



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

COMMON COUNCIL MEETING AGENDA

MARCH 16, 2021

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: 3/2/2021

Public Hearings (beginning at 7:00 p.m.)

Citizen input, comments and suggestions are requested on the specific item(s) identified below. Action by the Council may occur at the same meeting if so included in the agenda.

4. **Right-of-Way Vacation:** Consider discontinuing and vacating a part of Orchard Way as shown on Certified Survey Map No. 7769 (2nd District).
5. **Resolution:** Consider *Resolution* No. 12226-020221, vacating and discontinuing a part of a public street in the City of Oak Creek (60' wide public street in the southeast 1/4 and the southwest 1/4 of the northwest 1/4 of Section 18)(held 2/2/2021) (2nd District).

New Business

6. **Motion:** Consider a *motion* to approve the Plan of Finance for \$16,350,000 Note Anticipation Notes and \$3,945,000 Taxable General Obligation Promissory Notes (by Committee of the Whole).
7. **Resolution:** Consider *Resolution* No. 12236-031621, a Resolution authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$4,100,000 Taxable General Obligation Promissory Notes, Series 2021A (by Committee of the Whole).
8. **Resolution:** Consider *Resolution* No. 12235-031621, a Resolution authorizing Issuance of Not to Exceed \$17,000,000 General Obligation Promissory Notes and Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$17,000,000 Note Anticipation Notes, Series 2021B in Anticipation Thereof (by Committee of the Whole).
9. **Resolution:** Consider *Resolution* No. 12233-031620, a Resolution approving the Partial Termination and Release of Easement between the City of Oak Creek and Oakview Industrial Property V, LLC (5th District).
10. **Resolution:** Consider *Resolution* No. 12234-031620, a Resolution approving the Second Amendment to Tax Incremental District No. 16 Finance Development Agreement with Ryan Business Park (5th District).
11. **Resolution:** Consider *Resolution* No. 12238-031620, extending the Public Health Emergency in the City of Oak Creek in response to the COVID-19 Coronavirus, effective April 1, 2021 through June 30, 2021 (by Committee of the Whole).

COMMUNITY DEVELOPMENT

12. **Resolution:** Consider *Resolution* No. 12237-031621, approving a Certified Survey Map submitted by David Decker, Decker Properties, Inc., for the properties at 8100 and 8146 S. 27th St., and 8100 S. Orchard Way (2nd District).

PUBLIC WORKS & UTILITIES

13. **Motion:** Consider a *motion* to award the Oak Creek Skate Park Improvements contract to the lowest responsive, responsible bidder, Hunger Skateparks LLC, for their bid price of \$247,850 (Project No. 19020) (1st District).
14. **Motion:** Consider a *motion* to approve the 2021 Sanitary Rehabilitation project and award the construction contract to the lowest, responsive, responsible bidder, Visu-Sewer, based on the bid amount of \$605,701.90 (Project No. 21105) (by Committee of the Whole).

ENGINEERING

15. **Resolution:** Consider *Resolution* No. 12232-031621, accepting the 2020 Annual Report for Oak Creek's WPDES Storm Water (NR216) permit (by Committee of the Whole).

LICENSE COMMITTEE

16. **Motion:** Consider a *motion* to grant the various license requests as listed on the 3/16/21 License Committee Report (by Committee of the Whole).

VENDOR SUMMARY

17. **Motion:** Consider a *motion* to approve the March 10, 2021 Vendor Summary Report in the amount of \$532,334.78 (by Committee of the Whole).

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

TO BE PUBLISHED FEBRUARY 10, 17, & 24, 2021

***** OFFICIAL NOTICE *****

NOTICE OF COMMON COUNCIL ACTION

IMPORTANT NOTICE

This meeting will be held both in person and by video conference. Persons wishing to participate in the video conference, including applicants and their representatives, must register via <http://ocwi.org/register> prior to the meeting. The video conference will begin at 6:55 PM to allow participants to log in.

Persons who wish to view the meeting live without participating may visit the City of Oak Creek YouTube page at <http://ocwi.org/livestream>.

Persons requiring other reasonable accommodations may contact the City at 414-766-7000. Requests should be made as far in advance as possible, preferably a minimum of 48 hours.

The Common Council of the City of Oak Creek will hold a Public Hearing at 7:00 p.m. on Tuesday, March 16, 2021 in the Common Council Chambers of the Oak Creek Civic Center (City Hall) located at 8040 South 6th Street, Oak Creek, WI 53154, and via Zoom (see above), upon the resolution herein described and will act upon said resolution at said time and place. Said resolution was introduced by the Common Council of the City of Oak Creek on February 2, 2021, pursuant to Wis. Stats. Sec. 66.1003(4), and proposes the discontinuing and vacation of the public street right-of-way in the City of Oak Creek, Milwaukee County, Wisconsin, the legal description thereof being as follows:

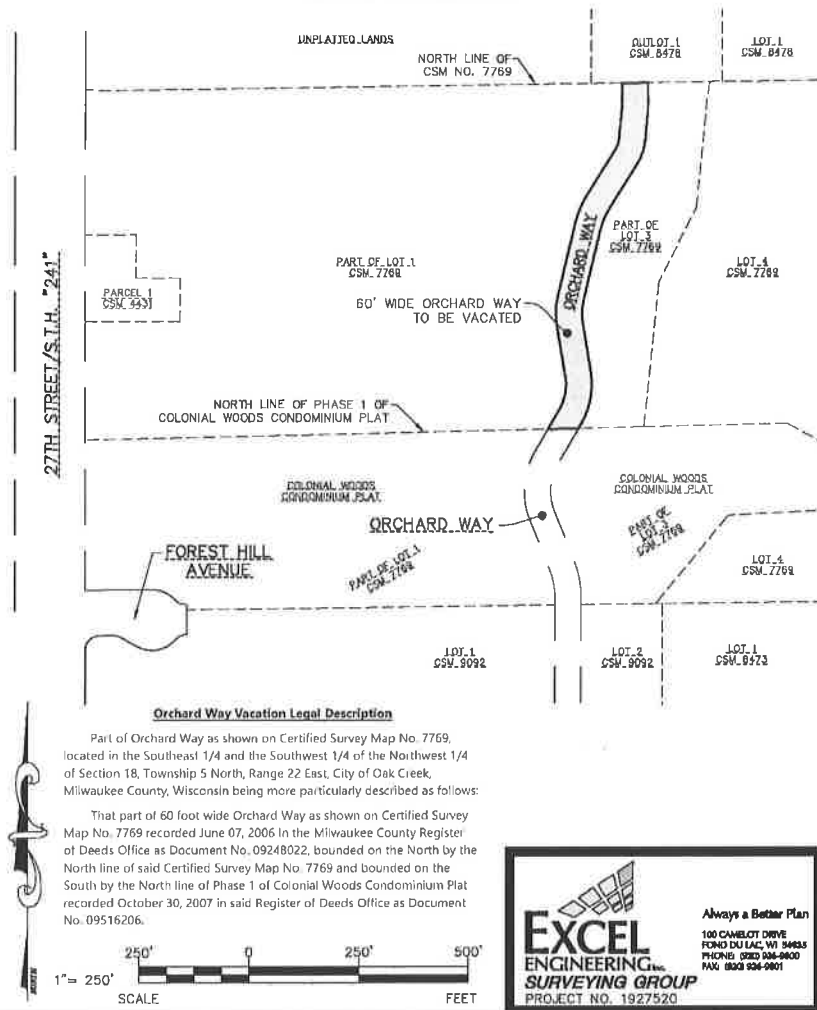
Part of Orchard Way as shown on Certified Survey Map No. 7769, located in the Southeast 1/4 and the Southwest 1/4 of the Northwest ¼ of Section 18, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin being more particularly described as follows:

That part of 60-foot-wide Orchard Way as shown on Certified Survey Map No. 7769 recorded June 07, 2006 in the Milwaukee County Register of Deeds Office as Document No. 09248022, bounded on the North by the North line of said Certified Survey Map No. 7769 and bounded on the South by the North line of Phase 1 of Colonial Woods Condominium Plat recorded October 30, 2007 in said Register of Deeds Office as Document No. 09516206.

Provided, that pursuant to Section 66.1005, Wisconsin Statutes, such vacation shall not terminate the easements acquired and the rights of the public in any of the underground structures, improvements or services as enumerated or otherwise existing in said public way and in said description of lands hereinbefore described, but such easements and rights and all rights of entrance, maintenance, construction and repair with reference thereto shall continue as if such public way had not been vacated.

A copy of the map depicting the street proposed to be vacated is below.

**ORCHARD WAY VACATION EXHIBIT
PART OF CSM NO. 7769**



Orchard Way Vacation Legal Description

Part of Orchard Way as shown on Certified Survey Map No. 7769, located in the Southeast 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 18, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin being more particularly described as follows:

That part of 60 foot wide Orchard Way as shown on Certified Survey Map No. 7769 recorded June 07, 2006 in the Milwaukee County Register of Deeds Office as Document No. 09248022, bounded on the North by the North line of said Certified Survey Map No. 7769 and bounded on the South by the North line of Phase I of Colonial Woods Condominium Plat recorded October 30, 2007 in said Register of Deeds Office as Document No. 09516206.



Excel ENGINEERING, INC. SURVEYING GROUP
PROJECT NO. 1927520

Always a Better Plan
100 CAMELOT DRIVE
FOND DU LAC, WI 54635
PHONE: 920-936-9900
FAX: 920-936-9901

All interested persons, firms and corporations wishing to be heard are invited to be present and may be heard at this hearing.

The Common Council has scheduled other public hearings for March 16, 2021, at 7:00 p.m. This hearing may begin at 7:00 p.m. or as soon thereafter as is practicable, following the conclusion of other scheduled public hearings.

Published by the authority of the Common Council of the City of Oak Creek this 10th day of February, 2021.

Catherine Roeske, City Clerk

Any person(s) with questions regarding the proposed change may call the City Engineer at 766-7000.

PUBLIC NOTICE

PLEASE NOTE: 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, or by writing to the ADA Coordinator at the Health Department, City Hall, 8040 South 6th Street, Oak Creek, Wisconsin 53154.

COMMON COUNCIL REPORT

Item: Right-of-Way Vacation

Recommendation: That the Council adopts Resolution No. 12226-020221, a resolution vacating and discontinuing part of a 60-foot wide public street (Orchard Way) in the Southeast 1/4 and the Southwest 1/4 of the Northwest ¼ of Section 18, Township 5 North, Range 22 East (affecting the properties at 8100 S. 27th Street and 8100 S. Orchard Way).

Fiscal Impact: The proposed vacation will allow for the relocation of the future public right-of-way on the properties while allowing for the anticipated development of a multifamily residential project on the properties. The future roadway would serve the anticipated development. Taxes, impact fees, and review/permit application fees from the development of the properties would provide additional positive fiscal impact for the City. These properties are part of TID 7.

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 April of 2006, the Common Council approved CSM No. 7769 (see attached), which dedicated the northern extension of Orchard Way between the properties at 8100 S. 27th St. and 8100 S. Orchard Way for public street purposes. Orchard Way was originally intended to continue north to Drexel Ave.; however, as part of the Tri Party Exchange Agreement amongst the City, Milwaukee County, and Northwestern Mutual, the properties to the north were acquired for regional stormwater purposes. Rather than eliminate the public right-of-way altogether, the concept plan proposes to reconfigure the future public extension of Orchard Way in an arc parallel to the wetland (west) before proceeding north to the property line in roughly the center of the property (see attached Exhibits). Included with this report is an Exhibit showing the potential future public street pattern in relation to the proposed relocated Orchard Way extension (for conceptual illustrative purposes only).

The Engineering Department has been working closely with the Applicant's consultants to design a temporary cul-de-sac on the property until such time as Orchard Way would be extended in compliance with the WisDOT Plan. The remaining connection west to S. 27th St. would be private with a public access easement. Dedication of the new public street configuration would be via a forthcoming CSM. Due to the presence of public utilities on the south, a condition of approval has been recommended for Council consideration requiring the dedication of the future right-of-way prior to or concurrent with the public hearing for the proposed vacation. In effect, this would prevent the loss of dedicated public right-of-way should the dedication of the reconfigured future public right-of-way not occur.

The Plan Commission reviewed this request during their January 26, 2021 meeting, and recommended approval subject to the following condition:

That the future public right-of-way as shown in Exhibit B is dedicated by CSM prior to or concurrent with the Common Council hearing for the right-of-way vacation.

This resolution was introduced at the February 2, 2021 meeting, and held to allow for a public hearing.

Options/Alternatives: Council has the discretion to approve, and/or modify the condition(s) of Certified Survey Map approval, or deny the request. Disapproval would be in conflict with existing recorded deeds for the properties.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



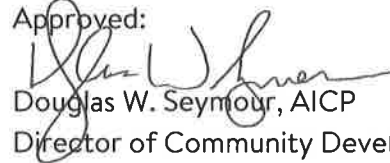
Kari Papelbon, CFM, AICP
Planner

Fiscal Review:



Maxwell Gagin, MPA
Assistant City Administrator / Comptroller

Approved:



Douglas W. Seymour, AICP
Director of Community Development

Attachments:

Res. 12226-020221

Location Map

Exhibits (4 pages)

RESOLUTION NO. 12226-020221

RESOLUTION VACATING AND DISCONTINUING A PART OF A
PUBLIC STREET IN THE CITY OF OAK CREEK
(60-foot wide public street in the Southeast 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section
18, Township 5 North, Range 22 East)
(2nd Aldermanic District)

WHEREAS the public interest requires that a part of a public street in the City of Oak Creek, Milwaukee County, Wisconsin, be discontinued and vacated, the legal description of the street being:

Part of Orchard Way as shown on Certified Survey Map No. 7769, located in the Southeast 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 18, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin being more particularly described as follows:

That part of 60 foot wide Orchard Way as shown on Certified Survey Map No. 7769 recorded June 07, 2006 in the Milwaukee County Register of Deeds Office as Document No. 09248022, bounded on the North by the North line of said Certified Survey Map No. 7769 and bounded on the South by the North line of Phase 1 of Colonial Woods Condominium Plat recorded October 30, 2007 in said Register of Deeds Office as Document No. 09516206.

provided, that pursuant to Section 66.1005 Wis. Stats. such vacation shall not terminate the easements acquired and the rights of the public in any of the underground structures, improvements or services as enumerated or otherwise existing in said public way and in said description of lands hereinbefore described, but such easements and rights and all rights of entrance, maintenance, construction and repair with reference thereto shall continue as if such public way had not been vacated.

and,

WHEREAS it appears that this resolution was introduced before the Common Council of the City of Oak Creek pursuant to Wis. Stats. Sec. 66.1003(4)(a) on February 2, 2021 and a Notice of Public Hearing was published in the Oak Creek NOW, the official City newspaper on February 10, 17, & 24, 2021, that a copy of said Notice was duly served on the following property owners in accordance with Wisconsin State Statutes:

OWNER	PROPERTY ADDRESS
DM Investment Real Estate, LLC	8100 S. 27 th St., Oak Creek, WI 53154 (Mailing Address: 10201 Woodcreek Dr., Cedarburg, WI 53012)
DM Investment Real Estate, LLC	8100 S. Orchard Way, Oak Creek, WI 53154 (Mailing Address: 10201 Woodcreek Dr., Cedarburg, WI 53012)

and it further appears that no sufficient written objection to said discontinuance and vacation was filed with the City Clerk; and it appears that a public hearing was held before the Common Council of the City of Oak Creek on the 16th day of March, 2021 at 7:00 p.m.; and

WHEREAS, A Notice of Pendency of Application to Vacate in the above matter was filed with the Register of Deeds for Milwaukee County, Wisconsin on the 29th day of January, 2021 and a report was received by the Plan Commission, all as required by law, and

NOW THEREFORE BE IT RESOLVED, in accordance with the authority vested in the Common Council by Section 66.1003(4)(a) of the Wisconsin Statutes, by the Common Council of the City of Oak Creek that the following public street legally described as:

That part of 60 foot wide Orchard Way as shown on Certified Survey Map No. 7769 recorded June 07, 2006 in the Milwaukee County Register of Deeds Office as Document No. 09248022, bounded on the North by the North line of said Certified Survey Map No. 7769 and bounded on the South by the North line of Phase 1 of Colonial Woods Condominium Plat recorded October 30, 2007 in said Register of Deeds Office as Document No. 09516206.

provided, that pursuant to Section 66.1005 Wis. Stats. such vacation shall not terminate the easements acquired and the rights of the public in any of the underground structures, improvements or services as enumerated or otherwise existing in said public way and in said description of lands hereinbefore described, but such easements and rights and all rights of entrance, maintenance, construction and repair with reference thereto shall continue as if such public way had not been vacated.

be and the same are hereby discontinued and vacated.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held the 2nd day of February, 2021.

Passed and adopted this _____ day of _____, 2021.

President, Common Council

Approved this _____ day of _____, 2021.

ATTEST:

Mayor

City Clerk

VOTE: Ayes _____ Noes _____

COMMON COUNCIL REPORT

Item: Plan of Finance for \$16,350,000 Note Anticipation Notes and \$3,945,000 Taxable General Obligation Promissory Notes.

Recommendation: Motion to approve the Plan of Finance for \$16,350,000 Note Anticipation Notes and \$3,945,000 Taxable General Obligation Promissory Notes.

Fiscal Impact: The Note Anticipation Notes will be paid from tax increment (taxes) in TID 13 from the values generated by the Lakeshore Commons project. The Taxable General Obligation Promissory Notes will be paid from tax increment (taxes) in TID's 8 and 11 from the values generated by former and future construction projects.

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 Plan of Finance covers two separate debt issuances.

The first debt issuance is \$16,350,000 Note Anticipation Notes to fund Lakeshore Commons Phase 1 infrastructure and amenities costs as outlined in the proposed Finance Development Agreement between the City and F-Street Group for TID 13 (\$15,000,000); soil remediation costs for the Lakeshore North Bluff / former Peter Cooper property in TID 13 (\$1,000,000); and capitalized interest and issuance costs (\$350,000).

The second debt issuance is \$3,945,000 Taxable General Obligation Promissory Notes to fund principal and accrued interest on a Tax Increment Revenue Bond with WISPARK LLC for TID 8 (\$588,000); principal and accrued interest on a Tax Increment Revenue Bond with One West Drexel LLC for TID 11 (\$2,420,000); a developer grant to Oak Creek Medical Developer, Inc. (HSA) for the expansion of the Froedtert Drexel Town Square Health Center in TID 11 (\$852,000); and issuance costs (\$85,000).

Justin Fischer, Director of Public Finance with Baird will be present at the Common Council meeting to discuss the Plans of Finance in greater detail, and answer any questions the Common Council may have.

~~**Options/Alternatives:** The Common Council could remove items from the Plan of Finance before adoption.~~

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared and Fiscal Review:



Maxwell Gagin, MPA
Assistant City Administrator / Comptroller

BAIRD

100
YEARS

City of Oak Creek
Council Meeting

March 16, 2021

Justin A. Fischer, Director

jfischer@rwbaird.com
777 East Wisconsin Avenue
Milwaukee, WI 53202
Phone 414.765.3827
Fax 414.298.7354

City of Oak Creek

Council Meeting

March 16, 2021



Timeline

- City Council considers Plan of Finance / Parameters Resolutions..... March 16, 2021
 - Authority for final sign-off of the Note sales, within designated parameters, is delegated to the City Administrator or Assistant City Administrator/Comptroller
 - Preparations are made for issuance
 - ✓ Official Statement
 - ✓ Bond Rating
 - ✓ Marketing
- If market is strong and meet Council’s parameters, sell the Notes (finalizes terms and interest rates)..... Anticipated April 2021
- Closing (funds available)..... Anticipated April/May 2021

Borrowing/Structure/Purpose

Estimated Size:	\$16,350,000	\$3,945,000
Issue:	Note Anticipation Notes	Taxable G.O. Promissory Notes
Purpose:	TID #13 – Lakeshore Commons & Lakeshore North Bluff / Peter Cooper Soil Project	TID #8 – Oakview Business Park Payoff (WISPARK) TID #11 – Froedtert Expansion & Drexel Town Square Payoff (WISPARK)
Structure:	April 1, 2024	April 1, 2022-2031
First Interest:	April 1, 2022 (Capitalized Interest through 4/1/2023)	April 1, 2022
Callable:	April 1, 2023	April 1, 2028
Estimated Interest Rate:	1.39%	2.16%
Parameters Maximum Interest Rate:	2.25%	3.00%

City of Oak Creek

Council Meeting

March 16, 2021

TIF #13 Financing Illustration – Lakeshore Commons & Lakeshore North Bluff / Peter Cooper Soil Project



		\$16,350,000 NAN Dated April 27, 2021		\$16,350,000 G.O. Refunding Bonds Dated October 1, 2023					
		Amt. for Projects.....	\$16,000,000	Amount for Refinancing.....	\$16,533,938				
		Bid Premium/CAPI.....	\$709,181	Capitalized Interest.....	\$0				
		COI (est.).....	\$105,279	COI (est.).....	\$254,375				
		Rounding.....	\$3,967	Rounding.....	\$0				
		Reoffering Premium.....	(\$468,428)	Reoffering Premium.....	(\$438,313)				
Year	Revenues	Expenditures					Net Revenues	Year	
	(a) Tax Revenue	(b) Interest (4/1 & 10/1) TIC= 1.39%	(c) Principal (10/1)	(d) Interest (4/1 & 10/1) Rate= 4.00%	(e) Debt Service	(f) Other Future Hypothetical Debt Service (1)	(g) Less: Administrative Costs		(h) Available After Debt Service & Admin Costs
2021	\$0					\$0	\$25,000	(\$25,000)	2021
2022	\$0	\$525,244				\$0	\$25,000	(\$25,000)	2022
2023	\$67,285	\$183,938				\$0	\$25,000	\$42,285	2023
2024	\$45,729			\$654,000	\$654,000	\$0	\$25,000	(\$233,271)	2024
2025	\$84,173			\$654,000	\$654,000	\$0	\$25,000	\$145,173	2025
2026	\$1,202,616		\$150,000	\$654,000	\$804,000	\$0	\$25,000	\$373,616	2026
2027	\$1,800,970		\$500,000	\$648,000	\$1,148,000	\$468,600	\$25,000	\$179,370	2027
2028	\$2,207,653		\$640,000	\$628,000	\$1,268,000	\$464,600	\$25,000	\$500,053	2028
2029	\$2,509,595		\$640,000	\$602,400	\$1,242,400	\$872,600	\$25,000	\$449,595	2029
2030	\$2,908,822		\$1,030,000	\$576,800	\$1,606,800	\$1,169,600	\$25,000	\$187,422	2030
2031	\$3,003,654		\$1,030,000	\$535,600	\$1,565,600	\$1,179,400	\$25,000	\$263,654	2031
2032	\$3,009,159		\$1,030,000	\$494,400	\$1,524,400	\$1,218,000	\$25,000	\$311,759	2032
2033	\$3,105,346		\$1,030,000	\$453,200	\$1,483,200	\$1,259,200	\$25,000	\$357,946	2033
2034	\$3,102,227		\$1,030,000	\$412,000	\$1,442,000	\$1,297,800	\$25,000	\$407,427	2034
2035	\$3,209,810		\$1,030,000	\$370,800	\$1,400,800	\$1,338,800	\$25,000	\$455,210	2035
2036	\$3,208,107		\$1,030,000	\$329,600	\$1,359,600	\$1,377,000	\$25,000	\$506,507	2036
2037	\$3,307,129		\$1,030,000	\$288,400	\$1,318,400	\$1,532,400	\$25,000	\$441,329	2037
2038	\$3,306,886		\$1,030,000	\$247,200	\$1,277,200	\$1,575,200	\$25,000	\$489,486	2038
2039	\$3,407,389		\$1,030,000	\$206,000	\$1,236,000	\$1,614,600	\$25,000	\$541,789	2039
2040	\$3,408,650		\$1,030,000	\$164,800	\$1,194,800	\$1,655,600	\$25,000	\$593,250	2040
2041	\$3,500,680		\$1,030,000	\$123,600	\$1,153,600	\$1,693,000	\$25,000	\$649,080	2041
2042	\$3,503,490		\$1,030,000	\$82,400	\$1,112,400	\$1,731,800	\$25,000	\$704,290	2042
2043	\$3,607,092		\$1,030,000	\$41,200	\$1,071,200	\$1,771,800	\$25,000	\$759,092	2043
2044	\$3,601,498					\$2,802,800	\$25,000	\$853,698	2044
	\$59,007,958		\$16,350,000	\$8,166,400	\$24,516,400	\$25,022,800	\$600,000	\$8,928,758	

(1) Assumes \$15,500,000 is borrowed for projects amortized through 2044 using a planning interest rate of 4.00%. This information is provided for information purposes only. It does not recommend any future issuances and is not intended to be, and should not be regarded as, advice.

