



**City of Newport
City Council Minutes
August 15, 2013**

1. CALL TO ORDER

Mayor Geraghty called the meeting to order at 5:30 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL -

Council Present – Tim Geraghty; Tom Ingemann; Bill Sumner, Tracy Rahm, Steven Gallagher

Council Absent –

Staff Present – Deb Hill, City Administrator; Bruce Hanson, Supt. of Public Works; Curt Montgomery, Police Chief; Mark Mailand, Fire Chief; Renee Helm, Executive Analyst; Fritz Knaak, City Attorney; John Stewart, City Engineer

Staff Absent –

4. ADOPT AGENDA

Mayor Geraghty – There are a couple updates to the agenda. I'd like to add a solicitor's permit under the Administrator's Report and we're removing item 9.C.

Motion by Rahm, seconded by Sumner, to adopt the Agenda as amended. With 5 Ayes, 0 Nays, the motion carried.

5. ADOPT CONSENT AGENDA

Motion by Sumner, seconded by Ingemann, to approve the Consent Agenda as presented which includes the following items:

- A. Minutes of the July 18, 2013 City Council Workshop Meeting
- B. Minutes of the August 1, 2013 Regular City Council Meeting
- C. Minutes of the August 1, 2013 City Council Workshop Meeting
- D. List of Bills in the Amount of \$563,249.13
- E. Gambling Permit for Metro Chapter of Quail Forever
- F. Solicitor's Permit

With 5 Ayes, 0 Nays, the motion carried.

6. VISITORS PRESENTATIONS/PETITIONS/CORRESPONDENCE

7. MAYOR'S REPORT –

A. Summary of Deb Hill's Performance Evaluation

Mayor Geraghty – At our last Council meeting we did conduct a performance evaluation of Deb Hill; it was part of a closed session. We're having a NEDA meeting immediately following tonight's meeting and then a budget workshop immediately following that. I want to thank all of the volunteers that worked Pioneer Day and a special thanks to Renee for all of her work, she led the committee. Special thanks to Arnie Horn, Ron Lischeid who provided the corn cooker, and Bob Gindorf. It was a good turnout. Finally, we'll have a special City Council meeting next Thursday, August 22 at 5:30 to talk about our bonding for the streets.

8. COUNCIL REPORTS –

Councilman Gallagher – I also went to the parade and Pioneer Days, it was a beautiful day and thanks to everyone who was involved in that and Renee.

Councilman Sumner – Pioneer Days was very successful. I understand they had 500 buttons and sold out of all of those. The Elvis show was great entertainment. I also attended a advisory committee meeting for the Refinery and there are some openings, if you would like to know more about it, please contact me.

Councilman Ingemann – I was at the Planning Commission meeting last Thursday and we talked about the transit station.

Councilman Rahm – I also attended Pioneer Days and would like to thank all of the volunteers. I also attended that Library Board meeting this week where we reviewed policies for donations and the operation of the Library. The policies will be coming before the Council for approval.

9. ADMINISTRATOR'S REPORT –

A. Resolution No. 2013-36 – Establishing Storm Water and Street Light Utility Rates

Admin. Hill presented on this item as outlined in the August 15, 2013 City Council packet. The storm water fund has revenue of about \$20,000 per year, which is used to pay the debt service for the North Ravine project, which is \$20,000 per year. The City is completing several street projects in the next couple years that have a storm water utility component. Additionally, the City owns several storm water ponds that will need to be cleaned out in the next couple years and that will cost about \$600,000 - \$700,000. The City needs to begin building up the storm water fund for the cleanup of the ponds.

Motion by Sumner, seconded by Ingemann, to approve Resolution No. 2013-36 as presented. With 5 Ayes, 0 Nays, the motion carried.

B. Resolution No. 2013-37 – Approving an Amendment to the Conditional Use Permit Granted to the Washington County Regional Railroad Authority for the Development of the Red Rock Transit station and Related Improvements

Sherri Buss, TKDA Planner, presented on this item as outlined in the August 15, 2013 City Council packet.

Mayor Geraghty – I didn't see the Planning Commission meeting but I was trying to figure out why the estimate was so far off from what was designed and bid out and how we could be that far off.

Andy Gitzlaff, Washington County – It's unfortunate, we thought we were pretty solid for that estimate. The contractors that bid believed that the canopy, with its size, was its own structure so that increased the costs. The timing was also a factor. We put the bids out late. With the wet spring, the contractors were already working so that limited the competitiveness of the bid and increased the bid as well. We're trying to make sure that we get the right number and right changes so we can move forward with the project.

Mayor Geraghty – If we don't approve this, will the County proceed with taking the Knox building down?

Mr. Gitzlaff – We would need to go back to the Board to discuss that. Right now, our direction was to go back, bring the cost down within budget, and to get the construction going.

Councilman Rahm – Was the bid for the demolition come within budget?

Mr. Gitzlaff – The demo was rolled in with the site work and that did come within budget. The bids for the building, electrical work and landscape came in over budget. Thank you for having us here tonight. Commissioner Lehrke did want to make it but she had a prior obligation that she couldn't get out of. In the end, we still think we have a really good

project and we're willing to continue to work together and I believe we have the framework to build something great.

Mr. Gitzlaff presented as outlined in the August 15, 2013 City Council packet and as attached.

