

PROCEEDINGS, COMMON COUNCIL MEETING  
TUESDAY, JULY 7, 2015, 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. Verhalen, Ald. Toman and Ald. Guzikowski. Ald. Gehl was excused. Also present were City Attorney Melissa Karls, City Administrator Gerald Peterson, City Engineer / Acting Building Commissioner Michael Simmons, Fire Chief Thomas Rosandich, Director/Comptroller Bridget Souffrant, Community Development Director Douglas Seymour, IT Manager Caesar Geiger 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. Bukiewicz, moved to approve the minutes of the 6/16/15 meeting as published. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; and Ald. Guzikowski, aye.

4. **PRESENTED AND ADOPTED: RESOLUTION NO. 11622-070715, RESOLUTION OF GRATITUDE TO LAWRENCE J. HASKIN FOR DEDICATED SERVICE AS CITY ATTORNEY.**

Ald. Toman, seconded by Ald. Bukiewicz, moved to adopt Resolution No. 11622-070715, a Resolution of Gratitude to Lawrence J. Haskin for dedicated service as City Attorney. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; and Ald. Guzikowski, aye.

5. **PUBLIC HEARING HELD TO CONSIDER REQUEST BY MIKE AIROLDI, AIROLDI BROTHERS, CRAIG AIMERS, PC LOGISTICS, AND JOSEPH CAMPIONE FOR CUP ALLOWING AUTOMOBILE AND TRUCK ENGINE AND BODY REPAIR, AND STORAGE OF VEHICLES AND EQUIPMENT ON PORTION OF PROPERTY LOCATED AT 7350 S. 10<sup>TH</sup> ST.**

A public hearing was held to consider a request submitted by Mike Airolodi, Airolodi Brothers, Craig Aimers, PC Logistics, and Joseph Campione for a conditional use permit allowing automobile and truck engine and body repair, and storage of vehicles and equipment on a portion of the property located at 7350 S. 10<sup>th</sup> St. (See Item 6 for action on this hearing.)

6. **PRESENTED AND ADOPTED: ORDINANCE NO. 2769, APPROVING CUP ALLOWING AUTOMOBILE AND TRUCK ENGINE AND BODY REPAIR AND STORAGE OF VEHICLES AND EQUIPMENT ON PORTION OF PROPERTY LOCATED AT 7350 S. 10<sup>TH</sup> ST.**

Ald. Kurkowski moved to adopt Ordinance No. 2769, approving a conditional use permit allowing automobile and truck engine and body repair and storage of vehicles and equipment on a portion of the property located at 7350 S. 10<sup>th</sup> St., and to modify the conditional use permit, allowing trailers to be stored on the gravel area of the property utilizing, not to exceed, a 250' slab of concrete.

Receiving no second, Ald. Kurkowski then withdrew the motion.

Ald. Kurkowski, seconded by Ald. Bukiewicz, moved to adopt Ordinance No. 2769, approving a conditional use permit allowing automobile and truck engine and body repair and storage of vehicles and equipment on a portion of the property located at 7350 S. 10<sup>th</sup> St., and to modify the conditional use permit allowing trailer parking to the gravel area on the property, not to exceed 20 trailers.

Motion, with second agreeing, amended the motion to require the submittal of the leased area by the

applicants to incorporate as part of the conditional use permit. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; and Ald. Guzikowski, aye.

7. **PRESENTED AND ADOPTED: RESOLUTION NO. 11626-070715, AUTHORIZING PAYMENT OF BILLS, DEBTS, AND OBLIGATIONS.**

Ald. Bukiewicz, seconded by Ald. Kurkowski, moved to adopt Resolution No. 11626-070715, authorizing payment of bills, debts, and obligations. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; and Ald. Guzikowski, aye.

8. **PRESENTED AND ADOPTED: RESOLUTION NO. 11628-070715, ADOPTING A THREE-YEAR FINANCIAL PLAN FOR CITY.**

Ald. Bukiewicz, seconded by Ald. Toman, moved to adopt Resolution No. 11628-070715, adopting a Three-Year Financial Plan for the City of Oak Creek. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; and Ald. Guzikowski, aye.

