



CITY OF NEWPORT
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Newport, MN 55055
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CITY COUNCIL MEETING MINUTES
August 17, 2023

1. CALL TO ORDER

Mayor Elliott called the City Council meeting to order at 5:30 p.m. on August 17, 2023.

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 Bill Sumner.

Not Present (0): None.

4. ADOPT AGENDA

Member Chapdelaine motioned to adopt the agenda. Seconded by Member Ingemann. Approved 5-0.

5. PUBLIC COMMENTS

Kate Klossner, Government Affairs Manager for Marathon Petroleum, addressed the Council. Ms. Klossner informed the Council that the city and refinery have come to an agreement on a piece of land that will soon be used as a dog park. A lease has been signed that will allow the city to move forward with the creation of a dog park south of 3rd Street between 5th Avenue and 7th Avenue.

Ms. Klossner informed the Council about a road construction project from August 25th to August 28th. St. Paul Park Road will be closed for a railroad crossing replacement. Mayor Elliott stated that trucks will be detoured to 7th Avenue during this construction.

6. ADOPT CONSENT AGENDA

- A. Minutes- July 19, 2023 Council Workshop
- B. Minutes- August 3, 2023 Regular Council
- C. Resolution No. 2023-37 – Approving a Change to the 2023 Capital Improvement Plan
- D. List of Bills- \$181,642.27
- E. Financial Statement – July 2023

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

7. WASHINGTON COUNTY SHERIFF'S OFFICE REPORT

Washington County Sheriff's Deputy Sergeant Bill Harrell stated several weeks ago City Administrator Joe Hatch requested a code enforcement sweep throughout the city for inoperable and unregistered vehicles. The deputies concluded the sweep last week and ended up with thirty-seven violations. The residents have until August 24th to make corrections. If the violations still exist after that date, there will be correction letters mailed from the city. Sergeant Harrell stated there has been theft at the Community Garden and so the deputies have been doing extra patrolling in that area. Sergeant Harrell stated they had a speed trailer on 7th Avenue, Glen Road, Hastings Avenue, and 1st Avenue where they were able to gather data on speed averages.

8. FIRE CHIEF'S REPORT

Fire Chief Steve Wiley stated they have a training burn coming up on Saturday, August 19th. The burn will take place in the 1600 Block of Cedar Lane between 8am and 2pm. There will be intermittent smoke in the area, so please be cautious. Washington County dispatch is aware of this training.

9. ENGINEER'S REPORT

City Engineer Jon Herdegen stated our lateral lining contractor has been cleaning the lateral lines and will do post cleaning televising. They are about 50% done with cleaning and 30% done televising. After cleaning they will order materials for the lining project. The contractor is working to get a list of the laterals that have a transition where it will be difficult to get the full 10-foot liner installed. Member Sumner inquired what kind of obstructions are in the lines. Engineer Herdegen stated mostly tree roots.

Engineer Herdegen stated the 21st Street water main improvements project is complete. The county continues working on their multi-purpose trail project.

10. SUPERINTENDENT OF PUBLIC WORKS REPORT

Superintendent of Public Works Matt Yokiell stated they are working with insurance and moving forward to get the City Hall flag poles fixed from the car incident.

Member Chapdelaine stated Public Works did a great job getting the park ready for Pioneer Day.

11. ADMINISTRATION REPORT

A. Red Rock Square II Application

City Planner Nathan Fuerst gave the Council a presentation on the Red Rock Square II Application. The request is to approve the preliminary plat, final plat, and planned unit development (PUD). The location for this development is north of City Hall on Maxwell Avenue. This site is made up of two existing parcels. The zoning is MX-2 which is our transit oriented mixed-use district. The site is around six acres; however, the first phase is about 2.7 acres. The density is 36.17 units per acre. The plat is called Newport Station Second Edition. There was a wetland identified on this property and therefore the developer had to modify the concept plan. Initially there were two buildings and now there is only one building that is taller with a smaller footprint. The project was reviewed for building materials, building façade design, parking/loading, open space, site access, and landscaping/tree preservation. The project is about 3% shy of the building materials which include brick, stone, decorative masonry, etc. The city finds this acceptable with the intent of the ordinance and consistent with the existing Red Rock Square building and therefore would allow a PUD deviation. There is one parking deviation that is required which is the amount of landscaping within the parking lot. The developer is proposing to landscape 7% instead of 10% to accommodate the sizable wetland onsite and staff supports this request. Additional staff reviewed these plans and provided comments. The request for Council is to approve the preliminary plat, a planned unit development that has three deviations (multifamily building over 8 units, primary building exterior materials at 39.2%, and parking lot landscaping area at 7%), and a final plat. The Planning Commission had an opportunity to review this project at their August 8th meeting where they held a public hearing. The Planning Commission recommended conditional approval to the City Council in a 4-1 vote. Staff recommends approval of this project with eleven conditions as described in the staff report.

