



City of Racine

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

Meeting Agenda - Final Common Council

Alderman Jeff Coe
Alderman Mollie Jones
Alderman John Tate II
Alderman Tracey Larrin
Alderman Steve Smetana
Alderman Sandy Weidner
Alderman Q.A. Shakoor II
Alderman Terry McCarthy
Alderman Carrie Glenn
Alderman Mary Land
Alderman Henry Perez
Alderman James Morgenroth
Alderman Jason Meekma
Alderman Melissa Lemke

Tuesday, October 16, 2018

7:00 PM

City Hall, Room 205

A. Call To Order

B. Pledge of Allegiance To The Flag

C. Approval of Journal of Council Proceedings (Minutes) October 2, 2018 and October 10, 2018

D. Public Comments

E. Communications

Refer to Finance and Personnel Committee, by Ald. Shakoor II

[1069-18](#) **Subject:** Communication from the City Attorney submitting the claim of Breanna Guenther for consideration.

[1076-18](#) **Subject:** Communication from the City Attorney submitting the claim of Christine Kiernan for consideration.

[1070-18](#) **Subject:** Purchasing Agent wishing to discuss the bid results for Official Notice #15-2018 - Raze and Removal of Three Residential Structures located at 1111 West St.

[1071-18](#) **Subject:** Purchasing Agent wishing to discuss the bid results for Official Notice #16-2018 - Purchase of Glock Pistols for the Police Department.

[1072-18](#) **Subject:** Communication from the Manager of Housing and Community

Development requesting the City of Racine accept properties from Racine County for the purpose of redevelopment.

[1073-18](#) **Subject:** Communication from the Manager of Housing and Community Development requesting the City of Racine transfer properties from City of Racine to Racine Revitalization Partnership for the purpose of redevelopment.

[1075-18](#) **Subject:** Communication from the City Administrator and Director of City Development requesting an amendment to the Wild Root Grant Agreement allowing for the release of \$175,000 in approved Grant Funds to effectuate the closing on real property at 500 Walton Avenue.

[1078-18](#) **Subject:** Communication from Kelly Kruse, representing Business Improvement District No. 1, Downtown, for approval of its proposed 2019 Operating Plan.

[1084-18](#) **Subject:** Communication from the Mayor requesting that the City of Racine apply for an Advancing Cities Grant from JPMorgan Chase. (Grant #00199)

[1090-18](#) **Subject:** Communication from the Mayor requesting that the City of Racine Code of Ordinances be amended to reconstitute the City Assessor and the Human Resources Manager as Administrative Managers.

[1100-18](#) **Subject:** Communication from the Mayor requesting that the City of Racine Non Represented Compensation Structure be amended to increase the City Clerk position from Grade K to Grade L.

Refer to Public Works and Services Committee, by Ald. Tate II

[1068-18](#) **Subject:** Communication from the Chief Building Inspector requesting to make a change to Sec.114-739 of the Racine Zoning Ordinance regarding surface drainage plans.

[1074-18](#) **Subject:** Amendment No. 1 to Contract 20180006, PS - 2018 Stormwater Utility Support Services, AECOM, consultant.

F. Committee Reports

Finance and Personnel Committee Report, by Ald. Shakoor II

[0966-18](#) **Subject:** Communication from Mayor Mason, to enter into negotiations with Mt. Pleasant for an intergovernmental agreement between the City of Racine, Racine Water Utility and Village of Mt. Pleasant relating to impacts on public services associated with the Village of Mt. Pleasant tax increment district number 5. (Res. 0315-18)

Recommendation of the Racine Waterworks Commission on

9/25/18: To approve entering into negotiations with the Village of Mt. Pleasant for an intergovernmental agreement between the City of Racine, Racine Water Utility and Village of Mt. Pleasant relating to impacts on public services associated with the Village of Mt. Pleasant Tax Increment District No. 5 (TID #5)

Recommendation of the Finance & Personnel Committee on

10/08/2018: To approve the negotiated intergovernmental agreement between the City of Racine, Racine Water Utility, and Village of Mt. Pleasant.

Fiscal Note: The Village of Mount Pleasant has agreed to provisions which hold the City and its water utility rate-payers harmless from any possible short-falls in water utility revenues necessary to cover the added debt service costs associated with the \$26,800,000 in "deficiency costs". In addition, the City will receive new, added revenues to its General Fund equaling: \$150,000 for Public Safety in 2019 and each of the successive, 29 years thereafter (\$4,500,000 total during life of TID #5); as well as \$102,000 more for Transit in 2019, and a formula-based amount thereafter for each of the successive 29 years which will have Mount Pleasant pay its proportionate share of Transit expenditures. And, the new developments in the City subject to the payment of REC (impact) fees, including those where the City pays for same as a development incentive, will hereafter decrease from the present \$3,623 per REC to \$500 per REC.

