

PROCEEDINGS, COMMON COUNCIL MEETING
MONDAY, AUGUST 19, 2014, 7:00 P.M.

CITY OF OAK CREEK
MILWAUKEE COUNTY

1. Mayor Scaffidi called the meeting to order at 7:00 p.m. On roll call, the following alderpersons were present: Ald. Kurkowski, Ald. Bukiewicz, Ald. Ruetz, Ald. Toman, Ald. Gehl and Ald. Guzikowski. Also present were: City Attorney Lawrence Haskin, City Administrator Gerald Peterson, Human Resource Manager Mary Casey, City Engineer / Acting Building Commissioner Michael Simmons, Community Development Director Douglas Seymour, Finance Director / Comptroller Bridget Souffrant, Fire Chief Thomas Rosandich, Streets, Parks and Forestry Director Ted Johnson, Facility Manager Richard Kulka, and City Clerk Catherine Roeske.
2. The meeting began with the Pledge of Allegiance being said by all present.
3. Ald. Bukiewicz, seconded by Ald. Ruetz, moved to approve the minutes of the 8/4/14 meeting as published. On roll call, the vote was as follows: Al. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Ruetz, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski.

4. **PRESENTED AND ADOPTED: RESOLUTION NO. 11522-081914, RESOLUTION OF COMMENDATION TO ROY GIESENSCHLAG.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 11522-081914, Resolution of Commendation to Roy Giesenschlag, retiring Oak Creek Fire Lieutenant. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Ruetz, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

5. **DISCUSSION HELD RELATIVE TO PREPARATION OF 2015 CITY BUDGET; TENTATIVE MEETING DATES SET.**

A discussion with the Council was held relative to the preparation of the 2015 City budget. Budget discussion dates were tentatively set for Saturday, October 18, beginning at 8:00 a.m. and on Monday, October 20, beginning at 5:30 p.m.

6. **COUNCIL CONCURS WITH MAYOR'S APPOINTMENTS.**

Ald. Gehl, seconded by Ald. Kurkowski, moved to concur with the Mayor's appointments as follows:

- a. Board of Health – to complete 3 year terms to expire 9/2015
Jose M. Avila – 2139 W. Vista Bella Drive
- b. Finance Committee – 1 year term to expire 4/2015
Zach Olsen – 7945 S. Verdev Dr.

On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Ruetz, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

7. **COUNCIL APPROVES VENDOR SUMMARY REPORT.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to approve the 2014 Vendor Summary Report in the amount of \$215,547.83. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Ruetz, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

8. **COUNCIL APPROVES REPAIR AND PAINTING OF FIRE STATION #3 IN AMOUNT OF \$17,581.**

Ald. Kurkowski, seconded by Ald. Guzikowski, moved to approve the repair and painting of Fire Station #3 in the amount of \$17,581. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Ruetz, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

9. **COUNCIL AUTHORIZES EXPENDITURE OF UP TO \$100,000 FOR REPAIR OF W. DREXEL AVENUE BETWEEN 6TH STREET AND HOWELL AVE. (PROJECT NO. 13051).**

Ald. Bukiewicz, seconded by Ald. Kurkowski, moved to authorize the expenditure of up to \$100,000 for repair of W. Drexel Ave. between 6th Street and Howell Ave. (Project No. 13051). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Ruetz, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

10. **PRESENTED AND ADOPTED: RESOLUTION NO. 11536-081914, ESTABLISHING VARIOUS FEES, PERMITS, AND CHARGES CHARGED BY THE CITY, EFFECTIVE 9/1/14.**

Ald. Kurkowski, seconded by Ald. Gehl, moved to adopt Resolution No. 11536-081914, establishing various fees, permits, and charges charged by the City of Oak Creek to be effective September 1, 2014. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Ruetz, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

11. **COUNCIL AUTHORIZES STREETS, PARKS AND FORESTRY DIRECTOR TO SEEK BIDS FOR GARBAGE AND RECYCLING SERVICES.**

Ald. Gehl, seconded by Ald. Kurkowski, moved to authorize the Streets, Parks and Forestry Director to seek bids for garbage and recycling services. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Ruetz, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

12. **DIRECTED HELD: MOTION TO AUTHORIZE STAFF TO TAKE PRELIMINARY STEPS TO AMEND THE BOUNDARIES AND PROJECT PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 9 TO INCLUDE PROPERTY AT 813 W. COLLEGE AVE.**

Action on the motion to authorize staff to take preliminary steps to amend the boundaries and project plan for Tax Increment Financing District No. 9 to include property at 813 W. College Ave. was directed held.

