

Council Minutes

June 6, 2022

A duly warned meeting of the Newport City Council was held on Monday, June 6, 2022, immediately following a Public Hearing on the Five-Year Capital Plan. Present were Mayor Paul Monette, Council President John Wilson, Council Members Melissa Pettersson, Kevin Charboneau, and Christopher Vachon, City Manager Laura Dolgin, City Clerk/Treasurer James Johnson, Police Chief Travis Bingham, Fire Chief John Harlamert, PW Director Tom Bernier, Recreation Director Michael Brown, NCUHS Principal Chris Young, Wendy McGillivray, Anthony Moccia, Stacey Therrien and Rebecca Therrien by phone, members of the Press and Public.

Mayor Monette called the meeting to order at 6:34 PM following a Public Hearing on the Five-Year Capital Investment Plan.

Approval of Minutes

Mr. Wilson moved to approve the minutes of May 16, 2022. Seconded by Mr. Vachon, motion carried unanimously.

Comments by the Public

Pam Ladds commented on the process for the executive session held at the last council meeting.

Mr. Wilson apologized to the public for abstaining on the vote held at the last council meeting on the cost-of-living increase for non-certified employees.

Approval of Five- Year Capital Plan

Mr. Wilson moved to adopt the Five-Year Capital Investment Plan. Seconded by Ms. Pettersson, motion carried unanimously

Water & Sewer Rates

A discussion with the attending members of the public on the proposed water/sewer rates took place, no vote was taken.

Conflict of Interest Policy

Ms. Petterson brought up her concerns with the Conflict of Interest Policy.

New Business

Ms. Petterson moved to allow the NCUHS to name the Soccer Field after Joe Batista. Seconded By Mr. Charboneau, motion carried unanimously.

Mr. Charboneau moved to approve the Special Event Permit for Lawson's Finest Liquids, LLC. Seconded by Ms. Petterson, motion carried unanimously.

Mr. Charboneau moved to approve Vendor Permits for Joe Silvestri and Rick Lansing. Seconded by Mr. Wilson, motion carried unanimously.

Mayor Monette thanked the city departments for the Memorial Day Celebration.

Ms. Dolgin reminded everyone of the Community Summit on June 15th.

Old Business

Mayor Monette noted that the Earmark Grant for the Grandstand that the city had applied for was chosen by Rep. Welch as one of his fifteen projects to move forward to the U.S. House Appropriations Committee.

Next Meeting Date

June 20, 2022, at 6:30 PM.

Executive Session to Discuss a Contract

Mr. Vachon moved to that for the board's specific finding premature public knowledge of the subjects of the anticipated executive session tonight would clearly place the board and/or persons involved at a substantial disadvantage. Seconded by Mr. Wilson, motion carried unanimously.

Mr. Vachon moved to enter executive session to discuss a contract 1 V.S.A. sec 313(a)(1)(A). Seconded by Ms. Petterson, motion carried unanimously.

In open session, Mr. Charboneau move to enter into a Payment in Lue of Taxes Agreement with North Country Hospital and authorize the City Manager as signatory. Seconded by Mr. Wilson, motion carried unanimously.

Executive Session to Discuss Real Estate Purchase and Lease Options

In open session Mr. Wilson moved to approve, subject to review and approval by the City Attorney, the City's release of its access easement and right-of-way through the Built by Newport property at 450 Main Street by Quitclaim Deed to Newport Furniture Parts Corp. (NFPC) in exchange for NFPC's conveyance to the City of easements over two fire hydrants and associated water lines on the same property by Easement Deed, including the posting and the publication of the Notice of Sale of Municipal Real Estate for the Quitclaim Deed, and to authorize the Mayor to execute the Quitclaim Deed releasing the City's access easement rights on the property to NFPC, as well as any other related closing documents, if no petition is submitted objecting to said conveyance. Seconded by Mr. Charboneau, motion carried unanimously.

Executive Session to Discuss Labor Relations 1 V.S.A. 313(a)(1)

Mr. Charboneau moved that for the board's specific finding that premature public knowledge of the subjects of the anticipated executive session tonight would clearly place the board and/or persons involved at a substantial disadvantage. Seconded by Mr. Wilson, motion carried unanimously.

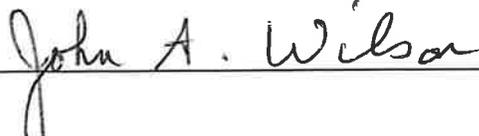
Mr. Charboneau moved to enter executive session to discuss the labor relations agreements 1 V.S.A. 313 (a)(1). Seconded by Mr. Wilson, motion carried unanimously.

No action taken.

Adjournment

Mr. Charboneau moved to adjourn at 8:41 PM. Seconded by Ms. Petterson, motion carried unanimously.

Attested  this 20th day of June 2022

 Mayor



Newport City Five Year Capital Investment Plan
City of Newport, Vt.
2022 - 2027

Public Hearing # 1 May 2, 2022

Public Hearing #2 June 6, 2022

Adopted on June 6, 2022 by a majority of the City Council.

