

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

**TUESDAY, JULY 11, 2017 – 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: Marty Coopman, Jay Kostreva, Devin Wirtz, Kevin Rusch, and George Stuckey

Excused: Alderman Mathew McDermid

Also present: Administrator Vicki Roberts, City Attorney Larry Jeske, Police Chief Brad Olsen, Deputy Clerk Nancy Brye, Street Superintendent Terry Magnin, and Fire Chief Tim Magnin

Others: Beth Julius, Don Heikkila, Laurie Cahoon-Draus, Warren Bluhm-Times Herald, Karen Kerber, Al Christopherson, and Judy Kostreva

Approval of Minutes – Common Council Meeting on June 13, 2017 and Emergency Common Council Meeting on June 28, 2017.

MOTION: Rusch/Kostreva

Motion to approve the minutes from the Common Council Meeting on June 13, 2017 and Emergency Common Council Meeting on June 28, 2017.

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

Treasurer's Report – May

MOTION: Rusch/Wirtz

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

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

Bills Payable – June

MOTION: Kostreva/Coopman

Motion to approve the Bills Payable for June.

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

Reports:

Administrator Report – verbal report given

Administrator reported Hwy 22 from Oconto Falls to Stiles will be open to traffic tomorrow. This project went well with completion time being five weeks early. Cameras have been installed with live feed now streaming at both the East and West Side Beach. Memorial Field Park cameras should be installed next week. Baseball nets have been put up at the hardball diamond and are very effective. Thank you to Oconto Electric Co-op for donating both of the 45’ wooden poles in order for this project to be completed within budget.

Police Report – written report submitted

Municipal Court Report – written report submitted

Fire Department Report – written report submitted

Fire Chief thanked firefighters for donating their time every Saturday throughout the month of June at local events. It has been a busy month for the department.

Street Department Report – written report submitted

Street Superintendent informed the new truck body should be ready in the next 10 days. It will be inspected to make sure everything is in order before receiving it.

Building Inspector Report – written report submitted

Utility Commission Report/Minutes – written report submitted.

MOTION: Rusch/Wirtz

Motion to place reports on file.

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

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

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

Old Business:

- A. Property conditions at 257 S. Washington Street.
Re: Council

Laurie and Joseph Cahoon-Draus, property owners of 257 S. Washington Street, presented a signed quote with Nate Smith, general contractor for ARC, in the amount of \$48,380 to roof and side their house and reinstall a garage door. In order to validate the contract, the contractor is requesting half payment down by tomorrow. Work on the home could then be started in approximately 2-3 weeks. City Administrator would like to see this matter brought back to Council in August to check on construction progress. Council agreed to bring it back for review.

New Business:

- A. 2016 Annual Audit Report.
Re: Karen Kerber – KerberRose

Karen Kerber stated the audit for the city and utilities went very well. All information needed to complete the audit was provided upon request and everything balanced accordingly. Kerber presented and reviewed the 2016 Financial Audit Report prepared by her firm. With regards to

social security contributions, Kerber suggested the city consider establishing a FICA Alternative Plan which would benefit both the employee and employer. She also suggested the city consider establishing a “Tax-Advantage Savings” plan to convert accrued sick leave into a non-elective employer contribution on behalf of the employee. By converting accrued leave into a non-elective employer contribution plan, both the city and the employee legally avoid/defer paying certain taxes on the amount of the non-elective employer contribution. As a whole, the city’s finances look good. The city is managing long and short term debt well.

MOTION: Rusch/Coopman

Motion to place the 2016 Audit Report on file.

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

B. Future industrial park expansion.

Re: Alderman Kevin Rusch

Alderman Rusch explained a conversation he had with Eugene Stoll. Stoll expressed interest in marketing approximately 130 – 140 acres of property which abuts to the city’s industrial park area and continues out to County Road B. Rusch felt this may be a good investment for the city to pursue and expand the city for future industry and/or residential property. It is only casual conversation at this point but Rusch would like to know the Council’s thoughts on whether to pursue this matter or not. Rusch did not know what price Stoll was interested in marketing the property for. Currently Oconto Electric Co-op supplies electricity to this property so if pursued, the city may want to look into transferring to our utilities. Rusch also suggested discussing options with Jim Mann from Ehlers and get his opinions.

Mayor Rice was not in favor of pursuing the interest of more property at this time. He pointed out the city has quite a bit of undeveloped residential land in the Pleasant View Estates area as well as undeveloped land in the Industrial Park area with no current industry development.

Rusch commented this could be a lengthy procedure but would like to pursue the interest further.

Kostreva, Wirtz, Coopman, and Stuckey were all in favor of checking further into the property Stoll is interested in marketing. They felt there was no harm into looking into the matter as no commitments need to be made at this time and we would be just seeking general information.

Rusch will pursue the interest and come back to Council with an amount Stoll is seeking.

C. 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 7:43 pm.

City Administrator Vicki A. Roberts