City of Oak Creek

Council Meeting
March 16, 2021

TIF #8 – Oakview Business Park Payoff (WISPARK)

TIF #11 Financing Illustration – Drexel Town Square Payoff (WISPARK) & Froedtert Expansion



		\$3,945,000			DEBT SERVICE BREAKOUT			
		TAXABLE G.O. PROMISSORY NOTES			OAKVIEW	DREXEL	FROEDTERT	
		<i>Dated April 27, 2021</i>			BUSINESS	TOWN	EXPANSION	
		<i>(First interest 4/1/22)</i>			PARK	SQUARE		
LEVY YEAR	YEAR DUE	PRINCIPAL (4/1)	INTEREST (4/1 & 10/1)	TOTAL	TOTAL (TID #8)	TOTAL (TID #11)	TOTAL (TID #11)	YEAR DUE
		<i>TIC= 2.16%</i>						
2020	2021							2021
2021	2022	\$180,000	\$100,438	\$280,438	\$89,907	\$164,403	\$26,128	2022
2022	2023	\$185,000	\$69,009	\$254,009	\$91,334	\$144,375	\$18,300	2023
2023	2024	\$185,000	\$67,436	\$252,436	\$90,611	\$143,525	\$18,300	2024
2024	2025	\$185,000	\$65,494	\$250,494	\$89,719	\$142,475	\$18,300	2025
2025	2026	\$190,000	\$63,100	\$253,100	\$93,600	\$141,200	\$18,300	2026
2026	2027	\$190,000	\$60,298	\$250,298	\$92,273	\$139,725	\$18,300	2027
2027	2028	\$190,000	\$57,163	\$247,163	\$90,788	\$138,075	\$18,300	2028
2028	2029	\$860,000	\$47,115	\$907,115		\$611,545	\$295,570	2029
2029	2030	\$880,000	\$29,490	\$909,490		\$609,695	\$299,795	2030
2030	2031	\$900,000	\$10,125	\$910,125		\$606,750	\$303,375	2031
		\$3,945,000	\$569,667	\$4,514,667	\$638,230	\$2,841,768	\$1,034,668	

4/1/2029 through 4/1/2031 maturities callable on 4/1/2028 or on any date thereafter.

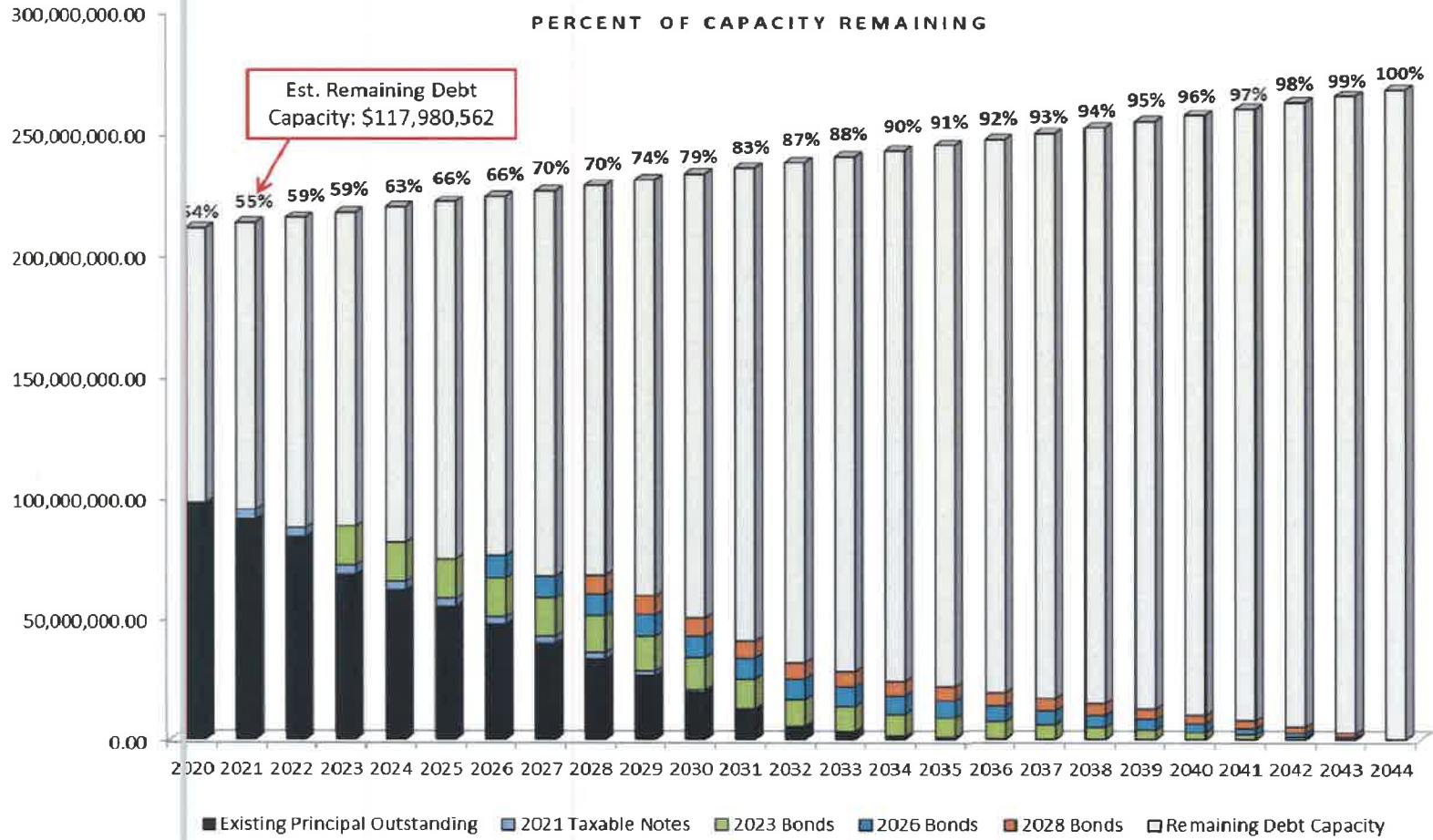
Note: Planning estimates only. Significant changes in market conditions will require adjustments to current financing plan. If interest rates move higher, the interest cost will be higher.

City of Oak Creek

Council Meeting
March 16, 2021



Hypothetical Future G.O. Bond Capacity Chart as of 12/31



Note: Future capacity based on 2020 Equalized Valuation (TID-IN) of \$4,215,753,700 with annual growth of 1.00%.

COMMON COUNCIL REPORT

Item: Resolution No. 12236-031621, a Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$4,100,000 Taxable General Obligation Promissory Notes, Series 2021A.

Recommendation: That the Common Council adopts Resolution No. 12236-031621, a Resolution Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$4,100,000 Taxable General Obligation Promissory Notes, Series 2021A.

Fiscal Impact: The Taxable General Obligation Promissory Notes will be paid from tax increment (taxes) in TID's 8 and 11 from the values generated by former and future construction projects.

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 Plan of Finance includes \$3,945,000 Taxable General Obligation Promissory Notes for the following purposes:

- to fund principal and accrued interest on a Tax Increment Revenue Bond with WISPARK LLC for TID 8 (\$588,000);
- to fund principal and accrued interest on a Tax Increment Revenue Bond with One West Drexel LLC for TID 11 (\$2,420,000);
- to fund a developer grant to Oak Creek Medical Developer, Inc. (HSA Froedtert) for expansion of their facility in TID 11 (\$852,000); and
- to pay issuance costs (\$85,000).

The two Tax Increment Revenue Bonds were issued on October 4, 2016 to fund development-related costs for the OakView Business Park and Drexel Town Square in TID's 8 and 11, respectively. The interest rate of the existing Bonds is 4.75%, which exceeds the current market interest rate of 2.16% for Taxable General Obligation Promissory Notes. It is therefore advantageous for the City to refinance the Bonds' remaining principal and accrued interest at lower interest rates.

In 2015, the Common Council entered into a Finance Development Agreement with Oak Creek Medical Developer, Inc. (HSA) for construction of the Froedtert Drexel Town Square Health Center. The Developer has met the terms of the Finance Development Agreement so the City will pay an additional grant of \$852,000 for expansion of their facility in 2021.

Resolution No. 12236-031621 gives Baird the ability to present to the City a note sale on any day versus only on the day of a Common Council meeting, offering flexibility to take advantage of favorable interest rates. A parameter for the Taxable General Promissory Notes is a maximum interest rate of 3.00%.

Justin Fischer, Director of Public Finance with Baird will be at the Common Council meeting to discuss this issuance in greater detail, and answer any questions the Common Council may have.

Options/Alternatives: The Common Council could choose to request that the sale of the notes come back to them for approval at a set Common Council meeting, thus removing the flexibility to sell the notes on a day of Baird's choosing based on the interest rate market.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared and Fiscal Review:



Maxwell Gagin, MPA
Assistant City Administrator / Comptroller

Attachments: Plan of Finance and Resolution No. 12236-031621

BAIRD

100
YEARS

City of Oak Creek
Council Meeting

March 16, 2021

Justin A. Fischer, Director

jfischer@rwbaird.com
777 East Wisconsin Avenue
Milwaukee, WI 53202
Phone 414.765.3827
Fax 414.298.7354

City of Oak Creek

Council Meeting

March 16, 2021

Timeline



- City Council considers Plan of Finance / Parameters Resolutions..... March 16, 2021
 - Authority for final sign-off of the Note sales, within designated parameters, is delegated to the City Administrator or Assistant City Administrator/Comptroller
 - Preparations are made for issuance
 - ✓ Official Statement
 - ✓ Bond Rating
 - ✓ Marketing
- If market is strong and meet Council's parameters, sell the Notes (finalizes terms and interest rates)..... Anticipated April 2021
- Closing (funds available)..... Anticipated April/May 2021

Borrowing/Structure/Purpose

Estimated Size:	\$16,350,000	\$3,945,000
Issue:	Note Anticipation Notes	Taxable G.O. Promissory Notes
Purpose:	TID #13 – Lakeshore Commons & Lakeshore North Bluff / Peter Cooper Soil Project	TID #8 – Oakview Business Park Payoff (WISPARK) TID #11 – Froedtert Expansion & Drexel Town Square Payoff (WISPARK)
Structure:	April 1, 2024	April 1, 2022-2031
First Interest:	April 1, 2022 (Capitalized Interest through 4/1/2023)	April 1, 2022
Callable:	April 1, 2023	April 1, 2028
Estimated Interest Rate:	1.39%	2.16%
Parameters Maximum Interest Rate:	2.25%	3.00%

City of Oak Creek

Council Meeting

March 16, 2021

TIF #13 Financing Illustration – Lakeshore Commons & Lakeshore North Bluff / Peter Cooper Soil Project



		\$16,350,000 NAN Dated April 27, 2021		\$16,350,000 G.O. Refunding Bonds Dated October 1, 2023				
		Amt. for Projects.....	\$16,000,000	Amount for Refinancing.....	\$16,533,938			
		Bid Premium/CAPL.....	\$709,181	Capitalized Interest.....	\$0			
		COI (est.).....	\$105,279	COI (est.).....	\$254,375			
		Rounding.....	\$3,967	Rounding.....	\$0			
		Reoffering Premium.....	(\$468,428)	Reoffering Premium.....	(\$438,313)			
Revenues		Expenditures					Net Revenues	
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	
Year	Tax Revenue	Interest (4/1 & 10/1) TIC= 1.39%	Principal (10/1)	Interest (4/1 & 10/1) Rate= 4.00%	Debt Service	Other Future Hypothetical Debt Service (1)	Less: Administrative Costs Available After Debt Service & Admin Costs	
2021	\$0					\$0	(\$25,000)	2021
2022	\$0	\$525,244				\$0	(\$25,000)	2022
2023	\$17,285	\$183,938				\$0	\$42,285	2023
2024	\$45,729			\$654,000	\$654,000	\$0	(\$233,271)	2024
2025	\$84,173			\$654,000	\$654,000	\$0	\$145,173	2025
2026	\$1,212,616		\$150,000	\$654,000	\$804,000	\$0	\$373,616	2026
2027	\$1,810,970		\$500,000	\$648,000	\$1,148,000	\$468,600	\$179,370	2027
2028	\$2,217,653		\$640,000	\$628,000	\$1,268,000	\$464,600	\$500,053	2028
2029	\$2,519,595		\$640,000	\$602,400	\$1,242,400	\$872,600	\$449,595	2029
2030	\$2,918,822		\$1,030,000	\$576,800	\$1,606,800	\$1,169,600	\$187,422	2030
2031	\$3,013,654		\$1,030,000	\$535,600	\$1,565,600	\$1,179,400	\$263,654	2031
2032	\$3,019,159		\$1,030,000	\$494,400	\$1,524,400	\$1,218,000	\$311,759	2032
2033	\$3,115,346		\$1,030,000	\$453,200	\$1,483,200	\$1,259,200	\$357,946	2033
2034	\$3,112,227		\$1,030,000	\$412,000	\$1,442,000	\$1,297,800	\$407,427	2034
2035	\$3,219,810		\$1,030,000	\$370,800	\$1,400,800	\$1,338,800	\$455,210	2035
2036	\$3,218,107		\$1,030,000	\$329,600	\$1,359,600	\$1,377,000	\$506,507	2036
2037	\$3,317,129		\$1,030,000	\$288,400	\$1,318,400	\$1,532,400	\$441,329	2037
2038	\$3,316,886		\$1,030,000	\$247,200	\$1,277,200	\$1,575,200	\$489,486	2038
2039	\$3,417,389		\$1,030,000	\$206,000	\$1,236,000	\$1,614,600	\$541,789	2039
2040	\$3,418,650		\$1,030,000	\$164,800	\$1,194,800	\$1,655,600	\$593,250	2040
2041	\$3,510,680		\$1,030,000	\$123,600	\$1,153,600	\$1,693,000	\$649,080	2041
2042	\$3,513,490		\$1,030,000	\$82,400	\$1,112,400	\$1,731,800	\$704,290	2042
2043	\$3,617,092		\$1,030,000	\$41,200	\$1,071,200	\$1,771,800	\$759,092	2043
2044	\$3,611,498					\$2,802,800	\$853,698	2044
	\$59,017,958		\$16,350,000	\$8,166,400	\$24,516,400	\$25,022,800	\$600,000	\$8,928,758

(1) Assumes \$15,500,000 is borrowed for projects amortized through 2044 using a planning interest rate of 4.00%. This information is provided for information purposes only. It does not recommend any future issuances and is not intended to be, and should not be regarded as, advice.

City of Oak Creek

Council Meeting

March 16, 2021

TIF #8 – Oakview Business Park Payoff (WISPARK)

TIF #11 Financing Illustration – Drexel Town Square Payoff (WISPARK) & Froedtert Expansion



LEVY YEAR	YEAR DUE	\$3,945,000 TAXABLE G.O. PROMISSORY NOTES <i>Dated April 27, 2021</i> <i>(First interest 4/1/22)</i>			DEBT SERVICE BREAKOUT			YEAR DUE
		PRINCIPAL (4/1)	INTEREST (4/1 & 10/1) TIC= 2.16%	TOTAL	OAKVIEW BUSINESS PARK TOTAL (TID #8)	DREXEL TOWN SQUARE TOTAL (TID #11)	FROEDTERT EXPANSION TOTAL (TID #11)	
2020	2021							2021
2021	2022	\$180,000	\$100,438	\$280,438	\$89,907	\$164,403	\$26,128	2022
2022	2023	\$185,000	\$69,009	\$254,009	\$91,334	\$144,375	\$18,300	2023
2023	2024	\$185,000	\$67,436	\$252,436	\$90,611	\$143,525	\$18,300	2024
2024	2025	\$185,000	\$65,494	\$250,494	\$89,719	\$142,475	\$18,300	2025
2025	2026	\$190,000	\$63,100	\$253,100	\$93,600	\$141,200	\$18,300	2026
2026	2027	\$190,000	\$60,298	\$250,298	\$92,273	\$139,725	\$18,300	2027
2027	2028	\$190,000	\$57,163	\$247,163	\$90,788	\$138,075	\$18,300	2028
2028	2029	\$860,000	\$47,115	\$907,115		\$611,545	\$295,570	2029
2029	2030	\$880,000	\$29,490	\$909,490		\$609,695	\$299,795	2030
2030	2031	\$900,000	\$10,125	\$910,125		\$606,750	\$303,375	2031
		\$3,945,000	\$569,667	\$4,514,667	\$638,230	\$2,841,768	\$1,034,668	

4/1/2029 through 4/1/2031 maturities callable on 4/1/2028 or on any date thereafter.

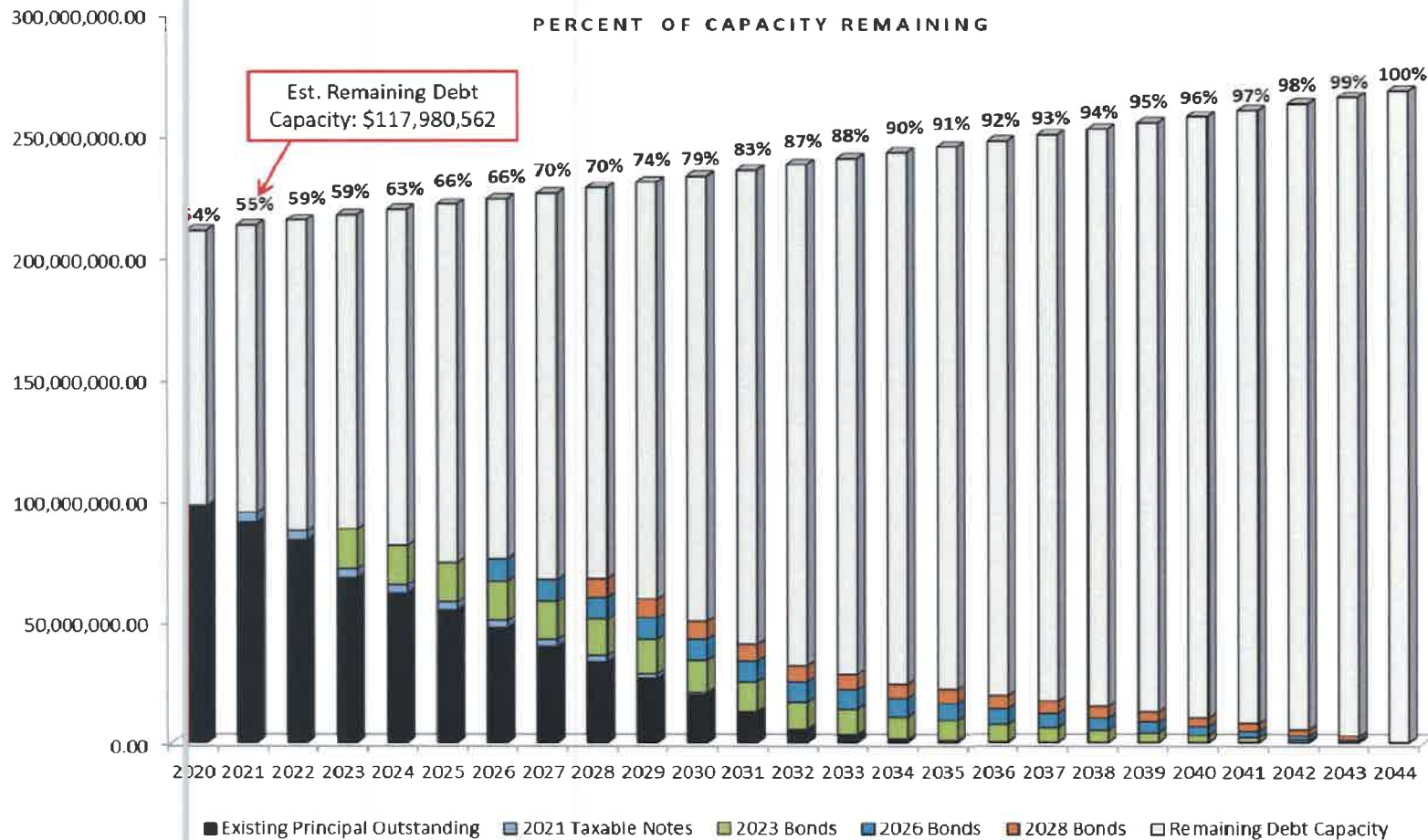
Note: Planning estimates only. Significant changes in market conditions will require adjustments to current financing plan. If interest rates move higher, the interest cost will be higher.

City of Oak Creek

Council Meeting

March 16, 2021

Hypothetical Future G.O. Bond Capacity Chart as of 12/31



Note: Future capacity based on 2020 Equalized Valuation (TID-IN) of \$4,215,753,700 with annual growth of 1.00%.

RESOLUTION NO. 12236-031621

RESOLUTION AUTHORIZING THE ISSUANCE AND ESTABLISHING
PARAMETERS FOR THE SALE OF NOT TO EXCEED
\$4,100,000 TAXABLE GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2021A

WHEREAS, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City of Oak Creek, Milwaukee County, Wisconsin (the "City") to raise funds for public purposes, including financing tax incremental district projects (the "Project");

WHEREAS, the Common Council hereby further finds and determines that it is necessary, desirable and in the best interest of the City to raise funds to pay the cost of refinancing certain outstanding obligations of the City, specifically the Tax Increment Revenue Bond (WisPark LLC - TID No. 8), dated October 4, 2016, and the Tax Increment Revenue Bond (One West Drexel LLC - TID No. 11), dated October 4, 2016 (collectively, the "Refunded Obligations") (hereinafter the refinancing of the Refunded Obligations shall be referred to as the "Refunding");

WHEREAS, the Common Council hereby finds and determines that the Project is within the City's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the Common Council deems it to be necessary, desirable and in the best interest of the City to refund the Refunded Obligations for the purpose of restructuring outstanding obligations of the City;

WHEREAS, the City is authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes for such public purposes and to refinance its outstanding obligations;

WHEREAS, due to certain provisions contained in the Internal Revenue Code of 1986, as amended, it is necessary to issue such Notes on a taxable rather than tax-exempt basis;

WHEREAS, it is the finding of the Common Council that it is necessary, desirable and in the best interest of the City to authorize the issuance of and to sell the general obligation promissory notes (the "Notes") to Robert W. Baird & Co. Incorporated (the "Purchaser");

WHEREAS, the Purchaser intends to submit a note purchase agreement to the City (the "Proposal") offering to purchase the Notes in accordance with the terms and conditions to be set forth in the Proposal; and

WHEREAS, in order to facilitate the sale of the Notes to the Purchaser in a timely manner, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City to delegate to each of the City Administrator and Assistant City Administrator/Comptroller (each, an "Authorized Officer" and together, the "Authorized Officers") the authority to accept the Proposal on behalf of the City so long as the Proposal meets

the terms and conditions set forth in this Resolution by executing a certificate in substantially the form attached hereto as Exhibit A and incorporated herein by reference (the "Approving Certificate").

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1. Authorization and Sale of the Notes; Parameters. For the purpose of paying costs of the Project and the Refunding, there shall be borrowed pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of not to exceed FOUR MILLION ONE HUNDRED THOUSAND DOLLARS (\$4,100,000) from the Purchaser upon the terms and subject to the conditions set forth in this Resolution. Subject to satisfaction of the conditions set forth in Section 13 of this Resolution, the Mayor and City Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the Purchaser for, on behalf of and in the name of the City, Notes aggregating the principal amount of not to exceed FOUR MILLION ONE HUNDRED THOUSAND DOLLARS (\$4,100,000). The purchase price to be paid to the City for the Notes shall not be less than 97.5% of the principal amount of the Notes and the difference between the initial public offering price of the Notes and the purchase price to be paid to the City by the Purchaser shall not exceed 2.50% of the principal amount of the Notes, with an amount not to exceed 1.25% of the principal amount of the Notes representing the Purchaser's compensation and an amount not to exceed 1.25% of the principal amount of the Notes representing costs of issuance, including bond insurance premium, payable by the Purchaser or the City.

Section 2. Terms of the Notes. The Notes shall be designated "Taxable General Obligation Promissory Notes, Series 2021A"; shall be issued in the aggregate principal amount of up to \$4,100,000; shall be dated as of their date of issuance; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and mature or be subject to mandatory redemption on the dates and in the principal amounts set forth below, provided that the principal amount of each maturity or mandatory redemption amount may be increased or decreased by up to \$500,000 per maturity or mandatory redemption amount and that the aggregate principal amount of the Notes shall not exceed \$4,100,000 and that a maturity or mandatory redemption amount may be removed if it is less than \$500,000. The schedule below assumes the Notes are issued in the aggregate principal amount of \$3,945,000.

<u>Date</u>	<u>Principal Amount</u>
04-01-2022	\$180,000
04-01-2023	185,000
04-01-2024	185,000
04-01-2025	185,000
04-01-2026	190,000
04-01-2027	190,000
04-01-2028	190,000
04-01-2029	860,000
04-01-2030	880,000
04-01-2031	900,000

Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2022. The true interest cost on the Notes (computed taking the Purchaser's compensation into account) will not exceed 3.00%. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board.

Section 3. Redemption Provisions. The Notes shall not be subject to optional redemption or shall be callable as set forth on the Approving Certificate. If the Proposal specifies that certain of the Notes are subject to mandatory redemption, the terms of such mandatory redemption shall be set forth on an attachment to the Approving Certificate labeled as Schedule MRP. Upon the optional redemption of any of the Notes subject to mandatory redemption, the principal amount of such Notes so redeemed shall be credited against the mandatory redemption payments established in the Approving Certificate in such manner as the City shall direct.

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the City a direct annual irrepealable tax in the years 2021 through 2030 for the payments due in the years 2022 through 2031 in the amounts as are sufficient to meet the principal and interest payments when due.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the City shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the City and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the City then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There be and there hereby is established in the treasury of the City, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously

issued by the City may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for Taxable General Obligation Promissory Notes, Series 2021A" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the City at the time of delivery of and payment for the Notes; (ii) any premium not used for the Refunding which may be received by the City above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the City, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account.

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the City, unless the Common Council directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium not used for the Refunding and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the City and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 9. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by Associated Trust Company, National Association, Green Bay, Wisconsin, which is hereby appointed as the City's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The City hereby authorizes the Mayor and City Clerk or other appropriate officers of the City to enter a Fiscal Agency Agreement between the City and the Fiscal Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Wis. Stats. Sec. 67.10(2)(a) to (j), where applicable, with respect to the Notes.

Section 10. Persons Treated as Owners; Transfer of Notes. The City shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Mayor and City Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 11. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the City at the close of business on the Record Date.

Section 12. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the City Clerk or other authorized representative of the City is authorized and directed to execute and deliver to DTC on behalf of the City to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the City Clerk's office.

Section 13. Conditions on Issuance and Sale of the Notes. The issuance of the Notes and the sale of the Notes to the Purchaser are subject to approval by either one of the Authorized Officers of the principal amount, definitive maturities, redemption provisions, interest rates and purchase price for the Notes, which approval shall be evidenced by execution by such Authorized Officer of the Approving Certificate.

