



Common Council Chambers
8040 S. 6TH Street
Oak Creek, WI 53154
(414) 766-7000

COMMON COUNCIL MEETING AGENDA

DECEMBER 15, 2020

7:00 P.M.

Daniel Bukiewicz - Mayor
Steven Kurkowski - 1st District
Greg Loreck - 2nd District
Richard Duchniak - 3rd District
Michael Toman - 4th District
Kenneth Gehl - 5th District
Chris Guzikowski - 6th District

The City's Vision

Oak Creek: A dynamic regional leader, connected to our community, driving the future of the south shore.

IMPORTANT NOTICE

This meeting will be held in person and by video conference. Persons wishing to participate in the meeting may attend in person or register via <http://ocwi.org/register> prior to the start of the meeting. The webinar will start at 6:50 p.m. so those that registered may log in.

The meeting will also be live streamed on the City of Oak Creek YouTube Page via <http://ocwi.org/livestream> for those that wish to view the meeting.

Persons requiring other reasonable accommodations may contact the City at 414-766-7000. Requests should be made as far in advance as possible.

1. Call Meeting to Order / Roll Call
2. Pledge of Allegiance
3. Approval of Minutes: 12/1/20

Recognition

4. **Resolution:** Consider Resolution No. 12207-121520, a Resolution of Appreciation to Mary E. Young, retiring Police Department Clerk (by Committee of the Whole).

New Business

5. **Ordinance:** Consider Resolution No. 12208-121520, extending the Public Health Emergency in the City of Oak Creek in Response to the COVID-19 Coronavirus (by Committee of the Whole).
6. **Resolution:** Consider Resolution No. 12211-121520, approving the Amendment to the City of Oak Creek Marketing Magazine Services Contract for 2020-2021 (by Committee of the Whole).

Visit our website at www.oakcreekwi.org for the agenda and accompanying common council reports.

ENGINEERING

7. **Resolution:** Consider *Resolution* No. 12206-121520, accepting dedication of the public improvements and release from the development agreement for the Oakview Business Park CSM project (5th District).

WATER & SEWER UTILITY

8. **Resolution:** Consider *Resolution* No. 12205-121520, establishing special assessment rates for underground utility improvements (by Committee of the Whole).

LICENSE COMMITTEE

9. **Motion:** Consider a *motion* to grant the various license requests as listed on the 12/15/20 License Committee Report (by Committee of the Whole).

VENDOR SUMMARY

10. **Motion:** Consider a *motion* to approve the December 9, 2020 Vendor Summary Report in the total amount of \$688,937.47 (by Committee of the Whole).
11. **Resolution:** Consider *Resolution* No. 12209-121520, authorizing payment of bills, debts and obligations (by Committee of the Whole).

MISCELLANEOUS

12. **Motion:** Consider a *motion* to convene into closed session pursuant to Wisconsin State Statutes Section 19.85(1)(e) to discuss the following:
 - (a) a proposed Tax Incremental District No. 8 Finance Development Agreement between the City of Oak Creek and STC Oak Creek (WI) LLC for the property at 101 and 111 West Oakview Parkway.
 - (b) a proposed Second Amendment to Development Agreement between the City of Oak Creek and Stella & Chewy's, LLC for the property at 111 West Oakview Parkway.
13. **Motion:** Consider a *motion* to reconvene into open session.
14. **Motion:** Consider a *motion* to take action, if required.
15. **Resolution:** Consider *Resolution* No. 12210-121520, approving the Tax Incremental District No. 8 Finance Development Agreement between the City of Oak Creek and STC Oak Creek (WI) LLC.
16. **Resolution:** Consider *Resolution* No. 12214-121520, approving the Second Amendment to Development Agreement between the City of Oak Creek and Stella & Chewy's, LLC.

Adjournment.

Public Notice

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000, by fax at 766-7976, or by writing to the ADA Coordinator at the Oak Creek Health Department, 8040 S. 6th Street, Oak Creek, Wisconsin 53154.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may attend the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice

**RESOLUTION NO. 12207-121520
BY: COMMITTEE AS A WHOLE**

**RESOLUTION OF APPRECIATION
TO
MARY E. YOUNG**

WHEREAS, Mary E. Young began her employment with the City of Oak Creek on May 01, 2000 as a full-time Emergency Services Dispatcher; and

WHEREAS, Mary E. Young served the residents of Oak Creek in numerous positions throughout her tenure of over 10 years with the Police Department. These positions included Emergency Service Dispatcher (full-time and Part-time) and Clerk Matron (Part-time and Full-time).

