

**MINUTES**  
**CITY OF PORT WASHINGTON**  
**CITY COUNCIL MEETING**  
**Wednesday, February 18, 2015, 7:30 P.M., City Hall**

**1. ROLL CALL-** A duly convened meeting of the Common Council was called to order at 7:30 p.m. by Mayor Tom Mlada in Council Chambers. Council members present: Aldermen Mike Ehrlich, Paul Neumyer, Bill Driscoll, Doug Biggs, Kevin Rudser, Dave Larson and Dan Becker. Also present: City Engineer Rob Vanden Noven, City Planner Randy Tetzlaff, City Attorney Eric Eberhardt, City Administrator Mark Grams and City Clerk Susan Westerbeke.

**2. PLEDGE ALLEGIANCE TO THE FLAG-** The Pledge of Allegiance was recited.

**3. CONSENT AGENDA**

- A. Approve Minutes Of Previous Meeting
- B. Approve Original Operator License Applications
- C. Approve Temporary Class "B"/ "Class B" Retailers License Applications
- D. Approve Temporary Operator License Applications

MOTION MADE BY ALDERMAN BIGGS, SECONDED BY ALDERMAN DRISCOLL TO APPROVE THE MINUTES AS PRESENTED; ORIGINAL OPERATOR LICENSES FOR CHAD KIZEWSKI AND CARRIE JENTINK; TEMPORARY CLASS "B" / "CLASS B" RETAILERS LICENSE FOR GREAT LAKES SPORT FISHERMEN CLUB-OZAUKEE CHAPTER FOR G.L.S.F.-OZ PUBLIC FISHING DERBY ON JULY 3, 4, 5, 2015 AT KIWANIS PAVILION; TEMPORARY OPERATOR LICENSE FOR DALE BACKHOUSE, JAMES BROOKS, MARC CASSEL, GERALD GUOKAS ROBERT HAMMEN, ALLEN LARSON, JOHN PETERS, PHIL MOREAU, DANIEL MITCHELL AND WILLARD RUSCH AS PRESENTED. Motion carried unanimously.

**4. MAYOR'S BUSINESS**

A. Proclamation For Recognition Of Eagle Scouts- Mayor Mlada introduced and read the proclamation for the two Eagle Scouts being recognized tonight, Michael Owens and Thomas Knowski.

B. Presentation On Redevelopment Of North Slip Parking Lot- Randy Tetzlaff and Tom Mlada introduced Chris Long from Blues Factory Incorporated. The presentation included a concept for the development that would include a building for a cultural preservation space of Paramount Records and the Wisconsin Chair Factory. The building would also include a theme restaurant, music/ studio meeting area and second floor would have a rental area that could accommodate 350 people seated.

C. Resolution 2015-2 (Recognizing May 16<sup>th</sup> As International Migratory Bird Day And Authorizing City Environmental Planning Committee And Appropriate City Staff To Continue Participation In The Wisconsin "Bird City" Program)- Mayor Mlada read the resolution. MOTION MADE BY ALDERMAN BECKER., SECONDED BY ALDERMAN EHRLICH TO APPROVE RESOLUTION 2015-2 AS PRESENTED. Motion carried unanimously.

D. Update on NOAA National Marine Sanctuary Regional Nomination- The Mayor reported on the nomination process. Fourteen nominations are being considered in the U.S. Our City was just informed that we have moved forward, being accepted into the inventory for further consideration in this process.

**5. OFFICERS'/STAFF REPORT-** None.

**6. PUBLIC COMMENTS/APPEARANCES-**

*Your comments are welcome. Please limit your discussion to 3 minutes. If you need more time, please contact the City Administrator and request that your topic be placed on the City Council Agenda.-* \*Peter Oglvie expressed concern over the height of a two story building for the Blues Factory.

**7. COMMITTEES**

**A. FINANCE AND LICENSE COMMITTEE**

**1. Approve Proposal For Phase 1 Environmental Assessment On North Slip Parking Lot-**

Alderman Larson reported on the proposal for assessment. Ken Konicek from Konicek Environmental Consulting LLC has done work for the city in the past. His firm has information and data regarding the old Wisconsin Chair Factory that occupied this site. If approved the assessment can be completed within two weeks at a cost of \$1,600 which is an eligible TIF expense. MOTION MADE BY ALDERMAN LARSON, SECONDED BY ALDERMAN BIGGS TO APPROVE THE PROPOSAL FOR \$1,600 FROM KONICECK ENVIRONMENTAL CONSULTING LLC FOR A PHASE 1 ENVIRONMENTAL ASSESSMENT ON THE NORTH SLIP PARKING LOT AS PRESENTED. Motion carried unanimously.

**2. Approve Appraisal For North Slip Parking Lot-**

Alderman Larson gave a report on the appraisal for the parking lot. MOTION MADE BY ALDERMAN LARSON, SECONDED BY ALDERMAN BIGGS TO APPROVE KAYSEN REALTY FOR AN APPRAISAL OF THE NORTH SLIP PARKING LOT FOR UP TO \$500. Motion carried unanimously.

**3. Report On Creation Of TIF District No. 3-**

The City Administrator reported that this agenda item and the following, #4, will be together. An analysis needs to be completed to develop a TIF District, which will be needed to finance the construction of a new sewer interceptor and water main along CTH C.. Trilogy Consulting, LLC completed a preliminary feasibility analysis, which supports the tax increment from the new development covering the infrastructure costs.

