



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

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

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

EXCUSED: 1 - Turquoise-Davis

Approval of Minutes for the September 09, 2024 Meeting.

A motion was made by Alder Sebastian, seconded by Alder Land, 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

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.

Recommendation of the Finance and Personnel Committee on 09-23-2024: 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.

RW Baird Managing Director of Public Finance Bradley Viegut, and Mayor Mason,

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.

[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.

Recommendation of the Finance and Personnel Committee on 09-23-2024: 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.

MIS Chief Information Officer Edwards, appeared before the Committee to speak on the item.

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

[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.

Recommendation of the Finance and Personnel Committee on 09-23-2024: 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.

Director of Parks, Recreation, and Cultural Services Molbeck, 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.

[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.

Recommendation of the Finance and Personnel Committee on 09-23-2024: 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.

Racine Water Utility Director Islam, 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.

[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.

Recommendation of the Finance and Personnel Committee on 09-23-2024: 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 local water main estimated at \$1.7M.

Racine Water Utility Director Islam, 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.

[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.

Recommendation of the Finance and Personnel Committee on 09-23-2024: 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 local water main estimated at \$375,000.

Racine Water Utility Director Islam, 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.

[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.

Recommendation of the Finance and Personnel Committee on 09-23-2024: 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.

Racine Water Utility Director Islam, appeared before the Committee to speak on the item.

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

[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.

Recommendation of the Finance and Personnel Committee on

09-23-2024: 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 12" water main estimated at 2.58M.

Racine Water Utility Director Islam, appeared before the Committee to speak on the item.

A motion was made by Alder McCarthy, seconded by Alder Horton, that this file 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 Horton, to go into Closed Session.

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

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

EXCUSED: 1 - Turquoise-Davis

[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.

Recommendation of the Finance and Personnel Committee on 09-23-2024: To authorize the City Attorney's Office to represent all City employees and officers in this case.

Fiscal Note: Employees and officers are being represented by the City Attorney's Office, in house, with no budgetary effect.

City Attorney Letteney, 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.

[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.

Recommendation of the Finance and Personnel Committee on 09-23-2024: That the Mayor and City Clerk be authorized and directed to enter into three development incentive agreements with J. Jeffers & Co., for Phase IV of the Belle City Square Redevelopment and execute all necessary documents therein.

Fiscal Note: The remaining Utility grants to be paid for C-2 of \$500,000 will come from the City Utility surcharge fund. (40101 52420 Redevelopment Assistance). Bridge loan to the developer of \$7.5M will be funded by a City borrowing from the Board of Commissioners of Public Lands.

City Development Director Williams, J. Jeffers & Co. Representative, Alder Weidner, Mayor Mason, and City Attorney Letteney, appeared before the Committee to speak on the item.

A motion was made by Alder Horton, 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 McCarthy, seconded by Land, to go into Open Session.

The motion PASSED by the following vote:

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

EXCUSED: 1 - Turquoise-Davis

Adjournment

There being no further business to come before the Committee, the meeting adjourned at 6:50p.m. The next scheduled meeting of the Committee is at 5:30p.m. on Monday, October 7, 2024.

Respectfully submitted,

Alder Horton, Chair

Finance & Personnel Committee