

MINUTES
CITY OF PORT WASHINGTON
COMMON COUNCIL MEETING
Tuesday, December 4, 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 Becker. Council members present: Aldermen Mike Ehrlich, Paul Neumyer, Michael Gasper, Dan Benning, Jonathan Pleitner, Patrick Tearney and John Sigwart. Also present: City Engineer Rob Vanden Noven, City Planner Bob Harris, 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**MOTION MADE BY ALDERMAN PLEITNER, SECONDED BY ALDERMAN BENNING TO APPROVE THE MINUTES OF THE PREVIOUS MEETING AS PRESENTED AND ORIGINAL OPERATOR LICENSES FOR CARLY STREHLOW AND SARA CARINI AS PRESENTED. Motion carried unanimously.
4. **MAYOR'S BUSINESS**
 - A. **Proclamation Honoring Amy Eidenberger And Declaring November 30th "Ames Day"**- Mayor Becker read the proclamation in honor of Amy Eidenberger's 50th birthday, which was on November 30th. Ms. Eidenberger was present to receive her proclamation.
5. **OFFICERS'/STAFF REPORT**
 - A. **Spring Municipal Election And Candidacy Nomination Papers-** The City Clerk informed the public that Aldermanic Districts 1, 3, 5 and 7 are up for election on April 2nd, with a primary in February if needed. Candidacy and nomination paperwork can be obtained in the Clerk's office.
 - B. **Report On PIM For 2018 Street Improvement Project-** The City Engineer reported that comments were received during the Public Information Meeting that was held prior the Council meeting. The Board of Public Works will meet to review the comments and project areas at their next meeting.
 - C. **Report On Donation Of \$500 From PW Women's Club For Coal Dock Railing-** The City Engineer reported that the club has donated another \$500 again this year for a total of \$1,000 toward the railing project.
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.

Jerry Plyer from the Great Lakes Sports Fisherman organization spoke about the moving of the Fish Cleaning Station and suggested areas that would work for placement.
7. **COMMITTEES**
 - A. **PERSONNEL COMMITTEE**
 1. **Approve Hiring Water Utility Employee-** The City Administrator and City Engineer reviewed the hiring request. The candidate has experience in outside plant and relief operator work. MOTION MADE ALDERMAN EHRLICH, SECONDED BY NEUMYER TO APPROVE THE HIRING OF DANIEL CHERNY AS PRESENTED. Motion carried unanimously.

2. Approve Wage Adjustment For Senior Center Maintenance Staff Person- The City Administrator reported the six month probationary period has been reached and this is a wage adjustment. MOTION MADE BY ALDERMAN PLEITNER, SECONDED BY ALDERMAN EHRLICH TO APPROVE THE WAGE ADJUSTMENT FOR CHARLES WALSH AS PRESENTED. Motion carried unanimously.

B. FINANCE AND LICENSE COMMITTEE

1. Approve Intention To Create Pay As You Go TIF District For Spring Harbor Senior Apartment On S. Spring Street Per Land Offer To Purchase Agreement- The City Administrator and representatives for Spring Harbor Senior Apartments reviewed the creation of the TID and WHEDA application for the project. MOTION MADE BY ALDERMAN PLEITNER, SECONDED BY ALDERMAN BENNING THAT THE COMMON COUNCIL COMMIT TO CREATE A "PAY-AS-YOU-GO" DEVELOPER-FINANCED TAX INCREMENT DISTRICT (TID) IN ACCORDANCE WITH THE VACANT LAND OFFER TO PURCHASE DATED JUNE 12, 2018 BETWEEN THE COMMUNITY DEVELOPMENT AUTHORITY OF PORT WASHINGTON (SELLER) AND MIDWEST AFFORDABLE HOUSING CORPORATION [A NON-PROFIT PARTNER OF HORIZON DEVELOPMENT GROUP, INC.] (BUYER) TO FACILITATE THE DEVELOPMENT AND USE OF PROPERTY AT 900-910 STATE ROAD 32 AS A MULTI-FAMILY HOUSING PROJECT TO BE KNOWN AS SPRING HARBOR SENIOR APARTMENTS. Motion carried unanimously.

2. Approve Financial Proposal (Seller Financial Note) For The Spring Harbor Senior Apartment Project On S. Spring Street Per Land Offer To Purchase Agreement- MOTION MADE BY ALDERMAN PLEITNER, SECONDED BY ALDERMAN BENNING THAT THE COMMON COUNCIL COMMIT TO PROVIDE SELLER FINANCING IN ACCORDANCE WITH THE VACANT LAND OFFER TO PURCHASE DATED JUNE 12, 2018 BETWEEN THE COMMUNITY DEVELOPMENT AUTHORITY OF PORT WASHINGTON (SELLER) AND MIDWEST AFFORDABLE HOUSING CORP. [A NON-PROFIT PARTNER OF HORIZON DEVELOPMENT GROUP, INC.] (BUYER) IN THE FORM OF A PROMISSORY NOTE & MORTGAGE FROM BUYER TO SELLER IN THE PRINCIPAL SUM OF \$280,000, AT AN INTEREST RATE OF ZERO PERCENT (0%) PER ANNUM, FOR A TERM NOT TO EXCEED 15 YEARS, TO FACILITATE THE DEVELOPMENT AND USE OF PROPERTY AT 900-910 STATE ROAD 32 AS A MULTI-FAMILY HOUSING PROJECT TO BE KNOWN AS SPRING HARBOR SENIOR APARTMENTS. Motion carried unanimously.

8. BOARDS/COMMISSIONS-None.

9. UNFINISHED BUSINESS

A. Approve MOU Between The City And Ansay Development For The Exchanging Of Land For The Newport Shores Development- The City Administrator reviewed the document, which has been approved by the City Attorney. Ian McCain was present from Ansay Development to answer questions. MOTION MADE BY ALDERMAN EHRLICH, SECONDED BY ALDERMAN PLEITNER TO APPROVE THE MOU BETWEEN THE CITY OF PORT WASHINGTON AND ANSAY DEVELOPMENT AS PRESENTED. Motion carried unanimously.

10. NEW BUSINESS

A. Review And Possible Action Regarding Improvements To Sections A-C Of The North Breakwater (Foth Engineering Presentation)- Brian Hinrichs and Tim Wagner of Foth Engineering were present to review the improvement options, which include the installation of a metal walkway over the sections of breakwater, including a railing. This type of repair will allow water to pass through it and will last longer than a concrete cap and is less expensive. The Army Corps would likely place armor stone on both sides of the breakwater then for support.

11. **FORTHCOMING EVENTS-** Various events were mentioned.

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

13. **ADJOURNMENT-** MOTION MADE BY ALDERMAN EHRLICH, SECONDED BY ALDERMAN NEUMYER TO ADJOURN THE MEETING AT 8:54 P.M. Motion carried unanimously.

Respectfully submitted:

Susan L. Westerbeke, City Clerk