[0983-18](#)

Subject: Intergovernmental Agreement between the City of Racine and the Racine Wastewater Utility for the Relocation of a 39" Interceptor Sewer (Res. 0314-18)

Recommendation of the Racine Wastewater Commission on

9/25/18: Approve

Recommendation of the Finance & Personnel Committee on

10/08/2018: To approve the Intergovernmental Agreement between the City of Racine and the Racine Wastewater Utility for the Relocation of a 39" Interceptor Sewer.

Fiscal Note: All costs associated with the interceptor sewer relocation to be covered by the City of Racine.

[1013-18](#)

Subject: Communication from the Purchasing Agent wishing to discuss bid results from Official Notice #11-2018 - Audit Services (Res. 0308-18)

Recommendation of the Finance & Personnel Committee on

10/08/2018: To award contract for audit services to Baker Tilly Virchow Krause LLP.

Fiscal Note: Funds for these services are expected to be included in future budgets. The estimated annual value of the contract \$80,000.

[1014-18](#)

Subject: Communication from the Purchasing Agent wishing to discuss bid results from Official Notice #13-2018 - Stump Removal & Parkway Restoration. (Res. 0310-18)

Recommendation of the Finance & Personnel Committee on

10/08/2018: To award contract for stump removal & parkway restoration to Trees "R" Us at their bid price of \$85,608.

Fiscal Note: Funds for these services are available in 45150 57110 and (CDBG account to be determined). The estimated annual value of the contract \$85,608.

[1015-18](#)

Subject: Communication from the Public Health Administrator requesting permission to accept funds in the amount of \$4,500 for the Racine County Medical Reserve (MRC) Unit activities.(Res. 0311-18)

Recommendation of the Finance & Personnel Committee on

10/08/2018: Permission be granted to the Mayor and City Clerk to accept funds in the amount of \$4,500 for the Racine County Medical Reserve (MRC) Unit activities.

Fiscal Note: No City match required

[1016-18](#)

Subject: Communication from the Public Health Administrator requesting permission to accept State funding in the amount of \$311,560 for the continuation of programs and services.(Res. 0312-18)

Recommendation of the Finance & Personnel Committee on

10/08/2018: Permission be granted to the Mayor and City Clerk to enter into a Contract Agreement and to accept funding in the total amount of \$311,560 from the State of Wisconsin Department of Health Services, Division of Public Health for the continuation of programs and services.

Fiscal Note: No City match required.

[1018-18](#)

Subject: Communication from the Purchasing Agent wishing to discuss the revision of Municipal Code Article II, Section 46-33 Purchases under \$1,000.00. (Res. 0309-18)

Recommendation of the Finance & Personnel Committee on

10/08/2018: Refer to City Attorney's Office to update Municipal Code Article II, Section 46-33 Purchases under \$1,000.00 as outlined in the attached

Fiscal Note: N/A

[1020-18](#)

Subject: Communication from the Public Health Administrator requesting permission for the City to accept \$12500 from Racine County toward the development of a Federally Qualified Healthcare Center application. (Res. 0313-18)

Recommendation of the Finance & Personnel Committee on

10/08/2018: Permission be granted to the Mayor and City Clerk to enter into a Memorandum of Understanding (MOU) by and between Racine County and City of Racine, and for the City to accept \$12,500.00 from Racine County toward the development of a Federally Qualified Healthcare Center application.

Fiscal Note: No City match required.

Public Works and Services Committee Report, by Ald. Tate II

[1005-18](#)

Subject: Communication from the Assistant Commissioner of Public Works/City Engineer submitting the 2018 Pavement Management System Summary Report.

Recommendation of the Public Works and Services Committee on

10-9-18: Receive and file.

Fiscal Note: N/A

[1017-18](#)

Subject: Purchasing Agent wishing to discuss bid results from Official Notice #14-2018 - Concrete Work Horlick Athletic Field.

Recommendation of the Public Works and Services Committee on

10-9-18: Receive and file.

Fiscal Note: N/A

[1031-18](#)

Subject: (Direct Referral) Change Order No. 1 on Contract 20170034, 2017 CCTV and Manhole Inspection, Northern Pipe, Inc., contractor. (Res. 0321-18)

Recommendation of the Public Works and Services Committee on

10-9-18: That Change Order No. 1 on Contract 20170034, 2017 CCTV and Manhole Inspections, Northern Pipe, Inc., contractor, be approved in the deduct amount of (\$25,625.90).

Further recommends that the funding accounts be adjusted by the following

amounts:

(\$26,984.07) - Org-Object 40102-57560, RWW Interceptor CCTV
\$ 7,046.42 - Org-Object 60484-57570, Storm Sewers, Misc Loc
(\$ 5,688.25) - Org-Object 22640-57560, Sanitary Sewer, Var Loc
(\$25,625.90) - Total

Fiscal Note: Funds are available as herein delineated.

[1032-18](#)

Subject: Bid results on Contract 20180091, Tuckpointing - Racine Zoo.
(Res. 0320-18)

Recommendation of the Public Works and Services Committee on 10-9-18: That bids for Contract 20180091, Tuckpointing - Racine Zoo, be awarded to RestoreWorks Masonry Restoration, at their bid price of \$31,521.00, it being the lowest responsible bidder.