13. **PRESENTED AND ADOPTED: RESOLUTION NO. 11533-081914, VACATING ACCESS EASEMENT AT OAKVIEW BUSINESS PARK (TAX KEY NO. 974-1003).**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 11533-081914, vacating an access easement at OakView Business Park (Tax Key No. 974-1003). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Ruetz, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

14. **COUNCIL GRANTS OPERATOR'S LICENSES.**

Ald. Ruetz, seconded by Ald. Guzikowski, moved to grant an Operator's license to:

- Patricia A. Gengler, S86 W30643 Stonegate Dr., Mukwonago (Legion)
- Christine A. Hajek, 7841 S. Scepter Dr., Franklin (Legion)
- Michael T. Hamilton, 490 W. Lagoon Ln., Oak Creek (Applebee's)
- Sarah K. Barker, 1411B Rawson Ave., South Milwaukee (Target)
- Michael K. Zellmer, 14126 Alexandria Dr., Sturtevant (Piggly Wiggly)
- Alexander J. Malicki, 1915 E. Kenilworth Pl., Milwaukee (Piggly Wiggly)
- Brandon T. Stross, 10563 S. 4th Ave., Oak Creek (Ryan Road Mobil)
- Nathan T. Orlando, 3868 E. High St., Oak Creek (Ryan Road Mobil)
- Laura L. Steinmetz, 7422 Botting Rd., Racine (Ryan Road Mobil)
- Brittany R. Dvorak 3259 E. Ryan Rd., Oak Creek (Speedway)

On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Ruetz, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

15. **CLOSED SESSION HELD.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to convene in Closed Session at 7:48 p.m., pursuant to Wisconsin State Statutes to discuss the following:

- a. Section 19.85 (1)(e) to discuss the terms of a proposed Second Amendment to the Financing Agreement between the City of Oak Creek and One West Drexel LLC for Tax Incremental District (TIF) No. 11 (Drexel Town Square).
- b. Section 19.85 (1)(e) to discuss the terms of a proposed First Amendment to the Financing Agreement between the City of Oak Creek and Wispark LLC for Tax Incremental District (TIF) No. 8 (OakView Business Park).
- c. 19.85 (1)(d) to consider a strategy for security measures at city owned buildings as it relates to crime prevention.

On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Ruetz, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

16. **COUNCIL RECONVENES INTO OPEN SESSION.**

Ald. Gehl, seconded by Ald. Ruetz, moved to reconvene into Open Session at 8:40 p.m. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Ruetz, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

17. **PRESENTED AND ADOPTED: RESOLUTION NO. 11534-081914, APPROVING SECOND AMENDMENT TO TAX INCREMENTAL DISTRICT NO. 11 FINANCE DEVELOPMENT AGREEMENT (DREXEL TOWN SQUARE).**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 11534-081914, approving the second amendment to the Tax Incremental District No. 11 Finance Development Agreement, with the addition in paragraph 2 that all items would be subject to approval by the City Attorney, Finance Director and City Administrator (Drexel Town Square). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Ruetz, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

18. **PRESENTED AND ADOPTED: RESOLUTION NO. 11535-081914, APPROVING FIRST AMENDMENT TO TAX INCREMENTAL DISTRICT NO. 8 FINANCE DEVELOPMENT AGREEMENT (OAKVIEW BUSINESS PARK).**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 11535-081914, approving the first amendment to the Tax Incremental District No. 8 Finance Development

Agreement (OakView Business Park). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Ruetz, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

ADJOURNMENT.

Ald. Kurkowski, seconded by Ald. Bukiewicz, moved to adjourn this meeting at 8:41 p.m. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Ruetz, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

ATTEST:

Catherine A. Roeske, City Clerk

Stephen Scaffidi, Mayor