

Council Minutes

October 17, 2022

DRAFT

A duly warned meeting of the Newport City Council was held on Monday, October 17, 2022, immediately following a Public Hearing on the Proposed Municipal Plan. Present were Mayor Paul Monette, Council President John Wilson, council members Kevin Charboneau, Chris Vachon, City Manager Laura Dolgin, City clerk/Treasurer James D. Johnson, John Monette, Alison Low, Frank Cheney, Michael Brown, Patrick Shattuck, Becky Masure, Denis Chenette, and Teresa Gerade, council member Melissa Pettersson was absent.

Mayor Monette opened the meeting at 6:52 PM following a second Public Hearing on the Municipal Plan.

Approval of Minutes

Mr. Wilson moved to approve the minutes of October 3, 2022. Seconded by Mr. Vachon, motion carried.

Comments by the Public

None.

Newport Crossing Presentation (attached)

Patrick Shattuck, Executive Director; and Becky Masure, Director of Real Estate Development: Rural Edge gave a presentation of the proposed Newport Crossing Project. The development includes the former Sacred Heart High School, the former Convent site, 329 Main St. Newport City, 4116 Rt 105, and 4127 Rt. 105 in Newport Town. Phase 1 of the project will encompass the former convent site.

Municipal Plan Adoption

Mr. Vachon moved to adopt the Municipal Plan as adopted by the Planning Commission. Seconded by Mr. Wilson, motion carried.

New Business

Mr. Johnson presented an errors and omission request to void the tax bill for parcel #120007 which was merged with parcel #120006. Mr. Wilson moved to approve the removal of parcel #120007. Seconded by Mr. Vachon, motion carried.

Old Business

Mr. Vachon moved to approve the Clean Water Planning Loan #RF1-259-1.1 for the combined sewer overflow work, including a long-term control plan, the purchase of the level monitoring devices installed on the Causeway and Western Ave. and engineering to add storage at the Bluff Road pump station. Seconded by Mr. Wilson, motion carried.

Mr. Wilson asked about the status of the Reservoir, we have received two bids and they will they be coming before the council..

Next Meeting Date

November 7, 2022, at 6:30 PM.

Adjourn

Mr. Charboneau moved to adjourn at 7:23 PM. Seconded by Mr. Vachon, motion carried.

Attested _____ this _____ Day of _____ 2022

Mayor



Addressing the Housing Crisis in Orleans County



Renderings of the proposed redevelopment of the former convent at Four Founders Circle. This will be a 26-unit mixed-income rental development. (Courtesy: Gossens Bachman Architecture)

Newport Crossing is a proposed 43-unit, \$17.1 Million development across three locations in Newport City and Newport Center. This development will result in a significant investment in two municipalities that will also address the severe housing crisis in Orleans County.

In Newport City, RuralEdge holds an option agreement to purchase the former Sacred Heart High School and Convent site, and is currently applying for funding for Phase One of the development, which includes the redevelopment of the former convent into 26 units of mixed-income rental housing. This will result in a \$10.6 Million investment in Newport City. The project also includes the purchase of a three-unit building at 329 Main Street, which will remain three mixed-income units located near the heart of downtown.



329 Main Street, Newport City. This will remain as three units of true market rate housing near the designated downtown district.

In Newport Center, RuralEdge is in the process of acquiring the two apartment buildings at 4116 and 4127 VT Rt. 105 in Newport Center. The buildings have numerous health and safety issues that put them at risk of being "red tagged" by the state fire marshal, which would displace the current occupants.

RuralEdge will undertake a gut-rehab of the building at 4116 VT Route 105, while 4127 will be demolished and replaced with a newly-constructed building, with streetscapes that restore the original village development patterns and serve as attractive anchor buildings in the heart of the town. The project will result in the creation of a total of 14 units of housing and a \$6.4 Million investment in the town. In our efforts to bring services to our housing, the new building will have a community room with an office for both RuralEdge and other area service agencies to have staff on-site to provide ongoing supports to individuals and families. NEKCA is seeking funding to embed a staff member at this site.



Rendering of Newport Center Housing after redevelopment, with the new building in the background (Courtesy: Kane Architecture)

The Vermont Housing & Conservation Board committed just under \$9 million to this project in September. RuralEdge hopes to close on these properties by the end of the year and begin construction in spring 2023.