



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, September 5, 2023

6:00 PM

City Hall, Room 205

A. Call To Order

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) August 15, 2023

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

AYES: 12 - Jones, Paffrath, Kaprelian, Peterson, West, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

EXCUSED: 3 - Coe, Davis and Horton

D. Proclamations

[0890-23](#)

Subject: Hispanic Heritage Month

E. Public Comments

The following people appeared to speak before the Common Council:
Michael Schrader
Jacqueline Osergeeva
Marianne Goodwin

Lisa Hill

F. Committee Reports

Finance and Personnel Committee Report, by Ald. West

[0778-23](#)

Subject: Communication sponsored by Alder West, on behalf of the Human Resources Benefits Manager, presenting the United Healthcare (UHC) Medicare Advantage plan renewal agreement for approval.

Recommendation of the Finance and Personnel Committee on 08-07-2023: That the Human Resources Dept. be authorized to approve the United Healthcare (UHC) Medicare Advantage plan renewal agreement as presented.

Fiscal Note: Renewal includes a premium increase of 3.8%. The proposed premium will be \$283.21 per member per month. Total annual cost for approximately 726 City members is \$2,467,325.52 and the total annual cost for approximately 103 members of the Utilities is \$350,047.56. Funds will be proposed in the 2024 budget.

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

[0787-23](#)

Subject: Communication sponsored by Alder West, on behalf of the Director of City Development, requesting the transfer of vacant property owned by the City of Racine, located at 1633 West Boulevard to the Community Development Authority of the City of Racine (CDA) for the purpose of blight elimination and redevelopment and that the Community Development Authority of the City of Racine acquire such property notwithstanding that it is not in an existing redevelopment plan.

Recommendation of the Finance and Personnel Committee on 08-28-2023: That the transfer of the property at 1633 West Boulevard from the City of Racine to the Community Development Authority be approved, and that it be found that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the property at 1633 West Boulevard, 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. Further, that the City of Racine transfer such real estate to the Community Development Authority of the City of Racine and that the Community Development Authority of the City of Racine be permitted to acquire such real estate notwithstanding that it is not within an existing redevelopment plan. Finally, that the Mayor, City Clerk, and Executive Director of the CDA, or their designee(s), be authorized and directed to sign and execute all

documents necessary to complete the property transfer.

Fiscal Note: Transfer of the property will require \$30 in recording fees. Funding from the American Rescue Plan Act (ARPA) will support the construction of the new home.

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

[0844-23](#)

Subject: Communication sponsored by Alder West, on behalf of the City Attorney's Office, submitting the claim of Frank Coulter for consideration for disallowance.

Recommendation of the Finance and Personnel Committee on 08-28-2023: 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.

[0845-23](#)

Subject: Communication sponsored by Alder West, on behalf of the City Attorney's Office, submitting the claim of Winetta Kolen for consideration for disallowance.

Recommendation of the Finance and Personnel Committee on 08-28-2023: 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.

[0846-23](#)

Subject: Communication sponsored by Alder West, on behalf of the City Attorney's Office, submitting the claim of Myeshah Hollis for consideration for disallowance.

Recommendation of the Finance and Personnel Committee on 08-28-2023: 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.

[0847-23](#)

Subject: Communication sponsored by Alder West, on behalf of the City Attorney's Office, submitting the claim of RaeAnn DeGroot for consideration for disallowance.

Recommendation of the Finance and Personnel Committee on 08-28-2023: 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.

[0848-23](#)

Subject: Communication sponsored by Alder West, on behalf of the City Attorney’s Office, submitting the claim of Christian Jones for consideration for disallowance.

Recommendation of the Finance and Personnel Committee on 08-28-2023: 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.

[0849-23](#)

Subject: Communication sponsored by Alder West, on behalf of the City Attorney’s Office, submitting the claim of NH Lakeville, LLC for consideration for disallowance.

Recommendation of the Finance and Personnel Committee on 08-28-2023: 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.

[0855-23](#)

Subject: Communication sponsored by Alder Horton, on behalf of the Director of Parks, Recreation & Cultural Services, requesting permission for the Mayor and City Clerk to enter into a MOU with RUSD to provide entry-level recreation activities for the following programs: “Middle School 7v7 Football Skills & Drills-League Play”, “Youth Basketball Camp”, “Volleyball Camps”, and “Skills & Drills Basketball”.

Recommendation of the Finance and Personnel Committee on 08-28-2023: That the Mayor and City Clerk be authorized to enter into a MOU with RUSD to provide entry-level recreation activities for the following programs: “Middle School 7v7 Football Skills & Drills-League Play”, “Youth Basketball Camp”, “Volleyball Camps”, and “Skills & Drills Basketball”.

