

PROCEEDINGS, COMMON COUNCIL MEETING  
TUESDAY, NOVEMBER 3, 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, Ald. Gehl, and Ald. Guzikowski. Also present were City Attorney Melissa Karls, City Administrator Gerald Peterson, City Engineer / Acting Building Commissioner Michael Simmons, Water & Sewer Utility General Manager Michael Sullivan, Fire Chief Thomas Rosandich, IT Manager Caesar Geiger, Director/Comptroller Bridget Souffrant, Community Development Director Douglas Seymour, Parks & Forestry Superintendent Ted Johnson, City Forester Rebecca Lane, Human Resource Director Becky Schermer, 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. Kurkowski, moved to approve the minutes of the 10/20/15 meeting as published. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.
4. **PRESENTED AND ADOPTED: RESOLUTION NO. 11658-110315, AMENDING AND SUPPLEMENTING RESOLUTION NO. 8283-101591; AUTHORIZING ISSUANCE AND SALE OF \$3,850,000 WATERWORKS SYSTEM REFUNDING REVENUE BONDS, SERIES 2015; AND PROVIDING FOR PAYMENT OF SAID BONDS AND OTHER DETAILS AND COVENANTS WITH RESPECT THERETO.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 11658-110315, amending and supplementing Resolution No. 8283-101591; Authorizing the Issuance and Sale of \$3,850,000 Waterworks System Refunding Revenue Bonds, Series 2015; and providing for the payment of said bonds and other details and covenants with respect thereto. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye. The original Waterworks System Refunding Revenue Bond, Series 2015 amount of \$3,830,000 was amended to \$3,850,000 prior to Common Council review and adoption.

5. **UPDATE BY OWNER'S REPRESENTATIVE, STEVE CHAMBERLIN, ON CIVIC CENTER COMPLEX BUILDING.**

Steve Chamberlain, Owner's Representative, provided the Council with an update on the Civic Center Complex building.

6. **COUNCIL CONCURS WITH COST DISTRIBUTION FOR BUILDING DEMOLITION AND SITE PREPARATION WITH OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT ASSOCIATED WITH DEMOLITION OF THREE (3) CITY BUILDINGS AT 8640 S. HOWELL AVE., AND ONE CITY BUILDING AT 240 E. PUETZ RD.**

Ald. Kurkowski, seconded by Ald. Bukiewicz, moved to concur with cost distribution for building demolition and site preparation with the Oak Creek-Franklin Joint School District associated with the demolition of three (3) City buildings at 8640 S. Howell Avenue and one City building at 240 E. Puetz Road. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye. Ald. Verhalen abstained from voting.

7. **PRESENTED AND ADOPTED: RESOLUTION NO. 11662-110315, APPROVING THE CITY'S WITHDRAWAL FROM LOCAL GOVERNMENT PROPERTY INSURANCE FUND (LGPIF) AND TO**

**AUTHORIZE CITY ADMINISTRATOR TO TAKE NECESSARY ACTIONS TO PLACE WITHDRAWN INSURANCE COVERAGES WITH MUNICIPAL PROPERTY INSURANCE COMPANY (MPIC).**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 11662-110315, approving the withdrawal from Local Government Property Insurance Fund (LGPIF) and to authorize the City Administrator to take all necessary actions to place all withdrawn insurance coverages with the Municipal Property Insurance Company (MPIC). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

**8. COUNCIL APPROVES VENDOR SUMMARY REPORT.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to approve the Vendor Summary Report in the amount of \$1,453,848.24. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

**9. PRESENTED AND ADOPTED: RESOLUTION NO. 11657-110315, AUTHORIZING CITY FORESTRY DIVISION OF STREETS, PARKS & FORESTRY DEPARTMENT TO SUBMIT APPLICATION FOR 2016 DNR URBAN FORESTRY GRANT.**

Ald. Bukiewicz, seconded by Ald. Kurkowski, moved to adopt Resolution No. 11657-110315, authorizing the City Forestry Division of the Streets, Parks & Forestry Department to submit an application for a 2016 Department of Natural Resources Urban Forestry Grant. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

