

PROCEEDINGS, COMMON COUNCIL MEETING
TUESDAY, MAY 15, 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 (arrived 8:12 p.m.), Ald. Loreck, Ald. Duchniak, Ald. Toman, Ald. Gehl, and Ald. Guzikowski.

Also present were City Attorney Melissa Karls, Communications Coordinator Leslie Flynn, Acting IT Manager Kevin Koenig, Director of Public Works Ted Johnson, City Engineer / Acting Building Commissioner Michael Simmons, Community Development Director Douglas Seymour, Finance Director / Comptroller Bridget Souffrant, Water & Sewer Utility General Manager Michael Sullivan, 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. Duchniak, seconded by Ald. Guzikowski, moved to approve the minutes of the 5/1/18 meeting as published. On roll call, the vote was as follows: Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye. Ald. Loreck abstained from voting.

4. **PRESENTED AND ADOPTED: RESOLUTION NO. 11940-051518, APPRECIATION TO DEBORAH LUKASIK, RETIRING ADMINISTRATIVE SUPPORT ASSISTANT.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 11940-051518, a Resolution of Appreciation to Deborah A. Lukasik, retiring Administrative Support Assistant. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

5. **PRESENTED AND ADOPTED: COUNCIL PROCLAMATION NO. 18-06, CONGRATULATIONS TO JOHN AND LISA MARSHALL, 2017 OAK CREEK CITIZENS OF THE YEAR.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Council Proclamation No. 18-06, Congratulations to John and Lisa Marshall, 2017 Oak Creek Citizens of the Year. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

6. **PRESENTED AND ADOPTED: COUNCIL PROCLAMATION NO. 18-08, TO KRISTIN ARCHAMBEAU FOR DEDICATED SERVICE TO CITY AS MEMBER OF CELEBRATIONS COMMISSION.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Council Proclamation No. 18-08, to Kristin Archambeau for dedicated service to the City of Oak Creek as a member of the Celebrations Commission. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

7. **PUBLIC HEARING HELD TO CONSIDER REQUEST BY SAMUEL DICKMAN, THE DICKMAN CO., INC., FOR CUP FOR OUTDOOR STORAGE ON PROPERTY AT 10861 S. HOWELL AVE.**

A public hearing was held to consider a request submitted by Samuel Dickman, The Dickman Co., Inc., for a Conditional Use Permit for outdoor storage on the property at 10861 S. Howell Ave. (See Item No. 8 for action on this hearing).

8. **PRESENTED AND ADOPTED: ORDINANCE NO. 2902, APPROVING CUP FOR OUTDOOR STORAGE OF MATERIALS, VEHICLES AND EQUIPMENT ON PROPERTY AT 10861 S. HOWELL AVE.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Ordinance No. 2902, approving a Conditional Use Permit for outdoor storage of materials, vehicles, and equipment on the property at 10861 S. Howell Ave. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

9. **PRESENTED AND ADOPTED: RESOLUTION NO. 11942-051518, APPROVING CSM FOR SAMUEL M. DICKMAN, OAKVIEW INDUSTRIAL PROPERTIES III, LLC; THE CITY; AND WISPARK, LLC, FOR THE PROPERTIES AT 301 AND 401 W. OAKVIEW PARKWAY AND 10861 S. HOWELL.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 11942-051518, approving a Certified Survey Map for Samuel M. Dickman, Oakview Industrial Properties III, LLC; the City of Oak Creek; and Wispark, LLC, for the properties at 301 and 401 W. Oakview Parkway and 10861 S. Howell. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

10. **COUNCIL DESIGNATES USA TODAY NETWORK (MILWAUKEE JOURNAL SENTINEL-SOUTH NOW EDITION) TO SERVE AS OFFICIAL CITY NEWSPAPER FOR NEXT 12 MONTHS.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to designate the USA Today Network (Milwaukee Journal Sentinel-SOUTH NOW edition) to serve as the official City newspaper for the next 12 months. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

11. **COUNCIL APPROVES VENDOR SUMMARY.**

Ald. Loreck, seconded by Ald. Duchniak, moved to approve the May 9, 2018, Vendor Summary Report in the combined amount of \$680,551.42. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

12. **COUNCIL PROVIDED WATER QUALITY SAMPLING INFORMATION.**

Michael Sullivan, Oak Creek Water & Sewer Utility General Manager, provided the Council with an informational presentation on Water Quality Sampling.