Fiscal Note: Program Budget totals approximately \$121,146.

Expenditures will include salaries, supplies and transportation and will be fully reimbursed by RUSD at the end of the program.

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

[0857-23](#)

Subject: Communication sponsored by Alder Horton, on behalf of the Finance Director, to approve a resolution authorizing the sale and issuance of \$18,045,000 of 2023 General Obligation Promissory Notes and the Issuance and Sale of \$18,045,000 Note Anticipate Notes in Anticipation Thereof.

Recommendation of the Finance and Personnel Committee on 08-28-2023: To approve a resolution authorizing the sale and issuance of \$18,045,000 of 2023 General Obligation Promissory Notes and the Issuance and Sale of \$18,045,000 of Note Anticipation Notes in Anticipation Thereof.

Fiscal Note: Long term capital projects of \$14,607,971 and equipment of \$3,402,664 have been approved and budgeted in 2023 through this borrowing.

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

AYES: 11 - Jones, Paffrath, Peterson, West, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

NOES: 1 - Kaprelian

EXCUSED: 3 - Coe, Davis and Horton

[0858-23](#)

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

Recommendation of the Finance and Personnel Committee on 08-28-2023: That the Mayor and City Clerk be authorized to execute and sign contract #2023228 to Complex Security Solutions, Inc. for Fiber Contracting Services.

Fiscal Note: The estimated cost for 2023 is \$165,760. Funds are available in account #70113-57355 for FY 2023 and costs for subsequent years will be appropriated during the annual budget process.

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

[0859-23](#)

Subject: Communication sponsored by Alder Horton, on behalf of the

Interim Police Chief Ramirez, requesting to apply for, and if awarded, accept the 2023 JAG (Grant Control #00528).

Recommendation of the Finance and Personnel Committee on 08-28-2023: That the Interim Police Chief Ramirez be granted permission to apply for, and if awarded, accept the 2023 JAG (Grant Control #00528). Grant is shared with the RCSO and the Racine Police Department funds will be utilized for Gray Key Software.

Fiscal Note: The grant total is for \$42,330 (\$21,165 each) with no City match required.

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

Public Works and Services Committee Report, by Ald. Jones

[0850-23](#)

Subject: Communication sponsored by Mayor Mason, on behalf of the Downtown Racine Corporation, requesting use of City right-of-way for the annual Holiday Parade on Saturday, November 11, 2023.

Recommendation of the Public Works and Services Committee on 08.29.23: That permission be granted to the Downtown Racine Corporation to close Ontario Street, State Street between Ontario Street and Main Street, Main Street from State Street to Sixth Street, Sixth Street from Main Street to City Hall, on Saturday, November 11, 2023, for the Holiday Parade with the following attached stipulations:

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

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

[0852-23](#)

Subject: Communication sponsored by Alder Jones, on behalf of the City Engineer, submitting Change Order No.3 to Contract 2022070 - 2022 Sidewalk Replacement, RAZA of Racine LLC, Contractors.

Recommendation of the Public Works and Services Committee on 08.29.23: That Change Order 3 to Contract 2022070 - 2022 Sidewalk Replacement, RAZA of Racine LLC, Contractors, be approved in the amount of \$13,107.74

Fiscal Note: Funding for this change order is credited in the following Org-Object: 40104 57515 - Sidewalks.

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

[0853-23](#)

Subject: Communication sponsored by Alder Jones, on behalf of the Commissioner of Public Works, submitting a Professional Services Agreement between the City of Racine and AECOM Technical Services, Inc. in the not to exceed amount of \$166,095.00.

Recommendation of the Public Works and Services Committee on 08.29.23: That the Public Works and Services Committee approve the professional services agreement and direct the Mayor and the City Clerk to sign the agreement between the City of Racine and AECOM Technical Services Inc. for the 2024 Sewer Management, in the not to exceed amount of \$166,095.00.

Fiscal Note: Funding is available in following Org-Objects:

\$40,951 22640 52100 Sanitary Sewer

\$36,320 22640 57560 Sanitary Sewer

\$59,334 60484 52100 Storm Sewer

\$29,490 60484 57570 Storm Sewer

\$166,095 Total

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

[0860-23](#)

Subject: Communication from the Commissioner of Public Works submitting a two-party agreement for the (STH 32) Connecting Highway rescission (#298) - State Street to 6th Street/7th Street (Concurrent) to Washington Avenue.