The Notes shall not be issued, sold or delivered until these conditions are satisfied. Upon satisfaction of these conditions, either one of the Authorized Officers is authorized to execute the Proposal with the Purchaser providing for the sale of the Notes to the Purchaser.

Section 14. Official Statement. The Common Council hereby directs an Authorized Officer to approve the Preliminary Official Statement with respect to the Notes and deem the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by either of the Authorized Officers or other officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The City Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 15. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the Mayor and City Clerk, or other officer of the City charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 16. Redemption of the Refunded Obligations. The Refunded Obligations are hereby called for prior payment and redemption as soon as is practicable after the issuance of the Notes, on such date as is approved by an Authorized Officer in the Approving Certificate, at a price of par plus accrued interest to the date of redemption subject to final approval by the Authorized Officer as evidenced by the execution of the Approving Certificate.

The City hereby directs the City Clerk to take all actions necessary for the redemption of the Refunded Obligations on their redemption date. Any and all actions heretofore taken by the officers and agents of the City to effectuate such redemption are hereby ratified and approved.

Section 17. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 18. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The Mayor and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Mayor and City Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 19. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Common Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded March 16, 2021.

Kenneth Gehl, Common Council President

Daniel Bukiewicz, Mayor

ATTEST:

Catherine A. Roeske, City Clerk

Vote: Ayes: _____ Noes: _____

EXHIBIT A TO RESOLUTION

Approving Certificate

(See Attached)

CERTIFICATE APPROVING THE PRELIMINARY OFFICIAL STATEMENT
AND DETAILS OF
TAXABLE GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2021A

The undersigned [City Administrator] [Assistant City Administrator/Comptroller] of the City of Oak Creek, Milwaukee County, Wisconsin (the "City"), hereby certify that:

1. Resolution. On March 16, 2021, the Common Council of the City adopted a resolution (the "Resolution") authorizing the issuance and establishing parameters for the sale of not to exceed \$4,100,000 Taxable General Obligation Promissory Notes of the City (the "Notes") to Robert W. Baird & Co. Incorporated (the "Purchaser") and delegating to me the authority to approve the Preliminary Official Statement, to approve the purchase proposal for the Notes, and to determine the details for the Notes within the parameters established by the Resolution.

2. Preliminary Official Statement. The Preliminary Official Statement with respect to the Notes is hereby approved and deemed "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934.

3. Proposal; Terms of the Notes. On the date hereof, the Purchaser offered to purchase the Notes in accordance with the terms set forth in the Note Purchase Agreement between the City and the Purchaser attached hereto as Schedule I (the "Proposal"). The Proposal meets the parameters established by the Resolution and is hereby approved and accepted.

The Notes shall be issued in the aggregate principal amount of \$ _____, which is not more than the \$4,100,000 approved by the Resolution, and shall mature on April 1 of each of the years and in the amounts and shall bear interest at the rates per annum as set forth in the Pricing Summary attached hereto as Schedule II and incorporated herein by this reference. The amount of each annual principal or mandatory redemption payment due on the Notes is not more than \$500,000 more or less per maturity or mandatory redemption amount than the schedule included in the Resolution as set forth below:

<u>Date</u>	<u>Resolution Schedule</u>	<u>Actual Amount</u>
04-01-2022	\$180,000	\$ _____
04-01-2023	185,000	_____
04-01-2024	185,000	_____
04-01-2025	185,000	_____
04-01-2026	190,000	_____
04-01-2027	190,000	_____
04-01-2028	190,000	_____
04-01-2029	860,000	_____
04-01-2030	880,000	_____
04-01-2031	900,000	_____

The true interest cost on the Notes (computed taking the Purchaser's compensation into account) is _____%, which is not in excess of 3.00%, as required by the Resolution.

4. Purchase Price of the Notes. The Notes shall be sold to the Purchaser in accordance with the terms of the Proposal at a price of \$_____, plus accrued interest, if any, to the date of delivery of the Notes which is not less than 97.5% of the principal amount of the Notes, as required by the Resolution.

The difference between the initial public offering prices provided by the Purchaser of the Notes (\$_____) and the purchase price to be paid to the City by the Purchaser (\$_____) is \$_____, or _____% of the principal amount of the Notes, which does not exceed 2.50% of the principal amount of the Notes. The portion of such amount representing Purchaser's compensation is \$_____, or not more than 1.25% of the principal amount of the Notes. The amount representing other costs of issuance [to be paid by the City/Purchaser] is \$_____, which does not exceed 1.25% of the principal amount of the Notes.

5. Redemption Provisions of the Notes. [The Notes are not subject to optional redemption.] [The Notes maturing on April 1, _____ and thereafter are subject to redemption prior to maturity, at the option of the City, on April 1, _____ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the City and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.] [If the Proposal specifies that any of the Notes are subject to mandatory redemption, the terms of such mandatory redemption shall be set forth on an attachment hereto as Schedule MRP and incorporated herein by this reference. Upon the optional redemption of any of the Notes subject to mandatory redemption, the principal amount of such Notes so redeemed shall be credited against the mandatory redemption payments established in Schedule MRP for such Notes in such manner as the City shall direct.]

6. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same respectively falls due, the full faith, credit and taxing powers of the City have been irrevocably pledged and there has been levied on all of the taxable property in the City, pursuant to the Resolution, a direct, annual irrepealable tax in an amount and at the times sufficient for said purpose. Such tax shall be for the years and in the amounts set forth on the debt service schedule attached hereto as Schedule III.

7. Redemption of the Refunded Obligations. In the Resolution, the Common Council authorized the redemption of the Refunded Obligations (as defined in the Resolution) and granted us the authority to determine the redemption date. The Refunded Obligations shall be redeemed on _____.

8. Approval. This Certificate constitutes my approval of the Proposal, and the principal amount, definitive maturities, interest rates, purchase price and redemption provisions for the Notes, in satisfaction of the parameters set forth in the Resolution.

IN WITNESS WHEREOF, I have executed this Certificate on _____, 2021 pursuant to the authority delegated to me in the Resolution.

Andrew J. Vickers
City Administrator

Maxwell Gagin, Assistant
City Administrator/Comptroller

SCHEDULE I TO APPROVING CERTIFICATE

Proposal

To be provided by the Purchaser and incorporated into the Certificate.

(See Attached)

SCHEDULE II TO APPROVING CERTIFICATE

Pricing Summary

To be provided by the Purchaser and incorporated into the Certificate.

(See Attached)

SCHEDULE III TO APPROVING CERTIFICATE

Debt Service Schedule and Irrepealable Tax Levies

To be provided by the Purchaser and incorporated into the Certificate.

(See Attached)

[SCHEDULE MRP TO APPROVING CERTIFICATE

Mandatory Redemption Provision

The Notes due on April 1, _____, _____ and _____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on April 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on April 1, 20_____

<u>Redemption</u> <u>Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____ (maturity)
_____	_____ (maturity)

For the Term Bonds Maturing on April 1, 20_____

<u>Redemption</u> <u>Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____ (maturity)
_____	_____ (maturity)

For the Term Bonds Maturing on April 1, 20_____

<u>Redemption</u> <u>Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____ (maturity)
_____	_____ (maturity)

For the Term Bonds Maturing on April 1, 20_____

<u>Redemption</u> <u>Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____ (maturity)]

EXHIBIT B TO RESOLUTION

(Form of Note)

REGISTERED	UNITED STATES OF AMERICA	DOLLARS
	STATE OF WISCONSIN	
	MILWAUKEE COUNTY	
NO. R- _____	CITY OF OAK CREEK	\$ _____
	TAXABLE GENERAL OBLIGATION PROMISSORY NOTE	

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
April 1, _____	April 27, 2021	_____%	_____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$ _____)

FOR VALUE RECEIVED, the City of Oak Creek, Milwaukee County, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2022 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by Associated Trust Company, National Association, Green Bay, Wisconsin (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of \$ _____, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the City pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for public purposes, including financing tax incremental district projects and refunding obligations of the City issued for that purpose, as authorized by a resolution adopted on March 16, 2021 as supplemented by a Certificate Approving the Preliminary Official Statement and Details of Taxable General Obligation Promissory Notes, Series 2021A

(collectively, the "Resolution"). Said Resolution is recorded in the official minutes of the Common Council for said date.

The Notes maturing on April 1, _____ and thereafter are subject to redemption prior to maturity, at the option of the City, on April 1, _____ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

【The Notes maturing in the years _____ are subject to mandatory redemption by lot as provided in the Resolution, at the redemption price of par plus accrued interest to the date of redemption and without premium.】

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrevocable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the City appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii)

during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of \$5,000 or any integral multiple thereof.

This Note shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the City of Oak Creek, Milwaukee County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF OAK CREEK
MILWAUKEE COUNTY, WISCONSIN

By: _____
Daniel Bukiewicz
Mayor

(SEAL)

By: _____
Catherine A. Roeske
City Clerk

Date of Authentication: _____, _____.

CERTIFICATE OF AUTHENTICATION

This Note is one of the Notes of the issue authorized by the within-mentioned Resolution of the City of Oak Creek, Milwaukee County, Wisconsin.

ASSOCIATED TRUST COMPANY,
NATIONAL ASSOCIATION,
GREEN BAY, WISCONSIN

By _____
Authorized Signatory

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)

COMMON COUNCIL REPORT

Item: Resolution No. 12235-031621, a Resolution Authorizing Issuance of Not to Exceed \$17,000,000 General Obligation Promissory Notes and Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$17,000,000 Note Anticipation Notes, Series 2021B in Anticipation Thereof.

Recommendation: That the Common Council adopts Resolution No. 12235-031621, a Resolution Authorizing Issuance of Not to Exceed \$17,000,000 General Obligation Promissory Notes and Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$17,000,000 Note Anticipation Notes, Series 2021B in Anticipation Thereof.

Fiscal Impact: The Note Anticipation Notes will be paid from tax increment (taxes) in TID 13 from the values generated by the Lakeshore Commons project.

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 Plan of Finance includes \$16,350,000 for the following purposes:

- to fund Lakeshore Commons Phase 1 infrastructure and amenities costs as outlined in the proposed Finance Development Agreement between the City and F-Street Group for TID 13 (\$15,000,000)
- to fund soil remediation costs for the Lakeshore North Bluff / former Peter Cooper property in TID 13 (\$1,000,000); and
- to pay capitalized interest and issuance costs (\$350,000).

The Lakeshore Commons project's minimum assessed values will generate sufficient tax increment (taxes) to meet the anticipated debt service requirements.

This debt will be callable as of 4/1/2023 with the Note Anticipation Notes' principal to be refinanced with Refunding Bonds on 10/1/2023. The Refunding Bonds are projected to be amortized over 20 years, through 2043, and will be supported by the tax increment (taxes) generated from the Lakeshore Commons project in TID 13.

Resolution No. 12235-031621 gives Baird the ability to present to the City a note sale on any day versus only on the day of a Common Council meeting, offering flexibility to take advantage of favorable interest rates. A parameter for the Note Anticipation Notes is a maximum interest rate of 2.25%.

Justin Fischer, Director of Public Finance with Baird will be at the Common Council meeting to discuss this issuance in greater detail, and answer any questions the Common Council may have.

Options/Alternatives: The Common Council could choose to request that the sale of the notes come back to them for approval at a set Common Council meeting, thus removing the flexibility to sell the notes on a day of Baird's choosing based on the interest rate market.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared and Fiscal Review:



Maxwell Gagin, MPA
Assistant City Administrator / Comptroller

Attachments: Plan of Finance and Resolution No. 12235-031621

BAIRD

100
YEARS

City of Oak Creek

Council Meeting

March 16, 2021

Justin A. Fischer, Director

jfischer@rwbaird.com
777 East Wisconsin Avenue
Milwaukee, WI 53202
Phone 414.765.3827
Fax 414.298.7354

City of Oak Creek

Council Meeting
March 16, 2021



Timeline

- City Council considers Plan of Finance / Parameters Resolutions..... March 16, 2021
 - Authority for final sign-off of the Note sales, within designated parameters, is delegated to the City Administrator or Assistant City Administrator/Comptroller
 - Preparations are made for issuance
 - ✓ Official Statement
 - ✓ Bond Rating
 - ✓ Marketing
- If market is strong and meet Council’s parameters, sell the Notes (finalizes terms and interest rates)..... Anticipated April 2021
- Closing (funds available)..... Anticipated April/May 2021

Borrowing/Structure/Purpose

Estimated Size:	\$16,350,000	\$3,945,000
Issue:	Note Anticipation Notes	Taxable G.O. Promissory Notes
Purpose:	TID #13 – Lakeshore Commons & Lakeshore North Bluff / Peter Cooper Soil Project	TID #8 – Oakview Business Park Payoff (WISPARK) TID #11 – Froedtert Expansion & Drexel Town Square Payoff (WISPARK)
Structure:	April 1, 2024	April 1, 2022-2031
First Interest:	April 1, 2022 (Capitalized Interest through 4/1/2023)	April 1, 2022
Callable:	April 1, 2023	April 1, 2028
Estimated Interest Rate:	1.39%	2.16%
Parameters Maximum Interest Rate:	2.25%	3.00%

City of Oak Creek

Council Meeting

March 16, 2021

TIF #13 Financing Illustration – Lakeshore Commons & Lakeshore North Bluff / Peter Cooper Soil Project



		\$16,350,000 NAN Dated April 27, 2021		\$16,350,000 G.O. Refunding Bonds Dated October 1, 2023	
		Amt. for Projects.....	\$16,000,000	Amount for Refinancing.....	\$16,533,938
		Bid Premium/CAPI.....	\$709,181	Capitalized Interest.....	\$0
		COI (est.).....	\$105,279	COI (est.).....	\$254,375
		Rounding.....	\$3,967	Rounding.....	\$0
		Reoffering Premium.....	(\$468,428)	Reoffering Premium.....	(\$438,313)

Revenues		Expenditures					Net Revenues	
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	
Tax Revenue	Interest	Principal	Interest	Debt Service	Other Future Hypothetical Debt Service	Less: Administrative Costs	Available After Debt Service & Admin Costs	
Year	(4/1 & 10/1) TIC= 1.39%	(10/1)	(4/1 & 10/1) Rate= 4.00%		(1)		Year	
2021	\$0				\$0	\$25,000	(2021)	
2022	\$0	\$525,244			\$0	\$25,000	(2022)	
2023	\$17,285	\$183,938			\$0	\$25,000	\$42,285	
2024	\$45,729			\$654,000	\$654,000	\$0	(\$233,271)	
2025	\$84,173			\$654,000	\$654,000	\$0	\$145,173	
2026	\$1,212,616		\$150,000	\$654,000	\$804,000	\$0	\$373,616	
2027	\$1,810,970		\$500,000	\$648,000	\$1,148,000	\$468,600	\$179,370	
2028	\$2,217,653		\$640,000	\$628,000	\$1,268,000	\$464,600	\$500,053	
2029	\$2,519,595		\$640,000	\$602,400	\$1,242,400	\$872,600	\$449,595	
2030	\$2,918,822		\$1,030,000	\$576,800	\$1,606,800	\$1,169,600	\$187,422	
2031	\$3,013,654		\$1,030,000	\$535,600	\$1,565,600	\$1,179,400	\$263,654	
2032	\$3,019,159		\$1,030,000	\$494,400	\$1,524,400	\$1,218,000	\$311,759	
2033	\$3,115,346		\$1,030,000	\$453,200	\$1,483,200	\$1,259,200	\$357,946	
2034	\$3,112,227		\$1,030,000	\$412,000	\$1,442,000	\$1,297,800	\$407,427	
2035	\$3,219,810		\$1,030,000	\$370,800	\$1,400,800	\$1,338,800	\$455,210	
2036	\$3,218,107		\$1,030,000	\$329,600	\$1,359,600	\$1,377,000	\$506,507	
2037	\$3,317,129		\$1,030,000	\$288,400	\$1,318,400	\$1,532,400	\$441,329	
2038	\$3,316,886		\$1,030,000	\$247,200	\$1,277,200	\$1,575,200	\$489,486	
2039	\$3,417,389		\$1,030,000	\$206,000	\$1,236,000	\$1,614,600	\$541,789	
2040	\$3,418,650		\$1,030,000	\$164,800	\$1,194,800	\$1,655,600	\$593,250	
2041	\$3,510,680		\$1,030,000	\$123,600	\$1,153,600	\$1,693,000	\$649,080	
2042	\$3,513,490		\$1,030,000	\$82,400	\$1,112,400	\$1,731,800	\$704,290	
2043	\$3,617,092		\$1,030,000	\$41,200	\$1,071,200	\$1,771,800	\$759,092	
2044	\$3,611,498				\$2,802,800	\$25,000	\$853,698	
	\$59,017,958		\$16,350,000	\$8,166,400	\$24,516,400	\$25,022,800	\$600,000	\$8,928,758

Interest shown through 4/1/2023 paid with Bid Premium/Capitalized Interest.

Assumes NAN Principal and 10/1/2023 interest refinanced with Bonds on 10/1/2023.

(1) Assumes \$15,500,000 is borrowed for projects amortized through 2044 using a planning interest rate of 4.00%. This information is provided for information purposes only. It does not recommend any future issuances and is not intended to be, and should not be regarded as, advice.

City of Oak Creek

Council Meeting

March 16, 2021

TIF #8 – Oakview Business Park Payoff (WISPARK)

TIF #11 Financing Illustration – Drexel Town Square Payoff (WISPARK) & Froedtert Expansion



LEVY YEAR	YEAR DUE	\$3,945,000 TAXABLE G.O. PROMISSORY NOTES <i>Dated April 27, 2021</i> <i>(First interest 4/1/22)</i>			DEBT SERVICE BREAKOUT			YEAR DUE
		PRINCIPAL (4/1)	INTEREST (4/1 & 10/1) TIC= 2.16%	TOTAL	OAKVIEW BUSINESS PARK TOTAL (TID #8)	DREXEL TOWN SQUARE TOTAL (TID #11)	FROEDTERT EXPANSION TOTAL (TID #11)	
2020	2021							2021
2021	2022	\$180,000	\$100,438	\$280,438	\$89,907	\$164,403	\$26,128	2022
2022	2023	\$185,000	\$69,009	\$254,009	\$91,334	\$144,375	\$18,300	2023
2023	2024	\$185,000	\$67,436	\$252,436	\$90,611	\$143,525	\$18,300	2024
2024	2025	\$185,000	\$65,494	\$250,494	\$89,719	\$142,475	\$18,300	2025
2025	2026	\$190,000	\$63,100	\$253,100	\$93,600	\$141,200	\$18,300	2026
2026	2027	\$190,000	\$60,298	\$250,298	\$92,273	\$139,725	\$18,300	2027
2027	2028	\$190,000	\$57,163	\$247,163	\$90,788	\$138,075	\$18,300	2028
2028	2029	\$860,000	\$47,115	\$907,115		\$611,545	\$295,570	2029
2029	2030	\$880,000	\$29,490	\$909,490		\$609,695	\$299,795	2030
2030	2031	\$900,000	\$10,125	\$910,125		\$606,750	\$303,375	2031
		\$3,945,000	\$569,667	\$4,514,667	\$638,230	\$2,841,768	\$1,034,668	

4/1/2029 through 4/1/2031 maturities callable on 4/1/2028 or on any date thereafter.

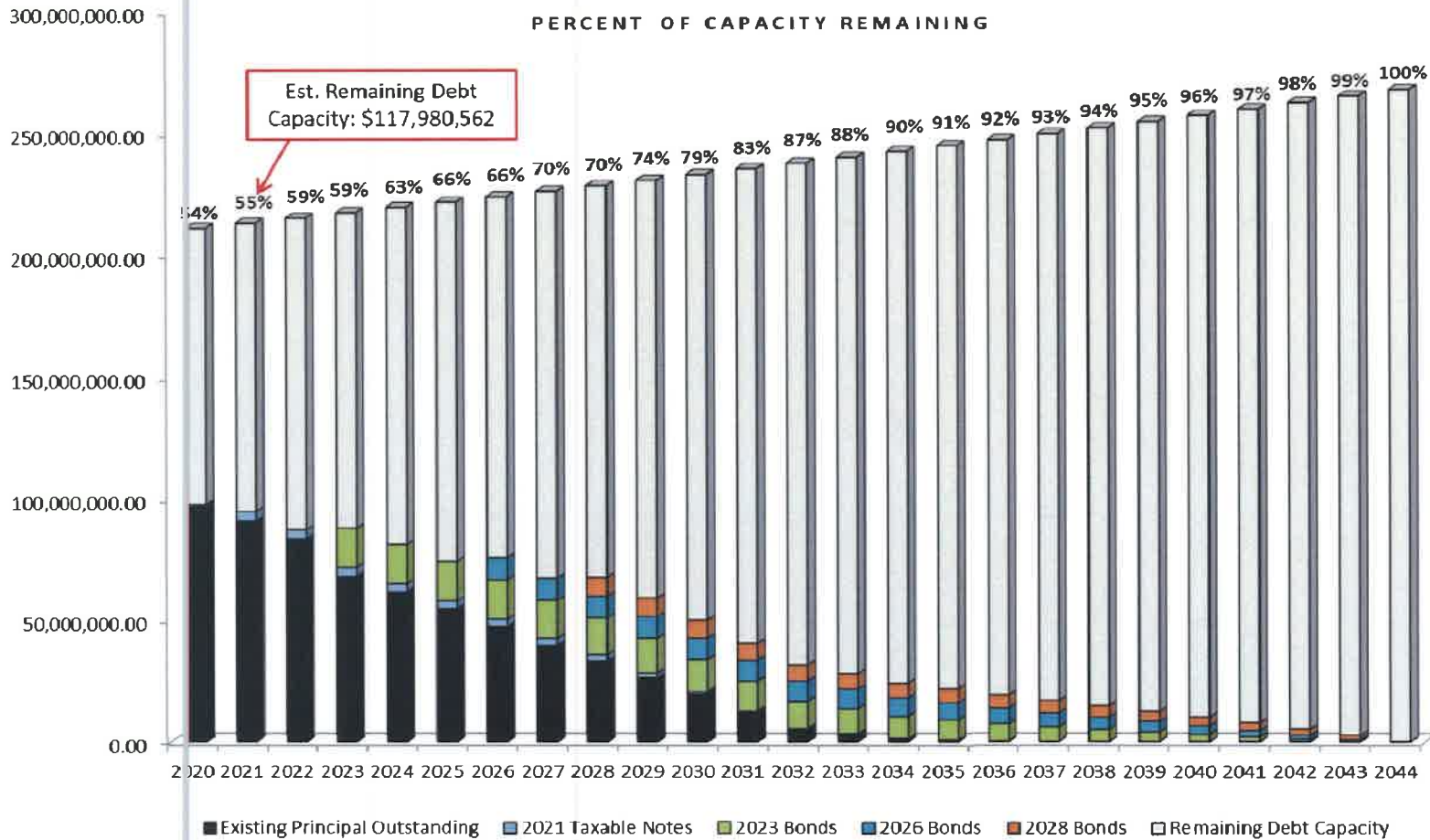
Note: Planning estimates only. Significant changes in market conditions will require adjustments to current financing plan. If interest rates move higher, the interest cost will be higher.

City of Oak Creek

Council Meeting
March 16, 2021



Hypothetical Future G.O. Bond Capacity Chart as of 12/31



Note: Future capacity based on 2020 Equalized Valuation (TID-IN) of \$4,215,753,700 with annual growth of 1.00%.

RESOLUTION NO. 12235-031621

RESOLUTION AUTHORIZING ISSUANCE OF NOT TO EXCEED
\$17,000,000 GENERAL OBLIGATION PROMISSORY NOTES
AND AUTHORIZING THE ISSUANCE AND ESTABLISHING PARAMETERS
FOR THE SALE OF NOT TO EXCEED
\$17,000,000 NOTE ANTICIPATION NOTES, SERIES 2021B
IN ANTICIPATION THEREOF

WHEREAS, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City of Oak Creek, Milwaukee County, Wisconsin (the "City") to raise funds for public purposes, including financing tax incremental district projects (the "Project");

WHEREAS, the Common Council hereby finds and determines that the Project is within the City's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, it is the finding of the Common Council that it is necessary, desirable and in the best interest of the City to authorize the issuance of and covenant to issue general obligation promissory notes (the "Securities") to provide permanent financing for the Project;

WHEREAS, the Securities have not yet been issued or sold;

WHEREAS, cities are authorized by the provisions of Section 67.12(1)(b), Wisconsin Statutes, to issue note anticipation notes in anticipation of receiving the proceeds from the issuance and sale of the Securities;

WHEREAS, it is the finding of the Common Council that it is necessary, desirable and in the best interest of the City to authorize the issuance and sale of note anticipation notes pursuant to Section 67.12(1)(b), Wisconsin Statutes (the "Notes"), in anticipation of receiving the proceeds from the issuance and sale of the Securities, to provide interim financing to pay the cost of the Project;

WHEREAS, it is the finding of the Common Council that it is necessary, desirable and in the best interest of the City to authorize the issuance of and to sell the Notes to Robert W. Baird & Co. Incorporated (the "Purchaser");

WHEREAS, the Purchaser intends to submit a note purchase agreement to the City (the "Proposal") offering to purchase the Notes in accordance with the terms and conditions to be set forth in the Proposal; and

WHEREAS, in order to facilitate the sale of the Notes to the Purchaser in a timely manner, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City to delegate to each of the City Administrator and Assistant City Administrator/Comptroller (each, an "Authorized Officer" and together, the "Authorized Officers") the authority to accept the Proposal on behalf of the City so long as the Proposal meets the terms and conditions set forth in this Resolution by executing a certificate in substantially the

form attached hereto as Exhibit A and incorporated herein by reference (the "Approving Certificate").

