



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
www.cityofracine.org

## Meeting Minutes - Draft

### Common Council

*Alder Jeff Coe*  
*Alder Mollie Jones*  
*Alder Olivia Turquoise-Davis*  
*Alder David Maack*  
*Alder Melissa Kaprelian*  
*Alder Sandy Weidner*  
*Alder Maurice Horton*  
*Alder Cinthia Esqueda*  
*Alder Terry McCarthy*  
*Alder Sam Peete*  
*Alder Mary Land*  
*Alder Henry Perez*  
*Alder Renee Kelly*  
*Alder Alicia Jarrett*  
*Alder Cory Sebastian*

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Tuesday, August 20, 2024

6:00 PM

City Hall, Room 205

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#### A. Call To Order

**PRESENT:** 15 - Coe, Jones, Turquoise-Davis, Maack, Kaprelian, Weidner, Horton, Esqueda, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

#### B. Pledge of Allegiance To The Flag

*Mayor Mason led the Pledge of Allegiance to the Flag.*

#### C. Approval of Journal of Council Proceedings (Minutes)

**A motion was made by Alder Coe, seconded by Alder Maack to Approve the Minutes. The motion PASSED by the following vote:**

**AYES:** 15 - Coe, Jones, Turquoise-Davis, Maack, Kaprelian, Weidner, Horton, Esqueda, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

#### D. Proclamations

[0728-24](#)

**Subject:** Women's Equality Day

#### E. Lincoln King Community Center and Health Clinic Presentation

#### F. Public Comments

*The following people appeared to speak before the Common Council:*  
*Ethel Gates*  
*Tamerin Hayward*

Johnny Ford  
Q.A. Shakoor II  
Tom Reiheizer  
Tom Rutkowski  
Tobin Boyle  
Nikki Fisher  
Sonal Knotek  
Josh Birona  
Kimberly Rice  
Lizbeth Fierro  
Melissa Warner  
Jeff Nuebauer  
James Poplawski  
Dani Dekker  
Paul Nuechterlein  
Soren Gasewski  
Chuck Tyler  
Mary Mclavine  
Jody Spencer

## G. Committee Reports

### Finance and Personnel Committee Report, by Ald. Horton

#### [0681-24](#)

**Subject:** Communication sponsored by Mayor Mason, on behalf of the Finance Director requesting permission to reallocate the City's Direct ARPA funds between previously authorized programs to ensure compliance with the Federal grant requirements.

**Recommendation of the Finance and Personnel Committee on 08-12-2024:** That the Finance Director be authorized to reallocate \$8,109,086 of City Direct ARPA funds from previously authorized programs to other programs that have been authorized by the Common Council and Treasury to ensure compliance with the Department of Treasury grant requirements.

**Fiscal Note:** \$8,109,086 will be reallocated among various projects that were previously authorized by the Common Council and have been approved by the Department of Treasury as listed on the attached agenda briefing memo.

**A motion was made by Alder Horton, seconded by Alder McCarthy, that this Communication be Approved. The motion PASSED by the following vote:**

**AYES:** 11 - Jones, Turquoise-Davis, Maack, Horton, Esqueda, McCarthy, Peete, Land, Perez, Jarrett and Sebastian

**NOES:** 4 - Coe, Kaprelian, Weidner and Kelly

#### [0683-24](#)

**Subject:** Communication sponsored by Mayor Mason, requesting authorization of a resolution of official intent to issue general obligation

bonds, notes, or other debt instruments in support of the Lincoln King Community Center and Clinic project; and also authorization to negotiate and execute a master development agreement with Lincoln King Community Center Development Partners, LLC for the development and construction of Lincoln King Community Center Clinic Project.

**Recommendation of the Finance and Personnel Committee on 08-12-2024:** That the resolution of official intent be adopted and that the Mayor and City Clerk be authorized to negotiate and execute a master development agreement with Lincoln King Community Center Development Partners, LLC for the development and construction of Lincoln King Community Center Clinic Project.

**Fiscal Note:** Total project cost is projected to be \$68M. Project costs will be funded with grant funds from the State and Federal Government, New Market Tax Credit Equity, Private donations, energy credits and rebates, and local funding. 70% of the funding is fully available and bridge funding, in the form of a City issued debt instrument, up to \$21M will be required in advance of the availability of the energy credits, private donations, and federal and state grants still in the application status. Final debt issuance and amounts will come back to the Common Council for final authorization in Q4 2024 or Q1 2025 as the capital stack is finalized.

