



# City of West Allis

## Meeting Agenda

### Common Council

*Mayor Dan Devine, Chair*

*Alderson Thomas G. Lajsic, Council President*

*Aldersons: Suzette Grisham, Kevin Haass, Danna Kuehn, Thomas G. Lajsic, Rosalie L. Reinke, Daniel J. Roadt, Tracy Stefanski, Angelito Tenorio, Vincent Vitale, and Martin J. Weigel*

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Tuesday, October 6, 2020

7:00 PM

City Hall, Common Council Chambers  
7525 W. Greenfield Avenue

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#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

#### C. PLEDGE OF ALLEGIANCE

*Led by Ald. Stefanski*

#### D. PUBLIC HEARINGS

*None.*

#### E. CITIZEN PARTICIPATION

The Common Council may receive information from members of the public during this 30-minute period. Each speaker must announce to the council his or her name and address, sign in at the podium, and limit comments to one statement of no more than 5 minutes. The council cannot take action on topics raised by speakers and will not discuss topics with speakers.

#### 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 128  
Public Works, License & Health, Advisory

Common Council Chambers  
Administration & Finance, Safety & Development

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**

This item is a report from the Mayor to the public regarding recent events attended, awards and commendations, and upcoming events. No discussion or action shall take place by members of the Council unless otherwise listed below.

**H. ALDERPERSON'S REPORT**

This item is a report from individual Alderpersons to the public regarding recent events attended, awards and commendations, and upcoming events. No discussion or action shall take place by members of the Council unless otherwise listed below.

**I. APPROVAL OF MINUTES**

1. [2020-0671](#) Minutes (Draft) of the Common Council meeting of September 15, 2020

**J. ITEMS NOT REFERRED TO COMMITTEE**

2. [2020-0473](#) Claim by Kathleen Kasinski regarding injury to person at 8627, 8629 W. Arthur Ave. on June 25, 2020
3. [2020-0638](#) Claim by Gary Swansby regarding injury to person at W. Greenfield Ave. and S. 74 St. on August 6, 2020
4. [2020-0648](#) Claim by Aurora Health Care regarding excessive assessments at Aurora Health Care, Inc. at 8901 W. Lincoln Ave
5. [2020-0652](#) Claim by Kevin Harvey regarding damage to vehicle between S. 76 St. and W. Walker St./Pierce St. on September 18, 2020

**MOTION FOR RECONSIDERATION**

6. [R-2020-0523](#) Resolution to direct staff to draft a development agreement with Jeff Hall (or a related entity) for development of 52\*\* W. Burnham St (Tax key # 474-0002-001)

**K. STANDING COMMITTEE REPORTS****LICENSE & HEALTH COMMITTEE**

*(September 22, 2020 Regular Meeting-Hearing. All present.)*

7. [2020-0482](#) Summons and Complaint in the matter of the complaint against Steffek LLC, Neal A. Steffek, Agent, for the premises located at 1902 S. 68 St., d/b/a The Drunk Uncle (2019-2020 Combination Class B Tavern License No. 2080)  
*Unanimously recommended to be Placed on File with the Approval of the Class B Tavern license and the stipulation of a seven (7) day closure to be completed by December 31, 2020.*
8. [2020-0642](#) 2020-2022 Operator's License (bartender/sales clerk) application of Nicole J.

Nowak

**Recommendation:** Denial based on the record being substantially related to the licensed activity and the applicant's failure to provide competent evidence of rehabilitation

9. [2020-0639](#) 2020-2022 Operator's License (bartender/sales clerk) application of Sheila M. Dahms

**Recommendation:** Denial based on the record being substantially related to the licensed activity and the applicant's failure to provide competent evidence of rehabilitation

10. [2020-0641](#) 2020-2022 Operator's License (bartender/sales clerk) application of Peter D. Bergland

**Recommendation:** Approval based on the applicant providing competent evidence of rehabilitation

11. [2020-0640](#) 2020-2022 Operator's License (bartender/sales clerk) application of Jamie L. Bahr

**Recommendation:** Denial based on the record being substantially related to the licensed activity and the applicant's failure to provide competent evidence of rehabilitation

12. [2020-0643](#) 2020-2022 Operator's License (bartender/sales clerk) application of Cassandra L. Piotrowski

