



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Agenda - Final Common Council

*Alder Jeff Coe  
Alder Mollie Jones  
Alder John Tate II  
Alder Edwin Santiago Jr  
Alder Melissa Kaprelian  
Alder Jeffrey Peterson  
Alder Maurice Horton  
Alder Marcus West  
Alder Sam Peete  
Alder CJ Rouse  
Alder Henry Perez  
Alder Natalia Taft  
Alder Jason Meekma  
Alder Melissa Lemke*

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Tuesday, September 21, 2021

7:00 PM

Virtual

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### Public Comment Registration Link:

[https://cityofracine-org.zoom.us/webinar/register/WN\\_rTx-ju8zSf2lphy2J\\_\\_miQ](https://cityofracine-org.zoom.us/webinar/register/WN_rTx-ju8zSf2lphy2J__miQ)

- A. Call To Order
- B. Pledge of Allegiance To The Flag
- C. Approval of Journal of Council Proceedings (Minutes)  
September 07, 2021
- D. Proclamation  
Coastal Awareness Month
- E. Public Comments
- F. Committee Reports

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

[0764-21](#)

**Subject:** Communication sponsored by President Tate II to interview candidates and make a recommendation to fill the vacant 9th District alder position until a Special Election is held in Spring of 2022.

**Attachments:**     [Terry McCarthy resume.pdf](#)  
                              [Jennifer Zabel resume.pdf](#)

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

### Closed Session

It is intended that the Finance and Personnel Committee will convene in closed session pursuant to Wisconsin Statutes section 19.85(1)(e), to address matters that, for competitive or bargaining reasons, require a closed session, specifically a development incentive agreement with Hovde Properties, LLC, regarding the redevelopment site located at or near 233 Lake Avenue.

[0744-21](#)

**Subject:** Communication sponsored by Mayor Mason seeking approval to enter into a development incentive agreement with Hovde Properties LLC, regarding the redevelopment of the site located at or near 233 Lake Avenue.

#### **Recommendation of the Finance and Personnel Committee on**

**09-13-2021:** That the request to enter into a development incentive agreement with Hovde Properties, LLC, regarding the redevelopment site located at or near 233 Lake Avenue be approved and that the Mayor and City Clerk be authorized and directed to execute the agreement, and such related documents necessary to carry the agreement into effect, on the City's behalf.

**Fiscal Note:** The City will be providing a 17 year developer funded TID, as well as a \$2,600,000 developer grant. Sufficient funding exists to pay the obligations associated with the incentive. The developer-funded incentive would only be paid if the taxable value returned to the City permits it to be paid in such a manner.

**Attachments:**     [#0744-21 Resolution](#)

### Open Session

[0702-21](#)

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

#### **Recommendation of the Finance and Personnel Committee on**

**09-13-2021:** That the claim be disallowed.

**Fiscal Note:** N/A

**Attachments:**     [dessart recommendation\\_001.pdf](#)  
[ABM 21-09-09](#)

[0703-21](#)

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

**Recommendation of the Finance and Personnel Committee on 09-13-2021:** That the claim be disallowed.

**Fiscal Note:** N/A

**Attachments:**     [christensen recommendation\\_001.pdf](#)  
[ABM 21-09-09](#)

[0704-21](#)

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

**Recommendation of the Finance and Personnel Committee on 09-13-2021:** That the claim be disallowed.

**Fiscal Note:** N/A

**Attachments:**     [ynocencio recommendation\\_001.pdf](#)  
[ABM 21-09-09](#)

[0743-21](#)

**Subject:** Communication sponsored by Alder West on behalf of the City Attorney's office, submitting the claims of W.H. Pugh Coal Co. for consideration for payment.

