

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

**TUESDAY, MAY 10, 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, Building Inspector Bobbie Krozell, and Utility Manager Greg Kuhn

Excused: City Attorney Larry Jeske and Fire Chief Tim Magnin

Others: Anne Renel-Times Herald, Michelle Tester, Roberta Olshesky, Steve VanBoven, Mary Jakobovich, Harry Spice, Gaylin Greetan, Tom Milheiser, Allan & Cheryl Switalski, Karen & Steve Herms, Dick Jahnke, and Bob Bristol

Approval of Minutes – Common Council meeting on April 12, 2016 and Reorganizational Council meeting on April 19, 2016.

MOTION: Kostreva/McDermid

Motion to approve the minutes from the Common Council meeting on April 12, 2016 and Reorganizational Council meeting on April 19, 2016.

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

Treasurer's Report – March

MOTION: McDermid/Rusch

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

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

Bills Payable – April

MOTION: McDermid/Osborne

Motion to approve the Bills Payable for April.

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

Reports:

Administrator Report – written report given.

Police Report – written report given.

Police Chief informed the department has received approximately \$26,000 so far in donations to help towards funding extra staff in order to concentrate on drug investigations and DARE instruction in the schools.

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: Rusch/Kostreva

Motion to place reports on file.

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

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

Allan & Cheryl Switalski, Karen & Steve Herms, Dick Jahnke, and Bob Bristol were present at the meeting to express their concerns with the foul odor coming from ST Paper Mill. Comments were made that the bad odor has been going on for many years now. They feel when they complain about the smell, something is done to pacify them for a short time and then the smell comes back again. They also feel they are caught up in a loop because they call City Hall with the issue and are given the contact number for ST Paper. Neighbors cannot step outside or open their windows because the smell is so bad. A comment was made that while eating at S&S Hometown Bar and Restaurant, which is located on Maple Street near the mill, the smell was so bad that the owner had to close all the windows in the restaurant.

Mayor read a recent e-mail received from Bob Twaroski at ST Paper Mill explaining that the aeration basin diffusers are scheduled to be replaced at the end of May. He feels this will take care of the bad odor issues.

Rusch suggested we follow up at the end of May, allowing ST Paper time to fix the issue. If neighbors still smell an offensive odor after this time, he asked that they please let us know and the issue can be readdressed.

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

Old Business:

- A. Roger Greetan Memorial at Memorial Field Park.
RE: City Administrator

Administrator advised she and the Mayor met with Harry Spice and Gaylin Greetan pertaining to a memorial for Roger Greetan. They were asked to come to the meeting tonight to present their proposal to the Council. Copies of the proposed memorial are in the council packets.

Harry Spice explained his proposed memorial and indicated he would like it placed at the Memorial Field where Roger Greetan spent a great deal of time, as he was involved in multiple sports. The stone monument would tell the story of Roger Greetan who was active in sports and a fallen soldier while serving his country in Vietnam. Spice wants to do this memorial to honor his friend, a war hero. Spice expressed his frustration with regards to a news article published in the local newspaper. He was under the assumption it was okay to proceed with the project and started receiving donations. After the news article, he was contacted by some who had already made donations and had to give some of the donation money back. Others are telling him that they will wait to see how things go with the City before they give any donation to the project.

McDermid asked who gave him the permission to proceed and if it was anyone here.

Harry Spice said the person was not here but would only comment that it was someone who was part of the City.

McDermid informed the proper procedure needed to be taken would be to go before the Planning Commission and then the Council. Decisions need to be set with the Planning Commission on where the memorial could be placed and/or if it could be placed somewhere else.

Harry Spice again commented that he would like to see this memorial placed at the Memorial Field because it is a sports complex and Roger Greetan was very involved in sports. Spice did not want it placed at the Veteran's Memorial Park. Numerous of times, Spice referred to the newspaper article and the negative effect it had on his obtaining donations. Spice informed that he has made changes with the monument company a few times but cannot get an exact quote until he gets approval. He has an approximate cost but was reluctant to share this figure as he felt the city did not need to know the cost if he was raising the funds for the project.

McDermid explained that although Spice may have felt the newspaper article was spun out of context; the Council cannot control what is published in the newspaper. We only told the Park & Rec Director Sheila Manns that we wanted to know more information.

