

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

**MONDAY, JULY 25, 2022 – 5:00 pm**  
**MINUTES**

**Meeting called to order at 5:00 pm by Mayor Brad Rice**

**Pledge of Allegiance**

**Roll Call**

Present: Mayor Brad Rice, Aldermen: Devin Wirtz, Ashley Bahrke, Tim Holman, Marty Coopman, Matthew McDermid

Absent excused: Jeff McDonald

Also Present Administrator Peter Wills, Deputy Clerk Jenny Friedman, Fire Chief Tim Magnin, Utility Manager Greg Kuhn, Jon Spice, Cole Magnin, Joel Schmechel, Wally Remic, James Moynihan, Kevin Rusch, Brett Bursa, Tucker Moynihan, Tyler Coopman, Nate Sagen, Bart Schindel, Jim Rieth

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

**Old Business:**

- A. Jeremy Hanson-223 S. Adams privacy fence and abandonment of alley. Has gone to planning committee and public hearing was on July 12, 2022 at 6:30pm. Council approved July 12<sup>th</sup>.

**MOTION: McDermid/Wirtz**

*Motion to approve abandonment of the alley and divided per original plot.*

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

**New Business:**

- A. Department of Administration New Fire Station Grant update, recommendation from Emergency Management Committee for primary location of new fire station .

Fire Chief Tim Magnin provided an update on the Wisconsin Department of Administration Grant.

Timeline:

- November 11, 2021 the Grant Application was submitted.
- May 31, 2022 The Fire department received notice of the grant award.

- June 9, 2022 The city submitted additional grant contact information, survey, city audit, the final fire station site was requested to be provided.
- July 13, 2022 WI DOA granted a couple week time extension for the new fire station site location in order to complete response study along with new site location to be completed in weeks not months.
- July 19, 2022 Oconto Falls Fire Department completed response time study for new fire station site, provided recommendation to Emergency management Committee.
- July 19, 2022 Emergency Management Committee recommended new Fire Station Site to City Council.
- Early August next step in grant process, Fire Chief to complete revised Grant Agreement Execution with final Site Location Plan (Early August) to Wi Department of Administration.
- Mid-August 5 Bugles consultants to start new Fire Station programming/space needs in order to develop conceptual design.
- Mid-August complete WI Dept of Administration Grantee Exemption from Submitting Affirmative Action Plan within fifteen days after Agreement signed.
- August 30, 2022 or within 30 days after Agreement signed, complete Semi-Annual Report.
- September 30, 2022 request for WI DOA Grant first payment to cover Fire Station Site costs.
- September 30, 2022 complete Conceptual Design.
- November 15, 2022 5 Bugles Complete Schematic Design.
- November 30, 2022 submit Semi- Annual Report.
- January 31, 2023 complete 5 Bugles Design Development.
- March 31, 2023 complete 5 Bugles Construction Documents.
- April 28, 2023 Advertise and Bidding
- May 29, 2023 start On Site Construction
- May 31, 2023 and November 15, 2023 Semi- Annual Reports and Payments
- May 15, 2024 Semi- Annual Reports and Payments
- July 31, 2024 Construction Completed, Inspections and Occupancy
- December 20, 2024 Close out Grant and Final Payments.
- Emergency Management Committee decided that the best location for the new fire department would be location 531 E Central Ave. and 431 Union Ave. This would be the best location to help decrease response time, best route to main roads, and best utilization of land. This site meets all the recommendations for the grant. Council showed concerns of losing green space, traffic in that area during school being so heavy. Council revisited the multiple presented properties options, some have wetlands, resulting in if the fire station would be placed on these locations the city would have to purchase property three times the amount of wetlands, other locations you would lose response times, some of the other locations are not large enough for fire station to expand, or not shovel ready to meet the grant timeline.

