



# City of Racine

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

## Meeting Minutes - Final

### Finance and Personnel Committee

*Chair Maurice Horton*  
*Vice Chair Cory Sebastian*  
*Alder Olivia Turquoise-Davis*  
*Alder Mary Land*  
*Alder Terry McCarthy*

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Monday, August 12, 2024

5:30 PM

City Hall, Room 303

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#### Call To Order

**PRESENT:** 5 - Chair Horton, Vice Chair Sebastian, Turquoise-Davis, Land and McCarthy

#### Approval of Minutes for the July 8, 2024 Meeting.

A motion was made by Land, seconded by Turquoise-Davis, to Approve the Minutes.

The motion **PASSED** by the following vote:

**AYES:** 4 - Chair Horton, Turquoise-Davis, Land and McCarthy

**ABSTENTIONS:** 1 - Vice Chair Sebastian

#### [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.

*Mayor Mason, Finance Director Fischer, Parks, Recreation, Cultural Services Director Molbeck, King Community Center Director Allen, Public Health Administrator Bowersox, Smith Group Representatives Cassie Goodwin & Coty Sandberg, Payne Consulting Representative Dr. Kimberly Payne, and Pepper Construction Representative Jake Pepper, appeared before the Committee to speak on the item.*

**A motion was made by Alder Horton, seconded by Alder Davis, that this file be Recommended For Approval.**

[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.

*Finance Director Fischer, City Development Director Williams, and Alder Kaprelian, appeared before the Committee to speak on the item.*

**A motion was made by Alder Sebastian, seconded by Alder McCarthy, that this file be Recommended For Approval.**

[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.

*Public Health Administrator Bowersox, appeared before the Committee to speak on the item.*

**A motion was made by Alder McCarthy, seconded by Alder Land, that this file be Recommended For Approval.**

[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.

*Recreation and Cultural Services Superintendent Mars, and Mayor Mason, appeared before the Committee to speak on the item.*

**A motion was made by Alder McCarthy, seconded by Alder Land, that this file be Recommended For Approval.**

[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

*Police Chief Ramirez, appeared before the Committee to speak on the item.*

**A motion was made by Alder Land, seconded by Alder McCarthy, that this file be Recommended For Approval.**

[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

*Police Chief Ramirez, and Deputy Chief Melby, appeared before the Committee to speak on the item.*

**A motion was made by Alder Sebastian, seconded by Alder Land, that this file be Recommended For Approval.**

[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.

*Racine Wastewater Director Tillis, and Finance Director Fischer, appeared before the Committee to speak on the item.*

**A motion was made by Alder McCarthy, seconded by Alder Sebastian, that this file be Recommended For Approval.**

[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.

*City Development Director Williams, appeared before the Committee to speak on the item.*

**A motion was made by Alder Land, seconded by Alder Sebastian, that this file be Recommended For Approval.**

[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

*Deputy City Attorney Roubik, appeared before the Committee to speak on the item.*

**A motion was made by Alder Horton, seconded by Alder McCarthy, that the disallowance of this claim be Recommended for Approval.**

[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

*Deputy City Attorney Roubik, appeared before the Committee to speak on the item.*

**A motion was made by Alder Horton, seconded by Alder McCarthy, that the disallowance of this claim be Recommended for Approval.**

[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

*Deputy City Attorney Roubik, appeared before the Committee to speak on the item.*

A motion was made by Alder Land, seconded by Alder Sebastian, that the disallowance of this claim be Recommended for Approval.

### Closed Session

**It is intended that the Finance and Personnel Committee will convene in closed session pursuant to Wisconsin Statutes section 19.85(1)(g) to discuss strategy for litigation in which the City of Racine is or is likely to be involved.**

A motion was made by Alder Land, seconded by Alder Davis, to go into Closed Session.

The motion PASSED by the following vote:

**AYES:** 4 - Chair Horton, Vice Chair Sebastian, Turquoise-Davis and Land

**NOES:** 1 - McCarthy

### [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.

*City Attorney Letteney, appeared before the Committee to speak on the item.*

A motion was made by Alder McCarthy, seconded by Alder Sebastian, that this file be Recommended For Approval.

### Open Session

**The Finance and Personnel Committee will return to open session and may take action on any item discussed in closed session.**

A motion was made by Alder Horton, seconded by Alder Sebastian, to go into

**Open Session.**

**The motion PASSED by the following vote:**

**AYES:** 5 - Chair Horton, Vice Chair Sebastian, Turquoise-Davis, Land and McCarthy

**There being no further business to come before the Committee, the meeting adjourned at 7:48p.m. The next scheduled meeting of the Committee is at 5:30p.m. on Monday, August 26, 2024.**

**Respectfully submitted,**

**Alder Horton, Chair**

**Finance & Personnel Committee**