



City of Racine

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

Meeting Minutes - Final

Common Council

Alder Jeff Coe
Alder Mollie Jones
Alder Olivia Davis
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 Renee Kelly
Alder Alicia Jarrett
Alder Cory Sebastian

Tuesday, November 7, 2023

6:00 PM

City Hall, Room 205

A. Call To Order

PRESENT: 14 - Coe, Jones, Davis, Paffrath, Kaprelian, Peterson, West, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

EXCUSED: 1 - Horton

B. Pledge of Allegiance To The Flag

Mayor Mason led the council in the Pledge of Allegiance to the Flag.

C. Approval of Journal of Council Proceedings (Minutes)

October 16th, 2023

November 2nd, 2023

A motion was made by Alder McCarthy, seconded by Alder Peete to Approve the Minutes. The motion **PASSED** by the following vote:

AYES: 14 - Coe, Jones, Davis, Paffrath, Kaprelian, Peterson, West, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

EXCUSED: 1 - Horton

D. Proclamations

[1066-23](#)

Subject: National Native American Indian and Alaska Native Heritage Month

[1067-23](#)

Subject: Veteran's Day

E. Public Comments

The following people appeared to speak before the Common Council:
Dan Dumont
Michael Schrader
Jacqueline Schrader

F. Committee Reports

Finance and Personnel Committee Report, by Ald. West

[0973-23](#)

Subject: Communication sponsored by Alder West, on behalf of the City Attorney's Office, submitting the claim of Racine Shopping Centre, LLC for consideration for disallowance.

Recommendation of the Finance and Personnel Committee on 10-30-2023: That the claim be disallowed.

Fiscal Note: N/A

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[1018-23](#)

Subject: Communication sponsored by Alder West, on behalf of the Human Resources Benefits Manager, requesting permission to appear before the Finance and Personnel Committee to discuss the City's Stop Loss Insurance coverage for 2024.

Recommendation of the Finance and Personnel Committee on 10-30-2023: That the Human Resources Benefits Manager be authorized and directed to enter into an agreement for the City's 2024 Health Insurance Stop Loss Coverage with Vista through Brown & Brown.

Fiscal Note: Estimated total cost is \$874,685. Estimated cost for the City only is \$648,090. Funds are allocated in the 2024 budget under Account #70312 52130 Stop Loss Premium.

A motion was made by Alder West, seconded by Alder McCarthy, that this Communication be Approved. The motion PASSED by the following vote:

AYES: 14 - Coe, Jones, Davis, Paffrath, Kaprelian, Peterson, West, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

EXCUSED: 1 - Horton

[1036-23](#)

Subject: Communication sponsored by Alder Coe, requesting permission to present the 2024 Operating Plan for Business Improvement District No. 1, Downtown for review and approval.

Recommendation of the Finance and Personnel Committee on 10-30-2023: That the 2024 Operating Plan for Business Improvement District No. 1, Downtown, be approved. Further, that the Finance Director be authorized and directed to include the District's special charges on the 2023 property tax bills of affected parcels.

Fiscal Note: It is estimated that \$267,000 will be raised through bid assessments that will be placed into the Downtown Business Improvement District's revenue account.

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[1037-23](#)

Subject: Communication sponsored by Alder West, on behalf of the Finance Director, to approve a resolution authorizing the issuance and sale of \$18,025,000 of 2023 general obligation refunding bonds dated November 7, 2023 to raise funds to pay the cost of refinancing the Note Anticipation Notes issued September 26, 2023.

Recommendation of the Finance and Personnel Committee on 10-30-2023: To approve a resolution authorizing the issuance and sale of \$18,025,000 of 2023 general obligation refunding bonds dated November 7, 2023 to raise funds to pay the cost of refinancing the Note Anticipation Notes issued September 26, 2023.

Fiscal Note: No new money will be included in the issue. Payments due in the years 2024 through 2037.

A motion was made by Alder West, seconded by Alder McCarthy, that this Communication be Approved as Amended. The amount of the bond is amended from \$18,025,000 to say \$17,775,000. The motion PASSED by the following vote:

AYES: 14 - Coe, Jones, Davis, Paffrath, Kaprelian, Peterson, West, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

EXCUSED: 1 - Horton

[1038-23](#)

Subject: Communication sponsored by Alder West, on behalf of the Finance Director, to approve a resolution authorizing the issuance and sale of \$3,575,000 of 2023 taxable general obligation refunding bonds dated November 7, 2023 to raise funds to pay the cost of refinancing the Taxable Note Anticipation Notes dated December 11, 2018.

