



City of Racine

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

Meeting Agenda - Final Common Council

Alder Jeff Coe
Alder Mollie Jones
Alder Olivia Turquoise-Davis
Alder David Maack
Alder Melissa Kaprelian
Alder Sandy Weidner
Alder Maurice Horton
Alder Cinthia Esqueda
Alder Terry McCarthy
Alder Sam Peete
Alder Mary Land
Alder Henry Perez
Alder Renee Kelly
Alder Cory Sebastian

Tuesday, October 1, 2024

6:00 PM

City Hall, Room 205

A. Call To Order

B. Pledge of Allegiance To The Flag

C. Approval of Journal of Council Proceedings (Minutes) September 17, 2024

D. Proclamations

Domestic Violence Prevention Month
Mental Health Awareness Month

E. Public Comments

F. Committee Reports

Finance and Personnel Committee Report, by Ald. Horton

Presentation on Belle City Square by J.Jeffers

[0391-24](#)

Subject: Communication sponsored by Mayor Mason, seeking to novate the incentive agreements with J. Jeffers & Co., approved by Common Council on March 7, 2023, under Resolution #0200-23, by entering into three separate incentive agreements with J. Jeffers & Co. for Residential Phase IV, Commercial Phase 1, and Commercial Phase 2 of the Belle City Square (Horlick Historic District) Redevelopment at and near 2200

Northwestern Avenue.

Recommendation of the Finance and Personnel Committee on

09-23-2024: That the Mayor and City Clerk be authorized and directed to enter into three development incentive agreements with J. Jeffers & Co., for Phase IV of the Belle City Square Redevelopment and execute all necessary documents therein.

Fiscal Note: The remaining Utility grants to be paid for C-2 of \$500,000 will come from the City Utility surcharge fund. (40101 52420 Redevelopment Assistance). Bridge loan to the developer of \$7.5M will be funded by a City borrowing from the Board of Commissioners of Public Lands.

Attachments:

[Memo- Phase IV Belle City Square](#)
[Belle City's Amended Incentive Agreement presentation](#)
[#0391-24 Resolution](#)

0685-24

Subject: Communication sponsored by Alder McCarthy, on behalf of the Waterworks Commission, regarding a resolution authorizing the Issuance and Sale of Up to \$959,615 Taxable Waterworks System Revenue Bonds, Series 2024B, and Providing for Other Details and Covenants With Respect Thereto.

Recommendation of the Waterworks Commission on 09/17/24: To Approve with a Referral to the Finance and Personnel Committee.

Recommendation of the Finance and Personnel Committee on

09-23-2024: To approve a resolution authorizing the Issuance and Sale of Up to \$959,615 Taxable Waterworks System Revenue Bonds, Series 2024B, and Providing for Other Details and Covenants With Respect Thereto.

Fiscal Note: Financial assistance agreement funded through the state Safe Drinking Water Loan Program is in the amount of \$3,275,000.00 with a loan term of 20 years at a 0.25% interest rate. The loan total is offset by \$2,305,625.00 in principal forgiveness.

Attachments:

[bond resolution SDWL 20240917](#)
[#0685-24 Resolution](#)

0724-24

Subject: Communication Sponsored by Alder McCarthy, on behalf of the Waterworks Commission, requesting approval of a Developer's Agreement for the Wisconn Valley Way Water Main Extension Project (V. Mount Pleasant, developer).

Recommendation of the Waterworks Commission on 08/20/24: To Defer this item until more specific information can be gathered to support whether the water usage proposed within this Developer's Agreement would fall under the stipulation of the 9,000 gallons/day/acre as laid out in the 2004 Retail Water Agreement.

Recommendation of the Waterworks Commission on 09/17/24: To Approve with a Referral to the Finance & Personnel Committee.

Recommendation of the Finance and Personnel Committee on 09-23-2024: That the Waterworks Commission be granted permission to approve a Developer's Agreement for the Wisconn Valley Way Water Main Extension Project (V. Mount Pleasant, developer).

