



# 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 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*

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Tuesday, September 6, 2022

7:00 PM

City Hall, Room 205

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#### A. Call To Order

**PRESENT:** 13 - Coe, Jones, Tate II, Paffrath, Kaprelian, Peterson, Horton, McCarthy, Peete, Land, Perez, Taft and Jarrett

**EXCUSED:** 1 - West

#### 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 16th, 2022

A motion was made by Alder Tate II, seconded by Alder Coe to Approve the Minutes. The motion **PASSED** by the following vote:

**AYES:** 13 - Coe, Jones, Tate II, Paffrath, Kaprelian, Peterson, Horton, McCarthy, Peete, Land, Perez, Taft and Jarrett

**EXCUSED:** 1 - West

#### D. Proclamations

[0648-22](#)

**Subject:** Hispanic Heritage Month

#### E. Public Comments

*The following people appeared to speak before the Common Council:*

*Renee Kelly  
Dr. Michael Schrader  
John Harris  
Mercedes Dzindzeleta*

## F. Committee Reports

## G. Mary Land was sworn in as Alder of the 11th District.

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

#### [0623-22](#)

**Subject:** Communication sponsored by Alder Taft, requesting permission for Brad Viegut of RW Baird to present the proposed issuance of NANs (Note anticipation Notes) to fund the budgeted 2022 Capital Projects and Equipment Replacements.

**Recommendation of the Finance and Personnel Committee on 8-29-2022:** To authorize the issuance and sale of Note Anticipation Notes in an amount of approximately \$14,715,000 for the City's 2022 Short and Long Term capital borrowing.

**Fiscal Note:** Long term capital projects of \$10,869,875 and equipment of \$3,811,500 have been approved and budgeted in 2022 through this borrowing.

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

#### [0606-22](#)

**Subject:** Communication sponsored by Alderman Taft, on behalf of the City Attorney's Office, submitting the claim of James Craft for consideration for disallowance.

**Recommendation of the Finance and Personnel Committee on 8-29-2022:** 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**

#### [0607-22](#)

**Subject:** Communication sponsored by Alderman Taft, on behalf of the City Attorney's Office, submitting the claim of Kim and Marvin Gleason, a/k/a Marvin and Kim Gleason Revocable Trust, a Revocable Trust dated October 17, 2012, for consideration for disallowance.

**Recommendation of the Finance and Personnel Committee on 8-29-2022:** 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

[0608-22](#)

**Subject:** Communication sponsored by Alder Taft, on behalf of the City Attorney's Office, submitting the claim of Eleuterio A. Ortiz for consideration for disallowance.

**Recommendation of the Finance and Personnel Committee on 8-29-2022:** 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

[0620-22](#)

**Subject:** Communication sponsored by Mayor Mason seeking approval to enter into a TIF Incentive Agreement with The Main Attraction, LLC, regarding the Verdant Hotel project at 500 Main Street.

**Recommendation of the Finance and Personnel Committee on 8-29-2022:** To authorize and direct the Mayor and the City Clerk to enter into a TIF Incentive Agreement with the Main Attraction, LLC and execute any and all necessary documents associated with this agreement.

**Fiscal Note:** The City will issue a municipal revenue obligation (MRO) in the amount of \$2,500,000 around 5.5% annual interest. The obligation will be payable to the developer based on tax increment received within the TIF District #26. If increment is not produced, payment will not be made to the developer. Total amount of "pay go" distribution under this agreement is expected to be \$3.3 million over a 10 year period. The District anticipates adequate funding for this arrangement.

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

**AYES:** 12 - Coe, Jones, Tate II, Paffrath, Kaprelian, Horton, McCarthy, Peete, Land, Perez, Taft and Jarrett

**EXCUSED:** 1 - West

**ABSTENTIONS:** 1 - Peterson

[0621-22](#)

**Subject:** Communication sponsored by Alder Taft, on behalf of the Human Resources Benefits Manager, requesting permission to present the United Healthcare (UHC) Medicare Advantage plan agreement for renewal.

**Recommendation of the Finance and Personnel Committee on 8-29-2022:** To approve the UHC Medicare Advantage plan agreement renewal as presented.