WHEREAS, Mary E. Young will be retiring as a full-time Clerk with the Department.

WHEREAS, Mary E. Young served professionally as an employee while completing many duties on short notice and sacrificed family time due to the short time frame requirements for completion of her duties.

WHEREAS Mary E. Young served in the capacity of a member of the Awards Committee and has assisted the Department's Career Survival Unit on numerous occasions where she served as an excellent team member for others on the Department.

WHEREAS Mary E. Young received the following Awards and Recognition for her excellent work product in several incidents: two (2) Shift Acknowledgements, one (1) award for Outstanding Police Administrative Services and one (1) Honorable Service Award.

WHEREAS, Mary E. Young has been a valuable employee during her years of dedicated service with the Oak Creek Police Department, always striving to enhance the quality of life for the citizens of the City; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Oak Creek, for and on behalf of the citizens of the City of Oak Creek, that sincere gratitude and appreciation be extended to Mary E. Young for her years of professional, dedicated and faithful service to the City of Oak Creek and the Police Department, that the best wishes for good health and happiness be extended to Mary E. Young and her family for future years.

BE IT FURTHER RESOLVED that this resolution be spread upon the minutes of this meeting and that the City Clerk is hereby directed to transmit a suitable copy thereof to Mary E. Young.

Passed and adopted this ____ day of _____, 2020.

President, Common Council

Mayor, City of Oak Creek

ATTEST:

City Clerk

Vote: Ayes _____ Noes _____

COMMON COUNCIL REPORT

Item: Public Health Emergency Declaration Extension

Recommendation: That the Common Council approves Resolution 12208-121520 approving the extension of the public health emergency declaration effective January 1, 2021, through June 1, 2021.

Fiscal Impact: No direct fiscal impact is associated with this extension.

Critical Success Factor(s):

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

Background: In response to the COVID-19 pandemic, Resolution 12148-031720 declaring a public health emergency was approved on March 17, 2020. Extensions of the declaration were ratified by the Common Council on May 19, 2020, July 21, 2020, and September 15, 2020. This recommended extension acknowledges the continued impacts of the pandemic and supports the City of Oak Creek's continued efforts to protect the well-being of its citizens and visitors. It is recommended that this proposed extension remains in effect through June 1, 2021, in anticipation of the potential surge of cases associated with the winter season and planning related to the upcoming vaccination distribution. If circumstances changed such that a further extension would be necessary or the emergency declaration could be revoked sooner than June 1, 2021, the Council would have the authority to make those determinations.

Options/Alternatives: Decline the extension and end the public health emergency declaration effective January 1, 2021 or extend the emergency declaration to a date other than June 1, 2021.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Michael Kressuk, Jr.
Fire Chief

Fiscal Review:

A handwritten signature in cursive script that reads "Jamie Strobl".

Jamie Strobl

Assistant Comptroller

Attachments: Resolution No. 12208-121520

RESOLUTION NO. 12208-121520

A RESOLUTION EXTENDING THE PUBLIC HEALTH EMERGENCY IN THE CITY OF OAK CREEK IN RESPONSE TO THE COVID-19 CORONAVIRUS

WHEREAS, in response to the detection of the novel coronavirus COVID-19 (“COVID-19”) in December 2019 and its ensuing spread throughout countries including the United States, the United States Secretary of Health and Human Services declared a public health emergency, the Centers for Disease Control identified potential public health threats, and the World Health Organization characterized COVID-19 as a pandemic as the rates of infection continued to rise; and

WHEREAS, on March 17, 2020, in Resolution No. 12148-031720 the Common Council of the City of Oak Creek declared the existence of a public health emergency based upon the existence of COVID-19, and on May 19, 2020, in Resolution No. 12160-051920 the Common Council ratified Emergency Proclamation #1 extending the public health emergency, and on July 21, 2020, in Resolution No. 12174-072120 and on September 15, 2020, in Resolution No. 12188-091520, respectively, the Common Council further extended the public health emergency (collectively “Emergency Declaration”); and