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1A. Authorization and Issuance of Securities. The City hereby authorizes the issuance of and declares its intention and covenants to issue the Securities pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, in an amount sufficient to retire any outstanding note anticipation notes issued for the purpose of paying the cost of the Project.

Section 1B. Authorization and Sale of the Notes; Parameters. In anticipation of the sale of the Securities, for the purpose of paying costs of the Project, there shall be borrowed pursuant to Section 67.12(1)(b), Wisconsin Statutes, the principal sum of not to exceed SEVENTEEN MILLION DOLLARS (\$17,000,000) from the Purchaser upon the terms and subject to the conditions set forth in this Resolution. Subject to satisfaction of the conditions set forth in Section 16 of this Resolution, the Mayor and City Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the Purchaser for, on behalf of and in the name of the City, Notes aggregating the principal amount of not to exceed SEVENTEEN MILLION DOLLARS (\$17,000,000). The purchase price to be paid to the City for the Notes shall not be less than 99.00% of the principal amount of the Notes and the difference between the initial public offering price of the Notes and the purchase price to be paid to the City by the Purchaser shall not exceed 1.00% of the principal amount of the Notes, with an amount not to exceed 0.40% of the principal amount of the Notes representing the Purchaser's compensation and an amount not to exceed 0.60% of the principal amount of the Notes representing costs of issuance, including bond insurance premium, payable by the Purchaser or the City.

Section 2. Terms of the Notes. The Notes shall be designated "Note Anticipation Notes, Series 2021B"; shall be issued in the aggregate principal amount of not to exceed \$17,000,000; shall be dated as of their date of issuance; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall mature on April 1, 2024.

Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2022. The true interest cost on the Notes (computed taking the Purchaser's compensation into account) shall not exceed 2.25%. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board.

Section 3. Redemption Provisions. The Notes shall not be subject to optional redemption or shall be callable as set forth on the Approving Certificate.

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 5. Security. The Notes shall in no event be a general obligation of the City and do not constitute an indebtedness of the City nor a charge against its general credit or taxing power. No lien is created upon the Project or any other property of the City as a result of the issuance of the Notes. The Notes shall be payable only from (a) any proceeds of the Notes set

aside for payment of interest on the Notes as it becomes due and (b) proceeds to be derived from the issuance and sale of the Securities, which proceeds are hereby declared to constitute a special trust fund, hereby created and established, to be held by the City Clerk or City Treasurer and expended solely for the payment of the principal of and interest on the Notes until paid. The City hereby agrees that, in the event such monies are not sufficient to pay the principal of and interest on the Notes when due, if necessary, the City will pay such deficiency out of its annual general tax levy or other available funds of the City; provided, however, that such payment shall be subject to annual budgetary appropriations therefor and any applicable levy limits; and provided further, that neither this Resolution nor any such payment shall be construed as constituting an obligation of the City to make any such appropriation or any further payments.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There be and there hereby is established in the treasury of the City, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the City may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for Note Anticipation Notes, Series 2021B" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the City at the time of delivery of and payment for the Notes; (ii) any proceeds of the Notes representing capitalized interest on the Notes or other funds appropriated by the City for payment of interest on the Notes, as needed to pay the interest on the Notes when due; (iii) proceeds of the Securities (or other obligations of the City issued to pay principal of or interest on the Notes); (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due and which are appropriated by the Common Council for that purpose; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided that such monies may be invested in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Said account shall be used for the sole purpose of paying the principal of and interest on the Notes and shall be maintained for such purpose until the Notes are fully paid or otherwise extinguished, and shall at all times be invested in a manner that conforms with the provisions of the Internal Revenue Code of 1986, as amended (the "Code"), and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service

Fund Account shall be transferred and deposited in the general fund of the City, unless the Common Council directs otherwise.

Section 7. Covenants of the City. The City hereby covenants with the owners of the Notes as follows:

(A) It shall issue and sell the Securities as soon as practicable, as necessary to provide for payment of the Notes;

(B) It shall segregate the proceeds derived from the sale of the Securities into the special trust fund herein created and established and shall permit such special trust fund to be used for no purpose other than the payment of principal of and interest on the Notes until paid. After the payment of principal of and interest on the Notes in full, said trust fund may be used for such other purposes as the Common Council may direct in accordance with law; and,

(C) It shall maintain a debt limit capacity such that its combined outstanding principal amount of general obligation bonds or notes or certificates of indebtedness and the principal amount authorized for the issuance of the Securities to provide for the payment of the Notes shall at no time exceed its constitutional debt limit.

Section 8. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the City and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 9. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the City, charged with the responsibility for issuing the Notes, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Notes to the Purchaser which will permit the conclusion that the Notes are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 10. Compliance with Federal Tax Laws. (a) The City represents and covenants that the projects financed by the Notes and the ownership, management and use of the projects will not cause the Notes to be "private activity bonds" within the meaning of Section 141 of the Code. The City further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Notes including, if applicable, the rebate requirements of Section 148(f) of the Code. The City further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the

proceeds of the Notes) if taking, permitting or omitting to take such action would cause any of the Notes to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Notes to be included in the gross income of the recipients thereof for federal income tax purposes. The City Clerk or other officer of the City charged with the responsibility of issuing the Notes shall provide an appropriate certificate of the City certifying that the City can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The City also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Notes provided that in meeting such requirements the City will do so only to the extent consistent with the proceedings authorizing the Notes and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 11. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 12. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by Associated Trust Company, National Association, Green Bay, Wisconsin, which is hereby appointed as the City's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The City hereby authorizes the Mayor and City Clerk or other appropriate officers of the City to enter a Fiscal Agency Agreement between the City and the Fiscal Agent. Such contract may provide, among other things for the performance by the Fiscal Agent of the functions listed in Wis. Stats. Sec. 67.10(2)(a) to (j), where applicable, with respect to the Notes.

Section 13. Persons Treated as Owners; Transfer of Notes. The City shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made

only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Mayor and City Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 14. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the City at the close of business on the Record Date.

Section 15. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the City Clerk or other authorized representative of the City is authorized and directed to execute and deliver to DTC on behalf of the City to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the City Clerk's office.

Section 16. Conditions on Issuance and Sale of the Notes. The issuance of the Notes and the sale of the Notes to the Purchaser are subject to approval by either one of the Authorized Officers of the principal amount, redemption provisions, interest rate and purchase price for the Notes, which approval shall be evidenced by execution by such Authorized Officer of the Approving Certificate.

The Notes shall not be issued, sold or delivered until these conditions are satisfied. Upon satisfaction of these conditions, either one of the Authorized Officers is authorized to execute the Proposal with the Purchaser providing for the sale of the Notes to the Purchaser.

Section 17. Official Statement. The Common Council hereby directs an Authorized Officer to approve the Preliminary Official Statement with respect to the Notes and deem the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by either of the Authorized Officers or other officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The City Clerk shall cause copies of the

Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 18. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the Mayor and City Clerk, or other officer of the City charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 19. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 20. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The Authorized Officers and the Mayor and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Authorized Officers and the Mayor and City Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 21. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Common Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded March 16, 2021.

Kenneth Gehl, Common Council President

Daniel Bukiewicz, Mayor

ATTEST:

Catherine A. Roeske
City Clerk

Vote: Ayes: _____ Noes: _____

EXHIBIT A TO RESOLUTION

Approving Certificate

(See Attached)

CERTIFICATE APPROVING THE PRELIMINARY OFFICIAL STATEMENT
AND DETAILS OF
NOTE ANTICIPATION NOTES, SERIES 2021B

The undersigned [City Administrator][Assistant City Administrator/Comptroller] of the City of Oak Creek, Milwaukee County, Wisconsin (the "City"), hereby certify that:

1. Resolution. On March 16, 2021, the Common Council of the City adopted a resolution (the "Resolution") authorizing the issuance and establishing parameters for the sale of not to exceed \$17,000,000 Note Anticipation Notes, Series 2021B of the City (the "Notes") to Robert W. Baird & Co. Incorporated (the "Purchaser") and delegating to me the authority to approve the Preliminary Official Statement, to approve the purchase proposal for the Notes, and to determine the details for the Notes within the parameters established by the Resolution.

2. Preliminary Official Statement. The Preliminary Official Statement with respect to the Notes is hereby approved and deemed "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934.

3. Proposal; Terms of the Notes. On the date hereof, the Purchaser offered to purchase the Notes in accordance with the terms set forth in the Note Purchase Agreement between the City and the Purchaser attached hereto as Schedule I (the "Proposal"). The Proposal meets the parameters established by the Resolution and is hereby approved and accepted.

The Notes shall be issued in the aggregate principal amount of \$ _____, which is not more than the \$17,000,000 approved by the Resolution, and shall mature on April 1, 2024 and shall bear interest at the rate per annum as set forth in the Pricing Summary attached hereto as Schedule II and incorporated herein by this reference and the Debt Service Schedule attached hereto as Schedule III and incorporated herein by this reference.

The true interest cost on the Notes (computed taking the Purchaser's compensation into account) is _____%, which is not in excess of 2.25%, as required by the Resolution.

4. Purchase Price of the Notes. The Notes shall be sold to the Purchaser in accordance with the terms of the Proposal at a price of \$ _____, plus accrued interest, if any, to the date of delivery of the Notes which is not less than 99.00% of the principal amount of the Notes as required by the Resolution.

The difference between the initial public offering prices provided by the Purchaser of the Notes (\$ _____) and the purchase price to be paid to the City by the Purchaser (\$ _____) is \$ _____, or _____% of the principal amount of the Notes, which does not exceed 1.00% of the principal amount of the Notes. The portion of such amount representing Purchaser's compensation is \$ _____, or not more than 0.40% of the principal amount of the Notes. The amount representing costs of issuance, including any bond insurance premium, [to be paid by the Purchaser/City] is \$ _____, which does not exceed 0.60% of the principal amount of the Notes.

5. Redemption Provisions of the Notes. [The Notes are not subject to optional redemption.] [The Notes are subject to redemption prior to maturity, at the option of the City, on

April 1, 20____ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, by lot, at the principal amount thereof, plus accrued interest to the date of redemption.]

6. Approval. This Certificate constitutes my approval of the Proposal, and the principal amount, interest rate, purchase price and redemption provisions for the Notes, in satisfaction of the parameters set forth in the Resolution.

IN WITNESS WHEREOF, I have executed this Certificate on _____, 2021 pursuant to the authority delegated to me in the Resolution.

[_____
Andrew J. Vickers
City Administrator]

[_____
Maxwell Gagin
Assistant City Administrator/Comptroller]

SCHEDULE I TO APPROVING CERTIFICATE

Proposal

To be provided by the Purchaser and incorporated into the Certificate.

(See Attached)

SCHEDULE II TO APPROVING CERTIFICATE

Pricing Summary

To be provided by the Purchaser and incorporated into the Certificate.

(See Attached)

SCHEDULE III TO APPROVING CERTIFICATE

Debt Service Schedule

To be provided by the Purchaser and incorporated into the Certificate.

(See Attached)

EXHIBIT B TO RESOLUTION

(Form of Note)

REGISTERED UNITED STATES OF AMERICA DOLLARS
STATE OF WISCONSIN
MILWAUKEE COUNTY
NO. R- _____ CITY OF OAK CREEK \$ _____
NOTE ANTICIPATION NOTE, SERIES 2021B

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:
April 1, 2024 April 27, 2021 _____% _____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$ _____)

FOR VALUE RECEIVED, the City of Oak Creek, Milwaukee County, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2022 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by Associated Trust Company, National Association, Green Bay, Wisconsin (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

This Note is one of an issue of Notes aggregating the principal amount of \$ _____, all of which are of like tenor, except as to denomination, issued by the City pursuant to the provisions of Section 67.12(1)(b), Wisconsin Statutes, in anticipation of the sale of general obligation promissory notes (the "Securities"), to provide interim financing for public purposes, including financing tax incremental district projects (the "Project"), as authorized by a resolution adopted on March 16, 2021, as supplemented by a Certificate Approving the Preliminary Official Statement and Details of Note Anticipation Notes, Series 2021B (collectively, the "Resolution"). Said Resolution is recorded in the official minutes of the Common Council for said date.

This Note shall be payable only from (a) any proceeds of the Notes set aside for payment of interest on the Notes as it becomes due and (b) proceeds to be derived from the issuance and sale of the Securities, which proceeds have been declared to constitute a special trust fund to be held by the City Clerk or City Treasurer and expended solely for the payment of the principal of and interest on the Notes until paid.

The City has authorized the issuance of the Securities and has covenanted to issue the Securities in an amount sufficient to repay the Notes pursuant to said Resolution. **THE NOTES ARE NOT A GENERAL OBLIGATION OF THE CITY AND DO NOT CONSTITUTE AN INDEBTEDNESS OF THE CITY WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY LIMITATION OR PROVISION NOR A CHARGE AGAINST ITS GENERAL CREDIT OR TAXING POWER. NO LIEN IS CREATED UPON THE PROJECT OR ANY OTHER PROPERTY OF THE CITY AS A RESULT OF THE ISSUANCE OF THE NOTES.**

The Notes are subject to redemption prior to maturity, at the option of the City, on April 1, _____ or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation and date of the Notes called for redemption, CUSIP number, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time. The City has authorized and covenanted to issue and sell the Securities, the sale of which this Note anticipates, as soon as practicable and to set aside the proceeds of the Securities into a special trust fund for the payment of the principal of and interest on this Note.

This Note is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the City appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent

duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of \$5,000 or any integral multiple thereof.

This Note shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the City of Oak Creek, Milwaukee County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF OAK CREEK
MILWAUKEE COUNTY, WISCONSIN

By: _____
Daniel Bukiewicz
Mayor

(SEAL)

By: _____
Catherine A. Roeske
City Clerk

Date of Authentication: _____, _____

CERTIFICATE OF AUTHENTICATION

This Note is one of the Notes of the issue authorized by the within-mentioned Resolution of the City of Oak Creek, Milwaukee County, Wisconsin.

ASSOCIATED TRUST COMPANY,
NATIONAL ASSOCIATION,
GREEN BAY, WISCONSIN

By _____
Authorized Signatory

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)

COMMON COUNCIL REPORT

Item: Partial Termination and Release of Easement

Recommendation: That the Council adopts Resolution No. 12233-031621, a Resolution Approving the Partial Termination and Release of Easement between the City of Oak Creek and Oakview Industrial Property V, LLC

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: Wispark and The Dickman Company have entered into a purchase and sale agreement regarding Lot 1 of CSM 8927 in Oakview Business Park. As part of their due diligence it was discovered that this lot reflects a water lateral easement to the City which is located in the proposed building area. This easement was a placeholder between the City and the School District in 2009, prior to the land swap among Wispark, the School District and the City. There is no need for the City to hold this easement since no facilities were constructed in that area, and the water main was abandoned and removed during the construction of the business park in 2013.

Options/Alternatives: The Common Council could elect not to terminate this easement, but doing so would limit the purchaser's development of this lot in Oakview Business Park and the City given the title issue.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:




Melissa L. Karls
City Attorney

Fiscal Review:



Maxwell Gagin, MPA
Assistant City Administrator/Comptroller

Reviewed:



Brian Johnston, P.E.
Utility Engineer

Attachments:

- Partial Termination and Release of Easement
- Resolution No. 12233-031621

RESOLUTION NO. 12233-031621

RESOLUTION APPROVING A PARTIAL TERMINATION AND RELEASE OF
EASEMENT BETWEEN THE CITY OF OAK CREEK AND OAKVIEW
INDUSTRIAL PROPERTY V, LLC

BE IT RESOLVED by the Mayor and Common Council of the City of Oak Creek that the Partial Termination and Release of Easement between the City of Oak Creek and Oakview Industrial Property V, LLC (“Release”) is hereby approved.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute the Release.

BE IT FURTHER RESOLVED that modifications to the Release as may be reasonably necessary in order to preserve and maintain the general intent thereof and that are approved by the City Administrator and the City Attorney are hereby authorized.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 16th day of March, 2021.

Passed and adopted this ____ day of _____, 2021.

Common Council President Kenneth Gehl

Approved this ____ day of _____, 2021.

Mayor Daniel J. Bukiewicz

ATTEST:

Catherine A. Roeske, City Clerk

VOTE: Ayes

Noes

**PARTIAL TERMINATION AND
RELEASE OF EASEMENT**

Document Number

Document Title

This Partial Termination and Release of Easement (“Termination”) is effective as of _____, 2021, and is by and between the City of Oak Creek, a municipal corporation located in Milwaukee County, Wisconsin (“City”), and Oakview Industrial Property V, LLC, a Wisconsin limited liability company (“Owner”).

RECITALS

A. Owner is the owner of that certain real estate in the City of Oak Creek, Wisconsin, which is legally described on Exhibit A attached hereto and incorporated herein by reference (the “Property”).

B. The City and Oak Creek-Franklin Joint School District, being Owner’s successor-in-interest, entered into that Easement Agreement dated June 11, 2009 (“Easement Agreement”), recorded on June 25, 2009 as Document No. 09757321 with the Milwaukee County Register’s Office wherein an easement for the benefit of the City was created, which is depicted as the cross-hatched “Easement Area” on Exhibit B, attached hereto and incorporated herein by reference.

C. The north 441.51 feet of the easement under the Easement Agreement (“Easement”) burdens the Property and is depicted on Exhibit B attached hereto and incorporated herein by reference.

D. The City and Owner desire to terminate the Easement.

This Document was drafted by and should be returned to:

Katherine G. Bills, Esq.
Reinhart Boerner Van Deuren s.c.
1000 N. Water Street, Suite 1700
Milwaukee, WI 53202

955-1033
Parcel Identification Number (PIN)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. City hereby releases and terminates its interest in the Easement, and City and Owner agree that any agreements with respect to the use of the Easement set forth in the Easement Agreement or otherwise are terminated as of the date of this Termination.

2. This Termination sets forth the entire agreement between the parties with respect to the matters set forth herein. There have been no additional oral or written representations or agreements.

3. This Termination shall be recorded in the Register's Office of Milwaukee County. This Termination shall be binding upon and shall inure to the benefit of the undersigned and their respective successors and assigns.

4. This Termination may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

(Signatures appear on the following pages)

DRAFT

IN WITNESS WHEREOF, the parties hereto have executed this Termination as of the day and year first above written.

CITY OF OAK CREEK

By: _____
Daniel J. Bukiewicz, Mayor

Attest: _____
Catherine A. Roeske, City Clerk

State of Wisconsin)
 : SS
Milwaukee County)

Personally came before me on _____, 2021, the above-named Daniel J. Bukiewicz and Catherine A. Roeske, on behalf of the City of Oak Creek, to me known to be the persons who executed the forgoing instrument and acknowledged the same on behalf of the City of Oak Creek.

[Seal]

Name: _____
Notary Public, State of Wisconsin
My commission expires on _____

IN WITNESS WHEREOF, the parties hereto have executed this Termination as of the day and year first above written.

OAKVIEW INDUSTRIAL PROPERTY V, LLC

By: DICKMAN DEVELOPMENT, LLC, its Manager

By: _____
Name: Samuel D. Dickman
Its: Manager

State of Wisconsin)
 : SS
Milwaukee County)

Personally came before me on _____, 2021, the above-named Samuel D. Dickman, as Manager of Dickman Development, LLC, as Manager of Oakview Industrial Property V, LLC, to me known to be the persons who executed the forgoing instrument and acknowledged the same on behalf of said entity.

[Seal]

Name: _____
Notary Public, State of Wisconsin
My commission expires on _____

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

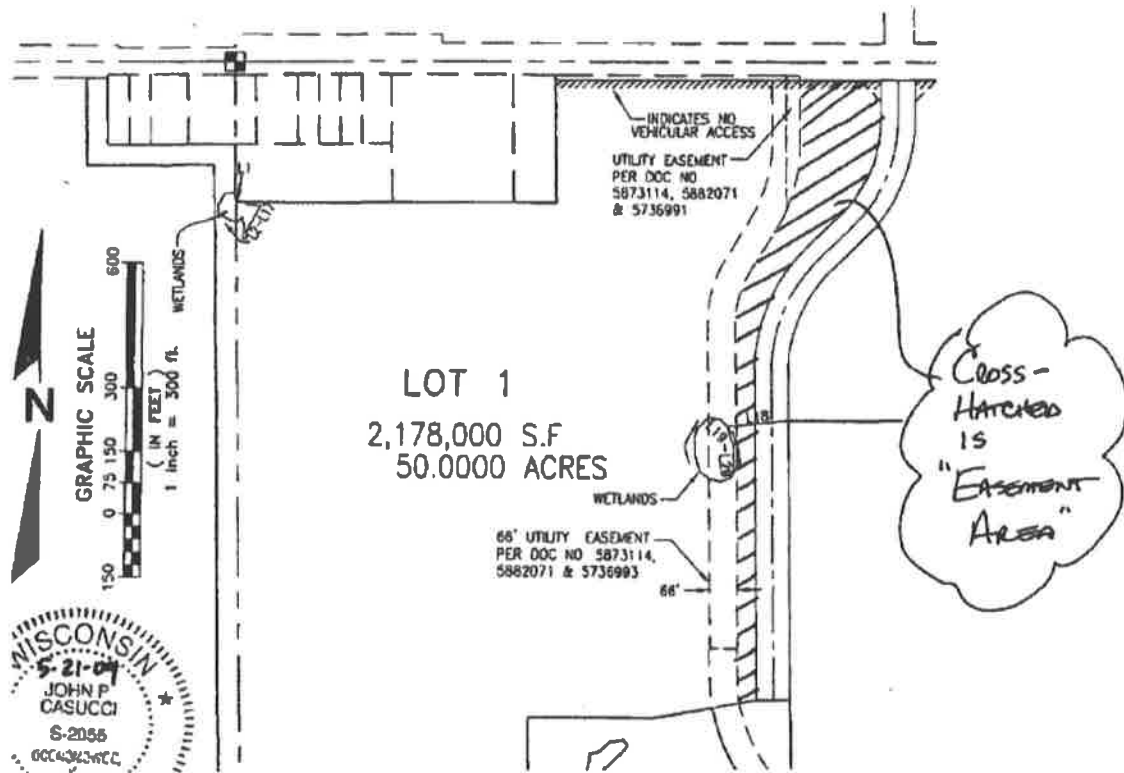
Lot 1 of Certified Survey Map No. 8927, recorded on June 14, 2017 as Document No. 10682692, being a redivision of all of Lot 3 of Certified Survey Map No. 8718, located in the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4, and the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 32, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

Parcel Identification Number: 955-1033

Common Address: 10303 South Oakview Parkway, Oak Creek, Wisconsin 53154

DRAFT

EXHIBIT B
EASEMENT AREA



COMMON COUNCIL REPORT

Item: Second Amendment to Tax Incremental District No. 16 Finance Development Agreement with Ryan Business Park

Recommendation: That the Council adopts Resolution No. 12234-031621, a Resolution Approving the Second Amendment to Tax Incremental District No. 16 Finance Development Agreement with Ryan Business Park

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: On September 4, 2018 the Council approved the Tax Incremental District No. 16 Finance Development Agreement with Ryan Business Park, LLC (the "Agreement"). At its January 19, 2021 meeting, the Council further approved the First Amendment to the Agreement, the purpose of which was to reflect updated title for the property based upon the recording of a new certified survey map adding the cul-de-sac at the end of Bartel Court to the parcel leased to Amazon. This Second Amendment (the "Amendment") adjusts the deadlines for the project due to pandemic-related events as follows:

- General infrastructure is estimated to be complete by June 30, 2021.
- "Park remainder site work" is estimated to be complete by November 30, 2023. This work includes all mass grading, construction of berms, construction of stormwater basins, regrading of floodway and flood fringe and approvals, restoration or installation of landscaping, slope and embankment stabilization, and import/export/removal of soils or vegetation.

The Amendment further specifically includes "pandemics, government orders relating to pandemics, and pandemic-related market transaction velocity (economic) slowdowns as additional excused Force Majeure Events." Staff has been satisfied with developer's continued progress and recommends approval of this Amendment.

Options/Alternatives: The Common Council could elect not to approve the proposed Second Amendment, but this would leave developer in technical default under the Agreement due to pandemic-related delays.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Melissa L. Karls
City Attorney

Fiscal Review:

Maxwell Gagin

Maxwell Gagin, MPA
Assistant City Administrator/Comptroller

Attachments:

- Second Amendment to Tax Incremental District No. 16 Finance Development Agreement
- Resolution No. 12234-031621

RESOLUTION NO. 12234-031621

RESOLUTION APPROVING A SECOND AMENDMENT TO
TAX INCREMENTAL DISTRICT NO. 16 FINANCE DEVELOPMENT
AGREEMENT BETWEEN THE CITY OF OAK CREEK AND
RYAN BUSINESS PARK, LLC

BE IT RESOLVED by the Mayor and Common Council of the City of Oak Creek that the Second Amendment to Tax Incremental District No. 16 Finance Development Agreement between the City of Oak Creek and Ryan Business Park, LLC ("Second Amendment") is hereby approved.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute the Second Amendment.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 16th day of March, 2021.

Passed and adopted this ____ day of _____, 2021.

Common Council President Kenneth Gehl

Approved this ____ day of _____, 2021.

Mayor Daniel J. Bukiewicz

ATTEST:

Catherine A. Roeske, City Clerk

VOTE: Ayes ____ Noes ____

**SECOND AMENDMENT TO
TAX INCREMENTAL DISTRICT NO. 16
FINANCE DEVELOPMENT AGREEMENT
RYAN BUSINESS PARK**

THIS SECOND AMENDMENT TO TAX INCREMENTAL DISTRICT NO. 16 FINANCE DEVELOPMENT AGREEMENT (this "Second Amendment") is dated as of March __, 2021, by and between RYAN BUSINESS PARK, LLC, a Wisconsin limited liability company ("Developer"), and the CITY OF OAK CREEK, a municipal corporation in the State of Wisconsin, located in Milwaukee County, Wisconsin (the "City").

