

MINUTES
CITY OF PORT WASHINGTON
COMMON COUNCIL MEETING
Tuesday, October 1, 2019, 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 Becker. Members present were Alderpersons Deborah Postl, Paul Neumyer, Michael Gasper, Dan Benning, Jonathan Pleitner, Patrick Tearney (joined the meeting by telephone) and John Sigwart. Also present: City Engineer Rob Vanden Noven, City Planner Bob Harris, 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" Retailer's License Applications

MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. BENNING TO APPROVE THE MINUTES OF THE PREVIOUS MEETING AS PRESENTED; ORIGINAL OPERATOR LICENSES FOR JOHN RANSELL AND JOY BOOTH AS PRESENTED AND TEMPORARY CLASS B RETAILERS LICENSE FOR ST. JOHN XXIII FOR A FALL ANNUAL DINNER ON OCTOBER 19, 2019 AS PRESENTED.

Motion carried unanimously.

4. **MAYOR'S BUSINESS**

A. Review And Consider RFP For New Satellite Fire Station And Renovation Of Existing Fire Station-

Ald. Benning gave an update on the discussion held with Ozaukee County on the joint project using the Justice Center lot. They informed the City that they need approximately 10,000 square feet of enclosed storage and 5,000 outdoor storage yard. Upon review they feel they may need to use more of their existing parking lot than originally thought. They also don't feel that the Hwy 33 site on the Schanen Farm is logical for them, but they have not ruled it out. Further discussion may be held. The Fire Station Task Force has developed an RFP to address the specific needs. They feel that the next step is to meet with a design firm that specializes in Fire Stations and two new RFP's will be created, one for the current facility and the second for a new facility. This will come back for discussion at the next meeting. There was discussion held on how to proceed with the selection of site and when the RFP should be created.

5. **OFFICERS'/STAFF REPORT**

A. Project Update - 2019 Water And Street Improvement Project- The City Engineer reported that the 2019 projects are in the final completion phase, with patching now occurring on Western Avenue and Ravine Street along with Grant Street.

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. Approve Scope Of Engagement With Quarles & Brady LLP For Proposed Issuance Of \$2,825,000 City Of Port Washington General Obligation Refunding Bonds- Carol Wirth was present from Wisconsin Public Finance Professionals, LLC to review the agreement with the Council. The fee for this Scope of Engagement is \$9,500. MOTION MADE BY ALD. BENNING, SECONDED BY ALD. PLEITNER TO APPROVE THE SCOPE OF ENGAGEMENT WITH QUARLES AND BRADY FOR \$9,500 AS PRESENTED. Motion carried unanimously.

2. Approve Resolution 2019-11 (Resolution Authorizing The Issuance And Sale Of \$2,825,000 General Obligation Refunding Bonds)- Carol Wirth from Wisconsin Public Finance Professionals LLC was present to review. There were seven bids received and the accepted bid was Northland Securities, Inc. Because the accepted bid did not give as much premium, the bond amount has changed to \$2,890,000, at 2.38%. The amount will pay off the NAN's and closing will be on November 1, 2019. MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. BENNING TO APPROVE RESOLUTION 2019-11 AUTHORIZING THE ISSUANCE AND SALE OF \$2,890,000 GENERAL OBLIGATION REFUNDING BONDS. Motion carried unanimously.

***ALDERMAN PATRICK TEARNEY JOINED THE MEETING AT 8:20 P.M. BY TELEPHONE**

3. Discussion And Possible Action Regarding TIF Financing For The Horizon Development Senior Housing Project On S. Spring Street- Representatives from Horizon Development were present to review the current project plan and site issues that have arisen with the soil and ground water. The high-water table and soil conditions cannot support the building foundation. The solution will be to drive piers into the soil to be used as anchors, then the piers are filled to support the building. They will also be raising the building up 3 to 9 feet above existing grade. Because of these conditions' development costs have increase. The developer is asking that the life of the TIF be extended additional years to 2046, which puts the life of the TIF to 27 years. Discussion was held and questions were answered by the representatives. MOTION MADE BY ALD. BENNING, SECONDED BY ALD. PLEITNER TO APPROVE EXTENDING THE TIF BETWEEN 20 AND 25 YEARS FOR HORIZON DEVELOPMENT. Motion made unanimously.

