

**CITY OF OCONTO FALLS**  
**COMMON COUNCIL**  
Council Chambers – Municipal Building  
500 N. Chestnut Avenue - Oconto Falls, WI 54154

**TUESDAY, FEBRUARY 9, 2016 – 7:00 PM**  
**MINUTES**

**Meeting called to order at 7:00 PM by Mayor Brad Rice.**

**Pledge of Allegiance**

**Roll Call**

Present: Mayor Brad Rice, Aldermen: Mathew McDermid, Kevin Rusch, Marty Coopman, Jay Kostreva, George Stuckey, and Don Osborne

Also present: Administrator Vicki Roberts, Police Chief Brad Olsen, Deputy Clerk Nancy Brye, Street Superintendent Terry Magnin, Fire Chief Tim Magnin, Building Inspector Bobbie Krozell, Sgt. Corey Rank, and Officer Joe Ruiz

Excused: City Attorney Larry Jeske

Others: Joan Koehne-Times Herald, Beth Julius, Roberta Olshesky, and Steve Van Boven

**Approval of Minutes** – Common Council meeting on January 12, 2016.

**MOTION: Rusch/Osborne**

*Motion to approve the minutes from the Common Council meeting on January 12, 2016.*

**Voice Vote:** All voting aye - **MOTION CARRIED**

**Treasurer's Report** – December

**MOTION: McDermid/Rusch**

*Motion to accept the Treasurer's Report for December and place on file.*

**Voice Vote:** All voting aye - **MOTION CARRIED**

**Bills Payable** – January

**MOTION: McDermid/Kostreva**

*Motion to approve the Bills Payable for January.*

**Voice Vote:** All voting aye - **MOTION CARRIED**

**Reports:**

**Administrator Report** – written report given.

**Administrator** added Steffens Roofing is scheduled to start working on the library roof next Monday.

**Coopman** questioned what became of the County’s recycling questionnaire that was completed last fall?

**Street Superintendent and Administrator** both commented they have heard nothing yet.

**Police Report** – written report given.

**Municipal Court Report** – written report given.

**Fire Department Report** – written report given.

**Street Department Report** – written report given.

**Building Inspector Report** – written report given.

**Utility Commission Report/Minutes** – written report given.

**MOTION: McDermid/Kostreva**

*Motion to place reports on file.*

**Voice Vote:** All voting aye - **MOTION CARRIED**

**Rusch** inquired where a person would start if they were interested in property annexation.

**Mayor and Administrator** both informed that they should start with the City Attorney.

**DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING:**

Correspondence/Information

- Employee Recognition: **Corey Rank** – 20 years of service to the O.F. Police Department  
**Jamie Kuhn** – 10 years of service to the O.F. Police Department  
**Jason Valentine** was recognized at the Utility Commission Meeting for 20 years of service

Police Chief thanked Sgt. Rank for his years of service and presented him with a certificate. Officer Kuhn was not present to receive her certificate. Chief Olsen will present it to her at a later date.

**OPPORTUNITY FOR CITIZENS TO ADDRESS THE COUNCIL** - All Citizens in-put will be limited to 3 minutes.

**DISCUSSION AND POSSIBLE ACTION ON ANY OR ALL OF THE FOLLOWING:**

**Old Business:** Nothing to address.

**New Business:**

- A. Raze order process for structures (house and garage) located at 306 Jackson Street.  
RE: Building Inspector

**Building Inspector Krozell** explained concerns with structures located at 306 Jackson Street. Last fall Krozell was notified by the Police Department that there was an issue regarding a large number of neglected cats at the residence and a strong smell coming from the house. During an inspection, Krozell looked through the windows to see numerous cats and fecal matter everywhere throughout the inside of the house. Krozell showed pictures to the Council of which she had taken during her inspection. Krozell described what she saw to be horrible and inhabitable. With the help from a Wisconsin Humane officer, 32 cats were removed from the house. Krozell explained Wisconsin State Statute 66.05; in which the governing body may order the owner of the premises, of which property is deemed unfit for human habitation, to raze and remove such building. Krozell contacted a couple different contractors regarding the urine and fecal smell issue. They advised it would be almost impossible to remove the odor as it was not only in the carpet, but in the floor boards and drywall as well. Krozell's recommendation would be to proceed with a raze order.

Property owner, Roberta Olshesky was present and asked to speak.

**Olshesky** also talked to a contractor who gave her the contact information of a professional cleaning company. She understood that what she did was wrong and how things got out of hand, but would like the chance to clean up her home.

**Administrator** pointed out that the animals were neglected. She also commented that we are discussing this because we are sympathetic to the situation in that she may lose her house, but the main concern is that it must be habitable and safe.

**Krozell** continued reading Wisconsin State Statutes 66.05 (1m)(b); if a municipal governing body determines that the cost of such repairs would exceed 50% of the assessed value of such building, ... such repairs shall be presumed unreasonable and it shall be presumed for the purposes that such building is a public nuisance. Taking this 50% rule into account, if the homeowner could get it cleaned up under the amount of \$42,000; Council may possibly want to consider allowing her a chance to do so. Krozell suggested that if the homeowner is given the chance to clean up the structures, a couple contingencies are put in place; a deadline to complete the clean-up be set for May 2nd and that the structures be inspected and pass approval by the Building Inspector and Health Official.

**MOTION: Rusch/Stuckey**

*Motion to allow property owner, Roberta Olshesky, the chance to clean up the house and garage structures located at 306 Jackson Street by May 2, 2016, under the amount of \$42,000 and pass an inspection from the City Building Inspector and Health Official. If structures do not pass inspection, the City will proceed immediately with a raze order process.*

***Continued discussion...***

There was discussion with regards to the set amount of \$42,000 to clean up the structures. It was agreed that if she wanted to spend over this amount, it was her money and she could do so if she chose to. It was felt that the dollar amount should be taken out of the motion.

