

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

**TUESDAY – MARCH 15, 2022 – 6:00 pm  
MINUTES**

**Meeting called to order at 6:00 pm by Mayor Brad Rice**

**Pledge of Allegiance**

**Roll Call**

Present: Mayor Brad Rice, Aldermen: Jeff McDonald, Devin Wirtz, Ashley Bahrke, Mathew McDermid, and Tim Holman

Absent: Alderman Marty Coopman

Also present: Administrator Vicki A. Roberts, City Attorney Larry Jeske, Deputy Treasurer Eve Wallace, Craig Schuh-Ayres Associates, Bob Rodich, Jim Damp, and Rita Liddel-Ayres (via phone)

**OPPORTUNITY FOR CITIZENS TO ADDRESS THE COUNCIL:** None

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

**Old Business:**

A. Bid Consideration for the Senior Center project

Craig Schuh from Ayres reported the rebid opening for the Senior Center project was on March 9, 2022 at 2:00pm. Two bids were received this time. Lowest base bid was RJM Construction at \$913,350.00. The other bid received was IEI General Contractors, Inc. at \$929,900.00. Ten alternates were separated out in the rebid process. The amount of the grant remaining for construction after engineering of \$155,500 and KCG's landscaping contract of \$3,407 is \$784,316. Since the base bids came in \$129,034 over budget, Rita from Ayres had a conversation with Ryan from RJM after the bid opening; he indicated that he could identify approximately \$100,000 in cost savings for this project. Ayres recommends accepting the lowest bid with RJM and allowing Ayres to work with them to identify areas of the project where cost savings could be taken advantage of but still staying within the scope of work of the project. She did ask the council to allow an additional \$20,000 for contingencies because projects of this scope usually need at least that. Rita explained the current base bid includes work of: the new elevator and entrance, moving the office, approximately 1/3 of the parking lot, work in the adult day center, upstairs bathrooms, flooring in part of the upstairs community room, work in the conference room and HVAC throughout the building. The fact that \$100,000 has been spent to date for engineering and miscellaneous things, if a bid is not accepted at this time, the \$100,000 would not be reimbursed from the grant and therefore 100% responsibility of the city.

- Mat and Devin questioned if the contractor believes he can reduce the costs of the project, why was it not bid out that way right away? Craig explained there were guidelines of what/how to bid.
- Ashley pointed out that the elevator is going in, but no improvements are being done in the basement. She did not see the benefit of the elevator with no improvements in the basement.
- Larry explained we have already expended \$100,000. If we were to reject the bid, we will be out the \$100,000 in engineering costs. If we accept a bid, we may still need to put \$100,000 into this project but we will have a building with many improvements.
- Devin doesn't believe the contractor will reduce any costs due to how prices are now.
- It was questioned if the elevator really needs to be part of this project. Craig believes it does, because the elevator is in the project description of the grant.
- Jeff questioned if the grant limits the use of the building. Yes, for 5 years from the time of the grant award. The grant makes the use of the building for senior citizen use. They cannot advertise or charge for meeting room rentals.
- Administrator added that Paul Ehrfurth, prior OCEDC Director advised the 5 years starts at the time of the project award. Mayor Rice confirmed that was what Paul reported to us.
- Ashley stated when the new census numbers come out she would like to review them to see if our community is considered LMI. If the numbers significantly change, we could possibly change the guidelines of the grant to allow the entire community to use the Senior Center.
- Administrator advised those numbers should be out sometime in April, 2022.
- Mayor Rice stated that the senior center is self-supporting. Three years ago, when the Commission on Aging stopped paying rent this building could have ended up back in the city's possession.
- Jim Damp explained the water problems in the back of the building need to be fixed before any floors are replaced. Rita thought from what has been done in the past that those problems had been resolved.
- Mat questioned if any of the alternates presented need to be done if we proceed forward. Questioning the flooring in the upstairs kitchen, the community room, etc. It was explained that the flooring in the community room is in good shape and relatively new. But the flooring in the kitchen is older.
- Jeff questioned alternate B. Rita explained that alternate is to remove the existing lift and stairway and replace it with a stairway to go across the whole area.
- Devin questioned why the location of the existing lift can't be the location of the new elevator instead of remodeling the whole front entrance. Craig and Rita explained that new elevator needs mechanical space and in the back of the building there isn't enough room. Also, two exits are needed out of the basement besides the elevator per code and that area is one of those exits. If the elevator would be there that would eliminate one of those exits.

**MOTION: McDermid / Holman**

*Motion to award contract to RJM construction for the base bid of \$913,350 and for Ayres Associates to work with RJM to identify cost saving measures within the contract.*

**Roll Call Vote:** McDermid – yes, Holman – yes, Wirtz – yes, McDonald – yes, Barhke – yes, Coopman – absent; **MOTION CARRIED**

- B. Terrace Tree Application and Ordinance No. 22-001; an ordinance recreating Chapter 441 – Trees.

Ordinance Committee met last week to discuss a proposed terrace tree application and make changes to the current tree ordinance. City Attorney informed changes discussed in the committee meeting were made and the proposed application and ordinance are being brought directly to council for consideration. It was the recommendation of the Ordinance Committee that Council approve the proposed application and ordinance once these changes were made. McDermid would like to see 20-25 trees planted yet this year. He would also like to have Street Superintendent find money in his budget rather than taking it out of fund balance.

**MOTION: Wirtz / McDonald**

*Motion to accept the recommendation of the Ordinance Committee to approve the proposed Terrace Tree Application and Ordinance No. 22-001; an ordinance recreating Chapter 441-Trees as presented.*

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

**New Business:**

- 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 7:01 pm.

  
City Administrator Vicki A. Roberts