



City of Racine

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

Meeting Agenda - Final Finance and Personnel Committee

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

Monday, September 23, 2024

5:30 PM

City Hall, Room 303

The meeting will begin following the adjournment of the Waterworks Commission or at 5:30p.m., whichever is later.

Call To Order

Roll Call

Approval of Minutes for the September 9, 2024 Meeting.

[0814-24](#)

Subject: Communication sponsored by Alder Horton, on behalf of the Finance Director, to approve a resolution authorizing the issuance and sale of \$16,525,000 of 2024 general obligation promissory notes dated October 22, 2024 to be used for paying the cost of various capital improvement and acquisition projects and vehicles and equipment as set forth in the 2024 capital improvement plan.

Staff Recommendation: To approve a resolution authorizing the issuance and sale of \$16,525,000 of 2024 general obligation promissory notes dated October 22, 2024 to be used for the paying the cost of various capital improvement and acquisition projects and vehicles and equipment as set forth in the 2024 capital improvement plan.

Fiscal Note: Long term capital projects of \$12,329,525 and equipment of \$4,192,075 have been approved and budgeted in 2024 through this borrowing. Payments due in the years 2025 through 2038.

Attachments:

[Racine, C of - 2024 GOPNs - Resolution \(10-1-24\)](#)
[prs plan of finance_racine finance 092324](#)

[0834-24](#)

Subject: Communication sponsored by Alder Horton, on behalf of the Chief Information Officer, requesting permission to increase contract #2023228 with Complex Security Solutions, Inc. for Fiber Contracting Services.

Staff Recommendation: That the Purchasing Agent be granted permission to increase contract #2023228 with Complex Security Solutions, Inc. by \$160,200.

Fiscal Note: Funding for the additional \$160,200 is available in account #70113-57355 and costs for subsequent years will be appropriated during the annual budget process.

Attachments: [ABM Fiber 2024](#)

[0831-24](#)

Subject: Communication sponsored by Mayor Mason, on behalf of the Director of Parks, Recreation and Cultural Services, requesting permission to approve the donation from the Potawatomi Nation of a statue "Fire Keeper" to the City of Racine. The statue will be placed on the island at the North entrance to Festival Hall along the Kipikawi Causeway. The value of the statue and improvement to the site are approximately \$20,000.00.

Staff Recommendation: That the Director of Parks, Recreation and Cultural Services be granted permission to approve the donation from the Potawatomi Nation of a statue "Fire Keeper" to the City of Racine. Including the statue being placed on the island at the North entrance to Festival Hall along the Kipikawi Causeway.

Fiscal Note: Minor install costs up to \$500.00 for a concrete pad to place the statue. Funds are available in CIP Land Improvement account 45050 57110. The value of the statue and improvement to the site are approximately \$20,000.00.

Attachments: [ABM Firekeeper Statue](#)

[Statue Firekeeper_001](#)

[0685-24](#)

Subject: Communication sponsored by Alder McCarthy, on behalf of the Waterworks Commission, regarding a resolution authorizing the Issuance and Sale of Up to \$959,615 Taxable Waterworks System Revenue Bonds, Series 2024B, and Providing for Other Details and Covenants With Respect Thereto.

Recommendation of the Waterworks Commission on 09/17/24: To Approve with a Referral to the Finance and Personnel Committee.

Staff Recommendation: To approve a resolution authorizing the Issuance and Sale of Up to \$959,615 Taxable Waterworks System Revenue Bonds, Series 2024B, and Providing for Other Details and Covenants With Respect Thereto.

Fiscal Note: Financial assistance agreement funded through the state Safe Drinking Water Loan Program is in the amount of \$3,275,000.00 with

a loan term of 20 years at a 0.25% interest rate. The loan total is offset by \$2,305,625.00 in principal forgiveness.

Attachments: [bond resolution SDWL_20240917](#)

[0724-24](#)

Subject: Communication Sponsored by Alder McCarthy, on behalf of the Waterworks Commission, requesting approval of a Developer's Agreement for the Wisconn Valley Way Water Main Extension Project (V. Mount Pleasant, developer).

Recommendation of the Waterworks Commission on 08/20/24: To Defer this item until more specific information can be gathered to support whether the water usage proposed within this Developer's Agreement would fall under the stipulation of the 9,000 gallons/day/acre as laid out in the 2004 Retail Water Agreement.

