

VILLAGE BOARD MEETING MINUTES OF AUGUST 21, 2023

President Stalewski called the Village Board meeting to order at 7:27p.m and led the membership in the Pledge of Allegiance.

Roll Call:

Present: Schuettke, Edgar, Schaefer, Greenfield, Hill, Ragonese, Stalewski

PUBLIC HEARING

None.

CITIZEN COMMENTS

Administrator Egan stated that Jerry Sormrude of 1230 S. 45th St. requested a citizen comment be made on his behalf since he is unable to attend the Village Board meeting. He stated that the home located at 1252 S. 45th St is in disrepair, and he has concerns regarding the condition of the roof. The properties surrounding this property have been notified of a roach infestation in the garbage cans. He also stated there is a potential hoarding situation in an apartment located at 1229 S. Westchester St. where he thinks garbage is being stored in the garage, leading to issues with rodents.

Trustee Ragonese visited the property when it was recently for sale and stated that the interior was poorly kept. He asked if property maintenance inspectors have visited the property and if there is anything the Village can do to address the condition of the building. Administrator Egan explained that property maintenance cannot inspect the interior of the building. Administrator Egan also explained that there is nothing in the code requiring roof replacements. After inspecting the outside of the property, property maintenance determined that there were not many code violations that warranted citation or write-ups.

The Health Department red tagged the garbage cans in the area surrounding the property to notify nearby residents of the roach infestation. The Health Department requires proof from all red tagged properties that their properties were exterminated to help alleviate the problem. The Department of Public Works (DPW) suspended garbage pickup from the effected properties due to roaches getting into the truck and DPW building.

Trustee Ragonese asked if the responsibility falls on the tenant or landlord of the property. Administrator Egan explained that Village records indicate that the property is owner occupied however, it is believed that this information is incorrect. Trustee Edgar asked if there is alternative for garbage pickup. Administrator Egan stated that DPW is in the process of figuring out a way to take care of the garbage pickup situation. President Stalewski suggested that DPW fumigate inside of the garbage cans. Administrator Egan that this raises liability concerns if a pet was to encounter the fumigation chemicals. Homeowners in the area have been notified and most are in the process of hiring exterminators to alleviate the issue.

CONSENT AGENDA

Trustee Ragonese moved, seconded by Trustee Edgar to approve the consent agenda as presented.

- a. Consideration and possible action regarding the Village Board meeting minutes for Monday, August 7, 2023.
- b. Consideration and possible action based on the recommendation of the Finance Committee regarding the commercial vouchers.
- c. Consideration and possible action based on the recommendation of the Finance Committee regarding the bi-weekly payroll.

Roll Call:

Ayes: Schuettke, Edgar, Schaefer, Ragonese, Hill, Stalewski

Excused: Greenfield

The motion carried.

FINANCE, CLAIMS AND PURCHASES COMMITTEE CHAIRPERSON JOHN RAGONESE

Trustee Ragonese moved, seconded by Trustee Hill based on the recommendation of the Finance Committee to approve the three (3) year Associated Appraisal contract for maintenance assessment services and intermarket update not to exceed \$20,700 annually.

Discussion: Trustee Ragonese requested information confirming that the price is on track with other appraisal contract numbers and asked if the cost can be charged back to commercial properties. Administrator Egan confirmed that the cost cannot be charged back to commercial properties.

There was a brief discussion regarding reassessments and the formula that is used to balance the mil rate. President Stalewski stated, even with a significant increase in assessed values, the property tax should not change drastically. Trustee Ragonese suggested adding an article to the newsletter explaining how assessed values and property tax calculations work.

Roll Call:

Ayes: Schaefer, Hill, Ragonese, Schuettke, Edgar, Stalewski

Excused: Greenfield

The motion carried.

Trustee Ragonese moved, seconded by Trustee Schuettke based on the recommendation of the Finance Committee to approve the 2024-2025 West Allis Health Department Agreement for Public Health Services.