Harry Spice continued to explain his plans which included a flag pole pedestal with a bronze plaque honoring all veterans who served.

Tom Milheiser grew up with Roger Greetan and informed that Greetan was a hero and special person to this community. One thing he felt was missing in this whole process was a chain of command. He explained that Spice did not know what this chain was and now that he did, he was sure Spice will follow it. He asked that Council give Spice a change to follow procedure.

Harry Spice mentioned he had heard at one of the recent Panther Pride meetings that he would have to buy naming rights in order to have a field named after Roger.

Administrator was not aware of this but will check with the City Attorney.

McDermid suggested this item be sent to the Planning Commission for discussion and recommendation.

ITEM TABLED ... sent to Planning Commission

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

Building Inspector informed a site inspection was done on May 3, 2016 at 306 Jackson Street by herself and the City Health Inspector, Terry Magnin. Pictures from the inspection were in the council packets. In February, Council gave property owner, Roberta Olshesky until May 2, 2016 to clean up the house and garage structures which were condemned inhabitable. A motion was made that the property was to pass an inspection from the City's building and health inspectors. If structures did not pass inspection, Council stated the City will proceed immediately with a raze order process. It was the conclusion of the inspectors that the property did not meet the requirements set forth by Council and did not pass inspection by the designated deadline. The house was not professionally cleaned as Ms. Olshesky said it would be done. She did make some progress cleaning on the main level but the upstairs and basement were not touched. There are still clutter and cat feces in the upstairs.

Rusch asked if the house was habitable.

Building Inspector stated in her opinion, it was not habitable. The smell of cat feces and urine was still very strong and will be almost impossible to get out.

Roberta Olshesky commented that she did not know how much it would cost to hire a professional and when she found out; she could not afford it. She added that she has made progress with cleaning it herself. She knows she made a horrible mistake but did not want to lose her house.

Administrator pointed out to Ms. Olshesky that she understands everyone makes mistakes but she should not have let it get to this extent. At the February Council meeting Ms. Olshesky was made aware of the expectations that were being requested. Ms. Olshesky was the one who offered to have the home professionally cleaned and this was not done in the 3 month time frame that was granted by the Council. City officials inspected the home and took pictures which show it is not acceptable or habitable. The smell is still so bad that the inspectors had to wear Vick's under their noses. What is going to happen when the weather warms up?

Mary Jakopovich explained how she has been helping Ms. Olshesky with the cleaning and the progress that they have made. She started helping in the middle of March and feels the house is much better than it was. She also presented pictures of their most recent progress.

Police Chief expressed his opinion as well. Ms. Olshesky made an agreement with the council that she would have the home professionally cleaned. Cleaning with regular household cleaners will not remove the smell of urine and feces that are in the floor boards and walls. He commented that Ms. Olshesky was at the premise on a regular basis and knew what was happening. All of this could have been avoided but instead it got away on her and here we are now to deal with it.

Rusch asked the Building Inspector if her opinion has changed after seeing Ms. Jakopovich's pictures.

Building Inspector did not know how to answer this. The pictures were mainly of the outside of the house and the outside did appear to look better. She explained at the time of the inspection, the main level had been cleaned somewhat but the upstairs was untouched and cat feces was still visible on top of the clutter. There was so much stuff in the way that a door could not be opened fully to one of rooms upstairs. The Building Inspector could only open it enough to stick her hand in to take a picture. There was an old wood stove in the kitchen which still had cat feces on it. She commented that we are all responsible for our own actions and it was her opinion that if not professionally cleaned, there was no chance of getting the smell out of the floor boards and walls.

Stuckey asked if the home was livable. If not and were allowed additional time; how much time would it take to make it livable?

Mary felt it could be done if given a couple more months.

Administrator commented that you cannot clean or paint wood that is saturated in urine and feces. It needs to be removed. Ms. Olshesky has been given 3 months already and still the home is not habitable. Summer is coming and with the warm weather, the smell will be really bad.

MOTION: Rusch

Motion to follow suit with the order given at the February Council Meeting to proceed with a raze order for structures located at 306 Jackson Street.