Recommendation of the Finance and Personnel Committee on 10-30-2023: To approve a resolution authorizing the issuance and sale of \$3,575,000 of 2023 taxable general obligation refunding bonds dated November 7, 2023 to raise funds to pay the cost of refinancing the Taxable Note Anticipation Notes dated December 11, 2018.

Fiscal Note: No new money will be included in the issue. Payments

due in the years 2024 through 2041. Debt service will be paid from TID #18.

A motion was made by Alder West, seconded by Alder McCarthy, that this Communication be Approved as Amended. The amount of the bond is amended from \$3,575,000 to say \$3,605,000. The motion PASSED by the following vote:

AYES: 14 - Coe, Jones, Davis, Paffrath, Kaprelian, Peterson, West, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

EXCUSED: 1 - Horton

[1040-23](#)

Subject: Communication sponsored by Alder West, on behalf of the Finance Director, further clarifying resolution #0943-23 and authorizing contract #2023213 RFP Audit Services be awarded to Baker Tilly US LLP for three (3) years beginning January 1, 2024, with the option to extend the contract for two (2) additional one-year increments.

Recommendation of the Finance and Personnel Committee on 10-30-2023: That Contract #2023213 - RFP Audit Services be awarded to Baker Tilly US LLP for three (3) years beginning January 1, 2024, with the option to extend the contract for two (2) additional one-year increments.

Fiscal Note: Contract amounts are as follows: 2024-\$93,500, 2025-\$97,250 and 2026-\$101,150.

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[1041-23](#)

Subject: Communication sponsored by Alder West, requesting permission to submit the Bid Results of Official Notice #11-2023 Grounds Maintenance, Snow Removal & Burial Services for Racine Cemeteries.

Recommendation of the Finance and Personnel Committee on 10-30-2023: To approve Contract #2024001 for Grounds Maintenance, Snow Removal & Burial Services be awarded to Reliable Property Services per Official Notice #11-2023 bid document for a one (1) year term from January 1, 2024 through December 31, 2024 with option to be renewed for four (4) additional one (1) year periods.

Fiscal Note: Funding is proposed in the 2024 budget in 22450 52200 Contracted Services.

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[1044-23](#)

Subject: Communication sponsored by Alder West, on behalf of the Assistant Director of City Development, requesting permission to apply for the FY2024 United States Environmental Protection Agency (US

EPA) Brownfield Community Wide Assessment Grant for the City of Racine and to accept the grant, if awarded (Grant Control# 538).

Recommendation of the Finance and Personnel Committee on 10-30-2023: That the Assistant Director of City Development, or his designee, be authorized to act on behalf of the City of Racine to submit to the US EPA an application for a Community Wide Assessment Grant, sign all forms and documents necessary, pay all fees, and take necessary action to undertake, direct, complete, and carry out grant activities, if awarded (Grant Control# 538).

Fiscal Note: The City will apply for the maximum amount of funding of \$500,000 to be used over a grant period of four years. There are no match requirements for this grant (Grant Control# 538).

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[1046-23](#)

Subject: Communication sponsored by Alder Paffrath, requesting permission to present the 2024 Operating Plan for Business Improvement District No. 4, Douglas Avenue for review and approval.

Recommendation of the Finance and Personnel Committee on 10-30-2023: That the 2024 Operating Plan for Business Improvement District No. 4, Douglas Avenue, be approved. Further, that the Finance Director be authorized and directed to include the District's special charges on the 2023 property tax bills of affected parcels.

Fiscal Note: It is estimated that \$70,000 will be raised through bid assessments that will be placed into the Douglas Avenue Business Improvement District's revenue account.

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[1047-23](#)

Subject: Communication sponsored by Mayor Mason, requesting an extension of the Lincoln King Community Center and Clinic Services agreement with the Concord Consulting Group of Illinois, Inc. (The Concord Group) as the City's Owners Representative on the Lincoln King Community Center and Clinic from November 2023 to April 30, 2024.

Recommendation of the Finance and Personnel Committee on 10-30-2023: That the Purchasing Agent be authorized and directed to extend the agreement with the Concord Consulting Group of Illinois, Inc. (The Concord Group) as the City's Owners Representative on the Lincoln King Community Center and Clinic from November 2023 through April 30, 2024.