Councilman Sumner – I'm equally committed to going ahead and developing something down there. I think its core and we've worked hard to do that. I'm also disappointed with the huge gap between what was proposed and what was reasonable. I'm a bit concerned that the same design company will be doing the updated design. I hate to see them rewarded for missing the boat. I understand that these happen but I'm not happy about it. As I look at this design, is the roof sloping from west to east? How are we going to get the water off the roof?

Mr. Gitzlaff – The water from the roof will drain internally to the center of the roof into a pipe which will then go to a holding pond.

Councilman Sumner – Where will the brick be?

Mr. Gitzlaff – It'll be on the south and east side of the building, the north and west sides have all glass.

Mayor Geraghty – There are going to be three buses in the morning and night. How far apart will they be and what's the capacity of the bus?

Mr. Gitzlaff – Those buses will have about 30 minutes between them and the capacity is around 45 seated. The route is the 364 and will be express to downtown St. Paul.

Mayor Geraghty – My concern is that if we end up getting 100 people there for a 7:00 a.m. bus, it won't be good enough.

Councilman Sumner – It doesn't look like there's any provision for expansion. It'll be much more expensive to expand down the road. I would prefer to see less brick and more opportunity to put in footings toward the east so that when we need it, it can easily be adapted instead of a complete reconstruction.

Mr. Gitzlaff – That issue was raised with City staff and the Planning Commission. One of the options is to construct a separate covered area to the east of the building. The key is that you have those core facilities in the building. What we really hope is that people will use the plaza area when it's nice out instead of packing inside of the building.

Admin. Hill – It's my understanding that a lot of people wait in their cars rather than go into the building.

Mayor Geraghty – Maybe during the spring and summer but not in the winter.

Councilman Gallagher – By moving it closer to Maxwell, does that affect the connectivity for rail?

Mr. Gitzlaff – If rail does come, we can extend the plaza directly to the east and do a separate pedestrian crossing over the tracks. We did leave the flexibility in for future transit expansions.

Councilman Sumner – In regards to the turn-around, if it's deemed that it needs to be replaced within five years, do we get another five years then?

Mr. Gitzlaff – That would be in the agreement with staff. We thought the warranty was a good compromise. The agreement will be coming back before you for approval.

Admin. Hill – That warranty was acceptable to Bruce and John.

Mayor Geraghty – Who will be responsible for the cost if it needs to be replaced in ten years.

Admin. Hill – The City.

Councilman Sumner – What’s the cost of the turn-around?

Mr. Gitzlaff – It would be another \$60,000 to go from bituminous to concrete.

Councilman Sumner – What does bituminous cost?

Superintendent Hanson – My feeling is that if it’s going to rut, it will do so in the first five years.

Councilman Sumner – I just know that there are ruts in St. Paul Park due to the trucks coming from the Refinery so I’m a bit concerned but I guess you’re addressing it.

John Stewart, City Engineer – There’s a little bit of difference between the hundreds of trucks per day that come from the Refinery and the six buses per day for here.

Mayor Geraghty – I’m really conflicted over this one. I don’t know if we’re being short-sided or not. When Commissioner Lehrke called me, I said “Let’s go find the money to do it right.” I don’t know if this could be considered as part of a bonding request to the Governor and maybe we should think along those lines as well. That’s why I asked if the demolition would proceed to give us some time to work on the funding source.

Councilman Rahm – I think we are being short-sided. I would rather go ahead with the demolition and look to see if there are other funding sources.

Admin. Hill – I do believe there is a time limit regarding the monies from the State and Feds.

Mr. Gitzlaff – They expire at the end of next year.

Mayor Geraghty – We can shoot for that.

Councilman Gallagher – And you can extend those.

Admin. Hill – I think they need the project done by the end of next year.

Mr. Gitzlaff – We thought about demoing the building and then coming back with the other packages but part of the reason that decision was not made is because of the unknowns. If we don’t know if we have a project and the funding, it’s hard to pull the trigger. Our goal here is to get this within budget and get the project built and focus on the development.

Councilman Gallagher – Would the County be agreeable to continue to look for funding or reduce the funding over the next five years for landscaping or other amenities?

Mr. Gitzlaff – I don’t think I’m in the position to make a commitment of more funds without it going to the County Board for discussion. If things are doing well we could come back at a later date and have other investments. This isn’t the last piece that the County will be having a part in. Obviously, we want the project to be successful too. A big part of this is going to be focusing on service and getting more routes at the transit station.

Councilman Rahm – We understand that you need to stay within budget. We, as a Council, need to think about whether it’s worth having something there or nothing.

Admin. Hill – I feel like this is a wonderful project. Yes it did get scaled down quite a bit. We worked out a number of things that can be put aside such as the turn-around and not grading the north lot. This is a springboard of development that is starting to pop up all over the place.

Mayor Geraghty – What’s the status of the CTIB funds? Have they been committed?

Mr. Gitzlaff – We do have some CTIB funds that we did access again to put into the project. CTIB granted \$2.5 million for the acquisition, \$250,000 for the design, and another \$450,000 for the next phase.

Mayor Geraghty – What’s the projected CTIB revenue for projects in the next year or two.

Mr. Gitzlaff – We had three years of guaranteed funding, last year was the third year. Future grants would be on a competitive basis with other projects so that’s unknown.

Councilman Ingemann – This is one of those things that if we don’t do anything, we’re going to regret it.