**4. Approve Consultant Fee For TIF District No. 3-** MOTION MADE BY ALDERMAN BIGGS, SECONDED BY ALDERMAN LARSON TO APPROVE THE CONSULTANT FEE OF \$12,705 WITH ANY ADDITIONAL MEETINGS AT A RATE OF \$105 PER HOUR FOR TRILOGY CONSULTING, LLC FOR TIF DISTRICT NO. 3 AS PRESENTED. Motion carried unanimously.

**8. COMMISSIONS AND BOARDS**

**A. PARK AND RECREATION BOARD**

**1. Approve Memorandum Of Understanding With Port Youth**

**Baseball/Softball For Concession Stand-** The City Administrator reported that the MOU is the same as last year. MOTION MADE BY ALDERMAN LARSON, SECONDED BY ALDERMAN RUDSER TO APPROVE THE MEMORANDUM OF UNDERSTANDING WITH PORT YOUTH BASEBALL/SOFTBALL FOR THE CONCESSION STAND AS PRESENTED. Motion carried unanimously.

**2. Approve Bid for Replacement Of Pool Heater At Pirates Hollow**

**Waterpark-** Park and Recreation Director Charlie Imig was present to report on the need for the replacement of the pool heater. The low bidder was J & H Heating of Port Washington at \$19,945, which is also being recommended by the Park & Recreation Board. MOTION MADE BY ALDERMAN RUDSER, SECONDED BY ALDERMAN EHRLICH TO APPROVE THE PURCHASING OF LAARS MIGHTY THERM AP 1670 FOR \$19,945 FROM J & H HEATING OF PORT WASHINGTON AS PRESENTED. Motion carried unanimously.

**B. COMMISSION ON AGING**

**1. Approve Proposal For Senior Center Needs Assessment-**

Senior Center Director Catherine Kiener was present to report on the proposal process. Both the Commission On Aging and the Ad-Hoc Strategic Plan Committee are recommending the proposal from MSA to complete the needs assessment. MOTION MADE BY ALDERMAN DRISCOLL, SECONDED BY ALDERMAN EHRLICH TO APPROVE THE PROPOSAL FROM MSA PROFESSIONAL SERVICES FOR A SENIOR CENTER FEASIBILITY PLAN STUDY FOR A TOTAL OF \$13,000, COSTS TO BE

SHARED BY THE CITY FOR \$6,000, SENIOR CENTER FOR \$3,000, GREEN FELT CLUB FOR \$500 AND UP TO \$4,500 FROM THE FRIENDS OF THE SENIOR CENTER AS PRESENTED.  
Motion carried unanimously.

### **C. BOARD OF PUBLIC WORKS**

**1. Approve Bid for Replacement of WWTP Roof-** Rob Vanden Noven reported on the need for a roof replacement at the plant. There were different options researched and bids were received. WWTP Superintendent Dan Buehler and Erik Krumholtz from Tremco Roofing were present to answer questions. The Board of Public Works recommends approving the bid from Cudahy Roofing for both the regular roofing and the green roofing and the addition of OSHA rated safety railings. MOTION MADE BY ALDERMAN EHRLICH, SECONDED BY ALDERMAN RUDSER TO APPROVE THE BID FROM CUDAHY ROOFING FOR \$482,200 AND THE ADDITIONAL \$44,699 FOR THE OSHA RATED SAFETY RATING AS PRESENTED. Motion carried unanimously.

**9. UNFINISHED BUSINESS-** None.

**10. NEW BUSINESS-** None.

**11. FORTHCOMING EVENTS-** Mayor Mlada and the Aldermen shared various events coming up.

**12. PUBLIC COMMENTS/APPEARANCES-** None.

**13. MOTION TO CONVENE IN CLOSED SESSION pursuant to § 19.85(1)(e), Stats., for purposes of deliberating or negotiating the purchase of public properties or conducting other specified public business, where competitive or bargaining reasons require a closed session, to-wit: to deliberate and develop negotiating strategies and a price at which to offer for sale the vacant lake bluff lands lying east of South Wisconsin Street, formerly owned by WEPCO.**

and

**MOTION TO CONVENE IN CLOSED SESSION pursuant to § 19.85(1)(e), Stats., for purposes of deliberating or negotiating the purchase of public properties or conducting other specified public business, where competitive or bargaining reasons require a closed session, to-wit: to deliberate and develop negotiating strategies for, and discuss the terms and conditions of, acquiring, razing and/or improving commercial property located within TIF District #2 in downtown Port Washington-** Mayor Mlada read the double motion for convening into closed session. MOTION MADE BY ALDERMAN LARSON, SECONDED BY ALDERMAN BIGGS TO APPROVE GOING INTO CLOSED SESSION FOR BOTH REASONS WHICH ARE STATED ABOVE ON THE AGENDA AT 9:19 P.M.. ROLL CALL VOTE TAKEN: AYE: EHRLICH, NEUMYER, DRISCOLL, BIGGS, RUDSER, LARSON AND BECKER. Motion carried unanimously.

**14. RECONVENE INTO OPEN SESSION TO TAKE ACTION RELATING TO CLOSED SESSION DELIBERATIONS, IF ANY-** None.

**15. ADJOURNMENT-** MOTION MADE BY ALDERMAN LARSON, SECONDED BY ALDERMAN BECKER TO ADJOURN THE MEETING AT 10:50 P.M. Motion carried unanimously.

