

**City OF NEWPORT, KY**  
**REGULAR MEETING OF THE BOARD OF COMMISSIONERS**  
**Monday, July 24, 2017**  
**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 Beth Fennell, Commissioner Thomas Guidugli, Commissioner Frank Peluso, Commissioner Ken Rehtin, and Mayor Jerry Peluso. Also in attendance were: City Manager Thomas Fromme, Assistant to the City Manager Larissa Sims, City Attorney Dan Braun, Police Chief Thomas Collins, Fire Chief Bill Darin, Historic Preservation Officer Scott Clark, Community Liaison Bev Holiday, and City Clerk Amy Able.

**PRESENTATIONS, AWARDS & PROCLAMATIONS**

There was a special presentation **recognizing Robin Anderson**, executive assistant to the city manager, on her retirement after eighteen years of dedicated service.

Historic Preservation Officer Scott Clark gave a brief presentation and recap of the recent **Excellence in Historic Preservation Awards**. Six projects in Newport were recognized: 611 East Ninth, Langley Properties; 821 York St., Studio 821 for rehab and adaptive reuse; Weingartner Street, Neighborhood Foundations, for rehabilitation legacy; 107 East Ninth, Carabello Coffee for commercial rehabilitation; 736 Washington, Mansion Hill Properties with participation from Duke Energy, the City, and Gene Martin, for historic rehabilitation of the street; and 530 West Ninth St., the Newport Rolling Mill building, historic rehab by brothers Dean and Shane Gosney.

Mr. Clark announced that Newport Historic Preservation has been awarded a project as one of twelve pilot cities for the "**KLC City Stories Project**", an oral history project. The areas of focus will be support for the Southgate Street School/museum: segregation/integration; the sin city years and the reform period; and general Newport History.

Mr. Clark gave an update on the **Buena Vista inventory**. With thanks to Mickey and Catherine McElwain, he stated field work is nearly complete. Between 1,100 and 1,200 historic properties have been identified from Lowell to the west side of York Street, and from Eighth Street to Twelfth Street. The next step is moving forward with identifying a national register district within this area.

Mr. Clark stated this year marks the celebration of fifty years of the National Historic Preservation Act and for nearly thirty years Newport has been a **certified local government** due to adopting a preservation ordinance. When the National Act of 1966 was revised in 1980, Newport was already forward thinking as 1980 was when the Mansion Hill became a National Register District soon followed by East Newport. The City has long been dedicated to recognizing and identifying historic assets even when only a handful of cities were certified local governments. Mr. Clark presented the Mayor with a certificate issued from the Park Service recognizing preservation work done in Newport.

**PUBLIC HEARINGS**

Mayor Peluso announced the opening of the public hearing on Municipal Road Aid Funds. The City Clerk read the notice.

The purpose of the public hearing is to obtain written or oral comments regarding the proposed use of Municipal Road Aid Program funds for the 2017-2018 fiscal year. The proposed use of these funds is for road improvements such as resurfacing, rehabilitation, or reconstruction and signalization for City streets. Funds will be used for reconstruction and maintenance of roads including expenses such as filling potholes as well as snow removal and treatment, street cleaning, line painting, and repair or replacement of sidewalks, curbs, gutters, lighting and signage when done in conjunction with a street reconstruction project.

**Municipal Road Aid Program**

Cash balance carried forward (estimate)	\$ 0
Anticipated receipts (including interest)	\$ 304,500
Total available for appropriation	\$ 304,500

The public hearing notice was advertised in the Campbell County Recorder on July 6, 2017 and posted at the city building and on the city website beginning June 30, 2017.

City Manager Fromme explained funding for the Municipal Road Aid program is distributed by the State from the tax on gas purchased in Kentucky. The mayor called for any public comments. No one present commented. The mayor closed the public hearing.

**PUBLIC FORUM**

Mr. Bob Weiler of Monroe Street offered congratulations on the successful launch of the **new trash and recycling collection** program stating it was a big challenge and has been extremely successful.

Mr. Jack Moreland stated the media had reported some controversy over a march on the **Purple People Bridge**. He expressed his thanks for support from and excellent communication with the Newport Police. He stated due to the support and professionalism of the Newport Police, the event came and went without incident and people were able to express themselves in a safe manner without feeling intimidated.