Adoption Process Overview:

Per Title 24, Chapter 117, Section 4385

- (a) Not less than 30 nor more than 120 days after a proposed plan is submitted to the legislative body of a municipality under section 4384, the legislative body of a municipality with a population of more than 2500 persons shall hold two or more such hearings. Failure to hold a hearing within the 120 days shall not invalidate the adoption of the plan or amendment.
- (b) The legislative body may change the proposed plan or amendment, but shall not do so less than 15 days prior to the final public hearing. If the legislative body at any time makes substantial changes in the concept, meaning or extent of the proposed plan or amendment, it shall warn a new public hearing under subsection (a) of this section. If any part of the proposal is changed, the legislative body, at least 15 days prior to the hearing, shall file a copy of the changed proposal with the clerk of the municipality, with any individual or organization requesting a copy in writing, and with the planning commission.
- (c) The plan shall be adopted by a majority of the members of its legislative body at a meeting which is held after the final public hearing.

Adopted by a majority of the Newport City Council after a duly held public hearing on

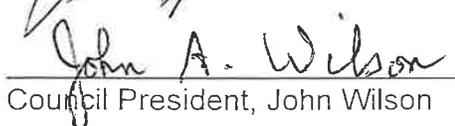
June 6, 2022



Mayor Paul L. Monette



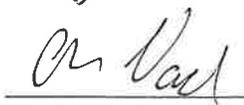
Kevin Charboneau



Council President, John Wilson



Melissa Pettersson



Chris Vachon

Table of Contents

Newport City Five Year Capital Budget Program Introduction.....	2
Definitions.....	3
Funding Sources for the Capital Budget Program.....	4
Capital Program Descriptions and Justifications.....	5
Enterprise Funds Capital Program.....	13

Newport City Five Year Capital Budget Program

Introduction:

The Vermont Planning and Development Act (24 VSA Chapter 117) specifically authorizes municipalities to adopt capital budgets and programs (4402,4443). Capital budgets and programs allow municipalities to prioritize capital expenditures over a specific period, thereby establishing a schedule of investments. A Capital Program is a plan of capital projects proposed to be undertaken during each year of a five year period, the estimated costs, and the proposed method of finance. The City of Newport's Five-Year Capital Improvement Plan (The Plan) is generated with input from each Department Head and reasonably coincides with the Waterfront and Downtown Master Plan. The goal is to maintain and physically improve the City's infrastructure, equipment, usability, and beautification, while continuing to meet all state and federal mandates in a cost-effective way.

This Five-Year Capital Improvement Plan helps us anticipate long term financial and physical impacts. The annual operating budget provides for expenditures and revenues for a one-year period and is closely integrated with, and complementary to, this Plan.

The benefits of having a Five-Year Capital Investment Plan is that It serves as a long-range working document for planning and is subject to changing conditions and needs. The Plan is arranged to reflect the order of priority of each capital project within each department. It provides an additional layer of management control in identifying capital needs and goals and helps establish priorities. It helps stabilize public expectations and expenses for improvements and can assist city officials in acting timely.

The City Council will review, may modify, and adopt this Plan. The City Planning Commission and interested citizens may also provide input to the Council before adoption. While the Planning Commission does not adopt the Plan, they may review it towards consistency with the City Municipal Plan.

Citizens may comment during two public hearings. The first public hearing will be held on Monday, May 2, 2022, at 6:30 p.m., and the second Public Hearing will be held on Monday, June 6, 2022, at 6:30 p.m. The Plan shall be adopted by a majority of the members of the City Council at a meeting held after the final public hearing (24 VSA 4385). The adoption of the plan does not approve any of the projects or authorize the expenditure of any funds. A copy of this proposed Plan is available in the Clerk/Treasurer's office for review and on our website.

Many of the projects and/or equipment in this program are likely to be funded by sources other than the General Fund Operating Budget. The City has actively engaged in grant application programs.

The Waterfront & Downtown Master Plan is a multi year plan targeting the waterfront, various main intersections, and Main St. Improvements. This plan is available in the City Clerk/Treasurer's office for review, or on the City's website in our Downtown Development Documents.

The Waterfront & Downtown Master Plan breaks the city into sections and chunks projects into priority areas. It includes a timetable, assigns a likely champion for each project, and suggests plausible funding sources. In an effort to meet the Waterfront and Downtown Master plan outcomes, the City has further received a USDA Rural Communities Development Initiative (RCDI) grant. This grant allows us to work with professionals from Northern Vt. Communities Investment Corp (NCIC) as well as Northeastern Vermont Development Association (NVDA), to increase our grant filing capacity in order to see projects through in a cost effective and timely manner. While grants can be labor intensive, often the cost savings to the taxpayer and project completion accountability is worth it. This 5 Year Capital Investment Plan is intended to complement the Waterfront and Downtown Master Plan.