Recommendation of the Waterworks Commission on 09/17/24: To Approve with a Referral to the Finance & Personnel Committee.

Staff Recommendation: That the Waterworks Commission be granted permission to approve a Developer's Agreement for the Wisconn Valley Way Water Main Extension Project (V. Mount Pleasant, developer).

Fiscal Note: The developer pays all costs associated with the installation of the water main estimated at \$170,000.

[0725-24](#)

Subject: Communication Sponsored by Alder McCarthy, on behalf of the Waterworks Commission, requesting the approval of a Developer's Agreement for the Springs at Mount Pleasant Water Main Extension Project (Continental1818 Fund, LLC, developer).

Recommendation of the Waterworks Commission on 08/20/24: To Defer this item until more specific information can be gathered to support whether the water usage proposed within this Developer's Agreement would fall under the stipulation of the 9,000 gallons/day/acre as laid out in the 2004 Retail Water Agreement.

Recommendation of the Waterworks Commission on 09/17/24: To Approve with a Referral to the Finance & Personnel Committee.

Staff Recommendation: That the Waterworks Commission be granted permission to approve a Developer's Agreement for the Springs at Mount Pleasant Water Main Extension Project (Continental1818 Fund, LLC, developer).

Fiscal Note: The developer pays all costs associated with the installation of the water main estimated at \$375,000.

[0783-24](#)

Subject: Communication Sponsored by Alder McCarthy, on behalf of the Waterworks Commission, requesting approval of a Developer's Agreement for the Highway "KR" Development Project (V. Mount Pleasant, developer).

Recommendation of the Waterworks Commission on 09/17/24: To Approve with a Referral to the Finance and Personnel Committee.

Staff Recommendation: That the Waterworks Commission be granted permission to approve a Developer's Agreement for the Highway "KR" Development Project (V. Mount Pleasant, developer).

Fiscal Note: The developer pays all costs associated with the installation of the local water main estimated at 1.9M.

[0223-24](#)

Subject: Communication Sponsored by Alder McCarthy, on behalf of the Waterworks Commission, requesting approval of a Developer's Agreement for the Mount Pleasant TID#7 Development Project (V. Mount Pleasant, developer).

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

Recommendation of the Waterworks Commission on 08/20/2024: To Defer this item until more specific information can be gathered to support whether the water usage proposed within this Developer's Agreement would fall under the stipulation of the 9,000 gallons/day/acre as laid out in the 2004 Retail Water Agreement.

Recommendation of the Waterworks Commission on 09/17/2024: To Defer this item until a more clearer understanding of how the REC (Residential Equipment Charge) fees will impact the financing to cover the estimated over-sizing cost of the water main without it affecting the rate payers.

Staff Recommendation: That the Waterworks Commission be granted permission to approve a Developer's Agreement for the Mount Pleasant TID#7 Development Project (V. Mount Pleasant, developer).

Fiscal Note: The developer pays all costs associated with the installation of the local water main.

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.

[0829-24](#)

Subject: Communication sponsored by Alder Horton, on behalf of the City Attorney, requesting authorization for the City Attorney's Office to represent all City employees and officers in *Hendrickson, et al., v. City Clerk for the City of Racine*, Racine County Circuit Court Case No. 2024 CV 1232.

Staff Recommendation: N/A

Fiscal Note: N/A

[0391-24](#)

Subject: Communication sponsored by Mayor Mason, seeking to novate the incentive agreements with J. Jeffers & Co., approved by Common Council on March 7, 2023, under Resolution #0200-23, by entering into three separate incentive agreements with J. Jeffers & Co. for Residential Phase IV, Commercial Phase 1, and Commercial Phase 2 of the Belle City Square (Horlick Historic District) Redevelopment at and near 2200 Northwestern Avenue.

Staff Recommendation: N/A

Fiscal Note: N/A

Attachments:

[Memo- Phase IV Belle City Square](#)

[Belle City's Amended Incentive Agreement presentation](#)

Open Session

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

Adjournment

All persons, including alders, interested in committee agenda items shall be permitted to provide input. Immediately after calling each agenda item, the chair shall permit input from any person, including alders, which input shall be limited to such agenda item. The chair may limit each person providing input to a reasonable time, based upon the circumstances.

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Finance Department at (262) 636-9148 at least 48 hours prior to this meeting.

This meeting will be streaming live to City of Racine, On the Lake Facebook page.