PROCEEDINGS, COMMON COUNCIL MEETING
JUNE 17, 2025, 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 vote was as follows: Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye. Ald. Haase was excused.

   Also present were City Attorney Melissa Karls, Utility Engineer Brian Johnston, Community Development Director Kristin Laine, Assistant IT Director Brent Miller, 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 6/3/25 minutes. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

4. **PUBLIC HEARING HELD TO CONSIDER REQUEST TO REZONE 6840 S. 27TH ST. FROM B-2 COMMUNITY BUSINESS DISTRICT TO B-4 GENERAL BUSINESS DISTRICT.**

   A public hearing was held to consider a request to rezone 6840 S. 27th St. from B-2 Community Business District to B-4 General Business District. (See Item No. 5 for action on this hearing).

5. **PRESENTED AND ADOPTED: ORDINANCE NO. 3127, REZONING PROPERTY LOCATED AT 6840 S. 27TH ST. FROM B-2 COMMUNITY BUSINESS DISTRICT TO B-4 GENERAL BUSINESS DISTRICT.**

   Ald. Loreck, seconded by Ald. Ruetz, moved to adopt Ordinance No. 3127, rezoning the property located at 6840 S. 27th St. from B-2 Community Business District to B-4 General Business District (Tax Key No. 737-9039-000). On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

6. **PUBLIC HEARING HELD TO CONSIDER REQUEST TO REZONE 8355 S. HOWELL AVE., FROM B-2 COMMUNITY BUSINESS DISTRICT TO B-4 GENERAL BUSINESS DISTRICT.**

   A public hearing was held to consider a request to rezone 8355 S. Howell Ave. from B-2 Community Business District to B-4 General Business District. (See Item No. 7 for action on this hearing).

7. **PRESENTED AND ADOPTED: ORDINANCE NO. 3128, REZONING PROPERTY LOCATED AT 8355 S. HOWELL AVE. FROM B-2 COMMUNITY BUSINESS DISTRICT TO B-4 GENERAL BUSINESS DISTRICT.**

   Ald. Guzikowski, seconded by Ald. Gehl, moved to adopt Ordinance No. 3128, rezoning the property located at 8355 S. Howell Ave., from B-2 Community Business District to B-4 General Business District (Tax Key No. 828-9030-000). On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

8. **PRESENTED AND ADOPTED: RESOLUTION NO. 12593-061725, DECLARING OFFICIAL INTENT TO REIMBURSE EXPENDITURES FROM PROCEEDS OF BORROWING FOR UNDERGROUND FACILITIES REHABILITATION PROJECT.**

Ald. Marshall, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12593-061725, declaring official intent to reimburse expenditures from proceeds of borrowing for the Underground Facilities Rehabilitation project (Project No. 22118) (Tax Key No. 969-9995-000). On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

9. **PRESENTED AND ADOPTED: RESOLUTION NO. 12598-061725, APPROVING PARTIAL TERMINATION AND RELEASE OF 25' WATER MAIN EASEMENT BY AND BETWEEN OCFJSD AND CITY.**

Ald. Ruetz, seconded by Ald. Loreck, moved to adopt Resolution No. 12598-061725, approving a Partial Termination and Release of a 25 Foot Water Main Easement by and Between the Oak Creek-Franklin Joint School District and the City of Oak Creek. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

10. **PRESENTED AND ADOPTED: RESOLUTION NO. 12599-061725, APPROVING 25' WATER MAIN EASEMENT BY AND BETWEEN OCFJSD AND CITY.**

Ald. Ruetz, seconded by Ald. Loreck, moved to adopt Resolution No. 12599-061725, approving a 25 Foot Water Main Easement by and Between the Oak Creek-Franklin Joint School District and the City of Oak Creek. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

11. **PRESENTED AND ADOPTED: RESOLUTION NO. 12597-061725, APPROVING OCHS NATATORIUM PUBLIC INFRASTRUCTURE DEVELOPMENT AGREEMENT WITH OCFJSD FOR DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS FOR DEVELOPMENT LOCATED AT 340 E. PUETZ RD.**

Ald. Ruetz, seconded by Ald. Loreck**,** moved to adopt Resolution No. 12597-061725, approving the Oak Creek High School Natatorium Public Infrastructure Development Agreement with Oak Creek-Franklin Joint School District for the design and construction of public improvements for the development located at 340 E. Puetz Rd. (Tax Key No. 827-9028-000) (Project No. 25050). On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