**A motion was made by Alder Horton, seconded by Alder Land that this Communication be Approved. The motion PASSED by the following vote:**

**AYES:** 12 - Jones, Turquoise-Davis, Maack, Horton, Esqueda, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

**NOES:** 3 - Coe, Kaprelian and Weidner

[0585-24](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the Superintendent of Recreation and Cultural Services, requesting a \$400 retention bonus for all 2024 Lifeguards and Lifeguard Supervisors be applied on their last check, if continued employment through August 11, 2024.

**Recommendation of the Finance and Personnel Committee on 08-12-2024:** That the Superintendent of Recreation and Cultural Services be granted permission to apply a \$400 retention bonus for all 2024 Lifeguards and Lifeguard Supervisors on their last check, if continued employment through August 11, 2024 be approved.

**Fiscal Note:** Approximately 26 Lifeguard workers costing roughly \$10,400.00. Funded by Recreation Part-Time Salaries Account budgeted in 2024.

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[0646-24](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the City Attorney's Office, submitting the claim of Progressive Subrogation Artisan and Truckers Casualty Company on behalf of its insured Scott D. Ostrowski for consideration for disallowance.

**Recommendation of the Finance and Personnel Committee on 08-12-2024:** That the claim be disallowed.

**Fiscal Note:** N/A

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[0647-24](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the City Attorney's Office, submitting the claim of Carlos Sanchez for consideration for disallowance.

**Recommendation of the Finance and Personnel Committee on 08-12-2024:** That the claim be disallowed.

**Fiscal Note:** N/A

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[0648-24](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the City Attorney's Office, submitting the claim of Meshawn Q. Byles for consideration for disallowance.

**Recommendation of the Finance and Personnel Committee on 08-12-2024:** That the claim be disallowed.

**Fiscal Note:** N/A

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[0669-24](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the Public Health Department, requesting permission to enter into a Memorandum of Understanding between the City of Racine Public Health Department and the Kenosha County Department of Human Services - Division of Public Health in support of the grant application of the HUD Lead Hazard Reduction Demonstration Grant.

**Recommendation of the Finance and Personnel Committee on**

**08-12-2024:** That the Public Health Department be authorized to enter into the MOU with the Kenosha County Department of Human Services - Division of Public Health for the HUD Lead Hazard Reduction Demonstration Grant.

**Fiscal Note:** Match funding is provided in the form of personnel time spent on lead risk assessments and other grant activities.

**A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.**

[0678-24](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the Chief of Police, requesting permission to accept the Mayor's Gang Collaborative Grant #00569.

**Recommendation of the Finance and Personnel Committee on**

**08-12-2024:** That the Chief of Police be granted permission to accept the Mayor's Gang Collaborative Grant #00569.

**Fiscal Note:** \$62,500 **City Match:** None

**A motion was made by Alder Horton, seconded by Alder Land, that this Communication be Approved with the addition to do a Presentation for the Public Safety and Licensing Committee. The motion PASSED by the following vote:**

**AYES:** 15 - Coe, Jones, Turquoise-Davis, Maack, Kaprelian, Weidner, Horton, Esqueda, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

[0679-24](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the Chief of Police, requesting permission to purchase canine Bleu a 12 month old Belgian Malinois registered with the American Kennel Club.

**Recommendation of the Finance and Personnel Committee on**

**08-12-2024:** That the Chief of Police be granted permission to purchase canine Bleu a 12 month old Belgian Malinois registered with the American Kennel Club.

**Fiscal Note:** \$9,500 available through the RPD K-9 donation account #20622.48500.31002 **City Match:** None

**A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.**

[0695-24](#)

**Subject:** Communication sponsored by Alder McCarthy, on behalf of the Racine Waterworks Utility Director, requesting a resolution authorizing the Issuance and sale of up to \$19,675,190 Waterworks System Revenue Bonds, Series 2024, and Providing for Other Details and Covenants with Respect Thereto.

**Recommendation of the Waterworks Commission on 07/16/2024:**

To Approve with a Referral to the Finance & Personnel Committee.

**Recommendation of the Finance and Personnel Committee on 08-12-2024:** That the Racine Waterworks Utility Directors request for a resolution authorizing the Issuance and sale of up to \$19,675,190 Waterworks System Revenue Bonds, Series 2024, and Providing for Other Details and Covenants with Respect Thereto be approved.

