



**CITY OF NEWPORT
COUNCIL WORKSHOP MEETING
NEWPORT CITY HALL**

MAY 3, 2012

IMMEDIATELY FOLLOWING REGULAR CITY COUNCIL MEETING

MAYOR: Tim Geraghty
COUNCIL: Tom Ingemann
Bill Sumner
Tracy Rahm
Steve Gallagher

City Administrator: Brian Anderson
Supt. of Public Works: Bruce Hanson
Chief of Police: Curt Montgomery
Fire Chief: Mark Mailand
Executive Analyst: Renee Helm

AGENDA

1. Roll call
2. Administrator's Report
 - A. Joel Williams, 2245 Larry Lane – Donation of property owned by Joel Williams located on Larry Lane
 - B. Property Acquisition Proposal for 1605 Cedar Lane
 - C. Strategic Plan/Trend Analysis
3. Adjournment



MEMO

TO: Mayor and City Council
Brian Anderson, City Administrator

FROM: Renee Helm, Executive Analyst

DATE: April 30, 2012

SUBJECT: Donation of Property on Larry Lane

BACKGROUND

Joel Williams, 2245 Larry Lane, is interested in donating his property located behind 2245 Larry Lane (see attached map). The parcel is 7.2 acres.

DISCUSSION

The City Council will need to discuss whether or not it would like to accept this land donation. City staff, including the City Engineer, feels that it would be advantageous to accept the donation as it could benefit the North Ravine project that is currently taking place and could be used for future development. If the City were to accept this land donation, it would be losing \$466.22 in taxes for 2012.

Washington County, MN



Property Information

Property ID 2502822310018

Location



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

This drawing is a result of the compilation and reproduction of land records as they appear in various Washington County offices. The drawing should be used for reference purposes only. Washington County is not responsible for any inaccuracies.





Department of Property Records
and Taxpayer Services

14949 62nd Street North PO Box 200
Stillwater, MN 55082-0200
(651) 430-6175
www.co.washington.mn.us

Property Tax Statement for Taxes Payable in 2012

Save for future reference



REFUNDS?

You may be eligible for one or even two
refunds to reduce your property tax.
Read the back of this statement to find
out how to apply.

Property ID: 25.028.22.31.0018

Bill#: 26349

Taxpayer: JOEL D WILLIAMS
2245 LARRY LN
NEWPORT MN 55055-1519



Desc: PORT VILLA Lot 2 LOT 2, PORT VILLA, WASHINGTON COUNTY, MINNESOTA
EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF LOT 6, PORT VILLA
DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 28, RAN

Taxes Payable Year:	2011	2012
Estimated Market Value:	68,800	72,100
Homestead Exclusion:		
Taxable Market Value:	68,800	72,100
New Improvements/ Expired Exclusions:		
Property Classification:	Res Hstd	Res Hstd

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input checked="" type="checkbox"/>		\$1,151.34
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$1,038.38
Property Tax and Credits		
3. Property taxes before credits		\$1,038.38
4. Credits that reduce property taxes		
A. Agricultural market value credit	0.00	0.00
B. Other Credits	0.00	0.00
5. Property taxes after credits	\$1,038.38	\$1,151.34
Property Tax by Jurisdiction		
6. County	A. WASHINGTON COUNTY	204.16
	B. COUNTY REGIONAL RAIL AUTHORITY	1.35
7. City or Town	CITY OF NEWPORT	414.60
8. State General Tax		0.00
9. School District	ISD 833 SOUTH WASHINGTON	299.13
	A. Voter approved levies	86.49
	B. Other Local Levies	18.50
10. Special Taxing Districts	A. Metro Special Tax Dists	12.58
	B. Other Special Tax Dists	0.00
	C. Fiscal Disparities	0.00
	D. Tax Increment Financing Dists	0.00
11. Non-school voter approved referenda levies		1.57
12. Total property tax before special assessments		\$1,038.38
Special Assessments on Your Property		
13. Special assessments	Interest: Principal: 36.66	35.62
SWSWS STORMWATER UTILITY-PAY 2012	36.66	36.66
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$1,074.00
		\$1,188.00

