



# City of Racine

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

## Meeting Minutes - Final

### Common Council

*Alder Jeff Coe*  
*Alder Mollie Jones*  
*Alder Olivia Davis*  
*Alder Amanda Paffrath*  
*Alder Melissa Kaprelian*  
*Alder Jeffrey Peterson*  
*Alder Maurice Horton*  
*Alder Marcus West*  
*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, September 19, 2023

6:00 PM

City Hall, Room 205

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#### A. Call To Order

**PRESENT:** 13 - Coe, Jones, Davis, Paffrath, Kaprelian, Peterson, Horton, West, Peete, Land, Perez, Kelly and Sebastian  
**EXCUSED:** 2 - McCarthy and Jarrett

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

Mayor Mason led the council in the Pledge of Allegiance to the Flag.

#### C. Approval of Journal of Council Proceedings (Minutes) September 05, 2023

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

**AYES:** 13 - Coe, Jones, Davis, Paffrath, Kaprelian, Peterson, Horton, West, Peete, Land, Perez, Kelly and Sebastian

**EXCUSED:** 2 - McCarthy and Jarrett

#### D. Proclamations

[0936-23](#)

**Subject:** Recognition of the Racine Raiders Football Team Winning the National Championship

#### E. Public Comments

*The following people appeared to speak before the Common Council:  
Laura Sumner Coon  
Michael Schrader  
Lorna Revere  
Ken Brown*

## F. Committee Reports

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

[0877-23](#)

**Subject:** Communication sponsored by Alder West, on behalf of the Human Resources Benefits Manager, requesting permission to present a direct contract with Doctors of Physical Therapy for physical therapy services.

**Recommendation of the Finance and Personnel Committee on 09-11-2023:** That the Human Resources Benefits Manager be authorized to enter into a direct contract with Doctors of Physical Therapy for physical therapy services.

**Fiscal Note:** Flat rate per visit of \$150.00. Employee responsible for \$30.00 copay. Funds will be proposed in the 2024 insurance budget 70312 52100.

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

[0878-23](#)

**Subject:** Communication sponsored by Alder West, on behalf of the Human Resources Benefits Manager, requesting permission to present and implement the Real Appeal program through United Healthcare (UHC).

**Recommendation of the Finance and Personnel Committee on 09-11-2023:** That the Human Resources Benefits Manager be authorized to implement the Real Appeal program through United Healthcare (UHC) as presented.

**Fiscal Note:** \$150 one-time charge when the participant completes the behavioral assessment and registers for the program. \$49 per session, up to a maximum of 12 sessions. Maximum payment, if the participant joins all sessions, is \$738. Funds will be proposed in the 2024 insurance budget 70312 52145.

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

[0879-23](#)

**Subject:** Communication sponsored by Alder West, on behalf of the Human Resources Benefits Manager, requesting permission to present

the vision insurance renewal through Superior Vision.

**Recommendation of the Finance and Personnel Committee on 09-11-2023:** That the Human Resources Benefits Manager be granted permission to approve the vision insurance renewal through Superior Vision as presented.

**Fiscal Note:** Benefit is employee paid.

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

[0880-23](#)

**Subject:** Communication sponsored by Alder West, on behalf of the Human Resources Benefits Manager, requesting permission to present the dental insurance renewal through MetLife.

**Recommendation of the Finance and Personnel Committee on 09-11-2023:** That the Human Resources Benefits Manager be granted permission to approve the dental insurance renewal through MetLife as presented.

**Fiscal Note:** Costs for basic plan is included in the insurance budget 70312 52125. Advanced plan is employee paid.

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

[0881-23](#)

**Subject:** Communication sponsored by Alder West, on behalf of the City Attorney, requesting permission to address national Per- and Polyfluoroalkyl Substances (PFAS)-related litigation and recommend a law firm to represent the City of Racine's interests in such litigation.

**Recommendation of the Finance and Personnel Committee on 09-11-2023:** That the City Attorney be authorized and directed to execute a retainer agreement with Napoli Shkolnik, PLLC, to represent the City of Racine's interests in PFAS-related litigation.