Fiscal Note: The developer pays all costs associated with the installation of the local water main estimated at \$1.7M.

Attachments: [#0724-24 Resolution](#)

[0725-24](#)

Subject: Communication Sponsored by Alder McCarthy, on behalf of the Waterworks Commission, requesting the approval of a Developer's Agreement for the Springs at Mount Pleasant Water Main Extension Project (Continental1818 Fund, LLC, developer).

Recommendation of the Waterworks Commission on 08/20/24: To Defer this item until more specific information can be gathered to support whether the water usage proposed within this Developer's Agreement would fall under the stipulation of the 9,000 gallons/day/acre as laid out in the 2004 Retail Water Agreement.

Recommendation of the Waterworks Commission on 09/17/24: To Approve with a Referral to the Finance & Personnel Committee.

Recommendation of the Finance and Personnel Committee on 09-23-2024: That the Waterworks Commission be granted permission to approve a Developer's Agreement for the Springs at Mount Pleasant Water Main Extension Project (Continental1818 Fund, LLC, developer).

Fiscal Note: The developer pays all costs associated with the installation of the local water main estimated at \$375,000.

Attachments: [#0725-24 Resolution](#)

[0783-24](#)

Subject: Communication Sponsored by Alder McCarthy, on behalf of the Waterworks Commission, requesting approval of a Developer's Agreement for the Highway "KR" Development Project (V. Mount Pleasant,

developer).

Recommendation of the Waterworks Commission on 09/17/24: To Approve with a Referral to the Finance and Personnel Committee.

Recommendation of the Finance and Personnel Committee on 09-23-2024: That the Waterworks Commission be granted permission to approve a Developer's Agreement for the Highway "KR" Development Project (V. Mount Pleasant, developer).

Fiscal Note: The developer pays all costs associated with the installation of the local water main estimated at 1.9M.

Attachments: [#0783-24 Resolution](#)

[0223-24](#)

Subject: Communication Sponsored by Alder McCarthy, on behalf of the Waterworks Commission, requesting approval of a Developer's Agreement for the Mount Pleasant TID#7 Development Project (V. Mount Pleasant, developer).

Staff Recommendation: To Approve with a Referral to the Finance & Personnel Committee.

Recommendation of the Waterworks Commission on 08/20/2024: To Defer this item until more specific information can be gathered to support whether the water usage proposed within this Developer's Agreement would fall under the stipulation of the 9,000 gallons/day/acre as laid out in the 2004 Retail Water Agreement.

Recommendation of the Waterworks Commission on 09/17/2024: To Defer this item until a more clearer understanding of how the REC (Residential Equipment Charge) fees will impact the financing to cover the estimated over-sizing cost of the water main without it affecting the rate payers.

Recommendation of the Finance and Personnel Committee on 09-23-2024: That the Waterworks Commission be granted permission to approve a Developer's Agreement for the Mount Pleasant TID#7 Development Project (V. Mount Pleasant, developer).

Fiscal Note: The developer pays all costs associated with the installation of the local 12" water main estimated at 2.58M.

Attachments: [#0223-24 Resolution](#)

[0814-24](#)

Subject: Communication sponsored by Alder Horton, on behalf of the Finance Director, to approve a resolution authorizing the issuance and sale

of \$16,525,000 of 2024 general obligation promissory notes dated October 22, 2024 to be used for paying the cost of various capital improvement and acquisition projects and vehicles and equipment as set forth in the 2024 capital improvement plan.

Recommendation of the Finance and Personnel Committee on

09-23-2024: To approve a resolution authorizing the issuance and sale of \$16,525,000 of 2024 general obligation promissory notes dated October 22, 2024 to be used for the paying the cost of various capital improvement and acquisition projects and vehicles and equipment as set forth in the 2024 capital improvement plan.

Fiscal Note: Long term capital projects of \$12,329,525 and equipment of \$4,192,075 have been approved and budgeted in 2024 through this borrowing. Payments due in the years 2025 through 2038.

