



City of Racine

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

Meeting Minutes - Draft

Finance and Personnel Committee

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

Monday, March 10, 2025

5:00 PM

City Hall, Room 303

Call To Order

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

Approval of Minutes for the February 24, 2025 Meeting.

A motion was made by Alder Sebastian, seconded by Alder McCarthy, to Approve the Minutes.

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

AYES: 4 - Chair Horton, Vice Chair Sebastian, Land and McCarthy

EXCUSED: 1 - Turquoise-Davis

0226-25

Subject: Communication sponsored by Alder Horton, on behalf of the Public Health Department, requesting permission to enter into an agreement and accept funding of \$227,357 from the WI Department of Health Services for the DIS Supplemental Agreement (Grant Control #00626).

Recommendation of the Finance and Personnel Committee on

03-10-2025: That the Public Health Department be authorized to enter into an agreement and accept funding of \$227,357 from the WI Department of Health Services for the DIS Supplemental Agreement (Grant Control #00626).

Fiscal Note: No City Match Required.

Deputy Public Health Administrator Fergus, 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.

0202-25

Subject: Communication sponsored by Alder Land, on behalf of the Parks, Recreation and Cultural Services Director, requesting permission to create a new part-time position (LTE) to implement the

outreach/education component of the DNR/IRA Urban Forestry grant (Grant Control # 00560) that was awarded to the Parks, Recreation and Cultural Services Department in 2024.

Recommendation of the Finance and Personnel Committee on

03-10-2025: That the communication sponsored by Alder Land, on behalf of the PRCS Director, requesting permission to create a new part-time position (LTE) to implement the outreach/education component of the DNR/IRA Urban Forestry grant (Grant Control # 00560) be approved.

Fiscal Note: There is no City budgetary impact. The position will be funded by the DNR/IRA Urban Forestry grant (Grant Control #00560).

City Forester Koepnick, appeared before the Committee to speak on the item.

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

[0229-25](#)

Subject: Communication sponsored by Alder Land, on behalf of the Department of Parks, Recreation and Cultural Services, submitting bid results of Official Notice #1-2025 Tree Purchase.

Recommendation of the Finance and Personnel Committee on

03-10-2025: That the contract for Official Notice #1-2025 Tree Purchase be awarded to the two lowest, responsive bidders: Chestnut Ridge Nursery, Inc., in the amount of \$36,182 and Schichtel's Nursery Inc. in the amount of \$64,526.

Fiscal Note: Funding is available in the following Org-Objects \$100,708 Acct# 6048401 57110-Land Improvements.

City Forester Koepnick, 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.

[0230-25](#)

Subject: Communication sponsored by Alder Land, on behalf of the Department of Parks, Recreation and Cultural Services, submitting bid results of Official Notice #2-2025 Tree Purchase (DNR/IRA).

Recommendation of the Finance and Personnel Committee on

03-10-2025: That the contract for Official Notice #2-2025 Tree Purchase (DNR/IRA) be awarded to the two lowest, responsive bidders: Chestnut Ridge Nursery, Inc. in the amount of \$10,195 and Schichtel's Nursery, Inc. in the amount of \$11,846.

Fiscal Note: Funding is available in the following Org-Objects \$22,041

Acct#6048401 52200 50046-Contracted Services.

City Forester Koepnick, 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.

[0231-25](#)

Subject: Communication sponsored by Alder Land, on behalf of the Department of Parks, Recreation and Cultural Services, submitting bid results of Official Notice #4-2025 Tree and Stump Removal (DNR/IRA).

Recommendation of the Finance and Personnel Committee on 03-10-2025: That the contract for Official Notice #4-2025 Tree and Stump Removal (DNR/IRA) be awarded to the two lowest, responsive bidders: Busch Tree Expert, LLC in the amount of \$46,500 and Homer Tree Service, Inc. in the amount of \$32,780.

Fiscal Note: Funding is available in the following Org-Objects \$79,280 (expected amount) 6048401 52200 50046-Contracted Services.

City Forester Koepnick, 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.

[0223-25](#)

Subject: Communication sponsored by Alder Kelly, requesting permission to have a presentation by the Racine Police Association regarding the contract negotiations.