**Recommendation:** Denial based on the record being substantially related to the licensed activity and the applicant's failure to provide competent evidence of rehabilitation

13. [2020-0644](#) 2020-2022 Operator's License (bartender/sales clerk) application of Sudeidy V. Roman

**Recommendation:** Denial based on the record being substantially related to the licensed activity and the applicant's failure to provide competent evidence of rehabilitation

14. [2020-0614](#) Police Department Report regarding tavern violations/calls for service for the month of August 2020

15. [2020-0646](#) Review of license applicant background checks for consideration of possible approval or denial

- 2020-2021 Used Vehicle Dealer license application: Churchill, Kenneth D.  
*Unanimously recommended to be placed on file.*

## L. COMMON COUNCIL RECESS

## M. NEW AND PREVIOUS MATTERS

## ADMINISTRATION & FINANCE COMMITTEE

### New Matters for Introduction

16. [R-2020-0476](#) Resolution authorizing the continuation of the Humana Medicare Advantage Plan for Medicare eligible retirees, from January 1, 2021 to December 31, 2021

**Recommendation:** Clerk recommends substituting \$441.83 where the resolution says \$441.33

17. [R-2020-0539](#) Resolution to approve the Year 2021 Operating Plan for the Downtown West

- Allis Business Improvement District and to adopt the Special Assessment Method as stated therein (Preliminary)
18. [R-2020-0587](#) Resolution approving the terms & conditions of an Instore Forgivable Economic Development Loan to Timber Holdings, LLC, d/b/a Double B's BBQ and/or assigns, for the property located at 7412 W. Greenfield Ave., under the Department of Housing and Urban Development Community Development Block Grant Program in an amount not to exceed \$50,000
  19. [R-2020-0540](#) Resolution approving Subgrantee Agreements and Interdepartmental Agreements by and between the City of West Allis and various Community Development Block Grant recipients and City Departments for support of administrative, public service, housing rehabilitation, economic development, and public facilities activities and projects funded by 2020 Community Development Block Grant funds
  20. [R-2020-0544](#) Resolution authorizing the City Administrator to enter into an agreement with Authorize.net
  21. [R-2020-0553](#) Resolution relative to continuing the contract with Cities & Villages Mutual Insurance Company (CVMIC) for furnishing Worker's Compensation Third Party Administrative Services for an annual minimum charge of \$15,000
  22. [R-2020-0556](#) Resolution amending the authorization given to the City Administrator to enter into a contract/professional service agreement with Robert Half to provide temporary finance staffing to modify the total sum authorized not to exceed \$55,000
  23. [R-2020-0566](#) Resolution to set the 2021 Schedule of Fees for the City of West Allis
  24. [R-2020-0572](#) Initial Resolution Authorizing \$2,865,000 General Obligation Bonds of the City of West Allis for Sanitary Sewer Improvements
  25. [R-2020-0575](#) Initial Resolution Authorizing \$1,745,000 General Obligation Bonds of the City of West Allis for Water System Projects
  26. [R-2020-0578](#) Initial Resolution Authorizing \$3,700,000 General Obligation Bonds of the City of West Allis for Street Improvement Projects
  27. [R-2020-0581](#) Initial Resolution Authorizing \$1,415,000 General Obligation Bonds of the City of West Allis for Street Lighting Projects
  28. [R-2020-0586](#) Resolution Providing for the Sale of \$9,725,000 General Obligation Corporate Purpose Bonds of the City of West Allis.
  29. [R-2020-0583](#) Resolution Directing Publication of Notice to Electors
  30. [R-2020-0594](#) Resolution to approve refund of property taxes
  31. [R-2020-0601](#) Resolution relative to renewal of the agreement with Wisconsin Community