Barbara Dacy, Washington County HRA – I wanted to offer the HRA’s perspective. First of all, the importance of the transit station in the funding arena is that it’s a key component to the Met Council LCDA program. They want to see that connection between density and the transit component. Without the transit investment any type of development interest would be postponed. Secondly, we’ve heard from developers from the start that the exterior part of this site, by creating the sustainability, rain gardens, trail connections, it establishes that new sense of place. I think those are two very important features, establishing the sense of place and then having the transit act as a leverage for funding that can really start to transform the area.

Mayor Geraghty – If we approve it I would like to put some condition in there that states that the applicant should plan for future spending and expansion needs so it’s on the table and they know about it.

Mr. Gitzlaff – If there’s a condition that we work with the City to look into future site improvements that would be something that we’re agreeable to.

Attorney Knaak – You could add something like “In coordination with the City, the applicant shall actively continue to review and assess the ongoing facility needs at this location and be prepared to quickly address any modifications/issues at the facility, including expansion in the future.”

Councilman Gallagher – Andy, you see why we’re frustrated? We’ve been waiting for a while and had a vision of something a lot bigger than this to spur development and it’s been pulled away from us.

Mr. Gitzlaff – That amendment would be acceptable.

Motion by Sumner, seconded by Ingemann, to approve Resolution No. 2013-37 as amended. With 5 Ayes, 0 Nays, the motion carried.

C. Resolution No. 2013-38 – Denying a Request from David Quade to Vacate 1st Street Between the BNSF and CP Rail Right-of-Ways

This item was removed from the agenda. Mr. Quade withdrew his request to Vacate 1st Street. Mr. Quade believes that the street was never there.

Mayor Geraghty – The City’s official position is that there is a street there.

Attorney Knaak – Yes. They believe that there is no right-of-way there even though they provided a copy of the survey that shows the existence of a right-of-way. That’s fine until they try to build a fence across it. If their intention is to leave it alone than the withdraw is the right move but if they attempt to put up a fence, they will be cited and you’ll most likely here about it in one of my reports in the future.

Admin. Hill – Next is a solicitor’s permit for Karolina Griuselionyte for Southwestern Advantage. She did pass the background check.

Councilman Gallagher – There was a news report about Southwestern Advantage that they had some issues with some of their sales representatives. In doing an internet search on the company, there a quite a few complaints about people

getting billed, credit card numbers being stolen, etc. I was going to ask the Attorney, can we deny any solicitors application at the Council's discretion?

Attorney Knaak – You can if you have a reasonable basis for doing so. If that reasonable basis is that the organization for which the solicitor is working for has an established history, which is in your view detrimental to their presence in the City, meaning public interest and safety. You can make a denial but I would suggest that you be specific with the information from your sources in doing that denial.

Councilman Gallagher – Any other options we have besides this?

Attorney Knaak – The whole idea behind the permit is so that the City knows when someone is out on the street soliciting. There is no in between for approving or denying the permit, although you could limit hours, locations, etc, as long as it was reasonably based.

Councilman Gallagher – So we could say that they need to report to the Police Department with areas that they would be door knocking every day and then limit them from 8:00 a.m. to 5:00 p.m.

Attorney Knaak – Yes you could do that.

Councilman Sumner – Is that a burden to the Police Department?

Chief Montgomery – No.

Councilman Sumner – Could we prohibit someone from returning if they have a permit and get complaints?

Attorney Knaak – If they are in some way disturbing the peace. The idea here is that the City is aware of the solicitors on the street.

Councilman Gallagher – So, could my objection be that due to complaints from other towns such as North Plat, Tayga, and Great Falls, Newport won't issue the permit?

Councilman Ingemann – What cities in Minnesota?

Executive Analyst Helm – The report from Kare 11 states that there were complaints in Inver Grove Heights that the Police Department stated that they were false.

Councilman Ingemann – So the complaints for Minnesota were false.

Mayor Geraghty – Did she indicate what dates she would work?

Executive Analyst Helm – No, because we weren't sure when it would appear on a Council agenda.

Councilman Sumner – When you do a background check is it on the person or company?

Chief Montgomery – The person.

Attorney Knaak – Will she be doing this alone?

Executive Analyst Helm – She is the only one that applied.

Attorney Knaak – If she is going with someone else, they also need to register.

Mayor Geraghty – It's my understanding that we're approving this individual only.

Executive Analyst Helm – I will remind her of that.

Councilman Sumner – I would like this placed on the website.

Motion by Ingemann, seconded by Sumner, to approve the Solicitors Permit for Karolina Griuselionyte for five days from 8:00 a.m. to 6:00 p.m. and requiring Ms. Gruiselionyte to check in with the Police Department prior to going out each day. With 4 Ayes, Gallagher voting Nay, the motion carried.

10. ATTORNEY’S REPORT –

Councilman Sumner – As a member of the community advisory committee at the Refinery, I received tickets to the Renaissance Fair from the President of Super America. They have a value of \$22 each. I asked the Attorney on the best way to handle it and we have agreed that I will return the tickets to the Refinery.

11. POLICE CHIEF’S REPORT – Nothing to report

12. FIRE CHIEF’S REPORT – Chief Mailand reported on the number of calls in the past few weeks, which include: mutual aid call, CO Alarms, dumpster fire, downed power line, and a semi tipping over on Highway 61. He also thanked Public Works for fixing their equipment. The new rescue pumper was delivered; he thanked the truck committee members for picking out the new truck: Jeremy Brodin, Jason Joa, Luke Mailand and Derek Marson.

