



# 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 Amanda Paffrath*  
*Alder Melissa Kaprelian*  
*Alder Jeffrey Peterson*  
*Alder Maurice Horton*  
*Alder Marcus West*  
*Alder Terry McCarthy*  
*Alder Sam Peete*  
*Alder Mary Land*  
*Alder Henry Perez*  
*Alder Natalia Taft*  
*Alder Alicia Jarrett*

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Tuesday, September 20, 2022

7:00 PM

City Hall, Room 205

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#### A. Call To Order

**PRESENT:** 11 - Coe, Jones, Tate II, Paffrath, Peterson, Horton, McCarthy, Peete, Perez, Taft and Jarrett

**EXCUSED:** 3 - Kaprelian, West and Land

#### B. Pledge of Allegiance To The Flag

Mayor Mason led the council in the Pledge of Allegiance to the Flag.

#### C. Approval of Journal of Council Proceedings (Minutes) September 6th, 2022

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

**AYES:** 11 - Coe, Jones, Tate II, Paffrath, Peterson, Horton, McCarthy, Peete, Perez, Taft and Jarrett

**EXCUSED:** 3 - Kaprelian, West and Land

#### D. Proclamations

[0721-22](#)

**Subject:** Mental Illness Awareness Week

#### E. Public Comments

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

*Dr. Michael Schrader  
Holly Hess  
Mercedes Dzindzeleta  
Seth Raymond*

## F. Committee Reports

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

[0495-22](#)

**Subject:** Communication sponsored by Mayor Mason requesting the City receive 1009 Park Avenue and 1108 Villa Street from Racine County and transfer property to Racine Habitat for Humanity for the purpose of redevelopment.

**Recommendation of the Finance and Personnel Committee on 9-12-2022:** That the City of Racine approve receipt of the properties from Racine County and transfer them to Racine Habitat for Humanity for the purpose of redevelopment; and to also execute an agreement with Racine Habitat for Humanity as to the use of these properties.

**Recommendation of the Finance and Personnel Committee on 7-11-2022:** To defer the receipt of the properties from Racine County and transfer them to Racine Habitat for Humanity for the purpose of redevelopment.

**Fiscal Note:** Habitat will reimburse the City for title transfer, recording, or any other applicable fees, estimated at approximately \$120.

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

**AYES:** 10 - Jones, Tate II, Paffrath, Peterson, Horton, McCarthy, Peete, Perez, Taft and Jarrett

**NOES:** 1 - Coe

**EXCUSED:** 3 - Kaprelian, West and Land

[0626-22](#)

**Subject:** Communication sponsored by Alder Taft, on behalf of the Chief of Police, requesting to apply for and, if awarded, accept the FY2022 Bureau of Justice Assistance (BJA) Edward Byrne Justice Assistance Grant (JAG) (#00471) and renew the Interlocal Agreement with the Racine County Sheriff's Office.

**Recommendation of the Finance and Personnel Committee on 9-12-2022:** To authorize the department to apply for and, if awarded, accept the FY2022 Bureau of Justice Assistance (BJA) Edward Byrne Justice Assistance Grant (JAG) and approval to renew the Interlocal

Agreement with the Racine County Sheriff's Office.

**Fiscal Note:** Grant amount is \$43,072. **City Match:** None

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

[0647-22](#)

**Subject:** Communication sponsored by Alder Taft, on behalf of the City Attorney's Office, submitting the claim of Samantha Bisgrove and Branden Weber for consideration for disallowance.

**Recommendation of the Finance and Personnel Committee on 9-12-2022:** That the claim be disallowed.

**Fiscal Note:** N/A

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

[0653-22](#)

**Subject:** Communication sponsored by Alder Taft, on behalf of City Development, requesting permission to accept our 2022 Housing and Urban Development (HUD) Allocation (CDBG #00461, HOME #00460, ESG #00459).