**Recommendation of the Finance and Personnel Committee on 09-13-2021:** To approve payment of the submitted claim.

**Fiscal Note:** Claim amount is \$11,702.40. Funds are available in TID #14 40014 53500

**Attachments:**     [Agenda Briefing Memorandum.docx](#)  
[Ltr to CC re relocation claim.pdf](#)  
[#0743-21 Resolution](#)

[0745-21](#)

**Subject:** Communication sponsored by Alder West, on behalf of Police Chief Robinson to apply for a 2022 Beat Patrol Grant from the WI DOJ. (Grant #00391)

**Recommendation of the Finance and Personnel Committee on**

**09-13-2021:** Approval to apply for the 2022 Beat Patrol Grant

**Fiscal Note:** Grant amount is \$121,434. City match of \$40,478 (25%).

**Attachments:** [2022 Beat Patrol Grant Request to Appear  
#0745-21 Resolution](#)

[0746-21](#)

**Subject:** Communication sponsored by Alder Taft, on behalf of the City Attorney's Office, submitting the claim of Roger McKinnie and Lucy McKinnie for consideration for disallowance.

**Recommendation of the Finance and Personnel Committee on  
09-13-2021:** That the claim be disallowed.

**Fiscal Note:** N/A

**Attachments:** [mckinnie recommendation 001.pdf  
ABM 21-09-09](#)

[0748-21](#)

**Subject:** Communication sponsored by Alder Taft on behalf of the City Attorney requesting authorization for the City Attorney's Office to represent all City employees and officers in *Wisconsin Voters Alliance, et al., v. City of Racine, et al.*, Racine County Case No. 2021 CV 1231.

**Recommendation of the Finance and Personnel Committee on  
09-13-2021:** That the City Attorney's Office be authorized to represent all City employees and officers in *Wisconsin Voters Alliance, et al., v. City of Racine, et al.*, Racine County Case No. 2021 CV 1231

**Fiscal Note:** Employees and officers will be represented by outside counsel. Outside counsel will be paid from Atty-Professional Services, Account 11004 52100. Total fees are to be determined.

**Attachments:** [#0748-21 Resolution](#)

[0749-21](#)

**Subject:** Communication sponsored by Alder Peterson recommending that fully-vaccinated non-represented City of Racine employees who test positive for COVID-19 shall be granted paid administrative leave during any isolation period required by the July 29, 2021, Racine Employee COVID-19 Temporary Policy, or any amended or successor Racine employee policy .

**Recommendation of the Finance and Personnel Committee on  
09-13-2021:** To approve the communication.

**Fiscal Note:** Because paid administrative leave will be granted, there will be no pay out to employees and no other cost except to provide staffing

during any absence due to any employee's isolation period.

**Attachments:**      [#0749-21 Resolution](#)

### **Public Works and Services Committee Report, by Ald. Jones**

#### **0729-21**

**Subject:** Communication sponsored by Alder Jones, on behalf of the City Engineer, submitting Change Order No. 1 to Contract 20200026-2020 Sanitary and Storm Sewer CCTV Inspection, Green Bay Pipe & TV, LLC., Contractor

**Recommendation of the Public Works and Services Committee on 9-14-21:** That Change Order No. 1 to Contract 20200026 - 2020 Sanitary and Storm Sewer CCTV Inspection, Green Bay Pipe & TV, LLC., Contractor, be approved in the deduct amount of (\$31,316.73).

**Fiscal Note:** Funding for this change order is credited in the following Org-Objects:  
(\$27,517.52) 60484-57570 Storm Sewer  
(\$3,799.21) 22640 54560 Sanitary Sewers  
(\$31,316.73) Total

**Attachments:**      [Contract 20200026 CO 1 Memo](#)  
                         [CO 1 Signed](#)  
                         [#0729-21 Resolution](#)

#### **0730-21**

**Subject:** Communication sponsored by Alder Jones, on behalf of the Department of Public Works, submitting final payment. Contract 20200026-2020 Sanitary and Storm Sewer CCTV Inspection, Green Bay Pipe & TV, LLC., Contractor

**Recommendation to the Public Works and Services Committee on 9-14-21:** That the work completed by Green Bay Pipe & TV, LLC., on Contract 20200026, 2020 Sanitary and Storm Sewer CCTV Inspection, be accepted and final payment authorized for a total contract amount of \$143,704.46. Final Payment to include retainage.

**Fiscal Note:** Contract 20200026 was authorized under Resolution No.0235-20, dated May 19, 2020

**Attachments:**      [Contract 20200026 Final Payment Memo](#)  
                         [Contract 20200026 Final Payment Signed](#)  
                         [#0730-21 Resolution](#)

#### **0731-21**

**Subject:** Communication sponsored by Alder Jones, on behalf of the City Engineer, submitting Change Order No. 1 to Contract 2021004-2021 City Resurfacing, Payne & Dolan, Inc., Contractor.