No Second - MOTION FAILS

Osborne felt Ms. Olshesky should be given more time but also understands that it is almost impossible to get the smell out. He suggested we extend the clean-up time until July and readdress it at July's Council meeting. Osborne commented it was unfortunate this happened but feels we should work with Ms. Olshesky. He also suggested Ms. Olshesky see if a service organization would volunteer their assistance with clean up.

MOTION: Osborne/Kostreva

Motion to allow property owner, Roberta Olshesky additional time to clean up property located at 306 Jackson Street and bring it to a habitable living state. Property will be inspected by the City Building Inspector, City Health Officer, and County Health Officer in July and this matter is to be readdressed at the July 12, 2016 Council Meeting.

Roll Call Vote: Osborne-yes, Kostreva-yes, Rusch- no, Coopman-yes, Stuckey-yes, McDermid-yes - **MOTION CARRIED**

Mayor commented that we are dealing with two issues here; one with the cat feces and urine, and the other with a hoarding issue.

New Business:

A. Landfill pump options.

RE: Street Superintendent

Street Superintendent and Utility Manager explained pumps went been down at the old landfill about 2 months ago. An engineer told them that although we had a top of the line pump, it was a

wrong application. It was suggested by the engineer that we put in a singular pump and have it correctly sized.

Street Superintendent has contacted vendors for quotes on a new pump and design. He should be getting them back in the next 7-10 days. An estimated cost to complete what is needed to meet proper requirements would be approximately \$38,000.

McDermid asked if there would be any salvage to what we have now.

Utility Manager responded it is basically worth scrap value.

McDermid suggested Street Superintendent go ahead and get at least three quotes. This is not an item that was budgeted for so if need be, it may have to be taken out of the Fund Balance. We can readdress this next month after we receive the quotes.

ITEM TABLED.... until next month

- B. Operator's License Application for JoAnn L. Frievalt – Penguin Again.
RE: Deputy Clerk

Deputy Clerk noted JoAnn Frievalt has completed the Beverage Server Class and filed proper application with the City to obtain a license. Chief Olsen completed a background check and has signed off on the application.

MOTION: McDermid/Coopman

Motion to approve the Operator's License Application for JoAnn L. Frievalt.

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

- C. Agent change on Class B Beer/Alcohol License for Oconto Falls Golf Club Inc. d/b/a River Island Golf Course.
RE: Deputy Clerk

Deputy Clerk explained Cindy Neta tendered her resignation at River Island Golf Course and Kirk Schneider has been hired to replace her. The Oconto Falls Golf Club has filed proper paperwork with the City to have Kirk listed as their agent. Chief Olsen completed a background check and has signed off on the application.

MOTION: McDermid/Kostreva

Motion to approve the agent change for the Oconto Falls Golf to name Kirk Schneider as their new agent.

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

- D. Temporary Class B License Application for Oconto Falls Panther Pride to sell malt beverages during the Memorial Weekend Celebration from Friday, May 27 through Monday, May 30, 2016 at the Memorial Field.
Re: Deputy Clerk

Deputy Clerk commented this is an annual event for Panther Pride. They have filed application with the City, which is in the council packet and paid the \$10 fee.

MOTION: Coopman/Rusch

Motion to approve the Temporary Class B License Application for Oconto Falls Panther Pride to sell malt beverages during the Memorial Weekend Celebration from Friday, May 27 through Monday, May 30, 2016 at the Memorial Field.

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

- E. Temporary Class B License Application for County Line Rod and Custom to sell malt beverages during the Memorial Day Car Show at Memorial Field on Monday, May 30, 2016.

Re: Deputy Clerk

Deputy Clerk commented this is another annual temporary license application request for Memorial Weekend's car show event. County Line Rod and Custom has filed application with the City and paid the \$10 fee.

MOTION: McDermid/Coopman

Motion to approve the Temporary Class B License Application for County Line Rod and Custom to sell malt beverages during the Memorial Day Car Show at Memorial Field on Monday, May 30, 2016.

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

- F. Adjournment.

Mayor Rice asked if there was any further business before the meeting is adjourned. Having no further business, he declared the meeting adjourned at 8:22 pm.

City Administrator Vicki A. Roberts