Further recommends that funds to defray the cost of this Public Works project be appropriated from Org-Object 45050-57200, Zoo-Tuckpointing.

Fiscal Note: Funds are available as herein delineated.

[1033-18](#)

Subject: Final Payment on Contract 20170016, Chavez Center - Rehab Basement, Rasch Construction & Engineering, Inc., contractor. (Res. 0317-18)

Recommendation of the Public Works and Services Committee on 10-9-18: That the work done by Rasch Construction & Engineering, Inc., under contract 20170016, Chavez Center - Rehab Basement, be accepted and final payment authorized for a total contract amount of \$104,262.21. Final Payment to include retainage.

Fiscal Note: Contract was authorized under Resolution 0402-17 of December 5, 2017.

[1035-18](#)

Subject: Final Payment on Contract 20170039, Wustum Concrete Patio, A.W. Oakes & Son, Inc., contractor. (Res. 0318-18)

Recommendation of the Public Works and Services Committee on 10-9-18: That the work done by A.W. Oakes & Son, Inc., under contract 20170039, Wustum Concrete Patio, be accepted and final payment authorized for a total contract amount of \$56,802.46. Final Payment to include retainage.

Fiscal Note: Contract was authorized under Resolution 0905-17 of October 3, 2017.

[1036-18](#)

Subject: (Direct Referral) Communication from the Assistant Commissioner of Public Works/City Engineer, on behalf of Michele Lusk, requesting traffic control at the intersection of St. Patrick Street and Summit Avenue.
(Res. 0316-18)

Recommendation of the Public Works and Services Committee on 10-9-18: Recommends that the request to install a yield sign at the intersection of St. Patrick Street and Summit Avenue be granted.

Fiscal Note: The estimated cost of this signage will result in an installation cost of \$200.00 and an annual maintenance cost of \$80.00.

[1037-18](#)

Subject: (Direct Referral) Communication from Goodland School (4800 Graceland Blvd.) seeking permission for the placement of portable pedestrian walk signs.

Recommendation of the Public Works and Services Committee on 10-9-18: Recommends that the request to place portable pedestrian walk signs on the 4800 Block of Graceland Blvd. be approved.

Further recommends that RUSD (Goodland School) be permitted to place the sign from 6:30 A.M. to 5:30 P.M. on school days, subject to the following conditions:

1. RUSD (Goodland School) is responsible for procuring the movable "yield-to-pedestrian within crosswalk" sign and maintaining it.
2. The sign meets all the requirements of the latest edition of the FHWA (Federal Highway Association) Manual on Uniform Traffic Control Devices (MUTCD).
3. The sign is placed on the centerline of the roadway on Graceland Blvd., in the painted crosswalk at the intersection of Echo Lane and Graceland Blvd., as to not obstruct vehicular traffic.
4. The sign will be removed by RUSD (Goodland School) during snow & ice operations, and as directed by the Commissioner of Public Works for street maintenance or construction.
5. RUSD (Goodland School) enters into a hold harmless agreement with the City of Racine for placement of movable "yield-to-pedestrian within crosswalk" sign in City right-of-way.

Fiscal Note: N/A

[1049-18](#)

Subject: (Direct Referral) Communication from the Alderman of the 3rd District requesting to discuss establishing special event parking rates.
(Res. 0319-18)

Recommendation of the Public Works and Services Committee on

10-9-18: Recommends to set a \$2.00 per space per day rate to reserve a public parking lot for designated special event attendees.

Further recommends to set a \$1.25 per space per day rate for a special event to provide pre-paid parking in a public parking lot that can be used by the public.

Further recommends that the existing contract agreements with entities be reviewed and renegotiated at the end of the current term of the agreement.

Fiscal Note: N/A

[1050-18](#)

Subject: (Direct Referral) Communication from the Alderman of the 3rd District requesting to discuss traffic issues around schools.

Recommendation of the Public Works and Services Committee on

10-9-18: Direct the City Engineer to analyze the traffic signage around Horlick High School to determine if it complies with the MUTCD requirements. Further recommends that the item be received and filed.

Fiscal Note: N/A

[1058-18](#)

Subject: In accordance with Section 2-95 of the Municipal Code of the General Ordinances of the City of Racine, recommends that the following requests for changes in traffic code be granted:

A. Recommends that Section 94-67(b) of Schedule D of the Municipal Code of the General Ordinances of the City of Racine relative to "Yield right-of-way intersections" be amended:

By Including:

1. Right-of-way traffic on "Summit Avenue"; Yield right-of-way traffic on "St. Patrick Street".

Public Safety and Licensing Committee Report, by Ald. Coe

[0828-18](#)

Subject: (Direct Referral) Communication from the Alderman of the 1st District wishing to discuss safety concerns and issues associated with the property located at 2910 Taylor Ave, Apt 202.

Recommendation of the Public Safety and Licensing Committee on

08-15-18: That the communication from the Alderman of the 1st District wishing to discuss safety concerns and issues associated with the property located at 2910 Taylor Ave, Apt 202 be deferred.

