

**MINUTES
CITY OF PORT WASHINGTON
CITY COUNCIL MEETING
March 3, 2009**

A duly convened meeting of the Common Council was called to order at 7:30 p.m. by Mayor Scott Huebner in the Council Chambers. Council members present: Aldermen Al Haacke, Paul Neumyer, Jim Vollmar, Burt Babcock, Tom Hudson, and Chris Ross. Absent & excused: Alderman Larson. Also present: City Administrator Mark Grams, City Planner Randy Tetzlaff, City Engineer Rob Vanden Noven and City Attorney Eberhardt. The Pledge of Allegiance to the Flag was recited.

CONSENT AGENDA

- A. Approve Minutes of the Previous Meeting – February 18, 2009
- B. Approve Original Operator's License Applications – Veronica L. Wheaton, Angela M. DeLucia and Lena D. Hacker
- C. Approve Temporary Class "B" And "Class B" Retailer's License Application – Ozaukee County Historical Society/121 W. Main Street/Mach 27, 2008/Court House Restoration Donor Party

MOTION BY ALDERMAN BABCOCK, SECONDED BY ALDERMAN HAACKE TO APPROVE THE CONSENT AGENDA. **Motion carried unanimously.**

MAYOR'S BUSINESS

OFFICERS'/STAFF REPORT

- A. Update On Projects:
 - 1. Coal Dock Design (Presentation By Hitchcock Design Group) – Representatives of Hitchcock Design Group, Rick Hitchcock and Bill Schmidt, were present. Also present in the audience were some members of the Coal Dock Design Committee. Rick Hitchcock gave a presentation to the Council on the Coal Dock Design. He spoke on several points of the project: Orientation, Opportunity Analysis, Preferred Strategy, Implementation, Next Steps and Discussion. He indicated that the three-step process for the Master Plan is Opportunity Analysis, Alternative Strategies and the final Master Plan. The goal and mission statement for the project is that by 2020, we would create a signature, four-season public waterfront that serves the community and attracts regional visitors. The design of the Coal Dock has to be genuinely sustainable, not only environmental, but functional, operational, financial and has to work for you in future years. The projected cost of the project is \$25,000,000 to \$30,000,000. Implementation would be to 1) Create a Public/Private Partnership, 2) Establish City, CDC & WE Energies Advocacy responsibilities, 3) Negotiate land easements, leases and sub-leases, and 4) Identify funding opportunities.

The Aldermen directed questions to Mr. Hitchcock for discussion. Alderman Babcock – Is there a possibility of cruise ships and ferry docking? Mr. Hitchcock said, yes. Alderman Haacke said Hitchcock Design Group did an excellent job. However, he had some concerns that should be clearly addressed and get concrete legal ramifications on. He felt it was a surprise to everyone that the original agreement that he read in 2002 does imply that coal dock area, some 19 acres, would be deeded over to the City. Now there seems to be a curve ball thrown in. Alderman

Haacke said he has a difficult time investing some \$25,000,000 to \$30,000,000 into this piece of land that we may not own. Also, there are several pockets of contaminated soil. Who is going to be responsible for that? He said the planning and strategies are great, but these are really significant concerns that he has in representing the people of Port Washington as far as a long-term investment. Mr. Hitchcock said that they are considering and addressing these concerns with WE Energies and feel all of these concerns are manageable to the benefit of the community and taxpayers of Port Washington. Alderman Hudson said he also would like to see the Sauk Creek area in this section of the creek down to the lake fixed up and is wondering how receptive the DNR would be to cleaning this area up. Mr. Hitchcock indicated that this would be a completely separate project that could run concurrently with other issues. Alderman Hudson also questioned how high the bridge, from the corner up to Rotary Park, would be? Mr. Hitchcock said they are still working on this part of the project and have not come up with definite details concerning the proposed bridge. Alderman Vollmar had questions on the Public Service Commission and their impact on any lease agreement. Mr. Hitchcock said that they recognize that the lease still needs to be worked out. Mayor Huebner said he understood that the State land would be turned over to WE Energies, who in turn would write a sub-lease agreement with the City. Mr. Hitchcock indicated that from the conversations they had with WE Energies, our mutual interpretation is that WE Energies needs to lease the land from the State and in turn there will be some kind of sub-lease arrangement between the City and WE Energies to give access to the public to the property.

- B. Update On Port Harbor Investments, LLC (Property On N. Franklin St.) – City Planner Randy Tetzlaff gave the Council an update on Port Harbor Investments. He said that in a conference call they had on February 3rd with the City Administrator, the Mayor and himself, they agreed to hire an architectural firm to look at the building and come up with some type of plan to make the exterior part of the building acceptable to the City. The deadline was to submit these plans to the Design Review Board for their March 3rd Meeting. Representatives of Port Harbor Investments, LLC did present their plans to the Design Review Board at their first meeting in March. The plans showed using fiberglass material that would be filled in where the building has been damaged. The Design Review Board agreed that it was a satisfactory solution. Also, they proposed to put in aluminum panels that were very similar to the panels that were removed from the building. That, too, would meet the standards of the orders. However, two members of the Design Review Board were technical advisors, that were appointed, who brought out some good points in that there might be another or other alternatives for the building that might be cheaper than putting the aluminum panels on. This would include putting in some inexpensive windows where the existing windows are and where the holes are. The Design Review Board made a recommendation to the Plan Commission to approve the plans that were submitted and asked them to look at an option of doing something different with the building as suggested, as long as its cost effective. Also, Alderman Haacke said it was made clear by the Design Review Board that whatever is done, needs to be done prior to the tourist season.

PUBLIC COMMENTS/APPEARANCES – None

COMMITTEES

A. Finance and License Committee

1. Update on 2008 Budget Deficit – Alderman Hudson reported that the Finance Committee is recommending that the City Administrator's approach to the 2008 General Fund Deficit be taken. City Administrator Grams gave the Council an update on numbers as of today. He reviewed his latest memo with the Council and recommended the transfer of \$182,699 be transferred from the General Fund Budget and to the Borrowed Funds Budget. MOTION BY ALDERMAN HUDSON, SECONDED BY ALDERMAN BABCOCK TO APPROVE THE TRANSFER OF \$182,699 FROM THE GENERAL FUND BUDGET TO BORROWED FUNDS. **Motion carried unanimously.**

BOARDS/COMMISSIONS

UNFINISHED BUSINESS

NEW BUSINESS

PUBLIC COMMENTS/APPEARANCES

FORTHCOMING EVENTS – Alderman Haacke complimented the people who did the planning and all those that participated in the “A Kiss of Indulgence, Ladies Night Out” organized by the Port Main Street program. Alderman Vollmar said the Promotions Committee is doing a good job for the Main Street Program and are to be complimented. There is a planned event for every month.

ADJOURNMENT – MOTION BY ALDERMAN HAACKE, SECONDED BY ALDERMAN VOLLMAR TO ADJOURN THE MEETING OF THE CITY COUNCIL AT 8:31 P.M.
Motion carried unanimously.