The Capital Budget and Program provides information needed for short-range land use planning and development decisions and serves as a coordinating device for facilities and services planning. It represents Newport City's commitment to provide public projects in specific areas within the time period covered by the capital program. Capital projects included in the capital program can be expected to be carried out essentially as programmed, but some projects may be subject to modification, either in scope or timing, based on review of needs, the availability of funding, or other circumstances which cannot be predicted with any certainty so far in advance. Should substantial modification need to occur in the capital program, the statutory process to amend or update the Capital Program would be implemented. One of our objectives is to refine the budget process to make the programming of capital projects more precise in scope and timing. The intent is to give more reliable information about the availability of public improvements to both the private and public sector decision makers.

Definitions:

The following definitions are based on the Vermont Planning and Development Act (24 VSA, Chapter 117, section 4430):

Capital Budget - lists and describes the capital projects to be undertaken during the coming fiscal year, the estimated costs of those projects, and the proposed method of financing.

Capital Program - a plan of capital projects proposed to be undertaken during each year through year five of the Capital Budget and Plan, including the costs for those projects and the method of financing.

Capital Project - a capital project is any one or more of the following:

- (1) Any physical betterment or improvement including furnishings, machinery, apparatus, or equipment for that physical betterment or improvement when first constructed or acquired;
- (2) Any preliminary studies and surveys relating to any physical betterment or improvement.
- (3) Lands or rights in land;
- (4) Any combination of (1), (2), and (3).

Funding Sources for the Capital Budget and Program:

- A. Reserves - a reserve fund is a sum of money raised from the General Fund, via taxes, that is deposited in an interest earning account where applicable. These are generally derived from prior year surpluses and safeguarded in 'unassigned funds.' The Council has the authority to assign, restrict, or commit these funds for special projects, tax offsets, down or partial payments.

- B. General Obligation Bonds - These loans are written promises by Newport City to pay a specified sum of money (the principal amount) at a specified date (i.e., the maturity date), together with periodic interest at a specified rate. A bond typically runs for a longer term and is a more formal instrument than a note or most lease purchase agreements.
- C. Bank Notes and Loans - short term with current interest rates. Capital equipment replacement loans are utilized for items such as vehicles and typically have been financed for 4 years or less.
- D. State Aid & Grants - state aid in the form of grants or matching funds are utilized as much as possible.
- E. User Fees - a user fee is imposed upon only the user or renter of a public facility or public equipment. For example, only those residents hooked into the municipal water and sewer systems will be charged fees for paying fixed costs and upgrades. A renter of a city facility would be charged based on the council approved rates and fees structure.
- F. Fundraiser - Capital projects, such as the Gardner Park Playground improvements, are financed by fund raisers which are obtained through voluntary contributions and donations.
- G. General Fund - Any capital projects not funded in part or in whole from the aforementioned revenue sources will be financed through the General Fund, i.e., taxes.

Newport City Capital Project Description and Justification

Street Reconstruction and Resurfacing

Street reconstruction and street resurfacing is the most visible part of this capital program. The street construction costs shown in the summary by fund does not include any cost for water and sewer infrastructure. Each time a road is rebuilt, the water and sewer lines are updated, as referenced in the sewer fund narrative.

The resurfacing of Main Street was completed in FY21. The street resurface project was part of the intersection rebuild project at Main St., Field Ave., and Second St.

Vehicles and Equipment

We continuously rotate our fleet of vehicles and equipment out of the general fund when the maintenance becomes cost prohibitive. The City seeks vehicle and equipment grant funding wherever possible and appropriate to offset taxpayer expenses. We extend the life of our equipment by practicing proper maintenance and care. Our replacement cycle for our large dump trucks sometimes stretches longer than the desired ten years. The Police Department fleet rotation for patrol vehicles is one per year.

Public Facilities and Downtown Economic Development

Public facilities repair, maintenance, city beautification, and user experience is a high priority for the City Council. Recent operational restructuring has invigorated facility maintenance and improvements at Prouty Beach, the Waterfront, Pomerleau Park, and Gardner Park. The plan for improving the Gardner Park Playground area, skate shack and skating rink, the ball fields, lighting, and dugouts are still ongoing and substantiates our efforts to support the Outdoor Recreational Economy. The completion of Newport's City's Waterfront and Recreation Trail is the impetus for new and exciting public and private collaborations that take advantage of the City as a sought after destination. Now it is time for our infrastructure to meet the expectations of visitors and locals through wayfinding signage and other amenities that compliment a growing tourism economy.

Other grant awards from the Downtown Transportation grant and the NBRC grant are designed to improve our main intersections in our downtown designated area, by promoting a sense of safety and convenience for all users.

