

PROCEEDINGS, COMMON COUNCIL MEETING
APRIL 5, 2021, 7:00 P.M.

CITY OF OAK CREEK
MILWAUKEE COUNTY

1. Mayor Bukiewicz called the meeting to order at 7:00 p.m. On roll call, the following alderpersons were present: Ald. Kurkowski, Ald. Loreck, Ald. Duchniak, Ald. Gehl and Ald. Guzikowski. Ald. Toman was excused.

Also present were City Attorney Melissa Karls (via video conference), Communications Coordinator Leslie Flynn (via video conference), Assistant City Administrator / Comptroller Maxwell Gagin (via video conference), City Treasurer Barbara Guckenberger (via video conference), Department of Public Works Director Ted Johnson (via video conference), Fire Chief Michael Kressuk (via video conference), IT Manager Kevin Koenig, City Librarian Jill Lininger (via video conference), Community Development Director Douglas Seymour, City Engineer/Acting Building Commissioner Michael Simmons (via video conference), City Administrator Andrew Vickers, and City Clerk Catherine Roeske.

2. The meeting began with the Pledge of Allegiance being said by all present.
3. Ald. Kurkowski, seconded by Ald. Duchniak, moved to approve the minutes of the 3/16/21 meeting. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

4. **MAYORAL PROCLAMATION: NATIONAL LIBRARY WEEK 2021.**

The Mayoral Proclamation for National Library Week 2021 was informational.

5. **PUBLIC HEARING HELD TO CONSIDER REQUEST BY DAVE DORO, O.C. HOLDINGS, LLC, ON BEHALF OF KOMATSU FOR CUP TO ALLOW STORAGE CRATES ON PROPERTY AT 10001 S. HOWELL AVE.**

A public hearing was held to consider a request by Dave Doro, O.C. Holdings, LLC on behalf of Komatsu, for a Conditional Use Permit to allow for storage crates on the property at 10001 S. Howell Ave. (See Item No. 6 for action on this hearing).

6. **PRESENTED AND ADOPTED: ORDINANCE NO. 3002, APPROVING CUP FOR OUTDOOR STORAGE OF MATERIALS (CRATES) AT 10001 S. HOWELL AVE.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Ordinance No. 3002, approving a Conditional Use Permit for the outdoor storage of materials (crates) at 10001 S. Howell Ave. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

7. **PUBLIC HEARING HELD TO CONSIDER REQUEST SUBMITTED BY LINDA GORENS-LEVEY, GENERAL CAPITAL GROUP, FOR AMENDMENT TO EXISTING PUD, ADDING PROPERTY AT 9962 S. 13TH ST.**

A public hearing was held to consider a request submitted by Linda Gorens-Levey, General Capital Group, for an amendment to the existing Planned Unit Development to add the property at 9962 S. 13th St. (See Item No. 8 for action on this hearing).

8. **PRESENTED AND ADOPTED: ORDINANCE NO. 3003, APPROVING AMENDMENT TO CONDITIONS AND RESTRICTIONS IN ORDINANCE NO. 2910 FOR PUD ADDING PROPERTY AT 9962 S 13TH ST.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Ordinance No. 3003, approving an amendment to the Conditions and Restrictions in Ordinance No. 2910 for the Planned Unit Development adding the property at 9962 S. 13th St. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

9. **COVID-19 UPDATE.**

The COVID-19 informational update did not occur.

10. **SUMMARIZED TREASURER'S REPORT ON INVESTMENT AND BANKING ACCOUNTS FOR MONTH ENDING FEBRUARY 28, 2021.**

The Council was provided a Summarized Treasurer's Report on investment and banking accounts for the month ending February 28, 2021.

11. **THOUGHT PRIMER-COMPREHENSIVE PROPERTY CODE COMPLIANCE PROGRAM.**

City Administrator Andrew Vickers and Community Development Director Douglas Seymour provided the Council with Thought Primer-Comprehensive Property Code Compliance Program information.

12. **PRESENTED AND ADOPTED: RESOLUTION NO. 12239-040521, APPROVING CSM SUBMITTED BY F STREET DEVELOPMENT GROUP AND CITY FOR PROPERTIES AT 4200 E. LAKE VISTA BLVD. AND 4001 E. LAKE VISTA PARKWAY.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12239-040521, approving a Certified Survey Map submitted by F Street Development Group and City of Oak Creek for the properties at 4200 E. Lake Vista Blvd. and 4001 E. Lake Vista Parkway. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

13. **COUNCIL APPROVES RAWSON AVENUE WATER MAIN EXTENSION PROJECT AND AWARDS CONSTRUCTION CONTRACT TO IHC CONSTRUCTION COMPANIES, LLC, AT BID AMOUNT OF \$519,195.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to approve the Rawson Avenue Water Main Extension project and award the construction contract to the lowest responsive, responsible bidder, IHC Construction Companies, LLC, based on the bid amount of \$519, 195. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

14. **LICENSE COMMITTEE.**

Ald. Kurkowski, seconded by Ald. Duchniak, moved to grant the various license requests as listed on the 4/5/21 License Committee Report.

Grant an Operator License to the following:

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| * Claudia Y. Guerrero (BelAir Cantina) | * Jamie L. St. Ledger (Oak Hills Golf) |
| * Aaron J. Gross (Woodman's) | * Brandon H. Peterson (Meijer) |
| * Leonardo Pacheco (Cozumel) | * Jay Chontal (Kwik Trip) |

Grant a Temporary Class B Wine license to All Saints Lutheran Church ELCA, 9131 S. Howell Ave. for their 4th Annual How Great Thou ART – Art Fair scheduled for July 17, 2021.

Grant a 2021 Transient Merchant license to Mad City Windows, 17044 W. Victor Rd., New Berlin, and to the following salespersons:

- * Michael Richards
- * Matthew Schlicke

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

15. **COUNCIL APPROVES VENDOR SUMMARY.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to approve the March 29, 2021 Vendor Summary Report in the amount of \$612,076.31. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

16. **COUNCIL CONVENES INTO CLOSED SESSION.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to convene into Closed Session at 8:44 p.m., pursuant to Wisconsin State Statutes to discuss the following:

- (a) Section 19.85(1)(c) to discuss a proposed First Amendment to Tax Incremental District No. 12 Finance Development Agreement between the City of Oak Creek and Oak Creek Hotel Ventures, LLC for the property at 7700 S. Ikea Way (Stand Rock Project) (2nd District).

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

17. **COUNCIL RECONVENES INTO OPEN SESSION.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to reconvene into Open Session at 8:58 p.m. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

18. **COUNCIL APPROVES FIRST AMENDMENT TO TAX INCREMENTAL DISTRICT NO. 12 FINANCE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF OAK CREEK AND OAK CREEK HOTEL VENTURES, LLC FOR THE PROPERTY AT 7700 S. IKEA WAY.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to approved the First Amendment to Tax Incremental District No. 12 Finance Development Agreement between the City of Oak Creek and Oak Creek Hotel Ventures, LLC for the property at 7700 S. Ikea Way (Stand Rock Project). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye and Ald. Guzikowski, aye.

ADJOURNMENT.

Ald. Kurkowski, seconded by Ald. Duchniak, moved to adjourn the meeting at 9:00 p.m. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

ATTEST:

Catherine A. Roeske, City Clerk

Daniel J. Bukiewicz, Mayor