Recommendation of the Public Safety and Licensing Committee on

09-25-18: That the communication from the Alderman of the 1st District wishing to discuss safety concerns and issues associated with the property located at 2910 Taylor Ave, Apt 202 be deferred for two weeks.

Recommendation of the Public Safety and Licensing Committee on

10-09-18: That the communication from the Alderman of the 1st District wishing to discuss safety concerns and issues associated with the property located at 2910 Taylor Ave, Apt 202 be received and filed.

Fiscal Note: N/A

[1025-18](#)

Subject: Communication from the Fire Chief recommending approval of the Racine County Hazard Mitigation Plan Update.(Res. 0322-18)

Recommendation of the Public Safety and Licensing Committee on

10-09-18: That the communication from the Fire Chief recommending approval of the Racine County Hazard Mitigation Plan Update be approved.

Fiscal Note: N/A

[1041-18](#)

Subject: (Direct Referral) Communication from the Purchasing Agent submitting bids received for the sale of Abandoned Vehicles, October 4, 2018.

Recommendation of the Public Safety and Licensing Committee on

10-09-18: That the item be Received and Filed as the highest responsible bidder from the two bids was Sturtevant Auto Salvage.

Fiscal Note: This will generate \$21,420.00 in revenue for account 13101 48301.

City Plan Commission Report, by Ald. Meekma

[1053-18](#)

Subject: (Direct Referral) A request from Theodore Harris III seeking a conditional use permit to operate a convenience store at 2712 - 17th Street offering merchandise such as foods, household goods, health and beauty aids, toys, gifts, limited clothing items, and other similar type items. (PC-18) (Res. 0323-18)

Recommendation of the City Plan Commission on 10-10-18: That based on the findings of fact, the request from Theodore Harris III seeking a conditional use permit to operate a convenience store at 2712 - 17th Street be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on October 10, 2018 be approved subject to the conditions contained herein.
- b. That all of the following development standards be complied with prior to occupancy:
 1. Site be landscaped and maintained as required by Sec. 114-743. Specifically the vegetation in the western side of the building's foundation be removed; and
 2. A decorative trash can be provided on the exterior of the building along the sidewalk area; and
 3. Installation of a bike rack in the parkway area of the right-of-way
- c. That if, prior to the issuance of an Occupancy Permit, required development standards listed in "b" above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney's office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- d. That hours of operation cease from 9:00 PM to 8:00 AM daily and no deliveries shall occur in this time frame.
- e. Signage be submitted to the Department of City Development for approval prior to issuance of building permit. All signage shall follow requirements of O district and be placed on the south (street facing) façade only. If illuminated, lighting shall be done through external means only.
- f. That tobacco products of any kind, cigars, vaping products, e-cigarettes, and hookah of any kind shall not be consumed or sold on this premises as a portion of this business.
- g. A window graphic be installed on each public entry door stating the hours of operation and no loitering.
- h. That all codes and ordinances are complied with and required permits acquired.
- i. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common council.
- j. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

[1054-18](#)

Subject: (Direct Referral) A request from Barb Waltman, Dan Oakes as agent, of Sekao Inc. seeking a conditional use permit to operate an automobile vehicle sales facility, including a garage for the storage and servicing of motor vehicles, at 6000 - 21st Street. (PC-18) (Res. 0324-18)

Recommendation of the City Plan Commission on 10-10-18: That based on the findings of fact, the request from Barb Waltman, Dan Oakes as agent, of Sekao Inc. seeking a conditional use permit to operate an automobile sales facility, including a garage for the storage and servicing of motor vehicles, at 6000 - 21st Street be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on October 10, 2018 be approved subject to the conditions contained herein.
- b. That all of the following development standards be complied with prior to occupancy unless otherwise noted:
 1. Site be landscaped and maintained as required by Sec. 114-735 in accordance with a plan to be submitted by applicant. Plantings shall be submitted to the Department of City Development and approved prior to installation. Installation to occur by May 1, 2019; and
 2. A transitional yard of no less than 6 feet be installed along the northern lot line and wall, fence, or densely planted compact hedge, not less than five feet nor more than eight feet in height along the lot line as required in Sec. 114-470; and
 3. Specifications for trash enclosure required by Sec. 114-740 as shown on the site plans be submitted to and approved by City Development prior to installation. Privacy slats in a chain link fence shall not be utilized on the enclosure; and
 4. Specifications for lighting fixtures be submitted to and approved by City Development Department as required by Sec. 114-742; and
 5. Submittal of a drainage plan for the site as required by Sec. 114-739; said plan shall indicate where the lot drains and the layout of the storm sewer. Upon approval of the drainage plan, installation of improvements as required by the plan shall be installed prior to occupancy.
 6. A site plan showing all easements on the property be submitted to the City Joint Plan Review Team prior to the issuance of a building permit. The building shall be at least 10 feet from the existing water main.
- c. That if, prior to the issuance of an Occupancy Permit, required site improvements listed in "b" above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney's office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- d. All changes to plans as required from the Joint Plan Review Team project review letter occur.
- e. That sales of vehicles be limited to passenger vehicles and shall not include commercial trucks, buses, vans or vehicles with more than two

axles.

f. That all codes and ordinances are complied with and required permits acquired.

g. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common council.

h. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

[1055-18](#)

Subject: (Direct Referral) Consideration of amendments to the City of Racine Municipal Code Chapter 114, Article VIII Flood Regulation, as mandated by FEMA, in relation to amended flood insurance rate map panels 113 and 226. (PC-18)

Recommendation of the City Plan Commission on 10-10-18: That an ordinance be prepared and a public hearing scheduled to amend Section 114-845(2)(a) to reflect the FEMA map panel revisions for Panels 113 and 226.

