



# City of West Allis

## Meeting Agenda

### Common Council

7525 W. Greenfield Ave.  
West Allis, WI 53214

*Mayor Dan Devine, Chair*  
*Aldersperson Thomas G. Lajsic, Council President*  
*Alderspersons: Gary T. Barczak, Michael J. Czaplewski, Kevin Haass,*  
*Michael P. May, Cathleen M. Probst, Rosalie L. Reinke,*  
*Daniel J. Roadt, Vincent Vitale, and Martin J. Weigel*

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Tuesday, September 19, 2017

7:00 PM

City Hall Common Council Chambers

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. PLEDGE OF ALLEGIANCE

#### D. PUBLIC HEARINGS

*None.*

#### E. CITIZEN PARTICIPATION

#### F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

*New and Previous Matters referred to Committees may be considered and acted upon by Committees during the Common Council recess. Unless otherwise announced during the meeting, the standing Committees of the Common Council will meet during recess in the following rooms and in the following order:*

*Room 123 (Mayor's conference room)*  
*Advisory, Public Works, Safety & Development*

*Room 128*  
*License & Health, Administration & Finance*

*The general public may contact the Committee Chair relative to an agenda item of interest that could be discussed or acted on during the recess meetings simultaneously occurring in different conference rooms. Additionally, if a member has interest in multiple agenda items which are scheduled for discussion or action during the recess meetings simultaneously occurring, s/he should contact the chair of the committee to inform of such interest.*

**G. MAYOR'S REPORT**

1. Recent events attended
2. Awards/commendations
3. Upcoming events

**H. ALDERPERSON'S REPORT**

1. Recent events attended
2. Awards/commendations
3. Upcoming events

**I. APPROVAL OF MINUTES**

1. [2017-0624](#) Minutes (Draft) of the Common Council regular meeting of September 5, 2017.

*Attachments:* [090517 CC Minutes.draft](#)

**J. ITEMS NOT REFERRED TO COMMITTEE**

2. [2017-0599](#) Report of the Municipal Judge for the month of August 2017, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$143,703.77.

*Attachments:* [Municipal Judge August 2017](#)

3. [2017-0581](#) Summons and Complaint, Small Claims, Frederick John Carsky III vs City of West Allis. Claim No. 17SC028272.

*Attachments:* [S & C Small Claims, Frederick John Carsky III, 17C028272](#)

4. [2017-0594](#) Summons and Complaint in the matter of CitiMortgage, Inc. v. Brent J. Perkins and Stefany A. Perkins, et. al. Case No. 17CV007204.

*Attachments:* [S & C.CitiMortgage.Perkins](#)

**K. STANDING COMMITTEE REPORTS****ADMINISTRATION & FINANCE COMMITTEE**

*(Regular Meeting held on September 11, 2017)*

5. [2017-0561](#) Communication from City Administrator transmitting Report on Assessment of the City's current Information Technology operations.

**Attachments:** [IT-CFE Assessment Report](#)

*Unanimously recommended to be Placed on File.*

**SAFETY & DEVELOPMENT COMMITTEE**

*(Regular Meeting held on September 13, 2017)*

6. [R-2017-0244](#) Resolution authorizing the City Attorney to proceed with foreclosure of the property located at 2892 S. 96 St.

**Sponsors:** Safety & Development Committee

*Unanimously recommended to be Adopted.*

7. [R-2017-0242](#) Resolution approving a Satisfaction of Mortgage, originally granted by Pressed Steel Tank Co. to the City of West Allis for the property located at 14\*\* S. Six Points Crossing (Tax Key Nos. 454-0651-000 and 454-0652-000) and 65\*\* W. Lapham St. (Tax Key No. 454-0269-000).

**Sponsors:** Safety & Development Committee

**Attachments:** [Satisfaction of Mortgage](#)

*Unanimously recommended to be Adopted.*

8. [R-2017-0241](#) Resolution authorizing the purchase of the \$190,000 note from the Community Development Authority of the City of West Allis for Carnegie Place LLC in an amount not to exceed \$1.00.

**Sponsors:** Safety & Development Committee

*Unanimously recommended to be Adopted.*

9. [2017-0593](#) Communication from the Director of Development transmitting the FY 2016 Tax Incremental Financing Report.