Councilman Rahm – Was the truck that tipped over just going too fast?

Chief Mailand – Yes.

13. ENGINEER’S REPORT –

A. 2013 Street Improvement Projects

John Stewart, City Engineer, presented on this item as outlined in the August 15, 2013 City Council packet. There were five appeals from the August 1, 2013 Public Hearing. The appeal for 900 18th Street was withdrawn. The City Council discussed the following in regards to the other appeals:

1685 Cheri Lane

Mayor Geraghty – I just wanted to comment that John, Deb and I did do a drive around and looked at these properties. I asked John to do some research to see if there are any easements for 1685 Cheri Lane because it is a strange situation. I’m not sure that we can assess it if it’s landlocked.

Attorney Knaak – You can theoretically if it benefits from the project and you can show that.

Councilman Gallagher – Are 1801 and 1811 being assessed?

Engineer Stewart – Yes.

Mayor Geraghty – If we take this off and they do get an easement in five or six years, can we charge them then?

Engineer Stewart – In my opinion, you have one chance to assess them and it’s now.

Councilman Ingemann – I don’t think they have a road unless we want to build one. There is no easement right now.

Councilman Gallagher – I agree.

Councilman Rahm – Me too.

Mayor Geraghty – Ok, we’ll take it off.

812 18th Street

Councilman Ingemann – He was objecting to the main house, not the other two lots.

Engineer Stewart – That’s an interesting observation. As Councilman Ingemann says, they objected to the address of 812 18th Street, it comes down to a legal opinion as to whether or not the two vacant lots have the same address as the house.

Councilman Rahm – They are separate properties with separate pin numbers.

Engineer Stewart – Correct.

Councilman Gallagher – I’m sure he’s talking about all three properties.

Engineer Stewart – That’s my opinion, which is why I included all three in my report.

Councilman Rahm – In essence, we’re assessing them for two properties instead of three.

Councilman Gallagher – And there’s a buildable lot between the two vacant properties?

Engineer Stewart – What I would guess is that they would split it equally in frontage between the three lots to create two. Your options are to keep the assessments as listed, take the two vacant lots off of the assessment roll, or enter into an agreement with the property owners to combine the three lots into two and if at a later date they re-sever the lots then they would be responsible for paying the assessment with interest.

Mayor Geraghty – Which is complicated because the property has been sold.

David Bild, Julia Bild’s son – I questioned the charges because the frontage for her three properties combined is the same as the frontage of one property across the street and they are being charged \$2,900 when she is being charged \$5,800. When they bought all three lots 50 years ago, they could build on 50 foot lots. There is sewer, water, etc coming up to the house on a 60 foot lot, so they have one sewer connection just like everyone else. Now if you were talking about a person owning three properties with 150 feet frontage each I could see where they would have to pay more. My mom’s combined lineal footage is the same as the house across the street and she only has one sewer hookup so you’re only doing one repair in front of her house, same as the guy across the street. So you’re assessing sewer work on property that doesn’t have a sewer.

Councilman Ingemann – It’s road work not sewer.

Mr. Bild – That’s what I’m saying, \$2,900 per 150 feet of frontage just like the guy across the street. My mom agreed to pay the assessment to repair the sewer for her 150 feet section prior to selling the house. Why is she paying for something where there isn’t anything?

Councilman Ingemann – You mentioned that your mother agreed to pay the assessment on the sewer repair so the new people who bought the house would be responsible for the street repair, which is the assessment that we’re talking about tonight. The \$2,900 is for street not sewer.

Mr. Bild – When mom made the agreement, the title company called and spoke with Deb and Deb said that the only assessment was \$2,900 but by the time we got there to sign the papers the assessments was \$5,800. Why are we being assessed for three pieces of property but the guy across the street is only being charged for one with the same footage? Someone made a mistake.

Councilman Ingemann – The guy across the street only has one piece of property where your mom has three.

Councilman Rahm – We’re not doing it by footage, we’re doing it by units. You’re being charged for two units. The guy

across the street only has one unit.

Mr. Bild – It just makes sense that if you're going to charge us \$5,000 for 150 feet of frontage than you should charge the guy across the street with 150 feet of frontage \$5,000. I don't understand how she can be charged more when you're not doing anything extra with the two vacant lots.

Councilman Ingemann – You have three lots, the guy across the street has one lot.

Mayor Geraghty – What is Chris Vick being charged for his two lots?

Engineer Stewart – He's being assessed .5 units per lot, so similar.

Councilman Rahm – I think the issue is that there are three properties that are being assessed and that's consistent with the rest of the area. If the properties were combined into one, they would have only been assessed for one.

Councilman Gallagher – I think this is fair.

1033 Century Avenue

Engineer Stewart – Mr. Bailey believes that he should be assessed a percentage equal to the amount of blacktop that is being provided because his access to the property will still have gravel. He wants to reduce the assessment by 23.3% or \$932.

Councilman Rahm – That makes sense since his driveway goes into the gravel not the blacktop.

Councilman Gallagher – Would he be assessed the \$932 if the City blacktops the entrance?

Engineer Stewart – Yes.

