

PROCEEDINGS, COMMON COUNCIL MEETING
TUESDAY, JULY 18, 2017, 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. Toman, Ald. Gehl, Ald. Guzikowski.
2. Also present were City Attorney Melissa Karls, Communications Coordinator Leslie Flynn, Streets, Parks & Forestry Director Ted Johnson, Fire Chief Thomas Rosandich, Community Development Director Douglas Seymour, City Engineer / Acting Building Commissioner Michael Simmons, Finance Director/Comptroller Bridget Souffrant, 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. Gehl, seconded by Ald. Kurkowski, moved to approve the minutes of the 6/20/17 meeting as published. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; and Ald. Gehl, aye. Ald. Guzikowski abstained from voting.

4. **PRESENTED AND ADOPTED: RESOLUTION NO. 11821-071817, RESOLUTION OF APPRECIATION TO PEGGY DLAPA, RETIRING ADMINISTRATIVE SUPPORT ASSISTANT.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 11821-071817, a Resolution of Appreciation to Peggy Dlapa, retiring Administrative Support Assistant. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

5. **PUBLIC HEARING HELD TO CONSIDER REQUEST BY MICHAEL FREDE, VENTURESPACE, LLC TO REZONE PROPERTIES AT 1901 AND 1941 E. RAWSON AVE., FROM B-4, HIGHWAY BUSINESS AND A-1, LIMITED AGRICULTURAL TO LM-1, LIGHT MANUFACTURING.**

A public hearing was held to consider a request by Michael Frede, VentureSpace, LLC, to rezone the properties at 1901 and 1941 E. Rawson Ave., from B-4, Highway Business and A-1, Limited Agricultural to LM-1, Light Manufacturing (see item No. 6 for action on this hearing).

6. **PRESENTED AND ADOPTED: ORDINANCE NO. 2860, REZONING PROPERTIES AT 1901 AND 1941 E. RAWSON AVE., FROM B-4, HIGHWAY BUSINESS AND A-1, LIMITED AGRICULTURAL TO LM-1, LIGHT MANUFACTURING DISTRICT.**

Ald. Gehl, seconded by Ald. Toman, moved to adopt Ordinance No. 2860, rezoning the properties at 1901 and 1941 E. Rawson Ave., from B-4, Highway Business and A-1, Limited Agricultural to LM-1, Light Manufacturing District. On roll call, the vote was as follows: Ald. Kurkowski, no; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

7. **PRESENTED AND ADOPTED: RESOLUTION NO. 11824-060617, APPROVING CSM FOR PROPERTIES AT 1901 AND 1941 E. RAWSON AVE., MICHAEL FREDE, VENTURESPACE, LLC.**

Ald. Gehl, seconded by Ald. Toman, moved to adopt Resolution No. 11824-060617, approving a Certified Survey Map for the properties at 1901 and 1941 E. Rawson Ave., Michael Frede, VentureSpace, LLC. On roll call, the vote was as follows: Ald. Kurkowski, no; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

8. **PRESENTED AND ADOPTED: RESOLUTION NO. 11835-071817, AUTHORIZING ISSUANCE AND SALE OF \$2,900,000 TAXABLE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2017B.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 11835-071817, a Resolution Authorizing the Issuance and Sale of \$2,900,000 Taxable General Obligation Refunding Bonds, Series 2017B. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

9. **PRESENTED AND ADOPTED: RESOLUTION NO. 11839-071817, APPROVING AMENDMENT TO MOU BETWEEN CITY AND HSA COMMERCIAL REAL ESTATE AND/OR ASSIGNS.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to adopt Resolution No. 11839-071817, approving an Amendment to the Memorandum of Understanding between the City of Oak Creek and HSA Commercial Real Estate and/or Assigns (610 W. Rawson Ave., 7001 S. 6th St., and 7045 S. 6th St.). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

10. **COUNCIL APPROVES JUNE 28, 2017 VENDOR SUMMARY REPORT.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to approve the June 28, 2017 Vendor Summary Report in the amount of \$344,571.14. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

11. **COUNCIL APPROVES JULY 12, 2017 VENDOR SUMMARY REPORT.**

Ald. Kurkowski, seconded by Ald. Loreck, moved to approve the July 12, 2017 Vendor Summary Report in the amount of \$1,787,608.89. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

12. **COUNCIL APPOINTS ANNE BARBERENA AS INTERIM COMMUNITY PUBLIC HEALTH OFFICER.**

Ald. Toman, seconded by Ald. Duchniak, moved to concur with the recommendation of the Personnel Committee and the Mayor's appointment of Anne Barberena as Interim Community Public Health Officer until the appointment of a Community Public Health Officer. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

13. **PRESENTED AND ADOPTED: RESOLUTION NO. 11837-071817, APPROVING CSM FOR MIKE AND CARRIE MURPHY FOR PROPERTY AT 10855 S. 10TH ST.**

Ald. Toman, seconded by Ald. Guzikowski, moved to adopt Resolution No. 11837-071817, approving a Certified Survey Map for Mike and Carrie Murphy for the property at 10855 S. 10th St. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

14. **PRESENTED AND ADOPTED: RESOLUTION NO. 11840-071817, APPROVING AN EASEMENT FOR PEDESTRIAN CROSS ACCESS WITH DREXEL HOTEL GROUP, INC., THE CITY, AND THE WATERS OF OAK CREEK, LLC, FOR PROPERTY AT 7980 S. MARKET ST.**

Ald. Loreck, seconded by Ald. Gehl, moved to adopt Resolution No. 11840-071817, approving an easement for Pedestrian Cross Access with the Drexel Hotel Group, Inc., the City of Oak Creek, and The Waters of Oak Creek, LLC, for the properties at 7980 S. Market St. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