**Recommendation of the Public Works and Services Committee**

**on 9-14-21:** That Change Order No. 1 to Contract 2021004 2021 City Resurfacing, Payne & Dolan, Inc., Contractor, be approved in the amount of \$21,515.40.

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

\$18,544.20 45040-57200 DPW Building Improvements  
\$2,971.20 45040-57500 Asphalt - Resurfacing  
\$21,515.40 Total

**Attachments:** [CO Memo 2021004](#)  
[CO 2021004 Signed](#)  
[#0731-21 Resolution](#)

[0732-21](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Department of Public Works, submitting a Professional Services Agreement between the City of Racine and Strand Associates, Inc. for an Operational Analysis and Safety Study STH 32 Reroute.

**Recommendation to the Public Works and Services Committee**

**on 9-14-21:** That the Mayor and City Clerk be authorized and directed to enter into the professional services agreement between the City of Racine and Strand Associates, Inc., for the operational analysis and safety study of the proposed STH 32 Reroute Corridor.

**Fiscal Note:** Funding is available in Org-Obj 45040-57530-DPW Traffic Control

**Attachments:** [Strand Associates Agreement Memo](#)  
[Racine - WIS 32 Change Evaluation Fee Proposal Letter](#)  
[#0732-21 Resolution](#)

[0733-21](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Transit Manager, requesting that the existing 7-year ABM Parking Services Inc. agreement be extended 13 months in the not to exceed amount of \$140,963.00.

**Recommendation to the Public Works and Services Committee**

**on 9-14-21:** That the Mayor and City Clerk be authorized and directed to extend the professional parking services agreement between the City of Racine and ABM Parking Services Inc., in the not to exceed amount of \$140,963.00.00 for revenue collection, reporting, rental management, and other miscellaneous management efforts.

**Fiscal Note:** Funding is available in Org-Obj 60383-52100, Professional Services

**Attachments:** [ABM Professional Services Memo](#)  
[#0733-21 Resolution](#)

[0734-21](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Department of Public Works, submitting Amendment No. 2 to Contract 20200066 between the City of Racine and AECOM Technical Services Inc. in the not-to exceed amount of \$19,917.00.

**Recommendation to the Public Works and Services Committee on 9-14-21:** That Amendment No. 2 of Contract 20200066 between the City of Racine and AECOM Technical Services, Inc., be approved.

**Fiscal Note:** Funding is available in Org-Obj 40101-52100-Professional Services

**Attachments:** [AECOM Memo](#)  
[210823 Racine Sewer CO2](#)  
[#0734-21 Resolution](#)

[0753-21](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Assistant Director of City Development, submitting Change Order No. 1 to Contract 2021073 - City of Racine Transit Facilities Repair Stage 1 CDGB, Berglund Construction Company.

**Recommendation of the Public Works and Services Committee on 9-14-21:** That Change Order No. 1 to Contract 2021073 - City of Racine Transit Facilities Repair Stage 1 CDGB, Berglund Construction Company, Contractor, be approved in an amount of up to \$20,000.

**Fiscal Note:** Funding for this change order is available in the following Org-Object:  
[\\$20,000](#) 20049-57200 2019 CDBG Building Improvements  
\$20,000 Total

**Attachments:** [Contract 2021073 CO1 Memo](#)  
[CO 1 2021073 Signed](#)  
[#0753-21 Resolution](#)

## Public Safety and Licensing Committee Report, by Ald. Coe

[0325-21](#)

**Subject:** Communication sponsored by Alder Coe submitting an application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for Milwaukee Banquet, LLC DBA East Corner

Pub and Dining, located at 3701 Durand Ave Unit 200, Michael Dach, Agent. (11th District)

**Recommendation of the Public Safety and Licensing Committee on**

**05-12-2021:** That the application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for Milwaukee Banquet, LLC DBA East Corner Pub and Dining, located at 3701 Durand Ave Unit 200, Michael Dach, Agent. (11th District), be Deferred.

**Recommendation of the Public Safety and Licensing Committee on**

**09-13-2021:** That the application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for Milwaukee Banquet, LLC DBA East Corner Pub and Dining, located at 3701 Durand Ave Unit 200, Michael Dach, Agent. (11th District), be Denied.

