

PROCEEDINGS, COMMON COUNCIL MEETING  
TUESDAY, JULY 16, 2019, 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, Police Chief Steven Anderson, Community Health Public Officer Darcy DuBois, Department of Public Works Director Ted Johnson, Fire Chief Thomas Rosandich, Community Development Director Douglas Seymour, City Engineer / Acting Building Commissioner Michael Simmons, Assistant City Administrator / 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. Kurkowski, seconded by Ald. Duchniak, moved to approve the minutes of the 6/18/19 meeting. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye. Ald. Loreck abstained from voting.

4. **PUBLIC HEARING HELD TO CONSIDER REQUEST OF RD INVEST, INC., FOR AMENDMENT TO EXISTING CUP TO ALLOW PORTION OF EXISTING BUILDING AND LOT TO BE USED FOR CONTRACTOR'S OFFICE/SHOP/YARD, WITH LIMITED OUTDOOR STORAGE ON PROPERTY AT 9840 S. 27<sup>TH</sup> ST.**

A public hearing was held to consider a request submitted by RD Invest, Inc., for an amendment to the existing Conditional Use Permit to allow a portion of the existing building and lot to be used for a contractor's office/shop/yard, with limited outdoor storage on the property at 9840 S. 27<sup>th</sup> St. (See Item No. 5 for action on this hearing).

5. **PRESENTED AND ADOPTED: ORDINANCE NO. 2941, AMENDING C&R IN ORDINANCE NO. 2926, AUTOMOBILE AND TRUCK ENGINE AND BODY REPAIR, OUTDOOR STORAGE OF VEHICLES AND OUTDOOR DISPLAY OF VEHICLES FOR SALE, AND SEMI-TRUCK/TRAILER PARKING AT 9840 S. 27<sup>TH</sup> ST.**

Ald. Guzikowski, seconded by Ald. Loreck, moved to adopt Ordinance No. 2941, amending the Conditions and Restrictions in Ordinance No. 2926, for automobile and truck engine and body repair, outdoor storage of vehicles and outdoor display of vehicles for sale, and semi-truck/trailer parking at 9840 S. 27<sup>th</sup> St. 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. **HEALTH DEPARTMENT SERVICES UPDATE.**

The Health Department Services update was informational.

7. **HEALTH DEPARTMENT LEVEL III CERTIFICATION AWARD PRESENTATION.**

Dawn Mumaw, Director of the Southeastern Region for the DHS Division of Public Health presented the Health Department with a Level III Certification.

8. **PRESENTED AND ADOPTED: RESOLUTION NO. 12081-071619, AUTHORIZING ISSUANCE AND SALE OF APPROXIMATELY \$3,925,000 GENERAL OBLIGATION REFUNDING BONDS.**

Ald. Toman, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12081-071619, authorizing the issuance and sale of approximately \$3,925,000 General Obligation Refunding Bonds. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; and Ald. Guzikowski, aye. Ald. Gehl abstained from voting. The original General Obligation Refunding Bond amount of \$4,110,000 was amended to \$3,925,000 prior to Common Council review and adoption.

9. **PRESENTED AND ADOPTED: RESOLUTION NO. 12082-071619, AUTHORIZING ISSUANCE AND SALE OF APPROXIMATELY \$1,030,000 TAXABLE GENERAL OBLIGATING REFUNDING BONDS.**

Ald. Toman, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12082-071619, authorizing the issuance and sale of approximately \$1,030,000 Taxable General Obligation Refunding Bonds. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; and Ald. Guzikowski, aye. Ald. Gehl abstained from voting. The original Taxable General Obligation Refunding Bond amount of \$1,040,000 was amended to \$1,030,000 prior to Common Council review and adoption.

10. **CITY OF OAK CREEK MID-YEAR 2019 BUDGET MONITORING REPORT.**

The presentation of the City of Oak Creek Mid-Year 2019 Budget Monitoring Report was informational.

11. **SUMMARIZED TREASURER'S REPORT ON INVESTMENT AND BANKING ACCOUNTS FOR MONTH ENDING MAY 31, 2019.**

The Council was provided a Summarized Treasurer's Report on investment and banking accounts for the month ending May 31, 2019.