9. **PRESENTED AND ADOPTED: RESOLUTION NO. 11629-070715, APPROVING A STORM SEWER EASEMENT AGREEMENT AND RIGHT OF WAY AGREEMENT BY AND BETWEEN BARRETT VISIONARY DEVELOPMENT, LLC AND CITY, AND ACCESS AGREEMENT BY AND AMONG ONE WEST DREXEL, LLC, EMERALD ROW, BARRETT VISIONARY DEVELOPMENT, LLC AND CITY.**

Ald. Bukiewicz, seconded by Ald. Kurkowski, moved to adopt Resolution No. 11629-070715, approving a Storm Sewer Easement Agreement and a Right of Way Agreement by and between Barrett Visionary Development, LLC and the City of Oak Creek and an Access Agreement by and among One West Drexel, LLC ("OWD"), Emerald Row, LLC ("Emerald Row"), Barrett Visionary Development, LLC ("Barrett") and the City of Oak Creek, subject to technical corrections by the City Attorney's office. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; and Ald. Guzikowski, aye.

10. **PRESENTED AND ADOPTED: RESOLUTION NO. 11627-070715, APPROVING CSM FOR PROPERTY AT 8001 S. 6<sup>TH</sup> ST.**

Ald. Bukiewicz, seconded by Ald. Kurkowski, moved to adopt Resolution No. 11627-070715, approving a certified survey map for the property at 8001 S. 6<sup>th</sup> St. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; and Ald. Guzikowski, aye.

11. **COUNCIL APPROVES AMENDMENT TO PROFESSIONAL SERVICE AGREEMENT WITH SMITHGROUP JJR FOR LAKE VISTA DESIGN SERVICES, IN AMOUNT NOT TO EXCEED \$170,000.**

Ald. Toman, seconded by Ald. Guzikowski, moved to approve an amendment to the Professional Service Agreement with SmithGroup JJR for Lake Vista Design Services, in an amount not to exceed \$170,000. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; and Ald. Guzikowski, aye.

12. **COUNCIL AWARDS REQUEST FOR PROPOSAL OF FIRE STATION 1 COMMUNICATION TOWER DESIGN PROJECT TO STRAND ASSOCIATES, INC.**

Ald. Bukiewicz, seconded by Ald. Kurkowski, moved to award the Request for Proposal of the Fire Station 1 Communication Tower Design project to Strand Associates, Inc., in an amount of \$22,700. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; and Ald. Guzikowski, aye.

13. **COUNCIL APPROVES VENDOR SUMMARY REPORT.**

Ald. Bukiewicz, seconded by Ald. Toman, moved to approve the 2015 Vendor Summary Report in the amount of \$3,063,373.81. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; and Ald. Guzikowski, aye.

14. **COUNCIL AUTHORIZES CITY ADMINISTRATOR TO ENTER INTO RENEWAL MARKETING CONTRACT WITH PACKERS RADIO NETWORK TO PROMOTE CITY OF OAK CREEK FOR 2015-16 SEASON, IN AMOUNT NOT TO EXCEED \$24,620.**

Ald. Kurkowski, seconded by Ald. Guzikowski, moved to authorize the City Administrator to enter into a renewal marketing contract with the Packers Radio Network to promote the City of Oak Creek for the 2015-16 season, in an amount not to exceed \$24,620. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; and Ald. Guzikowski, aye.

15. **COUNCIL AWARDS LAKE VISTA NORTH BLUFF SOILS RELOCATION PROJECT UNIT PRICE CONTRACT TO LOWEST RESPONSIVE, RESPONSIBLE BIDDER, RLP DIVERSIFIED, AT ESTIMATED COST OF \$474,450.**

Ald. Toman, seconded by Ald. Guzikowski, moved to award the Lake Vista North Bluff Soils Relocation project unit price contract to the lowest responsive, responsible bidder, RLP Diversified, at an estimated cost of \$474,450 (Project No. 14035). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; and Ald. Guzikowski, aye.