Attachments: [Racine, C of - 2024 GOPNs - Resolution \(10-1-24\)](#)
[prs plan of finance racine finance 092324](#)
[#0814-24 Resolution](#)

[0829-24](#)

Subject: Communication sponsored by Alder Horton, on behalf of the City Attorney, requesting authorization for the City Attorney's Office to represent all City employees and officers in *Hendrickson, et al., v. City Clerk for the City of Racine*, Racine County Circuit Court Case No. 2024 CV 1232.

Recommendation of the Finance and Personnel Committee on

09-23-2024: To authorize the City Attorney's Office to represent all City employees and officers in this case.

Fiscal Note: Employees and officers are being represented by the City Attorney's Office, in house, with no budgetary effect.

Attachments: [#0829-24 Resolution](#)

[0831-24](#)

Subject: Communication sponsored by Mayor Mason, on behalf of the Director of Parks, Recreation, and Cultural Services, requesting permission to approve the donation from the Potawatomi Nation of a statue "Fire Keeper" to the City of Racine. The statue will be placed on the island at the North entrance to Festival Hall along the Kipikawi Causeway. The value of the statue and improvement to the site are approximately \$20,000.00.

Recommendation of the Finance and Personnel Committee on

09-23-2024: That the Director of Parks, Recreation, and Cultural Services be granted permission to approve the donation from the Potawatomi Nation of a statue "Fire Keeper" to the City of Racine. Including the statue being placed on the island at the North entrance to Festival Hall along the

Kipikawi Causeway.

Fiscal Note: Minor install costs up to \$500.00 for a concrete pad to place the statue. Funds are available in CIP Land Improvement account 45050 57110. The value of the statue and improvement to the site are approximately \$20,000.00.

Attachments: [ABM Firekeeper Statue](#)
[Statue Firekeeper_001](#)
[#0831-24 Resolution](#)

[0834-24](#)

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

Recommendation of the Finance and Personnel Committee on 09-23-2024: That the Purchasing Agent be granted permission to increase contract #2023228 with Complex Security Solutions, Inc. by \$160,200.

Fiscal Note: Funding for the additional \$160,200 is available in account #70113-57355 and costs for subsequent years will be appropriated during the annual budget process.

Attachments: [ABM Fiber 2024](#)
[#0834-24 Resolution](#)

Public Works and Services Committee Report, by Ald. Jones

[0799-24](#)

Subject: Communication sponsored by Alder Jones, on behalf of the Department of Public Works, submitting bid results for Contract 2024062 - CCTV Sewer Inspection.

Recommendation of the Public Works and Services Committee on 09.24.24: That Contract 2024062 - CCTV Sewer Inspection, be awarded to Green Bay Pipe & TV, LLC, in the amount of \$665,035.11, they being the lowest, responsive bidder.

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

\$440,228.64 22640 57560 Sanitary Sewer
 \$171,568.68 60484 57570 Storm Sewers
\$53,237.79 40102 57560 RWWU
 \$665,035.11 Total

Attachments: [Funding Memo 2024062](#)
[Full Bid 2024 CCTV_001](#)
[#0799-24 Resolution](#)

[0801-24](#) **Subject:** Communication sponsored by Alder Jones, on behalf of the Department of Public Works, submitting bid results for Contract 2024188 - City Hall Elevator Upgrades.

Recommendation of the Public Works and Services Committee on 09.24.24: That Contract 2024188 - City Hall Elevator Upgrades, be awarded to Express Elevator, LLC, in the amount of \$315,000.00, they being the lowest responsible, responsive bidder.

Fiscal Note: Funding is available in the following Org-Objects: 45040 57200 - DPW Building Improvements.

Attachments: [Award 2024188-City Hall Elevator](#)
[Full bid City Hall Eleva_001](#)
[#0801-24 Resolution](#)

[0803-24](#) **Subject:** Communication sponsored by Alder Jones, on behalf of the Parks, Recreation and Cultural Services, submitting bid results for Contract 2024181 - Myers Park Breakwater Restoration.