**Attachments:** [MEMO Transmitting TID Report \(9-8-17\)](#)

[TID Report 2016 - FINAL 8-25-17 \(reduced\)](#)

*Unanimously recommended to be Placed on File.*

**L. COMMON COUNCIL RECESS****M. NEW AND PREVIOUS MATTERS****ADMINISTRATION & FINANCE AND PUBLIC WORKS COMMITTEES**

10. [2017-0600](#) Request from the Director of Public Works/City Engineer and Assistant Director of Public Works to extend the temporary appointment of Paul Barwick in the position of Building and Sign/Inventory Superintendent.

*Attachments:* [Request](#)

**ADMINISTRATION & FINANCE COMMITTEE****New Matters for Introduction**

11. [O-2017-0040](#) An Ordinance to Repeal and Recreate Section 2.76 of Subchapter II of Chapter II of the City of West Allis Revised Municipal Code relating to wages, hours and conditions of employment and the abolishment of the Civil Service Commission.

*Sponsors:* Administration & Finance Committee

*Attachments:* [Marked Copy of Ord. to Repeal & Recreate RMC Sec. 2.76](#)

12. [R-2017-0238](#) Resolution relative to selecting Maestro Health for furnishing the software for the electronic Benefit Administration System for a three-year period at a cost not to exceed \$155,000.

*Sponsors:* Administration & Finance Committee

*Attachments:* [Maestro Health Proposal for Benefit Administration System](#)  
[Administrative/Fiscal Note](#)

13. [R-2017-0246](#) Resolution relative to repealing and recreating City of West Allis Policies and Procedures Manual Policy No. 1413, Health and Dental Insurance.

*Sponsors:* Administration & Finance Committee

*Attachments:* [Policy 1413 - Current Version](#)  
[Policy 1413 - Marked Copy](#)  
[Policy 1413 - Final](#)

14. [R-2017-0247](#) Resolution relative to purchasing an unmarked 2017 AWD Ford Interceptor sedan from Ewald Automotive Group, and associated upfitted items, such as emergency lights, sirens, etc. from various vendors, for a sum not to exceed \$28,000.

*Sponsors:* Administration & Finance Committee

*Attachments:* [Communication re damaged Police Squad](#)  
[Purchase Quote for Police Squad](#)

15. [R-2017-0248](#) Resolution relative to authorizing the single source purchase of a Police Canine and the corresponding training for the canine and handler for a sum of \$14,000.00 from Southern Police Canine.
- Sponsors:* Administration & Finance Committee
- Attachments:* [Communication regarding single source purchase of Police Canine](#)
16. [R-2017-0250](#) Resolution awarding the sale of \$8,935,000 General Obligation Corporate Purpose Bonds, Series 2017A.
- Sponsors:* Administration & Finance Committee
- Attachments:* [Attachments \(draft\) for Bond Resolution](#)  
[Finance Director Memo re 2017 Borrowing-Final Bond Sale Resolution](#)
17. [R-2017-0251](#) Resolution to approve the following updated City of West Allis Policies and Procedures: #1402 Recruitment, Selection and Employment, #1403 Disciplinary Action and Grievance Procedure, and #1432 Vacations.
- Sponsors:* Administration & Finance Committee
- Attachments:* [1402.Current Version](#)  
[1402.Proposed Update](#)  
[1403.Final Marked Copy.091917](#)  
[1403.Final Clean.091917](#)  
[1432.Final Marked Copy.091917](#)  
[1432.Final Clean.091917](#)
18. [R-2017-0253](#) Resolution relative to accepting the proposal of Key Code Media, Inc. for furnishing and installing robotic pan-tilt-zoom (ptz) cameras and wireless microphones for a total sum of \$55,963.00.
- Sponsors:* Administration & Finance Committee
- Attachments:* [Communication re purchase of audio-visual equipment](#)  
[Key Code Media Sales Quote](#)
19. [2017-0583](#) Communication from City Administrator regarding notification of retirement of Michael G. Lewis, Director of Public Works/City Engineer, effective January 2, 2018.
- Attachments:* [Communication regarding Michael Lewis' notice of retirement](#)
20. [2017-0603](#) Communication from City Administrator transmitting the 2018 Capital Improvement Program for consideration and inclusion in the 2018 City of West Allis Budget.
- Attachments:* [Communication regarding the 2018 Capital Improvement Program](#)  
[2018 Capital Improvement Program](#)
21. [2017-0604](#) Finance Director/Comptroller submitting report for August 2017 indicating City of West Allis checks issued in the amount of \$3,214,203.85.
- Attachments:* [August 2017 Monthly Claims Report to CC](#)