WHEREAS, the Emergency Declaration is due to expire after December 31, 2020; and

WHEREAS, the conditions necessitating the Emergency Declaration continue to exist and are projected to exist for some time; and

WHEREAS, the City of Oak Creek (the “City”) continues to do what is in the good order of the City during this public health emergency for the health, safety, protection and welfare of the people and property in the City; and

WHEREAS, in order to protect the well-being of its citizens and visitors, the City must avail itself of all necessary resources to continue to respond to the pandemic, contain the spread of COVID-19, and prepare for its possible impacts; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Oak Creek that, based upon the above stated situation and pursuant to Wisconsin Statutes Section 323.14(4)(a) and Section 2.121(b) of the Municipal Code, we hereby declare that it is necessary and expedient for the health, safety, protection, and welfare of the citizens of Oak Creek that a state of public health emergency as defined in Wisconsin Statutes §323.02(16) continues to exist within the City of Oak Creek such that there is a threat of an illness or health condition that appears to be caused by a novel biological agent that poses a high probability of widespread exposure and that creates a significant risk of substantial future harm to a large number of people; and

IT IS HEREBY FURTHER REVOLVED that, pursuant to Wisconsin Statutes Section 323.11, the Emergency Declaration established by Resolution Nos. 12148-031720, 12160-051920, 12174-072120 and 12188-091520 of the Common Council shall be extended through June 1, 2021 unless otherwise revoked or extended by Resolution.

Passed and adopted this ____ day of _____, 2020.

Common Council President Kenneth Gehl

Approved this ____ day of _____, 2020.

Mayor Daniel J. Bukiewicz

ATTEST:

Catherine A. Roeske, City Clerk

VOTE: Ayes ____ Noes ____

COMMON COUNCIL REPORT

Item: Oak Creek Marketing Magazine Services Contract Amendment

Recommendation: That the Common Council adopt Resolution number 12211-121520, a Resolution Approving the amendment to the City of Oak Creek Marketing Magazine Services Contract for 2020-2021.

Fiscal Impact: The City contribution to this magazine would be \$2,750 quarterly, an increase of \$1,000 annually, for 2021 and beyond.

Critical Success Factor(s):

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

Background:

In January 2020, the Common Council approved a two-year contract with Caprile Marketing/Design for the design, production and marketing of a quarterly magazine, the Current, for distribution to Oak Creek residents and businesses. This contract terminates at the end of 2021, unless extended for an additional two year term. Other stakeholders/contributors to the magazine include the Oak Creek-Franklin Joint School District and the Milwaukee Area Technical College.

The stakeholders have not seen an increase in their financial contribution since the inception of the magazine in 2016. Due to multiple postage increases, an increase in paper and printing costs, and an expansion in magazine size over that time, the publisher, Caprile Marketing/Design is asking stakeholders for a small increase in their investment. The School District and MATC have already agreed to the increase.

The magazine continues to be very well received by the community. Communications Coordinator Leslie Flynn works closely with the contractor throughout the various stages of production of the magazine and supports the increase in City contribution.

Options/Alternatives:

The Council could decide not to amend the contract and ask the publisher to look to other ways to address increasing costs, including selling more advertising space and/or raising ad rates.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Leslie A. Flynn
Communications Coordinator

Fiscal Review:

A handwritten signature in cursive script that reads "Jamie Strobl".

Jamie Strobl

Assistant Comptroller

Attachments:

- Letter of Request from Caprile Marketing/Design
- Amendment to 2020-2021 City of Oak Creek Marketing Magazine Services Contract
- Resolution No. 12211-121520

MARKETING
ADVERTISING
DESIGN



December 9, 2020

To: Mayor Dan Bukiewicz and Oak Creek Common Council
From: Barb Caprile, Caprile Marketing/Design
Subject: Addressing increased costs for Current magazine

It has been a pleasure and honor to produce the Oak Creek Current magazine for the past five years. The publication continues to receive rave reviews from our residents and business owners, and I thank all of you for your continued support of this vital communication tool.

I am writing because after reviewing our budget for the past several years, it is important to note that during this time we have had multiple postage increases, an increase in paper and printing costs, and the magazine has expanded to 40-44 pages (vs. 32-36 pages). During this time, we have never asked our stakeholders (City of Oak Creek, OCFJ School District and MATC) for any additional funding. Their investments have remained the same for five full years.