Discussion: Administrative Assistant, Kayla Fitzgerald explained there is a typo in the contract presented in the packet. Under Section 3. Compensation: the years are listed incorrectly and should read 2024 and 2025. Health Commissioner, Bob Leischow will send an amended version of the contract for signatures.

Trustee Schuettke asked how service provisions from the West Allis Health Department are tracked. President Stalewski explained that West Allis provides annual statistics and reports on the usage of health department services for West Milwaukee residents. Trustee Ragonese added that we have been underserved in the past. A significant portion of the Village population are Hispanic residents that utilize outside health services. The West Allis Health Department is conducting outreach and increasing bilingual communication to help lessen the gap. President Stalewski added that the commercial services such as restaurant health inspections are important aspects of the contract.

Roll Call:

Ayes: Schuettke, Schaefer, Hill, Ragonese, Edgar, Stalewski

Excused: Greenfield

The motion carried.

PUBLIC SAFETY AND EMERGENCY GOVERNMENT COMMITTEE, CHAIRPERSON SCHUETTKE

Chairperson Schuettke asked if any feedback was received at National Night Out regarding traffic calming. Trustee Ragonese explained that the comments regarding traffic safety were consistent throughout most communities in the area. Residents expressed that they want more police presence and to find more ways to make traffic slow down. Since the booth was for the MCDOT Complete Communities Transportation Planning Project, they were accepting feedback from the Village residents regarding traffic calming measures. Trustee Ragonese received some feedback from school parents regarding issues with pickup and drop-offs.

PUBLIC WORKS, RECYCLING AND UTILITIES COMMITTEE, CHAIRPERSON DOMINIC GREENFIELD

No report.

LICENSES, ZONING, PARKS AND BUILDINGS COMMITTEE, CHAIRPERSON CRAIG SCHAEFER

Trustee Schaefer moved, seconded by Trustee Edgar, based on the recommendation of the Licenses Committee to approve the new Combination "Class B" Liquor Fermented Malt Beverage License for SBG Apple North IV, LLC d/b/a Applebee's Neighborhood Grill and Bar with Casimir Joseph Banaszek as the agent at 1834 Miller Park Way West Milwaukee, WI 53214. The premise is the restaurant, bar, and patio. Liquor is stored in locked cabinets and cooler within premises. The license is contingent upon Wisconsin Apple LLC surrendering their license and SBG Apple North IV, LLC receiving their occupancy certificate.

Roll Call:

Ayes: Schaefer, Hill, Schuettke, Edgar, Ragonese, Stalewski

Excused: Greenfield

The motion carried.

Trustee Schaefer moved, seconded by Trustee Schuettke, to approve the agent change for Brinker Restaurant Corporation d/b/a Chili's Grill and Bar at 1601 Miller Park Way from Angela Bier to Matthew F. Fitzgerald.

Discussion: Trustee Schaefer asked if the agent passed the background check. Clerk/Treasurer Susan Schupp and Chief Nasci confirmed.

Roll Call:

Ayes: Ragonese, Schaefer, Hill, Schuettke, Edgar, Stalewski

Excused: Greenfield

The motion carried.

HEALTH, HOUSING, SOCIAL SERVICES AND RECREATION COMMITTEE, CHAIRPERSON JANE EDGAR

Trustee Edgar reported that the Board of Health meets Thursday, August 31st.

PERSONNEL AND PUBLICITY COMMITTEE, CHAIRPERSON TODD HILL

No report.

LEGISLATIVE COMMITTEE, CHAIRPERSON JOHN STALEWSKI

Trustee Ragonese moved, seconded by Trustee Hill to approve the amended conditions for the Planned Unit Development for Stomper Concrete located at 4425 W. Mitchell St.

Discussion: Trustee Schuettke asked if the Village is confident that the conditions will be addressed. President Stalewski stated that the business owner has done what has been required of him up until this point. Trustee Schaefer stated that with the amount of handholding that has already happened, it appears that the property will be an ongoing problem. Administrator Egan agreed. Trustee Ragonese asked if citations can be issued if the conditions are not met. Administrator Egan stated that citations can be issued however, she questioned whether the Village wants to have the inspectors going there on a regular basis to write citations. At this point, the criteria that the Plan Commission and Village Board established has been met. Administrator Egan explained that if the motion carries, Stomper Concrete will receive permanent occupancy.

