



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

Tuesday, October 17, 2017

7:00 PM

City Hall Common Council Chambers

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. PUBLIC HEARINGS

1. [R-2017-0282](#) Resolution to approve the Year 2018 Operating Plan for the Downtown West Allis Business Improvement District and to adopt the Special Assessment Method as stated therein (Final).

Sponsors: Administration & Finance Committee

Attachments: [2018 BID Operating Plan - FINAL](#)

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

2. [2017-0677](#) Minutes (Draft) of the Common Council regular meeting of October 3, 2017.

Attachments: [100317 CC Minutes.draft](#)

J. ITEMS NOT REFERRED TO COMMITTEE

3. [2017-0672](#) Report of the Municipal Judge for the month of September 2017, consisting of all fines, costs and fees collected by the City of West Allis in the sum of \$105,303.34.

Attachments: [Municipal Judge September 2017](#)

4. [2017-0627](#) Quarterly Report of Matters Pending Before Committee Prior to October 2017.

Attachments: [Referred Matters Report October 17, 2017](#)

5. [2017-0649](#) Tempco Heating & A/C Notice of Claim relative to property damages allegedly sustained at 5707-09 W. National Avenue on July 12, 2017.

6. [2017-0650](#) Richard C. Riojas Notice of Claim relative to vehicle damages allegedly sustained at the intersection of S. 60 Street and W. Lincoln Avenue on September 25, 2017.

7. [2017-0662](#) Summons and Complaint in the matter of BMO Harris Bank, N.A., vs J. K. Lau Investments, LLC regarding foreclosure of mortgage. Case No. 2017CV011520.

8. [2017-0666](#) Steven Robert Sharpe A.L.A. claim relative to Dynamic Medical Equipment, 10236 W. National Avenue.

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

(Regular Meeting held on October 9, 2017. Ald. Czaplewski excused)

9. [2017-0100](#) Communication from the West Allis Civil Service Commission regarding the abolishment of the Civil Service System and Commission.

Attachments: [Civil Service Commission letter](#)

Unanimously recommended to be Placed on File.

10. [2017-0636](#) Communication from City Administrator recommending the appointment of Mr. Anthony Warkoczewski for the position of IT Director.

Attachments: [Communication regarding appointment of IT Director](#)

Unanimously recommended to be Approved.

L. COMMON COUNCIL RECESS**M. NEW AND PREVIOUS MATTERS****ADMINISTRATION & FINANCE COMMITTEE****New Matters for Introduction**

11. [O-2017-0048](#) Ordinance to amend the City of West Allis Salary Schedule (most recently amended by O-2017-0045) due to completion of the Classification and Compensation Study Appeals Process.

Sponsors: Administration & Finance Committee

Attachments: [Salary Schedule 10.17.17](#)

12. [O-2017-0049](#) Ordinance to repeal Section 2.71 of the City of West Allis Revised Municipal Code relative to the Information Technology User Group (ITUG).

Sponsors: Administration & Finance Committee

13. [R-2017-0275](#) Resolution relative to approval of the Employment Contract for the position of IT Director with Anthony Warkoczewski.

Sponsors: Administration & Finance Committee

Attachments: [Employment Contract for IT Director position](#)

[IT Director Job Description](#)

[JDQ for IT Director position](#)

14. [R-2017-0278](#) Resolution to repeal and recreate the City's Policies and Procedures Manual No. 1317, Social Media Policy.
- Sponsors:* Administration & Finance Committee
- Attachments:* [Recreated Social Media Policy No. 1317](#)
[Original Policy No. 1317](#)
15. [R-2017-0280](#) Resolution rescinding the resolution relative to the establishment of the Information Technology Steering Committee.
- Sponsors:* Administration & Finance Committee
16. [R-2017-0279](#) Resolution relative to the Agreement with the Village of Greendale for Public Health Services.
- Sponsors:* Administration & Finance Committee
- Attachments:* [Agreement for Public Health Services](#)
17. [R-2017-0281](#) Resolution relative to accepting the proposal of Portfol for furnishing loan management software and the related setup and training for a total sum of \$17,500.
- Sponsors:* Administration & Finance Committee
- Attachments:* [Portfol Licensing Agreement Proposal](#)
[Loan Software Vendor Criteria Matrix](#)
18. [R-2017-0287](#) Resolution to approve a Demonstration Commercial Façade Improvement Project Grant Contract by and between the City of West Allis and Sarandos 2 LLC, property owner for the property located at 8415 W. Greenfield Ave. in an amount not to exceed \$30,000.
- Sponsors:* Administration & Finance Committee
- Attachments:* [Commercial Facade Contract- Sarandos 2 LLC \(10-17-17\)](#)
19. [R-2017-0288](#) Resolution to approve a Storefront Improvement Program Grant Contract by and between the City of West Allis and Budiac Properties, LLC, prospective property owner for the property located at 8028 W. National Ave. in an amount not to exceed \$30,000.
- Sponsors:* Administration & Finance Committee
- Attachments:* [SIP Contract- Budiac Properties, LLC \(10-17-17\)](#)
20. [R-2017-0290](#) Resolution to approve a Demonstration Commercial Facade Improvement Project Contract by and between the City of West Allis and Evenement, LLC, property owner of the property located at 7140 W. Greenfield Ave. in an amount up to \$65,000.
- Sponsors:* Administration & Finance Committee
- Attachments:* [Commercial Facade Contract 7140-7144 W Greenfield -evenement \(10-17-17\)](#)

