



# City of Racine

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

## Meeting Agenda - Final Common Council

*Alder Jeff Coe*  
*Alder Mollie Jones*  
*Alder John Tate II*  
*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 Natalia Taft*  
*Alder Alicia Jarrett*  
*Alder Cory Sebastian*

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Tuesday, February 7, 2023

7:00 PM

City Hall, Room 205

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### A. Call To Order

### B. Pledge of Allegiance To The Flag

### C. Approval of Journal of Council Proceedings (Minutes) January 17th, 2023

### D. Proclamations

**Black History Month**

**National School Counseling Week**

**Red Apple Cereal Challenge**

### E. Public Comments

### F. Committee Reports

**Finance and Personnel Committee Report, by Ald. Taft**

**Presentation by Randy Guenther, President of Hovde Properties**

[0078-23](#)

**Subject:** Communication sponsored by Mayor Mason seeking approval to enter into a Second Amendment to the development agreement with HOVDE Properties, LLC, regarding the Redevelopment Site at and near 233 Lake Avenue.

**Recommendation of the Finance and Personnel Committee on**

**01-30-2023:** That the Mayor and City Clerk be granted permission to enter into the Second Amendment with HOVDE Properties, LLC, and execute all necessary documents therein.

**Fiscal Note:** Additional \$3.5M will be paid from resources available in TID #14. These funds can only be used for development purposes and only for project costs included in the respective TID Project Plans. No funds will be dispensed until occupancy.

**Attachments:**

[Memo- Hovde Development Amendment](#)

[Personnel Finance Committee Presentation 1.26.2023](#)

[#0078-23 Resolution](#)

**0041-23**

**Subject:** Communication sponsored by Alder Taft, on behalf of the Wastewater Commission, for Consideration and Approval of Resolution Authorizing Purchase of Land and Easements Related to Chicory Road Sewer Improvements Project.

**Recommendation of the Finance and Personnel Committee on**

**01-30-2023:** That the Wastewater Commission be allowed Consideration and Approval of Resolution Authorizing Purchase of Land and Easements Related to Chicory Road Sewer Improvements Project.

**Recommendation of the Wastewater Commission on 01-17-2023:**

That the Consideration and Approval of Resolution Authorizing Purchase of Land and Easements Related to Chicory Road Sewer Improvements Project, be Approved & Referred to the Finance & Personnel Committee.

**Fiscal Note:** The negotiated agreed cost with the property owner, KJJ Real Estate LLC, is \$103,700.00, based on independent appraisal.

**Attachments:**

[chicory rd land acquis apprsl](#)

[resolution\\_chicory rd land acquis](#)

[#0041-23 Resolution](#)

**0061-23**

**Subject:** Communication sponsored by Alder Horton, on behalf of the Public Health Director, requesting permission to accept \$7,250 from the Wisconsin Department of Agriculture Trade and Consumer Protection for the Clean Sweep Unwanted Prescription Drug Grant Contract (Grant Control #00486).

**Recommendation of the Finance and Personnel Committee on**

**01-30-2023:** That the Public Health Director be authorized to enter into an agreement and accept funding from the Wisconsin Department of

Agriculture Trade and Consumer Protection for the Clean Sweep Unwanted Prescription Drug Grant Contract. Grant amount is \$7,250.

**Fiscal Note:** \$1,812.50 Soft Match required.

**Attachments:** [2023 DATCP Clean Sweep Rx Contract-\\$7250](#)  
[#0061-23 Resolution](#)

[0062-23](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the Public Health Director, requesting permission to accept \$391,880 from the State of Wisconsin Department of Health Services for Local Public Health Departments Consolidated Contract Programs (Grant Control #00473 BIOT Focus A Planning, #00474 BIOT Preparedness Cities Readiness Initiative, #00472 Infant Mortality).

**Recommendation of the Finance and Personnel Committee on**

**01-30-2023:** That the Public Health Director be authorized to enter into an agreement and accept funding from the State of Wisconsin Department of Health Services for Local Public Health Departments Consolidated Contract Programs. (**#00473**-BIOT Focus A Planning - \$63,580) (**#00474**-BIOT Preparedness Cities Readiness Initiative - \$32,283) (**#00472**-Infant Mortality - \$296,017).

**Fiscal Note:** There is no match required. (**#00473**-BIOT Focus A Planning - \$63,580) (**#00474**-BIOT Preparedness Cities Readiness Initiative - \$32,283) (**#00472**-Infant Mortality - \$296,017).