To address these rising costs, I am now asking our stakeholders for a small increase in their magazine investment – adding \$250 per issue (\$2,750 vs. \$2,500) for the City and Schools, totaling only \$1,000 extra per year for each entity. (We have also asked MATC for an increase in their stakeholder investment, from \$1,500 to \$1,600 per issue). The School District and MATC have already approved these increased amounts, and I am hopeful that the City of Oak Creek will also approve their suggested increase for the 2021 year, and beyond.

Other ways we have addressed increased costs have included selling more advertising space and raising the ad rates (although we believe that we have reached the maximum amount we can ask, especially during these challenging times).

As we prepare for future issues, I hope you agree that this powerful publication warrants this modest increase. Many thanks for your consideration of this request. I continue to be committed to producing the highest quality magazine to represent our great City and all of its superb amenities.

Respectfully,
Barb Caprile, Caprile Marketing/Design
OC Current publisher and OC resident

7791
South Drexel
Ridge Way
#101
Oak Creek
Wisconsin
53154
414.215.7999
cell 414.322.3571
caprilestudio@gmail.com

AMENDMENT TO CITY OF OAK CREEK
MARKETING MAGAZINE SERVICES CONTRACT

This Amendment to the City of Oak Creek Marketing Magazine Services Contract (the "Amendment") is made and entered into this ____ day of December, 2020, by and between BARBARA CAPRILE d/b/a CAPRILE MARKETING/DESIGN, hereinafter called "Contractor" and the CITY OF OAK CREEK, a municipal corporation of the State of Wisconsin, hereinafter called "City".

This Amendment is attached to and incorporated herein by reference to the City of Oak Creek Marketing Magazine Services Contract authorized and agreed to between the parties on January 21, 2020 (the "Contract").

The Contractor and City hereby agree to amend the Contract as follows:

- A. Section 5 regarding PAYMENT shall read as follows: "City shall pay the Contractor a maximum of Two Thousand Seven Hundred Fifty and no/100 Dollars (\$2,750.00) per each of the four (4) Magazine issues within fifteen (15) days of receipt of proper Invoice, consistent with City internal processing schedules, which sum shall constitute the entire City financial contribution."

It is understood and agreed that the language and agreement contained in this Amendment shall be binding upon the parties in addition to the language of the above-referenced Contract previously executed.

The parties hereto agree that all other terms and conditions of the previous Contract remain in full force and effect.

BARBARA CAPRILE
d/b/a CAPRILE MARKETING/DESIGN
7791 S. Drexel Ridge Way, #101
Oak Creek, WI 53154

By: _____
Barb Caprile

CITY OF OAK CREEK
8040 S. 6th St.
Oak Creek, WI 53154

By: _____
Daniel J. Bukiewicz, Mayor

RESOLUTION NO. 12211-121520

RESOLUTION APPROVING THE AMENDMENT TO CITY OF OAK CREEK
MARKETING MAGAZINE SERVICES CONTRACT FOR 2020-2021

BE IT RESOLVED by the Mayor and Common Council of the City of Oak Creek that the Amendment to the City of Oak Creek Marketing Magazine Services Contract for 2020-2021 ("Amendment") be and the same is hereby approved.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute the Amendment in behalf of the City of Oak Creek.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 15th day of December, 2020.

Passed and adopted this ____ day of _____, 2020.

Kenneth Gehl, Common Council President

Approved this ____ day of _____, 2020.

ATTEST:

Daniel J. Bukiewicz, Mayor

Catherine A. Roeske, City Clerk

VOTE: Ayes _____ Noes _____

COMMON COUNCIL REPORT

Item: Dedication and Release

Recommendation: That the Common Council adopts Resolution No. 12206-121520, a resolution accepting dedication of the public improvements and release from the development agreement for the Oakview Business Park CSM project (5th Aldermanic District)

Fiscal Impact: None

Critical Success Factor(s):

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

Background: The Developer has completed, to the satisfaction of the Engineering Department all required public improvements for the Oakview Business Park CSM project that facilitated the development of Lot 1 at 102 W. Oakview Parkway. The Developer, WISPARK LLC, entered into a development agreement dated March 21, 2018 and recorded on April 11, 2018 in as Document #10766799. This agreement was approved by Council by Resolution 11915-021918. This project was for the installation of public roadway and public storm sewer to serve an industrial building development. There are no current outstanding assessments against the properties, and all required City fees and costs have been paid.