16. **PRESENTED AND ADOPTED: RESOLUTION NO. 11592-070715, GRANTING TO WE ENERGIES A 15'x25' PERMANENT ELECTRIC EASEMENT AT 8040 S. 6<sup>TH</sup> ST.**

Ald. Bukiewicz, seconded by Ald. Kurkowski, moved to adopt Resolution No. 11592-070715, granting to WE Energies a 15'x25' permanent electric easement at 8040 S. 6<sup>th</sup> St. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; and Ald. Guzikowski, aye.

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

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

- Justin Daroszewski, 3812 S. 16<sup>th</sup> St., Milwaukee (Classic Lanes)
- Christa Smith, 5144 Short Rd., Racine (Pick 'n Save – Ryan Rd)
- Ashley Farina, 10211 S. Nicholson Rd., Oak Creek (Gary's Beer & Liquor)
- April Moraza, 410 Marshall Ave., South Milwaukee (South Shore Cinema)
- Austin Barbee, 3865 E. Stargrass Ln., Oak Creek (South Shore Cinema)
- Matthew Haas, 1002 River Place Blvd., Waukesha (South Shore Cinema)
- Shawn Johnson, 10538 W. Cortez Cir., Franklin (South Shore Cinema)
- Hope Olivares, 8785 S. Oak Park Dr., Oak Creek (Bootz Saloon & Grill)

- Natalie Czechowicz, 503 Wolff St., Racine (Bootz Saloon & Grill)
- Matthew Schmidt, 545 E. Wells St., Milwaukee (Water Street Brewery)
- Carly Nelson, 130 E. Susan Dr., Oak Creek (Water Street Brewery)
- Nicholas Baumann, 8575 S. Orchard View Ln., Oak Creek (Water Street Brewery)
- Gabriela Arteaga, 3872 E. Bluestem Dr., Oak Creek (Water Street Brewery)
- Kaley Pederson, 982 E. Stonewood Dr., Oak Creek (Water Street Brewery)
- Kelly Genke, 7935 S. Wynbrook Ct., Oak Creek (Southbound)
- Pushpinder Singh, 350 E. Drexel Ave., Oak Creek (Meijer)
- Branyeleen Areizaga-Chaparro, 8056 S. Wildwood Dr., Oak Creek (Meijer)
- James Wollesen, 1538 30<sup>th</sup> Ave., Kenosha (Meijer)
- Colin Hammond, 415 E. Vine St., Milwaukee (Meijer)
- Marisela Chavez, 2522 W. Grant St., Milwaukee (Meijer)
- Jennifer Coleman, 2330 E. Belmont Pl., Oak Creek (Meijer)
- Jesus Jimenez, 5912 8<sup>th</sup> Ave., Kenosha (Meijer)
- Nancy Sagan, 8767 S. Oak Park Dr., Oak Creek (Meijer)
- Jennifer Kincaid, 7132 7 Mile Rd., Racine (Meijer)
- Diana Torgersen, 3745 E. Garden Pl., Oak Creek (Meijer)
- Donna Benzow, 2820 Virginia St., Racine (Meijer)
- Christopher Phillips, N49 W36111 Nottingham Ln., Oconomowoc (Meijer)
- Sirena Blas, 410 W. Hampton Ave., Milwaukee (Meijer)
- Jennifer Hill, 117 N. Oakland Ave., Burlington (Meijer)

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

18. **COUNCIL GRANTS TEMPORARY CLASS B BEER AND WINE LICENSE, WITH WAIVER OF FEES, TO OAK CREEK OJ'S, FOR PERIOD 8/1-8/2/15.**

Ald. Kurkowski, seconded by Ald. Verhalen, moved to grant a Temporary Class B Beer and Wine license, with a waiver of fees, to the Oak Creek OJ's, for the period 8/1-8/2/15 (rain dates 8/8-8/9/15). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; and Ald. Guzikowski, aye.

**ADJOURNMENT.**

Ald. Kurkowski, seconded by Ald. Bukiewicz, moved to adjourn this meeting at 9:08 p.m. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; and Ald. Guzikowski, aye.

ATTEST:

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Catherine A. Roeske, City Clerk

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Stephen Scaffidi, Mayor