Fiscal Note: N/A

Housing Loan Board Report, by Ald. Land

[1060-18](#)

Subject: (Direct Referral) Request for an amendment to the Multifamily Revolving Loan Fund Program (Res No. 0104-17)

Recommendation of the Loan Board of review on 10-11-2018: That the recommendation of amendment of the CDBG Multifamily Revolving Loan Program regulations as presented by City Development staff, and to permit commitment and expenditure of any funds allocated to the Multifamily Revolving Loan Fund in 2018 or subsequent years be approved.

Fiscal Note: N/A

[1061-18](#)

Subject: (Direct Referral) Request by Lutheran Social Services for a CDBG Multifamily Loan for 1701 Packard Avenue ("Gold Medal Lofts") (Res. 0325-18)

Recommendation of the Loan Board of Review on 10-11-2018: That the resolution to Loan Lutheran Social Services \$1,320,000 for acquisition costs of 1701 Packard Avenue at 1% interest over 20 years contingent on cash flow be approved. Mortgage, note, and CDBG agreement to be signed at closing contingent on full project financing, environmental

clearance, and compliance with all Federal, State, and local laws.

Fiscal Note: There are sufficient CDBG Housing Loan funds available to meet this request following reallocation as recommended by City Development staff. The CDBG funds shown above are inclusive of the amount previously allocated to the project through Resolution 0395-17.

[1062-18](#)

Subject: (Direct Referral) Request by Brinshore Development for a CDBG Multifamily Loan for the St. Paul Commons project. (Res. 0326-18)

Recommendation of the Loan Board of Review on 10.11.2018: That the resolution to Brinshore Development for up to \$350,000 for eligible costs related to the St. Paul Commons project at 1% interest over 20 years contingent on cash flow be approved. Mortgage, note, and CDBG agreement to be signed at closing contingent on full project financing, environmental clearance, and compliance with all Federal, State, and local laws.

Fiscal Note: There are sufficient CDBG Housing Loan funds available to meet this request following reallocation as recommended by City Development staff.

[1063-18](#)

Subject: (Direct Referral) Request by Cardinal Capital Management for a CDBG Multifamily Loan for the Ajax Redevelopment at 1520 Clark Street. (Res. 0327-18)

Recommendation of the Loan Board of Review on 10-11-2018: That the resolution to Cardinal Capital Management for \$600,000 for eligible costs related to the Ajax Redevelopment at 1% interest over 20 years contingent on cash flow be approved. Mortgage, note, and CDBG agreement to be signed at closing contingent on full project financing, environmental clearance, and compliance with all Federal, State, and local laws.

Fiscal Note: There are sufficient CDBG Housing Loan funds available to meet this request following reallocation as recommended by City Development staff.

[1064-18](#)

Subject: (Direct Referral) Request by J. Jeffers and Co. for a Multifamily Loan for the Horlick Lofts project at 2100 Northwestern Avenue.(Res. 0328-18)

Recommendation of the Loan Board of Review on 10-11-2018: That the resolution to J. Jeffers and Co. for up to \$250,000 for eligible costs related to the Horlick Lofts project at 1% interest over 20 years contingent on cash flow be approved. Mortgage, note, and CDBG agreement to be

signed at closing contingent on full project financing, environmental clearance, and compliance with all Federal, State, and local laws.

Fiscal Note: There are sufficient CDBG Housing Loan funds available to meet this request following reallocation as recommended by City Development staff.

Committee of the Whole Report, by Ald. Meekma

[1009-18](#)

Subject: Communication submitting Ord. 0015-18 to repeal and recreate Chapter 2, Article II, Section 2-64 Order of Business, and Ord. 0016-18 to repeal and recreate Chapter 2, Article II, Section 2-62 Regular Meeting Times.

Recommendation of the Committee of the Whole on 10-02-2018:

That Ord. 0015-18 be approved, and that Ord. 0016-18 be approved, as amended to replace the phrase "...the regular meeting immediately preceding..." in paragraph 2 of Part 1 to read "a regular meeting preceding..." and by substituting the word "present" for the word "elect" in both paragraph 1 and paragraph 2 of Part 1; and by inserting the words "or canceled" following the word "changed" in the first sentence of paragraph 2 of Part 1 of Ord. 0016-18.