**Recommendation of the Finance and Personnel Committee on 9-12-2022:** That the Mayor and City Clerk be granted permission to accept and execute the 2022 Housing and Urban Development (HUD) Grant Allocation (CDBG #00461, HOME #00460, ESG#00459).

**Fiscal Note:** Grant amounts are: CDBG \$1,864,293, HOME \$704,930, ESG \$160,046 **City Match:** None

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

[0664-22](#)

**Subject:** Communication sponsored by Mayor Mason submitting bid results for Contract #2022143 for RFP Lincoln-King Community Center and Clinic Architecture + Engineering Services.

**Recommendation of the Finance and Personnel Committee on 9-12-2022:** That Contract #2022143 - RFP Lincoln-King Community Center and Clinic Architecture + Engineering Services be awarded to SmithGroup Inc. Not to exceed \$4,100,000.00 and that the Mayor and Clerk be authorized to execute the agreement.

**Fiscal Note:** Funding is available in 20314 52100 22912 Clinic Lincoln King - Professional Services not to exceed \$4,100,000.00.

**A motion was made by Alder Taft, seconded by Alder Tate II, that this**

**Communication be Approved. The motion PASSED by the following vote:**

**AYES:** 9 - Coe, Tate II, Paffrath, Horton, McCarthy, Peete, Perez, Taft and Jarrett

**NOES:** 1 - Peterson

**EXCUSED:** 3 - Kaprelian, West and Land

**ABSTENTIONS:** 1 - Jones

[0674-22](#)

**Subject:** Communication sponsored by Mayor Mason requesting that the City of Racine purchase an approximately 5,155.04 square foot parking lot on Eighth Street, from Arza Industrial, LLC, 1021 Sixth Street.

**Recommendation of the Finance and Personnel Committee on 9-12-2022:** That the City of Racine purchase an approximately 5,155.04 square foot parking lot on Eighth Street, from Arza Industrial, LLC, 1021 Sixth Street, and that the Mayor, City Clerk, and other appropriate City staff be authorized and directed to execute all documents necessary to effect the purchase.

**Fiscal Note:** The total cost will be \$20,620.16 plus less than \$500 in recording fees and closing costs, to be paid from Account Number 45040 57200

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

[0675-22](#)

**Subject:** Communication sponsored by Mayor Mason requesting that the City of Racine transfer real estate at 500 Walton Avenue, 2138 Wisconsin Avenue, and 2214 Wisconsin Avenue to the Community Development Authority of the City of Racine and that the Community Development Authority of the City of Racine be permitted to acquire such real estate notwithstanding that it is not within an existing redevelopment plan.

**Recommendation of the Finance and Personnel Committee on 9-12-2022:** That the Common Council find that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the real estate at 500 Walton Avenue, 2138 Wisconsin Avenue, and 2214 Wisconsin Avenue by the Community Development Authority of the City of Racine, the uses of the property after acquisition, and the relation of the acquisition to other property redevelopment by the Community Development Authority of the City of Racine. Further, that the City of Racine transfer such real estate to the Community Development Authority of the City of Racine and that the Community Development Authority of the City of Racine be permitted to acquire such real estate notwithstanding that it is not within an existing redevelopment plan. Finally, that the Mayor, City Clerk, and other appropriate City staff be

authorized and directed to execute all documents necessary to effect the property transfer.

**Fiscal Note:** N/A, except for staff time to prepare and execute documents, and less than \$500 in recording fees and closing costs, to be paid by the Community Development Authority of the City of Racine.

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

[0679-22](#)

**Subject:** Communication sponsored by Mayor Mason seeking approval to enter into a first amendment to the development agreement with HOVDE Properties, LLC, regarding the Redevelopment Site at and near 233 Lake Avenue

**Recommendation of the Finance and Personnel Committee on 9-12-2022:** That the Mayor and City Clerk be granted permission to enter into the First Amendment with HOVDE Properties, LLC and execute all necessary documents therein.