21. [R-2017-0294](#) Resolution approving the terms and conditions for an Economic Development Loan to Evenement, LLC under the Department of Housing and Urban Development Community Development Block Grant Program in an amount not to exceed \$135,000.
- Sponsors:* Administration & Finance Committee
- Attachments:* [Committment Ltr-Exhibit A 10.12.17](#)
[Attachment B - Fed Condtions \(12-6-16\)](#)
[Exhibit 1 -General Conditions \(10.18.17\)](#)
22. [R-2017-0293](#) Resolution to amend and approve the following City of West Allis Policies: #1412 Vacation and #1424 Overtime, Compensatory Time, and Premium Pay.
- Sponsors:* Administration & Finance Committee
- Attachments:* [Policy 1412 - Marked Copy](#)
[Policy 1424 - Marked Copy](#)
23. [2017-0670](#) Communication from City Administrator regarding recommended changes to the Worker's Compensation incentive program.
- Attachments:* [Communication re Worker's Comp Incentive Program](#)
24. [2017-0663](#) City Administrator report on IT Steering Committee meetings.
- Attachments:* [IT Steering Committee Meeting Minutes 9/28/17](#)
25. [2017-0673](#) Finance Director/Comptroller submitting report for September 2017 indicating City of West Allis checks issued in the amount of \$3,452,081.57.
- Attachments:* [September 2017 Monthly Claims Report to CC](#)

City Attorney Claim Report

26. [1994-0001](#) Communication from Gloria Kraus, 2370 S. 67 St., West Allis, regarding expenses incurred by her as a result of a water main break in front of her home at 2370 S. 67 St. on January 15, 1994.
- Attachments:* [City Attorney Recommendation](#)
- City Attorney recommended to be Placed on File.*
27. [2017-0490](#) Notice of Claim submitted on behalf of John Sorger relative to injuries and damages allegedly sustained on April 10, 2017.
- Attachments:* [Claim- J. Sorger](#)
[City Atty Recommendation Ltr-Sorger](#)
- City Attorney recommended denial.*

Public Hearing Items (Administration & Finance Committee)

28. [R-2017-0282](#) Resolution to approve the Year 2018 Operating Plan for the Downtown West Allis Business Improvement District and to adopt the Special Assessment Method as stated therein (Final).

Sponsors: Administration & Finance Committee

Attachments: [2018 BID Operating Plan - FINAL](#)

PUBLIC WORKS COMMITTEE**New Matters for Introduction**

29. [R-2017-0271](#) Resolution relative to amending the agreement with Ayres Associates Inc. for methane and groundwater sampling at the Lincoln Avenue landfill site for three years at an amount not to exceed \$37,300.00.

Sponsors: Public Works Committee

Attachments: [R-2017-0271 Agreement](#)

30. [R-2017-0272](#) Resolution amending previously approved Relocation Order dated November 1, 2016, Pursuant to Secs. 62.22 and 32.05(1) of the Wisconsin Statutes, for the Laying Out, Relocation and Improvement of West National Avenue (South 76 Street to South 70 Street).

Sponsors: Public Works Committee

Attachments: [Relocation Order-National - 76-70](#)
[PlatRevision_17-1004](#)
[Record of Revisions_17-1004 National](#)

31. [R-2017-0273](#) Resolution to approve bid of UPI, LLC for the installation of water main relay at South 108th Street (STH 100) at Union Pacific Railroad Overpass (1800 Block) and W. Greenfield Avenue (STH 59) at South 88th Street in the City of West Allis in the amount of \$105,688.00.

