

PROCEEDINGS, COMMON COUNCIL MEETING
JULY 7, 2020, 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. Duchniak, Ald. Loreck, Ald. Toman, Ald. Gehl (via video conference), and Ald. Guzikowski (via video conference).

Also present were City Attorney Melissa Karls (via audio conference), Police Chief Steve Anderson, Communications Coordinator Leslie Flynn, Department of Public Works Director Ted Johnson, IT Manager Kevin Koenig, Community Development Director Douglas Seymour, City Engineer/Acting Building Commissioner Michael Simmons (via video conference), Assistant City Administrator / Finance Director 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 6/2/20 meeting. 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. **PUBLIC HEARING HELD TO CONSIDER REQUEST BY SHERIF HAMDIA, APEX MOTORWERKS, FOR CUP FOR AUTOMOTIVE SALES AND SERVICE ON PROPERTY AT 8041 S. 13TH ST.**

A public hearing was held to consider a request by Sherif Hamdia, Apex Motorwerks, for a Conditional use Permit for automotive sales and service on the property at 8041 S. 13th St. (See Item No. 5 for action on this hearing).

5. **PRESENTED AND ADOPTED: ORDINANCE NO. 2977, APPROVING CUP FOR AUTOMOTIVE SALES AND SERVICE ON PROPERTY AT 8041 S. 13TH ST.**

Ald. Duchniak, seconded by Ald. Toman, moved to adopt Ordinance No. 2977, approving a Conditional Use Permit for automotive sales and service on the property at 8041 S. 13th St. Motion, with second agreeing, amended Section 3.c. of the Conditions and Restrictions to restrict the hours of business conducted after 6:00 p.m. to be conducted by appointment only. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, no; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

6. **PUBLIC HEARING HELD TO CONSIDER REQUEST BY DAVID KANE, NORTH SHORE BANK, TO REZONE PROPERTY AT 200 W. DREXEL AVE., FROM M-1, MANUFACTURING, TO B-2, COMMUNITY BUSINESS (NO CHANGE TO THE C-1 SHORELAND WETLAND CONSERVANCY DISTRICT), AND INCORPORATING REVISIONS TO SPECIAL FLOOD HAZARD AREA, AS APPROVED BY FEMA.**

A public hearing was held to consider a request by David Kane, North Shore Bank, to rezone the property at 200 W. Drexel Ave., from M-1, Manufacturing, to B-2, Community Business (No change to the C-1, Shoreland Wetland Conservancy District), and incorporating revisions to the Special Flood Hazard Area, as approved by FEMA. (See Item No. 7 for action on this hearing).

7. **PRESENTED AND ADOPTED: ORDINANCE NO. 2978, APPROVING REZONE OF PROPERTY AT 200 W. DREXEL AVE., FROM M-1, MANUFACTURING TO B-2, COMMUNITY BUSINESS (NO CHANGE TO THE C-1, SHORELAND WETLAND CONSERVANCY DISTRICT), AND INCORPORATING REVISIONS TO SPECIAL FLOOD HAZARD AREA, AS APPROVED BY FEMA.**

Ald. Kurkowski, seconded by Ald. Duchniak, moved to adopt Ordinance No. 2978, approving a rezone of the property at 200 W. Drexel Ave., from M-1, Manufacturing to B-2, Community Business (No Change to the C-1, Shoreland Wetland Conservancy District), and incorporating revisions to the Special Flood Hazard Area, as approved by FEMA. 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.

8. **SUMMARIZED TREASURER'S REPORT ON INVESTMENT AND BANKING ACCOUNTS FOR MONTH ENDING MAY 30, 2020.**

The Council was provided a Summarized Treasurer's Report on investment and banking accounts for the month ending May 30, 2020.

9. **COUNCIL APPROVES PERSONNEL POLICY MANUAL EFFECTIVE 8/1/20, AND ACKNOWLEDGES THAT IT APPLIES TO ALL CITY EMPLOYEES AS DESCRIBED IN THE MANUAL.**

Ald. Toman, seconded by Ald. Duchniak, moved to approve the Personnel Policy Manual effective August 1, 2020, and acknowledges that it applies to all City employees as described in the manual. 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. **JOINT CITY / SCHOOL DISTRICT RECREATION PLATFORM CONCEPT WAS INFORMATIONAL.**

The Joint City / School District Recreation Platform concept was informational.