FIRST HALF DUE
SECOND HALF DUE

May 15
October 15

\$594.00
\$594.00

PAYABLE 2012 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: October 15

Detach at perforation & mail this stub with your 2nd half payment in the enclosed green envelope

Res Hstd

Property ID: 25.028.22.31.0018

SECOND HALF TAX AMT

594.00

Bill #: 26349

Taxpayer:
JOEL D WILLIAMS
2245 LARRY LN
NEWPORT MN 55055-1519

MAKE CHECKS PAYABLE TO:
Washington County
P.O. Box 200
Stillwater MN 55082-0200

CHECK
 CASH

No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks.

2502822310018 2 00000000059400 0

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2502822310018 1 00000000059400 2



MEMO

TO: Mayor and City Council
Brian Anderson, City Administrator

FROM: Renee Helm, Executive Analyst

DATE: April 26, 2012

SUBJECT: Property Acquisition Proposal for 1605 Cedar Lane

BACKGROUND

Staff has identified several properties along Cedar Lane as part of the uncertified levy area. It is anticipated that these properties would be purchased and turned into a park as part of the Red Rock Gateway. In 2009, the City purchased 1645 Cedar Lane at a cost of \$220,000, with the City paying \$120,000, leaving seven additional properties to purchase. The City was recently contacted by the owners of 1605 Cedar Lane and was informed that they are interested in selling their property at a cost of \$85,000, which is \$128,000 below market value. This property is located at the southern end of the levy area, as you can see from the attached map. Also attached is the 2012 tax information and assessed value.

The Department of Natural Resources is willing to pay for half of the costs associated with acquiring this property, as well as the six other properties identified on the attached spreadsheet in future years. The total cost for acquiring all seven properties is approximately \$1.67 million, with the City's portion being \$835,550. However, if the City is patient and takes advantage of these opportunities, the acquisition costs will be greatly reduced.

DISCUSSION

The City Council will need to discuss whether or not it would like to move forward with acquiring the property at the May 3, 2012 workshop. If so, City staff will begin the process. The total cost for the acquisition will be approximately \$90,000, with the City paying \$45,000. Funds for this acquisition would be split between the North Ravine Fund and the EDA Fund. The South Washington Watershed District will administer the legal and closing aspects of the process. City staff researched federal grants available for this project and found that it doesn't qualify for them.

RECOMMENDATION

It is recommended that the City Council provide staff with direction on this property. If the City Council would like to move forward with purchasing it, staff will begin the process and bring it before the Council at a future meeting.

JOHN M. GEARIN P.A.

Attorney at Law, MBA

JOHN M. GEARIN*

Paralegal:

JOANNE C. VANGUILDER

8657 Eagle Pointe Boulevard, Suite 200
Lake Elmo, Minnesota 55042

651-209-0888 Fax 651-209-0889
gearinlaw.com john@gearinlaw.com
*also licensed in Wisconsin

April 18, 2012

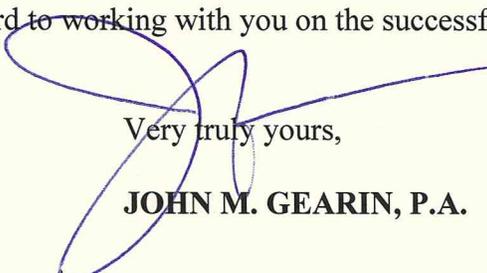
Brian Anderson
City Administrator
City of Newport
596 7th Avenue
Newport, MN 55055

Re: The Marriage of Susan Mary Smith and Warren Thomas Smith
Court File No.: 82-FA-11-4358
My File No.: 11-974

Dear Mr. Anderson:

Please be advised that Susan and Warren Smith, owners of 1605 Cedar Lane, Newport, Minnesota, are willing to sell their property to the City for the amount of \$85,000.00. As you know, the house is located in the floodplain. Accordingly, I would appreciate it if you could get back to me at your earliest convenience as to the City's desires in this regard.