**10. PRESENTED AND ADOPTED: ORDINANCE NO. 2775, REPEALING AND RECREATING SECTION 8.45(A)(4) OF MUNICIPAL CODE RELATING TO YARD WASTE COLLECTION.**

Ald. Kurkowski, seconded by Ald. Bukiewicz, moved to adopt Ordinance No. 2775, repealing and recreating Section 8.45(a)(4) of the Municipal Code relating to Yard Waste Collection. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

**11. PRESENTED AND ADOPTED: RESOLUTION NO. 11659-110315, APPROVING CSM FOR PROPERTY AT 9005 S. 11<sup>TH</sup> STREET.**

Ald. Toman, seconded by Ald. Gehl, moved to adopt Resolution No. 11659-110315, approving a certified survey map for the property at 9005 S. 11<sup>th</sup> Street. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, no; Ald. Verhalen, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, no.

**12. PRESENTED AND ADOPTED: RESOLUTION NO. 11660-110315, APPROVING CSM FOR PROPERTIES AT 8380, 8400, AND 8432 S. 27<sup>TH</sup> STREET.**

Ald. Bukiewicz, seconded by Ald. Guzikowski, moved to adopt Resolution No. 11660-110315, approving a certified survey map for the properties at 8380, 8400, and 8432 S. 27<sup>th</sup> Street, subject to conditions and restrictions as listed. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

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

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

- Samuel L. Danowski, 7395 Heatheridge Court, Franklin (Kwik Trip – 10<sup>th</sup>)
- Alissa A. Puder, 9609 Grayce Dr., Sturtevant (Kwik Trip – 10<sup>th</sup>)
- Jamie M. West, 5150 S. Mallard Cir., Greenfield (Kwik Trip – 10<sup>th</sup>)
- Kimberly M. Norman, 3235 N. 50<sup>th</sup> St., Milwaukee (South Shore Cinema)
- Scott C. Neumann, 472 E. Plainfield Ave., Milwaukee (All in the Family)
- Audra M. Bauman, 9019 Prairie Crossing Dr., Franksville (Bootz)

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

**14. CLOSED SESSION HELD.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to convene in Closed Session at 7:49 p.m., pursuant to Wisconsin State Statutes Section 19.85 (1)(e) to discuss a Tri-Party Access Roadway Agreement by and Among the City of Oak Creek, the Oak Creek-Franklin Joint School District and the Northwestern Mutual Insurance Company. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

**15. COUNCIL RECONVENES INTO OPEN SESSION.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to reconvene into Open Session at 8:37 p.m. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

**16. PRESENTED AND ADOPTED: RESOLUTION NO. 11661-110315, APPROVING TRI-PARTY ACCESS ROADWAY AGREEMENT BY AND AMONG CITY, OAK CREEK-FRANKLIN SCHOOL DISTRICT AND NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY.**

Ald. Bukiewicz, seconded by Ald. Kurkowski, moved to adopt Resolution No. 11661-110315, approving a Tri-Party Access Roadway Agreement by and Among the City of Oak Creek, the Oak Creek-Franklin Joint School District and the Northwestern Mutual Life Insurance Company, subject to technical corrections by the City Attorney and City Administrator's office. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye. Ald. Verhalen abstained from voting.

**17. COUNCIL AWARDS S. 20<sup>TH</sup> STREET EXPANSION CONTRACT TO THE LOWEST RESPONSIVE, RESPONSIBLE BIDDER, DF TOMASINI, INC., AT AN ESTIMATED COST OF \$1,430,700.60.**

Ald. Bukiewicz, seconded by Ald. Kurkowski, moved to award the S. 20<sup>th</sup> Street expansion contract to the lowest responsive, responsible bidder, DF Tomasini, Inc., at the estimated cost of \$1,430,700.60 (Project No. 15023). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye. Ald. Verhalen abstained from voting.

**ADJOURNMENT.**

Ald. Kurkowski, seconded by Ald. Bukiewicz, moved to adjourn this meeting at 8:39 p.m. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Bukiewicz, aye; Ald. Verhalen, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

ATTEST:

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Catherine A. Roeske, City Clerk

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Stephen Scaffidi, Mayor