

**City OF NEWPORT, KY**  
**REGULAR MEETING OF THE BOARD OF COMMISSIONERS**  
**Monday, January 28, 2019**  
**MINUTES**

**CALL TO ORDER / ROLL CALL**

The meeting was called to order by Mayor Peluso at 7:00 p.m. in the Multi-Purpose Room of the Newport Municipal Building at 998 Monmouth Street. The meeting was opened with a moment for silent invocation and the mayor led the Pledge of Allegiance.

**In attendance** were: Commissioner Thomas Guidugli, Jr., Commissioner Frank Peluso, Commissioner Ken Rehtin, and Mayor Jerry Peluso. Absent: Commissioner Beth Fennell. Also in attendance were: City Manager Thomas Fromme, Assistant City Manager Larisa Sims, City Attorney Daniel Braun, Police Chief Tom Collins, Fire Chief Bill Darin, Director of Finance Lenny Kuntz, Historic Preservation Officer Scott Clark, Community Liaison Bev Holiday, and City Clerk Amy Able.

**PERSONNEL ORDERS**

The city clerk read the following personnel orders by title and summary.

**R-2019-002**

AN ORDER OF THE BOARD OF COMMISSIONERS OF THE CITY OF NEWPORT, KENTUCKY **REAPPOINTING SANDRA O'SHEA TO THE CODE ENFORCEMENT BOARD** OF THE CITY OF NEWPORT, KENTUCKY.

**R-2019-003**

AN ORDER OF THE BOARD OF COMMISSIONERS OF THE CITY OF NEWPORT, KENTUCKY **REAPPOINTING MARY BETH CROCKER, MARK RAMLER, AND ROBERT INGGULS TO THE HISTORIC PRESERVATION COMMISSION** OF THE CITY OF NEWPORT, KENTUCKY.

**R-2019-004**

AN ORDER OF THE BOARD OF COMMISSIONERS OF THE CITY OF NEWPORT, KENTUCKY **REAPPOINTING MICHAEL CHALK AND JOSEPH MUMPER TO THE NEWPORT HOUSING AUTHORITY COMMISSION** OF THE CITY OF NEWPORT, KENTUCKY.

**R-2019-005**

AN ORDER OF THE BOARD OF COMMISSIONERS OF THE CITY OF NEWPORT, KENTUCKY **REAPPOINTING WILLIS GREGORY AS A MEMBER OF THE PLANNING AND ZONING COMMISSION** OF THE CITY OF NEWPORT, KENTUCKY FOR A TERM EXPIRING JANUARY 31, 2023.

**R-2019-006**

AN ORDER OF THE BOARD OF COMMISSIONERS OF THE CITY OF NEWPORT, KENTUCKY **REAPPOINTING SUSAN WHITEHEAD, RAY BUTTS, AND MARK MARRON, AND APPOINTING JERRY NEWBERRY TO THE BOARD OF ADJUSTMENT** OF THE CITY OF NEWPORT, KENTUCKY.

**R-2019-007**

AN ORDER OF THE BOARD OF COMMISSIONERS OF THE CITY OF NEWPORT, KENTUCKY **REAPPOINTING DARREN SPAHR, JAMES GUTHRIE AND KENNETH O'DEA TO THE URBAN DESIGN REVIEW BOARD** OF THE CITY OF NEWPORT, KENTUCKY.

**R-2019-008**

AN ORDER OF THE BOARD OF COMMISSIONERS OF THE CITY OF NEWPORT, KENTUCKY **REAPPOINTING KIM COLSTON AND ANN LILES TO THE RECREATION COMMISSION** OF THE CITY OF NEWPORT, KENTUCKY.