I look forward to working with you on the successful resolution of this matter.



Very truly yours,

JOHN M. GEARIN, P.A.

John M. Gearin
Attorney at Law

JMG:jv

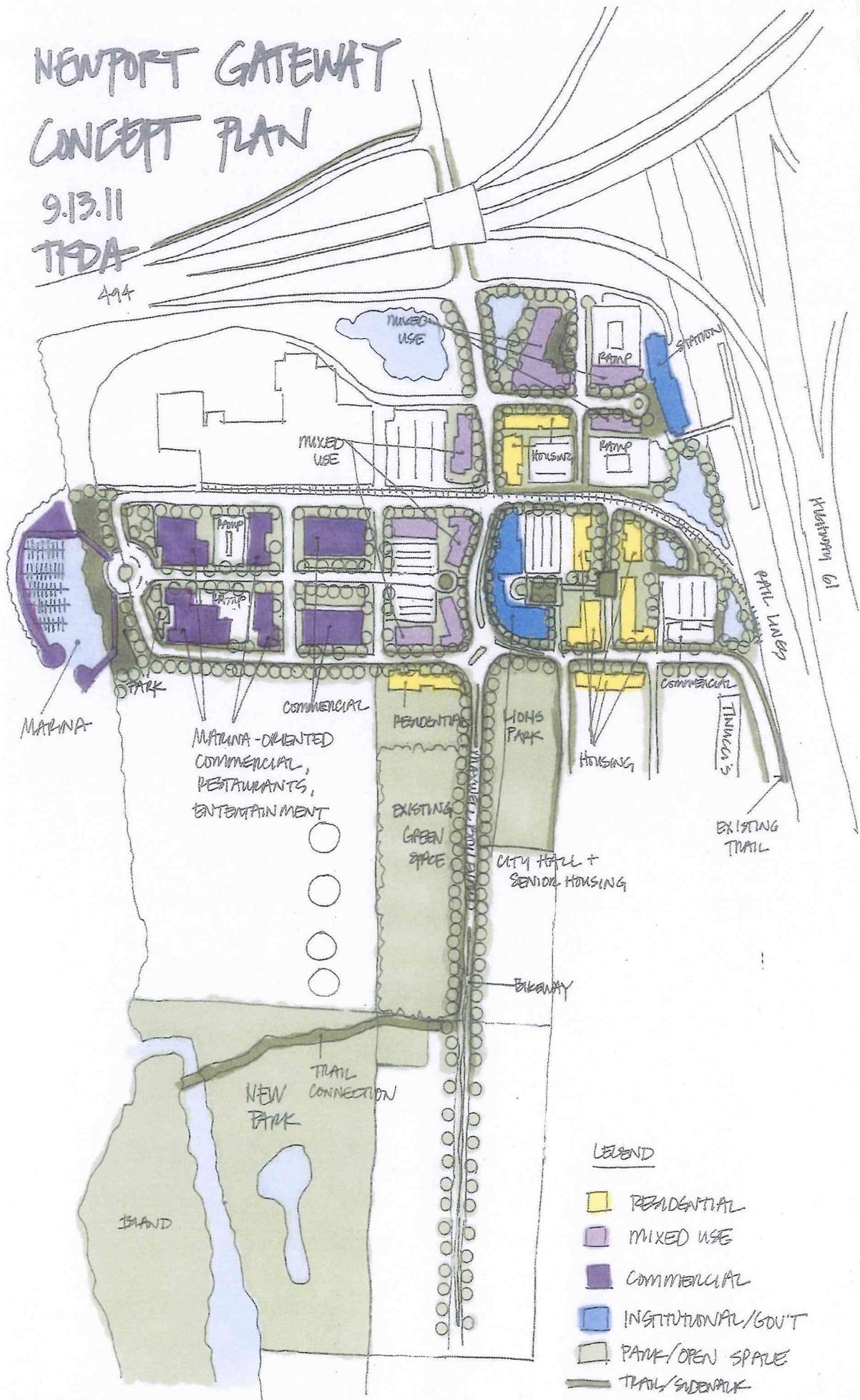
cc: Susan Smith
Patricia A. O'Gorman, Esq.