12. **COUNCIL CONCURS WITH MAYOR'S CITIZEN APPOINTMENTS.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to concur with the Mayor's appointments as follows:

Celebrations Commission – completing 3 year term vacancies to expire 4/2020

- Patricia Hansen – 8935 S. Wood Creek Dr.
- Courtney J. Kolhouse – 140 W. Rainbow Ridge Dr.

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 APPROVES PROPOSED THREE (3) YEAR AGREEMENT FOR SRO SERVICES FOR START OF 2019/20 SCHOOL YEAR, EXPIRING 5/31/22.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to approve the proposed three (3) year Agreement for School Resource Officer services for the start of the 2019-20 school year and expiring May 31, 2022. 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. PRESENTED AND ADOPTED: ORDINANCE NO. 2943, REVISING ORDINANCE NO. 2939, INCORPORATING C&R AND GENERAL DEVELOPMENT PLAN FOR PUD AT 10731 S. HOWELL AVE.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Ordinance No. 2943, revising Ordinance No. 2939, to incorporate conditions and restrictions and a general development plan for the Planned Unit Development at 10731 S. Howell Ave. 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. PRESENTED AND ADOPTED: RESOLUTION NO. 12083-071619, APPROVING CSM SUBMITTED BY DARREK TRAVIS FOR PROPERTIES AT 3945, 3955, AND 3971 E. ELM RD.**

Ald. Toman, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12083-071619, approving a Certified Survey Map submitted by Darrek Travis for the properties at 3945, 3955, and 3971 E. Elm Rd. 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. PRESENTED AND ADOPTED: ORDINANCE NO. 2942, CREATING SECTION 15.39, STATE CODE ADOPTION, AND REPEALING AND RECREATING SECTIONS 15.40 THROUGH 15.57 OF CHAPTER 15 OF MUNICIPAL CODE.**

Ald. Gehl, seconded by Ald. Guzikowski moved to adopt Ordinance No. 2942, creating Section 15.39, State Code Adoption, and repealing and recreating Sections 15.40 through 15.57 of Chapter 15 of the Oak Creek Municipal Code relating to the Electrical 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.

**17. PRESENTED AND ADOPTED: REVISED RESOLUTION NO. 12078-071619, VACATING 30' WATER MAIN EASEMENT BY AND BETWEEN OCFJSD AND CITY.**

Ald. Duchniak, seconded by Ald. Loreck, moved to adopt revised Resolution No. 12078-071619, vacating a 30 foot water main easement by and between Oak Creek-Franklin Joint School District and the City of Oak Creek (Tax Key No. 873-9013-000). The revision was to correct an incorrect tax key listed on the resolution. 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. 12079-071619, APPROVING 30' WATER MAIN EASEMENT BY AND BETWEEN OCFJSD AND CITY.**

Ald. Duchniak, seconded by Ald. Loreck, moved to adopt Resolution No. 12079-071619, approving a 30 foot water main easement by and between Oak Creek-Franklin Joint School District and the City of Oak Creek (Tax Key No. 873-9013-000). 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. 12074-071619, APPROVING SWMP MAINTENANCE AGREEMENT WITH OCFJSD FOR OAK CREEK HIGH SCHOOL ATHLETIC FIELD IMPROVEMENTS AND EDGEWOOD ELEMENTARY SCHOOL BUILDING ADDITION ON THE NW CORNER OF S. SHEPARD AVE. AND E. PUETZ RD.**

Ald. Duchniak, seconded by Ald. Loreck, moved to adopt Resolution No. 12074-071619, approving a Storm Water Management Practices Maintenance Agreement with Oak Creek-Franklin Joint School District, for their Oak Creek High School athletic field improvements and Edgewood Elementary School building addition located on the northwest corner of S. Shepard Avenue and E. Puetz Rd. (Tax Key No. 827-9028). 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.