22. [2017-0605](#) Finance Director/Comptroller submitting the City of West Allis 2016 Comprehensive Annual Financial Report (CAFR) and 2016 Other Post-Employment Benefits Report (OPEB) for approval.
- Attachments:* [2016 CAFR](#)  
[2016 OPEB Report](#)
23. [2017-0601](#) Communication from City Administrator requesting approval to fill the upcoming vacant position of Housing Specialist in the Department of Development, Community Development Division.
- Attachments:* [Request to fill Housing Specialist position](#)  
[Vacancy Request Form for Housing Specialist](#)
24. [2017-0602](#) Communication from City Administrator requesting approval to fill the vacant position of HR Generalist in the Human Resources Department.
- Attachments:* [Request to fill HR Generalist position](#)  
[Vacancy Request Form for HR Generalist](#)

### City Attorney Claim Report

25. [2014-0537](#) The Cincinnati Insurance Companies communication submitted on behalf of Erin Lund regarding personal injuries allegedly sustained on Second St. near the Wisconsin State Fair Products Pavilion on August 5, 2014.
- City Attorney recommended to be Placed on File.*
26. [2015-0554](#) Gendlin, Liverman & Rymer, S.C. communication submitted on behalf of Jerome Lochowicz regarding injuries and damages allegedly sustained on June 17, 2015.
- Attachments:* [J. Lochowicz claim](#)
- City Attorney recommended denial.*
27. [2017-0474](#) Summons and Complaint in the matter of Takia D. Coe vs. City of West Allis, Case No. 17SC018792.
- Attachments:* [S&C Coe vs WA](#)
- City Attorney recommended to be Placed on File.*
28. [2017-0475](#) Notice of Claim and Claim for Damages submitted on behalf of Jerome Lochowicz relative to injuries and damages allegedly sustained at S. 72 St. and W. National Ave. on June 17, 2015.
- Attachments:* [Claim-Lochowicz](#)
- City Attorney recommended denial.*
29. [2017-0512](#) Dorothea Lannin Notice of Claim regarding damages allegedly sustained at 1921 S. 60 St. on May 13, 2017.
- Attachments:* [Lannin - Claim](#)
- City Attorney recommended denial.*

30. [2017-0529](#) Brian Haley Notice of Claim regarding damages allegedly sustained at S. 58 St. and W. Greenfield Ave. on August 8, 2017.

*Attachments:* [Haley claim](#)

*City Attorney recommended denial.*

### Previous Matters for Consideration

31. [O-2017-0001](#) An Ordinance to repeal and recreate Section 2.76 of the City of West Allis Revised Municipal Code relating to Wages, Hours, and Conditions of Employment and Abolishing the Civil Service Commission.

*Sponsors:* Administration & Finance Committee

*Attachments:* [Marked Copy of Ordinance to repeal and recreate Section 2.76 of RMC](#)

### PUBLIC WORKS COMMITTEE

#### New Matters for Introduction

32. [R-2017-0159](#) Resolution relative to the vacation and discontinuance of a portion of unimproved public right-of-way of W. Euclid Ave. on the east side of the 3200 block of S. 114 St.

*Sponsors:* Public Works Committee

33. [R-2017-0252](#) Resolution authorizing the Director of Public Works/City Engineer to extend the professional services contract with SEH Design/Build, Inc. for another 5 years for general maintenance of the 116th Street & Rogers Street and 84th Street & National Avenue elevated water tanks in an amount not to exceed \$200,000.