RECITALS

WHEREAS, Developer and City entered into that certain Tax Incremental District No. 16 Finance Development Agreement as of November 5, 2018 and the First Amendment to Tax Incremental District No. 16 Finance Development Agreement as of January 15, 2021 (collectively, the " Agreement"), to promote development of 114 gross acres (described therein) as a first-class business park, including but not limited to undertaking and funding the "Developer's Work" consisting of the "Park Remainder Site Work" and the "General Infrastructure" (all as defined therein);

WHEREAS, Developer's Work has been delayed due to several Force Majeure Events and such delays were excused pursuant to Section X(E) of the Agreement; all of the General Infrastructure is now complete except for obtaining a Letter of Map Revision (LOMR) from FEMA re-mapping the floodplain along the Oak Creek;

WHEREAS, Developer and City desire to amend the Agreement to document the Force Majeure Events and to update the estimated completion of the Developer's Work, on the terms set forth below.

NOW, THEREFORE, in consideration of the foregoing premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, IT IS AGREED AS FOLLOWS:

1. Defined Terms. All capitalized terms used but not defined in this Second Amendment shall have the meanings ascribed to them in the Agreement.
2. Project Construction. Section III(B) of the Agreement is hereby amended and restated in its entirety as follows:

"Developer has timely commenced and is diligently pursuing construction of the Developer's Work in accordance with applicable City ordinances and City-approved plans for the Property, provided that, due to excused Force Majeure Events, construction of the Developer's Work is now estimated to be complete on or about November 30, 2023 as to the Park Remainder Site Work and June 30, 2021 as to the General Infrastructure."

3. Time of the Essence. Completion of the Developer's Work consistent with Section 2 above, as the same may be further delayed by additional excused Force Majeure Events, constitutes timely performance under Section III(D) of the Agreement.

4. Force Majeure Events. Section X(E) of the Agreement is revised to specifically recognize pandemics, government orders relating to pandemics, and pandemic-related market transaction velocity (economic) slowdowns as additional excused Force Majeure Events.

5. Effect of Amendment. In the event of any conflicts or inconsistencies between the terms of this Second Amendment and those of the Agreement, the terms of this Second Amendment shall govern and control to the extent of such conflict or inconsistency. Except as modified by this Second Amendment, the terms and conditions of the Agreement shall remain unchanged and in full force and effect and are hereby ratified and confirmed.

6. Counterparts. This Second Amendment may be executed in two or more separate counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

[Signature Pages Follow]

DEVELOPER:

RYAN BUSINESS PARK, LLC, a Wisconsin limited liability company

By: Capstone Development Company, manager

By: _____

Michael Faber, Principal

STATE OF WISCONSIN)
) SS.
COUNTY OF MILWAUKEE)

The foregoing instrument was acknowledged before me this ___ day of March, 2021, by Michael Faber, the principal of Capstone Development Company, the manager of Ryan Business Park, LLC, on behalf of the limited liability company.

Printed Name:
Notary Public
My commission expires: _____

CITY:

CITY OF OAK CREEK, a Wisconsin municipal corporation

By: _____
Daniel J. Bukiewicz, Mayor

Attest: _____
Catherine A. Roeske, City Clerk

STATE OF WISCONSIN)
) SS.
COUNTY OF MILWAUKEE)

The foregoing instrument was acknowledged before me this ___ day of March, 2021, by Daniel J. Bukiewicz and Catherine A. Roeske, Mayor and City Clerk, respectively, of the City of Oak Creek, Wisconsin, on behalf of the City and by its authority.

Printed Name:
Notary Public
My commission expires: _____

RESOLUTION NO. 12238-031621

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, and on December 15, 2020, in Resolution No. 12208-121520, respectively, the Common Council further extended the public health emergency (collectively “Emergency Declaration”); and

WHEREAS, the Emergency Declaration is due to expire after March 31, 2021; 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, 12188-091520 and 12208-121520 of the Common Council shall be extended through June 30, 2021 unless otherwise revoked or extended by Resolution.

Passed and adopted this ___ day of _____, 2021.

Kenneth Gehl, Common Council President

Approved this _____ day of _____, 2021.

Daniel J. Bukiewicz, Mayor

ATTEST:

Catherine A. Roeske, City Clerk

VOTE: Ayes _____ Noes _____



COMMON COUNCIL REPORT

Item: Certified Survey Map - 8100 & 8146 S. 27th St. and 8100 S. Orchard Way - David Decker, Decker Properties, Inc.

Recommendation: That the Council adopts Resolution No. 12237-031621, a resolution approving a Certified Survey Map submitted by David Decker, Decker Properties, Inc., for the properties at 8100 & 8146 S. 27th St. and 8100 S. Orchard Way.

Fiscal Impact: The proposal is to combine and reconfigure the the properties for an anticipated multifamily residential Planned Unit Development. Structures on the property at 8146 S. 27th St. will be removed to accommodate the development, which, if approved, would yield positive fiscal impact in terms of assessed value, permit fees, and impact fees. This property is part of TID 7; however, no TID assistance has been requested.

- 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 Applicant is requesting approval of a Certified Survey Map (CSM) combining and reconfiguring the properties at 8100 & 8146 S. 27th St. and 8100 S. Orchard Way. This CSM is in anticipation of a forthcoming request to rezone and request a Planned Unit Development for the properties.

Following consolidation, there will be two (2) parcels will each exceed the current zoning districts' minimum lot size and frontage requirements. Council will note that the CSM includes the dedication of the future extension of Orchard Way as per the Official Map Amendment and Right-of-Way Vacation. Wetlands and associated buffers, access restrictions, and protective areas have been identified on the map, and a temporary cul-de-sac easement at the north property line is also shown. Future utility and access easements may be required as part of the development of these properties.

The Plan Commission reviewed this request during their March 9, 2021 meeting, and recommended approval subject to the following condition:

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

Options/Alternatives: Council has the discretion to approve, and/or modify the condition(s) of Certified Survey Map approval, or deny the request.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Kari Papelbon, CFM, AICP
Planner

Fiscal Review:



Maxwell Gagin, MPA
Assistant City Administrator / Comptroller

Approved:



Douglas W. Seymour, AICP
Director of Community Development

Attachments:

Res. 12237-031621

Location Map

Proposed CSM (5 pages)

RESOLUTION NO. 12237-031621

BY: _____

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR
DAVID DECKER, DECKER PROPERTIES, INC.

8100 & 8146 S. 27th St. and 8100 S. Orchard Way
(2nd Aldermanic District)

WHEREAS, DAVID DECKER, DECKER PROPERTIES, INC., hereinafter referred to as the subdivider, has submitted a certified survey map in compliance with all statutory requirements; and

WHEREAS, the subdivider has complied with all of the applicable ordinances and resolutions of the City of Oak Creek, and

WHEREAS, the Plan Commission has recommended that this certified survey map be approved, subject to the following condition:

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.

NOW, THEREFORE, BE IT RESOLVED that this certified survey map, in the City of Oak Creek, Wisconsin, is hereby approved by the Common Council subject to the following condition:

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.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 16th day of March, 2021.

Passed and adopted this 16th day of March, 2021.

President, Common Council

Approved this 16th day of March, 2021.

Mayor

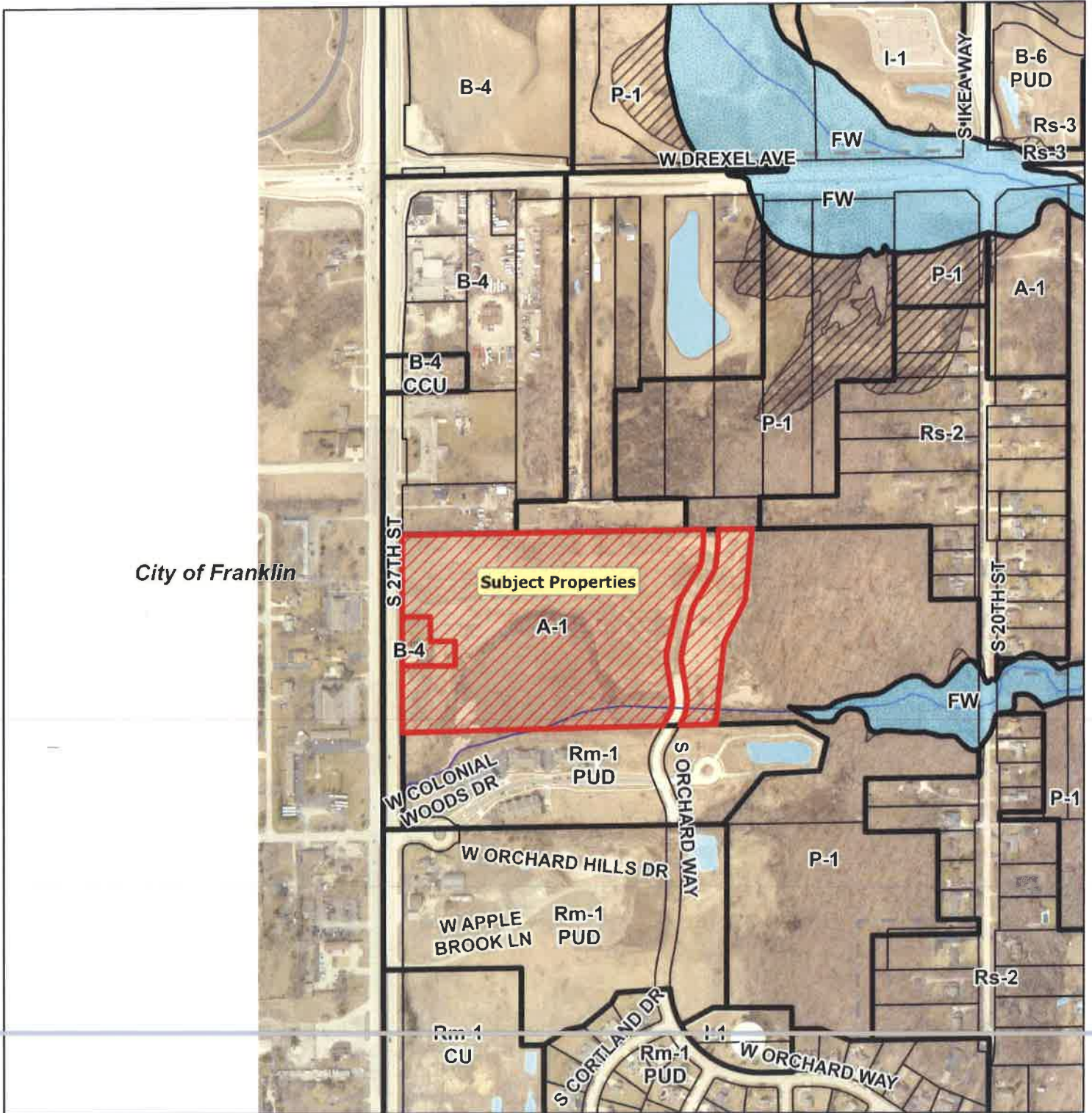
ATTEST:

City Clerk

VOTE: Ayes _____ Nays _____

LOCATION MAP

8100 & 8146 S. 27th St. & 8100 S. Orchard Way



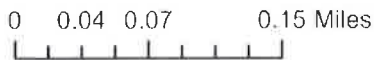
City of Franklin

Subject Properties

This map is not a survey of the actual boundary of any property this map depicts.



Community Development



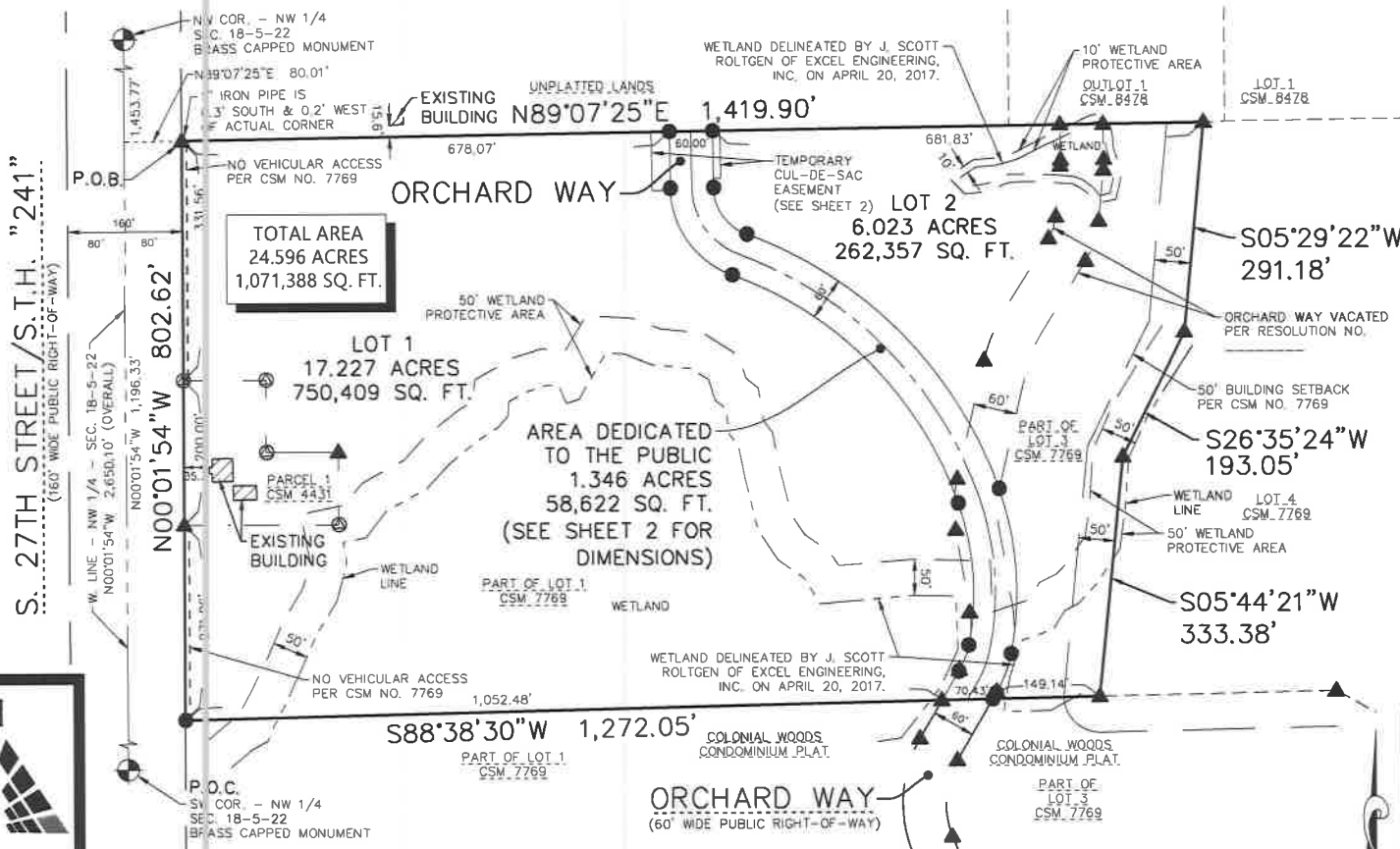
Legend

- Parcels
- Zoning
- Official Map
- Floodway
- Flood Fringe
- Subject Properties

CERTIFIED SURVEY MAP NO. _____

FOR
THE OAKS AT 8100, LLC

PART OF LOTS 1 & 3, CSM NO. 7769, AND PARCEL 1, CSM 4431, BEING PART OF THE SE 1/4 & SW 1/4 OF THE NW 1/4, SECTION 18, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



TOTAL AREA
24.596 ACRES
1,071,388 SQ. FT.

LOT 1
17.227 ACRES
750,409 SQ. FT.

LOT 2
6.023 ACRES
262,357 SQ. FT.

AREA DEDICATED TO THE PUBLIC
1.346 ACRES
58,622 SQ. FT.
(SEE SHEET 2 FOR DIMENSIONS)

S. 27TH STREET/S.T.H. "241"
(160' WIDE PUBLIC RIGHT-OF-WAY)

S88°38'30"W 1,272.05'

S05°44'21"W 333.38'

S26°35'24"W 193.05'

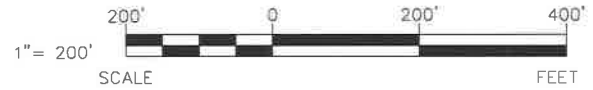
S05°29'22"W 291.18'

ORCHARD WAY
(60' WIDE PUBLIC RIGHT-OF-WAY)

LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ - 1" IRON PIPE FOUND
- ⊗ - 2" IRON PIPE FOUND
- ⊙ - SECTION CORNER MON. FOUND

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18 HAS A BEARING OF NORTH 00°-01'-54" WEST.



OWNERS / SUBDIVIDERS:
THE OAKS AT 8100, LLC
250 N. FUNNY SLOPE ROAD
SUITE 250
BROOKFIELD, WI 53005

EXCEL
ARCHITECTS & ENGINEERS & SURVEYORS
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 925-9800
WWW.EXCELENGINEER.COM
Always a Better Plan JOB NO. 1927520

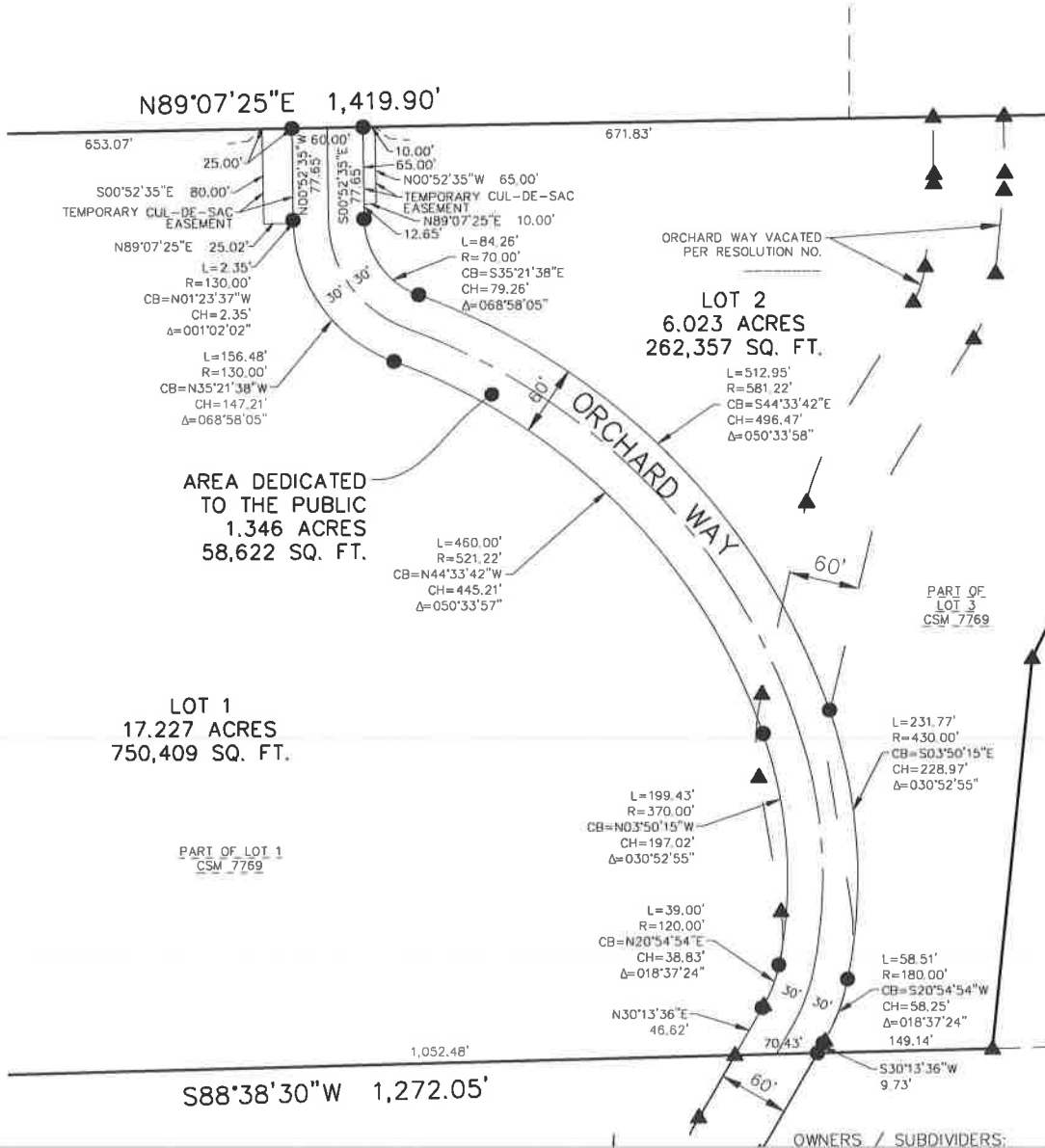
SHEET 1 OF 5 SHEETS

CERTIFIED SURVEY MAP NO. _____

FOR

THE OAKS AT 8100, LLC

PART OF LOTS 1 & 3, CSM NO. 7769, AND PARCEL 1, CSM 4431, BEING PART OF THE SE 1/4 & SW 1/4 OF THE NW 1/4, SECTION 18, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



AREA DEDICATED TO THE PUBLIC
1.346 ACRES
58,622 SQ. FT.

LOT 1
17.227 ACRES
750,409 SQ. FT.

LOT 2
6.023 ACRES
262,357 SQ. FT.

PART OF LOT 1
CSM 7769

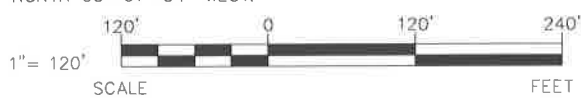
PART OF LOT 3
CSM 7769

OWNERS / SUBDIVIDERS:
THE OAKS AT 8100, LLC
250 N. SUNNY SLOPE ROAD
SUITE 290
BROOKFIELD, WI 53005

LEGEND

- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
- ▲ - 1" IRON PIPE FOUND

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18 HAS A BEARING OF NORTH 00°-01'-54" WEST.



SHEET 2 OF 5 SHEETS



EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan JOB NO. 1927520

100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 1 & 3, CSM NO. 7769, AND PARCEL 1, CSM NO. 4431, BEING PART OF THE SE 1/4 & SW 1/4 OF THE NW 1/4, SECTION 18, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of The Oaks at 8100, LLC bounded and described as follows:

Part of Lots 1 & 3 of Certified Survey Map No. 7769 recorded in the office of the Register of Deeds for Milwaukee County on June 07, 2006 as Document No. 09248022, and Parcel 1 of Certified Survey Map No. 4431 recorded in the office of the Register of Deeds for Milwaukee County on March 7, 1984, as Document No. 5698638, all being part of the Southeast 1/4 & Southwest 1/4 of the Northwest 1/4 of Section 18, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin being more particularly described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of said Section 18; thence North 00°-01'-54" West along the West line of said Northwest 1/4, a distance of 1,196.33 feet; thence North 89°-07'-25" East, a distance of 80.01 feet to the point of beginning, said point also being the Northwest corner of Lot 1 of said Certified Survey Map No. 7769; thence continuing North 89°-07'-25" East along the North line of said Certified Survey Map No. 7769, a distance of 1,419.90 feet to the Northeast corner of said Lot 3, thence South 05°-29'-22" West along an East line of said Lot 3, a distance of 291.18 feet; thence South 26°-35'-24" West along an East line of said Lot 3, a distance of 193.05 feet; thence South 05°-44'-21" West along an East line of said Lot 3, a distance of 333.38 feet to the North line of Phase 1 of Colonial Woods Condominium Plat recorded in the office of the Register of Deeds for Milwaukee County on October 30, 2007, as Document No. 9516206; thence South 88°-38'-30" West along said North line, a distance of 1,272.05 feet to the Easterly right-of-way line of S. 27th Street; thence North 00°-01'-54" West, a distance of 802.62 feet to the point of beginning and containing 24.596 acres (1,071,388 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Oak Creek in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1927520

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 1 & 3, CSM NO. 7769, AND PARCEL 1, CSM NO. 4431, BEING PART OF THE SE 1/4 & SW 1/4 OF THE NW 1/4, SECTION 18, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

The Oaks at 8100, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

The Oaks at 8100, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1. City of Oak Creek

WITNESS the hand and seal of said owner this _____ day of _____, 20__.

The Oaks at 8100, LLC

_____,
(Print) (Title)

STATE OF _____)
_____ COUNTY)SS

Personally came before me this _____ day of _____, 20__, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____

My Commission Expires: _____

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 1 & 3, CSM NO. 7769, AND PARCEL 1, CSM NO. 4431, BEING PART OF THE SE 1/4 & SW 1/4 OF THE NW 1/4, SECTION 18, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Oak Creek on this _____ day of _____, 20____.

_____,
Daniel Bukiewicz, Chairman (Date)

_____,
Kari Papelbon, Secretary (Date)

COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED by the Common Council of the City of Oak Creek, per Plan Commission recommendation on this _____ day of _____, 20____, by Resolution No. _____.

_____,
Daniel Bukiewicz, Mayor (Date)

_____,
Catherine A. Roeske, City Clerk (Date)

COMMON COUNCIL REPORT

- Item:** Award of the Oak Creek Skate Park Improvements Contract
- Recommendation:** That the Common Council considers a motion to award the Oak Creek Skate Park Improvements contract to the lowest responsive, responsible bidder, Hunger Skateparks LLC, for their bid price of \$247,850.00. (Project No. 19020) (1st Aldermanic District)
- Fiscal Impact:** There is a remaining balance of just over \$250,000 under CIP 19020, from 2019 and 2020 budget allocations, funded by Park Impact 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: Design of the proposed skate park improvements for Abendschein Park was recently completed and the work was advertised for public bid. There were five (5) bids submitted by the March 5 deadline for the project, and they are listed below. This project will replace the existing aged wood skate park structures with improved reinforced concrete features. This project was endorsed by the Parks Commission and funding was approved by the Common Council within the 2019 and 2020 Budgets. Park impact fees were the funding source.