**Fiscal Note:** None.

**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. Jones**

[0618-22](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the City Engineer, submitting Change Order No. 1 to Contract 2022022 - 2022 City Resurfacing, A.W.Oakes & Son, Inc., Contractors.

**Recommendation of the Public Works and Services Committee on 09-13-22:** That Change Order No.1 to Contract 2022022 - 2022 City Resurfacing, A.W.Oakes & Son, Inc., Contractors, be approved in the amount of \$14,560.00.

**Fiscal Note:** Funding for this change order is available in the following Org-Object: 60484 54400 Infrastructure Repairs.

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

[0619-22](#)

**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 2022-2023 winter season.

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

**09-13-22:** That Racine Unified School District is granted permission to close off the south sidewalk of Rupert Boulevard from Chicago Street west to the cemetery from December 1, 2022, to April 1, 2023, 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.

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

[0641-22](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Department of Public Works, submitting to approve the WIDOT construction project 2290-03-73 permit request for grading work on City of Racine property at STH 38 and Root River Bridge for 2023 construction.

**Recommendation of the Public Works and Services Committee on 09-13-22:** To approve.

**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**

[0662-22](#)

**Subject:** Communication sponsored by Alder Jones, on behalf of the Department of Public Works, proposing that Resolution 0440-22, dated July 19, 2022, be amended to reflect that Contract 2022070- Sidewalk Replacement was awarded solely to RAZA of Racine LLC.

**Recommendation of the Public Works and Services Committee on 09-13-22:** That Resolution 0440-22, dated July 19, 2022, be amended to reflect Contract 2022070 - Sidewalk Replacement was awarded solely to RAZA of Racine LLC.

**Fiscal Note:** N/A. There is no change to the contract amount.

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

[0672-22](#)

**Subject:** Communication sponsored by Alder Jones on behalf of the Department of Public Works, submitting Final Payment for Contract 2021066 Wisconsin Avenue Two-Way Conversion, Pro Electric, Inc., Contractors.

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

**09-13-22:** That the work completed by Pro Electric Inc. on contract 2021066 Wisconsin Avenue Two-Way Conversion be accepted and final payment authorized for a total contract of \$157,885.82. Final Payment to include retainage.

**Fiscal Note:** Contract 2021066 was authorized under Resolution No. 0442-22, dated July 19, 2022.

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

[0673-22](#)

**Subject:** Communication sponsored by Alder Jones on behalf of the City Engineer, submitting Change Order No. 2 to Contract 2021066 Wisconsin Avenue Two-Way Conversion, Pro Electric, Inc., Contractors.

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

**09-13-22:** That Change Order No. 2 to Contract 2021066 - Wisconsin Avenue Two-Way Conversion, Pro Electric Inc., Contractors, be approved in the deduct amount of (\$9,467.55).

**Fiscal Note:** Funding for this deduct change order is available in the following Org-Object: 45040 57530

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

**Public Safety and Licensing Committee Report, by Ald. McCarthy**

[0660-22](#)

**Subject:** Communication sponsored by Alder McCarthy submitting an application for a Gas Service Station License, ZIMAL LLC DBA AMOCO, located at 4301 WASHINGTON AVE, Muhammad Yousuf, Agent. (12 District)

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

**on 09-12-2022:** That the Communication sponsored by Alder McCarthy submitting an application for a Gas Service Station License, ZIMAL LLC DBA AMOCO, located at 4301 WASHINGTON AVE, Muhammad Yousuf, Agent be Approved.

**Fiscal Note:** N/A

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

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

[0628-22](#)

**Subject:** Review and discussion of the proposed establishment of the project plan, boundaries, and creation of Tax Incremental District No. 30

and consideration of an approving resolution (PHDC-22).

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

**Commission on 09-07-22:** That the resolution establishing the boundaries and approving the project plan creating Tax Incremental District No. 30 be approved.

**Fiscal Note:** TID No. 30 is projected to generate \$54,445,178 of increment to fund activities identified in the project plan over its life for a period of 27 years.