20. **PRESENTED AND ADOPTED: RESOLUTION NO. 12075-071619, APPROVING SWMP MAINTENANCE AGREEMENT WITH OCFJSD FOR EAST MIDDLE SCHOOL ATHLETIC FIELD UPDATES AT 9330 S. SHEPARD AVE.**

Ald. Duchniak, seconded by Ald. Loreck, moved to adopt Resolution No. 12075-071619, approving a Storm Water Management Practices Maintenance Agreement with Oak Creek-Franklin Joint School District, for their East Middle School Athletic Field Updates located at 9330 S. Shepard Ave. (Tax Key No. 873-9013). 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.

21. **PRESENTED AND ADOPTED: RESOLUTION NO. 12076-071619, APPROVING SWMP MAINTENANCE AGREEMENT WITH OCFJSD FOR DEERFIELD ELEMENTARY SCHOOL RENOVATIONS AT 3871 E. BLUESTEM DR.**

Ald. Toman, seconded by Ald. Loreck, moved to adopt Resolution No. 12076-071619, approving a Storm Water Management Practices Maintenance Agreement with Oak Creek-Franklin Joint School District, for their Deerfield Elementary School Renovations located at 3871 E. Bluestem Dr. (Tax Key No. 961-9201). 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. **PRESENTED AND ADOPTED: RESOLUTION NO. 12077-071619, APPROVING SWMP MAINTENANCE AGREEMENT WITH HIGHGATE LLC FOR DEVELOPMENT AT S. 13<sup>TH</sup> ST. AND W. DREXEL AVE.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to adopt Resolution No. 12077-071619, approving a Storm Water Management Practices Maintenance Agreement with Highgate LLC, for their Highgate Development located at S. 13<sup>th</sup> St. and W. Drexel Ave. (Tax Key Nos. 784-9001, 784-9003, 784-9019, 784-9020, 784-9990-001, 784-9991-001, 784-9993-002). 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. 12080-071619, APPROVING SWMP MAINTENANCE AGREEMENT WITH SIKH TEMPLE OF WI, INC., FOR PARKING LOT EXPANSION AT 7512 S. HOWELL AVE.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to adopt Resolution No. 12080-071619, approving a Storm Water Management Practices Maintenance Agreement with the Sikh Temple of Wisconsin, Inc., for their Sikh Temple Parking Lot Expansion located at 7512 S. Howell Ave. (Tax Key Nos. 781-9033 and 781-9034). 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.

24. **COUNCIL APPROVES INSTALLATION OF PEDESTRIAN CROSSING SIGNS AND HIGH VISIBILITY PAVEMENT MARKINGS AT INTERSECTION OF DREXEL AVE. / QUINCY AVE. AND DREXEL AVE. / CLEMENT AVE.; APPROVES INSTALLATION OF “STOP AHEAD” SIGNS WITH ORANGE FLAGS AND ADDITIONAL “STOP” SIGNS AT INTERSECTION OF E. PUETZ RD. AND S. 15<sup>TH</sup> AVE.; AND APPROVES INSTALLATION OF “ROUGH CROSSING” PLAQUES AND RELOCATE “RAILROAD CROSSING” SIGNS ON E. PUETZ RD. AT UNION PACIFIC CROSSING.**

Ald. Duchniak, seconded by Ald. Kurkowski, moved to approve the installation of pedestrian crossing signs and high visibility pavement markings at intersections of Drexel Avenue / Quincy Avenue and Drexel Avenue / Clement Avenue; approve the installation of “Stop Ahead” signs with orange flags and additional “Stop” signs at the intersection of E. Puetz Rd. and S. 15<sup>th</sup> Ave.; and to approve the installation of “Rough Crossing” plaques and relocate “Railroad Crossing” signs on E. Puetz Rd. at Union Pacific crossing (east of Nicholson Road). 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.