765 18th Street

Engineer Stewart – There is an issue of a low spot on 18th Street right in front of the property where water has gathered in the past. It is the owners' belief that the water gathering has caused their driveway to deteriorate and they would like consideration of that in the dollar value that they are assessed for.

Councilman Gallagher – Is this getting an apron?

Engineer Stewart – Yes.

Councilman Sumner – Will the reconfiguration of the street improve the situation?

Engineer Stewart – Yes.

Councilman Rahm – I'm not sure that you can prove that the water came from the street.

Mayor Geraghty – How old is the driveway?

Eric Smith, 765 18th Street – I'm not sure.

Mayor Geraghty – How long has it been draining like that?

Mr. Smith – Since I bought it ten years ago?

Mayor Geraghty – We'll have the same issue on 2nd Avenue. It's an old driveway and has regular deterioration from age.

Mr. Smith – The driveway portion near the street has deteriorated the most because of the water.

Mayor Geraghty – We'll have similar issues on 2nd Avenue.

Councilman Rahm – Do you have an estimate of how much it would cost to repair?

Mr. Smith – No.

Councilman Gallagher – How much would the apron cover?

Engineer Stewart – Four feet.

Councilman Rahm – You're the only one who has this issue on your street?

Mr. Smith – I'm the only one that's standing here.

Engineer Stewart – I can attest that they get quite a bit of water.

Councilman Rahm – And the apron will help?

Councilman Ingemann – Yes.

Mayor Geraghty – Will the road still be higher than the driveway?

Engineer Stewart – Yes.

Councilman Rahm – How much would it cost us?

Engineer Stewart – My guess is that a bituminous driveway for 20 feet would cost about \$3,500.

Councilman Ingemann – I don't agree, it's normal wear and tear.

Engineer Stewart – I believe Council has the latitude to make it whatever you want.

Mayor Geraghty – Right, I just think it's a slippery slope.

Councilman Sumner – I had water issues and paid the full amount.

Councilman Rahm – By assessing you the full amount, we're not treating you any different than anyone else.

Councilman Gallagher – Have you complained to the City prior about your driveway?

Mr. Smith – No.

Engineer Stewart – They have brought this issue up at every public meeting that they've attended.

The City Council decided on the following for each of the appeals:

- 1685 Cheri Lane – Reduced the assessment from \$4,000 to \$0.
- 812 18th Street – Nothing was changed.
- 1033 Century Avenue – Reduced the assessment from \$4,000 to \$3,068.
- 765 18th Street – Nothing was changed.

Motion by Ingemann, seconded by Geraghty to approve Resolution No. 2013-34 as presented. With 4 Ayes,

Gallagher voting Nay, the motion carried.

Motion by Gallagher, seconded by Rahm, to approve Resolution No. 2013-35 reducing the assessment for 1685 Cheri Lane to \$0 and reducing the assessment for 1033 Century Avenue to \$3,068. With 5 Ayes, 0 Nays, the motion carried.

B. Update on 2204 Hastings Avenue

Engineer Stewart presented on this item as outlined in the August 15, 2013 City Council packet.

Councilman Rahm – I like the idea of giving him additional access from the north side of the property.

Councilman Sumner – Give him a permanent easement and also allow drive-over curbs off of Ford Road.

Engineer Stewart – That is a reasonable thing to do because you have the pond right next to it and the City would only use that easement to access the ponds.

Councilman Gallagher – I would agree with that and then a regular commercial driveway along Ford right?

Councilman Ingemann – He's asking for drive-over curbs.

Councilman Sumner – It's been used that way for decades.

Mayor Geraghty – The easement is on the north side.

Councilman Gallagher – If we give him an easement does he still need the drive-over curbs?

Engineer Stewart – You get into the issue than of allowing a property owner to park on the City right-of-way.

Councilman Rahm – He wants it for a used car lot so I would assume that there would be parking there.

Engineer Stewart – You could probably park three cars in a line parallel to the building that would be the extent of what could be parked there if we only give him a 36' driveway.

Executive Analyst Helm – If I could speak to the issue of the used car lot. The property was issued a special use permit in 1972 to operate a used car lot. There has not been a used car lot on this property since 2010; as such the special use permit has expired so they would need to request a rezoning and conditional use permit to operate a used car lot on this property. The current operation, car repair, is allowed in the MX-2 District. I informed Mr. Long of this when he came in yesterday.

Councilman Gallagher – So if it's not a used car lot, does he need the drive-over curb? When is this going to be done?

Engineer Stewart – Ford Road will be done in 2014.

Councilman Gallagher – So we could table this until Mr. Long makes an application for a rezoning and CUP?

Tom Long, 2204 Hastings Avenue – In your memo, it says that I would need to submit that application before August 20?

Executive Analyst Helm – That's only if you want it on the September agenda, if not, we would need it by the third Tuesday in September for the October meeting.

Mr. Long – I was going to wait to apply until I heard a decision tonight. Just so I understand, you're talking about giving me a driveway down here to access the back?

Engineer Stewart – We would accommodate your wishes on where the driveway would be.

Mr. Long – Then we would have a drive-over curb?

Engineer Stewart – No, you would have the 36' wide driveway and access on the north end through an easement.

Mr. Long – Would there be conventional curbing then along Ford Road?

Engineer Stewart – Yes.

Councilman Sumner – You'd also have a 36' wide driveway.

Mr. Long – Is there a reason for not having a drive-over curb?