Recommendation of the Public Works and Services Committee on 09.24.24: That Contract 2024181 - Myers Park Breakwater Restoration, be awarded to C.W. Purpero in the amount of \$82,084.00 with an alternate bid of \$99,918.00 for a total of \$182,002.00, they being the lowest responsible, responsive bidder.

Fiscal Note: Funding for this work will come from FEMA reimbursement.

Attachments: [bid award memo 2024181](#)
[Full Bid Myers Park_001](#)
[#0803-24 Resolution](#)

[0804-24](#) **Subject:** Communication sponsored by Alder Jones, on behalf of the Department of Parks, Recreation and Cultural Services, submitting final payment for Contract 2024122 - Lincoln/Spring St. Bridge Removal, Pheifer Brothers Construction, Contractor.

Recommendation of the Public Works and Services Committee on 09.24.24: That the work completed by Pheifer Brothers Construction, on Contract 2024122 Lincoln/Spring St. Bridge Removal, be accepted and final payment authorized for a total contract amount of \$116,827.54. Final payment to include retainage.

Fiscal Note: Contract 2024122 was authorized under Resolution No. 0419-24 on May 7, 2024.

Attachments: [final pmt 2024122](#)
[#0804-24 Resolution](#)

[0817-24](#)

Subject: Communication sponsored by Alder Jones, on behalf of Jeff Sturdevant, Walden III Middle/High School Directing Principal, requesting to close off the south sidewalk of Rupert Boulevard from Chicago Street west to the cemetery during the 2024-2025 winter season.

Recommendation of the Public Works and Services Committee on

09.24.24: That Racine Unified School District be granted permission to close off the south sidewalk of Rupert Boulevard from Chicago Street west to the cemetery from December 1, 2024, to April 1, 2025, with the requirement that Racine Unified School District holds the City of Racine harmless from any and all injuries caused by conditions of the sidewalk related to this closure.

Fiscal Note: There will be no cost to the City of Racine in granting this permission.

Attachments: [RUSD Sidewalk Closure Request](#)
[#0817-24 Resolution](#)

[0818-24](#)

Subject: Communication presented by Alder Jones on behalf of the City Attorney requesting authorization and direction that certain City-owned parcels of real estate may be utilized by the City of Racine and/or the State of Wisconsin for the N. Main Street Road Improvement Project (R/W Project ID 2703-09-01), including the right to construct, cut and/or fill slopes and including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable.

Recommendation of the Public Works and Services Committee on

09.24.24: That the City of Racine authorize and direct that the following portions of parcels described below may be utilized for the N. Main Street Road Improvement Project (R/W Project ID 2703-09-01), including the right to construct, cut and/or fill slopes and including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following lands in City of Racine, Racine County, Wisconsin, described as follows:

Parcel 10 of Transportation Project Plat 2703-09-01-4.01 recorded as Document 2639838, at the Register of Deeds office in Racine County, Wisconsin. Property interests and rights of said Parcel 10 consist of: Temporary Limited Easement

Also, Parcel 10 of Transportation Project Plat 2703-09-01-4.02 recorded as Document 2641619, at the Register of Deeds office in Racine County, Wisconsin. Property interests and rights of said Parcel 10 consist of: Temporary Limited Easement

Also, Parcel 10 of Transportation Project Plat 2703-09-01-4.03 recorded as Document 2641620, at the Register of Deeds office in Racine County, Wisconsin. Property interests and rights of said Parcel 10 consist of: Temporary Limited Easement

Commonly known as 2131 N. Main Street.

Fiscal Note: No cost.

Attachments:

[#0818-24 Resolution](#)

[0820-24](#)

Subject: Communication sponsored by Alder Jones on behalf of the Commissioner of Public Works submitting Amendment 1 between the City of Racine and Waste Management.