11. **COUNCIL AUTHORIZES CITY CLERK TO ENTER INTO AGREEMENT TO OBTAIN SUBGRANT FUNDS FOR COSTS INCURRED DUE TO COVID-19.**

Ald. Duchniak, seconded by Ald. Loreck, moved to authorize the City Clerk to enter into an agreement to obtain subgrant funds for costs incurred due to COVID-19. 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. **COUNCIL APPROVES PURCHASE OF NEW TOPKAT FUEL MANAGEMENT SYSTEM FROM WALT'S PETROLEUM, IN AMOUNT OF \$11,264.24.**

Ald. Kurkowski, seconded by Ald. Duchniak, moved to approve the purchase of a new TopKat fuel management system from Walt's Petroleum, in the amount of \$11,264.24. 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. PRESENTED AND ADOPTED: RESOLUTION NO. 12167-070720, APPROVING AND AUTHORIZING EXECUTION OF AN AGREEMENT WITH MILWAUKEE COUNTY RELATIVE TO CONTINUED PARTICIPATION IN CDBG PROGRAM FOR YEARS 2021-2023.

Ald. Duchniak, seconded by Ald. Loreck, moved to adopt Resolution No. 12167-070720, approving and authorizing execution of an agreement with Milwaukee County relative to continued participation in the Community Development Block Grant program for the years 2021-2023. 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: RESOLUTION NO. 12169-070720, APPROVING A MAINTENANCE AGREEMENT WITH RYAN BUSINESS PARK LLC RELATED TO IMPROVEMENTS PROPOSED ON CITY PARCELS WITHIN NOW DEVELOPING RYAN BUSINESS PARK.

Ald. Gehl, seconded by Ald. Kurkowski, moved to adopt Resolution No. 12169-070720, approving a Maintenance Agreement with Ryan Business Park, LLC related to improvements proposed on City parcels within the now developing Ryan Business Park. 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. LICENSE COMMITTEE.

Ald. Kurkowski, seconded by Ald. Duchniak, moved to grant the various license requests as listed on the 7/7/20 License Committee Report.

Grant an Operator's license to:

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|-------------------------------------|--------------------------------------|
| * Ashlie N. Slade (Pick 'n Save) | * Aurora Mala (Pick 'n Save) |
| * William J. Hunt (Pick 'n Save) | * Shaun A. Chisom (Pick 'n Save) |
| * Jennifer A. Weed (Pick 'n Save) | * Gabrielle C. Beiler (Pick 'n Save) |
| * Ashley L. Marti (Pick 'n Save) | * Jacob D. Trask (Kwik Trip) |
| * Victoria A. Smiley (Pick 'n Save) | * Nicole A. LaVora (Pick 'n Save) |
| * Amy Campos (Kwik Trip) | * Allison N. Berna (Aldi) |
| * Tyler J. Orthmann (Kwik Trip) | * Nathan M. Veloz (Kwik Trip) |
| * Michael E. Thorson (Pick 'n Save) | |

Grant an Amusement Operator License and Amusement Devices to Tina Chavez, National Entertainment Network, 325 Interlocken Pkwy B., Broomfield, CO.

Grant a Temporary Class "B" beer, "Class B" wine license to Bill Krucek, agent on behalf of the Oak Creek OJ's 53rd Annual Softball Tourney scheduled for August 1 - 2, with rain dates of August 8-9.

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 APPROVES VENDOR SUMMARY.

Ald. Duchniak, seconded by Ald. Loreck, moved to approve the June 30, 2020 Vendor Summary Report in the amount of \$1,744,936.27. 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. COUNCIL CONVENES INTO CLOSED SESSION.

Ald. Gehl, seconded by Ald. Loreck, moved to convene into Closed Session at 9:02 p.m., pursuant to Wisconsin State Statutes, to discuss the following:

- a. Section 19.85(1)(e) to discuss terms of an amended development agreement, including a TIF incentive grant, with Stella and Chewy's for an expansion of their plant located at 111 W. Oakwood Parkway.

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.-19. COUNCIL RECONVENES INTO OPEN SESSION; NO ACTION TAKEN.

Ald. Gehl, seconded by Ald. Guzikowski, moved to reconvene into Open Session at 9:32 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. No action was taken.

ADJOURNMENT.

Ald. Kurkowski, seconded by Ald. Loreck, moved to adjourn the meeting at 9:33 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