**Attachments:** [2022-23 DHS-DPH Consolidated Contracts \(BIOT Focus A Plan, BIOT Prep CR](#)  
[#0062-23 Resolution](#)

[0063-23](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the Public Health Director, requesting permission to accept \$117,350 from the State of Wisconsin Department of Health Services for Local Public Health Departments Consolidated Contract Programs (Grant #00497-Immunization, #00495-Maternal Child Health (MCH), #00496-Childhood Lead, #N/A-Radon).

**Recommendation of the Finance and Personnel Committee on**

**01-30-2023:** That the Public Health Director be authorized to enter into an agreement and accept funding from the State of Wisconsin Department of Health Services for Local Public Health Departments Consolidated Contract Programs.

**Fiscal Note:** MCH grant requires a \$42,723 soft match. Grant amounts are: Immunization - \$34,930, Maternal Child Health (MCH) - \$56,964, Childhood Lead - \$25,456, Radon - N/A.

**Attachments:** [2023 DHS-DPH Consolidated Contracts \(Immz \\$34930\\_MCH \\$56964\\_Lead \\$2! #0063-23 Resolution](#)

[0064-23](#)

**Subject:** Communication sponsored by Alder Horton, on behalf of the Public Health Director, requesting permission to accept \$ 102,713 from the State of Wisconsin Department of Health Services for Local Public Health Departments Consolidated Contract Programs (Grant Control #00476-Wisconsin Well Woman Program (GPR EDU & MJA), #00477-Wisconsin Well Woman Program (NBCCEDP).

**Recommendation of the Finance and Personnel Committee on**

**01-30-2023:** That the Public Health Director be authorized to enter into an agreement and accept funding from the State of Wisconsin Department of Health Services for Local Public Health Departments Consolidated Contract Programs. (Wisconsin Well Woman Program (GPR EDU & MJA) - \$97,175, Wisconsin Well Woman Program (NBCCEDP) - \$5,538).

**Fiscal Note:** There is no match required. (Wisconsin Well Woman Program (GPR EDU & MJA) - \$97,175, Wisconsin Well Woman Program (NBCCEDP) - \$5,538).

**Attachments:** [2022-23 DHS-DPH Consolidated Contracts \(WWWP GPR EDU & MJA \\$97175 #0064-23 Resolution](#)

[0072-23](#)

**Subject:** Communication sponsored by Alder Taft, on behalf of the City Attorney, requesting the City Attorney present a proposed settlement to the litigation in the matter of *James Craft et al. vs. City of Racine et al.*, Racine County Circuit Court Case No. 2022CV001365.

**Recommendation of the Finance and Personnel Committee on**

**01-30-2023:** That the City Attorney be granted authority to accept and approve the settlement agreement as presented and it shall not exceed the approved amount.

**Fiscal Note:** If the settlement agreement were accepted, the settlement amount of \$140,000.00 shall be paid from Account 11202-53500, Misc - Judgment & Claims and it shall not exceed the approved amount.

**Attachments:** [#0072-23 Resolution](#)

[0075-23](#)

**Subject:** Communication sponsored by Mayor Mason, on behalf of the Interim Assistant Director of City Development, requesting permission to change the position title of Neighborhood Investment Manager to Economic Development Project Manager and change the title of the Real Estate Manager to Manager of Economic Development and Housing. The compensation grade of each position will not change.

**Recommendation of the Finance and Personnel Committee on 01-30-2023:** That the Interim Assistant Director of City Development be granted approval to change the position titles as requested.

**Fiscal Note:** There is no budgetary impact associated with this change because the pay grades are not changing.

**Attachments:** [Memo- Position Descriptions](#)

### **Public Works and Services Committee Report, by Ald. Jones**

[0056-23](#)

**Subject:** Communication sponsored by Alder Jones on behalf of the Racine Area Veteran's, Inc., requesting to use City right-of-way for the Memorial Day Parade on Monday, May 29, 2023.

**Recommendation of the Public Works and Services Committee on 01-31-23:** That the request of Racine Area Veteran's, Inc., be approved closing certain City streets on Monday, May 29, 2023, between 9:00 a.m. and 12:00 p.m. for the Memorial Day Parade.