**Fiscal Note:** Financial Assistance Agreement funded through the state Safe Drinking Water Loan Program is in the amount of \$19,675,190.00, with a loan term of 20 years at a 2.365% rate.

**A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.**

[0032-24](#)

**Subject:** Communication sponsored by Alder McCarthy, on behalf of the Waterworks Commission, requesting approval of a Developer's Agreement for the Pike River Crossing Project (BREG Pike River LLC, Developer).

**Recommendation of the Waterworks Commission on 01/16/2024:**

To Approve with a Referral to the Finance & Personnel Committee.

**Recommendation of the Finance and Personnel Committee on 08-12-2024:** To approve a Developer's Agreement for the Pike River Crossing Project (BREG Pike River LLC, Developer).

**Fiscal Note:** The Developer pays all costs associated with the installation of the main (est. \$1.5M), including utility construction related services.

**A motion was made by Alder Horton, seconded by Alder McCarthy, that this Communication be Approved. The motion PASSED by the following vote:**

**AYES:** 14 - Coe, Jones, Turquoise-Davis, Maack, Kaprelian, Weidner, Horton, Esqueda, McCarthy, Peete, Perez, Kelly, Jarrett and Sebastian

**NOES:** 1 - Land

[0553-24](#)

**Subject:** Communication sponsored by Alder Coe, on behalf of the Department of City Development, requesting the transfer of properties addressed 1001 10th Street, 610 11th Street, 1013 12th Street, 812 12th Street, 410 12th Street, 1309 Grand Avenue, 1212 Highland Avenue, 1143 Villa Street, 1021 Villa Street, and 1008 Villa Street, from the County of Racine to the City of Racine. The properties would then be transferred to Racine Revitalization Partnership (RRP) for

redevelopment.

**Recommendation of the Finance and Personnel Committee on 08-12-2024:** That the receipt of properties addressed as 1001 10th Street, 610 11th Street, 1013 12th Street, 812 12th Street, 410 12th Street, 1309 Grand Avenue, 1212 Highland Avenue, 1143 Villa Street, 1021 Villa Street, and 1008 Villa Street, from the County of Racine to the City of Racine be approved, and that the properties be transferred to Racine Revitalization Partnership for redevelopment.

**Fiscal Note:** RRP will reimburse the City for title transfer, recording, or any other applicable fees, estimated at approximately \$30 per property.

**A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.**

### **Public Works and Services Report, by Ald. Jones**

#### [0651-24](#)

**Subject:** Communication sponsored by Alder Coe, on behalf of Nikola Sretenovich of St. George Serbian Orthodox Church, requesting to utilize parking on both sides of State Street, from Huron St. to Superior St., and along with the east side on Superior St. for their church festival on August 31st - September 1st from noon to 10 p.m.

**Recommendation of the Public Works and Services Committee on 08.14.24:** That the parking request be approved, per the attached stipulations.

**Fiscal Note:** N/A

**A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.**

#### [0661-24](#)

**Subject:** Communication sponsored by Alder Maack, on behalf of Nikki Woods for the Rhino Bar, requesting permission to close High Street between Main Street and Chatham Street from 12:00 p.m. to 9:00 p.m., on Saturday, September 14, 2024 for a fundraiser to benefit Racine's Fourth Fest.

**Recommendation of the Public Works and Services Committee on 08.14.24:** That permission be granted to the Rhino Bar to close High Street from Main Street to Chatham Street from 12:00 p.m. to 9:00 p.m. on September 14, 2024, for their fundraising event, with the attached stipulations.

**Fiscal Note:** There will be nominal costs to various City departments, on a regular shift basis, to assist in implementing this event.

**A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.**

[0650-24](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Department of Parks, Recreation and Cultural Services, submitting final payment for Contract 2023132 - Colonial Park Driveway and Parking Lot Reconstruction, DK Contractors, Contractor.

**Recommendation of the Public Works and Services Committee on 08.14.24:** That the work completed by DK Contractors., on Contract 2023132 - Colonial Park Driveway and Parking Lot Reconstruction, be accepted and final payment authorized for a total contract amount of \$287,859.00. Final payment to include retainage.

**Fiscal Note:** Contract 2023132 was authorized under Resolution No. 0528-23 on June 6, 2023

**A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.**

[0653-24](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Department of Public Works submitting final payment for Contract 2023162 - 2023 Sidewalk Replacement, Beardsley Concrete LLC, Contractors.

