

PROCEEDINGS, COMMON COUNCIL MEETING
SEPTEMBER 3, 2024, 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. Ruetz, Ald. Marshall, Ald. Gehl, and Ald. Guzikowski.

Also present were City Attorney Melissa Karls, Deputy City Administrator / Finance Officer Maxwell Gagin, IT Director Thomas Kramer, Community Development Director Kristi Lane, Assistant City Administrator / 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. Marshall, seconded by Ald. Guzikowski, moved to approve the 8/20/2024 minutes. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

4. **PUBLIC HEARING HELD TO CONSIDER PROPOSED AMENDMENT TO TABLE 17.0304(C) OF MUNICIPAL CODE ALLOWING GENERAL RETAIL LESS THAN 50,000 SQUARE FEET AND WAREHOUSE, STORAGE, LESS THAN 200,000 SQUARE FEE, AS CONDITIONAL USES IN LM-1, LIGHT MANUFACTURING ZONING DISTRICT.**

A public hearing was held to consider a proposed amendment to Table 17.0304(c), of the Municipal Code to allow general retail less than 50,000 square fee, and warehouses, storage, less than 200,000 square feet, as conditional uses in the LM-1, Light Manufacturing Zoning District. (See Item No. 5 for action on this hearing).

5. **PRESENTED AND ADOPTED: ORDINANCE NO. 3107, AMENDING TABLE 17.0304(C) OF MUNICIPAL CODE TO ALLOW GENERAL RETAIL, LESS THAN 50,000 SQ. FT., AND WAREHOUSE, STORAGE, LESS THAN 200,000 SQ. FT., AS CONDITIONAL USES IN LM-1, LIGHT MANUFACTURING ZONING DISTRICT.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to adopt Ordinance No. 3107, amending Table 17.0304(c) of the Municipal Code to allow general retail, less than 50,000 square feet, and warehouse, storage, less than 200,000 square feet, as conditional uses in the LM-1, Light Manufacturing Zoning District. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

6. **PUBLIC HEARING HELD TO DISCUSS PROPOSED ORDINANCE ADOPTING FLOODPLAIN ORDINANCE FOR CITY.**

A public hearing was held to consider a proposal to discuss an Ordinance adopting the Floodplain Ordinance for the City of Oak Creek, Milwaukee County, Wisconsin. (See Item No. 7 for action on this hearing).

7. **PRESENTED AND ADOPTED: ORDINANCE NO. 3110, FLOODPLAIN ORDINANCE FOR CITY.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Ordinance No. 3110, Floodplain Ordinance for the City of Oak Creek, Milwaukee, County, Wisconsin. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

8. **ANNUAL TID REVIEW PRESENTATION.**

Maxwell Gaglin, Deputy City Administrator / Finance Officer, provided the Council with the annual Tax Increment District (TID) review presentation.

9. **COUNCIL AWARDS CITY HALL OFFICE BUILD OUT PROJECT TO CAMPBELL CONSTRUCTION JC, INC., AT ESTIMATED COST OF \$71,194.**

Ald. Loreck, seconded by Ald. Marshall, moved to award the City Hall Office Build Out project to the lowest responsive, responsible bidder, Campbell Construction JC, Inc., at the estimated cost of \$71,194.00 (Project No. 24019). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

10. **COUNCIL AWARDS CHAPEL HILLS PARK REHABILITATION UNIT PRICE CONTRACT BASE BID AND ALTERNATE BID 1 TO PARKING LOT MAINTENANCE, INC., AT ESTIMATED COST OF \$223,983.60.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to award the Chapel Hills Park Rehabilitation unit price contract Base Bid and Alternate Bid 1 to the lowest responsive, responsible bidder, Parking Lot Maintenance, Inc., at the estimated cost of \$223,983.60 (Project No. 24017). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

11. **COUNCIL APPROVES 8/28/24 VENDOR SUMMARY.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to approve the August 28, 2024, Vendor Summary Report in the amount of \$635,589.04. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

ADJOURNMENT.

Ald. Ruetz, seconded by Ald. Loreck, moved to adjourn the meeting at 8:00 p.m. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

ATTEST:

Catherine A. Roeske, City Clerk

Daniel J. Bukiewicz, Mayor