



# City of Racine

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

## Meeting Minutes - Draft

### Common Council

*Alder Jeff Coe  
Alder Mollie Jones  
Alder John Tate II  
Alder Jennifer Levie  
Alder Sandy Weidner  
Alder Maurice Horton  
Alder Q.A. Shakoor II  
Alder Trevor Jung  
Alder Carrie Glenn  
Alder Mary Land  
Alder Henry Perez  
Alder Natalia Taft  
Alder Jason Meekma  
Alder Melissa Lemke*

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Tuesday, February 4, 2020

7:00 PM

City Hall, Room 205

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#### A. Call To Order

**PRESENT:** 13 - Coe, Jones, Tate II, Levie, Horton, Shakoor II, Jung, Glenn, Land, Perez, Taft, Meekma and Lemke

**EXCUSED:** 1 - Weidner

#### B. Pledge of Allegiance To The Flag Lead by Eagle Scout Vincent Ishman

*Eagle Scout Vincent Ishman lead the Council in the Pledge of Allegiance to the Flag.*

#### C. Proclamation

[0073-20](#)

**Subject:** Proclamation for Eagle Scout Vincent Ishman

#### D. Approval of Journal of Council Proceedings (Minutes) January 21, 2020

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

**AYES:** 13 - Coe, Jones, Tate II, Levie, Horton, Shakoor II, Jung, Glenn, Land, Perez, Taft, Meekma and Lemke

**EXCUSED:** 1 - Weidner

#### E. Public Comments

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

*Jerry Hooyman  
Mac Platt  
Chris Hefel  
Mercedes Dzindzeleta  
Laura Million  
Jim Venturini  
Jeff Hrouda  
Dave Blank  
Gus Antano  
Dennis Montey  
Paul Holley  
Pete Bakken  
Monica Thomas  
Ralph Wagner  
George Meyers  
Dave Kamm  
Andrew Meyer  
Mike Bannon  
David Rachie  
Kelly Kruse*

**F. Communication**

**Closed Session**

**It is intended that the Common Council convene in closed session pursuant to Wisconsin Statutes Sec. 19.85(1)(D), for crime detection and/or crime prevention.**

**A motion was made by Alder Meekma, seconded by Alder Shakoor II, that the Council move into a Closed Session.**

[0075-20](#)

**Subject:** Communication sponsored by Mayor Mason requesting to meet in closed session in regards to cyber security.

**Open Session**

**A motion was made by Alder Meekma, seconded by Alder Jung, that the Council return to an Open Session. The motion PASSED by the following vote:**

**AYES:** 12 - Coe, Jones, Tate II, Levie, Horton, Shakoor II, Jung, Land, Perez, Taft, Meekma and Lemke

**EXCUSED:** 1 - Weidner

**ABSTENTIONS:** 1 - Glenn

**G. Committee Reports**

**Finance and Personnel Committee Report, by Ald. Shakoor II**

[1378-19](#)

**Subject:** Communication sponsored by Alder Shakoor, II on behalf of the

Racine Water Utility submitting a Developers Agreement for Woodbridge Estates II

**Recommendation of the Waterworks Commission on December 17, 2019:** Defer

**Recommendation of the Waterworks Commission on January 21, 2020:** Approve and Refer to the Finance and Personnel Committee.

**Recommendation of the Finance & Personnel Committee on 01-27-2020:** To approve.

**Fiscal Note:** The Developer (Home Path Financial L.P.) will pay for all costs associated with the new water main including design and construction-related costs.

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

[0025-20](#)

**Subject:** Communication sponsored by Alder Shakoor, II on behalf of the Racine Water Utility submitting an Intergovernmental Agreement between the City of Racine, Racine Water Utility and Village of Sturtevant relating to cost sharing on 87th Street from Durand to 1500 ft north project

**Recommendation of the Waterworks Commission on January 21, 2020:** Approve and Refer to the Finance and Personnel Committee.