Recommendation of the Public Works and Services Committee on 8.29.23: That the Mayor and City Clerk be authorized and directed to enter into a 2-party agreement with the Wisconsin Department of Transportation for a connecting highway rescission State Street to 6th Street/7th Street (Concurrent) to Washington Avenue.

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.

[0861-23](#)

Subject: Communication from the Commissioner of Public Works submitting a two-party agreement for the (STH 32) Connecting Highway designation (#299) - Main Street to Marquette Street to Washington Avenue.

Recommendation of the Public Works and Services Committee on 08.29.23: That the Mayor and City Clerk be authorized and directed to

enter into a 2-party agreement with the Wisconsin Department of Transportation for a connecting highway designation Main Street to Marquette Street to Washington Avenue.

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.

[0862-23](#)

Subject: Communication from the Commissioner of Public Works submitting a two-party memorandum of understanding for the STH 32/20 Connecting Highway change between Main Street and Marquette Street

Recommendation of the Public Works and Services Committee on 08.29.23: That the Mayor and City Clerk be authorized and directed to enter into a 2-party agreement with the Wisconsin Department of Transportation for a connecting highway change Main Street to Marquette Street to Washington Avenue - Segment length = 1.07 miles.

Fiscal Note: WisDOT requires a Cost to Cure for the Marquette Street Bridge in the amount of \$455,000. Funding will be provided for in the 2024-2033 Capital Improvement Plan.

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

[0863-23](#)

Subject: Communication sponsored by Alder Jones, on behalf of the Transit and Mobility Director, submitting a professional services agreement between the City of Racine and Kueny Architects LLC., in the not-to-exceed amount of \$114,400.00.

Recommendation of the Public Works and Services Committee on 08.29.23: That the Public Works and Services Committee approve the professional services agreement and direct the Mayor and City Clerk to sign the agreement between the City of Racine and Kueny Architects, LLC, for the design of transit building improvements, in the not-to-exceed amount of \$114,400.00.

Fiscal Note: Funding is available in the following Org-Objects:
\$114,400.00 - 60282011 57200 - Building Improvements

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

[0789-23](#)

Subject: Communication sponsored by Alder Peete submitting an application for a Sidewalk Café w/ Alcohol for The Main Attraction LLC

DBA Hotel Verdant, located at 500 Main St Racine WI 53403, Emily Garofalo, Agent. (1 District)

Recommendation of the Public Safety and Licensing Committee on 08-28-2023: That the application for a Sidewalk Café w/ Alcohol for The Main Attraction LLC DBA Hotel Verdant, located at 500 Main St Racine WI 53403, Emily Garofalo, Agent. (1 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.

[0790-23](#)

Subject: Communication sponsored by Alder Peete submitting an application for a Change of Agent, with a "Class B" Fermented Malt Beverage and Intoxicating Liquor License, for American Legion Post #546 Inc. DBA American Legion Post #546 located at 1234 Douglas Ave. Terry Jackson, Agent. (4th District)

Recommendation of the Public Safety and Licensing Committee on 08-28-2023: That the application for a Change of Agent, with a "Class B" Fermented Malt Beverage and Intoxicating Liquor License, for American Legion Post #546 Inc. DBA American Legion Post #546 located at 1234 Douglas Ave. Terry Jackson, Agent. (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

[0804-23](#)

Subject: Communication sponsored by Alder Peete submitting a renewal application for a Massage Establishment License, Racine Fani Inc DBA Partners N Design, located at 506 Goold Street Racine WI 53402, Frank P. Fani, Agent. (4 District)

Recommendation of the Public Safety and Licensing Committee on 08-28-2023: That the renewal application for a Massage Establishment License, Racine Fani Inc DBA Partners N Design, located at 506 Goold Street Racine WI 53402, Frank P. Fani, Agent. (4 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.

[0820-23](#)

Subject: Communication sponsored by Alder Peete, on behalf of the Public Safety and Licensing Committee, requesting the appearance of Rebecca McCray, agent for Taste of Soul located at 501 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 08-28-22: That the appearance of Rebecca McCray, agent for Taste of Soul at 501 Sixth St, pursuant to a formal expression of concern and also requesting consideration of rescinding the formal expression of concern (1st District), to Rescind the formal expression of concern.

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.

[0854-23](#)

Subject: Communication sponsored by Alder Peete submitting a renewal application for a Massage Establishment License, Wellness Within, Inc. DBA Skin & Body Therapy by Ella located at 1036 Kentucky Street, Elzibieta Molendowska Kubica, Owner. (12th District)

Recommendation of the Public Safety and Licensing Committee on 08-28-2023: That the renewal application for a Massage Establishment License, Wellness Within, Inc. DBA Skin & Body Therapy by Ella located at 1036 Kentucky Street, Elzibieta Molendowska Kubica, Owner. (12th 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.

