden plots have been sold this year. If a resident is interested in helping the garden club get fresh food to the Friends in Need Food Shelf, please contact City Hall. Mayor Elliott stated she testified briefly on a bill related to refineries in the state having full time fire crews.

Member Taylor stated he attended the Planning Commission meeting last week where they started the discussion on updating the tree ordinance.

14. ADJOURNMENT

Member Chapdelaine motioned to adjourn the City Council Meeting. Seconded by Member Johnson. Approved 4-0.

The City Council Meeting was adjourned at 7:05 p.m. on March 18, 2021.

Respectfully Submitted:
Jill Thiesfeld,
Administrative Assistant II

Signed: _____
Laurie Elliott, Mayor