Ms. Heidi Fausz of Overton announced details of the Third Annual **Trash Bash** planned for August 27, 2017. They hope to have 200 volunteers.

**APPROVAL OF MINUTES**

Commissioner Guidugli made a motion to approve the minutes of the regular meeting on Monday, June 19, 2017 Commissioner Fennell offered a second to the motion. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

<b>Commissioner Guidugli:</b>	<b>Yes</b>	<b>Commissioner Rehtin:</b>	<b>Yes</b>	<b>Mayor Peluso:</b>	<b>Yes</b>
<b>Commissioner Fennell:</b>	<b>Yes</b>	<b>Commissioner Peluso:</b>	<b>Yes</b>	<b><u>Motion carried 5-0..</u></b>	

**NEW BUSINESS**

The city clerk gave first reading to tentative **O-2017-010** an ordinance pursuant to the provisions of Chapter 153 of the Code of Ordinances, **amending the official zoning map** of the City of Newport, Kentucky to incorporate a map amendment for certain parcels of real estate designation within the R-3 Zone to the CBD Zone. Commissioner Peluso made a motion to approve, second to the motion was offered by Commissioner Guidugli. Mr. Fromme explained the original plan had eight units so a second hearing was held before the Planning and Zoning Commission to allow for the revised application for the twelve units planned. He added the vote of the Planning and Zoning Commission was unanimous for approval with the only concerns expressed concerning parking which can be addressed. Mr. Fromme responded to questions from the Board. Commissioner Fennell expressed the following concerns: the minutes from the Planning and Zoning Commission mention underground parking; if the project is not done in a year's time the zoning reverts back but the buildings could be demolished in the meantime; have

the current structures there been occupied in the last year; and, though not a historic district, at four stories it will be one to three stories taller than those around and the modern style will not relate to the rest of the block in this key entry point. Mr. Fromme responded he is unsure if the cottages are habitable but the second floor at Ninth and Saratoga has been occupied on and off but may not have had tenants consistently. There is no underground parking proposed, it would be ground level under the second floor. There are existing three-story buildings on two of the opposite corners and one just beyond the parking lot to the rear. A final development plan has not yet been submitted, only a rendering. Future concerns may be addressed by the Urban Design Review Board. Greg Tulley, Director of Development Services will work with them. Upon hearing there were no further comments or questions, the mayor called for a roll call vote.

**Commissioner Peluso: Yes    Commissioner Fennell: No    Mayor Peluso: Yes**  
**Commissioner Guidugli: Yes    Commissioner Rehtin: Yes    Motion carried 4-1.**

The city clerk gave first reading to tentative **O-2017-011** an ordinance amending section 32.024(f) of the Code of Ordinances concerning the Code Enforcement **lienholder notification system**. Commissioner Guidugli made a motion to approve, second to the motion was offered by Commissioner Fennell. Mr. Braun stated this is a housekeeping measure following updates to Kentucky Revised Statutes. Upon hearing there were no other comments or questions, the mayor called for a roll call vote.

**Commissioner Guidugli: Yes    Commissioner Rehtin: Yes    Mayor Peluso: Yes**  
**Commissioner Fennell: Yes    Commissioner Peluso: Yes    Motion carried 5-0.**

The city clerk gave first reading to tentative **O-2017-012** an ordinance amending Section 31.43 of the Code of Ordinances concerning **personnel and composition of the Department of Finance** within the City of Newport, Kentucky. Commissioner Fennell 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 Fennell: Yes    Commissioner Peluso: Yes    Mayor Peluso: Yes**  
**Commissioner Guidugli: Yes    Commissioner Rehtin: Yes    Motion carried 5-0.**

The city clerk gave first reading to tentative **O-2017-013** an ordinance **amending Section 150.75** of the Code of Ordinances concerning **prohibitions on placement or installation of accessory devices**. Commissioner Peluso made a motion to approve, second to the motion was offered by Commissioner Fennell. Mr. Fromme stated this addresses the use of accessory buildings in front of a house in a residential zone. Upon hearing there were no other comments or questions, the mayor called for a roll call vote.