Commissioner Peluso made a **motion to approve Orders R-2019-002, R-2019-003, R-2019-004, R-2019-005, R-2019-006, R-2019-007, and R-2019-008**; second to the motion was offered by Commissioner Guidugli. The Mayor thanked all the members of city boards and commissions for their service and recognized those in attendance. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

**Commissioner Peluso: Yes      Commissioner Rehtin: Yes**  
**Commissioner Guidugli: Yes      Mayor Peluso: Yes**      **Motion carried 4-0.**

**PRESENTATIONS, AWARDS AND PROCLAMATIONS**

Ms. Heather Cochran of Ray, Hensley & Follet CPAs gave an Audit Presentation for Fiscal Year Ending June 30, 2018. She stated the opinion is a “clean” audit, reviewed reports included in the CAFR, stated there are no non-compliance concerns and there were no difficulties in performing the audit. There are three minor recommendations but no major/control issues. Purchasing policies have been improved and Springbrook software was implemented but new changes now need to be formally adopted as policy. Capital projects fund expenditures were slightly over budget. There was a recommendation related to the Newport Foundation. Net position is -\$2,709,422; \$9m in liabilities/deferred inflows are CERS/OPEB. Revenues were \$18,869,757 and expenditures \$17,453,291.

**PUBLIC FORUM**

Historic Preservation Officer Scott Clark announced a reveal event and reception on February 5 on Southgate Street, the public is invited. The Newport History Museum at the Southgate Street School has several events planned including a lecture through partnership with NKU on local artist Frank Duveneck. There is a special display by Daylin Garland honoring sports figures from Newport schools. For Black History Month the museum will be open every Saturday in February from 12-3.

**APPROVAL OF MINUTES**

Commissioner Guidugli made a motion to approve the minutes of the Monday, December 19, 2018 special meeting, and the Monday, January 14, 2019 special meeting. Commissioner Peluso offered a second to the motion. Upon hearing there were no changes, corrections, comments or questions, the mayor called for a roll call vote.

**Commissioner Guidugli: Yes      Commissioner Rehtin: Yes**  
**Commissioner Peluso: Yes      Mayor Peluso: Yes**      **Motion carried 4-0.**

**OLD BUSINESS**

The city clerk gave second reading of **O-2019-002**

**AN ORDINANCE CLOSING AND VACATING PART OF CENTRAL AVENUE IN THE CITY OF NEWPORT, CAMPBELL COUNTY, KENTUCKY.**

Commissioner Peluso made a **motion to approve**; second to the motion was offered by Commissioner Guidugli. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

Commissioner Peluso: Yes      Commissioner Rehtin: Yes  
Commissioner Guidugli: Yes      Mayor Peluso: Yes      **Motion carried 4-0.**

## **NEW BUSINESS**

The city clerk read **R-2019-009**

AN ORDER AUTHORIZING THE MAYOR TO EXECUTE A **MEMORANDUM OF AGREEMENT BETWEEN THE CITY AND 120 MAIN STREET LLC** RELATING TO THE ACQUISITION, CONSTRUCTION, EQUIPPING AND INSTALLATION OF A RESIDENTIAL PROJECT TO BE LOCATED WITHIN A DOWNTOWN BUSINESS DISTRICT AS DESIGNATED BY THE CITY; AGREEING TO UNDERTAKE THE ISSUANCE OF INDUSTRIAL BUILDING REVENUE BONDS AT THE APPROPRIATE TIME TO PAY THE COSTS OF ACQUIRING, CONSTRUCTING, EQUIPPING AND INSTALLING SAID PROJECT AND FACILITIES; AND TAKING OTHER PRELIMINARY ACTION.

Commissioner Peluso made a **motion to approve**; second to the motion was offered by Commissioner Guidugli. Mr. Fromme introduced Mr. Jim Parsons who, as bond counsel, addressed the Board and responded to questions along with Mr. Dennis Back, architect, and Mr. Ben Troutman, developer. There will be no obligation on the City's part for the adaptive reuse of the Baptist Convalescent Home converting the property to forty-five market-rate condominiums. The project financed with an Industrial Revenue Bond will be exempt from property tax under State law; there will be a PILOT benefiting the City, County, and School. Preliminary designs were displayed. Units will be 750-1,800 square feet. Views from the property are exceptional. Capital costs are estimated at \$17-18m. Extensive market study review has been done, some, but not all, units are expected to be in the \$500,000 range.