Community Development Block Grant Report, by Ald. West

[0828-23](#)

Subject: Communication sponsored by Mayor Mason requesting an allocation of \$16,625 from the CDBG Loan Fund to fill the financial gap for the rehab cost of the 1637 Packard Street overall project.

Recommendation of CDBG Advisory Board on 08-22-23: That the request to use CDBG Loan Funds to payout the balance on the 1637 Packard Street project be approved

Fiscal Note: There are sufficient funds in the CDBG Loan Fund ACCOUNT # 2040452200 to fund the \$16,625 request.

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

[0829-23](#)

Subject: Communication sponsored by Mayor Mason requesting an allocation of up to \$13,443.23 from FY23 Public Service Category to close the Housing Resource Inc. remaining FY22 contract balance.

Recommendation of CDBG Advisory Board on 08-22-23: That the request to fund the \$13,443.23 balance using FY2023 CDBG Public Service funds be approved.

Fiscal Note: There are sufficient CDBG funds to fund the staff recommendation of Housing Resource Inc. up to \$13,443.23.

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

[0830-23](#)

Subject: Communication sponsored by Mayor Mason requesting to fund Legal Action of Wisconsin: Economic Mobility through Civil Legal Aid Program with Community Development Block Grant (CDBG) Public Service FY23 funds.

Recommendation of CDBG Advisory Board on 08-22-23: That the request to fund the \$48,086.18 balance from FY2023 CDBG Public Service funds be approved.

Fiscal Note: There are sufficient CDBG funds to fund the staff recommendation of the Legal Action of Wisconsin (LAW) up to \$48,086.18.

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

[0831-23](#)

Subject: Communication sponsored by Mayor Mason to fund Racine Literacy Councils Adult Basic Education Program using FY 23 Public Service Community Development Block Grant (CDBG) funds.

Recommendation of CDBG Advisory Board on 08-22-23: That the request to approve funding the \$10,423.59 balance using FY2023 CDBG Public Service funds be approved.

Fiscal Note: There are sufficient CDBG funds to fund the staff recommendation of the Racine Literacy Council up to \$10,423.59.

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

[0832-23](#)

Subject: Communication sponsored by Mayor Mason requesting an allocation of up to \$175,000 for Community Development Block Grant (CDBG) funded economic development activities.

Recommendation of CDBG Advisory Board on 08-22-23: That the request to fund WWBIC \$175,000 using FY2022 CDBG Micro-Enterprise funds be approved.

Fiscal Note: There are sufficient CDBG funds to fund the staff recommendation of WWBIC up to \$175,000.

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

Planning Heritage and Design Report, by Ald. Peete

[0824-23](#)

Subject: Consideration of a request from Saul Sanchez seeking to change the comprehensive plan land use map from High-Density Residential to Industrial for the purpose of establishing a contractor shop and yard at the property addressed as 921 S. Memorial Drive.

Recommendation of the Planning, Heritage, and Design Commission on 08-14-23: That the request be denied.

Fiscal Note: None.

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

AYES: 10 - Paffrath, Kaprelian, Peterson, West, McCarthy, Peete, Land, Kelly, Jarrett and Sebastian

NOES: 1 - Perez

EXCUSED: 3 - Coe, Davis and Horton

ABSTENTIONS: 1 - Jones

Office of the Mayor Report, by Ald. McCarthy

[0871-23](#)

Subject: (Direct Referral) Communication sponsored by Mayor Mason presenting the following appointment for approval:

Alder Terry McCarthy to the Due Process Board for a term expiring April

14, 2025

Janet Gill Hernandez to the Due Process Board for a term expiring April 30, 2025

Kevin Coey to the Due Process Board as the Tavern League Representative for a term expiring April 30, 2024

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

AYES: 12 - Jones, Paffrath, Kaprelian, Peterson, West, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

ABSENT: 3 - Coe, Davis and Horton

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

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

AYES: 12 - Jones, Paffrath, Kaprelian, Peterson, West, McCarthy, Peete, Land, Perez, Kelly, Jarrett and Sebastian

ABSENT: 3 - Coe, Davis and 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 6:43 P.M. by Alder West

The next scheduled meeting of the Council is Tuesday, September 19, 2023.

ATTEST: TARA MCMENAMIN

CITY CLERK