**Commissioner Peluso: Yes    Commissioner Guidugli: Yes    Mayor Peluso: Yes**  
**Commissioner Fennell: Yes    Commissioner Rehtin: Yes    Motion carried 5-0.**

The city clerk gave first reading to tentative **O-2017-014** an ordinance **amending Chapter 111** of the Newport Code of Ordinances **concerning alcoholic beverage licenses** including amendment to Sections 111.08, 111.26, 111.27, 111.30, 111.31, 111.51, 111.57 and 111.58. Commissioner Peluso made a motion to approve, second to the motion was offered by Commissioner Fennell. Mr. Braun explained that State revisions necessitate an update, the timeline for temporary license applications is to allow adequate time for handling, and there was a clarification relating to extended hours permits. Upon hearing there were no other comments or questions, the mayor called for a roll call vote.

**Commissioner Peluso: Yes    Commissioner Guidugli: Yes    Mayor Peluso: Yes**  
**Commissioner Fennell: Yes    Commissioner Rehtin: Yes    Motion carried 5-0.**

The city clerk read tentative **R-2017-035** an order authorizing the **selection of Atkins-Elrod & Associates as the City's Community Development Block Grant (CDBG) administrator/consultant** for the City's CDBG program for potential projects during the current funding cycle, said selection being subject to the approval of the Kentucky Department for Local Government. Commissioner Fennell made a motion to approve, second to the motion was offered by Commissioner Guidugli. A request for proposals was published, three requests for the materials were received, one respondent submitted a proposal. The matter is time-sensitive as there is an August 1 deadline for application. Mr. Elrod confirmed his firm has handled between ten to twenty projects for the city over the years. Upon hearing there were no further comments or questions, the mayor called for a roll call vote.

<b>Commissioner Fennell:</b>	<b>Yes</b>	<b>Commissioner Peluso:</b>	<b>Yes</b>	<b>Mayor Peluso:</b>	<b>Yes</b>
<b>Commissioner Guidugli:</b>	<b>Yes</b>	<b>Commissioner Rehtin:</b>	<b>Yes</b>	<b><u>Motion carried 5-0.</u></b>	

The city clerk read tentative **R-2017-036** an order authorizing and directing Mayor Peluso to **execute and submit an application for the City of Newport to receive Community Development Block Grant funds**. Commissioner Fennell made a motion to approve, second to the motion was offered by Commissioner Guidugli. Mr. Tom Guidugli, Sr., Executive Director of Newport Foundations and Millennium Housing and Mr. Dennis Elrod addressed the Board explaining the plans and responding to questions. The project will save two buildings that were ready for demolition. 925 Columbia was a burnout about eight years ago. There had been some private interest in 224 West 10<sup>th</sup> but it never came through. Four rehabs in one area and one new construction will have an impact. \$625,000 is being requested from CDBG but overall it will be more like \$1.4m of reinvestment. Current values from PVA totals \$82,000, after sold the taxable value will be \$700,000. Hamlet Street is a good example of how these projects work when you now see the spread on Washington, Tenth and Ninth. On Isabella they completed 1019 and 1115 and when they sold only a few comparisons are higher. Hamlet has had top value of resales one was \$122k, now \$210k. Looking at rebuilding neighborhoods, by doing home ownership, energy efficiency, and improving the housing stock, this increases property values and tax base, and hopefully helps stabilize the population for schools. The five new houses on West 13<sup>th</sup> Street are all about to sell and that money will be reinvested. Discussion followed and Mr. Guidugli and Mr. Elrod responding to questions from the Board with an overview of past successful programs, how reinvestment happens, what preliminary work may be done to properties while waiting for funding opportunities to be available. Applications are most successful when there are projects ready to go with the money being spent quickly.

Mr. Clark, as Historic Preservation Officer for the city and a resident of Newport, praised Neighborhood Foundations for their excellent work preserving the historic integrity of these properties; all five are in the Buena Vista area, soon to be a National Historic Registered District which will make them eligible for credits. 712 Columbia is in the (newly designated) York Street Historic District with potential to help that street with resale and comps and the Preservation Office stands firmly behind and pledges to support the project.