Recommendation of the Public Works and Services Committee on

09.24.24: That the Public Works and Services approve Amendment 1 and direct the Commissioner of Public Works to sign the agreement between the City of Racine and Waste Management.

Fiscal Note: N/A

Attachments:

[WM Amendment 1 Landfill Services](#)

[#0820-24 Resolution](#)

[0821-24](#)

Subject: Communication sponsored by Alder Jones, on behalf of the Department of Public Works, submitting Change Order No. 8 to Contract 2023029 - Racine Public Works Transfer Station, Bukacek Construction, Contractors.

Recommendation of the Public Works and Services Committee on

09.24.24: That Change Order No. 8 to Contract 2023029 - Racine Public Works Transfer Station, Bukacek Construction, be approved in the amount of \$111,010.90.

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

Org-Object: 45040 57110 Transfer Station.

Attachments: [CCO 8 In Full](#)
[CCO 8](#)
[#0821-24 Resolution](#)

[0824-24](#)

Subject: Communication sponsored by Alder Jones, on behalf of the Department of Public Works, submitting Change Order No. 2 to Contract 2024107 - Core Building Tuckpointing, Berglund Construction, Contractors.

Recommendation of the Public Works and Services Committee on 09.24.24: That Change Order No. 2 to Contract 2024107 - Core Building Tuckpointing, Berglund Construction, Contractors, be approved in the amount of \$116,263.00.

Fiscal Note: Funding for this change order is available in the following Org-Object: 45040 57200 Core Buildings Tuckpointing.

Attachments: [CCO 2 2024107](#)
[#0824-24 Resolution](#)

[0833-24](#)

Subject: Communication sponsored by Alder Jones, on behalf of the Department of Public Works, submitting final payment for Contract 2023198 - I & I Reduction, MH Rehab and Private Drainage, Globe Contractors, Contractor.

Recommendation of the Public Works and Services Committee on 09.24.24: That the work completed by Globe Contractors, on Contract 2023198 - I & I Reduction, MH Rehab and Private Drainage, be accepted and final payment authorized for a total contract amount of \$704,139.36. Final payment to include retainage.

Fiscal Note: Contract 2023198 was authorized under Resolution No. 0650-23 on July 14, 2023.

Attachments: [Final payment 2023198](#)
[#0833-24 Resolution](#)

[0830-24](#)

Subject: Communication sponsored by Alder Jones, on behalf of the Department of Parks, Recreation and Cultural Services, submitting final payment for Contract 2024123 - Island Park Pavilion Staircase Relocation, Absolute Construction Enterprises, Contractors.

Recommendation of the Public Works and Services Committee on 09.24.24: That the work completed by Absolute Construction Enterprises,

on Contract 2024123 - Island Park Pavilion Staircase Relocation, be accepted and final payment authorized for a total contract amount of \$46,400.00. Final payment to include retainage.

Fiscal Note: Contract 2023029 was authorized under Resolution No. 0420-24 on May 21, 2024.

Attachments: [final pmt 2024123](#)
[#0830-24 Resolution](#)

[0832-24](#)

Subject: Communication sponsored by Alder Jones, on behalf of the Department of Public Works, submitting Change Order No. 1 for Contract 2024053 - College Avenue Curb Replacement-Erie Street Joint Repairs, Beardsley Concrete, LLC, Contractor.

Recommendation of the Public Works and Services Committee on 09.24.24: That Change Order No 1 to Contract 2024053 College Avenue Curb Replacement-Erie Street Joint Repairs, Beardsley Concrete, LLC, Contractor, be approved in the amount of \$81,320.00.

Fiscal Note: Funding for this change order is available in the following Org-Objects:
\$78,170.00 45040 57500 DPW Paving
\$3,150.00 60484 57570 Storm Sewers
\$81,320.00 Total

Attachments: [CCO 1 Memo 2024053](#)
[Change Order 1 2024053 Signed by Contractor](#)
[#0832-24 Resolution](#)

Public Safety and Licensing Committee Report, by Ald. Peete

[0581-24](#)

Subject: Communication sponsored by Alder Peete, on behalf of the City of Racine Police Department, for the licenses premise report.