- Services, Inc. for West Allis Mediation Center for 2020-2021
32. [2020-0660](#) Finance Director/Comptroller submitting the City of West Allis 2019 Comprehensive Annual Financial Report (CAFR)
33. [2020-0662](#) Communication from City Administrator/Clerk requesting approval to accept a COVID-19 Response Grant from the Center for Tech and Civic Life Team
34. [R-2020-0597](#) Resolution to approve purchase of Express Vote machines from Election Systems & Software
35. [2020-0684](#) Communication from the Director of Public Works to approve an exception to the hiring freeze and grant permission to fill the vacant Fleet Superintendent position
36. [2020-0685](#) Communication from the Director of Public Works to approve an exception to the hiring freeze and grant permission to fill the vacant Electrical Superintendent position
37. [2020-0686](#) Communication from the Director of Public Works to approve an exception to the hiring freeze and grant permission to fill the upcoming vacant Equipment Operator Specialist position
38. [2020-0657](#) Proposed settlement of the Patrick Bandur Worker's Compensation claim

*For agenda item 38, the committee may convene in closed session pursuant to the provisions of Wis. Stat. 19.85(1)(f) and (g) Wis. Stats. for the purpose of considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations and conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.*

*The Committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.*

## **PUBLIC WORKS COMMITTEE**

### **New Matters for Introduction**

39. [R-2020-0538](#) Resolution authorizing the City Engineer to amend an existing Professional Services Contract with AECOM Technical Services, Inc. to update the City's current water quality management plan in the Milwaukee River Basin for an amount not to exceed \$10,000
40. [R-2020-0545](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of S. 56 St. from W. Beloit Rd. to W. Rogers St., S. 62 St. from W. Washington St. to W. Greenfield Ave., S. 82 St. from W. Rogers St. to W. Burnham St. and S. 82 St.

from W. Greenfield Ave. to W. National Ave. by concrete reconstruction with miscellaneous walk repair, storm sewer, storm sewer relay, sanitary sewer relay, water main relay, building services and utility adjustments

41. [R-2020-0546](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of S. 75 St. from W. National Ave. to Dead End South and W. Washington St. from S. 108 St. to S. 112 St. by major asphalt resurfacing with miscellaneous walk repair, storm sewer relay, sanitary sewer relay and utility adjustments
42. [R-2020-0547](#) Resolution ordering preliminary plans and specifications together with a schedule of proposed assessments for improvement of W. Lincoln Ave. from S. 71 St. to S. 84 St. and portions of intersecting streets by minor asphalt resurfacing with miscellaneous walk repair, miscellaneous driveway repair, storm sewer relay, sanitary sewer relay and utility adjustments
43. [R-2020-0549](#) Resolution relative to the notice of hearing in consideration of a request for the vacation and discontinuance of a portion of public alleyway between S. 74 and S. 75 St. north of W. National Ave. submitted by Paul and Lisa Quesnell, property owners (1616 S. 75 St.)

**Recommendation:** Plan Commission recommends denial.

ZON-R-1232-10-6-20

cc: City Administrator  
City Engineer  
Attorney's Office  
Development Department/Planning

44. [R-2020-0550](#) Resolution authorizing the City Engineer to amend an existing Professional Services Contract with KL Engineering, Inc. for Engineering Consulting Services related to the conversion of old series street lighting circuits to new parallel circuits with LED lighting for an amount not to exceed \$25,000
45. [R-2020-0561](#) Resolution to grant a Privilege for Encroachment (Major) to new owner TSGMJG LLC for property located at 9418 W. Schlinger Ave. (Tax Key No. 416-9998-000)
46. [R-2020-0562](#) Resolution relative to accepting the sole source proposal of Crowley Construction Corp. to install pavement marking on Burnham Street as part of the Burnham Pointe Better Block project for an amount not to exceed \$50,118
47. [R-2020-0563](#) Resolution to approve bid of UPI Construction, Inc. for sanitary sewer relays, sanitary sewer spot relays, storm sewer relay, and hydrant relocations in various locations within the City of West Allis in the amount of \$890,777.90
48. [R-2020-0567](#) Resolution accepting work of WIL-Surge Electric, Inc. for the furnishing and installation of a new standby generator at the West Allis Fire Administration Building located at 7332 West National Avenue in the City of West Allis and authorizing and directing settlement of said contract in accordance with

contract terms of 2017 Project No. 29 for final payment in the amount of \$20,560.88 of the \$129,508.73 total project cost

49. [2020-0651](#) Communication from the City Engineer regarding driveway permit application at 2503 S. 89 St.
50. [2020-0687](#) Discussion to review and recommend action regarding the Department of Public Works' collection and permitted fees