Mr. Kyle Randall of Liberty Street asked how much Newport Millennium Housing received for developer fees. Mr. Guidugli responded they are working on 15% though reimbursement for acquisition of properties is not likely. Mr. Randall stated the public hearing was not held at a convenient time. Mr. Elrod noted the hearing was held at 9 a.m. on a Wednesday and there was one person in attendance. It was noted that the public also has an opportunity to submit written comments and the public hearings have been held at different times including evenings at 7 p.m. and weekdays at 10 a.m. and there is often no one in attendance.

Mr. Gordon Henry of Elms Court spoke in favor of the application noting funding is hard to secure, saving historic buildings is prudent, and home ownership programs result in bigger wins. He added since he works in affordable housing as a property manager in Over the Rhine he may be able to help with making connections to get funding from other organizations.

Mr. Mickey McElwain stated these are prominent properties and the neighborhood in general will be supportive and he believes this will be a catalyst.

Mr. Ed Davis, representative of the York Street neighborhood, spoke in favor stating one property is in the York Street Historic District and is very visible. It will be a big impetus for future investment and the York St. Historic District applauds taking on the structures which are the main assets.

Mr. Steve Mathisen of Thornton Street spoke in support of the application stating there is a need to raise single family home ownership and praising the work of Neighborhood Foundations and their past LEED or energy efficient projects and the ability to catalyze in the West End.

Upon hearing there were no comments or questions, the mayor called for a roll call vote.

**Commissioner Fennell: Yes    Commissioner Peluso: Yes    Mayor Peluso: Yes**  
**Commissioner Guidugli: Yes    Commissioner Rehtin: Yes    Motion carried 5-0.**

The city clerk read tentative **R-2017-037** an order authorizing and directing the city manager to execute a **contract with TMS Construction, Inc. for Watch Hill Lane and Watch Pointe Lane** partial curb, gutter, and sidewalk removal and replacement. Commissioner Fennell made a motion to approve, second to the motion was offered by Commissioner Peluso. Mr. Fromme noted the city is obligated to do curb replacement. There are pavers in place, allowable in the PUD. Property owners will reimburse \$20k. The City met with the HOA and options for payment were discussed. Final agreements are being executed. Work will be done this construction season. Upon hearing there were no further comments or questions, the mayor called for a roll call vote.

**Commissioner Fennell: Yes    Commissioner Guidugli: Yes    Mayor Peluso: Yes**  
**Commissioner Peluso: Yes    Commissioner Rehtin: Yes    Motion carried 5-0.**

The city clerk read tentative **R-2017-038** an order authorizing and directing the city manager to execute a **contract with Len Riegler Blacktop, Inc.** for 2017 Bid Package 1 road refurbishing and surfacing work. Commissioner Guidugli made a motion to approve, second to the motion was offered by Commissioner Peluso. Mr. Fromme stated the bid was under the engineer's estimate and the low bidder, recommended by the engineer, has done great work in the past. Responding to questions Mr. Roell stated the City will take care of curbs on Linden, property owners will be notified before work begins, and all utilities were contacted. Upon hearing there were no other comments or questions, the mayor called for a roll call vote.

**Commissioner Guidugli: Yes    Commissioner Fennell: Yes    Mayor Peluso: Yes**  
**Commissioner Peluso: Yes    Commissioner Rehtin: Yes    Motion carried 5-0.**

The city clerk read tentative **R-2017-039** an order amending Commissioners Order R-2016-053 **obligating Community Development Block Grant program income funds for use in the Monmouth Street Streetscape Improvements Project and amending the funding amount for the Central Business District Façade Improvement Program** and authorizing the mayor to execute all necessary requests and applications. Commissioner Peluso made a motion to approve, second to the motion was offered by Commissioner Fennell. Mr. Fromme explained we cannot spend the funds without amending R-2016-053 because of the prevailing wage determination. Responding to a question Mr. Roell stated completion of the work is expected this season. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

The city clerk read tentative **R-2017-040** an order amending Commissioners Order R-2017-032 and authorizing and directing the city manager to execute a contract with Baynum Painting, Inc., for **Monmouth Street Streetscape Improvements – Painting**, payable from the Community Development Fund.