Options/Alternatives: None

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Matthew J. Sullivan, PE
Assistant City Engineer

Fiscal Review:



Jamie Strobl
Assistant Comptroller

Approved:



Michael C. Simmons, PE
City Engineer

Attachments: Resolution No. 12206-121520, Dedication and Release

RESOLUTION NO. 12206-121520

BY: _____

RESOLUTION ACCEPTING DEDICATION OF PUBLIC IMPROVEMENTS AND
RELEASING THE DEVELOPER FROM THE DEVELOPMENT AGREEMENT

OAKVIEW BUSINESS PARK CSM

TAX KEY NO. 955-1031-000

(5TH ALDERMANIC DISTRICT)

WHEREAS, WISPARK LLC, (collectively the "Developer") and the City of Oak Creek ("City") entered into a Development Agreement dated March 21, 2018 and recorded with the Milwaukee County Register of Deeds as Document No. 10766799; and

WHEREAS, the Developer has successfully constructed and installed all required public improvements for said project at the expense of the Developer and in accordance with the plans and specifications conforming to applicable City ordinances and approved by the City; and

WHEREAS, the City Engineer certifies that all conditions and restrictions of the Development Agreement have been fully satisfied; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Oak Creek that dedication of the public improvements is hereby accepted and that the Developer is released from the terms and conditions of the Development Agreement.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute said Dedication and Release on behalf of the City, and upon execution by both the City and the Developer, the City Clerk is hereby directed to record the same in the Office of the Register of Deeds in and for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 15th day of December, 2020.

Passed and adopted this 15th day of December, 2020.

Common Council President Kenneth Gehl

Approved this 15th day of December, 2020.

Mayor Daniel J. Bukiewicz

ATTEST:

Catherine A. Roeske, City Clerk

VOTE: Ayes ____ Noes ____

12206-121520
Document Number

DEDICATION OF PUBLIC IMPROVEMENTS
AND RELEASE FROM THE OAKVIEW
BUSINESS PARK CSM DEVELOPMENT
AGREEMENT
Document Title

Recording Area

Name and Return Address
Douglas W. Seymour, Director
Department of Community Development
8040 S. 6th Avenue
Oak Creek, WI 53154

955-1031-000
Parcel Identification Number (PIN)

WHEREAS, THE CITY OF OAK CREEK, a municipal corporation of Milwaukee County, State of Wisconsin, hereinafter referred to as the "City", and, WISPARK LLC, a Wisconsin limited liability company, 231 W. Michigan Street, P423 Milwaukee, WI 53203, and hereinafter referred to as "Developer", entered into a Development Agreement dated March 21, 2018 which was approved by Resolution No. 11915-021918 for Oakview Business Park CSM and more particularly described as follows;

WHEREAS, the Developer proposes to develop the following described lands situated in the City of Oak Creek, County of Milwaukee and State of Wisconsin, to-wit:

All that part of Lot 1 of Certified Survey Map No. 8719, recorded on August 31, 2015 in Milwaukee County Register of Deeds Office as Document No. 10494590, located in the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of the Northeast 1/4 of said Section 32; thence North 01°06'28" West along the east line of said Northeast 1/4 section, 58.02 feet; thence South 88°53'32" West, 75.00 feet to the west line of South Howell Avenue (State Trunk Highway "38") and a southeast corner of Outlot 1 of Certified Survey Map No. 8702; thence South

70°54'30" West along the northerly line of West Oakview Parkway, 37.39 feet; thence South 88°46'51" West along said northerly line, 354.51 feet to a point of curve; thence northwesterly 78.54 feet along said northerly line and along the arc of said curve to the right whose radius is 50.00 feet and whose chord bears North 46°13'09" West, 70.71 feet to a point of tangency; thence North 01°13'09" West along said northerly line, 10.00 feet to the point of beginning;

Thence continuing North 01°13'09" West, 17.81 feet to a point of curve; thence northwesterly then southeasterly 329.87 feet along the arc of said curve to the left whose radius is 70.00 feet and whose chord bears South 43°46'51" West, 98.99 feet to the westerly line of said West Oakview Parkway; thence North 01°13'09" West along said westerly line 52.18 feet to the northerly line of said West Oakview Parkway; thence North 88°46'51" East along said northerly line 70.00 feet to the point of beginning.