(The Mayor exited the meeting room at 7:47 and returned at 7:49.)

Each unit will have a patio or deck. Common area greenspace will be improved. Engraved bricks from a memorial path at the property have been offered to the Baptist Home for relocation to the facility's new property. Upon hearing there were no further comments or questions, the mayor called for a roll call vote.

Commissioner Peluso: Yes      Commissioner Rehtin: Yes  
Commissioner Guidugli: Yes      Mayor Peluso: Yes      **Motion carried 4-0.**

The city clerk read **R-2019-010**

AN ORDER AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF AGREEMENT WITH **CENTENNIAL PERSONNEL, INC.** FOR **PARTICIPATION IN THE CITY OF NEWPORT'S JOB DEVELOPMENT INCENTIVE PROGRAM (JDIP)** PURSUANT TO SECTION 37.212 ET. SEQ. OF THE CODE OF ORDINANCES.

Commissioner Guidugli made a **motion to approve**; second to the motion was offered by Commissioner Peluso. Mr. Fromme stated the company will move into the former Wiedemann mansion. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

Commissioner Guidugli: Yes      Commissioner Rehtin: Yes  
Commissioner Peluso: Yes      Mayor Peluso: Yes      **Motion carried 4-0.**

The city clerk read **R-2019-011**

AN ORDER GRANTING A **PROPERTY ASSESSMENT MORATORIUM** TO ROBERT AND JILL STELLER RELATING TO THE RESTORATION OF PROPERTY AT 917 SARATOGA STREET, NEWPORT, KENTUCKY.

Commissioner Guidugli made a **motion to approve**; second to the motion was offered by Commissioner Peluso. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

Commissioner Guidugli: Yes      Commissioner Rehtin: Yes  
Commissioner Peluso: Yes      Mayor Peluso: Yes      **Motion carried 4-0.**

The city clerk gave first reading of **O-2019-003**

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF NEWPORT, KENTUCKY ENACTING AND **ADOPTING A SUPPLEMENT TO THE CODE OF ORDINANCES** OF THE CITY OF NEWPORT, KENTUCKY.

Commissioner Peluso made a **motion to approve**; second to the motion was offered by Commissioner Guidugli. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

Commissioner Peluso: Yes      Commissioner Rehtin: Yes  
Commissioner Guidugli: Yes      Mayor Peluso: Yes      **Motion carried 4-0.**

### **COMMENTS FROM CITY MANAGER**

Mr. Fromme stated he will give extensive updates at the February meeting in a "State of the City" address.

### **COMMENTS FROM THE BOARD OF COMMISSIONERS**

Commissioner Rehtin

- Thanked the Mayor for his thorough consideration of Board appointments and working with residents to encourage their involvement.
- Thanked City Arborist Rachel Comte who held an instructional session on trimming trees for volunteers who will help care for City trees.
- Remember to check on neighbors during the predicted period of severe cold.

Commissioner Guidugli

- Thanked the residents serving on various City boards who accepted reappointment and give their time and talent; the continuity from experienced members further strengthens the City.

### **ADJOURNMENT**

There being no further business, Commissioner Guidugli made a **motion to adjourn**; second to the motion was offered by Commissioner Peluso. The mayor called for a roll call vote.

Commissioner Guidugli: Yes      Commissioner Rehtin: Yes  
Commissioner Peluso: Yes      Mayor Peluso: Yes      **Motion carried 4-0.**

**The meeting adjourned at 7:58 p.m.**

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Date Approved/Signed

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Jerry R. Peluso, Mayor

Attest:

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Amy B. Able, City Clerk