**Recommendation of the Public Works and Services Committee on 08.14.24:** That the work completed by Beardsley Concrete LLC., on Contract 2023162 - 2023 Sidewalk Replacement, be accepted and final payment authorized for a total contract amount of \$285,802.03. Final payment to include retainage.

**Fiscal Note:** Contract 2023162 was authorized under Resolution No. 0765-23 on August 15, 2023.

**A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.**

[0649-24](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Department of Public Works, submitting Change Order No.1 to Contract 2023198 - I & I Reduction, MH Rehab and Private Drainage, Globe Contractors Inc., Contractors.

**Recommendation of the Public Works and Services Committee on 08.14.24:** That Change Order No.1 to Contract 2023198 - I & I Reduction, MH Rehab and Private Drainage, Globe Contractors Inc., Contractors, be approved in the amount of \$37,882.11.



**Fiscal Note:** Funding for this change order is available in the following Org-Objects:  
\$40,378.11 60484 57570 Storm Sewer  
(\$2,500.00) 40101 57560 Sanitary Manhole Fund  
\$37,878.11 Total

**A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.**

[0663-24](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Department of Public Works, submitting Change Order No.1 to Contract 2024054 - Assessable Streets and Alleys, Milwaukee General Construction, Contractors.

**Recommendation of the Public Works and Services Committee on 08.14.24:** That Change Order No.1 to Contract 2024054 - Assessable Streets and Alleys, Milwaukee General Construction, Contractors, be approved in the amount of \$4,539.58.

**Fiscal Note:** Funding for this change order is available in the following Org-Objects: 40101 57560 Sanitary Sewer Various Locations.

**A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.**

[0664-24](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Department of Public Works, submitting Change Order No.1 to Contract 2024107 - Core Building Tuckpointing, Berglund Construction, Contractors.

**Recommendation of the Public Works and Services Committee on 08.14.24:** That Change Order No.1 to Contract 2024107 - Core Building Tuckpointing, Berglund Construction, Contractors, be approved in the amount of \$261,802.23.

**Fiscal Note:** Funding for this change order is available in the following Org-Objects: 45040 57200 Core Building Tuckpointing.

**A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.**

[0662-24](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Department of Public Works, submitting Change Order No.1 to Contract 2023176 - State Street Lift Bridge Painting and Structural Repair, Zenith Tech, Inc., Contractors.

**Recommendation of the Public Works and Services Committee on 08.14.24:** That Change Order No.1 to Contract 2023176 - State Street

Lift Bridge Painting and Structural Repair, Zenith Tech, Inc., Contractors, be approved in the amount of \$111,408.00.

**Fiscal Note:** Funding for this change order is available in the following Org-Objects: 40402 57545 Bridges-State.

**A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.**

[0652-24](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Commissioner of Public Works, submitting a request to enter into a State/Municipal Financial Agreement for Local Roads Improvement Program - Goold Street (Limits: Blake Ave to Douglas Ave.)

**Recommendation of the Public Works and Services Committee on 08.14.24:** That the City be authorized and directed to sign the State/Municipal Financial Agreement for Local Roads Improvement Program - Goold Street (Limits: Blake Ave to Douglas Ave.)

**Fiscal Note:** The estimated total cost of the project is \$890,000.00 for design and construction, with the City's share being \$545,000.00. Funding is available in the 2025-2034 Capital Budget.

**A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.**

[0654-24](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Commissioner of Public Works, submitting Amendment 1 to State/Municipal Financial Agreement for State Project ID:2290-00-03/73, STH 38 Northwestern Ave (Golf Ave. to Rapids Dr.)

**Recommendation of the Public Works and Services Committee on 08.14.24:** That the City be authorized and directed to sign Amendment 1 to the State/Municipal Financial Agreement for State Project ID:2290-00-03/73, STH 38 Northwestern Ave (Golf Ave. to Rapids Dr.).

**Fiscal Note:** The estimated total cost of the project is \$945,000.00 for design and construction, with the City's share being \$53,400.00. Funding is available in the 2025-2034 Capital Improvement Program Budget.

**A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.**

**Due Process Board, by Ald. McCarthy**

[0713-24](#)

**Subject:** Communication from Alder McCarthy, on behalf of the City Attorney's Office, submitted the license for 1518 LLC to the Due Process

Board for possible revocation.

**Recommendation of the Due Process Board on August 5th, 2024:**

That the license for 1518 LLC be revoked.