**Fiscal Note:** There will be no out-of-pocket cost to the City of Racine. The retainer agreement provides for a contingent fee arrangement, plus actual direct costs, to be paid from any judgment or settlement.

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

[0889-23](#)

**Subject:** Communication sponsored by Mayor Mason, on behalf of the Youth Employment Officer, requesting permission to apply for a Summer Jobs Connect: Integrating Banking Access into Summer Youth Employment Programs grant from the Cities for Financial Empowerment

Fund (Grant Control #0529).

**Recommendation of the Finance and Personnel Committee on 09-11-2023:** That the Youth Employment Officer be granted permission to apply for a Summer Jobs Connect: Integrating Banking Access into Summer Youth Employment Programs grant from the Cities for Financial Empowerment Fund for up to \$50,000 (Grant Control #0529).

**Fiscal Note:** The grant amount is up to \$50,000 with no City match required.

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

[0891-23](#)

**Subject:** Communication sponsored by Alder West, on behalf of the Wastewater Utility Director, regarding a Resolution authorizing the issuance and sale of up to \$5,749,015 Wastewater Utility Revenue Bonds, series 2023a, and providing for other details and covenants with respect thereto

**Recommendation of the Finance and Personnel Committee on 09-11-2023:** Via resolution #0552-21 the Common Council approved the initial declaration of intent to reimburse using the Department of Natural Resources Clean Water Fund Loan Program for this project. Recommendation is to approve a Resolution authorizing the issuance and sale of up to \$5,749,015 Wastewater Utility Revenue Bonds, series 2023a, and providing for other details and covenants with respect thereto, and have the Mayor and City Clerk sign and execute all necessary documents.

**Recommendation of the Wastewater Commission on 09-19-2023:** To approve a Resolution authorizing the issuance and sale of up to \$5,749,015 Wastewater Utility Revenue Bonds, series 2023a, and providing for other details and covenants with respect thereto, and have the Mayor and City Clerk sign and execute all necessary documents pending approval by Common Council.

**Fiscal Note:** The Wastewater Utility Revenue Bonds (Clean Water Fund Loan) is in the amount of \$5,749,015. Loan is for 20 years and has an interest rate of 2.1450%.

**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 Committee Report, by Ald. Jones**

[0874-23](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of Jeff Sturdevant, Walden III Middle/High School Directing Principal, requesting to close off the south sidewalk of Rupert Boulevard from Chicago Street west to the cemetery during the 2023-2024 winter season.

**Recommendation of the Public Works and Services Committee on 09.12.23:** That Racine Unified School District is granted permission to close off the south sidewalk of Rupert Boulevard from Chicago Street west to the cemetery from December 1, 2023, to April 1, 2024, with the requirement that Racine Unified School District holds the City of Racine harmless from any and all injuries caused by conditions of the sidewalk related to this closure.

**Fiscal Note:** There will be no cost to the City of Racine.

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

[0875-23](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of Nick Demski, Interim Executive Director - Racine Public Library, submitting Change Order No.4 to Contract 2022036 - Racine Public Library Interior Renovations, Rasch Construction & Engineering, Inc., Contractor.

**Recommendation of the Public Works and Services Committee on 09.12.23** That Change Order 4 to Contract 2022036 - Racine Public Library Interior Renovations, Rasch Construction & Engineering, Inc., Contractor, be approved in the amount of \$12,582.79

**Fiscal Note:** Funding for this change order is available in the following Org-Object: 20710 57200 - Building Improvements.

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

[0876-23](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the City's Outreach Specialist, requesting to close 5th Street between Lake Ave and Festival Park Dr, on Saturday, October 21st, 2023 from 6AM-10PM for the City of Racine Demisemiseptcentennial 175th Birthday Bash.

**Recommendation of the Public Works and Services Committee on 9.12.23:** To Approve, and all costs be waived.

**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.**

[0882-23](#)

**Subject:** Communication sponsored by Alder Jones on behalf of Brian Van Schyndel, Assistant City Attorney, that the City be authorized to acquire from the Racine Commercial Airport the existing drainage easement near Batten Field and the SC Johnson hangar. Further that the City be authorized to acquire from Great Northern Corporation and SC Johnson easements in the same area for the construction and maintenance of a new regional storm water dry retention pond.