25. **LICENSE COMMITTEE.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to take action on the following:

Grant an Operator's license to:

- Nathan I. Kochiu, 8656 S. 68<sup>th</sup> St., Franklin (Kwik Trip)
- John S. Vang, 6523 W. Wilbur Ave., Milwaukee (Kwik Trip)
- Gavin V. Tyler, 10731 S. McGraw Dr., Oak Creek (Kwik Trip)
- Thomas G. Snyder, 177 W. Allerton Ave., Milwaukee (Kwik Trip)
- Christina B. Dellenbach, 2805 15<sup>th</sup> Ave., South Milwaukee (Kwik Trip)
- Tyler C. Ward, 8145 S. 81<sup>st</sup> St., Franklin (Kwik Trip)
- Alexis J. Sell, 2545 E. Emily Ave., Oak Creek (Kwik Trip)
- Zachary J. Cota, 7598 S. Manor Ave., Oak Creek (Kwik Trip)
- Denise M. Joncas, 6821 S. 20<sup>th</sup> St., Oak Creek (Woodland Golf)
- Kristina A. Seefeldt, 2408 E. Grange Ave., Cudahy (Meijer)
- Julie P. Pruske, 2471 N. Oakland Ave., Milwaukee (Sidetracked)
- Stacey K. Loebel, 5922 Sycamore St., Greendale (Three Cellars)
- Daniel J. Stachnik, 5650 W. Wahner Ave., Brown Deer (7-Eleven)
- Michelle Furlough, 9138 S. Annette Pl., Oak Creek (no employer at this time)
- Jennifer A. Immel, 7336 S. Delaine Dr., Oak Creek (Pick 'n Save)
- Emily A. Steer, 2867 S. Kinnickinnic Ave., Milwaukee (Aldi)
- Wesley T. Dalton, 2021 Kingston Rd., Waukegan, IL (Pick 'n Save)
- Henry J. Mickevicius, 10010 W. Highway G, Franksville (MOD Pizza)
- Madelena E. Garcia, 448 E. Jordan Ln, Oak Creek (Charcoal Grill)
- Sujeila T. Vazquez, 9205 S. Chicago Rd., Oak Creek (Ryan Road Mobil)

Grant a Transient Merchant Company license to The Window Store, 2706 S. 163<sup>rd</sup> St., and to the following salespersons (favorable background reports received):

- Keith Harvey, 4113 County Road G, Caledonia
- Dominic Garcia, 8340 S. Chicago Rd., Oak Creek
- Greg Miller, 7815 S. Scepter Dr., New Berlin

Grant a Temporary Class B Beer / Class C Wine license, with a waiver of fees, to Bill Krucek, Agent on behalf of the Oak Creek OJ's for the Oak Creek OJ's 52<sup>nd</sup> Annual Outseam Tournament (softball) to be held at Shepard Hills Softball Complex on August 3-4, 2019 (rain dates August 10-11, 2019).

Grant a 2019/20 Class B Beer license to Steven Gastrau, Agent, Gastrau's Golf Center, Inc., 1300 E. Rawson Ave., with release or license subject to departmental approvals.

Grant a Change of Agent to Aldi, Inc. (Wisconsin) dba Aldi #91, 410 W. Drexel Ave., from Clarisa Miller to Melissa Veancio-Leonard, 6228 Creekside Dr., Cudahy.

Grant a Special Event Permit to Sean Osborne, Agent on behalf of Silver Circle Sports Events, LLC, for the Beer Garden 5k Series 5k - Bender Park Run/Walk event to be held on August 1, 2019.

Grant a change of date to Cubanita's for Cuban Fest, from June 23, 2019 to August 18, 2019.

Grant a Temporary Class "B" Beer license to Mark Zapp, Agent on behalf of St. Matthew's Parish, 9303 S. Chicago Rd., for St. Matthew's Fish Boils on October 11, 2019, April 3, 2020, and May 15, 2020.

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.

**26. COUNCIL APPROVES VENDOR SUMMARY.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to approve the June 26, 2019 Vendor Summary Report in the total amount of \$619,120.62. 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.

**27. COUNCIL APPROVES VENDOR SUMMARY.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to approve the July 10, 2019 Vendor Summary Report in the total amount of \$1,041,451.49. 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 8:22 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:

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Catherine A. Roeske, City Clerk

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Daniel J. Bukiewicz, Mayor