NEWPORT GATEWAY CONCEPT PLAN

9.13.11

TIDA

494



Washington County, MN



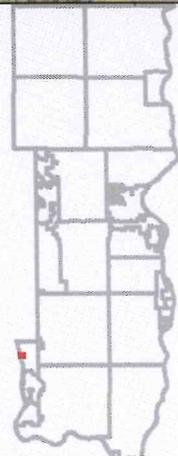
Property Information

Property ID 3502822120013
Location 1605 CEDAR LN



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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REFUNDS?

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Property ID: 35.028.22.12.0013 Bill#: 26961

Taxpayer: W THOMAS & SUSAN M SMITH
 1605 CEDAR LN
 NEWPORT MN 55055-1047



Desc: RIVERWOOD ACRES NO.3 Lot 46

Taxes Payable Year:	2011	2012
Estimated Market Value:	191,700	189,000
Improvements Excluded:	11,100	11,100
Homestead Exclusion:		21,200
Taxable Market Value:	180,600	156,700
New Improvements/ Expired Exclusions:		
Property Classification:	Res Hstd	Res Hstd

Property Address: 1605 CEDAR LN
 NEWPORT MN 55055

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	\$2,546.34	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$2,517.38	
Property Tax and Credits			
3. Property taxes before credits		\$2,517.38	\$2,546.34
4. Credits that reduce property taxes			
A. Agricultural market value credit		0.00	0.00
B. Other Credits		0.00	0.00
5. Property taxes after credits		\$2,517.38	\$2,546.34
Property Tax by Jurisdiction			
6. County	A. WASHINGTON COUNTY	489.30	500.80
	B. COUNTY REGIONAL RAIL AUTHORITY	3.22	3.31
7. City or Town	CITY OF NEWPORT	991.01	1,013.25
8. State General Tax		0.00	0.00
9. School District	ISD 833 SOUTH WASHINGTON	744.95	731.15
10. Special Taxing Districts	A. Voter approved levies	210.46	217.41
	B. Other Local Levies	44.23	46.74
	A. Metro Special Tax Dists	30.08	30.47
	B. Other Special Tax Dists	0.00	0.00
	C. Fiscal Disparities	0.00	0.00
	D. Tax Increment Financing Dists	0.00	0.00
11. Non-school voter approved referenda levies		4.13	3.21
12. Total property tax before special assessments		\$2,517.38	\$2,546.34
Special Assessments on Your Property			
13. Special assessments	Interest: Principal: 39.66	38.62	39.66
	SWWS STORMWATER UTILITY-PAY 2012		
	38.65 COUNTY ENVIRONMENTAL CHARGE PHE DEPT		3.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$2,556.00	\$2,586.00

40%

FIRST HALF DUE
SECOND HALF DUE

May 15
October 15

\$1,293.00
\$1,293.00

PAYABLE 2012 2nd HALF PAYMENT STUB

Detach at perforation & mail this stub with your 2nd half payment in the enclosed green envelope
Res Hstd

TO AVOID PENALTY PAY ON OR BEFORE: October 15

Property ID: 35.028.22.12.0013

SECOND HALF TAX AMT

1,293.00

Bill #: 26961

Taxpayer:
 W THOMAS & SUSAN M SMITH
 1605 CEDAR LN
 NEWPORT MN 55055-1047

MAKE CHECKS PAYABLE TO:
 Washington County
 P.O. Box 200
 Stillwater MN 55082-0200

CHECK
 CASH

No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks.