Fiscal Note: Estimated amount is up to \$318,000 funding is available in account 20314 52100 22912 ARPA Infrastructure Grant Professional Services.

A motion was made by Alder West, seconded by Alder Peete, that this Communication be Approved. The motion PASSED by the following vote:

AYES: 14 - Coe, Jones, Davis, Paffrath, Kaprelian, Peterson, West, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

EXCUSED: 1 - Horton

Public Works and Services Committee Report, by Ald. Jones

[1025-23](#)

Subject: Communication sponsored by Alder Jones on behalf of the Assistant Commissioner of Public Works submitting Amendment Four to the recycling contract with John's Disposal Service, Inc.

Recommendation of the Public Works and Services Committee on 10.31.23: That Amendment Four to the John's Disposal Service, Inc. be approved for six months.

Fiscal Note: Funding to defray the cost of this amendment is available in Org-Object 22140 52200 Contracted Services.

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[1030-23](#)

Subject: Communication sponsored by Alder Jones on behalf of the Assistant Commissioner of Public Works submitting an extension on Contract 2023005 with Waste Management for Street Sweeping disposal.

Recommendation of the Public Works and Services Committee on 10.31.23: That the City extend Contract 2023005 with Waste Management until July 1, 2024 for Street Sweeping disposal in the amount of \$50,000.00.

Fiscal Note: Funding is available in the following Org-Object 60484 52215 - Waste Disposal

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[1031-23](#)

Subject: Communication sponsored by Alder Jones, on behalf of the Department of Public Works, submitting Change Order No. 3 to Contract 2023029 - Racine Public Works Transfer Station, Bukacek Construction, Contractors.

Recommendation of the Public Works and Services Committee on 10.31.23 That Change Order No. 3 to Contract 2023029 - Racine

Public Works Transfer Station, Bukacek Construction, Contractors, be approved in the amount of \$85,658.24.

Fiscal Note: Funding for this change order is available in the following Org-Objects:

45040 57110 Transfer Station.

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[1032-23](#)

Subject: Communication sponsored by Alder Jones on behalf of the Assistant Commissioner of Public Works submitting an extension on Contract 2023004 with GFL-Emerald Park for solid waste disposal.

Recommendation of the Public Works and Services Committee on

10.31.23: That the City extend Contract 2023004 with GFL-Emerald Park until July 1, 2024 for solid waste disposal in the amount of \$625,000.00.

Fiscal Note: Funding is available in the following Org-Object 14006 52215 - Waste Disposal

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[1048-23](#)

Subject: Communication sponsored by Alder Jones, on behalf of Department of Parks, Recreation and Cultural Services, submitting bid results for Wastewater Utility, Contract # C-23, Johnson Park Lift Station Improvements.

Recommendation of the Public Works and Service Committee on

10.31.23: That Contract # C-23- Johnson Park Lift Station Improvements be awarded to August Winter & Sons, Inc., in the amount of \$257,600.00, they being the lowest responsible, responsive bidder.

Fiscal Note: Funding is available in the following Org-Objects: \$257,600.00 - 45050 57110

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

Public Safety and Licensing Committee Report, by Ald. Peete

[0971-23](#)

Subject: Communication Sponsored by Alder Peete submitting a new application for a massage Establishment License, Charles Long DBA Main Massage, located at 1329 N Main St, Charles Long, Owner. (4th District)

Recommendation of the Public Safety and Licensing Committee

on 10-30-2023: That the new application for a massage Establishment License, Charles Long DBA Main Massage, located at 1329 N Main St, Charles Long, Owner. (4th District), be Approved.

Fiscal Note: N/A

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

[0987-23](#)

Subject: Communication sponsored by Alder Peete, on behalf of the Public Safety and Licensing Committee, requesting the appearance of Micah Tharpe, agent for 509 Social Lounge LLC located at 509 6th St., pursuant to a formal expression of concern and also requesting consideration of rescinding the formal expression of concern. (1st District)

Recommendation of the Public Safety and Licensing Committee

on 10-30-2023: That the the appearance of Micah Tharpe, agent for 509 Social Lounge LLC located at 509 6th St., pursuant to a formal expression of concern and also requesting consideration of rescinding the formal expression of concern. (1st District), be Referred to the City Attorney's Office.