Recommendation of the Finance and Personnel Committee on 03-10-2025: To Receive and File.

Fiscal Note: N/A

Wisconsin Professional Police Association Executive Director Jim Palmer, appeared before the Committee to speak on the item.

A motion was made by Alder McCarthy, seconded by Alder Sebastian, that this communication be Received and Filed.

[0217-25](#)

Subject: Communication sponsored by Alder Coe, requesting the creation of an ordinance that provides the administrative appeal procedures under the RENTS Registration Ordinances.

Recommendation of the Finance and Personnel Committee on 03-10-2025: To Defer

Fiscal Note: N/A

A motion was made by Alder McCarthy, seconded by Alder Horton, that this file be Deferred.

[0233-25](#)

Subject: Communication sponsored by Alder Coe, requesting the creation of an ordinance that governs the certification of debt from unpaid parking citations and provides debtors with the administrative procedure by which to appeal the certification of debt and/or to contest the parking citation.

Recommendation of the Finance and Personnel Committee on

03-10-2025: To Defer

Fiscal Note: The fiscal impact will be determined by the eligible parking citation debt, which may vary from year to year.

A motion was made by Alder McCarthy, seconded by Alder Sebastian, that this file be Deferred.

[0235-25](#)

Subject: Communication sponsored by Alder Horton, on behalf of the Finance Director requesting review and approval of the City's Investment Policy and public depositories.

Recommendation of the Finance and Personnel Committee on

03-10-2025: To Defer

Fiscal Note: N/A

A motion was made by Alder Land, seconded by Alder McCarthy, that this file be Deferred.

[0236-25](#)

Subject: Communication sponsored by Alder Horton, on behalf of the Finance Director, requesting permission to submit the presentation of the unaudited 4th Quarter 2024 Fiscal Results and investment summaries.

Recommendation of the Finance and Personnel Committee on

03-10-2025: To Defer

Fiscal Note: N/A

A motion was made by Alder Sebastian, seconded by Alder Land, that this file be Deferred.

[0225-25](#)

Subject: Communication sponsored by Mayor Mason, on behalf of the Finance Director and City Attorney, to approve and ratify the formation of the Lincoln King Community Center and Clinic QALICB, Inc., for the purposes of the New Market Tax Credit transaction associated with the construction of the Lincoln King Community Center and Clinic project, and to allow the Mayor, City Clerk, Finance Director, and other staff to execute all necessary documents associated with the project.

Recommendation of the Finance and Personnel Committee on

03-10-2025: To approve and ratify the formation of the Lincoln King

Community Center and Clinic QALICB, Inc., for the purposes of the New Market Tax Credit transaction associated with the construction of the Lincoln King Community Center and Clinic project, and to allow the Mayor, City Clerk, Finance Director, and other staff to execute all necessary documents associated with the project.

Fiscal Note: Costs associated with this are included in the project budget.

City Attorney Letteney, Finance Director Fischer, and Mayor Mason, 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.

[0224-25](#)

Subject: Communication sponsored by Mayor Mason, on behalf of the City Development Department requesting permission to apply for a Wisconsin Economic Development Corporation (WEDC) Community Development Investment (CDI) Grant (Grant Control #00617) for the Legion Building at Belle City Square, 1907 St. Patrick Street.

Recommendation of the Finance and Personnel Committee on

03-10-2025: To Receive and File.

Fiscal Note: N/A

A motion was made by Alder Land, seconded by Alder Horton, that this communication be Received and Filed.

[0250-25](#)

Subject: Communication sponsored by Mayor Mason and Alder Coe, on behalf of the Director of City Development, requesting permission to enter into a Development Incentive Agreement with Dominion 12, LLC and Dominion 14, LLC, and AOA Racine, LLC for the Dominion Downtown Phase 2 project.

Recommendation of the Finance and Personnel Committee on

03-10-2025: That the Mayor and City Clerk be authorized to enter into a Development Incentive Agreement and execute all necessary documents with Dominion 12, LLC and Dominion 14, LLC, and AOA Racine, LLC for the Dominion Downtown Phase 2 project.