Matt Yetzer, with MWF Properties, addressed the Council. Mr. Yetzer stated they have a quality proposal that meets the goals of the zoning district and feel excited to bring these units to our community. Mayor Elliott inquired if they plan to build on the east half of the property. Mr. Yetzer stated the purchase agreement with the County includes that parcel and they plan to investigate possibilities for future development. Member Sumner inquired about the valuation of these units. Mr. Yetzer stated the value is around \$190,000 to \$200,000 per unit. Member Taylor inquired what percentage of area median income (AMI) do you expect these units to be marketed towards. Mr. Yetzer stated most of the units are 60% AMI and below. The rent would be around \$950 for a one-bedroom unit.

1. Resolution No. 2023-38 – Preliminary Plat and Planned Unit Development Approval for Red Rock Square II

Member Chapdelaine motioned to adopt Resolution No. 2023-38 – Approving the Preliminary Plat and Conditional Use Permit Planned Unit Development for Red Rock Square II subject to the findings and conditions of approval therein. Seconded by Member Sumner. Approved 5-0.

2. Resolution No. 2023-39 – Final Plat and Planned Unit Development Approval for Red Rock Square II

Member Ingemann motioned to adopt Resolution No. 2023-39 – Approving the Final Plat and Planned Unit Development for Red Rock Square II subject to the findings and conditions of approval therein. Seconded by Member Chapdelaine. Approved 5-0.

3. Ordinance No. 2023-04 – Ordinance Amending Chapter 36

Member Sumner motioned to adopt Ordinance No. 2023-04 – Establishing the Planned Unit Development standards for the Red Rock Square II project. Seconded by Member Chapdelaine. Approved 5-0.

4. Resolution No. 2023-40 – Summary Publication of Ordinance No. 2023-04

Member Taylor motioned to adopt Resolution No. 2023-40 – Approving summary publication of Ordinance No. 2023-04. Seconded by Member Ingemann. Approved 5-0.

12. MAYOR AND COUNCIL REPORTS

Mayor Elliott congratulated McDonough Landscaping as they received the Star Tribune 2023 Readers Choice Silver Award for Landscaping Design/Installation. Mayor Elliott congratulated State Senator Matt Klein as he was recognized as The League of Minnesota Cities Legislators of Distinction for 2023. Mayor Elliott stated we had a great turnout at Pioneer Day and thanked staff for getting the park ready for the event.

Member Chapdelaine stated he heard many positive comments for the band that played during Pioneer Day.

Member Taylor stated he attended the Red Rock Corridor Commission meeting on Tuesday. They are working with a consultant to re-envision the Red Rock Corridor.

Member Sumner stated he attended the HPC meeting and lecture on Pioneer Day and found out we celebrated the 51st Pioneer Day event. Member Sumner stated he hiked the Pig's Eye Lake site which is part of a location for a project he has been asked to represent Newport on. Member Sumner stated he attended the community advisory panel meeting at the refinery.

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 6:26 p.m. on August 17, 2023.

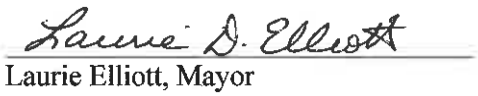
Respectfully submitted:
Jill Thiesfeld,
Administrative Assistant II

Signed: _____



Joe Hatch, City Clerk

Signed: _____



Laurie Elliott, Mayor