

**CITY OF NEWPORT, KY**  
**SPECIAL AND CAUCUS MEETINGS OF THE BOARD OF COMMISSIONERS**  
**Monday, April 11, 2016**  
**MINUTES**

**CALL TO ORDER / ROLL CALL FOR SPECIAL MEETING**

The special meeting was called to order by Mayor Peluso at 7:00 p.m. in the Multi-Purpose Room of the Newport Municipal Building at 998 Monmouth Street. The meeting was opened with a moment for silent invocation and the mayor led the Pledge of Allegiance.

**In attendance** were: Commissioner Beth Fennell, Commissioner Thomas Guidugli, Commissioner John Hayden, Commissioner Frank Peluso, and Mayor Jerry Peluso. Also in attendance were: City Manager Thomas Fromme, City Attorney Daniel Braun, Police Chief Thomas Collins, Historic Preservation Officer Scott Clark, Community Liaison Bev Holiday, and City Clerk Amy Able.

**NEW BUSINESS**

The city clerk read Order **R-2016-026** an order authorizing Mayor Jerry Peluso to execute an **agreement between the Commonwealth of Kentucky Transportation Cabinet and the City of Newport concerning Carothers Road Rehabilitation Project**. Commissioner Peluso made a motion to approve; second to the motion was offered by Commissioner Fennell. Mr. Fromme explained this is the second phase of enhancement of Carothers Road. The grant previously applied for raised the road and included some aesthetic improvements. The improvements will now continue from approximately the location of the Firestone store to Monmouth. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

<b>Commissioner Peluso:</b>	<b>Yes</b>	<b>Commissioner Hayden:</b>	<b>Yes</b>	<b>Mayor Peluso:</b>	<b>Yes</b>
<b>Commissioner Fennell:</b>	<b>Yes</b>	<b>Commissioner Guidugli:</b>	<b>Yes</b>	<b><u>Motion carried 5-0.</u></b>	

**CITY OF NEWPORT, KENTUCKY, PUBLIC PROPERTIES CORPORATION MEETING**

At 7:03 p.m., Commissioner Fennell made a motion to take recess from the special meeting for the purpose of calling to order a meeting of The City of Newport, Kentucky, Public Properties Corporation. Second to the motion was offered by Commissioner Guidugli. Upon hearing there were no comments or questions, the mayor called for a roll call vote.

<b>Commissioner Fennell:</b>	<b>Yes</b>	<b>Commissioner Hayden:</b>	<b>Yes</b>	<b>Mayor Peluso:</b>	<b>Yes</b>
<b>Commissioner Guidugli:</b>	<b>Yes</b>	<b>Commissioner Peluso:</b>	<b>Yes</b>	<b><u>Motion carried 5-0.</u></b>	

All members remained and attendance was noted for the meeting of the The City of Newport, Kentucky, Public Properties Corporation. The meeting was called to order.

Commissioner Hayden made a motion to approve **Resolution 2016-001**, a resolution authorizing President Thomas J. Fromme to execute any and all closing documentation including, but not limited to: the Deed of Conveyance; Partial Release of AMC Parking Agreement; Partial Release of Contract, Lease and Option Agreement; the Joint Direction to Trustee; and any other documents necessary for conveying legal title of the property commonly referred to as the Riverside Ford Parcel from the City of Newport, Kentucky, Public Properties Corporation to CPX Newport Commercial Development, LLC, a Kentucky limited liability company. The complete property description shall be as set forth in the Deed of Conveyance and with payment being made at closing. Second to the motion was offered by Commissioner Fennell.

Mr. Fromme explained this option was part of the original development agreement with Corporex for the Ovation project. They had the right to purchase the Riverside Ford lot and are now moving forward. The indemnification would clear up any issues on Phase II, we do not believe there are any as a Phase I was done in 1999 and there was a closure report. Bank requirements are now very stringent for such closings. The Levee has a lease agreement with AMC, we are not directly involved in that. The new parking garage at the Aqua development will replace the spots at Riverside Ford. Mayor Peluso called for a roll call vote.