The USDA Rural Community Development Initiative (RCDI) is the reason these recent grant awards have been successful. The common theme of these grant applications is to support infrastructure improvements for the purpose of reinventing the city to highlight and take advantage of our outdoor recreational assets. The RCDI grant provides professional grant writers to write the grants, provide the administrative support to see the grant through to completion, and to work with the city to ensure proper and timely record keeping and accountability. The RCDI grant is due to expire in late 2022. Continuity of these services is critical for the City to evolve. Fortunately, these grant writing services are cost effective and easily accessible once the grant dissipates.

Long Range Capital Improvement Program

Street Reconstruction/Resurfacing

2022-2023 2027-2028

Fiscal

<u>Year</u>	<u>Street</u>	<u>Description</u>	<u>Cost</u>
2021-2022	Paving Estimates @ \$84Ton		
	<u>Committed Fund Balance</u>		\$154,347
	Outlook Street	1 ½ Inch Overlay @ 90T	-7,560
	Summer Street	1 ½ Inch Overlay @ 88T	-7,392
	Winter Street	1 ½ Inch Overlay @ 132T	-11,088
	Second Street	2½ Inch Base @ 417T	-35,028
	Eastern Avenue	2½ Inch Base @ 197T	<u>-16,548</u>
			\$77,616
2022-2023	Paving Estimates @ \$84Ton		
	Hillside Street	2½ Inch Base @ 216T	18,144
	Prospect Street	2½ Inch Base @ 645T	54,180
	Green Place	1 ½ Inch Overlay @ 40T	3,360
	Field Avenue	1 ½ Inch Overlay @ 94T	7,896
	Main Street	1 ½ Inch Overlay @ 643T	54,012
	Municipal Parking Lot	1 ½ Inch Overlay @ Est.	70,000
	Gardner Park Sidewalks	1425'x5'x5" 132c.y. @150	<u>20,948</u>
			\$228,540
	Reconstruction Expenses	Pavement Planning/Gravel Stone/Fill	\$35,000

	Street Capital Design Projects	<u>80,000</u>
	Total	\$343,540
2023-2024	Paving Estimates @ \$85Ton	
	Gardner Park Road 1 ½ Inch Overlay @ 300T	25,500
	Glen Road-1 st Mile Section 2 Inch Overlay @ 2400T	<u>204,000</u>
		\$229,500
	Misc. Expenses Pavement Planning/Gravel Stone/Fill	35,000
	Street Capital Design Projects	<u>80,000</u>
	Total	\$344,500
2024-2025	Paving Estimates @ \$85Ton	
	Glen Road-1.5 Mile Section 2 Inch Overlay @ 3600T	306,000
	Misc. Expenses Pavement Planning/Gravel Stone/Fill	<u>39,000</u>
	Total	\$345,000
2025-2026	Paving Estimates @ \$86Ton	
	Sias Avenue 2 ½ Inch Base @ 1120T	96,320
	Farrant Street 1 ½ Inch Overlay 352T	30,272
	Scottsdale Drive 1 ½ Inch Overlay @ 246T	21,156
	Colodny Terrace 1 ½ Inch Overlay @ 40T	3,440
	Bluff Rd. 1 ½ Inch Overlay @ 800T	<u>68,800</u>
		\$219,988
	Misc. Expenses Crack sealing/Gravel Stone/Fill, Concrete	40,000
	Street Capital Design Projects	<u>85,012</u>
	Total	\$345,000
2026-2027	Paving Estimates @ \$86Ton	
	Lake Road 1 st half 1 ½ Inch Overlay @ 2840T	244,240
	West Main Street 2 ½ Inch Base @ 1120T	<u>96,320</u>
		\$340,560
	Misc. Expenses Crack sealing/Gravel Stone/Fill, Concrete	<u>9,440</u>
	Total	\$350,000

2027-20278	Paving Estimates @ \$86Ton		
	Lake Road 2 nd half	1 ½ Inch Overlay @ 2840T	244,240
	West Main Street	1 ½ Inch Top @ 725T	62,350
	Freeman St.	1 ½ Inch Overlay @ 205T	17,630
	Veterans Avenue	1 ½ Inch Overlay @ 305T	<u>26,230</u>
	Total		\$350,450
	<u>Grand Total:</u>		<u>\$2,078,040</u>

Long Range Capital Improvement Program

Vehicle Replacement Schedule 2022-2023 2026-2027

<u>Fiscal Equipment Year</u>	<u>Description</u>	<u>Replacement Cost</u>
22-23	2011 #7 Freightliner M2 2 nd Installment	100,000
	2010 #4 Ford F150	15,000
	2013 #14 Freightliner M2 1 st Installment	<u>40,000</u>
		\$155,000
	Sewer & Water vehicle 2010 #4 Ford F150	\$30,000
23-24	2013 #14 Freightliner M2 2 nd Installment	102,000
	2001 #21 Caterpillar Grader 1 st Installment	<u>58,000</u>
		\$160,000
24-25	2001 #21 Caterpillar Grader 2 nd Installment	110,000
	2012 #14 Freightliner/Vactor 1 st Installment	<u>50,000</u>
		\$160,000
25-26	2001 #21 Caterpillar Grader 2 nd Installment	110,000
	2012 #14 Freightliner/Vactor 2 nd Installment	<u>50,000</u>
		\$160,000
26-27	2001 #21 Caterpillar Grader 2 nd Installment	110,000
	2015 #10 Freightliner 1 st Installment	<u>55,000</u>
		\$165,000
<u>Total</u>	Capital Equipment Funds	<u>\$830,000</u>