3502822120013 2 00000000129300 5

PAYABLE 2012 1st HALF PAYMENT STUB

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Res Hstd

TO AVOID PENALTY PAY ON OR BEFORE: May 15

Property ID: 35.028.22.12.0013

FIRST HALF TAX AMT

1,293.00

Bill #: 26961

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 W THOMAS & SUSAN M SMITH
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3502822120013 1 00000000129300 7

Washington County Assessor

General Information

Pin: 35.028.22.12.0013
Address: 1605 CEDAR LN
 NEWPORT MN 55055
Class: Residential
 SubdivisionName
Legal: RIVERWOOD ACRES NO.3
 Lot 46 SubdivisionCd 55347

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2012	105,000	88,300	0	193,300
2011	107,000	82,000	0	189,000
2010	111,700	80,000	0	191,700
2009	114,100	104,600	0	218,700
2008	117,000	120,800	0	237,800
2007	106,300	118,800	0	225,100
2006	106,300	118,800	0	225,100
2005	83,700	123,000	0	206,700
2004	83,700	112,000	0	195,700
2003	62,000	109,000	0	171,000

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
Single-Family / Owner Occupied	1 Story Frame	1935	1,914

Land Information

Lot Basis	Square Feet	Acres
Sq. Ft. x Rate	29,292	0.67

Sale Information

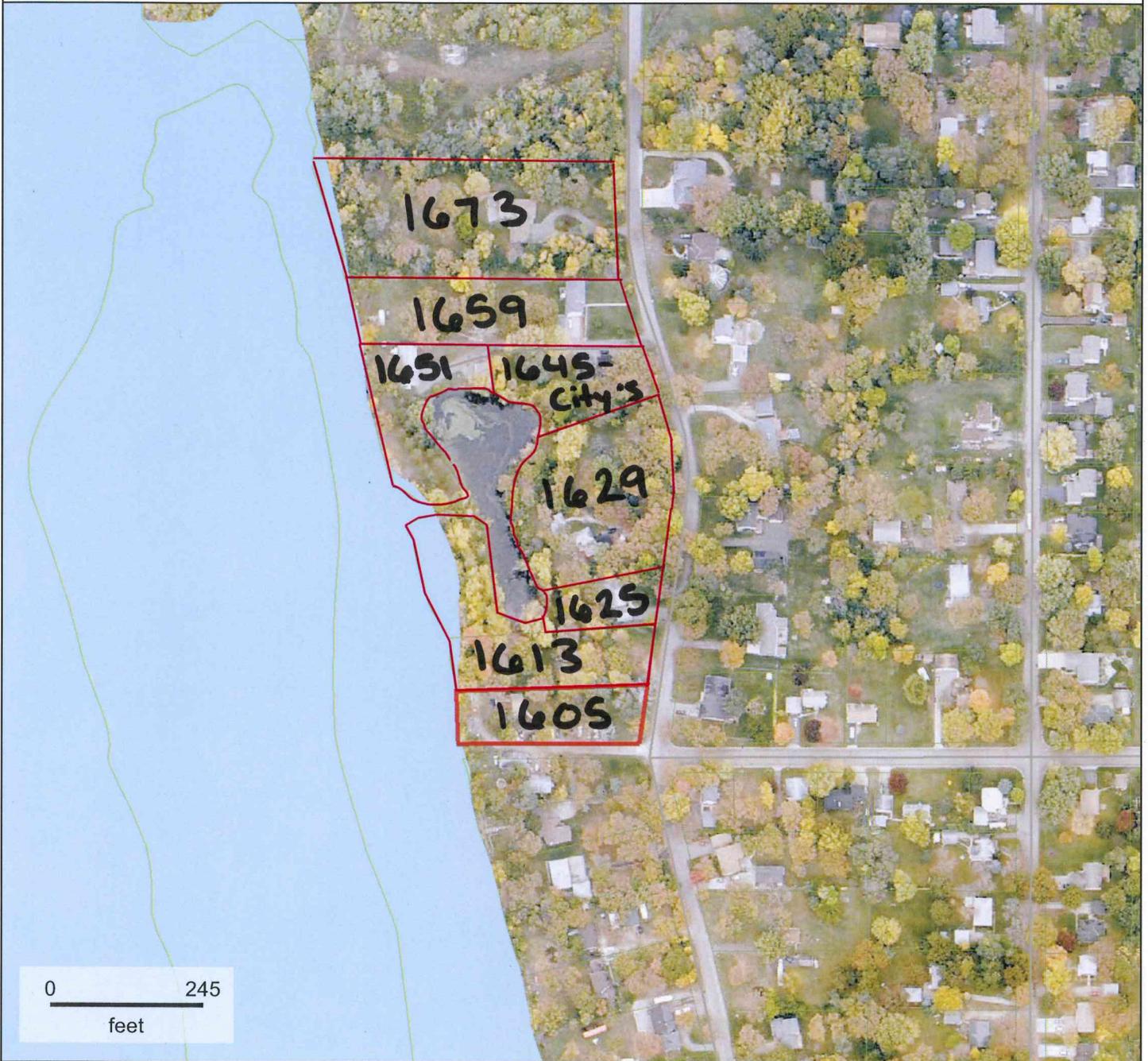
Sale Date	Amount	Recording
5/29/1998	103,000	