Commissioner Fennell: Yes      Commissioner Hayden: Yes      Mayor Peluso: Yes  
Commissioner Guidugli: Yes      Commissioner Peluso: Yes      Motion carried 5-0.

At 7:05 p.m., Commissioner Guidugli made a motion to adjourn the meeting of The City of Newport, Kentucky, Public Properties Corporation and return from recess to the special meeting of the Board of Commissioners. Second to the motion was offered by Commissioner Fennell.

Commissioner Guidugli: Yes      Commissioner Hayden: Yes      Mayor Peluso: Yes  
Commissioner Fennell: Yes      Commissioner Peluso: Yes      Motion carried 5-0.

The city clerk read **R-2016-027** an order authorizing the mayor to execute various closing documents, including, but not limited to, an Indemnity Agreement; Partial Release of the AMC Parking Agreement; Partial Release of Contract, Lease and Option; relating to **sale of real property commonly known as the Riverside Ford Parcel**. Commissioner Guidugli made a **motion to approve**. Second to the motion was offered by Commissioner Fennell. Upon hearing there were no questions, the mayor called for a roll call vote.

Commissioner Guidugli: Yes      Commissioner Hayden: Yes      Mayor Peluso: Yes  
Commissioner Fennell: Yes      Commissioner Peluso: Yes      Motion carried 5-0.

### **ADJOURNMENT OF SPECIAL MEETING**

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

Commissioner Hayden: Yes      Commissioner Peluso: Yes  
Commissioner Guidugli: Yes      Mayor Peluso: Yes      Motion carried 5-0.

The special meeting adjourned at 7:07 p.m.

*A Caucus meeting, originally scheduled for 7:00 p.m., immediately followed the conclusion of the Special Meeting.*

\_\_\_\_\_  
Date Approved/Signed

\_\_\_\_\_  
Jerry R. Peluso, Mayor

Attest:

\_\_\_\_\_  
Amy B. Able, City Clerk

**CITY OF NEWPORT, KY**  
**SPECIAL AND CAUCUS MEETINGS OF THE BOARD OF COMMISSIONERS**  
**Monday, April 11, 2016**  
**MINUTES**

**CALL TO ORDER / ROLL CALL FOR CAUCUS MEETING**

The caucus meeting was called to order by Mayor Peluso at 7:10 p.m. in the Multi-Purpose Room of the Newport Municipal Building at 998 Monmouth Street.

**In attendance** were: Commissioner Beth Fennell Commissioner Thomas Guidugli, Commissioner John Hayden, Commissioner Frank Peluso, and Mayor Jerry Peluso. Also in attendance were: City Manager Thomas Fromme, City Attorney Daniel Braun, Police Chief Thomas Collins, Historic Preservation Officer Scott Clark, Community Liaison Bev Holiday, and City Clerk Amy Able.

**FUTURE AGENDA ITEMS / PROPOSED LEGISLATION / CITY BUSINESS**

There was a presentation by Joshua Steele and Tim Swallow concerning the Showboat Majestic.

**PUBLIC FORUM AND COMMENTS**

Anyone wishing to discuss any City service issue not on the agenda was invited to do so.

**ADJOURNMENT OF SPECIAL MEETING**

There being no further business, Commissioner Fennell made a **motion to adjourn the caucus meeting**. Commissioner Hayden offered a second to the motion. The Mayor asked for a roll call vote.

<b>Commissioner Fennell: Yes</b>	<b>Commissioner Guidugli: Yes</b>	<b>Mayor Peluso: Yes</b>
<b>Commissioner Hayden: Yes</b>	<b>Commissioner Peluso: Yes</b>	<b><u>Motion carried 5-0.</u></b>

The caucus meeting adjourned at 8:00 p.m.

Clerk's note: Minutes respectfully submitted in keeping with the direction and spirit of Newport Code of Ordinances § 30.025(E) and the requirements of KRS 61.835.

\_\_\_\_\_  
Date Approved/Signed  
Attest:

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Jerry R. Peluso, Mayor

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Amy B. Able, City Clerk