Fiscal Note: N/A

A motion was made by Alder Peete, seconded by Alder Kaprelian, that this Communication be Approved. The motion PASSED by the following vote:

AYES: 14 - Coe, Jones, Davis, Paffrath, Kaprelian, Peterson, West, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

EXCUSED: 1 - Horton

City Development Authority Report, by Ald. West

[1004-23](#)

Subject: Consideration of request by the Community Development Authority of the City of Racine (CDA) through CDA Resolution 23-28 related to property owned by Michael Moradian, located at 821 Lake Avenue, for potential acquisition by the CDA for blight elimination and redevelopment and that the CDA acquire such property notwithstanding that it is not in an existing redevelopment area.

Recommendation of the Community Development Authority on

10-16-23: That the Common Council find that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the real estate at 821 Lake Avenue by the Community Development Authority of the City of Racine, the uses of the property after acquisition, and the relation of the acquisition to other property redevelopment by the Community Development Authority of the City of Racine.

Fiscal Note: N/A as the CDA will be acquiring the property and City funds will not be used for property acquisition or recording of necessary documents.

A motion was made by Alder West, seconded by Alder Peete, that this Communication be Approved. The motion FAILED by the following vote:

AYES: 6 - Paffrath, West, McCarthy, Peete, Jarrett and Sebastian

NOES: 8 - Coe, Jones, Davis, Kaprelian, Peterson, Land, Perez and Kelly

EXCUSED: 1 - Horton

Transit Commission Report, by Ald. Jones

[1024-23](#)

Subject: Communication sponsored by Alder Jones, on behalf of the Transit & Mobility Director, requesting permission to apply for the 2024 Public Transit Assistance Program Grant (PTAP) through the Wisconsin Department of Transportation.

Transit Commission Recommendation: That the Transit & Mobility Director be granted permission to apply for the 2024 Public Transit Assistance Program (PTAP) through the Wisconsin Department of Transportation Grant Control #00532 (State Operating), #00535 (Federal Operating), #00531(State Paratransit), #00536 (State Capital).

Fiscal Note: Estimated operating and capital revenue determined by Wis. Stats. 85.20, 85.205, & Federal Transit Administration.

A motion was made that this Communication be Approved as Presented. The motion was APPROVED on a Voice Vote in Consent.

Office of the Mayor Report, by Ald. McCarthy

[1050-23](#)

Subject: (Direct Referral) Communication sponsored by Mayor Mason, on behalf of the Human Resources Benefits Manager, presenting an increase in the deductible amount for the City's 06A Health Insurance plan.

Staff Recommendation: That the change to the 06A Health Insurance plan design be approved as presented.

Fiscal Note: Funds will be included in the proposed 2024 City of Racine budget.

A motion was made by Alder McCarthy, seconded by Alder Peete, that this Communication be Approved. The motion PASSED by the following vote:

AYES: 14 - Coe, Jones, Davis, Paffrath, Kaprelian, Peterson, West, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

EXCUSED: 1 - Horton

[1057-23](#)

Subject: (Direct Referral) Communication sponsored by Mayor Mason, on behalf of the Downtown Racine Corp., requesting to approve free parking on November 24 and 25, 2023, and December 2, 9, 16, and 23, 2023, at all metered parking spaces to promote businesses and encourage holiday activities in the City of Racine. Parking time limits will be enforced via tire marking to ensure the turnover of spaces. The free parking excludes all ramps with gates and the lakefront lot.

Staff Recommendation: To Approve

Fiscal Note: Estimated parking system revenue loss is \$5,000.

A motion was made by Alder McCarthy, seconded by Alder Coe, that this Communication be Approved. The motion PASSED by the following vote:

AYES: 14 - Coe, Jones, Davis, Paffrath, Kaprelian, Peterson, West, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

EXCUSED: 1 - Horton

G. Council Vote on Consent Agenda Items (Communications, Committee Reports, Resolutions)

A motion was made by Alder Terry McCarthy, seconded by Alder Mollie Jones, that this be Considered as Reported Adopted by the following vote:

AYES: 14 - Coe, Jones, Davis, Paffrath, Kaprelian, Peterson, West, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

ABSENT: 1 - Horton

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

*The meeting was adjourned at 7:17 P.M. by Alder West
The next scheduled meeting of the Council is Tuesday, November 21, 2023.
ATTEST: TARA MCMENAMIN
CITY CLERK*