Sponsors: Public Works Committee

Attachments: [2017-28 BID RESULTS](#)

32. [R-2017-0276](#) Resolution accepting work of Bluemel’s Maintenance Service, Inc. for construction of a new playground area and resurfaced asphalt basketball courts and tennis courts and new concrete surface for a new skateboard park in Liberty Heights Park at 6101 West Orchard Street and for construction of a new playground area in Veterans Memorial Park at 6900 West National Avenue in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms for final payment of 2016 Project No. 6 in the amount of \$14,000.17 of the \$577,770.41 total project cost.
- Sponsors:* Public Works Committee
- Attachments:* [2016-6 Payment Sheet](#)
33. [R-2017-0277](#) Resolution accepting work of Bluemel’s Maintenance Service, Inc. for construction of a new playground area in Reservoir Park at 9621 West Lapham Street in the City of West Allis and authorizing and directing settlement of said contract in accordance with contract terms for final payment of 2016 Project No. 14 in the amount of \$35,293.30 of the \$351,191.20 total project cost.
- Sponsors:* Public Works Committee
- Attachments:* [2016-14 Payment Sheet](#)
34. [R-2017-0285](#) Resolution authorizing the Director of Public Works/City Engineer to sign a Proposal for Professional Services and all other related documents extending our partnership with other Milwaukee Water Works wholesale customers for the purpose of paying the City’s fair share of fees associated with the cooperative hiring of Baxter & Woodman Consulting Engineers and any other appropriate firms/consultants to advance joint concerns and protect common interests with regard to the Wisconsin Public Service Commission 2014 rate order for the Milwaukee Water Works in an amount not to exceed \$30,000.
- Sponsors:* Public Works Committee
- Attachments:* [170976.40 As Sent Proposal 2017-10-03](#)
35. [R-2017-0289](#) Resolution Authorizing and Directing the Director of Public Works/City Engineer to Pay for Sanitary Sewer Repairs at 2469 South 59th Street in the Amount of \$1,440.00.
- Sponsors:* Public Works Committee
- Attachments:* [R-2017-0289 Attachments](#)

SAFETY & DEVELOPMENT COMMITTEE**New Matters for Introduction**

36. [R-2017-0283](#) Resolution approving the City of West Allis' reacquisition rights for three parcels that are comprised of McKinley Park (Tax Keys: 440-0213-002, 440-0213-003, 440-004-001).
- Sponsors:* Safety & Development Committee
- Attachments:* [McKinley Park Property](#)
37. [R-2017-0284](#) Resolution authorizing the submission of a Community Development Investment (CDI) Grant Application to Wisconsin Economic Development Corporation (WEDC) for the renovation of the property located at 7140 W. Greenfield Avenue.
- Sponsors:* Safety & Development Committee
38. [R-2017-0291](#) Resolution approving an extension of time on the Option to Purchase for public land located at 14** S. Six Points Crossing (454-0651-000) in the City of West Allis.
- Sponsors:* Safety & Development Committee
- Attachments:* [Six Points \(NoNa\) - Simple Option to Purchase and Rider 10-10-17](#)
39. [R-2017-0292](#) Resolution approving Amendment #3 to the Purchase and Sale Agreement and Development Agreement between the Community Development Authority of the City of West Allis and Element 84, LLC for a multi-family development within the 84th and Greenfield Redevelopment Area.
- Sponsors:* Safety & Development Committee
- Attachments:* [Third Amendmt P&S Agrmnt 10-12-17](#)
40. [2017-0674](#) Special Use Permit for Super Liquor & Grocery, a proposed liquor and grocery store and mixed use, to be located at 5801-5815 W. Beloit Rd. submitted by Paraminder "Goldie" Singh and Iqbal Kaur of GGI Real Estate, LLC (prospective property owner).
- Attachments:* [Application - Super Liquor](#)
41. [2017-0669](#) Request submitted by Aaron Schwid of ALCS Landscape Services to amend the official West Allis Zoning Map by rezoning property located at 9644 W. Schlinger Ave. from C-3 Community Commercial District to M-1 Manufacturing District. (Tax Key No. 416-9984-000).
- Attachments:* [Application - Rezone Schlinger](#)

Previous Matters for Consideration

42. [O-2017-0044](#) Ordinance to amend Sections 12.06, 12.40, 12.41 and 12.42 of the Revised Municipal Code relative to defining and permitting medical clinics and massage therapy uses.
- Sponsors:* Ald. May
- Attachments:* [AFFIDAVIT OF PUBLICATIONS - RMC 12.06](#)
[AFFIDAVIT OF PUBLICATIONS - RMC 12.06](#)
43. [R-2017-0270](#) Resolution to release the City of West Allis' reacquisition rights for three parcels that are comprised of McKinley Park (Tax Keys: 440-0213-002, 440-0213-003, 440-004-001).
- Attachments:* [McKinley Park Property](#)
44. [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](#)
45. [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](#)
46. [R-2017-0260](#) Resolution relative to determination of Special Use Permit for a proposed day care facility to be located at 7234 W. Becher St.
- Sponsors:* Safety & Development Committee
- Attachments:* [AFFIDAVIT OF PUBLICATIONS - 7234 W Becher S](#)
47. [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](#)