**Fiscal Note:** N/A

**Attachments:**

[Good Neighbors Report - East Corner Pub.pdf](#)

[MILWAUKEE BANQUET LLC APPLICATION](#)

[Milwaukee Banquet letter to appear](#)

[Milwaukee Banquet updated letter](#)

[Milwaukee Banquet denial letter](#)

**0610-21**

**Subject:** Communication sponsored by Alder Coe submitting an application for a Class "B" and "Class C" Fermented Malt Beverage and Wine License for Pair of Ace's Sports Bar & Grill LLC, DBA Pair of Ace's Sports Bar & Grill, located at 1743 State St, Crystal Zaehler Agent. (8 District)

**Recommendation of the Public Safety and Licensing Committee on**

**08-09-2021:** That the application for a Class "B" and "Class C" Fermented Malt Beverage and Wine License for Pair of Ace's Sports Bar & Grill LLC, DBA Pair of Ace's Sports Bar & Grill, located at 1743 State St, Crystal Zaehler Agent. (8 District), be Denied.

**Recommendation of the Common Council on 08-17-2021:**

That the application for a Class "B" and "Class C" Fermented Malt Beverage and Wine License for Pair of Ace's Sports Bar & Grill LLC, DBA Pair of Ace's Sports Bar & Grill, located at 1743 State St, Crystal Zaehler Agent. (8 District), be Deferred back to the Public Safety and Licensing Committee.

**Recommendation of the Public Safety and Licensing Committee on**

**09-13-2021:** That the application for a Class "B" and "Class C" Fermented Malt Beverage and Wine License for Pair of Ace's Sports Bar & Grill LLC,



DBA Pair of Ace's Sports Bar & Grill, located at 1743 State St, Crystal Zaehler Agent. (8 District), be Approved.

**Fiscal Note:** N/A

**Attachments:**

[GN report Pair of Aces.pdf](#)

[Pair of Ace's Sports Bar & Grill LLC Application](#)

[Pair of Ace's Notification Letter to Appear](#)

[Pair of Aces Denial Letter.pdf](#)

[Pair of Aces Common Council appeal](#)

[Pair of Aces letter to appear 2](#)

[Pair of Aces Amended Hours](#)

**0628-21**

**Subject:** Communication sponsored by Alder Coe submitting an application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for CBI of Racine, Inc. DBA Tropical Paradise, located at 1641 Douglas Ave, Dorothy Lee, Agent. (4 District)

**Recommendation of the Public Safety and Licensing Committee on 08-09-2021:** That the application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for CBI of Racine, Inc. DBA Tropical Paradise, located at 1641 Douglas Ave, Dorothy Lee, Agent. (4 District), be brought to the Common Council for approval or denial.

**Recommendation of the Common Council on 08-17-21:** That the application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for CBI of Racine, Inc. DBA Tropical Paradise, located at 1641 Douglas Ave, Dorothy Lee, Agent. (4 District), be deferred back to the Public Safety and Licensing Committee.

**Recommendation of the Public Safety and Licensing Committee on 09-13-2021:** That the application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for CBI of Racine, Inc. DBA Tropical Paradise, located at 1641 Douglas Ave, Dorothy Lee, Agent. (4 District), be Denied.

**Fiscal Note:** N/A

**Attachments:**

[GN report Tropical Paradise.pdf](#)

[CBI of Racine, Inc. DBA Tropical Paradise Application](#)

[Tropical Paradise Letter to Appear](#)

[Tropical Paradise letter to appear 2.doc](#)

[Tropical Paradise denial letter](#)

[0681-21](#)

**Subject:** Communication sponsored by Alder Coe submitting an application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for Antares LLC Owned by Rachael Seils DBA Ice Box Pub, located at 2328 Douglas Ave, Rachael Seils, Agent. (5 District)

**Recommendation of the Public Safety and Licensing Committee on**

**09-13-2021:** That the application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for Antares LLC Owned by Rachael Seils DBA Ice Box Pub, located at 2328 Douglas Ave, Rachael Seils, Agent. (5 District), be Approved.