Further recommends that in the interest of public safety, the Commissioner of Public Works, City Engineer, and Chief of Police be authorized and directed to close the following streets:  
Wright Ave to West Boulevard crossing Washington Ave  
West Boulevard to Osborne Blvd to Graceland Cemetery

**Fiscal Note:** Since the City is a co-sponsor of this event, there are no stipulations.

**Attachments:** [Request for Memorial Day Parade](#)  
[#0056-23 Resolution](#)

[0057-23](#)

**Subject:** Communication sponsored by Alder Paffrath, on behalf of Ruth Thielen, Thoughts for Food, requesting to close the 300 block of Hamilton Street on Saturday, March 4, 2023, from 4:00 p.m. to 2:00 a.m., on Sunday, March 5, 2023, for the 31st Annual Thoughts for Food.

**Recommendation of the Public Works and Services Committee on 01-31-23:** That permission be granted to Thoughts for Food to close the 300 block of Hamilton to thru traffic on March 4, 2023, from 4:00 p.m. to Sunday March 5, 2023 until 2:00 a.m. for the 31st Annual Thoughts for Food, per the attached stipulations.

**Fiscal Note:** There will be nominal costs to various City Departments, on a regular basis, to assist in implementing this event.

**Attachments:**     [TFF Street Closure Request Letter](#)  
[Stipulations-Thoughts for Food](#)  
[#0057-23 Resolution](#)

[0058-23](#)     **Subject:** Communication Sponsored by Alder Jones, on behalf of the Commissioner of Public Works, submitting the following alleys to be included in the 2023 Public Hearing for 2024 Construction.

**Recommendation of the Public Works and Services Committee on 01-31-23:** That the following alleys bounded by:

- Seventeenth Street and Eighteenth Street and Park Avenue and Villa Street

as submitted by the Commissioner of Public Works, be considered for construction with Portland Cement Concrete Paving for the 2024 Construction season (2023 Public Hearings) and that a preliminary resolution be introduced.

**Fiscal Note:** This is an assessable alley project and, therefore, all costs will be paid by the abutting property owners.

**Attachments:**     [Preliminary Resolution - Assessable Alley](#)  
[#0058-23 Resolution](#)

[0069-23](#)     **Subject:** Communication Sponsored by Alder Taft and Alder Jones, on behalf of the Commissioner of Public Works, submitting the following alleys to be included in the 2023 Public Hearing for 2024 Construction.

**Recommendation of the Public Works and Services Committee on 01-31-23:** That the following alleys bounded by:

- Sixteenth Street and Seventeenth Street and West Boulevard and Deane Boulevard
- Sixteenth Street and Seventeenth Street and Deane Boulevard and Quincy Avenue

as submitted by the Commissioner of Public Works, be considered for construction with Portland Cement Concrete Paving for the 2024 Construction season (2023 Public Hearings) and that a preliminary resolution be introduced.

**Fiscal Note:** This is an assessable alley project and, therefore, all costs will be paid by the abutting property owners.

**Attachments:**     [#0069-23 Resolution](#)

[0070-23](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Commissioner of Public Works, submitting a request to enter a State Municipal Agreement for State Project ID: 2703-05-01/71 Sixth Street-Root River Bridge.

**Recommendation of the Public Works and Services Committee on 01-31-23:** That the City be authorized and directed to sign the State Municipal Agreement for State Project ID: 2703-05-01/71, Sixth Street-Root River Bridge.

**Fiscal Note:** The estimated total cost of the project is \$1,497,000.00 for design and construction, with the City's share being \$303,400.00. Funding is available in the 2023-2032 Capital Budget.

**Attachments:**

[SMA Sixth Street Bridge Mound-Racine](#)

[2703-05-01\\_71 6thSt-Root CRacine](#)

[#0070-23 Resolution](#)

[0071-23](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Commissioner of Public Works, submitting a request to enter a State Municipal Agreement for State Project ID: 2703-05-02/72 Sixth Street-Howe St. Bridge.

**Recommendation of the Public Works and Services Committee on 01-31-23:** That the City be authorized and directed to sign the State Municipal Agreement for State Project ID: 2703-05-02/72, Sixth Street-Howe St. Bridge.

**Fiscal Note:** The estimated total cost of the project is \$384,000.00 for design and construction, with the City's share being \$77,600.00. Funding is available in the 2023-2032 Capital Budget.

**Attachments:**

[SMA Sixth Street Bridge over Howe Street](#)

[2703-05-02\\_72 6th\\_Howe CRacine](#)

[#0071-23 Resolution](#)

[0076-23](#)

**Subject:** Communication sponsored by Alder Jones on behalf of The Main Attraction LLC, requesting a stationary projecting sign overhang encroachment on the east side of the building, for a business located at 500 Main Street.