**AMENDED MOTION: Rusch/Stuckey**

*Motion to allow property owner, Roberta Olshesky, the chance to clean up the house and garage structures located at 306 Jackson Street by May 2, 2016 and pass an inspection from the City Building Inspector and Health Official. If structures do not pass inspection, the City will proceed immediately with a raze order process.*

***Continued discussion...***

**Osborne** questioned what was done with the large number of pets being in one house hold.

**Police Chief** explained the number of pets which exceeded the ordinance limit and the removal of the cats from the home were addressed. The homeowner did settle restitution with the Municipal Court on these matters.

**Kostreva** asked what the cost would be to raze the structures and who would pay for it.

**Rusch** explained the City would pay a contractor for the raze order and then the charges would be put on the tax roll as a special assessment charge.

***Motion called...***

**Voice Vote:** All voting aye - **MOTION CARRIED**

- B. Security camera upgrades.  
RE: Police Chief

**Police Chief** would like time to gather more information.

**ITEM TABLED**

- C. Ordinance 16-002; An Ordinance amending Chapter 465, establishing no parking zones on Chestnut Avenue and Union Avenue.  
RE: Ordinance Committee

**Coopman** explained the Ordinance Committee met earlier and unanimously approved Ordinance 16-002, which basically mirrors plans set forth with the Hwy 22 construction project.

**MOTION: Rusch/Coopman**

*Motion to approve Ordinance 16-002; An Ordinance amending Chapter 465, establishing no parking zones on Chestnut Avenue and Union Avenue.*

**Voice Vote:** All voting aye - **MOTION CARRIED**

- D. Appointment of a two year term for an additional election inspector: Deborah Jones.  
Re: Deputy Clerk

**Deputy Clerk** explained at the December meeting, 2 year term election inspector appointments were approved. Debbie worked as an election worker a few years ago but had to quit due to her work schedule. She has since retired and has shown interest in coming back as an election worker. We have four elections this year and I could really use her help, especially with the upcoming Presidential Election. She is scheduled to complete the necessary training and I am confident she will do a great job. I am asking if Council would approve a two year appointment for Deborah Jones to serve as an election inspector for the city elections.

**MOTION: Kostreva/Rusch**

*Motion to approve a two year election inspector appointment for Deborah Jones, ending December 31, 2017.*

**Voice Vote:** All voting aye - **MOTION CARRIED**

- E. Operator's License Applications for Jamie A. True – Riverview Quick Mart and Tristan M. Steffens – Happy Jacks.  
Re: Deputy Clerk

**Deputy Clerk** explained both applicants have completed a Beverage Server Class and filed proper application with the City to obtain an operator's license. Chief Olsen completed a background check and has signed off on the applications.

**MOTION: McDermid/Rusch**

*Motion to approve Operator's License Applications for Jamie A. True and Tristan M. Steffens.*

**Voice Vote:** All voting aye - **MOTION CARRIED**

- F. Temporary Class B License Application for the Friends of the Oconto Falls Fire Department to sell beer at the Annual Spaghetti Fundraiser Dinner on Saturday, March 19, 2016 at the Fire Station.  
Re: Deputy Clerk

**MOTION: Kostreva/Rusch**

*Motion to approve the Temporary Class B License Application for the Friends of the Oconto Falls Fire Department to sell beer at the Annual Spaghetti Fundraiser Dinner on Saturday, March 19, 2016 at the Fire Station.*

**Voice Vote:** All voting aye - **MOTION CARRIED**

- G. Request from Riverview Alliance Church to use Memorial Park facilities on Saturday, March 26, 2016 for their 14<sup>th</sup> Annual Easter Egg Hunt. Also requesting for fees to be waived or for a donation to cover the \$24 rental fee.  
Re: Deputy Clerk

**Deputy Clerk** this is an annual event for Riverview Alliance Church. They are asking for a donation to cover the \$24 rental fee or that the fee be waived.

**MOTION: Kostreva/Stuckey**

*Motion to approve Riverview Alliance Church to use Memorial Park facilities on Saturday, March 26, 2016 for their 14<sup>th</sup> Annual Easter Egg Hunt and that the \$24 fee be waived for this event.*

**Rusch** asked if Kostreva/Stuckey would agree to amend the motion, as he knows of an entity willing to donate the rental fee.

**AMENDED MOTION: Kostreva/Stuckey**

*Motion to approve Riverview Alliance Church to use Memorial Park facilities on Saturday, March 26, 2016 for their 14<sup>th</sup> Annual Easter Egg Hunt.*

**Voice Vote:** All voting aye - **MOTION CARRIED**

H. Adjournment.

**Mayor Rice** asked if there was any further business before the meeting is adjourned.

**Stuckey** questioned if enough money was raised to start stage 1 of the baseball complex at Memorial Field Park.

**Street Superintendent** was not sure. There is a meeting next week with the group involved with fund raising and plans.

**Administrator** announced the Chamber of Commerce has booked three popular bands for their summer concert events, including The Cougars, Johnny Wad, and Big Mouth.

**McDermid** explained the Sno-Jokers Club owns a piece of property on the corner of Green Bay Avenue and Flatley Avenue. They discussed possibly donating the land to the City if the City would be interested.

**Administrator** this item could possibly be put on an agenda for a future meeting, as Council would have to discuss prior to taking any action.

Having no further business, Mayor Rice declared the meeting adjourned at 7:32 PM.

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City Administrator Vicki A. Roberts