Newport City Police Department

2022-2027

Police vehicles face unusual wear and tear and are replaced when mileage is very high or the vehicle becomes too expensive to maintain. This Capital Plan includes one new police vehicle purchase each year in order to keep the fleet rotation cost-effective. A variety of cost-effective financing strategies are available that respects the impact on taxpayer dollars from short term financing to purchasing. The city council makes the determination.

The Police Department consists of 4 main line patrol vehicles, one of which is a specialized kennel vehicle assigned to the K9 Patrol Officer. The 24/7 working schedule requires a minimum of 3 operational patrol vehicles at all times. The Police Chief drives a 2018 Ford Explorer due to be replaced in 2024.

The Police Department received a grant in 2016 from the Department of Public Safety and an additional grant from the USDA, totaling \$286,000.00, which funded the installation of a dispatch facility, in response to the local VSP dispatch closing in 2015. The grant enabled the gradual evolution of 24/7 dispatch service and added dispatch staff by recruiting contracts to emergency service providers outside of the city. The voters adopted a 24/7 Dispatch Center effective July 1, 2019 which provides accurate dispatch coverage and has been a well-respected service since opening. As of March 2022 we are dispatching for 14 area agencies.

This Capital Investment Plan considers a predictable incremental 'set aside' each year in the event of a dispatch equipment failure. Although redundancy does exist with the current technology, equipment replacement and repair are an inevitable part of functionality and these small 'set aside' increments are proactively planned in advance of an emergency.

The Capital Improvement Plan includes the voter approved renovation of a basement male/female locker room at an estimated cost of \$120,000. This project is underway and should be completed by June of 2022.

The longevity of Bullet Proof Vests is five years according to the National Institute of Justice. The Capital Improvement Plan includes restocking the Department's inventory of bullet proof vests every five years at a cost of approximately \$20,000.00. Small predictable incremental amounts are set aside each year so that vest replacement can occur timely and without a surprise expense.

POLICE DEPARTMENT VEHICLE REPLACEMENT PLAN

FY 22-23	1 vehicle purchase + debt service	
	Total	\$36,500
FY 23-24	1 vehicle purchase + debt service	
	Total	\$36,500
FY 24-25	1 vehicle purchase + debt service	
	Total	\$36,500
FY 25-26	1 vehicle purchase + debt service	
	Total	\$36,500
FY 26-27	1 vehicle purchase + debt service	
	Total	<u>\$36,500</u>
FIVE YEAR VEHICLE REPLACEMENT PLAN		\$182,500

Police Dept Vehicle Inventory:
 EQ 40 = Chief Vehicle
 EQ 41 = K-9 Vehicle
 EQ 42 = Sergeant Vehicle
 EQ 43 = Patrol Vehicle
 EQ 44 = Patrol Vehicle

DISPATCH REPLACEMENT RESERVE FUND	
FY 22-23	\$10,000
FY 23-24	\$10,000
FY 24-25	\$10,000
FY 25-26	\$10,000
FY 26-27	<u>\$10,000</u>
FIVE YEAR DISPATCH REPLACEMENT RESERVE PLAN	\$50,000

Technology Reserve Fund	
FY 22-23	\$5,000
FY 23-24	\$5,000
FY 24-25	\$5,000
FY 25-26	\$5,000
FY 26-27	<u>\$5,000</u>
FIVE YEAR TECHNOLOGY RESERVE PLAN	\$25,000

POLICE LOCKER ROOM SINKING FUND/Debt Service	
FY 22-23	\$35,000
FY 23-24	<u>\$15,000</u>
FIVE YEAR POLICE LOCKER ROOM SINKING FUND	\$120,000

BULLETPROOF VEST REPLACEMENT FUND	
FY 22-23	\$5,000
FY 23-24	\$5,000
FY 24-25	\$5,000
FY 25-26	\$5,000
FY 26-27	<u>\$5,000</u>
FIVE YEAR BULLETPROOF VEST REPLACEMENT FUND	\$25,000

POLICE DEPT 5-YEAR CAPITAL INVESTMENT PLAN	<u>\$402,500</u>
---	-------------------------

Proposed 5 Year Capital Plan

Recreation Department in coordination with Public Works

Restoration and maintenance of our existing facilities and additional equipment to promote and enhance rural tourism account for the 5-year capital plan. This plan coincides with the Waterfront and Downtown Master Plan to enhance activities along the lake and bike path to promote tourism as well as providing for more outdoor activities for residents.