LICENSE & HEALTH COMMITTEE**New Matters for Introduction**

48. [2017-0651](#) License applications.
- Operator's License (bartender/sales clerk):*
- Bruno, Anita L.; Brzycki, Angelina K.; Calvi, Carley C.; Moyer, Ashley C.; Cina, Elizabeth; Cousineau, Alexander B.; Nohelty, Karin T.; Penkert, Stefany M.; Peters, Christy L.; Ramirez, Roberto A.; Rumisek, Amanda J; and Trevisan, Micaela M.
- Special B Beer & Wine License applications 2017-2018*
- Milwaukee Croatian Tamburitizans, Sarma Dinner,

*Saturday, October 28, 2017, from 5:30 p.m. – 11:30 p.m.,
to be held at St. Augustine's located at 2025 S. 67 Place.
(1st application, Beer & Wine).*

- *Holy Assumption, Pork Dinner, Sunday, November 5, 2017
from 11:00 a.m. – 5:00 p.m., 1531 S. 71 Street.
(1st application, Beer & Wine).*

49. [2017-0675](#) 2017-2018 Class B Tavern Special Event Permit application no. 16 of Calhoun BBQ, Inc., Joseph Freise, Agent, d/b/a Natty Oaks Pub & Eatery, 11505 W. National Avenue for a Bags Tournament to be held on Saturday, October 21, 2017 (rain date: Saturday, October 28, 2017) from 11:00 a.m. - 9:00 p.m. (Food). First (1st) application for 2017-2018 license year.
50. [2017-0676](#) 2017-2018 Special Instrumental Music Permit application no. 4 of Boz's, Inc., Shawn Lange, Agent, d/b/a Boz's Sports Bar, 1325 S. 70 St., for November 4, 2017 from 9:00 a.m. - 1:00 p.m. (Rock music).
51. [2017-0654](#) Police Department report regarding tavern violations/calls for service for the month of September 2017.
- Attachments:* [September 2017 LH Report](#)
52. [2017-0655](#) Police Department Report regarding September 23, 2017 Alcohol Compliance Check involving fourteen (14) West Allis businesses, resulting with none selling alcohol to an underage person without requesting identification.
53. [2017-0656](#) Police Department Report regarding September 23, 2017 Tavern Compliance Check involving ten (10) West Allis businesses, resulting with none selling alcohol to an underage person without requesting identification.
54. [2017-0657](#) Police Department Report regarding violation of the Wisconsin Indoor Clean Air Act Smoking Ban (N.S., Inc., Ricky Sergeant, Agent, d/b/a Sarge's Corner, 1979 S. 54 St., Incident Date: September 16, 2017).
- Attachments:* [17-036690 WI Indoor Clean Air Act.Sarge's Corner](#)
55. [2017-0658](#) Police Department Report involving Uncle Festers, 5732 W. Mitchell St., of Uncle Festers LLC, Melinda F. Rooney, Agent, Incident Date: September 9, 2017.
56. [2017-0659](#) Police Department Report involving Boosters West, 7731 W. Becher St., of Boosters West LLC, Keith P. Randolph, Agent, Incident Date: September 9, 2017.
57. [2017-0660](#) Police Department Report involving Braun's Power House, 7100 W. National Ave., of Brauns Pub & Eatery LLC, Joseph S. Braun, Agent, Incident Date: September 24, 2017.
58. [2017-0661](#) Police Department Report involving Rockstars Saloon, 5826 W. Burnham Street, of Sharon L. Butterfield, Incident Date: September 26, 2017.

59. [2017-0632](#) 2017-2018 Class B Tavern License application no. 2507 of LTL PNK HSZ, LLC, Gregory S. Barczak, Agent, d/b/a Painted Parrot, for premises located at 8028 W. National Ave. (new-existing location).
60. [2017-0665](#) 2017-2018 Class B Tavern License application no. 2510 of Open Tab LLC, Marcia Thekan, Agent, d/b/a Hawley House Restaurant for premises located at 1101 S. 60th Street (new-existing premises).
61. [2017-0664](#) 2017-2018 Operator's License (bartender/sales clerk) application no. 18-299 of Brandon L. Toicen.
62. [2017-0667](#) 2017-2018 Operator's License (bartender/sales clerk) application no. 18-297 of Stephanie N. Pergande.
63. [2017-0668](#) 2017-2019 Operator's License (bartender/sales clerk) application no. 19-348 of Whitney E. Moore.
64. [2017-0679](#) 2017-2019 Operator's License (bartender/sales clerk) application no. 19-349 of Caitlin M. Brower.

ADVISORY COMMITTEE

New Matters for Introduction

65. [R-2017-0274](#) Resolution rescinding all previous resolutions relative to the establishment of the West Allis Suggestion Award Committee and recommending the Committee be dissolved, and deleting Policy 1406 "Employee Suggestion Award Program" from the Policies & Procedures Manual.

Sponsors: Advisory Committee

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.