15. **PRESENTED AND ADOPTED: RESOLUTION NO. 11838-071817, APPROVING STORM WATER MANAGEMENT PRACTICES MAINTENANCE AGREEMENT WITH WISCONSIN ELECTRIC POWER COMPANY FOR ADMINISTRATION BUILDING AND WAREHOUSE DEVELOPMENT AT 10770 S. CHICAGO RD.**

Ald. Toman, seconded by Ald. Guzikowski, moved to adopt Resolution No. 11838-071817, approving a Storm Water Management Practices Maintenance Agreement with the Wisconsin Electric Power Company for their administration building and warehouse development at 10770 S. Chicago Rd. (Tax Key No. 966-9999-002). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

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

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

- Logan A. Byrns, 9112 W. Dixon St., Milwaukee (Pick 'n Save)
- Sarah M. Kirchner, 6212 S. 20th St., Milwaukee (Pick 'n Save)
- Ryan D. Lukaszewski, 5050 S. 58th St., Greenfield (Pick 'n Save)
- Naomi P. Villalobos, 1326 Blaine Ave., Racine (Pick 'n Save)
- Madison J. Henningfeld, 9102 Dunkelow Rd., Franksville (Pick 'n Save)
- Frances I. Herka, 2500 W. College Ave., Milwaukee (Pick 'n Save)
- Donald J. Rodriguez, 3530 E. Tesch, St. Francis (Pick 'n Save)
- Molly J. Delforge, 2167 S. 80th St., West Allis, WI (Meijer)
- Dana M. Blaubach, 10584 W. Cortez Cir., Franklin (Jim Dandy's)
- Jai R. Jensen, 5210 Ruby Ave., Racine (Pick 'n Save)
- Michael J. Wall, 5642 S. 110th St., Hales Corners (Kwik Trip)
- Claire A. Brzenk, 4214 Tumbleweed Ln., Greendale (Aldi)
- Jordan A. Schaar, 3120 S. 35th St., Milwaukee (Meijer)
- Linda M. Panfil, 4433 S. 15th St., Milwaukee (Legion)
- Matthew J. Kozlowski, 3800 E. Munkwitz Ave., Cudahy (Pizza Man)
- Alexandria G. Torres, 8485 S. Woodvale Dr., Oak Creek (South Shore Cinema)
- Mary M. Olszewski, 2763 S. 76th St., West Allis (Victor's Again)

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

17. **COUNCIL GRANTS 2017-18 CLASS B COMBINATION ALCOHOL LICENSE TO SHAWN UTPHALL, AGENT, SIDETRACKED, LLC, DBA SIDETRACKED, 823 W. OAKWOOD RD.**

Ald. Kurkowski, seconded by Ald. Guzikowski, moved to grant a 2017-18 Class B Combination alcohol license to Shawn Utphall, Agent, Sidetracked, LLC, dba Sidetracked, 823 W. Oakwood Rd. (fka Tracy Rae's), with release of license subject to final inspections and receipt of license fee. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

18. **COUNCIL GRANTS CHANGE OF AGENT TO ALDI INC. (WISCONSIN) DBA ALDI #01, 6810 S. 27TH ST. TO JAMES J. BAADE, 3843 N. 86TH ST., MILWAUKEE.**

Ald. Kurkowski, seconded by Ald. Duchniak, moved to grant a change of agent to Aldi Inc. (Wisconsin) dba Aldi #01, 6810 S. 27th St., from Nancy L. Baker to James J. Baade, 3843 N. 86th St., Milwaukee. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

19. **COUNCIL GRANTS TRANSIENT MERCHANT LICENSE TO GRUMPY'S LLC, 1724 SPRING PLACE, RACINE, AND TO SALESPERSON.**

Ald. Kurkowski, seconded by Ald. Duchniak, moved to grant a Transient Merchant license to Grumpy's LLC, 1724 Spring Place, Racine, selling pre-packaged ice cream products, and to the following salesperson:

- Michael Millard, 1223 Monroe Ave., South Milwaukee

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

20. **COUNCIL GRANTS TEMPORARY CLASS "B" BEER/CLASS "B" WINE LICENSE TO OAK CREEK OJ'S FOR 50TH ANNUAL SOFTBALL TOURNAMENT.**

Ald. Kurkowski, seconded by Ald. Duchniak, moved to grant a Temporary Class "B" Beer/Class "B" Wine license, with a waiver of fees, to Bill Krueck, Agent on behalf of the Oak Creek OJ's for the Oak Creek OJ's 50th Annual Softball Tournament to be held at Shepard Hills east and west softball fields on August 5-6, 2017 (rain dates August 12-13, 2017). On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

21. **COUNCIL CONVENES INTO CLOSED SESSION.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to convene into Closed Session at 8:38 p.m., pursuant to Wisconsin State Statutes Section 19.85(1)(e) to discuss the terms of a proposed development agreement, including a TIF incentive grant, for property owned by Woodman's Food Market, Inc., consisting of approximately four acres located at 8142 S. 6th St. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

22-23. **COUNCIL RECONVENES INTO OPEN SESSION; NO ACTION TAKEN.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to reconvene into Open Session at 9:14 p.m. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye. No action was taken.

ADJOURNMENT.

Ald. Kurkowski, seconded by Ald. Guzikowski, moved to adjourn this meeting at 9:15 p.m. On roll call, the vote was as follows: Ald. Kurkowski, aye; Ald. Loreck, aye; Ald. Duchniak, aye; Ald. Toman, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

ATTEST:

Catherine A. Roeske, City Clerk

Daniel J. Bukiewicz, Mayor