Fiscal Note: N/A

Office of the Mayor Report, by Ald. Meekma

[1086-18](#)

Subject: Communication from Mayor Mason nominating appointments to the following committees, boards and/or commissions:
Appoint Robert Turner, 36 McKinley Ave Racine, 53404 to the Police and Fire Commission for a 5 year term ending April 30, 2023.

Board of Parks, Recreation, and Cultural Services Report, by Ald. Land

[1004-18](#)

Subject: Communication from WE Energies on September 19, 2018 requesting an easement to cover the installation and maintenance of an electric cable extension across a portion of Johnson Park property. (Res. 0329-15)

Recommendation of the Board of Parks, Recreation and Cultural Services on October 10, 2018:

To Recommend for Approval the communication from WE Energies on September 19, 2018 requesting an easement to cover the installation and maintenance of an electric cable extension across a portion of Johnson Park property.

Fiscal Note: N/A

G. Consent Resolutions

[Res.0308-18](#) Official Notice #11-2018 - Audit Services

Resolved, that contract for audit services is awarded to Baker Tilly Virchow Krause LLP.

Fiscal Note: Funds for these services are expected to be included in future budgets. The estimated annual value of the contract \$80,000.

Sponsors: Q.A. Shakoor II

[Res.0309-18](#) Revision of Municipal Code Article II, Section 46-33 Purchases under \$1,000.00

Resolved, that the City Attorney's Office is approved to update Municipal Code Article II, Section 46-33 Purchases under \$1,000.00 as outlined in the attachment.

Fiscal Note: N/A

Sponsors: Q.A. Shakoor II

[Res.0310-18](#) Official Notice #13-2018 - Stump Removal & Parkway Restoration

Resolved, that contract for stump removal & parkway restoration is awarded to Trees "R" Us at their bid price of \$85,608.

Fiscal Note: Funds for these services are available in 45150 57110 and (CDBG account to be determined). The estimated annual value of the contract \$85,608.

Sponsors: Q.A. Shakoor II

[Res.0311-18](#) Racine County Medical Reserve (MRC) Unit Activities

Resolved, that permission is granted to the Mayor and City Clerk to accept funds in the amount of \$4,500 for the Racine County Medical Reserve (MRC) Unit activities.

Fiscal Note: No City match required.

Sponsors: Q.A. Shakoor II

[Res.0312-18](#) \$311,560 State Funding for the Continuation of Programs and Services

Resolved, that permission is granted to the Mayor and City Clerk to enter into a Contract Agreement and to accept funding in the total amount of \$311,560 from the State of Wisconsin Department of Health Services, Division of Public Health for the continuation of programs and services.

Fiscal Note: No City match required.

Sponsors:

Q.A. Shakoor II

Res.0313-18

\$12,500 from Racine County Toward Development of a Federally Qualified Healthcare Center Application

Resolved, that permission is granted to the Mayor and City Clerk to enter into a Memorandum of Understanding (MOU) by and between Racine County and City of Racine, and for the City to accept \$12,500.00 from Racine County toward the development of a Federally Qualified Healthcare Center application.

Fiscal Note: No City match required.

Sponsors:

Q.A. Shakoor II

Res.0314-18

Intergovernmental Agreement Between the City of Racine and the Racine Wastewater Utility for the Relocation of a 39" Interceptor Sewer

Resolved, that the Intergovernmental Agreement between the City of Racine and the Racine Wastewater Utility for the Relocation of a 39" Interceptor Sewer is approved.

Fiscal Note: All costs associated with the interceptor sewer relocation to be covered by the City of Racine.

Sponsors:

Q.A. Shakoor II

Res.0315-18

Intergovernmental Agreement Between the City of Racine, Racine Water Utility and Village of Mt. Pleasant - Village of Mt. Pleasant Tax Increment District Number 5 and Impacts on Public Services

Resolved, that the negotiated intergovernmental agreement between the City of Racine, Racine Water Utility, and Village of Mt. Pleasant is approved.

Fiscal Note: The Village of Mount Pleasant has agreed to provisions which hold the City and its water utility rate-payers harmless from any possible short-falls in water utility revenues necessary to cover the added debt service costs associated with the \$26,800,000 in "deficiency costs". In addition, the City will receive new, added revenues to its General Fund equaling: \$150,000 for Public Safety in 2019 and each of the successive, 29 years thereafter (\$4,500,000 total during life of TID #5); as well as \$102,000 more for Transit in 2019, and a formula-based amount thereafter for each of the successive 29 years which will have Mount Pleasant pay its proportionate share of Transit expenditures. And, the new developments in the City subject to the payment of REC (impact) fees, including those where the City pays for same as a development incentive, will hereafter decrease from the present \$3,623 per REC to \$500 per REC.

Sponsors: Q.A. Shakoor II

Res.0316-18 Traffic Control at the Intersection of St. Patrick Street and Summit Avenue

Resolved, that the request to install a yield sign at the intersection of St. Patrick Street and Summit Avenue is granted.

Fiscal Note: The estimated cost of this signage will result in an installation cost of \$200.00 and an annual maintenance cost of \$80.00.