*Sponsors:* Public Works Committee

*Attachments:* [SEH Agreements](#)

### SAFETY & DEVELOPMENT COMMITTEE

#### New Matters for Introduction

34. [O-2017-0039](#) Ordinance to Create Section 18.12 of the West Allis Revised Municipal Code Relating to Surveillance Systems Required on Nuisance Commercial Properties

*Sponsors:* Safety & Development Committee

35. [R-2017-0243](#) Resolution approving a Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Mandel Group Properties, LLC for commercial and residential development north of W. National Ave. (NoNa), The Market, within the Six Points/Farmers Market Redevelopment Area.

*Sponsors:* Safety & Development Committee

36. [R-2017-0249](#) Resolution approving a Certified Survey Map to split the current lot located at 14\*\* S. Six Points Crossing (Tax Key No. 454-0651-000) into two lots, submitted by Ian Martin, d/b/a Mandel Group, Inc.
- Sponsors:* Safety & Development Committee
37. [2017-0577](#) Certified Survey Map to split the current lot located at 14\*\* S. Six Points Crossing (Tax Key No. 454-0651-000) into two lots, submitted by Ian Martin, d/b/a Mandel Group, Inc.
- Attachments:* [Application-Market at Six Pts-Medical Office Bldg](#)  
[CSM & SLA - Six Points](#)
38. [2017-0606](#) Special Use Permit for ALDI, for a proposed Class A Liquor License at 1712 S. 108 St.
- Attachments:* [Application - Aldi](#)
39. [2017-0607](#) Special Use Permit for Three In One Thrift Store (WTT Thrift, Inc.), a proposed secondhand article retail store, to be located at 3125 S. 108 St.
- Attachments:* [Application - Three In One](#)
40. [2017-0608](#) Special Use Permit for The Market at Six Points Apartments, a proposed multi-family apartment building, to be located within the NoNa portion of The Market at Six Points redevelopment at 6620 & 6700 W. National Ave.
- Attachments:* [Application-Market at Six Pts-Apts](#)
41. [2017-0611](#) Special Use Permit for a proposed day care facility, to be located at 7234 W. Becher St.
- Attachments:* [Application-Day Care-7234 W. Becher](#)

### Previous Matters for Consideration

42. [R-2017-0082](#) Resolution relative to determination of Special Use Permit for a proposed expansion to the outdoor seasonal sales area for the West Allis Home Depot located at 11071 W. National Ave.
- Sponsors:* Safety & Development Committee
- Attachments:* [R-2017-0082 needs applicant signature](#)  
[AFFIDAVIT OF PUBLICATIONS - R-2017-0082](#)  
[GreenbergFarrow communication](#)

43. [R-2017-0206](#) Resolution relative to determination of Special Use Permit for VJ's Food Mart, for a proposed Class A Liquor License at 9206-10 W. Schlinger Ave.
- Sponsors:* Safety & Development Committee
- Attachments:* [AFFIDAVIT OF PUBLICATIONS - VJ's Food Mart](#)
44. [2017-0492](#) Special Use Permit for VJ's Food Mart, for a proposed Class A Liquor License at 9206-10 W. Schlinger Ave.
- Attachments:* [Application - VJ's Food Mart](#)
45. [R-2017-0237](#) Resolution relative to determination of Special Use Permit amendment for Elite Environmental Corporation, an existing business proposing to amend the terms of its special use as an industrial wastewater treatment facility within an existing building located at 356-360 S. Curtis Rd.
- Sponsors:* Safety & Development Committee
46. [2017-0496](#) Special Use Permit amendment for CWT/Elite Environmental, an existing business proposing to amend the terms of their special use as an industrial wastewater treatment facility within the existing building located at 360 S. Curtis Rd.
- Attachments:* [Application - Elite Environmental](#)

## LICENSE & HEALTH COMMITTEE

### New Matters for Introduction

47. [O-2017-0038](#) Ordinance to Create Section 7.18 of the West Allis Revised Municipal Code Relating to Human Health Hazards.
- Sponsors:* Ald. Reinke
48. [2017-0524](#) Findings and Recommendation in the Matter of the Complaint Against Fratelli Restaurant Group, Inc, d/b/a Fratelli's, for the premises located at 6202 W. Lincoln Ave. ("Restaurant-Moderate Complexity" permit number GSAC-0M8LM2).
- Attachments:* [Findings of Fact](#)
49. [2017-0580](#) Appointment of new agent, Jaime Salazar, by Mega Marts, LLC, d/b/a Pick 'n Save #6847 located at 6760 W. National Ave.
50. [2017-0542](#) License applications.
- Adult-Oriented Establishment Operator Permit Application 2017-2018:*  
*Bonack, Victoria A.*
- Special B Beer & Wine License application 2017-2018:*  
*West Allis Central Booster Club Fall 2017 Bulldog Bash Fundraiser to be held on Saturday, October 21, 2017 from 6:00 p.m. to 10:00 p.m., at St. Augustine Catholic Church School located at the premises of 2025 S. 67 Place.*