**Recommendation of the Finance & Personnel Committee on 01-27-2020:** That authorization be granted to the Mayor and City Clerk to sign and execute the Intergovernmental Agreement between the City of Racine, Racine Water Utility and Village of Sturtevant relating to cost sharing on 87th Street from Durand to 1500 ft. north project.

**Fiscal Note:** The Village will advertise and construct this project and invoice the Racine Water Utility for their portion upon completion.

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

[0053-20](#)

**Subject:** Communication sponsored by Alder Land requesting permission to enter into a agreement with Racine Unified School District for the Horlick Athletic Field- Football Turf Project. Furthermore requesting permission for the Parks, Recreation, and Cultural Services to bid out the project.

**Recommendation of the Finance & Personnel Committee on 01-27-2020:** To approve as specified in ABM.

**Fiscal Note:** Football field reconstruction funding will be provided by RUSD in an amount not to exceed \$1,000,000. Pavement improvements in the amount of approximately \$253,000 will be funded with 2019 CIP carry forward and reallocation of 2020 CIP items as noted in ABM. Baseball field improvements will be bid as an alternate and PRCS will come back to committee for separate funding approval.

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

[0054-20](#)

**Subject:** Communication sponsored by Alder Lemke requesting permission for the Mayor and City Clerk to enter into a grant agreement and accept funding from the Fund for Lake Michigan through the Greater Milwaukee Foundation in the amount of \$125,000. The funds will be used to improve the Stormwater Capture and Coastal Habitat at North Beach. (Grant Control #00286)

**Recommendation of the Finance & Personnel Committee on 01-27-2020:** That the Mayor and City Clerk be authorized to sign and enter into a grant agreement and accept funding from the Fund for Lake Michigan through the Greater Milwaukee Foundation in the amount of \$125,000.

**Fiscal Note:** No City Match is Required

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

[0055-20](#)

**Subject:** Communication sponsored by Mayor Mason requesting to approve the Purchase, Sale and Development Agreement between the City of Racine and Racine Convention Center Hotel, LLC (RCCH), for the Public/Private Development of a 171-Unit, first-class, full-service, Hotel and Convention Center which shall include the City of Racine funding \$21 Million in additional convention, meeting, break-out, pre-function, banquet, and "back-of-house" support space associated with the publicly-owned Festival Hall property.

**Recommendation of the Finance & Personnel Committee on 01-27-2020:** To recommend and approve of the Purchase, Sale and Development Agreement between the City of Racine and Racine Convention Center Hotel, LLC (RCCH), for the Public/Private Development of a 171-Unit, first-class, full-service Hotel and Convention Center which shall include the City of Racine funding \$21 Million in additional convention, meeting, break-out, pre-function, banquet, and "back-of-house" support space associated with the publicly-owned Festival Hall property

**Fiscal Note:** Approximately \$21M anticipated project budget funded through 20-year general obligation debt issue. Principal and Interest to be provided over life of issue through the following possible sources as needed: \$10.5M TID #9 capture, \$3M Intergovernmental Revenue Sharing Funds, 100% of this developments Hotel Room Taxes and 50% of 500 Main Street Hotel Room Taxes, Naming Rights revenue, TID#24 undesignated increments, Convention Center Lease Revenues.

*Alder Shakoor II requested that item 0055-20 be considered separately.*

**A motion was made by Alder Meekma, seconded by Alder Shakoor II, that this Communication be Adopted. The motion PASSED by the following vote:**

**AYES:** 12 - Coe, Jones, Tate II, Levie, Horton, Shakoor II, Jung, Land, Perez, Taft, Meekma and Lemke

**NOES:** 1 - Glenn

**EXCUSED:** 1 - Weidner

[0056-20](#)

**Subject:** Communication sponsored by Mayor Mason requesting to extend the contract with the RCEDC for consulting services related to economic development. Services would include communications, economic development planning, smart city design, transit, opportunity zone fund, and working collaboratively with the private sector and Racine's municipal neighbors.

**Recommendation of the Finance & Personnel Committee on 01-27-2020:** To approve the contract with the RCEDC for consulting services related to economic development. Services would include communications, economic development planning, smart city design, transit, opportunity zone fund, and working collaboratively with the private sector and Racine's municipal neighbors.

