

PROCEEDINGS, COMMON COUNCIL MEETING
OCTOBER 7, 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. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, aye; aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

Also present were City Attorney Melissa Karls, Deputy City Administrator / Finance Officer Maxwell Gagin, Utility Engineer Brian Johnston, Administrative Services Director Sara Kawczynski, IT Director Thomas Kramer, City Assessor Sam Monroe, Marketing Communications Manager Kelly Shoff, Police Chief David Stecker, 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. Haase, seconded by Ald. Loreck, moved to approve the 9/16/25 minutes. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

4. **MAYORAL PROCLAMATION: WHITE CANE DAY, OCTOBER 15, 2025.**

The Mayoral Proclamation for White Cane Day, October 15, 2025, was informational.

5. **PUBLIC HEARING HELD TO CONSIDER REQUEST FOR CUP AMENDMENT FOR BUILDING ADDITION AND VARIOUS SITE MODIFICATIONS TO ELIZABETH RESIDENCE ASSISTED LIVING COMMUNITY, LOCATED AT 10441 S. NICHOLSON RD.**

A public hearing was held to consider a request for a Conditional Use Permit Amendment for a building addition and various site modifications to Elizabeth Residence Assisted Living Community, an existing facility located at 10441 S. Nicholson Rd. (See Item No. 6 for action on this hearing).

6. **PRESENTED AND ADOPTED: RESOLUTION NO. 12624-100725, APPROVING CUP AMENDMENT FOR BUILDING ADDITION AND VARIOUS SITE MODIFICATION TO ELIZABETH RESIDENCE ASSISTED LIVING COMMUNITY, LOCATED AT 10441 S. NICHOLSON RD.**

Ald. Gehl, seconded by Ald. Ruetz, moved to adopt Resolution No. 12624-100725, approving a Conditional Use Permit Amendment for a building addition and various site modifications to Elizabeth Residence Assisted Living Community, an existing facility located at 10441 S. Nicholson Rd. (Tax Key No. 957-9018-000). On roll call, the vote was as follows: Ald. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

7. **2026 EXECUTIVE DRAFT BUDGET.**

Deputy City Administrator / Finance Officer Maxwell Gagin provided the Council with a presentation of the 2026 Executive Draft Budget.

8. **COUNCIL APPROVES THREE-YEAR APPRAISAL SERVICES AGREEMENT WITH TYLER TECHNOLOGIES, INC., FOR FULL ASSESSMENT AND SOFTWARE SERVICES, FOR PERIOD OF 11/1/25-10/31/28, AND AUTHORIZE MAYOR AND CLERK TO EXECUTE THE SAME.**

Ald. Gehl, seconded by Ald. Marshall, moved to approve a three-year Appraisal Services Agreement with Tyler Technologies, Inc., for full assessment and software services, for the period of 11/1/25 through 10/31/28 and authorize the Mayor and City Clerk to execute the same. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

9. **PRESENTED AND ADOPTED: ORDINANCE NO. 3140, RELATING TO DESIGNATED CITY POLLING AND WARD BOUNDARIES AND TO REPEAL AND RECREATE SECTIONS 2.05(A)(1), 2.07(A)(1)(B), 2.07(A)(2)(B), AND 2.07(A)(3)(B) OF MUNICIPAL CODE.**

Ald. Haase, seconded by Ald. Loreck, moved to adopt Ordinance No. 3140, relating to Designated City Polling Places and Ward Boundaries and to repeal and recreate 2.05(a)(1), 2.07(a)(1)(b), 2.07(a)(2)(b), and 2.07(a)(3)(b) of the Municipal Code. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

10. **MICHAEL HAVEY REAPPOINTED TO BOARD OF HEALTH FOR 3 YEAR TERM, EXPIRING 10/2028.**

Ald. Gehl, seconded by Ald. Marshall, moved to concur with the Mayor's reappointment of Michael Havey to the Board of Health for a 3 year term, expiring 10/2028. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

11. **PRESENTED AND ADOPTED: RESOLUTION NO. 12625-100725, APPROVING TEMPORARY CONSTRUCTION EASEMENT AND STATEMENT OF NON-REIMBURSEMENT BY UTILITY FOR PUBLIC EASEMENTS WITH STATE DOT ALONG S. HOWELL AVE. (STH 38) FROM OAKWOOD RD. TO COLLEGE AVE., SUBJECT TO TECHNICAL CORRECTIONS.**

Ald. Gehl, seconded by Ald. Guzikowski, moved to adopt Resolution No. 12625-100725, approving a temporary construction easement and Statement of Non-Reimbursement by Utility for public easements with the State of Wisconsin Department of Transportation along S. Howell Avenue (STH 38) from Oakwood Road to College Avenue, subject to technical corrections. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