Sponsors: John Tate II

Res.0317-18 Final Payment on Contract 20170016 - Chavez Center - Rehab Basement

Resolved, that the work done by Rasch Construction & Engineering, Inc., under contract 20170016, Chavez Center - Rehab Basement, is accepted and final payment authorized for a total contract amount of \$104,262.21. Final Payment to include retainage.

Fiscal Note: Contract was authorized under Resolution 0402-17 of December 5, 2017.

Sponsors: John Tate II

Res.0318-18 Final Payment on Contract 20170039 - Wustum Concrete Patio

Resolved, that the work done by A.W. Oakes & Son, Inc., under contract 20170039 - Wustum Concrete Patio, is accepted and final payment authorized for a total contract amount of \$56,802.46. Final Payment to include retainage.

Fiscal Note: Contract was authorized under Resolution 0905-17 of October 3, 2017.

Sponsors: John Tate II

Res.0319-18 Establishing Special Event Parking Rates

Resolved, that the recommendation to set a \$2.00 per space per day rate to reserve a public parking lot for designated special event attendees is approved.

Further resolved, that a \$1.25 per space per day rate is approved for a special event to provide pre-paid parking in a public parking lot that can be used by the public.

Further resolved, that the existing contract agreements with entities be reviewed and renegotiated at the end of the current term of the agreement.

Fiscal Note: N/A

Sponsors: John Tate II

[Res.0320-18](#) Contract 20180091 - Tuckpointing at Racine Zoo

Resolved, that bid for Contract 20180091 - Tuckpointing at Racine Zoo is awarded to RestoreWorks Masonry Restoration, at it's bid price of \$31,521.00, it being the lowest responsible bidder.

Fiscal Note: Funds to defray the cost of this Public Works project be appropriated from Org-Object 45050-57200, Zoo-Tuckpointing.

Sponsors: John Tate II

[Res.0321-18](#) Change Order No. 1 on Contract 20170034 - 2017 CCTV and Manhole Inspection

Resolved, that Change Order No. 1 on Contract 20170034 - 2017 CCTV and Manhole Inspections, Northern Pipe, Inc., contractor, is approved in the deduct amount of (\$25,625.90).

Fiscal Note: Funding accounts be adjusted by the following amounts:

(\$26,984.07) - Org-Object 40102-57560, RWW Interceptor CCTV
\$ 7,046.42 - Org-Object 60484-57570, Storm Sewers, Misc Loc
(\$ 5,688.25) - Org-Object 22640-57560, Sanitary Sewer, Var Loc
(\$25,625.90) - Total

Sponsors: John Tate II

[Res.0322-18](#) Racine County Hazard Mitigation Plan Update

Resolved, that the communication from the Fire Chief recommending approval of the Racine County Hazard Mitigation Plan Update is approved.

Fiscal Note: N/A

Sponsors: Jeff Coe

[Res.0323-18](#) Convenience Store at 2712 - 17th Street

Resolved, that based on the findings of fact, the request from Theodore Harris III seeking a conditional use permit to operate a convenience store at 2712 - 17th Street is approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on October 10, 2018 be approved subject to the conditions contained herein.
- b. That all of the following development standards be complied with prior to occupancy:
 1. Site be landscaped and maintained as required by Sec. 114-743. Specifically the vegetation in the western side of the building's foundation

be removed; and

2. A decorative trash can be provided on the exterior of the building along the sidewalk area; and

3. Installation of a bike rack in the parkway area of the right-of-way

c. That if, prior to the issuance of an Occupancy Permit, required development standards listed in "b" above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney's office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.

d. That hours of operation cease from 9:00 PM to 8:00 AM daily and no deliveries shall occur in this time frame.

e. Signage be submitted to the Department of City Development for approval prior to issuance of building permit. All signage shall follow requirements of O district and be placed on the south (street facing) façade only. If illuminated, lighting shall be done through external means only.

f. That tobacco products of any kind, cigars, vaping products, e-cigarettes, and hookah of any kind shall not be consumed or sold on this premises as a portion of this business.

g. A window graphic be installed on each public entry door stating the hours of operation and no loitering.

h. That all codes and ordinances are complied with and required permits acquired.

i. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common council.

j. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Sponsors:

Jason Meekma

Res.0324-18

Automobile Sales Facility to Include a Garage for Storage and Servicing at

6000 - 21st Street

Resolved, that based on the findings of fact, the request from Barb Waltman, Dan Oakes as agent, of Sekao Inc. seeking a conditional use permit to operate an automobile sales facility, including a garage for the storage and servicing of motor vehicles, at 6000 - 21st Street is approved, subject to the following conditions:

a. That the plans presented to the Plan Commission on October 10, 2018 be approved subject to the conditions contained herein.

b. That all of the following development standards be complied with prior to occupancy unless otherwise noted:

