

PROCEEDINGS, COMMON COUNCIL MEETING
MONDAY, FEBRUARY 19, 2018, 7:00 P.M.

CITY OF OAK CREEK
MILWAUKEE COUNTY

1. Mayor Bukiewicz called the meeting to order at 7:00 p.m. On roll call, the following alderpersons were present: Ald. Kurkowski, Ald. Loreck, Ald. Duchniak, Ald. Toman, Ald. Gehl, and Ald. Guzikowski.

Also present were City Attorney Melissa Karls, Communications Coordinator Leslie Flynn, Public Works Director Ted Johnson, City Planner Kari Papelbon, Fire Chief Thomas Rosandich, City Engineer / Acting Building Commissioner Michael Simmons, Finance Director / Comptroller Bridget Souffrant, City Administrator Andrew Vickers, and City Clerk Catherine Roeske.

2. The meeting began with the Pledge of Allegiance being said by all present.
3. Ald. Gehl, seconded by Ald. Guzikowski, moved to approve the minutes of the 2/6/17 meeting as published. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

4. **PRESENTED AND ADOPTED: COUNCIL PROCLAMATION NO. 18-01, CONGRATULATIONS TO CITY OF OAK CREEK, SSCC 2017 BUSINESS OF THE YEAR AWARD WINNER.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Council Proclamation No. 18-01, Congratulations to City of Oak Creek, South Suburban Chamber of Commerce 2017 Business of the Year Award Winner. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

5. **PRESENTED AND ADOPTED: COUNCIL PROCLAMATION NO. 18-02, CONGRATULATIONS TO THE POLISH HERITAGE ALLIANCE, SSCC 2017 PRIDE IN PREMISES AWARD WINNER.**

Ald. Duchniak, seconded by Ald. Loreck, moved to adopt Council Proclamation No. 18-02, Congratulations to The Polish Heritage Alliance, South Suburban Chamber of Commerce 2017 Pride in Premises Award Winner. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

6. **PUBLIC HEARING HELD TO CONSIDER REQUEST BY I-DREXEL, LLC, ICAP DEVELOPMENT, LLC TO REZONE PROPERTIES AT 410 AND 500 W. DREXEL AVE., FROM M-1, MANUFACTURING TO B-4, HIGHWAY BUSINESS.**

A public hearing was held to consider a request by I-Drexel, LLC, ICAP Development, LLC to rezone the properties at 410 and 500 W. Drexel Ave., from M-1, Manufacturing to B-4, Highway Business (no change to the C-1, Shoreland Wetland Conservancy District; FF, Flood Fringe District; or FW, Floodway District) (see Item No. 7 for action on this hearing).

7. **PRESENTED AND ADOPTED: ORDINANCE NO. 2891, REZONING PROPERTIES AT 410 AND 500 W. DREXEL AVE., FROM M-1, MANUFACTURING TO B-R, HIGHWAY BUSINESS.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to adopt Ordinance No. 2891, to rezone the properties at 410 and 500 W. Drexel Ave., from M-1, Manufacturing to B-4, Highway Business (no change to the C-1, Shoreland Wetland Conservancy District; FF, Flood Fringe District; or FW, Floodway District). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald.

Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, no.

8. **PRESENTED AND ADOPTED: RESOLUTION NO. 11904-011618, APPROVING CSM FOR BRIAN AND JENNY STRAMOWSKI FOR PROPERTY AT 1825 E. DREXEL AVE.**

Ald. Duchniak, seconded by Ald. Loreck, moved to adopt Resolution No. 11904-011618, approving a Certified Survey Map for Brian and Jenny Stramowski for the property at 1825 E. Drexel Ave., with conditions that the map is updated to reflect the dedication of future right-of-way along Drexel Avenue for both lots, and that the Common Council's signature page is updated with dedication and acceptance language; and, that all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

9. **PRESENTED AND ADOPTED: RESOLUTION NO. 11912-021918, AUTHORIZING AND DIRECTING EXECUTION OF LEASE BY AND BETWEEN CITY AND DTS MIXED USE, LLC FOR PUBLIC RESTROOM FACILITIES AT DTS.**

Ald. Loreck, seconded by Ald. Duchniak, moved to adopt Resolution No. 11912-021918, authorizing and directing execution of a lease by and between the City of Oak Creek and DTS Mixed Use, LLC for public restroom facilities at Drexel Town Square. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

10. **COUNCIL APPROVES VENDOR SUMMARY.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to approve the February 13, 2018, Vendor Summary Report in the combined amount of \$1,450,003.04. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