**Recommendation of the Public Works and Services Committee on**

**09.12.23:** That the City be authorized to acquire from the Racine Commercial Airport the existing drainage easement located near Batten Field along the property line of 3400 Mount Pleasant Street and 3454 Mount Pleasant Street, property owned by Great Northern Corporation (GNC) and SC Johnson respectively. Further, that City be authorized to acquire from GNC and SC Johnson a temporary construction easement in the same area for the construction of a new regional storm water dry retention pond, and also acquire a permanent non-exclusive easement for maintenance of the same. It is also requested that the City Attorney's Office be authorized to draft the appropriate agreements and negotiate the acquisition of the above easements.

**Fiscal Note:** The cost to obtain the above easements would be only the fees to record the agreements with the Register of Deeds, \$30.00 per document.

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

[0883-23](#)

**Subject:** Communication sponsored by Alder Jones on behalf of the City Engineer submitting a Three Party Professional Engineering Services Contract between the City of Racine, WisDOT, and Strand Associates, Inc., for State Project ID: 2703-00-06, Ohio Street, Washington Ave. (STH 20) to Graceland Blvd.

**Recommendation of the Public Works and Services Committee on**

**09.12.23:** That the Mayor and City Clerk be authorized and directed to enter into a three-party professional engineering services agreement between the City of Racine, WisDOT, and Strand Associates, Inc., for State Project ID: 2703-00-06, Ohio Street - Washington Ave. to Graceland Blvd. in the not-to-exceed amount of \$468,903.40, with the City's share being \$164,263.40 (35%) and the State's share being \$304,640.00 (65% - capped amount).

**Fiscal Note:** Funding is available in Org-Object 45040-57500-4003 in the '23-32 Capital Improvement Plan.

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

[0884-23](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the City Engineer, submitting Change Order No.1 to Contract 2023052 - Concrete Pavement Rehabilitation, Beardsley Concrete LLC, Contractors.

**Recommendation of the Public Works and Services Committee on 09.12.23:** That Change Order No.1 to Contract 2023052 - Concrete Pavement Rehabilitation, Beardsley Concrete LLC, Contractors, be approved in the deduct amount of (\$13,339.70)

**Fiscal Note:** Funding for this change order is credited in the following Org-Objects:  
(\$12,359.70) 45040 57500 DPW Paving.  
(\$980.00) 60484 57570 Storm Sewers  
(\$13,339.70) Total

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

[0885-23](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Department of Public Works, submitting final payment for Contract 2023052 - Concrete Pavement Rehabilitation, Beardsley Concrete LLC, Contractors.

**Recommendation of the Public Works and Services Committee on 09.12.23:** That the work completed by Beardsley Concrete LLC., Contractors, on Contract 2023052 - Concrete Pavement Rehabilitation be accepted and final payment authorized for a total contract of \$127,447.30. Final Payment to include retainage.

**Fiscal Note:** Contract 2023052 was authorized under Resolution No.0313-23 dated April 17, 2023.

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

[0887-23](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Department of Public Works, to submit final payment for Contract 2022070 - 2022 Sidewalk Replacement, RAZA of Racine, LLC, Contractors.

**Recommendation of the Public Works and Services Committee on 09.12.23:** That the work completed by RAZA of Racine, LLC, Contractors, on Contract 2022070 - 2022 Sidewalk Replacement, be

accepted and final payment authorized for a total contract of \$431,038.27. Final Payment to include retainage.

**Fiscal Note:** Contract 2022070 was authorized under Resolution No.0440-22 dated July 12, 2022.

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

[0888-23](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Commissioner of Public Works, submitting a professional services agreement between the City of Racine and AECOM.

**Recommendation of the Public Works and Services Committee on 09.12.23:** That the Public Works and Services Committee approve the professional services agreement and direct the Mayor and City Clerk to sign the agreement between the City of Racine and AECOM for the design of a dry retention facility near the Great Northern Corporation.