Trustee Hill asked if the fuel tank was permitted through the state. Administrator Egan clarified that a permit is not required through the state for the tank. The fuel tank was being stored on the bank of a pickup truck however, due to fire hazard concerns, the Village required he secure the tank to an area with a concrete pad and bollards on the property, which has been completed.

Roll Call:

Ayes: Edgar, Ragonese, Hill, Schaefer, Schuettke, Stalewski

The motion carried.

VILLAGE PRESIDENT'S REPORT

President Stalewski thanked the Trustees Ragonese, Edgar, Hill and Greenfield who participated in the National Night Out event. President Stalewski will be participating in the groundbreaking ceremony for Johnson Bank on Tuesday, August 29th.

WEST MILWAUKEE COMMUNITY DEVELOPMENT AUTHORITY (WMCDA) REPORT

No report.

DEPARTMENT HEAD UPDATES

Clerk Treasurer, Susan Schupp reported she will attend a Clerk's conference in Appleton this week. She reported that the additional two (2) badger books and printers have been delivered. Trustee Ragonese asked when the cost estimate for new Associated Appraisal contract was received. Clerk/Treasurer stated that she received notification in June and did comparative research with other communities between now and then. Trustee Hill inquired if the Village was able to find bilingual poll workers. Clerk/Treasurer confirmed that the Village was able to hire two (2) bilingual poll workers.

Chief Nasci reported that three (3) new police officer hires are in the Milwaukee Police Department Academy. One (1) other new hire is in phase three (3) of the training process. The new School Resource Officer is in training and will begin his role in the school once fall classes are back in session. Additionally, there are two (2) new dispatchers in training.

Trustee Schuettke inquired if there have been complaints regarding the use of recreational vehicle use in the Village such as, dirt bikes, minibikes, and ATVs. Chief Nasci explained the department has received some complaints however, by the time the complaint is received, and an officer is dispatched, they are gone.

VILLAGE ADMINISTRATOR’S REPORT

Administrator Egan reported that newsletter article submissions are due September 1st and requested that those who have not submitted a Trustee profile to do so as soon as possible. Community Development Block Grant (CDBG) project applications have been submitted for 2024. The Village applied for \$20,000 for Code Enforcement, \$10,000 for Community Centre Operations and \$100,000 for interior and exterior Firehouse Improvements. The School District is hosting a Back to School Bash at the West Allis Farmers Market on Wednesday, August 30th. West Milwaukee stickers and pencils have been ordered to hand out at the event. Notebooks will also be purchased. President Stalewski and Trustee Edgar have volunteered to participate at the event. There is a meeting scheduled for tomorrow to discuss the cross access between the Fairfield and Ogden. The underground bids for sanitary, storm and water for the Greenfield Ave. reconstruction project will be opened August 23rd. The bids will come before the Village Board on September 5th. Monday, September 4th is Labor Day, so the Village Board meeting is rescheduled for Tuesday, September 5th. There is a preconstruction meeting scheduled for Monday, September 28th regarding the upcoming firehouse plumbing project. Baker Tilly will attend the September 5th Village Board meeting to discuss the 2022 audit. Trustee Ragonese stated that Jeff Sponcia with Milwaukee County Department of Transportation informed him that there is money available for road projects. Administrator Egan will reach out to him.

NEW ITEMS FOR FUTURE COMMITTEE DELIBERATION

ANNOUNCEMENTS-COMMITTEE MEETINGS

Monday, August 28th at 6:00pm.....WMCDA Meeting
Tuesday, September 5th at 7:00p.m.....Village Board Meeting
Tuesday, September 12th at 6:00pm.....Plan Commission Meeting

There being no further business before the Village Board, Trustee Ragonese moved, seconded by Trustee Schuettke to adjourn. Time 8:10p.m.

Voice vote.
The motion carried.

Respectfully Submitted,
Kayla Fitzgerald, Administrator Assistant