

MINUTES
CITY OF PORT WASHINGTON
COMMON COUNCIL MEETING
Tuesday, May 1, 2018, 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 Martin T. Becker. Council members present: Aldermen Mike Ehrlich, Paul Neumyer, Michael Gasper, Dan Benning, Jonathan Pleitner, Patrick Tearney (in attendance and voting by telephone) and John Sigwart. Also present: City Engineer Rob Vanden Noven, 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 Retailers License Applications**
 - D. **Approve Event Cabaret License Applications**

MOTION MADE BY ALDERMAN BENNING, SECONDED BY ALDERMAN EHRLICH TO APPROVE THE MINUTES OF THE PREVIOUS MEETING AS PRESENTED; ORIGINAL OPERATOR LICENSES, TEMPORARY CLASS B RETAILERS LICENSES AND EVENT CABARET LICENSE AS PRESENTED. Motion carried unanimously.
4. **MAYOR'S BUSINESS-** None.
5. **OFFICERS'/STAFF REPORT**
 - A. **Update On 2018 Street Improvement Project-** The City Engineer reported that the DNR permit was received and work is being done on Hales Trail over the next few weeks. Street work should be completed by July.
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. - None.
7. **COMMITTEES**
 - A. **FINANCE AND LICENSE COMMITTEE**
 1. **Presentation By Carol Wirth Regarding The Borrowing For 2018 Capital Improvement Projects And Approve Municipal Advisory Agreement-** The City Administrator reported on the 2018-2019 project borrowing. It will include street improvements, data processing (computer network) system and video system upgrade for council chambers. Carol Wirth from Wisconsin Public Finance Professionals, LLC was present to report on the borrowing, which includes a \$2,400,000 General Obligation Promissory Notes.
MOTION MADE BY ALDERMAN EHRLICH, SECONDED BY ALDERMAN BENNING TO APPROVE THE ADVISORY AGREEMENT WITH WISCONSIN PUBLIC FINANCE PROFESSIONALS, LLC AND THE NEGOTIATED SALE. Motion carried unanimously.

2. Approve The Sale Of City Land On N. Grant Street- The City Administrator reported on the parcels. Bids were received for each side of N. Grant Street. The high bid was received by Fine Line Carpentry for \$125,000 for four lots on the east side. The high bid for the west side was received from Dave Pierringer for \$160,000. The Finance and License Committee is recommending approval. The City Attorney suggested that there be an offer to purchase drafted for the sales. MOTION MADE BY ALDERMAN EHRLICH, SECONDED BY ALDERMAN BENNING TO SELL THE CITY LAND TO THE TWO HIGH BIDDERS, DAVE PIERRINGER FOR \$160,000 AND FINE LINE CARPENTRY FOR \$125,000 SUBJECT TO THE OFFER TO PURCHASE DOCUMENTS BEING COMPLETED. VOTE TAKEN; AYE: 6, NOES: 1 (SIWGART). Motion carried.

3. Approval Of Design Agreement With K Singh For Proposed Grant Street Improvements- Alderman Gasper recused himself from this agenda item. The City Administrator reported that extension of utilities will be needed for the sale of City owned land. The Finance and License Committee recommends approval. The proposal being considered would be subject to the City Attorney's review. MOTION MADE BY ALDERMAN EHRLICH, SECONDED BY ALDERMAN PLEITNER TO APPROVE AGREEMENT SUBJECT TO THE CITY ATTORNEYS APPROVAL. VOTE TAKEN; AYE: 6, ABSTAIN: 1 (GASPER). Motion carried.

4. Approve Engagement Letter With Willis Towers Watson For GASB 75 Other Port Employment Benefits Valuation- The City Administrator reported on the need for this valuation to be completed and the cost will be \$5,000. The Finance and License Committee recommends approval. MOTION MADE BY ALDERMAN PLEITNER, SECONDED BY ALDERMAN BENNING TO APPROVE THIS ENGAGEMENT LETTER AS PRESENTED. Motion carried unanimously.