Bidder	Base Bid	Alt. 1 Bid	Alt. 2 Bid	Alt. 3 Bid
Hardcore Skateparks	\$308,000.00	\$4,500.00	\$9,000.00	\$16,000.00
Greenwald Builders/ Frontier Skateparks	\$289,900.00	\$4,000.00	\$5,000.00	\$25,000.00
Grindline Skateparks, Inc.	\$278,865.00	\$2,500.00	\$3,500.00	\$7,500.00
Hunger Skateparks LLC	\$223,950.00	\$4,900.00	\$6,500.00	\$12,500.00
Evergreen Skateparks	\$299,963.00	\$2,600.00	\$2,600.00	\$15,600.00

There was base bid work defined and there were three alternate items that were included so that the City could proceed with more or less work based on its needs and budget. The alternates included: Alt. 1 - Metal Flat Bar, Alt. 2 - Concrete Grind Ledge, Alt. 3 - Corner Taco Quarter Pipe. Bids were evaluated by staff on a "blind" basis. That is, they were looked at with contractors' names not attached to their respective bid prices. This was to assure that the selected alternates (and ultimate scope of work) was arrived at with no bias toward who the resultant low bidder would be. Once the alternates and scope were determined, the low bidder's company name was revealed to staff, and included on this Council report. All viable bidders were required to satisfactorily complete the Statement of Qualifications as part of a complete and acceptable bid.

It is staff's recommendation that the Council award the Oak Creek Skate Park Improvements contract to Hunger Skateparks LLC for their bid of \$247,850.00 for the full project scope of Base Bid plus Alts. 1, 2 and 3.

The project's required completion date would be June 30, 2021.

Options/Alternatives: To reject the bids and not proceed with the project at this time.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Michael Simmons, PE
City Engineer

Fiscal Review:



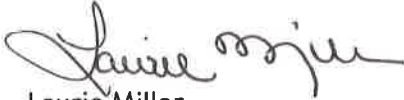
Maxwell Gagin, MPA
Assistant City Administrator/Comptroller

Approved:



Ted Johnson
Director of Public Works

Approved:



Laurie Miller
Zoning Administrator

Attachments:



Meeting Date: March 16, 2021

Item No. 14

COMMON COUNCIL REPORT

Item: Project award for the 2021 Sanitary Rehabilitation project

Recommendation: That the Council consider a motion to approve the 2021 Sanitary Rehabilitation project and award the construction contract to the lowest, responsive, responsible bidder, Visu-Sewer, based on the bid amount of \$605,701.90.

Fiscal Impact: The 2021 Capital Improvement Projects budgeted \$750,000 to the Sanitary Sewer Rehabilitation project. (Project No. 21105)

- 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: This project is part of the sanitary sewer rehabilitation program. The project continues to identify and correct deficiencies in the sanitary sewer system throughout the City of Oak Creek. The Utility uses the NASSCO rating system to evaluate the sewer repairs based on the camera work completed on the system. The repairs utilize different construction techniques in complete pipe relays, lining, spot repairs and spot lining.

Contractor	Bid
Visu-Sewer	\$605,701.90
Michels	\$905,651.00

Options/Alternatives: The contract could not be awarded and the project rebid or a new project could be created

Respectfully submitted:

Andrew J. Vickers, MPA
City Administrator

Prepared:

Brian L. Johnston, PE
Utility Engineer

Fiscal Review:

Derrick Danner
Accounting Manager

Approved:

Michael J. Sullivan, PE
Utility General Manager

Attachments:

COMMON COUNCIL REPORT

Item: NR 216 Annual Report for 2020

Recommendation: That the Common Council adopts Resolution No. 12232-031621, a resolution accepting the 2019 Annual Report for Oak Creek's WPDES Storm Water (NR 216 permit.)

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 City is required to submit an annual report to the Wisconsin Department of Natural Resources summarizing the status of implementation of storm water management programs and compliance with schedules outlined in Oak Creek's NR 216 permit. Oak Creek was initially issued a permit in 2000 and reissued permits in 2006 and 2013. The permit requirements are water-quality based. The Department of Natural Resources requires the report to be submitted electronically using their standardized form. The attached report contains both the traditional report layout and the newer eReport form. The traditional report is included because it is more explanatory.

Options/Alternatives: This Resolution and report review is required per Section 3.9.5 of Oak Creek's WPDES Storm Water (NR 216) Permit and not to adopt it would be a violation of the permit.

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Philip J. Beiermeister, P.E.
Environmental Design Engineer

Fiscal Review:



Maxwell Gavin, MPA
Assistant City Administrator/Comptroller

Approved:

Michael C. Simmons, P.E.
City Engineer

RESOLUTION NO. 12232-031621

BY: _____

**RESOLUTION ACCEPTING THE 2020 ANNUAL REPORT FOR
OAK CREEK'S WPDES STORM WATER (NR 216) PERMIT**

WHEREAS, the City of Oak Creek is required to prepare and submit an annual report for compliance with Oak Creek's WPDES Storm Water (NR 216) permit to the Wisconsin Department of Natural Resources; and

WHEREAS, the annual report outlines Oak Creek's status of implementation of storm water management programs and compliance with schedules contained in the permit.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Oak Creek that the 2020 Annual Report for Oak Creek's WPDES storm water (NR 216) permit has been reviewed and accepted.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 16th day of March, 2021.

Passed and adopted this 16th day of March, 2021.

President, Common Council

Approved this 16th day of March, 2021.

Mayor

ATTEST:

City Clerk

VOTE: Ayes _____ Noes _____



OAKCREEK
— WISCONSIN —

NR 216

2020 Annual Report

City of Oak Creek
WPDES Permit No. WI-S049905-3

Annual Report Contents

- A. Status of implementing the storm water management program and compliance with schedules.
- B. Updated storm sewer system map including new outfalls and structural controls.
- C. Summary describing the number and nature of enforcement actions, inspections, public education programs, spill responses and any other activity in the storm water management program that have measurable results.
- D. Summary of revisions to the storm water management program.
- E. Proposed revisions to the storm water management program.
- F. Summary of the monitoring data required in Section D.
- G. Proposed revisions to the storm water monitoring program.
- H. Summary of the pollutant loading calculations.
- I. Summary of the assessment of controls required in Section F.
- J. Fiscal analysis which includes expenditures from previous year and budget for current year.
- K. Identification of water quality improvements or degradation.
- L. Program proposals.

A. Status of implementing the storm water management program and compliance with schedules

I. City of Oak Creek Management Program

(a) Source area controls and structural best management practices.

A. Catch Basins

The City’s catch basin cleaning program was implemented in March, 2001. City owned inlets and catch basins were inspected in the spring and fall of 2020, both for structural maintenance and cleaning needs. A total of 5,370 catch basin inspections were conducted in the 2020 cleaning program resulting in the removal of 8.2 tons (16,400 pounds) of sediment. This was a decrease from 2019 (7.2 tons). All removed sediment was disposed of at the GFL Environmental landfill in Franklin. The 2020 program continued using a GIS based inspection, maintenance and record keeping system.

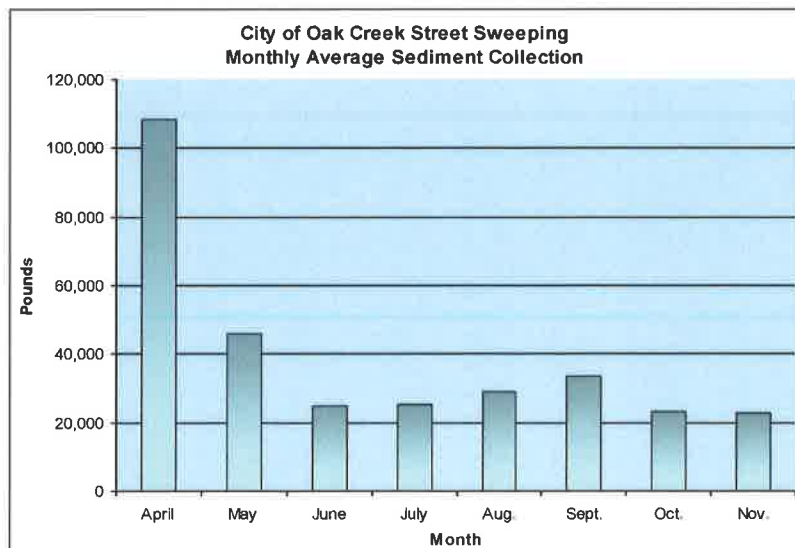
B. Sweeping of Streets with Curb

The City continued to follow the approved street sweeping schedule in 2020. Major city curbed roadways were swept twice per month and minor city curbed roadways were swept once per month. Sweeping operations began late-March and were suspended in early-December for the winter. The figure entitled “City of Oak Creek Street Sweeping” shows the location and proposed schedule for the streets included in the City’s street sweeping program.

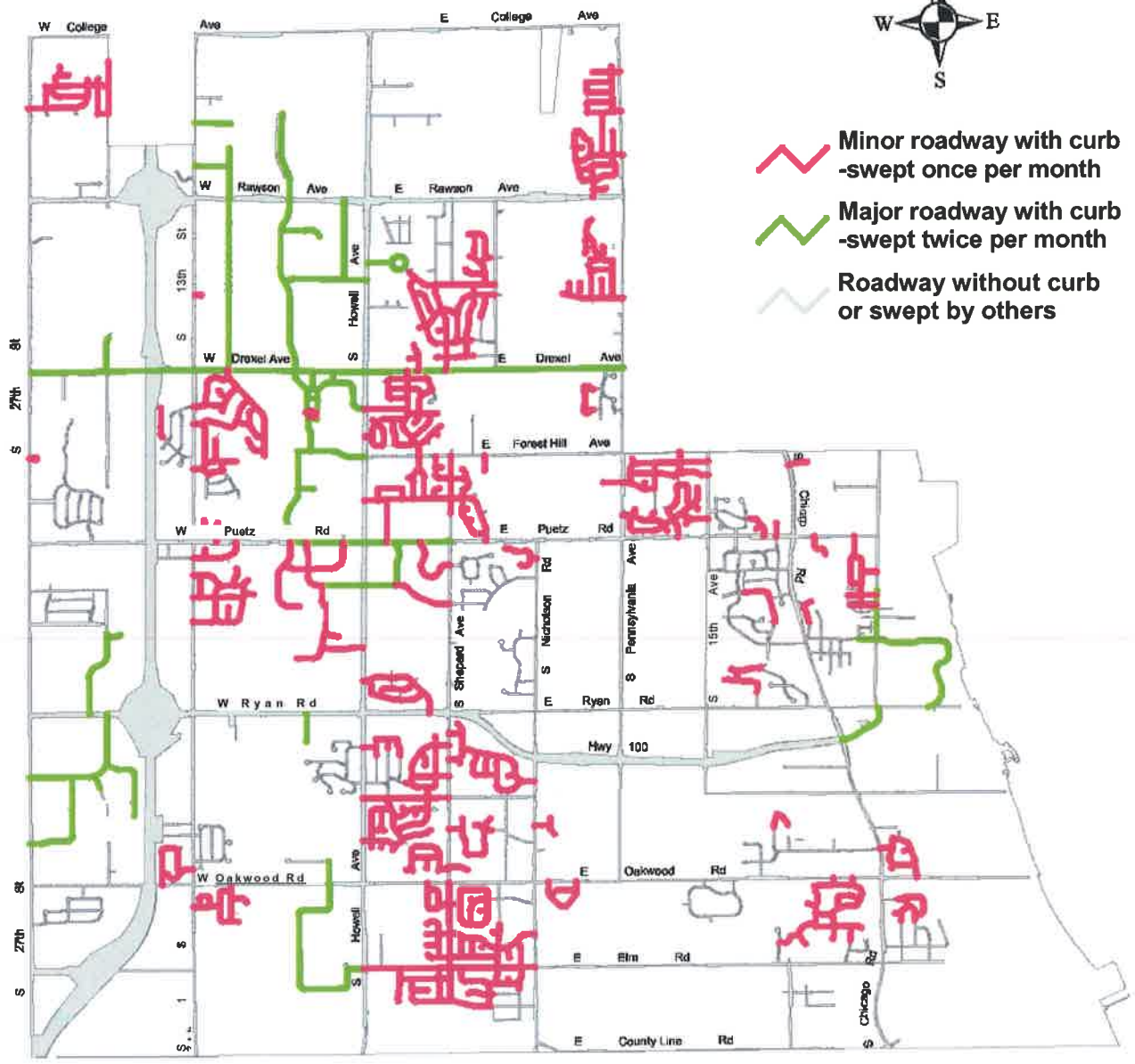
The frequency of street sweeping remained the same between 2019 and 2020. Due to landfill mergers of Advanced Disposal and Waste Management and then the acquisition by GFL Environmental, the total sediment collected was did not transfer. Only 98.17 tons from the last quarter of the year was available.

Leave collection at the recycling yard totaled 945 cubic yards. The collected sediment and leaves were disposed of at the GFL Environmental landfill in Franklin.

The following chart shows Oak Creek’s historical trend for sweepings collected on a monthly basis.



CITY OF OAK CREEK 2020 STREET SWEEPING



C. Structural Control Maintenance

City owned detention basins and swales are mowed three to five times a year depending on conditions. Cut material is removed if there was significant growth between mowing.

The City currently owns and maintains nineteen detention basins. The basins are located at the following addresses:

- Oak Creek Street Department (800 W. Puetz Road) – 3 wet detention basins
- Abendschein Park (1900 E. Drexel Avenue) – one dry and one wet detention basin
- 2309 W. Drexel Avenue
- 10101 S. Shepard Avenue (Shepard Hills)
- 7000 S. 6th Street (fire station)
- 255 E. Centennial Drive (fire station)
- 301 W. Ryan Road (police station)
- 3480 E. Puetz Road (Lake Forest)
- David Lane extended (South of Twin Oaks Drive)
- Drexel Town Square – 2 wet detention basins and 3 bio-retention basins
- 2200 W. Drexel Ave. (easement at Forest Ridge Elementary school)
- S. Lauree Lane and E. Glenfield Drive extended- one dry and one wet detention basin
- 9600 S. 5th Avenue (at the Railroad track)
- 9471 S. 5th Aveune

The basins were inspected three times for proper operation and sediment buildup in 2020.

The City of Oak Creek also inspects the regional detention basin at the southeast corner of I-94 and W. College Avenue in accordance with an intergovernmental agreement between the Wisconsin Department of Transportation, Milwaukee County and Oak Creek.

The basin at 10101 S. Shepard Avenue was converted to a regional storm water quality and quantity facility in 2003. The slopes were planted with native prairie plants which are mowed or burned once annually.

Routine maintenance (mowing, removal of litter and branches, spot reseeding, minor erosion, etc.) was done on all the detention basins and drainage swales. Fourteen cubic yards of sediment were removed in 2020.

D. Roadway Maintenance

Salt is applied to roadways when they become slippery. A full-scale plow operation will begin if the snow continues. Additional salt will be applied at the conclusion of the plowing operation if there are cold or falling temperatures. All road salt is stored in a fully enclosed storage building located at 800 W. Puetz Rd. A brining system was implemented in 2020. Winter road maintenance operations changed to a pre-treatment (anti-icing) operation prior to snow events and a snow removal/de-icing operation during events resulting in less salt usage. The following chart shows the materials used by month:

Oak Creek Winter Road Maintenance 2020-2021

Pretreatment	November, 2020	December, 2020	January, 2021	February, 2021	Est. March, 2021
brine (gal)	2691	10136	25220	11448	0
Calcium Chloride	0	0	1203	760	0
Beet Heet	299	1074	1648	621	0
Total Liquid	2990	11210	28071	12829	0
total Salt (ton)	3.36	12.67	31.53	14.31	0

De-icing/Plowing	November, 2020	December, 2020	January, 2021	February, 2021	Est. March, 2021
brine (gal)	0	1295	14246.35	12625.43	0
Calcium Chloride	0	0	545.35	2432.81	0
Beet Heet	0	0	101	977.88	0
Total Liquid	0	1295	14892.7	16036.12	0
salt	0	369.75	2289.03	1852.39	0
sand	0	0	0	0	0
total Salt (ton)	0	371.37	2307.68	1868.99	0

- (b) Discharges from areas of new development and redevelopment after construction is completed.

The Oak Creek Municipal Code requires an 80% removal of total suspended solids on developments creating 0.5 acres or more of impervious area.

The Oak Creek Municipal Code was amended in September, 2004 and April, 2016 to incorporate the performance standards and revisions contained in NR 151. Developments creating 0.5 acres or more of impervious area are subject to requirements relating to infiltration, protective areas and fueling and vehicle maintenance areas.

Eight storm water management permits were issued in 2020. These permits covered a total of 162 acres of new development and re-development within the City.

- (c) Assessment of water quality impacts from flood management projects.

Assessments are made on each individual project. Water quality components are implemented into designs where it is feasible. The Forest Hill storm sewer replacement project was completed in 2018 which included new detention basins and storm sewer that serves 15 acres of an existing residential subdivision that previously had no water quality or quantity controls.

- (d) Evaluation of the feasibility of retrofitting City owned structural flood control devices to provide pollutant removal from storm water.

Each of the City owned detention basins were evaluated to determine the feasibility of retrofitting them for water quality purposes. It was previously recommended that the basins located at 10101 S. Shepard Avenue and 3480 E. Puetz Road be retrofitted for water quality. The basin at 10101 S. Shepard Avenue was retrofitted for both water quality and quantity in 2003. Retrofitting the basin located at David Lane Extended is not recommended if the downstream regional wetland treatment

system is implemented. Retrofitting the basin at 7000 S. 6th Street is not recommended because it would serve a very small tributary area.

- (e) Implementation of a program to promote the management of streambanks and shorelines by riparian landowners to minimize erosion, and restore or enhance the ecological values of waterways.

The City utilizes the Education and Information program described in Section V of this report to promote the management of streambanks and shorelines by riparian landowners to minimize erosion, and restore or enhance the ecological values of waterways. This program includes periodic articles in the local newsletter.

II. Illicit Connection/Discharge Program

The illicit connection/discharge program proposal was approved by the DNR on September 8, 2003. This program includes all storm sewer outfalls 36 inches or larger. Initial field screening for the storm sewer outfalls began in 2004.

The outfalls were screened and categorized as primary (screened every six months), secondary (screened each year) or non-critical (screened every five years). The following table illustrates the criteria used to categorize the outfalls based on the field screening results:

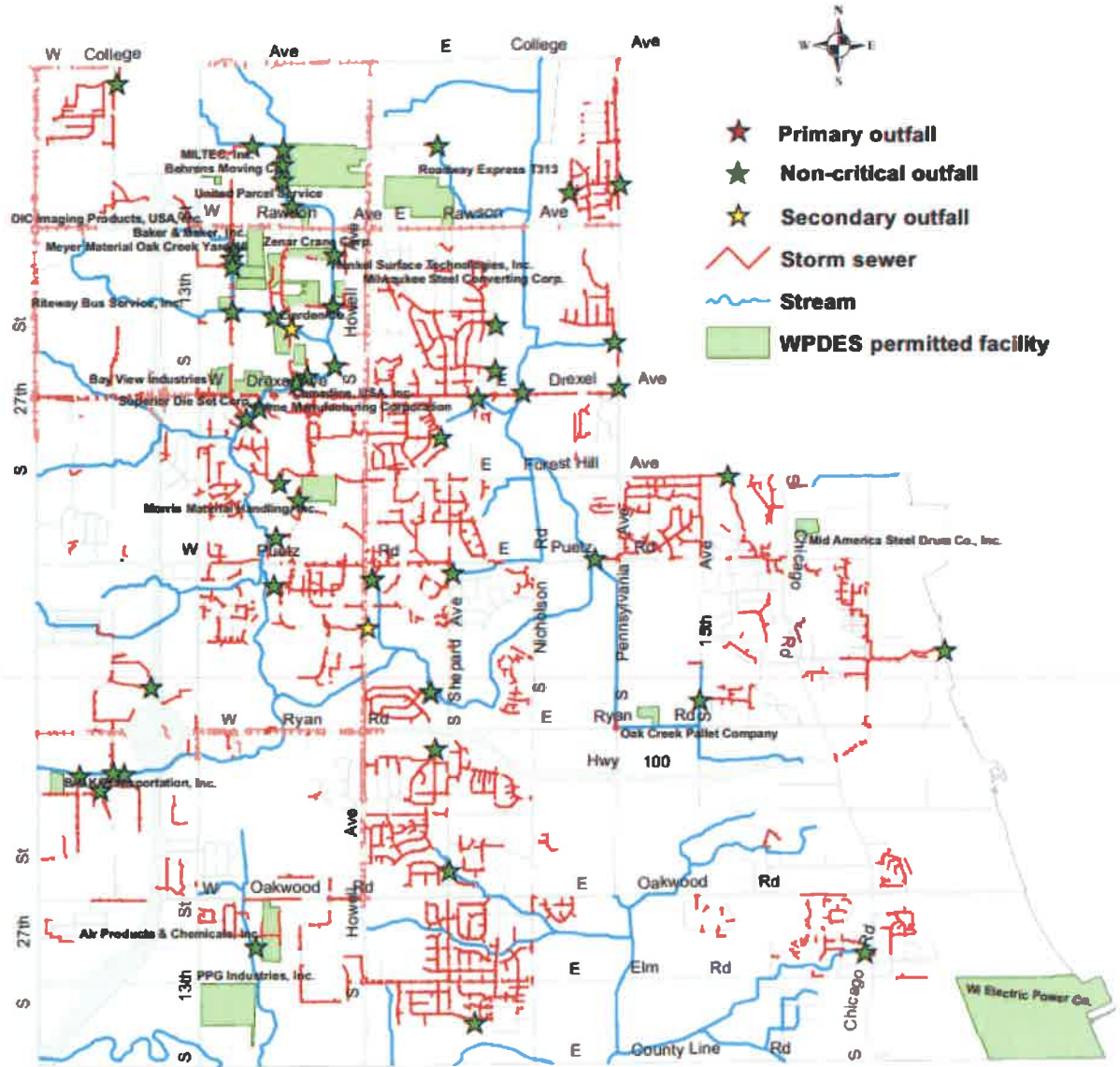
Category:	Non-Critical	Non-Critical	Secondary	Secondary	Secondary	Primary	Primary	Primary	Primary
Visual observations (abnormal vegetation, residue or structural damage present)	No	No	No	Yes	Yes	Yes	No	No	Yes
Dry weather flow present	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes
Field Screening (odor, turbidity, color or surface scum present)	No	No	Yes	No	No	Yes	No	Yes	Yes
Field analysis (tests positive for detergents, chlorine, copper, phenols or pH)	NA	No	No	NA	No	No	Yes	Yes	Yes

The outfall categories and locations for this program are illustrated in the attached figure. The 2020 screenings resulted in three outfall being categorized as secondary.

III. Industrial/High Risk Runoff Program

The proposed Industrial/High Risk Runoff program proposal was approved by the DNR on September 8, 2003. This program includes all storm sewer outfalls larger than 18 inches in critical basins identified in Oak Creek's Storm Water Management Master Plan. Because this program is similar to the illicit connection/discharge program, both programs were combined into one program.

CITY OF OAK CREEK ILLICIT DISCHARGE PROGRAM OUTFALLS 2020



IV. Construction Site Runoff

The City reduces pollutants in storm water runoff from construction sites by enforcing the City's erosion control ordinance. A total of 82 erosion control inspections were done in 2020. The building inspection department has enforcement over single family buildings and the engineering department reviews all erosion control plans and has enforcement over commercial buildings, subdivisions and public works projects. Engineering conducts monthly inspections and after each 0.5 inch rainfall. Contractors are then emailed copies of the inspection. Building inspection first posts the site (or emails or calls the contractor) with a notice of erosion control violations giving the owner a specified time to correct the situation. If the owner does not comply within the specified time period, a stop work order is imposed. Further non-compliance will result in the issuance of a citation. The building inspection department did not issue any citations in 2020; however, four stop work order was issued. About 26 verbal or written warnings were issued during the year.

V. Public Education and Outreach Program

Oak Creek joined the Southeast Wisconsin Clean Water Network in 2009. The Network called Keep Our Waters Clean, is comprised of 18 municipalities, two counties and UW Parkside and is designed to satisfy the education and outreach activities required by the NR 216 storm water quality permit. This consolidated effort enables a more efficient and effective information and education program.

A summary of the 2020 Public Education and Outreach Program is on the following pages.