13. **COUNCIL AUTHORIZES STAFF TO BEGIN CONTRACT NEGOTIATIONS WITH VISION FOR WEBSITE REDESIGN SERVICES, MAINTENANCE AND HOSTING.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to authorize staff to begin contract negotiations with Vision for website redesign services, maintenance, and hosting. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

14. **COUNCIL ACCEPTS LOWEST QUALIFIED QUOTE FROM L.J. CONTRACTORS TO REPLACE ROOFING AND SIDING AT MILLER PARK PAVILION.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to accept the lowest qualified quote from L.J. Contractors to replace roofing and siding at the Miller Park Pavilion in the amount of \$36,795. On roll

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

15. **COUNCIL AWARDS MILWAUKEE/NICHOLSON INTERSECTION IMPROVEMENTS PROJECT TO D.C. BURBACH, INC. FOR UNIT BID PRICE OF \$144,658.72.**

Ald. Loreck, seconded by Ald. Duchniak, moved to award the Milwaukee/Nicholson Intersection Improvements Project to the lowest, responsive, responsible bidder, D.C. Burbach, Inc., for the unit bid price of \$144,658.72 (Project No. 18028). On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

16. **PRESENTED AND ADOPTED: RESOLUTION NO. 11939-051518, APPROVING STORM WATER MANAGEMENT PRACTICES MAINTENANCE AGREEMENT WITH BOYLAND PROPERTIES OAK CREEK, LLC FOR ALL-STAR BUICK GMC DEVELOPMENT AND LOCATED AT S. 27TH ST. AND W. RAWSON AVE.**

Ald. Loreck, seconded by Ald. Duchniak, moved to adopt Resolution No. 11939-051518, approving a Storm Water Management Practices Maintenance Agreement with Boyland Properties Oak Creek, LLC for their All-Star Buick GMC development located at S. 27th Street and W. Rawson Avenue (Tax Key Nos. 737-9037-001, 737-9988-001, and 737-9989-001). On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

17. **PRESENTED AND ADOPTED: RESOLUTION NO. 11941-051518, APPROVING ICAP DREXEL DEVELOPMENT AGREEMENT FOR DESIGN AND INSTALLATION OF PUBLIC IMPROVEMENTS AT 410 AND 500 W. DREXEL AVE.**

Ald. Loreck, seconded by Ald. Duchniak, moved to adopt Resolution No. 11941-051518, approving the ICAP Drexel Development Agreement for the design and installation of public improvements at 410 and 500 W. Drexel Ave. (Tax Key Nos. 782-903-000 and 782-9014-000) (Project No. 18054). On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

18. **COUNCIL ENTERS INTO AGREEMENT WITH STANTEC TO COMPLETE UPDATE TO CITY'S ABENDSCHEIN PARK MASTER PLAN IN AMOUNT OF \$58,850.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to enter into an agreement with Stantec in the amount of \$58,850 to complete an update to the City of Oak Creek Abendschein Park Master Plan. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, no; Ald. Gehl, aye; and Ald. Guzikowski, aye.

19. **LICENSE COMMITTEE.**

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

Grant an Operator's license to:

- Suzanne M. Thrall, 3014 Elm Ln., Racine (Pick 'n Save)
- Michael A. Pincikowski, 2120 Rupert Blvd., Racine (Oasis Mobil)
- Jessica L. Waubanasum, 3745 E. Garden Pl., Oak Creek (Ryan Road Mobil)
- Michele M. Neff, 3705 E. Underwood Ave., Cudahy (Meijer)
- Amanda L. Swisher, 722 Marquette Ave., South Milwaukee (Charcoal Grill)

Grant an Amusement Operator and Amusement Devices License(s) to:

- Brewer Amusement Company, LLC, 412 Sparta St., McMinnville, TN
- Gardner Sales, Inc., 1415 Johnson St., Janesville, WI
- Games Are Us, Inc., 4905 S. Woodlawn Pl., Greenfield, WI
- Red's Novelty Ltd., 1921 S. 74th St., West Allis, WI

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

20. COUNCIL CONVENES INTO CLOSED SESSION.

Ald. Gehl, seconded by Ald. Guzikowski, moved to convene into Closed Session at 8:09 p.m., pursuant to Wisconsin State Statutes to discuss the following:

- a. Section 19.85(1)(c), (e), and (g) to consider a separation agreement with Becky Schermer.
- b. Section 19.85(1)(e) to consider a proposed Development Agreement between the City of Oak Creek and Oakview Industrial Property III, LLC regarding the property at 10861 S. Howell Ave.

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

(Note: Ald. Kurkowski arrived during closed session).

21. COUNCIL RECONVENES INTO OPEN SESSION.

Ald. Gehl, seconded by Ald. Guzikowski, moved to reconvene into Open Session at 8:25 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.

22. COUNCIL APPROVES SEPARATION AGREEMENT WITH FORMER HR MANAGER.

Ald. Gehl, seconded by Ald. Guzikowski, moved to approve a separation agreement with the former HR Manager. 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.

23. PRESENTED AND ADOPTED: RESOLUTION NO. 11943-051518, APPROVING AND AUTHORIZING EXECUTION OF FINANCE DEVELOPMENT AGREEMENT BY AND BETWEEN CITY AND OAKVIEW INDUSTRIAL PROPERTY III, LLC

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 11943-051518, approving and authorizing execution of a Finance Development Agreement by and between the City of Oak Creek and Oakview Industrial Property III, LLC. 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 the meeting at 8:34 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