Engineer Stewart – It presumes that you will park on the right-of-way. The only reason you would need drive-over curb is to move a vehicle from the street to your property to park it perpendicular from your building.

Mr. Long – What about diagonal parking?

Engineer Stewart – That takes up about 16.5/17 feet in horizontal distance from the wall of your garage.

Mr. Long – That's the death blow for that property then. I can park three cars parallel along the building and then seven cars on the west side of the property. A comment was made at the last meeting that you didn't think it was viable for a used car lot. That's no longer true; we can support two families if we have seven, eight, nine cars along the west end and another ten cars along the south end. I don't understand why there can't be drive-over curb.

Councilman Gallagher – Right now, you're in the MX-2 District, which does not allow used car lots. We're going by what's allowed in the MX-2 District. If you were to put in an application for rezoning and a CUP to change the property then we could adjust. We have to build for what you have currently and what is currently allowed there.

Mr. Long – Is there a big difference in money between the two types of curb?

Councilman Gallagher – I don't believe so.

Mr. Long – So what's the big deal?

Councilman Gallagher – The right-of-way access.

Mr. Long – There's a fee to make the application and I'm not going to pay that until I know what you're going to do to my property.

Councilman Ingemann – If you don't do something, they are going to put a regular curb in and give a 36 foot driveway in the back.

Mr. Long – All I'm suggesting is that the curbing be drive-over to make it convenient, we're not going to be parking in the right-of-way.

Mayor Geraghty – The big question is do we want to have a used car lot there again and would it be spot zoning.

Mr. Long – It's right next to the MX-1 District. We're in agreement on everything except the type of curb.

Councilman Sumner – Is it your intention to ask for a car lot there again?

Mr. Long – Not if there's a square curb.

Mayor Geraghty – If you come in and ask for a rezoning and it's approved I would go with the drive-over curb but if it's not rezoned than I would go with the regular curb.

Councilman Gallagher – I agree with that. It needs to go through the Planning Commission and then we'll take our direction from them.

Motion by Gallagher, seconded by Geraghty, to table until Tom Long, owner of 2204 Hastings Avenue, makes an application for rezoning and a conditional use permit. With 5 Ayes, 0 Nays, the motion carried.

14. SUPERINTENDENT OF PUBLIC WORKS REPORT –

Superintendent Hanson – The solar power is up and working at Bailey School Forest, we still need to put the lights up. Anyone can plug into it at any time.

15. NEW/OLD BUSINESS

16. ADJOURNMENT

Motion by Geraghty, seconded by Gallagher, to adjourn the regular Council Meeting at 7:49 P.M. With 5 Ayes, 0 Nays, the motion carried.

Signed: _____
Tim Geraghty, Mayor

Respectfully Submitted,

Renee Helm
Executive Analyst



**Newport Transit Station
CUP Amendment
City Council**

August 15, 2013



What We Heard

- Make the Transit Station Both Attractive and Functional
- Design for future growth
- Safety and Security is important
- Plan for pedestrians and trail users as well



Redevelopment Partnership

- Future transit expansion to go vertical
- 6 - 7 developable acres remain
- Initial Infrastructure investments