A systematic approach to capital budgeting has helped establish capital reserves for each facility and equipment purchase. These reserves, which are carried over annually if unused, will accumulate over time and off-set major future expenses. Adopting this model provides consistency for taxpayers and ensures that funds are available when needed. Along with facility reserves, vehicle and equipment rotation are included in the capital reserve plan to ensure that equipment can be replaced or upgraded when items have reached the end of their lifespan. Below is a breakdown of annual expenses totaling \$78,000 for facility reserves and \$12,500 for vehicle and equipment.

Facility Reserves Annual Breakdown

Prouty Beach and Campground	\$10,000
Gardner Memorial Park	\$30,000
Newport City Dock	\$32,000
Gateway Building	<u>\$6,000</u>
TOTAL	\$78,000

Vehicle/Equipment Capital Reserves Annual Breakdown

Vehicles & Equipment	\$10,000
Event and program equipment	<u>\$2,500</u>
TOTAL	\$12,500

Gardner Park

Fiscal year 2022-2023: While the Gardner Park playground renovation and splash pad project is undergoing further environmental testing to address soil contamination due to the site being a former landfill, we will prioritize other capital projects while the federal and state authorities prescribe the corrective action plan. Fiscal year 22-23 we will make immediate improvements by rehabilitating the dugouts and work on replacing the field lights and poles which need replacing. We also have an opportunity to enhance the Gardner Park waterfront with the purchase of new summer programming equipment for events to be held in this area of the park.

Fiscal year 2023-2024 we will begin to renovate the ice rink and ice shack which is a highly utilized asset, although in need of repair. We will take advantage of the waterfront area by offering pedal boats for daily rentals to residents and visitors, which is intended to enhance outdoor activities, attract an increased visitorship, and provide a fresh new accessible way to take advantage of the lake.

Fiscal year 2024-2025 we plan to continue expanding the lighting on softball field #2 which is intended to attract additional customers for additional tournaments. We will continue with expanded waterfront improvements by installing a new dock system for the pedal boat fleet and fishing.

Fiscal Year 2025-26 & 26-27 assess continued needs and up up with general improvements

Prouty Beach

Fiscal years 22-23 campsite expansion is planned to build and improve primitive sites along the story trail near the entrance. We will upgrade several power pedestals to a higher amperage. Similar to the bike rentals at the Gateway and pedal boats at Gardner Park, we compliment the expanded boat fleet for rentals to campers as well as the general public. We will improve the day camp offerings and add programmatic elements geared towards our campground campers to enjoy during the leisure hours. We will also improve and upgrade the bathroom near the playground.

Fiscal year 23-24 the Prouty Beach playground will undergo necessary upgrades and repairs. Continue expansion of permanent sites on the overflow field.

Fiscal year 24-25, 25-26, 26-27 assess continued needs and keep up with general improvements

Gateway Center/ Harbor

Fiscal year 2022-2023 the Gateway and Harbor will undergo planned general upgrades to the lightning on the docks. Also, in keeping with the Waterfront and Downtown Master Plan we will purchase a small bike fleet for use for residents and tourists to use along the Waterfront Recreational Trail.

Fiscal year 24-25,25-26 general improvements reserving funds for rug replacement in the gateway center.

Fiscal year 26-27 the interior rug will be replaced. We will also start to relocate the fuel pier at the Newport City Dock and upgrade the fuel equipment and other improvements in alignment with the Waterfront and Downtown Master Pan.

**City of Newport Fire Department
2022-2027**

The Newport City Fire Department is made up of one full time Fire Chief and 29 volunteer firefighters with each volunteer holding a special firefighting designation. Our two Assistant Chiefs, two Captains, and two Lieutenants are volunteers. Each volunteer firefighter, regardless of designation, voluntarily submits to 100’s of annual training hours. Indeed, the City of Newport is lucky to have this qualified resource at our disposal.

The Fire Department has 5 vehicles with an average anticipated longevity of 25 years each. Periodically, fleet rotation must occur when the maintenance costs become prohibitive. The large scale items listed in the Equipment Replacement Schedule are planned to be financed, most likely through the bonding process.

The Fire Department has specialized personal safety equipment which must be rotated and fitted to each firefighter. This Five-Year Capital Investment Plan considers the potential to file grants while keeping our fighters safe.