**A motion was made by Alder McCarthy, seconded by Alder Coe, to Receive and File the item. The motion PASSED by the following vote:**

**AYES:** 14 - Coe, Turquoise-Davis, Maack, Kaprelian, Weidner, Horton, Esqueda, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

**NOES:** 1 - Jones

**Executive Committee Report, by Ald. McCarthy**

[0697-24](#)

**Subject:** Communication presented by Mayor Mason requesting the Common Council approve and ratify the City of Racine Notice of Potential Change in Circumstances, dated June 6, 2024, regarding the Intergovernmental Retail Water Service Agreement between the City of Racine and the Village of Mount Pleasant, dated May 24, 2004, as amended.

**Recommendation of Executive Committee on 8.12.24:** That this communication be approved as discussed in closed session and be forwarded to the Common Council for action.

**Fiscal Note:** N/A

**A motion was made by Alder McCarthy, seconded by Alder Peete, that this Communication be Approved. The motion PASSED by the following vote:**

**AYES:** 8 - Jones, Horton, Esqueda, McCarthy, Peete, Land, Jarrett and Sebastian

**NOES:** 6 - Coe, Maack, Kaprelian, Weidner, Perez and Kelly

**ABSENT:** 1 - Turquoise-Davis

[0698-24](#)

**Subject:** Communication presented by Mayor Mason requesting the Common Council approve and ratify the City of Racine Notice of Potential Change in Circumstances, dated June 21, 2024, regarding the Racine Area Intergovernmental Sanitary Sewer Service, Revenue-Sharing, Cooperation and Settlement Agreement, dated April 25, 2002, as amended.

**Recommendation of Executive Committee on 8.12.24:** That this communication be approved as discussed in closed session and be forwarded to the Common Council for action.

**Fiscal Note:** N/A

**A motion was made by Alder McCarthy, seconded by Alder Peete, that this Communication be Approved. The motion PASSED by the following vote:**

**AYES:** 10 - Jones, Turquoise-Davis, Maack, Horton, Esqueda, McCarthy, Peete, Land, Jarrett and Sebastian

**NOES:** 5 - Coe, Kaprelian, Weidner, Perez and Kelly

**Office of the Mayor Report, by Ald. McCarthy**

[0712-24](#)

**Subject: (Direct Referral)** Communication from Mayor Mason appointing Michelle Hein as purchasing agent.

**A motion was made by Alder McCarthy, seconded by Alder Coe, that this Communication be Approved. The motion PASSED by the following vote:**

**AYES:** 15 - Coe, Jones, Turquoise-Davis, Maack, Kaprelian, Weidner, Horton, Esqueda, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

[0723-24](#)

**Subject: (Direct Referral)** Communication from Mayor Mason appointing the following:

Jim Chambers to the Planning Heritage and Design Committee with a term ending April 30, 2027

Scott Leonard to the Transit Commission with a term expiring April 30, 2027

Samantha Altamirano to the Affirmative Action and Human Rights Commission with a term expiring April 30, 2027

Kelly Scroggins to the Library Board with a term expiring May 30, 2027

Domonique Cobb to the Board of Parks, Recreation, and Cultural Services with a term expiring April 30, 2027

Carmen Gonzalez to the Board of Parks, Recreation, and Cultural Services with a term expiring April 30, 2027

**A motion was made by Alder McCarthy, seconded by Alder Peete, that this Communication be Approved. The motion PASSED by the following vote:**

**AYES:** 15 - Coe, Jones, Turquoise-Davis, Maack, Kaprelian, Weidner, Horton, Esqueda, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

**G. Council Vote on Consent Agenda Items ( Communications, Committee Reports, Resolutions)**

**A motion was made by Alder Terry McCarthy, seconded by Alder Jeff Coe, that this be Considered as Reported Adopted by the following vote:**

**AYES:** 15 - Coe, Jones, Turquoise-Davis, Maack, Kaprelian, Weidner, Horton, Esqueda, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

- H. Announcements of New Alder Appointments to Standing Committees**
  
- J. Common Council Announcements**
  
- K. Announcements are limited to recognition of City residents and employees, memorials, and non-political community events. Discussion of matters related to governmental business is prohibited.**
  
- L. Adjourn**

*The meeting was adjourned at 9:54 P.M. by Alder Maack.  
The next scheduled meeting of the Council is Tuesday, July 16, 2024.*  
**ATTEST: TARA MCMENAMIN**  
**CITY CLERK**