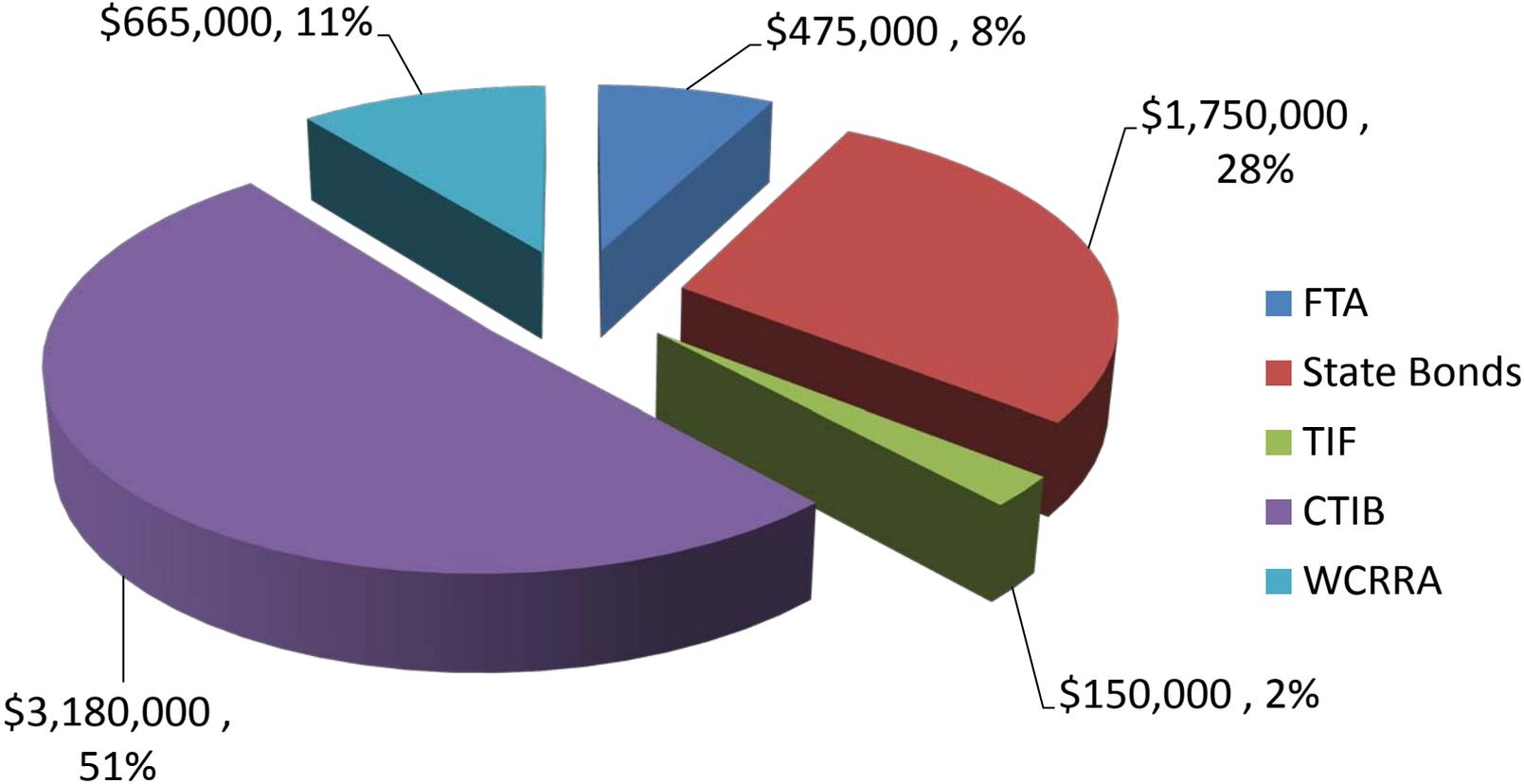


Challenges

- Redevelopment Project
- High bedrock discovered
- Secure necessary funding
- Meet requirements of different funding sources



Project Funding



Total Investment = \$6.2 Million



Bid Results

- \$620,000 gap between bids and budget

– Transit Station
Roof Design to
Complex and
Expensive

– Limited
Competition
from Bidders





Revised Design



Key Site Features

- Stormwater “Treatment Train”
- B3 Sustainability Standards
- Security Camera System / Lighting
- Trail Connections, Bicycle parking
- Outdoor Gathering Space
- Seat walls, benches
- Well Landscaped
- Library Kiosk



Sign Plan

- Entrance Sign
 - Block Matches Building
 - Preserves flexibility for future site users
 - Future joint signage opportunities
- Other Signage
 - National Park Service Interpretive Signage
 - Way finding Signage
 - For Sale / Development Sign



Next Steps

- City Approvals – August 2013
- Rebidding – September 2013
- Demolition – Fall 2013
- Construction – Spring - Summer 2014
- Opening of Bus Service – Fall 2014

Thank You

Andy Gitzlaff

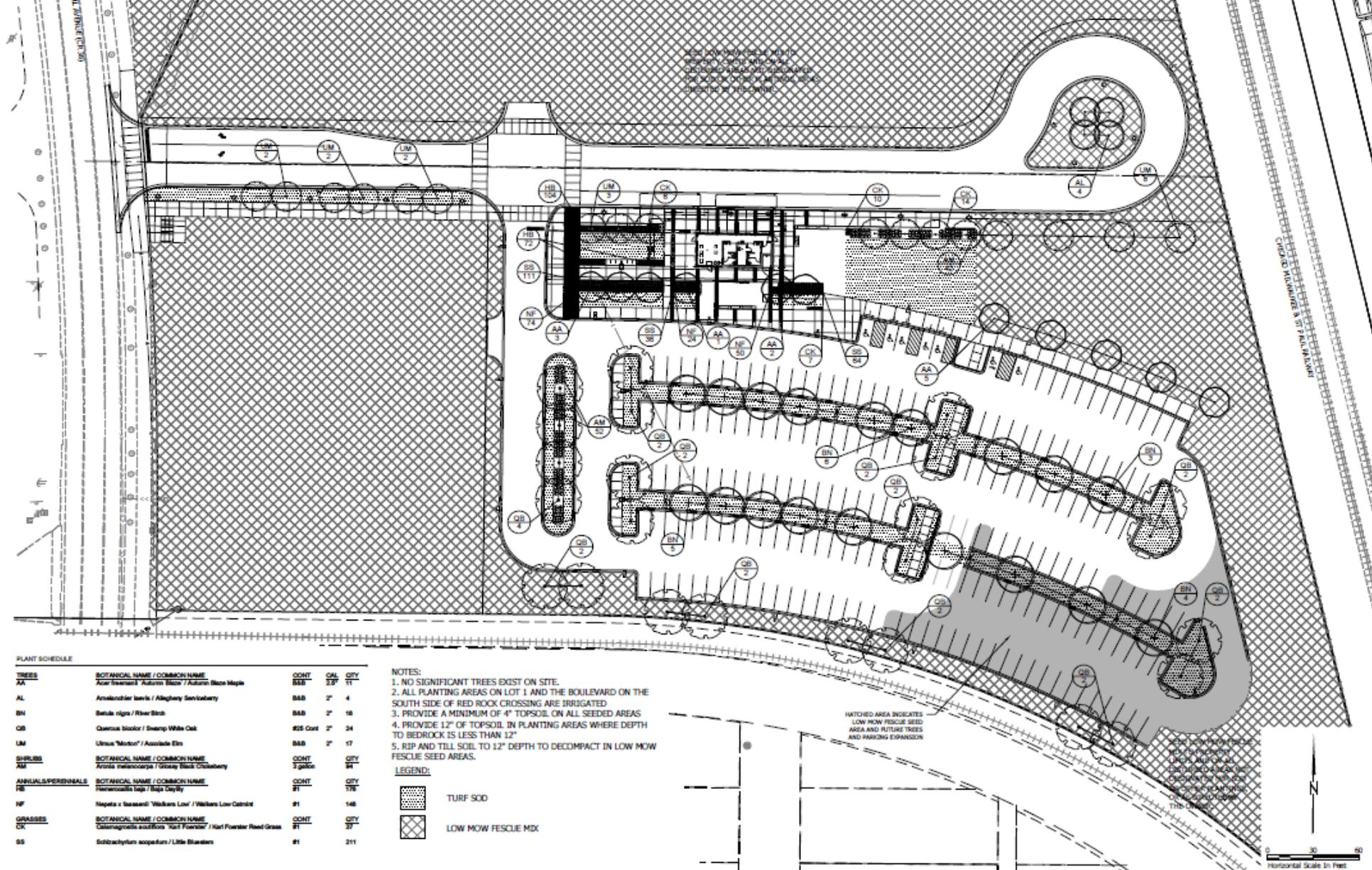
Senior Planner / Acting Transportation
Coordinator,