FY 22-23	Pave the Fire Station parking lot	\$ 19,000.00
FY 22-23	Replacement Pumper/Tanker (voter approved)	\$800,000.00
FY 23-24	Equipment for New Truck & Upgrade existing Equip and Paint Apparatus Bay	\$100,000.00
FY 24-25	Replacement Brush Truck	<u>\$100,000.00</u>
FY 25-26	Fire Chief Cruiser Replacement + Debt Service	<u>\$ 35,000.00</u>
FY 26-27	Replace Firefighter Bunker Gear	<u>\$ 60,000.00</u>
TOTAL:		\$1,115,000.00

City Beautification Plan

The City Council authorized the creation of a City Landscaper in February of 2019. The initial budget was formulated by retooling portions of the Public Works and Recreation budgets. The addition of this position provided the city with expertise in implementing a City Beautification Plan as outlined in the Waterfront and Downtown Master Plan. While the City formerly engaged a landscaper as a vendor, bringing the position in house meant getting more for each dollar spent. The results of the first few summers brought astounding colors, landscaping, flower arrangements and the anecdotal uptick in city pride. The City intends to continue work towards identifying the City as a destination famous for our Botanical Garden as outlined in the Waterfront and Downtown Master Plan. As we continue to rehabilitate from the failed Main St. Development project, the endless spectacular gardens and annual arrangements provide a source of pride, as well as a 'can do' and inviting message for residents and visitors alike. Grant funding will be sought to subsidize the projects.

22-23	Botanical Gardens Annuals/Perennials	\$ 10,000.00
	Green House	<u>\$ 5,000.00</u>
		\$ 20,000.00
23-24	Botanical Gardens Annuals/Perennials	\$ 10,000.00
	Streetscape Amenities	<u>\$ 5,000.00</u>
	Wayfinding Kiosk & info Center	<u>\$ 10,000.00</u>
		\$ 25,000.00
24-25	Botanical Gardens Annuals/Perennials	\$ 5,000.00
	Streetscape Amenities	<u>\$ 5,000.00</u>
	Waterfront Parking & Boatyard	\$ 5,000.00
		\$ 20,000.00
25-26	Waterfront Landslide Overlook	\$ 5,000.00
	Botanical Gardens/Perennials	\$ 10,000.00
	Wayfinding Kiosk & Info Center	\$ 5,000.00
	Streetscape Amenities	<u>\$ 10,000.00</u>
		\$ 30,000.00
26-27	Botanical Gardens Annuals/Perennials	\$10,000.00
	Streetscape Amenities	\$10,000.00
	Vehicle/Equipment	<u>\$10,000.00</u>
		\$30,000.00
	Five Year Total City Beautification:	<u>\$125,000.00</u>

Newport Municipal Building

22-23	Municipal Building Sinking Fund (slate roof, ongoing brick facade maintenance & modernization)	\$10,000
23-24	Municipal Building Sinking Fund	10,000
24-25	Municipal Building Sinking Fund	10,000
25-26	Municipal Building Sinking Fund Vault Bond Debt Service	10,000 41,000
26-27	Municipal Building Sinking Fund Vault Bond Debt Service	10,000 <u>41,000</u>
Total Five Year:		\$132,000

Enterprise Funds:

A major Water Fund capital expenditure to occur over the next 2 years is the voter approved construction of a new water tower on the east side of the city, funded through the one time ARPA funding, bonds, and grants. The Water Tower will supply 450,000 gallons per day (gpd) to the East Side of the city including the Industrial Park and nearby residential areas, and will relieve us of being reliant upon the Derby Village Trustees for water service. The project includes a new storage tank and land acquisition, the work at the existing Palin Hill reservoir and water meters. Construction costs are increasing, and the water meters added an additional \$1,334,000. By including the water meters, the City qualifies for federal grants. Additional benefits of this major upgrade include the costs of replacing the reservoir cover (if we can wait) and installing a booster pump station. The project is anticipated to cost \$4,985,000, The new reservoir liner and cover must be replaced on the water reservoir with or without this project because the current cover was installed in 1999 and has fulfilled its useful life. As the city makes progress installing the 'free water meters' translates to less to borrow for this purpose.

The Council approved a 15 year contract with SUEZ, (a company that collects, treats, and distributes drinkable water) to maintain the west side water tower at a cost of \$95,000.00 per year for the first five years, and then the cost reduces to approximately \$26,162 for the remainder of the contract. This provides the City with a level of confidence that our existing water tower investment and water supply supply is being maintained at the highest quality. We are planning to extend the water line at Lakemont to replace the galvanized 2" water line that serves the homeowners. The anticipated cost is \$93,000 with the Lakemont residents paying for the costs except the city's labor. We expect the financial arrangements to be mirrored after the Campbell Development.

Water/Sewer Infrastructure
2022-2023 2026-2027

<u>Fiscal Year</u>	<u>Street</u>	<u>Description</u>	<u>Cost</u>
2022-2023	Hillside Street	Sewer Main & Service Connections	20,000