2020 Respect Our Waters Year-End Report
Synopsis

	A	B	C	D	E
1	Information, Education and Outreach	I & E Programs	Date	Audience	Number Reached
2					
3	NR 216.07(1)(b)1	While some strategy, planning			
4	Educate Contractors and Selectively	and field research was done as			
5	Monitor Construction Site Erosion	part of a possible outreach			
6	during Rain Events	campaign, we did not advance			
7		construction site erosion preven-			
8		tion in the first year of our con-			
9		tract. We will do so with vigor in			
10		2021			
11					
12	NR 21607(1)(a)2				
13	Inform and Educate the Public about	Boosted Face Book post on	10/26/2020	General Public	8,400
14	Runoff Pollutant Issues/Solutions	the impact of pet waste and			
15		necessity of proper pet waste			
16		collection and disposal			
17					
18		Boosted Face Book post on	10/26/2020	General Public	8,400
19		proper management of leaves			
20					
21		Boosted Face Book post on the	1/10/2020	General Public	408
22		proper use of chlorides for	12/15/2020	General Public	12,517
23		ice control and the effects of			
24		improper application			
25					
26	Salt Awareness Week Planning Team	Planned, Promoted and	8/19/2020	RP-WIN Members	3413 notified
27		Implemented Salt Awareness	thru	Municipalities	including the
28		Week Webinars	1/7/2021		municipalities
29					(via email 1/4/2021)
30					
31					
32					
33	NR 216.07(1)(a)3				

2020 Respect Our Waters Year-End Report
Synopsis

	A	B	C	D	E
34	Promote Beneficial Onsite use of	Boosted Face Book post on	10/26/2020	General Public	8,400
35	lawn Waste/Debris	proper management of leaves			
36					
37		Face Book post on proper	9/17/2020	General public	16,400
38		management of grass clippings			
39					
40					
41	NR 216.07(1)(a)4				
42	Promote Healthy Stream Banks and	WGTD Radio segment on RSCs	3/12/2020	General Public	TBD
43	Shorlines	also posted on Face Book			
44					
45		Meachem Preserve Email	10/23/2020	Municipalities	3429
46				RP-WIN Members	
47					
48		Wildcat Creek	9/16/2020	Municipalities	3468
49				RP-WIN Members	
50					
51		Path to Wisconsin Valley	1/14/2020	Municipalities	3505
52				RP-WIN members	
53					
54	NR 216.07(1)(a)5				
55	Promote Landowner Infiltration	New web site page promoting		General Public	TBD
56	Solutions	the use of native plants to			
57		improve stormwater infiltration			
58					
59		Reck Ravine Project	10/7/2020	Members	3456
60				Municipalities	
61					
62		Webinar - ROW Update and	11/18/2020	City of Racine	20
63		Citizen Action: Native Plants and			
64		Stormwater Run-off			
65					
66		Native Plant Mailer	6/18/2020	General Public	75,000

VI. Spills Program

The City of Oak Creek is part of the area served by the Milwaukee County Hazardous Response Team. The Fire Department logged 6 Hazmat incidents in 2020 which had the potential to impact storm water quality.

VII. Program Revisions







None.

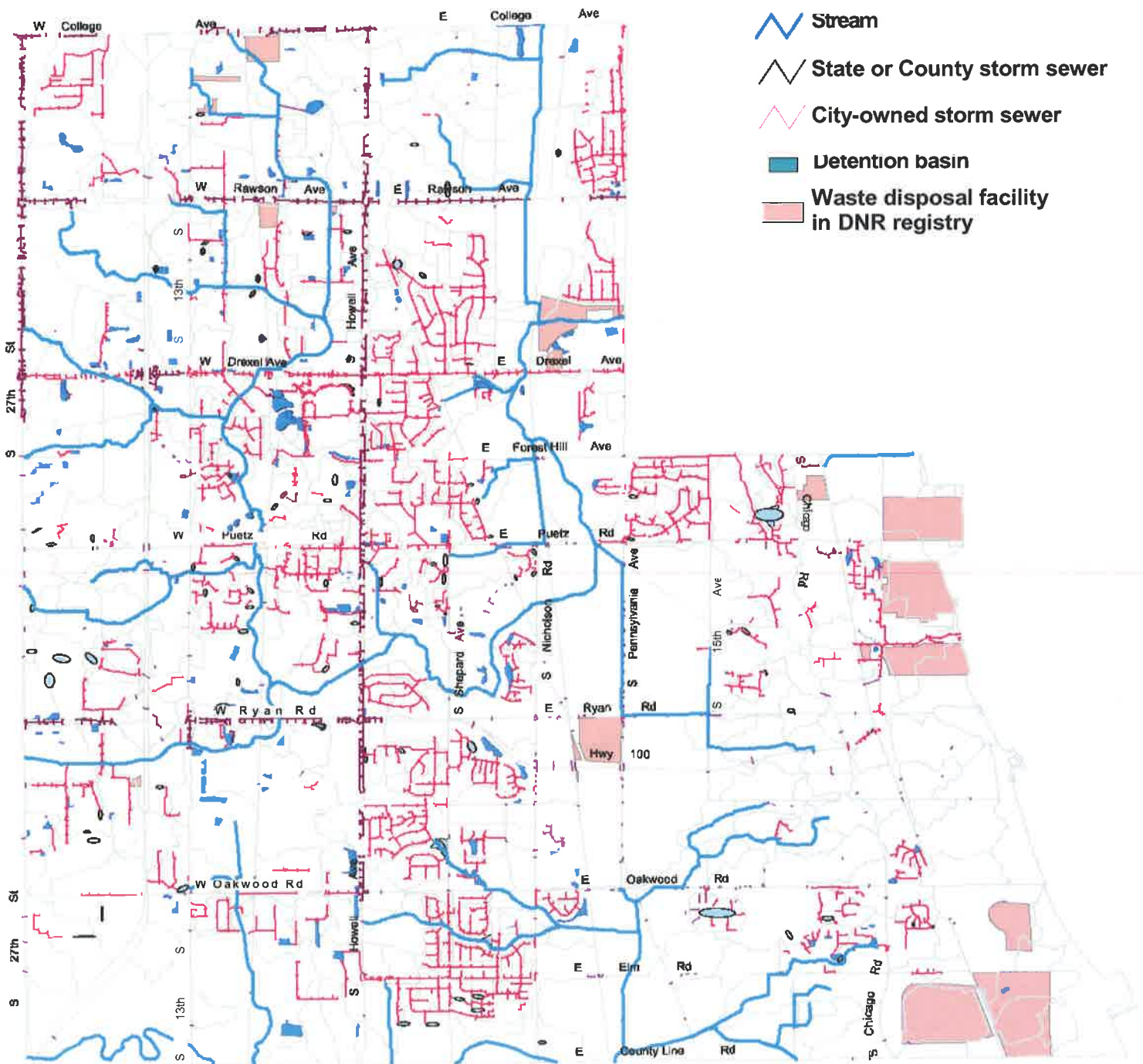
B. Updated storm sewer system map including new outfalls and structural controls.

Please see attached maps.

CITY OF OAK CREEK DRAINAGE MAP



-  Drainage basin boundary
-  Stream
-  State or County storm sewer
-  City-owned storm sewer
-  Detention basin
-  Waste disposal facility in DNR registry



C. Summary describing the number and nature of enforcement actions, inspections, public education programs, spill responses and any other activity in the storm water management program that have measurable results

C. Summary of Activities in the Storm Water Management Program

Activities	2016	2017	2018	2019	2020
Erosion Control Permits Issued	46	35	47	65	68
Erosion Control Stop Work Orders	5	1	1	6	4
Erosion Control Ordinance Compliance Letters	0 ¹	0 ¹	0 ¹	0 ¹	0 ¹
Spills (Hazmat incidents) relating to storm water	3	1	2	2	2
Structural Control Inspections	39	46	54	54	53
Number of Catch Basins Inspected for Cleaning	4,770	3,698	1,422	6,013	5,370
Number of educational activities undertaken	6	6	6	6	6

1

¹ Approximately 12 emails regarding erosion control compliance were sent

D. Summary of revisions made to the storm water management program.

Inspection of City-owned detention basins was changed from four to three times annually (spring, summer and fall). This revision was approved by the DNR in July, 2002. No revisions to the program were made in 2020.

E. Proposed revisions to the storm water management program.

None.

F. Summary of monitoring data.

The Department of Natural Resources approved Oak Creek's monitoring program proposal in November of 2000. The City has previously submitted all of the monitoring data to the DNR.

G. Proposed revisions to the storm water monitoring program.

None.

H. Summary of pollutant loading calculations.

Pollutant loadings for all 579 subbasins in Oak Creek using the Source Loading and Management Model (SLAMM) were submitted with the City's 2006 Annual Report. The analysis showed a 36% City-wide reduction in total suspended solids. Oak Creek was in compliance with the NR151 requirement of 20% suspended solids reduction by March 10, 2008.

In 2010 the City of Oak Creek contracted with AECOM to field verify swale infiltration rates within the City. The DNR subsequently reviewed and approved the new infiltration rate of 0.35 inches per hour, which is a significant increase over the previously used rate of 0.05 inches per hour.

The City finalized the SLAMM model files in 2012. The results using the new infiltration rate indicate that Oak Creek is over 40% reduction in total suspended solids.

I. Summary of the assessment of controls required in Section F.

Number of spills (Hazmat incidents) relating to storm water	3	1	3	2	6
Number of educational activities undertaken	6	6	6	6	6
Number of sewer inlets stenciled	0	0	0	0	0
Volume of used oil collected (gallons)	8,225	7,075	8,100	7,675	6,450
Mass of leaves collected (c.y.)	840	923	875	1,050	945
Mass of sediment captured from street sweeping	198.07 Tons	196.74 Tons	185.76 Tons	189.38 Tons	98.17 Tons*
Mass of sediment removed from catch basins	8.5 Tons	6.3 Tons	12 Tons	7.2 Tons	8.2
Mass of sediment removed from structural controls	12 c.y.	13 c.y.	15 c.y.	14 c.y.	14 c.y.

¹ Note: Citations are issued only if a request for correction or stop work order has not been effective in obtaining the desired corrections to erosion control measures. Approximately 5 stop work orders are issued each year.

* Partial year sediment capture due to landfill merger/acquisition

J. Fiscal analysis.

Summary of previous year's expenditures and current year's budget of the major elements in the NR 216 storm water management program.

A copy of Oak Creek's 2020 Storm Water Fund budget is on the following pages.

**BUDGET REPORT FOR OAK CREEK
2021 ADOPTED BUDGET**

GL NUMBER	DESCRIPTION	2016 ACTIVITY	2017 ACTIVITY	2018 ACTIVITY	2019 ACTIVITY	2020 ORIGINAL BUDGET	2020 PROJECTED ACTIVITY	2021 ORIGINAL BUDGET	2021 % CHANGE
ESTIMATED REVENUES									
Dept 00									
LICENSES & PERMITS									
38-00-34-33820	STORMWATER MANAGEMENT PERMIT	1,195	3,000	5,500	3,000	4,000	2,500	4,000	0.00%
38-00-34-33821	GREEN INFRASTRUCTURE PERMIT	0	0	0	0	0	1,250	0	0.00%
	LICENSES & PERMITS	1,195	3,000	5,500	3,000	4,000	3,750	4,000	0.00%
CHARGES FOR SERVICES									
38-00-35-34650	STORM WATER FEES	728,444	840,098	907,900	982,069	1,031,100	1,031,100	1,044,654	1.31%
	CHARGES FOR SERVICES	728,444	840,098	907,900	982,069	1,031,100	1,031,100	1,044,654	1.31%
COMMERCIAL REVENUE									
38-00-37-36000	INTEREST INCOME	2,055	1,722	3,773	5,191	2,000	2,000	2,000	0.00%
	COMMERCIAL REVENUE	2,055	1,722	3,773	5,191	2,000	2,000	2,000	0.00%
Totals for dept 00 -		731,694	844,820	917,173	990,260	1,037,100	1,036,850	1,050,654	1.31%
TOTAL ESTIMATED REVENUES		731,694	844,820	917,173	990,260	1,037,100	1,036,850	1,050,654	1.31%
APPROPRIATIONS									
Dept 81 - STORM WATER									
DIRECT EMPLOYEE COSTS									
38-81-41-10000	SALARIES - FULL TIME	374,774	379,878	389,736	399,809	405,923	405,923	412,812	1.70%
38-81-41-11000	SALARIES - OVERTIME	4,468	1,292	7,557	8,562	5,000	3,500	5,000	0.00%

GL NUMBER	DESCRIPTION	2016	2017	2018	2019	2020	2020	2021	2021
		ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY	ORIGINAL BUDGET	PROJECTED ACTIVITY	ORIGINAL BUDGET	% CHANGE
38-81-41-13000	RETIREMENT	25,269	25,986	26,651	26,703	27,400	27,400	27,865	1.70%
38-81-41-13500	SOCIAL SECURITY	28,421	28,339	29,544	30,399	31,053	31,053	31,580	1.70%
38-81-41-15000	INSURANCE - ACTIVE HEALTH	84,992	84,992	80,992	80,992	80,992	80,992	80,992	0.00%
38-81-41-16000	INSURANCE - WORKMANS COMP	19,704	13,907	12,716	14,170	13,739	12,232	13,496	-1.77%
38-81-41-16500	INSURANCE - DISABILITY	1,273	1,102	1,323	1,433	1,600	1,058	1,200	-25.00%
38-81-41-17000	INSURANCE - DENTAL	6,461	6,461	6,461	6,461	6,461	6,461	6,461	0.00%
38-81-41-17500	INSURANCE - GROUP LIFE	707	775	842	1,043	1,100	1,016	1,100	0.00%
38-81-41-18000	LONGEVITY	749	746	746	746	750	750	750	0.00%
38-81-41-18500	SECTION 125 EXPENSES	0	0	3	0	0	0	0	0.00%
DIRECT EMPLOYEE COSTS		546,818	543,478	556,571	570,318	574,018	570,385	581,256	1.26%
INDIRECT EMPLOYEE COSTS									
38-81-42-20000	TRAVEL/TRAINING	531	1,299	0	750	750	500	750	0.00%
38-81-42-20500	RECRUITMENT/TESTING/PHYSICALS	0	57	0	0	100	0	100	0.00%
38-81-42-21500	UNIFORMS/CLOTHING	1,206	1,272	1,219	1,200	1,200	1,200	1,200	0.00%
INDIRECT EMPLOYEE COSTS		1,737	2,628	1,219	1,950	2,050	1,700	2,050	0.00%
UTILITY COST									
38-81-43-31500	TELEPHONE	0	0	0	0	250	0	250	0.00%
UTILITY COST		0	0	0	0	250	0	250	0.00%
SUPPLIES									
38-81-44-44000	MEDICAL AND SAFETY	327	300	250	250	250	250	250	0.00%
38-81-44-46000	MINOR EQUIPMENT	350	252	218	2,500	2,500	300	2,000	-20.00%
38-81-44-46200	FIELD SUPPLIES	0	0	180	120	250	175	250	0.00%
SUPPLIES		677	552	648	2,870	3,000	725	2,500	-16.67%
OTHER SERVICES									
38-81-45-51400	CONSULTING	25,149	4,750	5,000	15,840	10,000	8,000	10,000	0.00%
38-81-45-52500	MISCELLANEOUS PERMITS	5,000	5,000	5,000	5,000	5,000	5,000	5,000	0.00%

GL NUMBER	DESCRIPTION	2016	2017	2018	2019	2020	2020	2021	2021
		ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY	ORIGINAL BUDGET	PROJECTED ACTIVITY	ORIGINAL BUDGET	% CHANGE
38-81-45-55200	ANNUAL LICENSE FEES	0	2,734	2,351	2,411	3,000	2,500	3,000	0.00%
38-81-45-59500	MISCELLANEOUS	142	42,600	10,369	0	0	0	0	0.00%
	OTHER SERVICES	30,291	55,084	22,720	23,251	18,000	15,500	18,000	0.00%
MAINTENANCE									
38-81-46-65000	STORM DRAINAGE SYSTEM	44,750	45,072	52,625	39,947	60,000	57,000	60,000	0.00%
	MAINTENANCE	44,750	45,072	52,625	39,947	60,000	57,000	60,000	0.00%
VEHICLES									
38-81-47-70000	VEHICLE MAINTENANCE	2,738	3,927	1,715	4,485	5,000	5,000	5,000	0.00%
38-81-47-70500	EQUIPMENT MAINTENANCE	12,001	12,092	9,333	12,281	15,000	13,000	15,000	0.00%
38-81-47-71000	GAS/OIL/FLUIDS	5,573	7,489	12,035	10,497	9,400	9,400	9,400	0.00%
38-81-47-71500	TIRES	1,411	2,287	5,863	2,500	2,500	2,200	2,500	0.00%
	VEHICLES	21,723	25,795	28,946	29,763	31,900	29,600	31,900	0.00%
TRANSFER									
38-81-49-99999	INTERFUND TRANSFER OUT	0	325,000	275,000	200,000	315,000	315,000	232,000	-26.35%
	TRANSFER	0	325,000	275,000	200,000	315,000	315,000	232,000	-26.35%
Totals for dept 81 - STORM WATER		645,996	997,609	937,729	868,099	1,004,218	989,910	927,956	-7.59%
TOTAL APPROPRIATIONS		645,996	997,609	937,729	868,099	1,004,218	989,910	927,956	-7.59%
NET OF REVENUES/APPROPRIATIONS - FUND 38		85,698	(152,789)	(20,556)	122,161	32,882	46,940	122,698	273.15%
BEGINNING FUND BALANCE		197,539	283,238	130,448	109,892	232,051	232,051	278,991	20.23%
ENDING FUND BALANCE		283,237	130,449	109,892	232,053	264,933	278,991	401,689	51.62%

**City of Oak Creek
Storm Water Long Range Plan
Rate analysis**

	Actual 2018	Actual 2019	Est. Actual 2020	2021	2022	2023	2024	2025
Projected Reserves	\$ 122,479	\$ 232,051	\$ 354,210	\$ 401,150	\$ 462,244	\$ 621,407	\$ 766,360	\$ 896,819
Storm Water Charges & Other Revenue	\$ 917,173	\$ 990,260	\$ 1,036,850	\$ 1,044,654	\$ 1,044,654	\$ 1,044,654	\$ 1,044,654	\$ 1,044,654
Debt Proceeds	-	-	-	-	-	-	-	-
Expenses (excluding depreciation)	662,729	668,101	674,910	696,560	710,491	724,701	739,195	753,979
Capital purchases, net of grants	275,000	200,000	315,000	287,000	175,000	175,000	175,000	175,000
Debt Service Payments	-	-	-	-	-	-	-	-
Net change in "cash"	<u>(20,556)</u>	<u>122,159</u>	<u>46,940</u>	<u>61,094</u>	<u>159,163</u>	<u>144,953</u>	<u>130,459</u>	<u>115,675</u>
Ending reserve position	\$ 101,923	\$ 354,210	\$ 401,150	\$ 462,244	\$ 621,407	\$ 766,360	\$ 896,819	\$ 1,012,494
Capital Equipment Reserve	50,000	100,000	200,000	300,000	400,000	500,000	600,000	700,000
Net Ending reserve position	51,923	254,210	201,150	162,244	221,407	266,360	296,819	312,494
Recommended reserves:								
Operations	\$ 167,025	\$ 168,728	\$ 174,140	\$ 174,140	\$ 174,140	\$ 174,140	\$ 174,140	\$ 174,140
Subsequent Year's Debt Service	-	-	-	-	-	-	-	-
Total recommended reserves	<u>167,025</u>	<u>168,728</u>	<u>174,140</u>	<u>174,140</u>	<u>174,140</u>	<u>174,140</u>	<u>174,140</u>	<u>174,140</u>
Shortage from recommended reserves	<u>\$ (65,102)</u>	<u>\$ 185,483</u>	<u>\$ 227,010</u>	<u>\$ 288,104</u>	<u>\$ 447,267</u>	<u>\$ 592,220</u>	<u>\$ 722,679</u>	<u>\$ 838,354</u>
Estimated ERU's	26,786							
ERU rate per year	37.00	35.00	37.00	39.00	39.00	39.00	39.00	39.00
Recommended Rate Increase - Annual Basis per ERU		2.00	2.00	2.00	-			

K. Identification of water quality improvements or degradation.

The City of Oak Creek was issued its NR 216 permit in June of 2000 and subsequently re-issued in April of 2006 and June of 2013. Implementation of water quality improvement programs began in 2001 on a phased basis. The following programs or projects have resulted in water quality improvements:

- The street sweeping and catch basin cleaning programs have resulted in the collection of a significant amount of sediment since 2001. Street sweeping has collected over 5,702,780 pounds of sediment and catch basin cleaning has removed 296,060 pounds of sediment.
- The Shepard Hills detention basin was retrofitted in 2003 to provide for water quality which should improve the conditions downstream.
- The Arthur Avenue storm sewer project constructed in 2005 diverted the untreated storm sewer runoff from 33 acres of a developed residential area through a wet detention basin.
- Installation of a hydrodynamic separator in the Southbranch Industrial Park in 2006.
- Portions of the Northbranch industrial park (Marquette Ave., 1st St. and 10th St.) were reconstructed with curb & gutter and inlets were replaced with catch basins in 2007. This enables catch basin cleaning and street sweeping on these roads.
- The regional detention basin at the southeast corner of I-94 and W. College Avenue constructed through an intergovernmental agreement between Wisconsin Department of Transportation, Milwaukee County and Oak Creek, treats about 230 acres of tributary area prior to discharging into the N2 Tributary.
- The Forest Hill storm sewer replacement project installed new detention basins in 2017 that serves 15 acres of an existing residential subdivision that previously had no water quality or quantity controls.

L. Program Proposals.

- New program proposals are not required under the permit for 2020.
- The Department of Natural Resources requires the annual report to be filed electronically in a standardized form. The actual document being submitted is contained on the following pages.

Submittal of Annual Reports and Other Compliance Documents for Municipal Separate Storm Sewer System (MS4) Permits

NOTE: Missing or incomplete fields are highlighted at the bottom of each page. You may save, close and return to your draft permit as often as necessary to complete your application. After 120 days your draft is deleted.

Reporting Information

Will you be completing the Annual Report or other submittal type? Annual Report Other

Project Name: 2020 Annual NR 216 Report

County: Milwaukee

Municipality: Oak Creek City

Permit Number: S049905

Facility Number: 15779

Reporting Year: 2020

Is this submittal also satisfying an Urban Nonpoint Source Grant funded deliverable? Yes No

Required Attachments and Supplemental Information

Please complete the contents of each tab to submit your MS4 permit compliance document. The information included in this checklist is necessary for a complete submittal. A complete and detailed submittal will help us review about your MS4 permit document. To help us make a decision in the shortest amount of time possible, the following information must be submitted:

Annual Report

- Review related web site and instructions for [Municipal storm water permit eReporting](#) [Exit Form]
- Complete all required fields on the annual report form and upload required attachments
- Attach the following other supporting documents as appropriate using the attachments tab above
 - Public Education and Outreach Annual Report Summary
 - Public Involvement and Participation Annual Report Summary
 - Illicit Discharge Detection and Elimination Annual Report Summary
 - Construction Site Pollution Control Annual Report Summary
 - Post-Construction Storm Water Management Annual Report Summary
 - Pollution Prevention Annual Report Summary
 - Leaf and Yard Waste Management
 - Municipal Facility (BMP) Inspection Report
 - Municipal Property SWPPP
 - Municipally Property Inspection Report
 - Winter Road Maintenance
 - Storm Sewer Map Annual Report Attachment
 - Storm Water Quality Management Annual Report Attachment
 - TMDL Attachment
 - Storm Water Consortium/Group Report

- Municipal Cooperation Attachment
- Other Annual Report Attachment

- Attach the following permit compliance documents as appropriate using the attachments tab above
 - Storm Water Management Program (*S050075-03 General Permit and S058416-04 Madison Area Group Permit shall have a written storm water management program that describes in detail how the permittee intends to comply with the permit requirements for each minimum control measure. Updated programs are due to the department by March 31, 2021.*)
 - Public Education and Outreach Program
 - Public Involvement and Participation Program
 - Illicit Discharge Detection and Elimination Program
 - Construction Site Pollutant Control Program
 - Post-Construction Storm Water Management Program
 - Pollution Prevention Program
 - Municipal Storm Water Management Facility (BMP) Inventory (*S050075-03 General Permit and S058416-04 Madison Area Group Permit 2.6.1 - inventory due to the department by March 31, 2021.*)
 - Municipal Storm Water Management Facility (BMP) Inspection and Maintenance Plan (*S050075-03 General Permit and S058416-04 Madison Area Group Permit 2.6.2 – document due to the department by March 31, 2021.*)
 - Total Maximum Daily Load documents (**If applicable, see permit for due dates.*)
 - TMDL Mapping*
 - TMDL Modeling*
 - TMDL Implementation Plan*
 - Fecal Coliform Screening Parameter *
 - Fecal Coliform Inventory and Map (*S050075-03 general permittees Appendix B B.5.2 – document due to the department by March 31, 2022*)
 - Fecal Coliform Source Elimination Plan (*S050075-03 general permittees Appendix B - document due to the department by October 31, 2023*)

- Sign and Submit form

Municipal Contact Information- Complete

Notice: Pursuant to s. NR 216.07(8), Wis. Adm. Code, an owner or operator of a Municipal Separate Storm Sewer System (MS4) is required to submit an annual report to the Department of Natural Resources (Department) by March 31 of each year to report on activities for the previous calendar year ("reporting year"). This form is being provided by the Department for the user's convenience for reporting on activities undertaken in each reporting year of the permit term. Personal information collected will be used for administrative purposes and may be provided to the extent required by Wisconsin's Open Records Law [ss. 19.31-19.39, Wis. Stats.].

Note: Compliance items must be submitted using the Attachments tab.

Municipality Information

Name of Municipality: Oak Creek City

Facility ID # or (FIN): 15779

Updated Information: Check to update mailing address information

Mailing Address: 8040 S 6th St

Mailing Address 2:

City: Oak Creek

State: Wisconsin

Zip Code: 53154 xxxxx or xxxxx-xxxx

Primary Municipal Contact Person (Authorized Representative for MS4 Permit)

The "Authorized Representative" or "Authorized Municipal Contact" includes the municipal official that was charged with compliance and oversight of the permit conditions, and has signature authority for submitting permit documents to the Department (i.e., Mayor, Municipal Administrator, Director of Public Works, City Engineer).