**Fiscal Note:** Funds set aside in 2020 IG Budget in the amount of \$132,000 in account 45260-52100, Professional Services.

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

[0057-20](#)

**Subject:** Communication sponsored by Mayor Mason requesting approval of the 2020 general contract for economic development services with Racine County Economic Development Corporation (RCEDC).

**Recommendation of the Finance & Personnel Committee on 01-27-2020:** To approve the 2020 general contract for economic development services with Racine County Economic Development Corporation (RCEDC).

**Fiscal Note:** Funds set aside in 2020 IG Budget in the amount of \$84,000 in account 45260-52100 Professional Services.

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

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

#### 0037-20

**Subject:** Communication sponsored by Alder Tate II requesting a preliminary resolution for paving the alley bounded by Deane and West Blvd, 15th to 16th.

**Recommendation of the Public Works and Services Committee on 1-28-20:** That a preliminary resolution be introduced for the paving of the alley bounded by Thurston to Quincy; Wright to 15th.

**Fiscal Note:** This is an assessable alley project and, therefore, all costs will be paid by the abutting property owners.

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

#### 0038-20

**Subject:** Communication sponsored by Alder Tate II requesting a preliminary resolution for paving the alley bounded by Thurston and Quincy; Wright to 15th.

**Recommendation of the Public Works and Services Committee on 1-28-20:** That a preliminary resolution be introduced for the paving of the alley bounded by Deane to West Blvd, 15th to 16th.

**Fiscal Note:** This is an assessable alley project and, therefore, all costs will be paid by the abutting property owners.

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

#### 0039-20

**Subject:** Communication sponsored by Alder Tate II on behalf of Public Works, submitting Change Order No. 3 on Contract 20180119, 2018 Sanitary Sewer Lining, Michels Corporation, contractor.

**Recommendation of the Public Works and Services Committee on 1-28-20:** That Change Order No. 3 on Contract 20180119, 2018 Sanitary Sewer Lining, Michels Corporation, contractor, be approved in the deduct amount of (\$253,025.67).

Further recommends that Org-Object 40101-57560, Sanitary Sewers - RWWU, be adjusted by \$(202,978.00) and that Org Object 22640-57560

Sanitary Sewer Improvements, be adjusted by (\$50,048.67).

**Fiscal Note:** Funds are available as herein delineated.

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

[0049-20](#)

**Subject:** Communication sponsored by Alder Tate II, on behalf of Public Works, submitting a final payment:

Contract 20190085, Library Entrance Door/Vestibule Replacement , Absolute Construction, contractor.

**Recommendation of the Public Works and Services Committee on 1-28-20:** That the work done by Absolute Construction, under Contract 20190085, Library Entrance Door/Vestibule Replacement, be accepted and final payment authorized for a total contract amount of \$113,800.00. Final Payment to include retainage.

**Fiscal Note:** Contract was authorized under Resolution 0842-19, dated August 20, 2019.

Contract 20180119, 2018 Sanitary Sewer Lining, Michels Corporation, contractor.

**Recommendation of the Public Works and Services Committee on 1-28-20:** That the work done by Michels Corporation, under Contract 20180119, 2018 Sanitary Sewer Lining, be accepted and final payment authorized for a total contract amount of \$1,235,619.33. Final Payment to include retainage.

**Fiscal Note:** Contract was authorized under Resolution 0283-18, dated September 18, 2018.

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

[0050-20](#)

**Subject:** Communication sponsored by Alder Tate II, on behalf of the Commissioner of Public Works, submitting a proposal for Contract 20200017, PS - 2020 Storm Water Utility Support Services, AECOM, consultant.

**Recommendation of the Public Works and Services Committee on 1-28-20:** That the Mayor and City Clerk be authorized and directed to enter into a professional services agreement with AECOM, on Contract 20200017, PS - 2020 Storm Water Utility Support Services, AECOM,

Consultant.

The agreement is in the not-to-exceed amount of \$60,000.00.