1. Site be landscaped and maintained as required by Sec. 114-735 in accordance with a plan to be submitted by applicant. Plantings shall be submitted to the Department of City Development and approved prior to installation. Installation to occur by May 1, 2019; and
2. A transitional yard of no less than 6 feet be installed along the northern lot line and wall, fence, or densely planted compact hedge , not less than five feet nor more than eight feet in height along the lot line as required in Sec. 114-470; and
3. Specifications for trash enclosure required by Sec. 114-740 as shown on the site plans be submitted to and approved by City Development prior to installation. Privacy slats in a chain link fence shall not be utilized on the enclosure; and
4. Specifications for lighting fixtures be submitted to and approved by City Development Department as required by Sec. 114-742; and
5. Submittal of a drainage plan for the site as required by Sec. 114- 739; said plan shall indicate where the lot drains and the layout of the storm sewer. Upon approval of the drainage plan, installation of improvements as required by the plan shall be installed prior to occupancy.
6. A site plan showing all easements on the property be submitted to the City Joint Plan Review Team prior to the issuance of a building permit. The building shall be at least 10 feet from the existing water main.

c. That if, prior to the issuance of an Occupancy Permit, required site improvements listed in "b" above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney's office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall

be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.

d. All changes to plans as required from the Joint Plan Review Team project review letter occur.

e. That sales of vehicles be limited to passenger vehicles and shall not include commercial trucks, buses, vans or vehicles with more than two axles.

f. That all codes and ordinances are complied with and required permits acquired.

g. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common council.

h. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A

Sponsors:

Jason Meekma

Res.0325-18

CDBG Multifamily Loan for 1701 Packard Avenue ("Gold Medal Lofts")

Resolved, that Lutheran Social Services is approved for a loan of \$1,320,000 for acquisition costs of 1701 Packard Avenue at 1% interest over 20 years contingent on cash flow be approved. Mortgage, note, and CDBG agreement to be signed at closing contingent on full project financing, environmental clearance, and compliance with all Federal, State, and local laws.

Fiscal Note: There are sufficient CDBG Housing Loan funds available to meet this request following reallocation as recommended by City Development staff. The CDBG funds shown above are inclusive of the amount previously allocated to the project through Resolution 0395-17.

Sponsors:

Mary Land

Res.0326-18

CDBG Multifamily Loan for the St. Paul Commons Project

Resolved, that Brinshore Development is approved for a loan of up to \$350,000 for eligible costs related to the St. Paul Commons project at 1% interest over 20 years contingent on cash flow be approved. Mortgage, note, and CDBG agreement to be signed at closing contingent on full

project financing, environmental clearance, and compliance with all Federal, State, and local laws.

Fiscal Note: There are sufficient CDBG Housing Loan funds available to meet this request following reallocation as recommended by City Development staff.

Sponsors:

Mary Land

Res.0327-18

CDBG Multifamily Loan for the Ajax Redevelopment at 1520 Clark Street

Resolved, that Cardinal Capital Management is approved for a loan of \$600,000 for eligible costs related to the Ajax Redevelopment at 1% interest over 20 years contingent on cash flow be approved. Mortgage, note, and CDBG agreement to be signed at closing contingent on full project financing, environmental clearance, and compliance with all Federal, State, and local laws.

Fiscal Note: There are sufficient CDBG Housing Loan funds available to meet this request following reallocation as recommended by City Development staff.

Sponsors:

Mary Land

Res.0328-18

Multifamily Loan for the Horlick Lofts project at 2100 Northwestern Avenue

Resolved, that J. Jeffers and Co. is approved for a loan of up to \$250,000 for eligible costs related to the Horlick Lofts project at 1% interest over 20 years contingent on cash flow be approved. Mortgage, note, and CDBG agreement to be signed at closing contingent on full project financing, environmental clearance, and compliance with all Federal, State, and local laws.

Fiscal Note: There are sufficient CDBG Housing Loan funds available to meet this request following reallocation as recommended by City Development staff.

Sponsors:

Mary Land

Res.0329-18

Johnson Park

Resolved that, the communication from WE Energies on September 19, 2018 requesting an easement to cover the installation and maintenance of an electric cable extension across a portion of Johnson Park property, is approved.

Fiscal Note: N/A

Sponsors:

Jason Meekma

H. Consent Agenda

I. Ordinances

Refer to City Plan Commission

[Ord.0017-18](#) Ordinance 17-18 - Flood Panels

To amend Chapter 114 - Zoning of the Municipal Code of the City of Racine, Wisconsin.

The Common Council of the City of Racine, Wisconsin, do ordain as follows:

Part 1: Amend section of Chapter 114, Article VIII Flood Regulations, Division 1, Section 114-845(2)(a) Flood insurance rate map (FIRM), as follows:

Delete the citation of panel number 55101C0113D and replace with the citation of panel number 55101C0113E, and void FIRM 55101C0113D and replace with FIRM 55101C0113E.

Part 2: Amend section of Chapter 114, Article VIII Flood Regulations, Division 1, Section 114-845(2)(a) Flood insurance rate map (FIRM), as follows:

Delete the citation of panel number 55101C0226D and replace with the citation of panel number 55101C0226E, and void FIRM 55101C0226D and replace with FIRM 55101C0226E.

Part 3: This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Fiscal Note: N/A

Sponsors: Jason Meekma

J. 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.

K. 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.