**Recommendation of the Public Works and Services Committee on 01-31-23:** To approve.

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

**Attachments:**     [applicant-submittal](#)  
                              [design review checklist](#)  
                              [#0076-23 Resolution](#)

## Public Safety and Licensing Committee Report, by Ald. McCarthy

[0554-22](#)

**Subject:** Communication sponsored by Alder McCarthy submitting an application for a Reserved "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for The Green Room Lounge Inc. DBA The Green Lounge located at 3717 Douglas Ave Racine, WI 53402, Woodie Mogaka, Agent. (7th District)

**Recommendation of the Public Safety and Licensing Committee on 11-28-2022:** That the application for a Reserved "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for The Green Room Lounge Inc. DBA The Green Lounge located at 3717 Douglas Ave Racine, WI 53402, Woodie Mogaka, Agent. (7th District), be Deferred.

**Recommendation of the Public Safety and Licensing Committee on 01-09-2023:** That the application for a Reserved "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for The Green Room Lounge Inc. DBA The Green Lounge located at 3717 Douglas Ave Racine, WI 53402, Woodie Mogaka, Agent. (7th District), be Deferred.

**Recommendation of the Public Safety and Licensing Committee on 01-30-2023:** That the application for a Reserved "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for The Green Room Lounge Inc. DBA The Green Lounge located at 3717 Douglas Ave Racine, WI 53402, Woodie Mogaka, Agent. (7th District), be Approved.

**Fiscal Note:** N/A

**Attachments:**     [GN report Green Room Lounge](#)  
                              [The Green Lounge Application](#)  
                              [Letter to Appear](#)  
                              [Letter to appear 01.09.23](#)  
                              [The Green Lounge letter to appear 01.30.23](#)

[0752-22](#)

**Subject:** Communication sponsored by Alder McCarthy submitting an application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for DouglasBar LLC DBA Liquor Time, located at 1717 Douglas Ave, Karim Qedan, Agent. (4th District)

**Recommendation of the Public Safety and Licensing Committee on 10-10-2022:** That the Communication sponsored by Alder McCarthy



submitting an application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for DouglasBar LLC DBA Liquor Time, located at 1717 Douglas Ave, Karim Qedan, Agent be Deferred.

**Recommendation of the Public Safety and Licensing Committee on**

**10-24-2022:** That the Communication sponsored by Alder McCarthy submitting an application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for DouglasBar LLC DBA Liquor Time, located at 1717 Douglas Ave, Karim Qedan, Agent be Deferred.

**Recommendation of the Public Safety and Licensing Committee on**

**01-30-2023:** That the Communication sponsored by Alder McCarthy submitting an application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for DouglasBar LLC DBA Liquor Time, located at 1717 Douglas Ave, Karim Qedan, Agent be Approved.

**Fiscal Note:** N/A

**Attachments:**

[GN report UPDATE for Liquor Time \(1.17.23\)](#)

[01.17.23 Liquor Time application \(updated\)](#)

[Liquor Time 01.30.23 letter to appear](#)

[GN report Liquor Time.pdf](#)

[Liquor Time application](#)

[Liquor Time letter/email to appear](#)

[Liquor Time updated business plan and map](#)

[Signed Amendment](#)

[Wisconsin-Alcohol-Server-Seller-Certificate karim.pdf](#)

[Liquor Time Letter To Appear 10.24.22](#)

**0883-22**

**Subject:** Communication sponsored by Alder McCarthy submitting an application for a New "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for The Main Attraction, LLC DBA Hotel Verdant, located at 500 Main St, Emily Garofalo, Agent. (1st District)

**Recommendation of the Public Safety and Licensing Committee on**

**01-30-2023:** That the application for a New "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for The Main Attraction, LLC DBA Hotel Verdant, located at 500 Main St, Emily Garofalo, Agent. (1st District), be Approved.

**Fiscal Note:** N/A

**Attachments:** [GN report The Main Attraction \(1.17.23\)](#)  
[Hotel Verdant application](#)  
[Hotel Verdant Maps](#)  
[Hotel Verdant letter to appear](#)

**0875-22** **Subject:** Communication sponsored by Alder Jones requesting to adopt Ord. 0017-22 - Amendment to Commercial Electric Scooters Ordinance.

**Recommendation of the Public Safety and Licensing Committee on 01-30-2023:** That to adopt Ord. 0017-22 - Amendment to Commercial Electric Scooters Ordinance, be Approved.