12. **PRESENTED AND ADOPTED: RESOLUTION NO. 12592-061725, APPROVING UPDATED MILWAUKEE COUNTY HAZARD MITIGATION PLAN FOR CITY.**

Ald. Marshall, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12592-061725, adopting the updated Milwaukee County Hazard Mitigation Plan for the City of Oak Creek. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

13. **PRESENTED AND ADOPTED: RESOLUTION NO. 12594-061725, APPROVING MOU BETWEEN COUNTY AND CITY FOR MILWAUKEE COUNTY COMPLETE COMMUNITIES TRANSPORTATION PLANNING PROJECT MUNICIPALITY SAFETY ACTION PLAN DEVELOPMENT PROCESS.**

Ald. Ruetz, seconded by Ald. Loreck, moved to adopt Resolution No. 12594-061725, approving the Memorandum of Understanding (the "MOU") between Milwaukee County and City of Oak Creek for the Milwaukee County Complete Communities Transportation Planning Project Municipality Safety Action Plan Development Process. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

14. **PRESENTED AND ADOPTED: RESOLUTION NO. 12595-061725, APPROVING MOU BETWEEN CITY, HOWELL AVE., LLC, AND WI DOT FOR POTENTIAL FUTURE IMPROVEMENTS TO WIS 38 (HOWELL AVE.).**

Ald. Ruetz, seconded by Ald. Loreck, moved to adopt Resolution No. 12595-061725, approving the Memorandum of Understanding (the "MOU") between City of Oak Creek, Howell Ave., LLC and Wisconsin Department of Transportation for potential future improvements to WIS 38 (Howell Ave.). On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

15. **LICENSE COMMITTEE**

Ald. Ruetz, seconded by Ald. Gehl, moved to grant the various license requests as listed:

Grant an Operator's license to (favorable background reports received):
* Krian K. Vangari (Ayra's) * Bernadine L. Alvarez (Gary's Beer & Liquor)
* Crystal M. Garza (Woodman's) * Mustafa H.G. Al-Bayati (Pick 'n Save)

Grant 2025 Transient Merchant solicitor license to the following on behalf of Key West Construction & Adjusters (company approved on 4/15/25):
* Edward Novak

Grant a 2025 Transient Merchant company license to The Window Store, 2706 S. 163rd St., New Berlin, WI 53154, offering home improvement products and services, and to the following solicitors:
* Michael Richards * Juan Alvarez, Jr. * Thomas Cooley

Grant a 2025-26 Amusement Operator License and Amusement Devices License(s) to:
* Reginald Zeniecki, Reggie's Amusements, LLC, 4918 S. Packard Ave., Cudahy

Grant a 2025 Temporary "Class B" Wine license to Brooke Smith, Agent, Savage Support Corp., 226 N. 38th St., Milwaukee, WI 53208, for an event scheduled on June 28, July 19, and August 16, 2025, during the Oak Creek Night Markets in Drexel Town Square, 361 W. Town Square Way

On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

16. **COUNCIL APPROVES VENDOR SUMMARY.**

Ald. Gehl, seconded by Ald. Marshall, moved to approve the June 11, 2025 Vendor Summary Report in the amount of $1,365,812.44. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

17. **PRESENTED AND ADOPTED: RESOLUTION NO. 12596-061725, AUTHORIZING PAYMENT OF BILLS, DEBTS AND OBLIGATIONS.**

Ald. Marshall, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12596-061725, authorizing the payment of bills, debts and obligations. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

18. **COUNCIL CONVENES INTO CLOSED SESSION.**

Ald. Gehl, seconded by Ald. Marshall, moved to convene into Closed Session at 7:37 p.m., pursuant to Wisconsin State Statutes, Section 19.85(1)(e) to consider a proposed development and potential terms that may include the investment of public funds on the property located at 7761 S. Highgate Ave. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

19.-20. **COUNCIL RECONVENES INTO OPEN SESSION; NO ACTION TAKEN.**

Ald. Gehl, seconded by Ald. Marshall, moved to reconvene into Open Session at 8:12 p.m. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye. No action was taken.

ADJOURNMENT.

Ald. Ruetz, seconded by Ald. Loreck, moved to adjourn the meeting at 8:13 p.m. On roll call, the vote was as follows: Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

ATTEST:

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Catherine A. Roeske, City Clerk Daniel J. Bukiewicz, Mayor