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

[0629-22](#)

**Subject:** Review and discussion of the proposed establishment of the project plan, boundaries, and creation of Tax Incremental District No. 31 and consideration of an approving resolution (PHDC-22).

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

**Commission on 09-07-22:** That the resolution establishing the boundaries and approving the project plan creating Tax Incremental District No. 31 be approved.

**Fiscal Note:** TID No. 31 is projected to generate \$21,421,055 of increment to fund activities identified in the project plan over its life for a period of 27 years.

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

**AYES:** 9 - Coe, Jones, Tate II, Paffrath, Horton, McCarthy, Peete, Taft and Jarrett

**NOES:** 2 - Peterson and Perez

**EXCUSED:** 3 - Kaprelian, West and Land

[0633-22](#)

**Subject:** Consideration of a conditional use permit to operate an electronic message sign at 2065 Geneva Street, located in a R-3 Limited General Residence Zone District. Electronic message signs are allowed by Section 114-1033 of the Municipal Code (PHDC-22).

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

**Commission on 09-07-22:** That based on the findings of fact, the request to operate an electronic message sign at 2029 Geneva Street, also addressed as 2065 Geneva Street, be denied.

**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**



**Office of the Mayor Report, by Ald. Tate,II****Appointment of Alder Land to Public Works and Services as Vice Chair**[0690-22](#)

**Subject:** Communication sponsored my Mayor Mason submitting the following appointments and nominations:

Alder Land to the Board of Parks, Recreation, and Cultural Services for a term expiring April 17, 2023

Alder Tate, II to the Waterworks Commission for a term expiring September 30th, 2023

Alder Taft to the Waterworks Commission for a term expiring September 30th, 2023

Trevor Jung to be nominated as the citizen appointment, to the Waterworks Commission for a term expiring September 30th, 2026

Alder Tate, II to the Wastewater Commission for a term expiring September 30th, 2023

Alder Taft to the Wastewater Commission for a term expiring September 30th, 2023

Trevor Jung to the Wastewater Commission for a term expiring September 30th, 2026

Administrator Vornholt, as Alternate 1, to the Wastewater Commission for a term expiring September 30th, 2023

Alder Jones to the Zoning Board of Appeals for a term expiring April 30, 2024

Christina Hefel as a member, and as chair, to the Zoning Board of Appeals for a term expiring April 30, 2023

Keith Kohlmann to the Zoning Board of Appeals for a term expiring April 30, 2025

Trevor Jung to the Zoning Board of Appeals for a term expiring April 30, 2023

Mayor Cory Mason, as Alternate 1, to the Zoning Board of Appeals for a term expiring April 30, 2023

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

**AYES:** 11 - Coe, Jones, Tate II, Paffrath, Peterson, Horton, McCarthy, Peete, Perez, Taft and Jarrett

**EXCUSED:** 3 - Kaprelian, West and Land

[0691-22](#)

**Subject: (Direct Referral)** Communication sponsored by Mayor Mason requesting permission to apply for and accept funding from the

Wisconsin Community Safety Fund (WCSF).

**Staff Recommendation:** To Approve

**Fiscal Note:** Total funding amount is \$3,000,000.00 over 3 years. No local match is required.

*Mayor Mason stepped down from the Podium. President Tate II chaired the remainder of the meeting.*

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

**AYES:** 10 - Coe, Jones, Paffrath, Peterson, Horton, McCarthy, Peete, Perez, Taft and Jarrett

**EXCUSED:** 3 - Kaprelian, West and Land

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

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

**AYES:** 11 - Coe, Jones, Tate II, Paffrath, Peterson, Horton, McCarthy, Peete, Perez, Taft and Jarrett

**ABSENT:** 3 - Kaprelian, West and Land

**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**

*The meeting was adjourned at 8:52 P.M. by Alder Horton  
The next scheduled meeting of the Council is Tuesday, October 04, 2022.  
ATTEST: TARA MCMENAMIN  
CITY CLERK*