**Fiscal Note:** Renewal includes a premium rate hold of \$272.32 per member per month. Total annual cost for approximately 710 City members is \$2,320,167 and the total annual cost for approximately 104 members of the Utilities is \$339,855.36. Funds will be proposed in the 2023 budget.

**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. McCarthy**

[0613-22](#)

**Subject:** Communication sponsored by Alder Terry McCarthy submitting an application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for Castle Lanes of Racine LLC DBA Castle Lanes, located at 5615 Castle Ct, Daniel Gnadt, Agent. (District 14).

**Recommendation of the Public Safety and Licensing Committee on 08-29-2022:** That Communication sponsored by Alder Terry McCarthy submitting an application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for Castle Lanes of Racine LLC DBA Castle Lanes, located at 5615 Castle Ct, Daniel Gnadt, Agent, 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**

[0617-22](#)

**Subject:** Communication sponsored by Alder Terry McCarthy submitting an application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for BAA2, LLC DBA Olde MKE Pub, located at 2328 Douglas Ave, Brandon Thomas, Agent. (5 District).

**Recommendation of the Public Safety and Licensing Committee on 08-29-2022:** That the Communication sponsored by Alder Terry McCarthy submitting an application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for BAA2, LLC DBA Olde MKE Pub, located at 2328 Douglas Ave, Brandon Thomas, Agent, 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**

[0348-22](#)

**Subject:** Communication sponsored by Alder McCarthy requesting to

update policy guidelines, relating to record checks, to conform with current ordinance procedure.

**Recommendation of the Public Safety and Licensing Committee on 07-11-2022:** That the Communication sponsored by Alder McCarthy requesting to update policy guidelines, relating to record checks, to conform with current ordinance procedure be Deferred.

**Recommendation of the Public Safety and Licensing Committee on 08-08-2022:** That the Communication sponsored by Alder McCarthy requesting to update policy guidelines, relating to record checks, to conform with current ordinance procedure be Deferred.

**Recommendation of the Public Safety and Licensing Committee on 08-29-2022:** That the Communication sponsored by Alder McCarthy requesting to update policy guidelines, relating to record checks, to conform with current ordinance procedure 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

### Committee of the Whole Report, by Ald. Tate, II

#### [0639-22](#)

**Subject:** Communication sponsored by President Tate II to interview candidates and make a recommendation to fill the vacant 11th District alder position until the Spring Election of 2023.

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

**AYES:** 13 - Coe, Jones, Tate II, Paffrath, Kaprelian, Peterson, Horton, McCarthy, Peete, Land, Perez, Taft and Jarrett

**EXCUSED:** 1 - West

#### [0640-22](#)

**Subject:** Communication sponsored by President Tate II to discuss and decide the process for filling the vacancy for the 15th Aldermanic District.

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

**AYES:** 13 - Coe, Jones, Tate II, Paffrath, Kaprelian, Peterson, Horton, McCarthy, Peete, Land, Perez, Taft and Jarrett

**EXCUSED:** 1 - West

### Mayor's Office Report, by Ald. Tate, II

#### [0636-22](#)

**Subject:** Communication sponsored by Mayor Mason submitting the

following appointments:

Dr. Jaya Phookan to the Board of Health for a term expiring April 30, 2023

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

**AYES:** 13 - Coe, Jones, Tate II, Paffrath, Kaprelian, Peterson, Horton, McCarthy, Peete, Land, Perez, Taft and Jarrett

**EXCUSED:** 1 - West

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

**A motion was made by Alder John Tate II, seconded by Alder Jeff Coe, that this be Considered as Reported Adopted by the following vote**

**AYES:** 13 - Coe, Jones, Tate II, Paffrath, Kaprelian, Peterson, Horton, McCarthy, Peete, Land, Perez, Taft and Jarrett

**EXCUSED:** 1 - West

**I. 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.**

**J. Adjourn**

*The meeting was adjourned at 7:41 P.M. by Alder Tate II  
The next scheduled meeting of the Council is Tuesday September 20, 2022.  
ATTEST: TARA MCMENAMIN  
CITY CLERK*