11. **COUNCIL APPROVES PURCHASE OF 2018 TORO 4100 D GROUNDSMASTER MOWER FROM REINDERS INC., IN AMOUNT OF \$61,785.04.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to approve the purchase of a 2018 Toro 4100 D Groundskeeper Mower from Reinders Inc., in the amount of \$61,785.04. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

12. **PRESENTED AND ADOPTED: RESOLUTION NO. 11911-021918, APPROVING MILWAUKEE COUNTY PRE-DISASTER MITIGATION PLAN.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to adopt Resolution No. 11911-021918, approving the Milwaukee County Pre-Disaster Mitigation Plan. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

13. **COUNCIL ENTERS INTO AGREEMENT WITH HOUSEAL LAVIGNE ASSOCIATES FOR AMOUNT OF \$159,900 TO COMPLETE UPDATE TO CITY COMPREHENSIVE PLAN AND ZONING CODE.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to enter into an agreement with Houseal Lavigne Associates for the amount of \$159,900 to complete an update to the City of Oak Creek Comprehensive Plan and Zoning Code. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

14. **LICENSE COMMITTEE.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to take action as follows:

Grant an Operator's license to:

- Joseph A. Reuter, 4518 S. Green Ridge Cir., Greenfield (Pick 'n Save)
- Jessica A. Markham, 2542 N. Farwell Ave., Milwaukee (Applebee's)
- Jerome L. Kasper, III, 2320 W. Kimberly Ave., Milwaukee (Woodman's)
- Jatinderbir S. Kahlon, 7313 S. Hillendale Dr., Franklin (BP)
- Dianna M. Kaplanek, 1617 Minnesota Ave., South Milwaukee (Piggly Wiggly)

Grant a Change of Agent to Apple Hospitality Group, LLC dba Applebee's Neighborhood Grill & Bar, 7135 S. 13th St., from Ryan Sell to Jeremiah Smith, 621 English St., Racine (favorable background report received).

Grant a 2018 Transient Merchant company license to David Vasatko, Agent on behalf of Weedman Lawn Care / Turf Care Milwaukee, selling lawn care services, and to the following salespersons (favorable background report received):

- Forrest Frami, Jr., 2702 County Rd. P, Jackson
- Brandon Dees, 890 N. 24th St., Milwaukee
- Ronald Clifford, 3906 W. Galena Blvd., Milwaukee
- James Jurgensen, 2702 County Road P, Jackson

On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

15. **COUNCIL CONVENES INTO CLOSED SESSION.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to convene into Closed Session at 8:12 p.m., pursuant to Wisconsin State Statutes to discuss the following:

- a. Section 19.85(1)(e) to discuss the terms of a proposed finance development agreement for the property located at 610 West Rawson Avenue, 7001 South 6th Street and 7045 South 6th Street.
- b. Section 19.85(1)(e) to discuss the terms of a proposed finance development agreement for the property located at 330, 400, 410 and 500 West Drexel Avenue.

On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

16. **COUNCIL RECONVENES INTO OPEN SESSION.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to reconvene into Open Session at 8:37 p.m. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

17. **PRESENTED AND ADOPTED: RESOLUTION NO. 11913-021918, APPROVING AND AUTHORIZING EXECUTION OF FINANCE DEVELOPMENT AGREEMENT BY AND BETWEEN CITY AND OAK CREEK RAWSON INDUSTRIAL, LLC.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to adopt Resolution No. 11913-021918, approving and authorizing execution of a Finance Development Agreement by and between the City of Oak Creek and Oak Creek Rawson Industrial, LLC (TID No. 14, 6th & Rawson). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

18. **PRESENTED AND ADOPTED: RESOLUTION NO. 11914-021918, APPROVING AND AUTHORIZING EXECUTION OF A FINANCE DEVELOPMENT AGREEMENT BY AND BETWEEN CITY AND I-DREXEL, LLC.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to adopt Resolution No. 11914-021918, approving and authorizing execution of a Finance Development Agreement by and between the City of Oak Creek and I-Drexel, LLC (TID No. 15, 6th & Drexel). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

19. **PRESENTED AND ADOPTED: RESOLUTION NO. 11915-021918, APPROVING OAKVIEW BUSINESS PARK CSM DEVELOPMENT AGREEMENT.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 11915-021918, approving the Oakview Business Park CSM Development Agreement. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

ADJOURNMENT.

Ald. Kurkowski, seconded by Ald. Loreck, moved to adjourn this meeting at 8:46 p.m. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

ATTEST:

Catherine A. Roeske, City Clerk

Daniel J. Bukiewicz, Mayor