

City OF NEWPORT, KY
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
Monday, December 11, 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: Mayor Jerry Peluso, Thomas Guidugli, Frank Peluso, and Ken Rechten. Absent: Commissioners Beth Fennell Also in attendance were: City Manager Thomas Fromme, City Attorney Dan Braun, Police Chief Tom Collins, Fire Chief Bill Darin, Historic Preservation Officer Scott Clark, Community Liaison Bev Holiday, and City Clerk Amy Able.

PUBLIC FORUM

Mr. Kevin Hengehold of Aqua Way spoke in favor of a syringe (needle) exchange program. Mayor Peluso stated this topic will be discussed at the February 12 caucus meeting.

Historic Preservation Officer Scott Clark gave an update on the Newport History Museum @ the Southgate Street School. The November 8 opening was a success with 150 people in attendance. About 800 people visited during the East Row Christmas Tour. In January Public History interns from NKU and volunteers hope to keep the museum open ten hours a week. Donations are tax deductible.

APPROVAL OF MINUTES

Commissioner Peluso made a motion to approve the minutes of the Monday, November 20, 2017 regular meeting. Commissioner Guidugli 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 Peluso: Yes Commissioner Rechten: Yes
Commissioner Guidugli: Yes Mayor Peluso: Yes Motion carried 4-0.

OLD BUSINESS

The city clerk gave second reading by title and summary of tentative **O-2017-016**, an ordinance amending Section 111.05 of the Code of Ordinances concerning **alcoholic beverage licenses, registration**; photographing and fingerprinting of employees. Commissioner Peluso made a motion for approval, Commissioner Guidugli offered a second to the motion. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

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

NEW BUSINESS

The city clerk read **R-2017-070**, an order authorizing the issuance of up to \$37,000,000 Maximum Aggregate Principal Amount Taxable Industrial Building Revenue Bonds, Series 2018, in order to assist Newport Residential Investors, LLC, or assigns, to finance the acquisition, construction and equipping of an industrial building facility located within the City of Newport, Kentucky and to improve said facility; authorizing the issuance of additional bonds; providing for the pledge of revenues for the payment of said bonds; authorizing a lease agreement between the City of Newport, Kentucky and Newport Residential Investors, LLC, or assigns, with respect to the facility (the "agreement"); authorizing a trust indenture appropriate for the protection and disposition of

such revenues and further to secure the payment of said bonds; authorizing a bond purchase agreement; authorizing a multifamily mortgage, assignment of leases and rents and security agreement, and authorizing a home office payment agreement and repealing R-2017-006. Commissioner Fennell made a motion for approval, Commissioner Guidugli offered a second to the motion. Mr. Jim Parsons of Keating, Muething and Klekamp and Mr. David George with the Developer, CRG Residential, addressed the Board and responded to questions. The closing will be in January. The loan is higher than the original amount. Progress has included work on permitting, an archeological investigation was done, and asbestos remediation was done. Cost increases arose and design work continues. Assistance has been pledged to the adjacent new museum. There will be 202 units, parking is still 1:1 (consistent with the variance granted). The goal is to close in January and start demolition shortly after with occupancy in 2019. The 1-2 bedroom units will average 930 square feet (upper 800's for one bedroom, 1,000 for two bedroom). CRG, in business for 25 years, holds 300-400 units through development partnerships. This project will be held by CRG. The HUD guarantee allows long term financing. This is a 221 D 4 program for market rate housing. Vue 180 wanted to use that funding but was excluded due to HUD rules about being in flood plain. The amount of the loan and the amount of bonds issued will be \$35,700,000. Commissioner Rectin stated he supported the issuance of the debt before and will again this evening but doesn't think the City should pursue this in the future as home ownership is not advanced by subsidizing rental. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

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

The city clerk read **R-2017-071** an order **declaring certain personal property of the City of Newport (light post tops) as surplus** and authorizing disposal in accordance with state law (by online auction). Commissioner Peluso made a motion for approval, Commissioner Guidugli offered a second to the motion. Mr. Fromme stated these are the old light fixtures from the recent replacements on Monmouth. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

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

The city clerk read **R-2017-072** an order **declaring Lots 3-7 and part of Lot 2 of Garrett Dunn's Subdivision of Summer Hill as surplus real properties and authorizing the Mayor to execute any and all necessary documents for the sale of such properties** owned by the City of Newport pursuant to a written determination made in accordance with KRS 82.083(3) and to be sold in accordance with KRS 82.083 (4)(E). Commissioner Peluso made a motion for approval, Commissioner Guidugli offered a second to the motion. Mr. Fromme stated this is property near Veteran's Memorial Pool and Bartlett's Field. The City acquired the property years ago but the original purposes are no longer being pursued. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

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

COMMENTS FROM DEPARTMENT HEADS

Chief Collins thanked the community for the support for the recent Christmas program the Police Department had for local children. An outing for breakfast, holiday shopping, and lunch with over twenty children helps build relationships.

Chief Darin said the Fire Department held their Beyond the Call holiday program with twenty-five children.

COMMENTS FROM THE CITY MANAGER

Mr. Fromme stated several surplus vehicles are available through an online auction (GovDeals).

It's been a very successful year with several projects advancing including the Sky Wheel, Route 9, the light program, the sidewalk by Cowan's Drive and more.

COMMENTS FROM THE BOARD OF COMMISSIONERS

Commissioners Guidugli thanked the participants in the East Row Christmas Tour and this year the Purple People Bridge has lighting for the holiday season.

Commissioner Rehtin asked about the recent ICE event covered in the news. Chief Collins confirmed local Police Departments were not notified in advance which was unusual and it is not clear if any arrests were made in Newport.

Commissioner Peluso thanked the Police and Fire Departments for their outreach programs with local children not just at the holidays but all year.

Mayor Peluso reminded everyone "if you see something, say something" and stated a resident recently reported suspicious activity right away and as a result the police apprehended a burglar. Beware of phone and computer scams and never give money or financial information out to someone who contacts you. A list of the ten best Christmas tree farms in Kentucky includes mention of a tree lot in Newport.

ADJOURNMENT

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

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

The meeting adjourned at 7:35 p.m.

Date Approved/Signed

Jerry R. Peluso, Mayor

Attest:

Amy B. Able, City Clerk