

PROCEEDINGS, COMMON COUNCIL MEETING
JANUARY 18, 2022, 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, Communications Coordinator Leslie Flynn, Assistant City Administrator / Comptroller Maxwell Gagin, IT Manager Kevin Koenig, Zoning Administrator Laurie Miller, Community Development Director Douglas Seymour, Police Chief David Stecker, City Engineer Matthew Sullivan, 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. Loreck, moved to approve the minutes of the 12/21/21 meeting. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Guzikowski, aye; and Ald. Gehl, aye. Ald. Duchniak abstained from voting.
4. **PUBLIC HEARING HELD TO CONSIDER REQUEST SUBMITTED BY TIMOTHY GRAYMAN, ALL STAR BUICK GMC, FOR AMENDMENT TO EXISTING CUP TO INCLUDE PROPERTY WITH FORMER ADDRESS OF 7070 S. 27TH ST.**

A public hearing was held to consider a request submitted by Timothy Grayman, All Star Buick, GMC, for an amendment to the existing Conditional Use Permit to include the property with a former address of 7070 S. 27th St. (See Item No. 5 for action on this hearing).

5. **PRESENTED AND ADOPTED: ORDINANCE NO. 3027, APPROVING CUP TO ADD LAND WITH FORMER ADDRESS OF 7070 S. 27TH ST.**

Ald. Loreck, seconded by Ald. Duchniak, moved to adopt Ordinance No. 3027, approving a Conditional use Permit Amendment to add the land with a former address of 7070 S. 27th 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.

6. **PRESENTED AND ADOPTED: RESOLUTION NO. 12296-011822, APPROVING MIRT MOU.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12296-011822, approving the Major Incident Response Team ("MIRT") Memorandum of Understanding. 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. **PRESENTED AND ADOPTED: RESOLUTION NO. 12297-011822, APPROVING CSM SUBMITTED BY ENDF3DK, LLC FOR PROPERTIES AT 8751 AND 8775 S. HOWELL AVE.**

Ald. Guzikowski, seconded by Ald. Loreck, moved to adopt Resolution No. 12297-011822, approving a Certified Survey Map submitted by EndF3DK, LLC for properties at 8751 and 8775 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.

8. **COUNCIL APPROVES AMENDED PAVILION AND SHELTER RENTAL POLICY AND ATHLETIC FIELD RENTAL POLICY AS RECOMMENDED BY PARKS AND RECREATION COMMISSION.**

Ald. Duchniak, seconded by Ald. Loreck, moved to approve an amended Pavilion and Shelter Rental Policy and Athletic Field Rental Policy as recommended by the Parks and Recreation Commission. 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. **PRESENTED AND ADOPTED: RESOLUTION NO. 12295-011822, APPROVING THE OAKS AT 8100 DEVELOPMENT AGREEMENT WITH DECKER PROPERTIES, INC., FOR DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS FOR DEVELOPMENT LOCATED AT 8100 AND 8146 S. 27TH STREET AND 8100 S. ORCHARD WAY.**

Ald. Loreck, seconded by Ald. Duchniak, moved to adopt Resolution No. 12295-011822, approving The Oaks at 8100 Development Agreement with Decker Properties, Inc., for the design and construction of public improvements for the development located at 8100 and 8146 S. 27th Street and 8100 S. Orchard Way (Tax Key Nos. 810-9012-001, 810-9005-000, and 810-9013-001) (Project Nos. 22050 and 22051). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

10. **PRESENTED AND ADOPTED: RESOLUTION NO. 12292-011822, APPROVING MUNICIPAL WATERMAIN AND UTILITY EASEMENT AT LAKESHORE COMMONS.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12292-011822, approving a Municipal Watermain and Utility Easement at Lakeshore Commons (Tax Key No. 868-9005-000). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

11. **PRESENTED AND ADOPTED: RESOLUTION NO. 12293-011822, APPROVING 10' MUNICIPAL MAINTENANCE EASEMENT AT LAKESHORE COMMONS.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12293-011822, approving a 10' Municipal Maintenance Easement at Lakeshore Commons (Tax Key No. 868-9005-000). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

12. **PRESENTED AND ADOPTED: RESOLUTION NO. 12294-011822, APPROVING MUNICIPAL UTILITY EASEMENT AT LAKESHORE COMMONS.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12294-011822, approving a Municipal Utility Easement at Lakeshore Commons (Tax Key Nos. 868-9004-000 and 868-9005-000). 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. LICENSE COMMITTEE.

Ald. Kurkowski, seconded by Ald. Duchniak, moved to take action on the various license requests as listed on the 1/18/22 License Committee Report as follows:

Grant an Operator's license to (favorable background reports received):

- Daniel R. Grabowski (Kwik Trip)
- Jennifer F. Prodzinski (Sidetracked)
- Julie A. Knous (Meijer)

Grant a 2022 Temporary Class "B" beer license to Roland Komorowski, agent on behalf of St. Matthew Parish, 9329 S. Chicago Rd., for a Chili Cook-off scheduled for February 5, 2022.

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

14. COUNCIL APPROVES 12/29/21 VENDOR SUMMARY.

Ald. Gehl, seconded by Ald. Guzikowski, moved to approve the December 29, 2021 Vendor Summary Report in the amount of \$348,733.15. (Of this total, \$298,182.48 will impact the 2021 fiscal year, with the remaining \$50,194.67 impacting 2022). On roll call, the vote was as follows: Ald. Kurkowski, Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Gehl, aye, and Ald. Guzikowski, aye.

15. COUNCIL APPROVES 1/12/22 VENDOR SUMMARY.

Ald. Gehl, seconded by Ald. Guzikowski, moved to approve the January 12, 2022 Vendor Summary Report in the amount of \$799,294.15. (Of this total, \$417,768.32 will impact the 2021 fiscal year, with the remaining \$381,525.83 impacting 2022). On roll call, the vote was as follows: Ald. Kurkowski, 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 7:30 p.m., pursuant to Wisconsin State Statutes to discuss the following:

- (a) Section 19.85(1)(e) to consider a Tax Incremental District No. 12 Finance Development Agreement with Walden OC, LLC for the properties located at 1880, 1997, and 1998 W. Creekside Crossing Cir.

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 7:43 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 TAX INCREMENTAL DISTRICT NO. 12 FINANCE DEVELOPMENT AGREEMENT WITH WALDEN OC, LLC FOR PROPERTIES LOCATED AT 1880, 1997, AND 1998 W. CREEKSIDE CROSSING CIR.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to approve a Tax Incremental District No. 12 Finance Development Agreement with Walden OC, LLC for the properties located at 1880, 1997, and 1998 W. Creekside Crossing Cir. 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. Loreck, moved to adjourn the meeting at 7:44 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