Fiscal Note: The \$9.7M loan to the developer will come from the following sources:

- \$5.7 million will be transferred from TID #9 (Johnson Building)
-Cash is available for this transfer
- \$4 million will come from a City borrowing from the Board of Commissioners of Public Lands as authorized by the Common Council.

City Development Director Williams, Dominion Properties CFO Michael Godfrey, and Finance Director Fischer, 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.

[0252-25](#)

Subject: Communication sponsored by Mayor Mason, on behalf of the Human Resources Department, requesting permission to apply for a workforce development fast forward grant at the WI Department of Workforce Development in relation to the public safety cadet and youth employment program.

Recommendation of the Finance and Personnel Committee on

03-10-2025: That the Human Resources Department be granted permission to apply for a workforce development fast forward grant at the WI Department of Workforce Development in relation to the public safety cadet and youth employment program.

Fiscal Note: Required cash or in-kind match is 50% of the amount of the grant award. Grant Control #00628 (HR/Fire Dept.) up to \$176,000 and Grant Control #00629 (HR/CDL program) up to \$225,000.

Human Resources Director Horton, and Equity Officer Buford, 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.

[0221-25](#)

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

Recommendation of the Finance and Personnel Committee on

03-10-2025: 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 McCarthy, seconded by Alder Land, that the disallowance of this claim be Recommended for Approval.

[0222-25](#)

Subject: Communication sponsored by Alder Horton, on behalf of the City Attorney's Office, submitting the claim of Maxwell Malkmus and Shelly Malkmus for consideration for disallowance.

Recommendation of the Finance and Personnel Committee on

03-10-2025: 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 Sebastian, seconded by Alder Land, 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, and pursuant to Wisconsin Statutes section 19.85(1)(e), to address matters that, for competitive or bargaining reasons, require a closed session.

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

The motion PASSED by the following vote:

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

[0228-25](#)

Subject: Communication presented by Alder Horton, on behalf of the City Attorney, requesting the City Attorney present proposed settlement in the case of *Shannon Hollimon., et al., v. City of Racine, et al*, Racine County Circuit Court Case No. 23 CV 1428.

Recommendation of the Finance and Personnel Committee on

03-10-2025: Approve the proposed settlement as presented in closed session.

Fiscal Note: Approved proposed settlement \$50,000.

Assistant City Attorney Pomplin, 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.

Alder Davis - Abstained

[0244-25](#)

Subject: Communication sponsored by Alder Kelly requesting to refer the RPA version of the tentative agreement that was submitting to the attorney's office on November 11, 2024 (with the healthcare language included), to be sent to Finance & Personnel for signature and adoption by council.

Staff Recommendation: The item should be received and filed, because the November 11, 2024, draft provided by the Racine Police Association is not a tentative agreement, is not properly formatted to be executed, is not consistent with the contractual terms negotiated by the

parties, is not consistent with the contractual terms approved by the Common Council on March 21, 2023, and in part violates arbitrator and judicial decisions. Further, to implement the language in the November 11, 2024, draft provided by the Racine Police Association would incur substantial costs, exacerbating the City of Racine's structural deficit and potentially leading to significant negative consequences for City operations.

Recommendation of the Finance and Personnel Committee on 03-10-2025: To Defer.

Fiscal Note: Several components of this proposal will have both a short term and long-term fiscal impact on the City of Racine. The true impact will require an actuarial evaluation; however, initial estimates of the impact exceed \$15 million. The City's most recent actuarial evaluation of our long-term retiree healthcare liability exceeds \$200 million, of which over \$70 million is associated with the Racine Police Association. The City of Racine Post Employment Healthcare Liability is the largest per capita in the State of Wisconsin WITHOUT these proposed changes. The changes proposed will increase this liability.

City Attorney Letteney, Finance Director Fischer, and Mayor Mason, appeared before the Committee to speak on the item.

A motion was made by Alder McCarthy, seconded by Alder Sebastian, that this file be Deferred.

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 McCarthy, seconded by Land, to go into Open Session.

The motion PASSED by the following vote:

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

Adjournment

There being no further business to come before the Committee, the meeting adjourned at 6:51p.m. The next scheduled meeting of the Committee is at 5:30p.m. on Monday, March 24, 2025.

Respectfully submitted,

Alder Horton, Chair

Finance & Personnel Committee