Recommendation of the Public Safety and Licensing Committee on 09-25-2024: That the license premise report be Received and Filed.

Fiscal Note: N/A

Attachments: [Public Safety and Licensing 9-25-24](#)

[0711-24](#)

Subject: Communication sponsored by Alder Peete, on behalf of the City Clerk's Office, submitting a new application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for La Hacienda DBA La Hacienda Bar, located at 1455 Douglas Ave, Elsa Carreno, Agent. (4th District)

Recommendation of the Public Safety and Licensing Committee on 08-26-2024: That the application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for La Hacienda DBA La Hacienda Bar, located at 1455 Douglas Ave, Elsa Carreno, Agent. (4th District), be Deferred.

Recommendation of the Public Safety and Licensing Committee on 09-09-2024: That the application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for La Hacienda DBA La Hacienda Bar, located at 1455 Douglas Ave, Elsa Carreno, Agent. (4th District), be Deferred.

Recommendation of the Public Safety and Licensing Committee on 09-25-2024: That the application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for La Hacienda DBA La Hacienda Bar, located at 1455 Douglas Ave, Elsa Carreno, Agent. (4th District), be Denied.

Fiscal Note: N/A

Attachments:

[GN report La Hacienda Bar](#)

[La Hacienda signed amendment](#)

[La Hacienda application](#)

[La Hacienda Bar letter to appear 08.26.2024](#)

[La Hacienda Bar 09.25.24](#)

0745-24

Subject: Communication sponsored by Alder Peete, on behalf of the City Clerk's Office, submitting an application for a Change of Agent, with a "Class B" Fermented Malt Beverage and Intoxicating Liquor License, for GMRI INC DBA Olive Garden Italian Restaurant located at 6000 Durand Ave, Carol Payton, Agent. (14th District)

Recommendation of the Public Safety and Licensing Committee on 09-25-2024: That the application for a Change of Agent, with a "Class B" Fermented Malt Beverage and Intoxicating Liquor License, for GMRI INC DBA Olive Garden Italian Restaurant located at 6000 Durand Ave, Carol Payton, Agent. (14th District), be Approved.

Fiscal Note: N/A

Attachments:

[Olive Garden Change of Agent application](#)

[Olive Garden letter to appear 09.25.24](#)

Transit Commission Report, by Ald. Jones

0837-24

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

Transit & Mobility Director, requesting authorization for the Mayor and City Clerk to sign the 2025 contract for RYDE Racine transit service in the Village of Caledonia, Village of Mount Pleasant, and Village of Yorkville.

Commission Recommendation: To recommend for approval that the Mayor and City Clerk be authorized and directed to sign the 2025 contract for RYDE Racine transit service in the Village of Caledonia, Village of Mount Pleasant, and Village of Yorkville.

Fiscal Note: Contracts will provide \$620,000 in revenue.

Attachments: [2025 Caledonia- Racine Transit \(RYDE\) DRAFT Service Agreement](#)
[2025 Mt. Pleasant- Racine Transit \(RYDE\) DRAFT Service Agreement](#)
[2025 Yorkville- Racine Transit \(RYDE\) DRAFT Service Agreement](#)
[#0837-24 Resolution](#)

Office of the Mayor Report, by Ald. McCarthy

[0839-24](#) **Subject: (Direct Referral)** Communication sponsored by Mayor Mason submitting a veto of the Common Council's action on Ordinance 002-24.

Attachments: [2634_001](#)
[Veto of changes to dangerous animal ordinance.msg](#)

G. Consent Agenda

H. Common Council Announcements

Announcements are limited to recognition of City residents and employees, memorials, and non-political community events. Discussion of matters related to governmental business is prohibited.

I. Adjourn

Office of The City Clerk

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