Containing in all 12,792 square feet (0.2937 acre) of lands, more or less.

WHEREAS, the Developer has completed the construction and installation of said public cul-de-sac extension in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 14 of the Municipal Code of the City, and the City Engineer has certified the improvements; and

WHEREAS, the Development Agreement was recorded with the Milwaukee County Register of Deeds office on April 11, 2018, in Document #10766799; and


NOW, THEREFORE, in consideration of \$1.00 and other good and valuable consideration, to it in hand paid, receipt of which is herein acknowledged and confessed.

1. The Developer hereby gives, grants, conveys and fully dedicates the said public improvements, to the City of Oak Creek forever, free and clear of all encumbrances whatever, together with and including any and all land, structures, mains, conduits, pipes, equipment, plant appurtenances and hereditaments, which in any way be a part of or pertain to such public facilities.
2. The Developer hereby warrants and will forever defend the title to the dedicated public improvements, for the Oakview Business Park CSM against all lawful claims of all persons whomsoever.
3. The Developer is hereby released and discharged from the terms of the Development Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this instrument under their several seals the day and year first above written, the name and corporate seal of each corporate body being hereto affixed and the instrument duly signed by its duly authorized representatives.

In presence of:

WISPARK LLC



Scott J. Lauber, President



Erica-Nicole Harris, Vice President

STATE OF WISCONSIN)
(SS.
MILWAUKEE COUNTY)

Personally came before me this 9th day of December, 2020, the above-named, Scott J. Lauber, President and Erica-Nicole Harris, Vice President, of Wispark LLC, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the foregoing instrument on behalf of Wispark LLC.

By: Susan L. Warzala
Name Printed: Susan L. Warzala

Notary Public, State of Wisconsin
My Commission Expires: 2/2/2021



CITY OF OAK CREEK

Daniel J. Bukiewicz, Mayor

Countersigned:

Catherine A. Roeske, City Clerk

STATE OF WISCONSIN)
(SS.
MILWAUKEE COUNTY)

Personally came before me this ____ day of _____, 2020, DANIEL J. BUKIEWICZ, Mayor and CATHERINE A. ROESKE, City Clerk, of the above-named municipal corporation, CITY OF OAK CREEK, to me known to be the persons who executed the foregoing instrument to me known to be such Mayor and City Clerk of said municipal corporation, and acknowledged that they executed the foregoing instrument as such officers, as the deed of said municipal corporation, by its authority, and pursuant to Resolution No. 2206-121520 adopted by its Common Council on the ____ day of _____, 2020.

Melissa L. Karls, Notary Public
Milwaukee County, Wisconsin
My commission is permanent.

This document was drafted by Matthew J. Sullivan, P.E., of the City of Oak Creek Engineering Department.

Approved as to form:

Melissa L. Karls, City Attorney

CERTIFICATE OF THE CITY ENGINEER

I, Michael C. Simmons, City Engineer of the City of Oak Creek, do hereby certify:

That the construction and installation of public improvements, installed by the Developer of the Wall cul-de-sac extension, in the City of Oak Creek, have been completed in accordance with the approved designs, plans and specifications therefore, or in accordance with approved changes, variations, alterations and modifications; and

That the public improvements are in satisfactory operating condition; and

That I further certify that the Developer has submitted satisfactory written evidence that they have paid all of the costs incurred in the construction and installation of said systems and improvements.

Dated this _____ day of _____, 2020.



Michael C. Simmons, P.E
City Engineer



COMMON COUNCIL REPORT

Item: Special Assessment Rate Resolution

Recommendation: That the Common Council adopts Resolution No. 12205-121520, establishing the special assessments for the public improvements.

Fiscal Impact: None

- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: Per Section 66.0701, Wisconsin Statutes, and Chapter 3.200 of the City of Oak Creek Municipal Code, the governing body of any city is empowered to levy and collect special assessments upon property in a limited and determinable area for special benefits conferred upon such property by any municipal work or improvement. The City's special assessment rates have not been adjusted since 2007. This resolution will establish the linear foot charges for water and sanitary construction for the parcels. These rates are based on the published CostWorks 2020 for the Milwaukee Zone.


Options/Alternatives: If not approved the current rates would remain in place from 2007. The 2007 rates don't cover the cost of the pipe at today's prices.