**Fiscal Note:** N/A

**Attachments:** [Agenda Briefing Memorandum - Commercial Electric Scooters Ord. 0017-22.do](#)  
[Ord. 0017-22 - Ch. 22, Art. XXXV - Amendments to Commercial Electric Scooter](#)  
[#Ordinance 0017-22 - Ch. 22 Art. XXXV - Commercial Electric Scooter Ordinan](#)

**0027-23** **Subject:** Communication sponsored by Alder McCarthy, on behalf of the City Attorney's Office, submitting an ordinance change to Section 22-291 through 22-298 of the Municipal Code to update the Cigarette and Tobacco License process.

**Recommendation of the Public Safety and Licensing Committee on 01-30-2023:** That the ordinance change to Section 22-291 through 22-298 of the Municipal Code to update the Cigarette and Tobacco License process, be approved with removal of section 22-29.

**Fiscal Note:** N/A

**Attachments:** [Agenda Briefing Memorandum Cigarette and Tobacco Ord 0001-23 \(2.1.23\)](#)  
[Ordinance 0001-23 - Cigarette and Tobacco Products Retailers \(2.1.23\)](#)  
[Ordinance 0001-23 Cigarette and Tobacco \(REDLINE VERSION 2.1.23\)](#)

### **Transit Commission Report, by Ald. Jones**

**0066-23** **Subject:** Communication sponsored by Alder Jones, on behalf of the Transit & Mobility Director, requesting authorization to execute an agreement to purchase four paratransit vehicles for approximately \$564,748.00.

**Staff Recommendation:** That the Mayor and City Clerk be authorized and directed to execute the agreement to purchase four paratransit vehicles for approximately \$564,748.00.

**Fiscal Note:** Total approximate cost of the vehicle replacement project is

\$564,784.00 with grant amount being \$451,798.00, local match of \$112,986.00 available in the capital plan under 60282011 57310 82008.

**Attachments:** [ABM - Permission to Purchase Paratransit Vehicles](#)  
[#0066-23 Resolution](#)

**0067-23**

**Subject:** Communication sponsored by Alder Jones, on behalf of the Transit & Mobility Director, requesting authorization to execute an agreement to purchase four Proterra 35 ft fixed-route electric transit buses for approximately \$4,485,007.00.

**Staff Recommendation:** That the Mayor and City Clerk be authorized and directed to execute the agreement to purchase four Proterra 35 ft fixed-route electric transit buses for approximately \$4,485,007.00

**Fiscal Note:** Total approximate cost of the vehicle replacement project is \$4,485,007.00 with grant amount being \$3,796,872, local match of \$688,135 available in the capital plan under 60282011 57310 82006.

**Attachments:** [ABM - Permission to Purchase Four EV Buses](#)  
[Proterra ZX5 Battery-Electric Transit Bus Material](#)  
[#0067-23 Resolution](#)

## Planning Heritage and Design Report, by Ald. Peete

**0059-23**

**Subject:** Communication sponsored by Mayor Mason for consideration of a request from J. Jeffers and Co. to adopt ZOrd.0001-23 rezoning the properties at 2242, 2234, 2102, 2230, 2222, and 2220 Northwestern Avenue, and 1450 and 1500 Summit Avenue to R-5/FD, General Residence District with a Flex Development, as allowed by Sec. 114-77 of the Municipal Code. (PHDC-23)

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

**Commission on 01-23-23:** That ZOrd.0001-23 rezoning the properties at 2242, 2234, 2102, 2230, 2222, and 2220 Northwestern Avenue, and 1450 and 1500 Summit Avenue to R-5/FD, General Residence District with a Flex Development be adopted.

**Fiscal Note:** N/A

**Attachments:** [Review and Recommendation](#)  
[ZOrd.0001-23](#)  
[Public Hearing Notice](#)  
[Applicant Submittal](#)  
[#ZOrdinance 0001-23 - Rezoning 2242, 2234, 2102, 2230, 2222, & 2220 Northv](#)

**Mayor's Office Report, by Ald. Tate, II**[0091-23](#)

**Subject: (Direct Referral)** Communication sponsored by Mayor Mason, on behalf of the Chief of Police, requesting to accept the 2023 Bullet Proof Vest Partnership Grant (#00442).

**Staff Recommendation:** Approval to accept the 2023 Bullet Proof Vest Partnership Grant.

**Fiscal Note:** Grant amount is \$18,775, city match of \$18,775

**Attachments:**

[Bullet Proof Vest Partnership Grant 2023 Request to Accept #0091-23 Resolution](#)

**G. Consent Agenda****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****Office of The City Clerk**

**If you are disabled and have accessibility needs or need information interpreted for you, please call the City Clerk's Office at 636-9171 at least 48 hours prior to this meeting.**