The city clerk read tentative **R-2017-041** an order authorizing and directing the city manager to issue a purchase order for the **purchase of a 2017 Ford Interceptor** for use in the Fire Department. Chief Darin explained the 2017 model requested is no longer available and a quote has been received for a 2018 through state contract pricing. A secondary motion was made by Commissioner Guidugli, second offered by Commissioner Fennell, to amend the order to read “purchase of a 2018 Ford Interceptor”. The mayor called for a vote.

**Commissioner Guidugli: Yes    Commissioner Rehtin: Yes    Mayor Peluso: Yes**  
**Commissioner Fennell: Yes    Commissioner Peluso: Yes    Secondary motion carried 5-0.**

Upon hearing there were no comments or questions, the mayor called for a roll call vote.

**Commissioner Peluso: Yes    Commissioner Guidugli: Yes    Mayor Peluso: Yes**  
**Commissioner Fennell: Yes    Commissioner Rehtin: Yes    Motion carried 5-0.**

The city clerk read tentative **R-2017-042** an order authorizing and directing the city manager to issue purchase orders for the **purchase of a 2017 Ford F350 utility body truck, a 2017 Ford Escape SE, and an asphalt hot box** for use in the Public Works Department. Commissioner Fennell made a motion to approve, second to the motion was offered by Commissioner Peluso. Mr. Roell stated the F350 will replace a 1992 model and the Escape replaces a 1999 model, these are all budgeted items, and the hot box is a heated trailer to haul asphalt to job sites while reducing waste and increasing efficiency of operation with recycling capacity to make it a great asset. Upon hearing there were no further comments or questions, the mayor called for a roll call vote.

**Commissioner Fennell: Yes    Commissioner Guidugli: Yes    Mayor Peluso: Yes**  
**Commissioner Peluso: Yes    Commissioner Rehtin: Yes    Motion carried 5-0.**

The city clerk read tentative **R-2017-043** a resolution of **adopting the Northern Kentucky Regional Hazard Mitigation Plan**. Commissioner Guidugli made a motion to approve, second to the motion was offered by Commissioner Fennell. Mr. Fromme stated this is truly a regional effort and the Northern Kentucky Area Development District does a great job managing the plan. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

**Commissioner Guidugli: Yes    Commissioner Rehtin: Yes    Mayor Peluso: Yes**  
**Commissioner Fennell: Yes    Commissioner Peluso: Yes    Motion carried 5-0.**

The city clerk read tentative **R-2017-044** an order declaring certain personal property of the City of Newport as **surplus and authorizing disposal** in accordance with state law. Commissioner Guidugli made a motion to approve, second to the motion was offered by Commissioner Fennell. This concerns broken and worn gym equipment in the Police Department. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

**Commissioner Guidugli: Yes    Commissioner Peluso: Yes    Mayor Peluso: Yes**  
**Commissioner Fennell: Yes    Commissioner Rehtin: Yes    Motion carried 5-0.**

The city clerk read tentative **R-2017-045** an order accepting the offer for purchase of and authorizing the mayor to execute a **deed of conveyance for the transfer of certain real property** from the City of Newport, Kentucky to Bellevue Re, LLC. Commissioner Peluso made a motion to approve, second to the motion was offered by Commissioner Fennell. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

Commissioner Peluso:	Yes	Commissioner Guidugli:	Yes	Mayor Peluso:	Yes
Commissioner Fennell:	Yes	Commissioner Rehtin:	Yes	<u>Motion carried 5-0.</u>	

**COMMENTS FROM DEPARTMENT HEADS**

Chief Collins stated the City of Woodlawn is eligible for a grant which will help fund the purchase of a laptop. He stated National Night Out will be August 1, 2017 and the car show will be August 27, 2017.

**ADJOURNMENT**

There being no further business, Commissioner Guidugli made a motion to adjourn the meeting. Commissioner Fennell offered a second to the motion. The Mayor asked for a roll call vote.

Commissioner Guidugli:	Yes	Commissioner Rehtin:	Yes	Mayor Peluso:	Yes
Commissioner Fennell:	Yes	Commissioner Peluso:	Yes	<u>Motion carried 5-0.</u>	

The meeting adjourned at 8:30 p.m.

\_\_\_\_\_  
Date Approved/Signed

\_\_\_\_\_  
Jerry R. Peluso, Mayor

Attest:

\_\_\_\_\_  
Amy B. Able, City Clerk

NOT an official copy