Washington County Public Works

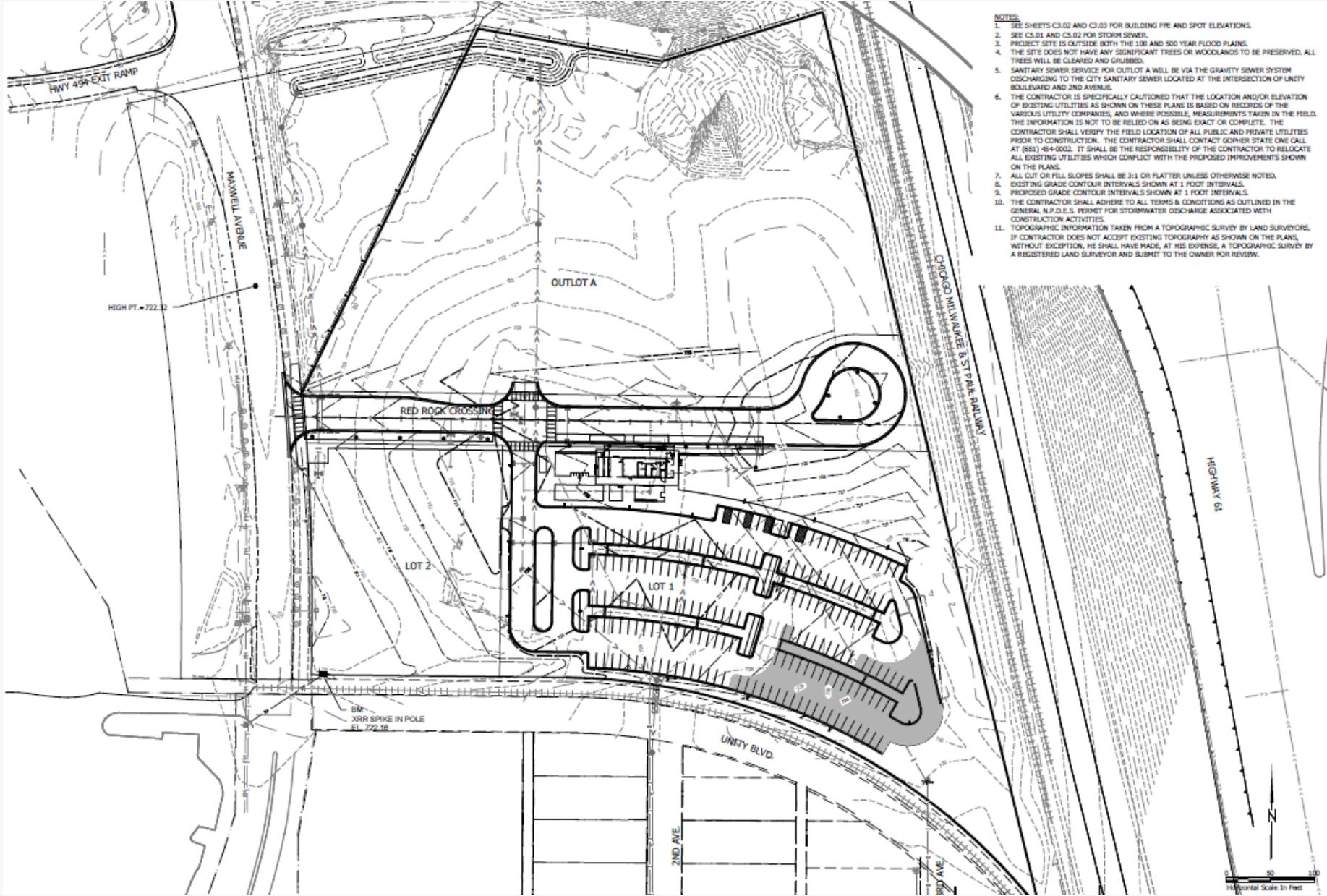
651-430-4338

andy.gitzlaff@co.washington.mn.us





Landscape Plan



Grading Plan