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Fiscal Review:

Jamie Strobel
Assistant Comptroller

Approved:

Brian L. Johnston, PE
Utility Engineer

Attachments: Resolution 12205-121520

RESOLUTION NO. 12205-121520

RESOLUTION ESTABLISHING SPECIAL ASSESSMENT RATES

BY: _____

WHEREAS, pursuant to Section 66.0701, Wisconsin Statutes, and Chapter 3.200 of the City of Oak Creek Municipal Code, the governing body of any city is empowered to levy and collect special assessments upon property in a limited and determinable area for special benefits conferred upon such property by any municipal work or improvement, and

WHEREAS, said section also provides that any amount assessed against any property for any work or improvement shall not exceed the value of the benefits accruing to the property therefrom or shall be upon a reasonable basis as determined by the governing body of the City, and

WHEREAS, the Common Council of the City of Oak Creek proposed to establish uniform and equitable maximum assessment rates to be levied and assessed for certain public improvements.

NOW, THEREFORE, BE IT RESOLVED that in accordance with and pursuant to the authority granted in Section 66.0701, Wisconsin Statutes, the following maximum assessment rates be and they are hereby established for the following enumerated categories of public improvements to be levied and assessed.

UNDERGROUND UTILITY IMPROVEMENTS

SANITARY SEWER

IMPROVEMENT	SINGLE SYSTEM
Single Family Residential Districts Limited Agricultural	\$128
Multi-family Residential Districts Basic Business Districts	\$138
Basic Manufacturing Districts	\$138
Residential Sanitary Force Main	\$85
Sanitary Service Lateral	Twice the main line per foot assessment rate

WATER MAIN

IMPROVEMENT	SINGLE SYSTEM
Single Family Residential Districts Limited Agricultural	\$93
Multi-family Residential Districts Basic Business Districts	\$95
Basic Manufacturing Districts	\$131
Water Service Lateral	Twice the main line per foot assessment rate

*These rates shall not exceed \$3,500/acre being served.

All rates are per lineal foot of abutting property frontage, unless otherwise noted.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 15th day of December 2020.

Passed and adopted this 15th day of December, 2020.

President, Common Council

Approved this 15th day of December, 2020.

Mayor

ATTEST:

Clerk

VOTE: Ayes _____ Noes _____



COMMON COUNCIL REPORT

Item: License Committee Report

Recommendation: That the Common Council grant the various license requests as listed on the 12/15/2020 License Committee Report.

Fiscal Impact: License fees in the amount of 315.00 were collected.

Critical Success Factor(s):

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

Background:

1. Grant an Operator's license to:
 - * Ebony M. Johnson (Target)
 - * Lorenzo P. Jackson (Target)
 - * Katelyn G. Pomianek (Piggly Wiggly)

Options/Alternatives: None

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Prepared:

Christa J. Miller, CMC/WCMC
Deputy City Clerk

Fiscal Review:

Jamie Strobl
Assistant Comptroller

Attachments: none

COMMON COUNCIL REPORT

Item: Vendor Summary Report

Recommendation: That the Common Council approve the December 9, 2020 Vendor Summary Report in the total of \$688,937.47.

Fiscal Impact: Total claims paid of \$688,937.47.

Critical Success Factor(s):

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

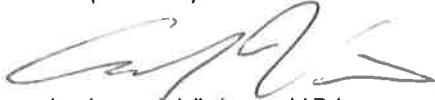
Background: Of note are the following payments:

1. \$7,044.00 to Buelow Vetter (pg #2) for legal services.
2. \$12,846.07 to E. H. Wolf & Sons, Inc. (pg #4) for fuel inventory.
3. \$8,538.97 to EBSCO (pg #4) for 2021 magazine subscriptions.
4. \$363,281.14 to Edgerton Contractors, Inc. (pg #4) for work on former Peter Cooper site.
5. \$5,763.40 to Edgewater Resources, LLC (pg #4) for road design and permitting for Peter Cooper bluff.
6. \$27,561.02 to Enterprise FM Trust (pg #4) for DPW vehicle lease monthly payment, Project #19024.
7. \$6,440.86 to Force America (pg #5) for DPW snow plow spreader equipment.
8. \$9,740.00 to Godfrey & Kahn S.C. (pg #5) for legal services regarding redevelopment of lakefront site and Stella & Chewy's expansion.
9. \$7,854.75 to GOVHR, USA LLC (pg #5) for professional fees relating to recruitment of the Assistant City Administrator/Comptroller.
10. \$5,371.44 to Poms Tire Service (pg #9) for tires.
11. \$6,968.90 to TAPCO (pg #12) for streetlight maintenance repair: battery backups.
12. \$16,833.33 to Tyler Technologies, Inc. (pg #12) for consulting services.
13. \$46,696.41 to US Bank (pgs #15-23) for equipment and vehicle maintenance, travel and training, supplies, building maintenance, dues and publications, license fees, data lines, Verizon phone services, legal notices, and office supplies.