51. [2017-0612](#) Police Department report regarding tavern violations/calls for service for the month of August 2017.
- Attachments:* [August 2017 LH Report](#)
52. [2017-0613](#) Police Department Report involving Fiddlers Green, Inc., 6108 W. Burnham Street, of Fiddlers Green, Inc., Sandra J. Piotrowski, Agent, Incident Date: August 3, 2017.
53. [2017-0614](#) Police Department Report involving Las Palmas, 1901 S. 60 St., of ARH Enterprises, LLC, Hugo J. Juarez, Agent, Incident Date: August 10, 2017.
54. [2017-0615](#) Police Department Report involving The Alibi, 6540 W. Grant St., Alibi Taverns LLC, Patrick R. Kosidowski, Agent, Incident Date: August 12, 2017.
55. [2017-0616](#) Police Department Report involving The Alibi, 6540 W. Grant St., Alibi Taverns LLC, Patrick R. Kosidowski, Agent, Incident Date: August 14, 2017.
56. [2017-0618](#) Police Department Report involving The Alibi, 6540 W. Grant St., Alibi Taverns LLC, Patrick R. Kosidowski, Agent, Incident Date: August 20, 2017.
57. [2017-0617](#) Police Department Report involving Applebee's Neighborhood Bar & Grill, 2865 S. 108 St., Apple Hospitality Group, LLC, Geoff S. Krueger, Agent, Incident Date: August 16, 2017.
58. [2017-0619](#) Police Department Report involving Boosters West, 7731 W. Becher St., of Boosters West LLC, Keith P. Randolph, Agent, Incident Date: August 20, 2017.
59. [2017-0620](#) Police Department Report involving Rockstars Saloon, 5826 W. Burnham Street, of Sharon L. Butterfield, Incident Date: August 24, 2017.
60. [2017-0621](#) Police Department Report involving Bottoms Up, 7127 W. National Avenue, of BFS WI LLC, Charles Hastings, Agent, Incident Date: August 25, 2017.
61. [2017-0622](#) Police Department Report involving Remedy Bar, 1309 S. 60 St., of LeLe's Whiskey Corner, LLC, Erwin C. Magritz, Agent, Incident Date: August 28, 2017.
62. [2017-0623](#) Police Department Report regarding August 13, 2017 Alcohol Compliance Check involving twelve (12) West Allis businesses, resulting with two (2) selling alcohol to an underage person without requesting identification. (Majdecki Foods, Inc., Erica Hayes, Agent, d/b/a Piggly Wiggly Supermarket #070, for the premises located at 10282 W. National Avenue; and Jas & Sant Corporation, Talwinder Soos, Agent, d/b/a County Beer & Liquor, for the premises located at 979 S. 60 Street).
63. [2017-0579](#) 2017-2018 Combination Class A Liquor License application no. 2504 of Aldi Inc. (Wisconsin), Shauna B. Carter, Agent, d/b/a Aldi #10, for premises located at 1712 S. 108 Street (new-nonexisting location).

## ADVISORY COMMITTEE

### New Matters for Introduction

64. [2017-0609](#) Appointment by Mayor Devine of Amanda Nowak as a member of the West Allis Plan Commission, her term to expire April 30, 2019.

*Attachments:* [Nowak Appointment Letter](#)

65. [2017-0610](#) Appointment by Mayor Devine of Shelly Strasser as the School Administrative Liaison on the West Allis Block Grant Committee, serving an indefinite term.

*Attachments:* [Strasser Appointment Letter](#)

## N. ADJOURNMENT

All meetings of the Common Council are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

### NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

### AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

### LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.