8. BOARDS/COMMISSIONS

A. HARBOR COMMISSION

1. Ordinance 2018-12 (Approve Parking Restrictions For Municipal Parking Lot M-3, Corner Of Lake And Jackson Streets) 2nd Reading- The City Administrator reported on the amendment that was made to the first draft. MOTION MADE BY ALDERMAN EHRLICH, SECONDED BY ALDERMAN PLEITNER TO APPROVE ORDINANCE 2018-12. Discussion was held on the parking needs in the marina area. The City Attorney suggested small language amendments to the draft ordinance. AN AMENDED MOTION MADE BY ALDERMAN EHRLICH, SECONDED BY ALDERMAN PLEITNER TO APPROVE ORDINANCE 2018-12 WITH LANGUAGE AMENDMENTS AS PROPOSED BY THE CITY ATTORNEY. VOTE TAKEN; AYE: 6, NOES: 1 (GASPER). Motion carried.

B. PLAN COMMISSION

1. Approve CSM With Road Dedication For The Reserve At High Bluff (West Of New Port Vista)- The City Administrator reported on the CSM and road dedication request. Present to report on the subdivision and answer questions on the development was Craig Raddatz from Fiduciary Real Estate Development.

2. Ordinance 2018-13 (Rezone A Portion Of Land For The Reserve At High Bluff From RM-2 Multi-Family, To RS-3 Single Family) 1st Reading- This item was discussed with the previous item and will return on the next agenda for a second consideration.

9. UNFINISHED BUSINESS

A. Approve Amendment To Land Purchase Agreement Between The City And Black Cap Halcyon, LLC (Prairie's Edge Development)- The City Administrator and City Attorney reported on the need for the proposed amendment. MOTION MADE BY ALDERMAN NEUMYER, SECONDED BY ALDERMAN BENNING TO APPROVE THE AMENDMENT AS PRESENTED. Motion carried unanimously.

B. Approve Amendment No. 3 To The Development Agreement Between The City And TBF Development, LLC- The City Administrator reported on the discussion that was held at a previous meeting along with the current language that has been drafted for consideration this evening. The City Attorney reviewed the current amendment language. Discussion was held and Gertjan van den Broek was present to answer questions. MOTION MADE BY ALDERMAN BENNING, SECONDED BY ALDERMAN EHRLICH TO APPROVE AMENDMENT NO. 3 TO THE DEVELOPERS AGREEMENT AS PRESENTED. VOTE TAKEN: AYE: 5, NOES: 2 (GASPER, SIGWART). Motion carried.

10. NEW BUSINESS

A. Approve Development Agreement Between The City And Neumann Development, Inc. (Greystone Subdivision)- The City Administrator reported on the agreement between B&N and Neumann Developments, Inc to purchase the remaining lots in phase 1 and all of the land in phase 2 and phase 3. Kevin Anderson was present from Neumann Development to answer questions about the agreement and future phases. MOTION MADE BY ALDERMAN BENNING, SECONDED BY ALDERMAN PLEITNER TO APPROVE THE DEVELOPMENT AGREEMENT AS PRESENTED. Motion carried unanimously.

B. Discussion And Possible Action On Proposed Concept Plan For The Former Grocery Store Property In Port Harbor Center- The City Administrator reported on the proposed plan, which includes a parking lot with some green space. This is a contaminated site; the green space would have to be in boxes sitting on concrete slab. If Council agrees to these temporary improvements, the Plan Commission would also have to give final approval of the site plan. Present to answer questions was Travis Peterson. The City Attorney commented on the current site, which is non-compliant, and building code violations that have occurred and need to be resolved. The property owners should make application to the Plan Commission for site plan review.

11. FORTHCOMING EVENTS- Various upcoming events were mentioned.

12. PUBLIC COMMENTS/APPEARANCES- None.

13. ADJOURNMENT- MOTION MADE BY ALDERMAN EHRLICH, SECONDED BY ALDERMAN BENNING TO ADJOURN THE MEETING AT 10:10 P.M. Motion carried unanimously.