

PROCEEDINGS, COMMON COUNCIL MEETING
JANUARY 20, 2026, 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; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski.

Also present were City Attorney Melissa Karls, Deputy City Administrator / Finance Officer Maxwell Gagin, IT Director Thomas Kramer, Community Development Director Kristi Laine, Marketing Communications Manager Kelly Schoff, Assistant City Administrator / City Engineer Matthew Sullivan, Public Works Director Matthew Trebatoski, 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 1/6/26 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. **SENKA SHKRELI APPOINTED TO CELEBRATIONS COMMISSION.**

Ald. Marshall, seconded by Ald. Loreck, moved to concur with the Mayor's appointment of Senka Shkreli, 8410 S. 20th St. to the Celebrations Commission to fill a 3-year vacancy expiring 4/2028. 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.

5. **COUNCIL APPROVES PURCHASE OF TORO GROUNDSMASTER 4000-D MOWER FROM REINDERS IN THE AMOUNT OF \$100,980.16.**

Ald. Ruetz, seconded by Ald. Loreck, moved to approve the purchase of a new Toro Groundsmaster 4000-D Mower from Reinders in the amount of \$100,980.16 through the Sourcewell Bid Contract. 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.

6. **COUNCIL APPROVES PURCHASE OF PLAYGROUND EQUIPMENT AND SAFETY SURFACING FOR CHAPEL HILLS PARK FROM GERBER LEISURE PRODUCTS, INC., THROUGH HGACBUYS CONTRACT PURCHASING AGREEMENT IN AMOUNT OF \$125,337.**

Ald. Haase, seconded by Ald. Marshall, moved to concur with the recommendation of the Parks and Recreation Commission and purchase playground equipment and safety surfacing for the Chapel Hills Park from Gerber Leisure Products, Inc., through the HGACBuys Contract Purchasing Agreement in the amount of \$125,337. 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. **PRESENTED AND ADOPTED: RESOLUTION NO. 12648-012026, APPROVING CSM TO DIVIDE PROPERTY AT 3521 E. OAKWOOD RD.**

Ald. Gehl, seconded by Ald. Marshall, moved to adopt Resolution No. 12648-012026, approving a Certified Survey Map to divide the property at 3521 E. Oakwood Rd. (Tax Key No. 960-9999-001). On roll call, the vote was as follows: Ald. Haase, aye; Ald. Loreck, aye; Ald. Ruetz, present; Ald. Marshall, aye; Ald. Gehl, aye; and Ald. Guzikowski, aye.

8. **PRESENTED AND ADOPTED: RESOLUTION NO. 12649-012026, APPROVING BUC-EE'S OAK CREEK DEVELOPMENT AGREEMENT WITH BUC-EE'S OAK CREEK, LLC FOR DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS FOR DEVELOPMENT LOCATED AT 10840, 10820, AND 10700 S. 27TH ST.**

Ald. Gehl, seconded by Ald. Haase, moved to adopt Resolution No. 12649-012026, approving the Buc-ee's Oak Creek Development Agreement with Buc-ee's Oak Creek, LLC for the design and construction of public improvements for the development located at 10840, 10820, and 10700 S. 27th St. (Tax Key Nos. 977-9003-001, 977-9002-000, and 977-9999-001)(Project Nos. 25052 and 25053). 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: RESOLUTION NO. 12650-012026, APPROVING SWMP MAINTENANCE AGREEMENT WITH BUC-EE'S OAK CREEK, LLC FOR BUC-EE'S LOCATED AT 10840, 10820, AND 10700 S. 27TH ST.**

Ald. Haase, seconded by Ald. Loreck, moved to adopt Resolution No. 12650-012026, approving a Storm Water Management Practices Maintenance Agreement with Buc-ee's Oak Creek, LLC for Buc-ee's located at 10840, 10820, and 10700 S. 27th St. (Tax Key Nos. 977-9003-001, 977-9002-000, and 977-9999-001). 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. **LICENSE COMMITTEE**

Ald. Ruetz, seconded by Ald. Haase, moved to approve license recommendations as follows:

Grant an Operator license to:

- | | |
|--|---------------------------------------|
| * Christina R. Kath (South Shore Cinema) | * Olivia K. Steele (Kwik Trip) |
| * Gurdev Singh (BP W Discount Liquor / Pub 41) | * Nanthan R. Taylor (Kwik Trip) |
| * Katherine B. Lessard (Sidetracked) | * Harrison P. Zaroni (Milwaukee Yard) |
| * Tyler J. Drees (Milwaukee Yard) | * Samantha L. Dake (Milwaukee Yard) |
| * Arturo Napoles Carrera (Homewood Suites) | * Alison M. Gust (Milwaukee Yard) |
| * Nathaniel A. Bailey (Milwaukee Yard) | * Amber L. Wahl (Target) |
| * Alondra Rodriguez Manriquez (Fairfield Inn) | * Jessica L. Viney (Sidetracked) |

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. **COUNCIL APPROVES VENDOR SUMMARY.**

Ald. Gehl, seconded by Ald. Marshall, moved to approve the January 14, 2026 Vendor Summary Report in the amount of \$1,397,151.08. (Of this total, \$498,439.90 will affect fiscal year 2025, with the remaining \$898,711.18 affecting 2026). 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 CONVENES INTO CLOSED SESSION.**

Ald. Gehl, seconded by Ald. Marshall, moved to convene into Closed Session at 7:19 p.m., pursuant to Wisconsin State Statutes, Section 19.85 to discuss the following:

- a. Section 19.85(1)(g) Wis. Stats for the purpose of conferring with legal counsel who will render oral or written advice with respect to litigation in which it is involved regarding claims of Walgreen Co. in Milwaukee County Case No. 2025CV6728.

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 RECONVENES INTO OPEN SESSION.**

Ald. Gehl, seconded by Ald. Haase, moved to reconvene into Open Session at 7:28 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.

14. **COUNCIL APPROVES SETTLEMENT AGREEMENT WITH WALGREEN CO. REGARDING CITY'S 2025 TAX ASSESSMENT OF PROPERTY LOCATED AT 9449 S. HOWELL AVE.**

Ald. Gehl, seconded by Ald. Marshall, moved to approve the Settlement Agreement with Walgreen Co. regarding the City's 2025 tax assessment of the property located at 9449 S. Howell Ave. (Milwaukee County Case No. 2025CV6728). 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.

ADJOURNMENT.

Ald. Ruetz, seconded by Ald. Haase, moved to adjourn the meeting at 7:30 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