C. TRAFFIC SAFETY COMMITTEE

1. Ordinance 2019-14 (No Parking On Westside Of Garfield Avenue Between 2nd Avenue And 4th Avenue) 2nd Reading- The City Engineer reviewed the ordinance. MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. NEUMEYER TO APPROVE ORDINANCE 2019-14 PROHIBITING PARKING ON WEST SIDE OF SOUTH GARFIELD AVENUE BETWEEN WEST 2ND AVENUE AND WEST 4TH AVENUE AS PRESENTED. Motion carried unanimously.

2. Ordinance 2019-15 (No Parking On Southside Of 3rd Avenue From Garfield Avenue To The West End Of Street) 2nd Reading- The City Engineer reviewed the ordinance. MOTION MADE BY ALD. NEUMEYER, SECONDED BY ALD. PLEITNER TO APPROVE ORDINANCE 2019-15 PROHIBITING PARKING ON SOUTH SIDE OF WEST 3RD AVENUE FROM SOUTH GARFIELD AVENUE WEST TO END OF WEST 3RD AVENUE AS PRESENTED. Motion carried unanimously.

3. Ordinance 2019-16 (Create Loading Zone Parking Restriction For Spaces In City Parking Lot Behind 108 N. Franklin Street) 2nd Reading- The City Engineer reviewed the ordinance. MOTION MADE BY ALD. PLEITNER, SECONDED BY ALD. SIGWART TO APPROVE ORDINANCE 2019-16 CREATING LOADING ZONE RESTRICTIONS FOR A PORTION OF MUNICIPAL LOT C-4, LOCATED EAST OF 108 N. FRANKLIN STREET AS PRESENTED. Motion carried unanimously.

8. BOARDS/COMMISSIONS- None.

9. UNFINISHED BUSINESS

A. Discussion, Consideration And Possible Action Regarding Developer's Request For Public Funding Assistance (Including TIF, PACE And / Or Other Sources) For Development Of On Prairie's Edge Subdivision Project (Black Cap Halcyon, LLC Developer)- Tony Polston was present from Black Cap Halcyon to give a presentation and answer questions on the project. The City Administrator reviewed the TIF analysis provided by the City TIF consultant Christy DeMaster. Ms. DeMaster reported that for the development to qualify for a mixed use TIF it must have a 65/35 use split, which it does not. Using the "But For" test, it was the consensus of the Council that the development does not qualify and providing TIF funding was not supported.

The City Administrator mentioned that the City is willing to work with the developer to help find available grant funding. Also a letter of credit may be required by the City to protect taxpayers from unforeseen issues that would cause the development to not be completed. Further discussion was held and no action was taken.

10. **NEW BUSINESS-** None.
11. **FORTHCOMING EVENTS-** Various events were mentioned.
12. **PUBLIC COMMENTS/APPEARANCES-** None.
13. **MOTION TO GO INTO CLOSED SESSION PURSUANT TO WIS. STAT. §19.85(1)(e) FOR PURPOSES OF DELIBERATING OR NEGOTIATING THE PURCHASE, SALE OR EXCHANGE OF PUBLIC PROPERTIES OR CONDUCTING OTHER SPECIFIED PUBLIC BUSINESS, WHERE COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION, TO-WIT: TO DISCUSS THE STATUS OF, APPROACHES TO, TERMS AND CONDITIONS OF, AND FORMULATE NEGOTIATING STRATEGIES FOR, THE POTENTIAL TRANSFER OF SANITARY SEWER SERVICE AREA BETWEEN THE VILLAGE OF SAUKVILLE AND THE CITY OF PORT WASHINGTON.-**Mayor Becker read the closed session agenda item and asked for a motion. MOTION MADE BY ALD. BENNING, SECONDED BY ALD. POSTL TO GO INTO CLOSED SESSION AT 9:52 P.M. FOR THE REASONS STATED ON THE AGENDA. ROLL CALL VOTE TAKEN: AYE: POSTL, NEUMYER, GASPER, BENNING, PLEITNER, TEARNEY, SIGWART. Motion carried unanimously.
14. **RECONVENE INTO OPEN SESSION-** The Council reconvened into open session at 10:26 p.m.
15. **POSSIBLE ACTION ON ANY ITEM DISCUSSED IN CLOSED SESSION-** No action taken.
16. **ADJOURNMENT-** MOTION MADE BY ALD. NEUMYER, SECONDED BY ALD. POSTL TO ADJOURN THE MEETING AT 10:27 P.M. Motion carried unanimously.

Respectfully submitted:
Susan L. Westerbeke, City Clerk