12. **COUNCIL AUTHORIZES UTILITY ENGINEER TO ENTER INTO GENERAL SERVICES AGREEMENT WITH NORTHERN DIVERS USA, INC., IN NOT TO EXCEED AMOUNT OF \$385,890 FOR REPAIR AND CLEANING OF 30' RAW WATER INTAKE LINE, SUBJECT TO TECHNICAL CORRECTIONS.**

Ald. Marshall, seconded by Ald. Haase, moved to authorize the Utility Engineer to enter into a general services agreement with Northern Divers USA, Inc., in the not to exceed amount of \$385,890 for the repair and cleaning of the 30' raw water intake line, subject to technical corrections. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

13. **COUNCIL APPROVES UTILITY OCCUPANCY LICENSE AGREEMENT NUMBER 25-17117 FOR EASEMENT AT 635 W. DREXEL AVENUE.**

Ald. Haase, seconded by Ald. Loreck, moved to approve the Utility Occupancy License Agreement Number 25-17117 for the easement at 635 W. Drexel Avenue (Tax Key No. 812-9994-000). On roll call, the vote was as follows: Ald. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

14. **PRESENTED AND ADOPTED: RESOLUTION NO. 12623-091625, ACCEPTING DEDICATION OF PUBLIC IMPROVEMENTS AND RELEASING DEVELOPER FROM DEVELOPMENT AGREEMENT FOR LAKESHORE COMMONS PHASE 1 PROJECT.**

Ald. Marshall, seconded by Ald. Haase, moved to adopt Resolution No. 12623-091625, accepting dedication of the public improvements and releasing the developer from the Development Agreement for the Lakeshore Commons Phase 1 project. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

15. **COUNCIL AWARDS 2025 PEDESTRIAN IMPROVEMENT PROJECT UNIT PRICE CONTRACT BASE BID TO POBLOCKI PAVING, AT ESTIMATED COST OF \$131,020.**

Ald. Ruetz, seconded by Ald. Loreck, moved to award the 2025 Pedestrian Improvement Projects unit price contract base bid to the lowest responsive, responsible bidder, Poblocki Paving, at the estimated cost of \$131,020 (Project No. 22003). On roll call, the vote was as follows: Ald. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

16. **PRESENTED AND ADOPTED: RESOLUTION NO. 12626-100725, ACCEPTING WORKMANSHIP OF PARKING LOT MAINTENANCE, LLC, AND AUTHORIZING FINAL CONTRACT PAYMENT UNDER PROJECT NO. 24017.**

Ald. Haase, seconded by Ald. Loreck, moved to adopt Resolution No. 12626-100725, accepting the workmanship of Parking Lot Maintenance, LLC, and authorizing final contract payment under Project No. 24017. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

17. **PRESENTED AND ADOPTED: RESOLUTION NO. 12627-100725, ACCEPTING WORKMANSHIP OF EDGERTON CONTRACTORS, INC., AND AUTHORIZING FINAL CONTRACT PAYMENT UNDER PROJECT NO. 23005.**

Ald. Marshall, seconded by Ald. Haase, moved to adopt Resolution No. 12627-100725, accepting the workmanship of Edgerton Contractors, Inc., and authorizing final contract payment under Project No. 23005. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

18. LICENSE COMMITTEE

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

Grant an Operator's license to:

- | | |
|---------------------------------------|-------------------------------------|
| * Nicole W. Salas (Route 41) | * Halina Grochowski (no employer) |
| * Christopher J. Maringer (Woodman's) | * Rabinda Neupane (Oak Creek Shell) |
| * Alexandria M. Anselman (BelAir) | |

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

19. COUNCIL APPROVES VENDOR SUMMARY.

Ald. Gehl, seconded by Ald. Marshall, moved to approve the October 1, 2025 Vendor Summary Report in the amount of \$1,397,742.71. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

20. COUNCIL CONVENES INTO CLOSED SESSION.

Ald. Gehl, seconded by Ald. Marshall, moved to convene into Closed Session at 8:17 p.m., pursuant to Wisconsin State Statutes, Section 19.85 to discuss the following:

- a. Section 19.85(1)(e) Wis. Stats. to consider a proposed development and potential terms that may include the investment of public funds on the property located at 7761 S. Highgate Avenue.
- b. Section 19.85(1)(e) Wis. Stats. to consider an agreement and potential terms that may include the investment of public funds between the City of Oak Creek and Abendschein Park Beer Garden, LLC dba Abendschein Biergarten.

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

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

Ald. Gehl, seconded by Ald. Marshall, moved to reconvene into Open Session at 8:55 p.m. On roll call, the vote was as follows: Ald. Haase, aye; 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. Haase, moved to adjourn the meeting at 8:56 p.m. On roll call, the vote was as follows: Ald. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, aye; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

ATTEST:

Catherine A. Roeske, City Clerk

Daniel J. Bukiewicz, Mayor