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14. \$9,968.40 to Viking Electric Supply, Inc. (pg #12) for street lighting and signal maintenance supplies, Project #17024.
 15. \$36,653.24 to WE Energies (pgs #12-13) for street lighting, electricity & natural gas.
 16. \$8,285.27 to WI Court Fines & Surcharges (pg #13) for November 2020 court fines.
 17. \$25,724.62 to WI Dept. of Transportation (pg #13) for construction services relating to Ryan Business Park.

Options/Alternatives: None

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Kristina Strmsek
Staff Accountant

Fiscal Review:



Jamie Strobl
Assistant Comptroller

Attachments: 12/9/2020 Invoice GL Distribution Report



COMMON COUNCIL REPORT

Item: Authorizing payment of bills, debts and obligations.

Recommendation: That the Common Council adopt Resolution No. 12209-121520, a Resolution authorizing payment of bills, debts and obligations.

Fiscal Impact: There is no further fiscal impact other than potentially saving on interest charges or late fees.

- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
 - Thoughtful Development and Prosperous Economy
 - Safe, Welcoming, and Engaged Community
 - Inspired, Aligned, and Proactive City Leadership
 - Financial Stability
 - Quality Infrastructure, Amenities, and Services
 - Not Applicable

Background: The Common Council voted to hold only one meeting in the month of January 2021, on January 19, 2021. This leaves five weeks before the January 19, 2021 meeting and would put some of our bills past due if not paid. Per State Statute 62.12(6), "unless otherwise provided by law, City funds should be paid out only by authority of the Council." The attached resolution will allow the Finance Department to create a vendor summary report and cut and release checks as if there were still a meeting on January 5, 2021. At the January 19, 2021 meeting, we will provide the Council with a vendor summary report from January 5 as well as a vendor summary report for January 19.

Options/Alternatives: Hold all bills until January 19, 2021 and potentially incur interest charges or late fees.

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Prepared:

Kristina Strmsek
Staff Accountant

Fiscal Review:

Jamie Strobl
Assistant Comptroller

Attachments: Resolution No. 12209-121520

RESOLUTION NO. 12209-121520

RESOLUTION AUTHORIZING PAYMENT OF BILLS, DEBTS AND OBLIGATIONS

WHEREAS, the Common Council has decided to cancel the Common Council meeting that had been scheduled for January 5, 2021; and,

WHEREAS, Wis Stats §62.12(6) provides that “unless otherwise provided by law, City funds should be paid out only by authority of the Council”; and,

WHEREAS, City bills, debts and obligations may become delinquent because of the cancellation of the January 5, 2021 Common Council Meeting; and,

WHEREAS, Common Council desires to ensure that all bills, debts and obligations of the City are paid in a timely manner.

NOW THEREFORE, BE IT RESOLVED that the Common Council hereby authorizes the payment of City bills, debts and obligations that become due during the month of December, 2020 to be paid in accordance with state and local law prior to the approval of the vendor summary report for the January 19, 2021 Common Council meeting.

BE IT FURTHER RESOLVED that any bills, debts and obligations that are paid pursuant to this Resolution after the December 15th vendor summary report has been approved, but prior to approval of the vendor summary report by the Common Council for the January 19th meeting be included in the vendor summary report for the January 19, 2021 Common Council meeting.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 15th day of December, 2020.

Passed and adopted this 15th day of December, 2020.

Kenneth Gehl, Common Council President

Approved this 15th day of December, 2020.

Mayor Daniel Bukiewicz

ATTEST:

Catherine A. Roeske, City Clerk

VOTE: Ayes _____ Noes _____