## SAFETY & DEVELOPMENT COMMITTEE

### New Matters for Introduction

51. [O-2020-0043](#) Ordinance to make training, counseling or workforce development facilities operated by a not-for-profit social service organization, for the purpose of enabling job and career opportunities to persons with sensory or physical disabilities a special use in a C-3 district
- Recommendation:** Plan Commission recommends denial
52. [R-2020-0541](#) Resolution to impose a temporary moratorium on industrial uses at the properties located at 331-333 S. 108 St. and 500 Block S. 108 St. (Tax Key Nos. 414-9990-001 and 414-9991-002)
53. [R-2020-0548](#) Resolution to impose a temporary moratorium on industrial uses at the properties located at 6500 W. Washington St., 1323 S. 65 St., and 1339-1347 S. 65 St. (Tax Key Nos. 439-0001-037, 439-0139-002, 439-0140-001)
54. [R-2020-0589](#) Resolution to consider an amendment to the Development Agreement by and between GG 003 LLC, and the City of West Allis regarding the property located at 7030 W. National Avenue and 15\*\* S. 71 St.
55. [2020-0673](#) Communication by the Kriete Group expressing their company's interest in purchasing the Colder's site located at 331 & 333 S. 108 St. (Tax Key Parcel: 414-9990-001)

## LICENSE & HEALTH COMMITTEE

### New Matters for Introduction

56. [2020-0672](#) 2020-2022 Operator's License (bartender/sales clerk) applications
- The list of applicants is available, online at <<https://westalliswi.legistar.com/>> or by contacting the city clerk's office.
57. [2020-0649](#) Stipulation in the Matter of the Complaint Against Steffek LLC, Neal A. Steffek, Agent, d/b/a The Drunk Uncle, for the premises located at 1902 S. 68 St.

58. [2020-0482](#) Summons and Complaint in the matter of the complaint against Steffek LLC, Neal A. Steffek, Agent, for the premises located at 1902 S. 68 St., d/b/a The Drunk Uncle (2019-2020 Combination Class B Tavern License No. 2080)
59. [2020-0536](#) Summons and Complaint in the matter of the complaint against Z's Bar, LLC, David Zarate, Agent, for the premises located at 6309 W. National Ave., d/b/a Z's Bar (2020-2021 Class B Tavern License No. 2256)
60. [2020-0537](#) Summons and Complaint in the matter of the complaint against MINTOT LLC, Tina M. Minto, Agent, for the premises located at 5906 W. Burnham St., d/b/a TNT Sportz Bar (2020-2021 Class B Tavern License No. 2478)

## ADVISORY COMMITTEE

### New Matters for Introduction

61. [R-2020-0605](#) Resolution urging the Wisconsin State Legislature to enact laws allowing for timely counting of absentee ballots during the presidential election on November 3, 2020
62. [R-2020-0559](#) Resolution approving the 2021 Calendar of Meeting Dates of the West Allis Common Council
63. [R-2020-0560](#) Resolution to create City of West Allis Policies and Procedures Policy 310, Closed Session
64. [R-2020-0602](#) Resolution supporting the use of face coverings in public
65. [2020-0689](#) Appointment by Mayor Devine of Alderperson Martin Weigel as the Safety & Development representative on the West Allis Block Grant Committee, his two-year terms to expire September 1, 2022
66. [2020-0690](#) Appointment by Mayor Devine of Marian French as a member of the West Allis Block Grant Committee, her two-year term to expire September 1, 2022
67. [2020-0691](#) Reappointment by Mayor Devine of Linda Grulke as a representative of the medical community member on the West Allis Board of Health, under the guidelines of the ordinance pertaining to limitation on consecutive terms for members of boards and commissions, her two-year term to expire January 1, 2022
68. [2020-0692](#) Appointment by Mayor Devine of Holly Schmidtke, representative of the AWAMC Chief Executive Officer, on the West Allis Board of Health, her two-year term to expire January 1, 2022
69. [2020-0693](#) Appointment by Mayor Devine to the Capital Improvement - Parks sub-committee of Dan Devine, indefinite term as ex officio

## 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.

#### **NOTICE OF POSSIBLE QUOROM**

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

#### **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.