7/12/1995 85,000

Building Permit Information

Date	Number	Amount	Reason
8/24/1999	9-88	62,000	Addition
1/1/2004	Imported	0	Do Not Use

Washington County, MN



Property Information

Property ID 3502822120013
Location 1605 CEDAR LN



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City of Newport
HSEM Hazard Mitigation Grant Program Assessment

Priority	Resident's Name	Address	1st Floor Elevation	Preflood Market-value	Costs					Total
					Demolition	Legal	Closing	Permits	Mgmt	
1	Thomas Donovan	1613 Cedar Ln	697.40	\$ 204,000	\$ 10,200	\$ 2,000	\$ 10,200	\$ 500	\$ -	\$ 226,900
				19,000	-	-	950	-	-	19,950
2	John Rose	1673 Cedar Ln	700.58	290,000	14,500	2,000	14,500	500	-	321,500
2	Thomas Smith	1605 Cedar Ln	702.30	192,000	9,600	2,000	9,600	500	-	213,700
2	Todd Girard	1629 Cedar Ln	703.40	175,000	8,750	2,000	8,750	500	-	195,000
				82,000	-	-	4,100	-	-	86,100
2	Bruce Bilderback	1659 Cedar Ln	704.20	213,000	10,650	2,000	10,650	500	-	236,800
2	Steven Svoboda	1651 Cedar Ln	704.40	196,000	9,800	2,000	9,800	500	-	218,100
2	Rebecca Potter	1625 Cedar Ln	705.40	222,000	11,100	2,000	11,100	500	-	246,700
Total				\$ 1,593,000	\$ 74,600	\$ 14,000	\$ 79,650	\$ 3,500	\$ -	\$ 1,764,750
				\$ 1,593,000	\$ 74,600			\$ 3,500		\$ 1,671,100
										\$ 835,550
										\$ 93,650



MEMO

TO: Mayor and City Council
Brian Anderson, City Administrator

FROM: Renee Helm, Executive Analyst

DATE: April 26, 2012

SUBJECT: Strategic Plan/Trend Analysis

BACKGROUND

The City has hosted two public meetings this spring to review and discuss the 2030 Comprehensive Plan that was approved in 2010.

DISCUSSION

At the May 3, 2012 City Council workshop, the Council will be discussing the trends and themes that have been brought forward at the two meetings and what trends and themes it would like to incorporate into the Strategic Plan.