



CITY OF NEWPORT  
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## **COUNCIL WORKSHOP MINUTES** **April 20, 2023**

### **1. CALL TO ORDER**

Mayor Elliott called the City Council Workshop to order at 7:03 p.m. on April 20, 2023.

### **2. 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.

### **3. LINING PROJECT**

City Attorney Alissa Harrington stated the city can assess for additional lining improvements through an agreement. The assessment allows the homeowner to pay for the improvements over several years if they choose. City Engineer Jon Herdegen explained the financial impact to the city depends on how many residents choose to do additional lining. The city may be able to use our enterprise funds, or we may need to bond for this project. City Administrator Joe Hatch stated the enterprise funds can cover the minimum fees, but we may need to bond if we have full participation. Engineer Herdegen stated we should know by June 30<sup>th</sup> the number of residents who will be participating in the additional lining. The first 10 feet of the parcels within the project area will be lined which will be a tremendous benefit. If the property owner chooses to extend the liner to their house for an even greater benefit, then Council should discuss the certification criteria. Mayor Elliott summarized we would allow homeowners to extend the lining to their house and we would be able to assess. By consensus we would either use the balance in the enterprise fund or look at bonding options if necessary.

Engineer Herdegen stated he missed one property owner for this improvement project. He spoke to Attorney Harrington who explained we need to hold another improvement hearing and get this noticed. There will be a resolution at the next meeting to call for the hearing, and Engineer Herdegen will reach out to the homeowner.

### **4. PRELIMINARY CONCEPT PLAN REVIEW- Red Rock Villas**

City Planner Nathan Fuerst stated the purpose of the concept plan review process is to provide feedback to the developer prior to them investing a significant amount of money into their project. This is only an advisory process, and no formal decisions can be made. Planner Fuerst gave Council a brief overview of the Red Rock Villas concept plan. The site is located at 1680 and 1696 4<sup>th</sup> Avenue. The zoning is MX-3 General Mixed-Use, and the future land use is Mixed Commercial/Residential. The proposal is to build four apartment buildings ranging from 30-42 units each over two phases. Council should consider how the site is designed and if the building locations make sense. Council should also consider if this meets the intent and goals of the comprehensive plan. Member Chapdelaine inquired why this project would be a Planned Unit Development (PUD). Planner Fuerst stated because the city code limits one principal structure or principal building per lot.

Michial Mularoni, who is the applicant and developer of the Red Rock Villa project, gave Council an overview of his concept plan. Mr. Mularoni explained there would be two types of units in this project. The first type is a one-story villa, and the second type is a two-story row house. This is a 100% net zero project and about two-thirds of the parking is enclosed. Each building has its own secure foyer, postal room, elevator to promenade, dog wash, bike repair area, flexible social room, outdoor kitchen, public bathroom, trash chutes, etc. The promenade is landscaped, paved, has its own drains, and snow melt system. The promenade area has K-9 turf, bocce ball, seating area, gas grills, fire tables, etc. Mayor Elliott inquired about the timing between phase one and phase two. Mr. Mularoni stated it would be continuous. Member Chapdelaine inquired about the snow melt system on the promenade. Mr. Mularoni stated each building would have an air-to-air heat pump system. Council agreed this is a well thought out plan and appreciates the outreach for this project.

**5. FUTURE MEETING AGENDA ITEMS**

City Administrator Joe Hatch stated future meeting agenda items include abatement process, infrastructure projects / priorities, County 38 Trail, and Emergency Response Planning.

**6. ADJOURNMENT**

Mayor Elliott adjourned the City Council Workshop at 8:32 p.m. on April 20, 2023.

Respectfully Submitted:  
Jill Thiesfeld,  
Administrative Assistant II

Signed: \_\_\_\_\_  
Laurie Elliott, Mayor