**Fiscal Note:** N/A

**Attachments:**

[GN report report Ice Box Pub \(NA 9.8.21\).pdf](#)

[Antares LLC Owned By Rachael Seils - Ice Box Pub Application](#)

[Letter to Appear - Antares LLC - Ice Box Pub](#)

[Ice Box additional information.pdf](#)

[Ice Box letter to appear.doc](#)

[0691-21](#)

**Subject:** Communication sponsored by Alder Coe submitting an application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for GRC Sports Lounge, LLC DBA GRC, located at 1307 Douglas Ave, Reggie Booker, Agent. (4 District).

**Recommendation of the Public Safety and Licensing Committee**

**09-13-2021:** That the application for a "Class B" Retail Fermented Malt Beverage and Intoxicating Liquor License for GRC Sports Lounge, LLC DBA GRC, located at 1307 Douglas Ave, Reggie Booker, Agent. (4 District), be Approved.

**Fiscal Note:** N/A

**Attachments:**

[GN report report GRC \(FINAL\).pdf](#)

[GRC application](#)

**Planning Heritage and Design Report, by Ald. Peete**

[0671-21](#)

**Subject:** Review and discussion of the proposed establishment of the project plan, boundaries, and creation of Tax Incremental District No. 27 and consideration of an approving resolution. (PHDC-21)

**Recommendation of the Planning, Heritage, and Design**

**Commission on 08-25-21:** That the resolution establishing the boundaries and approving the project plan creating Tax Incremental District No. 27 be approved.

**Fiscal Note:** Tax Increment District No. 27 is projected to generate \$13,631,274 of increment to fund projects identified in the project plan over its life for a period of 27 years.

**Attachments:** [Public Hearing Notice](#)  
[TID FAQ](#)  
[TID 27 Plan](#)  
[PHDC Resolution - TID 27](#)  
[TID 27 Public Hearing Email Comments](#)  
[TID 27 Questions Sept. 16, 2021](#)  
[#0671-21 Resolution](#)

**0672-21**

**Subject:** Review and discussion of the proposed establishment of the project plan, boundaries, and creation of Tax Incremental District No. 28 and consideration of an approving resolution. (PHDC-21)

**Recommendation of the Planning, Heritage, and Design**

**Commission on 08-25-21:** That the resolution establishing the boundaries and approving the project plan creating Tax Incremental District No. 28 be approved.

**Fiscal Note:** Tax Incremental District No. 28 is projected to generate \$6,211,647 of increment to fund projects identified in the project plan over its life for a period of 27 years.

**Attachments:** [Public Hearing Notice](#)  
[TID FAQ](#)  
[TID 28 Plan](#)  
[PHDC Resolution-TID 28](#)  
[Item 0672-21\\_TID 28 Public Hearing Comments](#)  
[#0672-21 Resolution](#)

**Office of the Mayor Report, by Ald. Tate II**

**0763-21**

**Subject:** (Direct Referral) Communication sponsored by Mayor Mason appointing the following:

Alder Tate II to the Waterworks Commission for a term expiring September 30, 2022

Alder Taft to the Waterworks Commission for a term expiring September 30, 2022

Paul Vornholt to the Waterworks Commission as Alternate to the Mayor for a term expiring September 30, 2022

Alder Tate II to the Wastewater Commission for a term expiring September

30, 2022

Alder Taft to the Wastewater Commission for a term expiring September 30, 2022

Terry McCarthy to Wastewater Commission as citizen for a term expiring September 30, 2025

Paul Vornholt to the Wastewater Commission as Alternative for a term expiring September 30, 2022

Rebecca Strommen to the Police and Fire Commission for a term expiring April 30, 2026

**Recommendation to the Common Council by Mayor Mason:**

Terry McCarthy be appointed to the Waterworks Commission for a term expiring September 30, 2022

**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.**

**For virtual access you may view the meeting:**

**-via facebook live at <http://www.facebook.com/CityOfRacineWI/>**

**Register to speak at public comment please register at the link below by 6:00PM on Tuesday, September 21st, 2021:**

**[https://cityofracine-org.zoom.us/webinar/register/WN\\_rTx-ju8zSf2lphy2J\\_\\_miQ](https://cityofracine-org.zoom.us/webinar/register/WN_rTx-ju8zSf2lphy2J__miQ)**