**Fiscal Note:** Funding will be available in the 2024-2033 CIP.

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

**Community Development Block Grant Advisory Board Report, by Ald. McCarthy**

[0896-23](#)

**Subject:** Communication sponsored by Mayor Mason requesting an amendment of the 2015-2019 Consolidated Plan to reallocate \$264,437.22 of unspent Public Services and Administration CDBG-CV (Coronavirus funds) funds (\$235,065.87 - Public Services and \$29,372.06 - Administration) to FY 2023 Public Infrastructure/Facilities.

**Recommendation of the CDBG Advisory Board on 09-11-23:** To approve the request to amend the 2015-2019 Consolidated Plan to move \$264,437.22 from the Public Service and Administration category to fund FY 2023 Infrastructure projects.

**Fiscal Note:** There are sufficient CDBG-CV funds to redirect the allocation.

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

**Community Development Authority Report, by Ald. West**

[0909-23](#)

**Subject:** Consideration of a request from the Community Development Authority of the City of Racine (CDA) through CDA Resolution 23-22



related to property owned by the Young Men's Christian Assoc, of Racine, located at 725 Lake Avenue, for potential acquisition by the CDA for blight elimination and redevelopment and that the CDA acquire such property notwithstanding that it is not in an existing redevelopment area.

**Recommendation of the Community Development Authority on**

**09-18-2023:** That the Common Council find that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the real estate at 725 Lake Avenue by the Community Development Authority of the City of Racine, the uses of the property after acquisition, and the relation of the acquisition to other property redevelopment by the Community Development Authority of the City of Racine.

**Fiscal Note:** N/A as the CDA will be acquiring the property and City funds will not be used for property acquisition or recording of necessary documents.

**A motion was made by Alder Kaprelian, seconded by Alder Kelly, that this Communication be Deferred. The motion FAILED by the following vote:**

**AYES:** 3 - Kaprelian, Peterson and Kelly

**NOES:** 9 - Coe, Jones, Davis, Paffrath, Horton, West, Peete, Land and Perez

**ABSENT:** 2 - McCarthy and Jarrett

**ABSTENTIONS:** 1 - Sebastian

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

**AYES:** 10 - Coe, Jones, Davis, Paffrath, Horton, West, Peete, Land, Perez and Kelly

**NOES:** 2 - Kaprelian and Peterson

**EXCUSED:** 2 - McCarthy and Jarrett

**ABSTENTIONS:** 1 - Sebastian

Planning Heritage and Design Report, by Ald. Peete

[0821-23](#)

**Subject:** Consideration of a request from the West Racine Alliance for the creation of a Business Improvement District for the West Racine commercial area.

**Recommendation of the Planning, Heritage, and Design**

**Commission on 08-14-23:** That the operating plan be adopted.

**Fiscal Note:** N/A

A motion was made by Alder Kaprelian, seconded by Alder Peete, that this Communication be Received and Filed. The motion PASSED by the following vote:

AYES: 12 - Coe, Jones, Davis, Paffrath, Kaprelian, Peterson, Horton, West, Peete, Land, Kelly and Sebastian

NOES: 1 - Perez

EXCUSED: 2 - McCarthy and Jarrett

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

[0914-23](#)

**Subject: (Direct Referral)** Communication sponsored by Mayor Mason presenting the following appointment for approval:

Walter Williams to the Library Board for a term expiring May 31, 2024  
Brian O'Connell to the Due Process Board for a term expiring April 30, 2025

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

AYES: 9 - Jones, Davis, Paffrath, Peterson, Horton, West, Peete, Land and Sebastian

NOES: 4 - Coe, Kaprelian, Perez and Kelly

EXCUSED: 2 - McCarthy and Jarrett

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

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

AYES: 13 - Coe, Jones, Davis, Paffrath, Kaprelian, Peterson, Horton, West, Peete, Land, Perez, Kelly and Sebastian

ABSENT: 2 - McCarthy and Jarrett

**H. Common Council Announcements**

**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.**

**I. Adjourn**

*The meeting was adjourned at 7:48 P.M. by Alder West  
The next scheduled meeting of the Council is Tuesday, October 03, 2023.  
ATTEST: TARA MCMENAMIN*

*CITY CLERK*