Prospect Street	Sewer Main & Service Connections	20,000
Eastern Avenue	Sewer Main & Service Connections	20,000
Gardner Park	Pipe Lining	70,000
Sewer Siphon	Causeway	<u>60,000</u>
Total	Sewer Infrastructure	\$190,000
Hillside Street	Water Service Connections	22,000
	Sias Ave Water Engineering	<u>12,000</u>
Total	Water Infrastructure	\$ 34,000
2023-2024		
Sewer Siphon	Long Bridge – Sinking Fund	110,000
Glen Road	Sewer Main & Service Connections	<u>100,000</u>
Total	Sewer Infrastructure	\$210,000
	Sias Ave Water Engineering	20,000
	Sias Ave Water Project Fund	201,850
	1984 Water System Bond	<u>-41,850</u>
Total	Water Infrastructure	\$180,000
2024-2025		
Coventry Street	Sewer Main & Service Connections	120,000
Bluff Road	Forcemain Sinking Fund	120,000
Gateway & Indian Head	Pump Stations Debt Service	<u>-41,885</u>
Total	Sewer Infrastructure	\$198,115
	Coventry Street Water Main	40,000
	Sias Ave Water Project Fund	<u>160,000</u>
Total	Water Infrastructure	\$200,000
2025-2026		
Bluff Road	Forcemain Sinking Fund	<u>200,000</u>
Total	Sewer Infrastructure	\$200,000
Coventry Street	Water Main & Service Connections	40,000
	Sias Ave Water Project Fund	<u>160,000</u>
Total	Water Infrastructure	\$200,000
2026-2027		
Total	West Main Street Sewer System Fund	<u>200,000</u>
	Sewer Infrastructure	\$200,000
	West Main Street Water Engineering	20,000
	West Main Street Water Project Fund	<u>200,000</u>
Total	Water Infrastructure	\$220,000
<u>Grand Total:</u>		
	Sewer Infrastructure	\$998,115
	Water Infrastructure	\$834,000

**THIRD PAYMENT IN LIEU OF TAXES AGREEMENT
BETWEEN THE CITY OF NEWPORT AND
NORTH COUNTRY HOSPITAL AND HEALTH CENTER, INC.**

THIS THIRD PAYMENT IN LIEU OF TAXES AGREEMENT (hereinafter THIRD PILOT AGREEMENT) by and between the CITY OF NEWPORT, a Vermont municipal corporation located in the County of Orleans and State of Vermont (hereinafter CITY) and NORTH COUNTRY HOSPITAL AND HEALTH CENTER, INC., a Vermont non-profit corporation having its principal place of business in the City of Newport in the County of Orleans and State of Vermont (hereinafter HOSPITAL).

WITNESSETH:

WHEREAS, HOSPITAL owns certain real property in the CITY, the purpose of which is to provide health care/medical services to the community; and

WHEREAS, CITY and HOSPITAL entered into an initial Agreement for Payment in Lieu of Taxes on December 23, 2002, recorded in Book 12, Pages 83-84 of the City of Newport Land Records (hereinafter FIRST PILOT AGREEMENT) to resolve then-pending litigation between them regarding the tax exempt status of and taxes to be paid in connection with the HOSPITAL'S property; and

WHEREAS, CITY and HOSPITAL entered into a Second Agreement for Payment in Lieu of Taxes on July 9, 2008, recorded in Book 13, Pages 471-472 of the City of Newport Land Records (hereinafter SECOND PILOT AGREEMENT); and

WHEREAS, the FIRST PILOT AGREEMENT, by its terms, expired in 2012 and the SECOND PILOT AGREEMENT, which incorporated the FIRST PILOT AGREEMENT, expired in 2018; and

WHEREAS, CITY and HOSPITAL have continued to honor the terms and conditions of the SECOND PILOT AGREEMENT, notwithstanding its expiration; and

WHEREAS, the CITY and HOSPITAL are desirous of entering into a THIRD PILOT AGREEMENT to avoid further potential litigation and to fix the amount of money that shall be paid annually by HOSPITAL to CITY in lieu of taxes; and

WHEREAS, other than the amount to be paid in lieu of taxes, the parties do not wish to materially change the terms and conditions of their prior agreements;

NOW THEREFORE, the parties hereto hereby agree as follows:

WITNESSETH:

1. CITY agrees that the real property owned by HOSPITAL in the CITY shall remain exempt from local property taxes for so long as this THIRD PILOT AGREEMENT shall remain in force and effect, and title thereto remains in the name of HOSPITAL.

2. HOSPITAL agrees to pay unto City the sum of Forty Thousand Dollars (\$40,000.00) on or before April 1, of each year for a period of ten years, commencing April 1, 2023, said payment constituting a payment in lieu of taxes.

3. To the extent applicable, the premises, terms and conditions of the FIRST PILOT AGREEMENT and SECOND PILOT AGREEMENT shall remain in force and effect and are incorporated herein by reference.

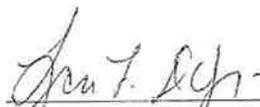
DATED at the City of Newport, in the County of Orleans and State of Vermont this 19th day of May 2022.

NORTH COUNTRY HOSPITAL AND HEALTH CENTER, INC.

By: 
Tracey Paul, Its Chief Financial Officer, Duly Authorized

DATED at the City of Newport, in the County of Orleans and State of Vermont this 6th day of June 2022.

CITY OF NEWPORT

By: 
Laura Dolgin, City Manager, Duly Authorized