Further recommends that funds to defray the cost of these professional services be appropriated from Org-Object 60484-52100, Professional Services - Storm Water Utility.

**Fiscal Note:** Funds are available as herein delineated.

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

[0051-20](#)

**Subject:** Bid Results on Contract 20200001, 2020 Sanitary Sewer Repairs.

**Recommendation of the Public Works and Services Committee on 1-28-20:** That bids for Contract 20200001, 2020 Sanitary Sewer Repair, be awarded to A. W. Oakes at its bid price of \$449,196.00, it being the lowest responsible bidder.

Further recommends that funds to defray the cost of this Public Works Department project be appropriated from Org-Object:

\$438,126.00 - Org-Object 22640-57560, Sanitary Sewers  
\$ 11,070.00 - Org-Object 40101-57560, Sanitary Sewers WWTP  
\$449,196.00 - Total

**Fiscal Note:** Funds are available as herein delineated.

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

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

[1404-19](#)

**Subject:** Communication sponsored by Alder Coe submitting an application for a Public Dance Hall License, La Esquina LLC DBA La Esquina, located at 2005 Taylor Ave, Eriberto Malacara, Agent. (3rd District)

**Recommendation of the Public Safety and Licensing Committee on 01-14-2020:** That the application for a Public Dance Hall License, La Esquina LLC DBA La Esquina, located at 2005 Taylor Ave, Eriberto Malacara, Agent. (3rd District), be Deferred.

**Recommendation of the Public Safety and Licensing Committee on 01-28-2020:** That the application for a Public Dance Hall License, La

Esquina LLC DBA La Esquina, located at 2005 Taylor Ave, Eriberto Malacara, Agent. (3rd District), be Approved.

**Fiscal Note:** N/A

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

### **Planning, Heritage, and Design Commission Report, by Ald. Jung**

[0047-20](#)

**Subject:** Subject: Request from Michael Bannon and Nicholas Verhaalen, seeking approval of a three lot certified survey map for the property at 1917 S. Memorial Drive (PHD-20).

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

**Commission 1-22-2020:** That the request from Michael Bannon and Nicholas Verhaalen for approval of a three-lot certified survey map for the property at 1917 S. Memorial Drive be approved subject to conditions a.-d.

**Fiscal Note:** N/A

*Alder Jung requested that item 0047-20 be considered separately.*

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

**AYES:** 11 - Coe, Jones, Tate II, Levie, Horton, Shakoor II, Jung, Land, Taft, Meekma and Lemke

**NOES:** 2 - Glenn and Perez

**EXCUSED:** 1 - Weidner

### **Office of the Mayor Report, by Ald. Meekma**

[0061-20](#)

**Subject:** Communication sponsored by Mayor Mason appointing:

Andrea Bukacek to the Community Development Authority for a term ending April 30, 2021

Sean Borker to the Uptown BID for a term ending December 31, 2022

Donisha Nesbitt to the Uptown BID for a term ending December 31, 2022

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

[0074-20](#)

**Subject:** Communication sponsored by Mayor Mason requesting to approve an amendment to resolution 0327-18 and resolution 1268-19, amending the Developer Incentive Agreement and CDBG loan between the City of Racine, Racine RDA, and Cardinal Capital Management for

the redevelopment of the former Walker manufacturing -Ajax industrial property at 1520 and 1536 Clark Street, related specifically to the division of ownership of the property between a market rate owner and an affordable owner under the terms of the Agreements.

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

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

A motion was made by Alder Meekma, seconded by Alder Shakoor II, that this be Considered as Reported by the following vote:

**AYES:** 13 - Coe, Jones, Tate II, Levie, Horton, Shakoor II, Jung, Glenn, Land, Perez, Taft, Meekma and Lemke

**EXCUSED:** 1 - Weidner

**I. Common Council Announcements**

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

**J. Adjourn**

*Alderman Shakoor II made a motion to adjourn the meeting at 10:30 PM. The next scheduled meeting of the Council is Wednesday, February 19, 2020 due to the Election.*

*ATTEST: TARA COOLIDGE  
ASSISTANT CITY CLERK*