Select to **create new** primary contact

First Name: Philip

Last Name: Beiermeister

Select to **update** current contact information

Title: Engineer

Mailing Address: 8040 S. Howell Avenue

Mailing Address 2:

City: Oak Creek

State: WI

Zip Code: 53154 xxxxx or xxxxx-xxxx

Phone Number: 414-766-7035 Ext: xxx-xxx-xxxx

Email: pbeiermeister@oakcreekwi.org

Additional Contacts Information (Optional)

I&E Program

**Individual with responsibility for:
(Check all that apply)**

- IDDE Program
- IDDE Response Procedure Manual
- Municipal-wide Water Quality Plan
- Ordinances
- Pollution Prevention Program
- Post-Construction Program
- Winter roadway maintenance

First Name:

Last Name:

Title:

Mailing Address:

Mailing Address 2:

City:

State:

Zip Code:

XXXXX or XXXXX-XXXX

Phone Number:

Ext:

XXX-XXX-XXXX

Email:

1. Does the municipality rely on another entity to satisfy some of the permit requirements?

Yes No

- Public Education and Outreach Root-Pike WIN's Respect Our Waters
- Public Involvement and Participation Root-Pike WIN's Respect Our Waters
- Illicit Discharge Detection and Elimination
- Construction Site Pollutant Control
- Post-Construction Storm Water Management
- Pollution Prevention

2. Has there been any changes to the municipality's participation in group efforts towards permit compliances (i.e., the municipality has added or dropped consortium membership)?

Yes No

Missing Information

Do not close your work until you SAVE.

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7.

Form 3400-224 (08/19)

Minimum Control Measures- Section 1 : Complete

1. Public Education and Outreach

a. Complete the following information on Public Education and Outreach Activities related to storm water. Select the Delivery Mechanism that best describes how the topics were conveyed to your population. Use the Add Event to add additional entries.

Event Start Date 10/26/2020			
Project/Event Name Impact of pet waste and necessity of proper collection and Disposal			
Delivery Mechanism <u>Social media post</u> *Active			
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input checked="" type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	101 +	<input checked="" type="radio"/> Yes <input type="radio"/> No

Event Start Date 10/26/2020			
Project/Event Name Proper management of leaves			
Delivery Mechanism <u>Social media post</u> *Active			
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input checked="" type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	101 +	<input checked="" type="radio"/> Yes <input type="radio"/> No

Event Start Date	1/10/2020		
Project/Event Name	Proper use of chlorides for ice control and the effects of improper application		
Delivery Mechanism	Social media post		*Active
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input checked="" type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	101+	<input checked="" type="radio"/> Yes <input type="radio"/> No

Event Start Date	8/19/2020		
Project/Event Name	Planned, promoted and implemented Salt awareness week webinars		
Delivery Mechanism	Targeted group training*		*Active
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input checked="" type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other:	<input type="checkbox"/> General Public <input checked="" type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input checked="" type="checkbox"/> Other	101+	<input checked="" type="radio"/> Yes <input type="radio"/> No

Event Start Date	9/17/2020		
Project/Event Name	Proper management of grass clippings		
Delivery Mechanism	Social media post		*Active
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input type="checkbox"/> Residents	101+	<input checked="" type="radio"/> Yes <input type="radio"/> No

<input checked="" type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other:	<input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other		
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Event Start Date	3/12/2020
Project/Event Name	WGTD radio segment on regenerative stream conveyance
Delivery Mechanism	<u>Media offering</u> *Active

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input checked="" type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	101 +	<input checked="" type="radio"/> Yes <input type="radio"/> No

Event Start Date	10/23/2020
Project/Event Name	Meechem Preserve email
Delivery Mechanism	<u>Other</u> *Active

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input checked="" type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other:	<input type="checkbox"/> General Public <input checked="" type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input checked="" type="checkbox"/> Other	101 +	<input checked="" type="radio"/> Yes <input type="radio"/> No

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Event Start Date	9/16/2020
Project/Event Name	Wildcat Creek email
Delivery Mechanism	Other *Active

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input checked="" type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other:	<input type="checkbox"/> General Public <input checked="" type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input checked="" type="checkbox"/> Other	101 +	<input checked="" type="radio"/> Yes <input type="radio"/> No

Event Start Date	1/14/2020
Project/Event Name	Path to Wisconsin Valley email
Delivery Mechanism	Other *Active

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input checked="" type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other:	<input type="checkbox"/> General Public <input checked="" type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input checked="" type="checkbox"/> Other	101 +	<input checked="" type="radio"/> Yes <input type="radio"/> No

Event Start Date	6/18/2020
Project/Event Name	Website page promoting the use of native plants to improve stormwater infiltration
Delivery Mechanism	Website *Active

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees	101 +	<input checked="" type="radio"/> Yes <input type="radio"/> No

waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input checked="" type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other:	<input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other		
---	---	--	--

Event Start Date	10/7/2020		
Project/Event Name	Reck Ravine Project email		
Delivery Mechanism	Other		*Active
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input checked="" type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other:	<input type="checkbox"/> General Public <input checked="" type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input checked="" type="checkbox"/> Other	101 +	<input checked="" type="radio"/> Yes <input type="radio"/> No

Event Start Date	11/18/2020		
Project/Event Name	Webinar- Native Plants and Stormwater Run-off		
Delivery Mechanism	Educational activity*		*Active
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input checked="" type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development	<input type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input checked="" type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	11-50	<input checked="" type="radio"/> Yes <input type="radio"/> No

<input type="checkbox"/> Other:			
---------------------------------	--	--	--

Event Start Date	6/18/2020		
Project/Event Name	Native Plant mailer		
Delivery Mechanism	Distribution of print media		*Active
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input checked="" type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	101+	<input checked="" type="radio"/> Yes <input type="radio"/> No

Event Start Date	5/1/2020		
Project/Event Name	Yoga, Yard Care and Water Quality: What's the Connection? article in Oak Creek newsletter		
Delivery Mechanism	Distribution of print media		*Active
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input type="checkbox"/> Illicit discharge detection and elimination <input checked="" type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input checked="" type="checkbox"/> Yard waste management/pesticide and fertilizer application <input type="checkbox"/> Stream and shoreline management <input type="checkbox"/> Residential infiltration <input type="checkbox"/> Construction sites and post-construction storm water management <input checked="" type="checkbox"/> Pollution prevention <input type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other:	<input type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input checked="" type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	101+	<input type="radio"/> Yes <input checked="" type="radio"/> No

b. Brief explanation on Public Education and Outreach reporting. *Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Missing Information

Do not close your work until you **SAVE**.

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7

Form 3400-224 (09/20)

Minimum Control Measures - Section 2 : Complete

2. Public Involvement and Participation

a. Permit Activities. Complete the following information on Public Involvement and Participation Activities related to storm water. Select the Delivery Mechanism that best describes how the permit activities were conveyed to your population. Use the Add Event to add additional entries.

Event Start Date	4/3/2020		
Project/Event Name	MS4 Annual Report posted on Oak Creek's website		
Delivery Mechanism	<u>Website</u>		
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input checked="" type="checkbox"/> MS4 Annual Report <input type="checkbox"/> Storm Water Management Program <input type="checkbox"/> Storm Water related ordinance <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input checked="" type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	Select...	<input type="radio"/> Yes <input checked="" type="radio"/> No
Event Start Date	3/17/2020		
Project/Event Name	Common Council review of MS4 Annual Report		
Delivery Mechanism	<u>Government Event (Public Hearing, Council Meeting, etc)</u>		
Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input checked="" type="checkbox"/> MS4 Annual Report <input type="checkbox"/> Storm Water Management Program <input type="checkbox"/> Storm Water related ordinance <input type="checkbox"/> Other:	<input type="checkbox"/> General Public <input checked="" type="checkbox"/> Public Employees <input checked="" type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	11-50	<input type="radio"/> Yes <input checked="" type="radio"/> No

b. Volunteer Activities. Complete the following information on Public Involvement and Participation Activities related to storm water. Select the Delivery Mechanism that best describes how volunteer activities were conveyed to your population. Use the Add Event to add additional entries.

Event Start Date	12/9/2020		
Project/Event Name	Oak Creek Watershed Restoration Stakeholders meeting		
Delivery Mechanism	<u>Citizen committee meeting</u>		

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
Volunteer Opportunity	<input checked="" type="checkbox"/> General Public <input type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input type="checkbox"/> Other	<u>11-50</u>	<input checked="" type="radio"/> Yes <input type="radio"/> No

c. Brief explanation on Public Involvement and Participation reporting. *Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Missing Information

Do not close your work until you **SAVE**.

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7

Form 3400-224 (09/20)

Minimum Control Measures - Section 3 : Complete

3. Illicit Discharge Detection and Elimination

- | | | |
|---|----|---------------------------------|
| a. How many total outfalls does the municipality have? | 65 | <input type="checkbox"/> Unsure |
| b. How many outfalls did the municipality evaluate as part of their routine ongoing field screening program? | 12 | <input type="checkbox"/> Unsure |
| c. From the municipality's routine screening, how many were confirmed illicit discharges? | 0 | <input type="checkbox"/> Unsure |
| d. How many illicit discharge complaints did the municipality receive? | 10 | <input type="checkbox"/> Unsure |
| e. From the complaints received, how many were confirmed illicit discharges? | 8 | <input type="checkbox"/> Unsure |
| f. How many of the identified illicit discharges did the municipality eliminate in the reporting year (from both routine screening and complaints)? | 8 | <input type="checkbox"/> Unsure |

(If the sum of 3.c. and 3.e. does not equal 3.f., please explain below.)

- g. How many of the following enforcement mechanisms did the municipality use to enforce its illicit discharge ordinance? Check all that apply and enter the number of each used in the reporting year. Unsure
- Verbal Warning
 - Written Warning (including email)
 - Notice of Violation

Additional Information:

- h. Brief explanation on Illicit Discharge Detection and Elimination reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Missing Information

Do not close your work until you **SAVE**.

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7

Form 3400-224 (09/20)

Minimum Control Measures - Section 4 : Complete

4. Construction Site Pollutant Control

- a. How many total construction sites with one acre or more of land disturbing construction activity were active at any point in the reporting year? 19 Unsure
- b. How many construction sites with one acre or more of land disturbing construction activity did the municipality issue permits for in the reporting year? 15 Unsure
- c. How many erosion control inspections did the municipality complete in the reporting year? 82 Unsure
- d. What types of enforcement actions does the municipality have available to compel compliance with the regulatory mechanism? Check all that apply and enter the number of each used in the reporting year. Unsure
 - No Authority
 - Verbal Warning 6
 - Written Warning (including email) 20
 - Notice of Violation
 - Civil Penalty/ Citation 0
 - Stop Work Order 4
 - Forfeiture of Deposit
 - Other - Describe below

- e. Brief explanation on Construction Site Pollutant Control reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Missing Information

Do not close your work until you SAVE.

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7

Form 3400-224 (09/20)

Minimum Control Measures - Section 5 : Complete

5. Post-Construction Storm Water Management

- a. How many sites with new structural storm water management facilities* have received local approval ? 8 Unsure
*Engineered and constructed systems that are designed to provide storm water quality control such as wet detention ponds, constructed wetlands, infiltration basins, grassed swales, permeable pavement, catch basin sumps, etc.
- b. Does the municipality utilize privately owned storm water management facilities in its pollutant reduction analysis? Yes No Unsure
- c. If Yes, How many privately owned storm water management facilities were inspected in the reporting year ? 2 Unsure
Inspections completed by private land owners should be included in the reported number.
- d. What types of enforcement actions does the municipality have available to compel compliance with the regulatory mechanism? Check all that apply and enter the number of each used in the reporting year. Unsure
- | | |
|---|---|
| <input type="checkbox"/> No Authority | |
| <input checked="" type="checkbox"/> Verbal Warning | 1 |
| <input checked="" type="checkbox"/> Written Warning (including email) | 0 |
| <input type="checkbox"/> Notice of Violation | |
| <input checked="" type="checkbox"/> Civil Penalty/ Citation | 0 |
| <input type="checkbox"/> Forfeiture of Deposit | |
| <input checked="" type="checkbox"/> Complete Maintenance | 1 |
| <input checked="" type="checkbox"/> Bill Responsible Party | 0 |
| <input type="checkbox"/> Other - Describe below | |
- e. Brief explanation on Post-Construction Storm Water Management reporting . *If marked 'Unsure' on any questions above, justify your reasoning. Limit your response to 250 characters and/or attach supplemental information on the attachments page.*

Missing Information

Do not close your work until you SAVE.

Minimum Control Measures - Section 6 : Complete

6. Pollution Prevention

Storm Water Management Facility Inspections Not Applicable

- a. Enter the total number of municipally owned or operated structural storm water management facilities? 19 Unsure
- b. How many new municipally owned storm water management facilities were installed in the reporting year? 0 Unsure
- c. How many municipally owned storm water management facilities were inspected in the reporting year? 53 Unsure
- d. What elements are looked at during inspections (250 character limit)?

The embankments, inlet/outlet structures and the pond bottom/pool area. Please see attached inspection report for further details.

- e. How many of these facilities required maintenance? 4 Unsure
- f. Brief explanation on Storm Water Management Facility inspection reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

City owned storm water management facilities were inspected in spring, summer and fall.

Public Works Yards & Other Municipally Owned Properties (SWPPP Plan Review) Not Applicable

- g. How many municipal properties require a SWPPP? 1 Unsure
- h. How many inspections of municipal properties have been conducted in the reporting year? 1 Unsure
- i. Have amendments to the SWPPPs been made?
 Yes No Unsure
- j. If yes, describe what changes have been made. Limit response to 250 characters and/or attach supplemental information on the attachment page:
- k. Brief explanation on Storm Water Pollution Prevention Plan reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Collection Services - Street Sweeping / Cleaning Program Not Applicable

- l. Did the municipality conduct street sweeping/cleaning during the reporting year?
 Yes No Unsure
- m. If known, how many tons of material was removed? 99 Unsure

- n. Does the municipality have a low hazard exemption for this material? Yes No
- o. If street cleaning is identified as a storm water best management practice in the pollutant loading analysis, was street cleaning completed at the assumed frequency?
 Yes - Explain frequency 1/mo. - minor streets and 2/mo. - major streets
 No - Explain _____
 Not Applicable

Collection Services - *Catch Basin Sump Cleaning Program* Not Applicable

- p. Did the municipality conduct catch basin sump cleaning during the reporting year? Yes No Unsure
- q. How many catch basin sumps were cleaned in the reporting year? Unsure
- r. If known, how many tons of material was collected? Unsure
- s. Does the municipality have a low hazard exemption for this material? Yes No
- t. If catch basin sump cleaning is identified as a storm water best management practice in the pollutant loading analysis, was cleaning completed at the assumed frequency?
 Yes- Explain frequency Twice per year - spring and late fall
 No - Explain _____
 Not Applicable

Collection Services - *Leaf Collection Program* Not Applicable

- u. Does the municipality conduct curbside leaf collection? Yes No Unsure
- v. Does the municipality notify homeowners about pickup? Yes No Unsure
- w. Where are the residents directed to store the leaves for collection?
 Pile on terrace Pile in street Bags on terrace Unsure
 Other - Describe To bring leaves to the DWP recycling facility
- x. What is the frequency of collection?
 Residents can bring them to the recycling facility throughout the fall _____
- y. Is collection followed by street sweeping/cleaning? Yes No Unsure
- z. Brief explanation on Collection Services reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page*

Leaf collection at Oak Creek's recycling facility totaled 945 cubic yards.

Winter Road Management Not Applicable

- *Note: We are requesting information that goes beyond the reporting year, answer the best you can.
- aa. How many lane-miles of roadway is the municipality responsible for doing snow and ice control? Unsure

ab. Provide amount of de-icing products used by month last winter season?

Solids (tons) (ex. sand, or salt-sand)

Product	Oct	Nov	Dec	Jan	Feb	Mar
<u>Salt</u>	0	0	370	2289	1852	0

Liquids (gallons) (ex. brine)

	Oct	Nov	Dec	Jan	Feb	Mar
<u>Brine</u>	0	0	1295	14246	12625	0
<u>Beet juice</u>	0	0	0	101	978	0
<u>Other</u>	0	0	0	545	2433	0
<u>Pre-wetting compound</u>	0	2990	11210	28071	12829	0

ac. Was salt applying machinery calibrated in the reporting year? Yes No Unsure

ad. Have municipal personnel attended salt reduction strategy training in the reporting year? Yes No Unsure

Training Date	Training Name	# Attendance
10/28/2020	Winter Salt Certification Workshop: Ro...	8

ae. Brief explanation on Winter Road Management reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page*

The pre-wetting compound makeup varied depending on weather conditions. Please see attached season totals for the De-icing and Anti-icing components.

Internal (Staff) Education & Communication

af. Has training or education been held for municipal or other personnel involved in implementing each of the pollution prevention program elements? Yes No Unsure

If yes, describe what training was provided (250 character limit):

Green Infrastructure Workshop for Municipal Staff, Contractors & Consultants sponsored by Clean Wisconsin

When: 1/22/20

How many attended: 2

ag. Describe how the municipality has kept the following local officials and municipal staff aware of the municipal storm water discharge permit programs and its requirements.

Elected Officials

Common Council meetings, Annual budget and direct one on one communication.

Municipal Officials

Common Council meetings, emails and direct one on one communication.

Appropriate Staff (such as operators, Department heads, and those that interact with public)

Coordination meetings, emails and direct one on one communication.

- ah. Brief explanation on Internal Education reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Missing Information

Do not close your work until you **SAVE**.

Note: For the minimum control measures, you must fill out all questions in sections 1 through 7

Form 3400-224 (09/20)

Minimum Control Measures - Section 7 : Complete

7. Storm Sewer System Map

- a. Did the municipality update their storm sewer map this year?
- Yes No Unsure
- If yes, check the areas the map items that got updated or changed:
- Storm water treatment facilities
- Storm pipes
- Vegetated swales
- Outfalls
- Other - Describe below
- b. Brief explanation on Storm Sewer System Map reporting. *If you marked Unsure for an question for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Missing Information

Do not close your work until you SAVE.

Form 3400-224 (09/20)

Final Evaluation - Complete

Fiscal Analysis

Complete the fiscal analysis table provided below. For municipalities that do not break out funding into permit program elements, please enter the monetary amount to your best estimate of what funding may be going towards these programs.

Annual Expenditure Reporting Year	Budget Reporting Year	Budget Upcoming Year	Source of Funds
-----------------------------------	-----------------------	----------------------	-----------------

Element: Public Education and Outreach

5700 5700 6000 Storm water utility

Element: Public Involvement and Participation

1000 1000 1000 Storm water utility

Element: Illicit Discharge Detection and Elimination

15000 15000 15000 Storm water utility

Element: Construction Site Pollutant Control

15000 15000 18000 Storm water utility

Element: Post-Construction Storm Water Management

36000 37000 37000 Storm water utility

Element: Pollution Prevention

300000 300000 300000 Storm water utility

Other (describe)

Storm Sewer System Map

6000 6000 6000 Storm water utility

Please provide a justification for a "0" entered in the Fiscal Analysis. *Limit response to 250 characters.*

Water Quality

a: Were there any known water quality improvements in the receiving waters to which the

municipality's storm sewer system directly discharges to?

Yes No Unsure If Yes, explain below:

b: Were there any known water quality degradation in the receiving waters to which the municipality's storm sewer system directly discharges to?

Yes No Unsure If Yes, explain below:

c: Have any of the receiving waters that the municipality discharges to been added to the impaired waters list during the reporting year?

Yes No Unsure

d: Has the municipality evaluated their storm water practices to reduce the pollutants of concern?

Yes No Unsure

Storm Water Quality Management

a. Has the municipality completed or updated modeling in the reporting year (relating to developed urban area performance standards of s. NR 151.13(2)(b)1., Wis. Adm. Code)? Yes No

b. If yes, enter percent reduction in the annual average mass discharging from the entire MS4 to surface waters of the state as compared to implementing no storm water management controls:

Total suspended solids (TSS)

Total phosphorus (TP)

Additional Information

Based on the municipality's storm water program evaluation, describe any proposed changes to the municipality's storm water program. *If your response exceeds the 250 character limit, attach supplemental information on the attachments page.*

Missing Information

Do not close your work until you SAVE.

Form 3400-224 (09/20)

Requests for Assistance on Understanding Permit Programs

Would the municipality like the Department to contact them about providing more information on understanding any of the Municipal Separate Storm Sewer Permit programs?

Please select all that apply:

- Public Education and Outreach
- Public Involvement and Participation
- Illicit Discharge Detection and Elimination
- Construction Site Pollutant Control
- Post-Construction Storm Water Management
- Pollution Prevention
- Storm Water Quality Management
- Storm Sewer System Map
- Water Quality Concerns
- Compliance Schedule Items Due
- MS4 Program Evaluation

Do not close your work until you **SAVE**.

Required Attachments and Supplemental Information

Any other MS4 program information for inclusion in the Annual Report may be attached on here. Use the Add Additional Attachments to add multiple documents.

Upload Required Attachments (15 MB per file limit) - [Help reduce file size and trouble shoot file uploads](#)

*Required Item

Note: To replace an existing file, use the 'Click here to attach file ' link or press the to delete an item.

Storm Sewer System Map

 File Attachment

[NR216Map2020.pdf](#)

Attach - Other Supporting Documents

AR WintRdMain

 File Attachment

[WinterMaintenancemonthlysummary.pdf](#)

AR EO

 File Attachment

[ROWIE2020summary.zip](#)

AR PCSSW

 File Attachment

[ShepardHillsbasin9-2-20inspection.pdf](#)

(To remove items, use your cursor to hover over the attachment section. When the drop down arrow appears, select remove item)

Attach - Permit Compliance Documents

(To remove items, use your cursor to hover over the attachment section. When the drop down arrow appears, select remove item)

Missing Information

Draft and Share PDF Report with the permittee's governing body or delegated representatives.

Press the button below to create a PDF. The PDF will be sent to the email address associated with the WAMS ID that is signed in. After the annual report has been reviewed by the governing body or delegated representative, return to the MS4 eReporting System to submit the final report to the DNR.

[Draft and Share PDF Report](#)

Sign and Submit Your Application

Steps to Complete the signature process

1. Read and Accept the Terms and Conditions
2. Press the Submit and Send to the DNR button

NOTE: For security purposes all email correspondence will be sent to the address you used when registering your WAMS ID. This may be a different email than that provided in the application. For information on your WAMS account click [HERE](#).

Terms and Conditions

Certification: I hereby certify that I am an authorized representative of the municipality covered under Oak Creek City MS4 Permit for which this annual report or other compliance document is being submitted, and that the information contained in this submittal and all attachments were gathered and prepared under my direction or supervision. Based on my inquiry of the person or persons under my direction or supervision involved in the preparation of this document, to the best of my knowledge, the information is true, accurate, and complete. I further certify that the municipality's governing body or delegated representatives have reviewed or been apprised of the contents of this annual report. I understand that Wisconsin law provides severe penalties for submitting false information.

Signee (must check current role prior to accepting terms and conditions)

- Authorized municipal contact using WAMS ID.
- Delegation of Signature Authority (Form 3400-220) for agent signing on the behalf of the authorized municipal contact.
- Agent seeking to share this item with authorized municipal contact (authorized municipal contact must get WAMS id and complete signature).

Name:

Title:

Authorized Signature.

- I accept the above terms and conditions.

After providing the final authorized signature, the system will send an email to the authorized party and any agents. This email will include a copy to the final read only version of this application.

COMMON COUNCIL REPORT

Item: License Committee Report

Recommendation: That the Common Council grant the various license requests as listed on the 3/16/2021 License Committee Report.

Fiscal Impact: License fees in the amount of \$930.00 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:
 - * Esperanza Rojo (Kwik Trip)
 - * Bayan P. Mackley (Kwik Trip)
 - * Crystal Aponte (Speedway)
 - * Mackenzie K. Rose (Kwik Trip)
 - * Steven J. Delikat (Kwik Trip)
 - * Kelly L. Nicolaison (Jim Dandy's)
 - * Scott L. Thomas (Meijer)
 - * Marina C. Gutierrez (Cubanita's)
 - * Scott S. Cholewinski (Kwik Trip)

Options/Alternatives: None

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Christa J. Miller CMC/WCMC
Deputy City Clerk

Fiscal Review:



Maxwell Gagiu, MPA
Assistant City Administrator / Comptroller

Attachments: none

COMMON COUNCIL REPORT

Item: Vendor Summary Report

Recommendation: That the Common Council approve the March 10, 2021 Vendor Summary Report in the total of \$532,334.78.

Fiscal Impact: Total claims paid of \$532,334.78.

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. \$7,985.03 to Axon Enterprise, Inc. (pg #2) for taser cartridges.
2. \$5,468.45 to Burke Truck & Equipment, Inc. (pg #3) for equipment maintenance.
3. \$6,800.00 to Cellebrite, Inc. (pg #3) for product renewals.
4. \$68,027.03 to Compass Minerals Company (pg #4) for salt inventory.
5. \$14,523.89 to Enterprise FM Trust (pgs #4-5) for DPW vehicle lease monthly payment, Project #19024.
6. \$106,919.32 to GFL Environmental (pg #6) for February trash and recycling.
7. \$13,440.44 to Kansas City Life Insurance Co. (pgs #7-8) for April disability insurance.
8. \$14,746.65 to Kasdorf, Lewis & Sweitlik (pg #8) for legal services.
9. \$11,119.95 to L-TRON Corporation (pg #8) for L-TRON OSCR360 High Resolution Capture Kit, Project #21009.
10. \$6,614.13 to Life-Assist, Inc. (pg #9) for medical supplies.
11. \$12,000.00 to Milliman (pg #10) for retiree medical valuation.
12. \$12,277.68 to Ramboll (pg #12) for property environmental & litigation support.
13. \$6,808.55 to Securian Financial Group, Inc. (pgs #12-13) for April employee life insurance.
14. \$16,833.33 to Tyler Technologies, Inc. (pg #15) for consulting services.
15. \$54,159.85 to US Bank (pgs #19-26) 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.

16. \$88,758.50 to WE Energies (pgs #15-16) for street lighting, electricity & natural gas.

17. \$8,706.97 to WI Court Fines & Surcharges (pg #17) for February court fines.

Options/Alternatives: None

Respectfully submitted:



Andrew J. Vickers, MPA
City Administrator

Prepared:



Kristina Strmsek
Staff Accountant

Fiscal Review:



Maxwell Gagin, MPA
Assistant City Administrator/Comptroller

Attachments: 3/10/2021 Invoice GL Distribution Report