**MOTION: Wirtz/Coopman**

*Motion to except Emergency Management Committee site location 531 E Central Ave. and 431 Union Ave*

**Roll Call Vote: MOTION DENIED**

**Wirtz                    Bahrke**  
**Coopman              Holman                  McDermid**

All present voting Aye: Wirtz, Coopman  
All present voting No: McDermid, Holman, Bahrke

Roll Call: 1<sup>st</sup>/2<sup>nd</sup> Voice Vote: \_\_\_\_\_

Carried \_\_\_\_\_ Denied X

Council reexamined all properties again to try and find a better location that would fit the needs of possible new fire station and would not take up as much green space, while efficiently function and meet the grant requirements. Oconto County Emergency Management Director, Jon Spice addressed the council to ensure they take into consideration that the city does not put themselves in the same situation they are in now where the Fire Station cannot have future expansion, which is why we are selecting a new site. Walley Remic addressed the council that these site have been looked at by your Emergency Management Committee as well, they took the concerns brought up at council into consideration in making their recommendation to the Council. The new Fire Station Committee invested weeks in investigating, reviewing and determining the best location on factors required by the WI DOA Grant. He addressed the concern of the plans for the site to have more baseball diamonds put in, from years ago . Nothing has been developed with it and there is no funding is available to do so. The recommended site will support the community growth and enhance protection of the community, by faster response times. City of Oconto Falls needs to provide a final build site to the WI DOA by mid-August to stay within grant guidelines, or be at risk of losing the grant.

**MOTION: McDermid/Holman**

*Motion to rescind the previous motion to except Emergency Management Committee site location 531 E Central Ave. and 431 Union Ave*

**Voice Vote:-MOTION CARRIED**

**MOTION: WIRTZ/COOPMAN**

*Motion to precede Emergency Management Committee site location for new fire station 531 E Central Ave. and 431 Union Ave with consideration of placing the building closest to the South lot line*

**Roll Call Vote: MOTION CARRIED**

**Wirtz                    Bahrke**  
**Coopman              Holman                  McDermid**

All present voting Aye: Wirtz , Coopman, McDermid, Holman  
All present voting No: Bahrke

Roll Call: 1<sup>st</sup>/2<sup>nd</sup> Voice Vote: \_\_\_\_\_

Carried  X  Denied \_\_\_\_\_

- B. New fire station secondary choice location recommendation from Emergency Management Committee former US Plant Foods- 325 Cherry Ave.

All locations were discussed in reexamining the locations, following the 1st roll call vote motion failure on the recommended location of Union Ave and E Central.

**NO ACTION TAKEN**

- C. New Fire Station Site Primary location 531 E Central Ave. and 431 Union Ave,  
1. Set public informational meeting regarding site.  
2. Rezoning request and conditional use permit.

**MOTION: Wirtz/Bahrke**

*Motion to set public informational meeting in regards to 531 Central Ave. and 431 Union Ave. at 6:00pm on August 11, 2022*

**Voice Vote: MOTION CARRIED**

- D. Main Street Redevelopment District, review recommendations, set Public Hearing City of Oconto Falls Main Street Planning Project USDA Grant update  
Redevelopment Resources-Kristen Fish- Peterson, Allyson Brunette presented the update on the Main Street Planning Project to the Main Street Committee. Part of this plan is to create a Redevelopment district plan which is a statutory guided plan. This plan is about 85-95 percent done. Draft is attached in the packet. There are a few things that have now come down to decision making of what the Main Street Committee and Council would like to see done to improve Main Street to support and attract businesses. Redevelopment Resources will give their professional opinion on the topics. Some of the challenges/needs that need to be addressed are
- A. Unchecked non-conforming uses (residential), B. Deteriorating property conditions, C. Vacant parcels-not contributing to tax base, D. Vacant buildings, E. Non-interested-investment property owners, F. Develop a roadmap for revitalization for the City. Redevelopment Resources has tried to contact the landowners. They had a hard time finding the people on the list and getting a hold of them. There are still some property owners they haven't been able to get a hold of about their property. Redevelopment Resources has met with former Administrator/Treasurer bimonthly Feb-May to discuss goal, process, and progress. Redevelopment Resources was on-site April 15, 2022 to document code violations and photograph all properties in the

proposed district.

Goals are to:

1. Attract business to downtown Oconto Falls,
2. Increase property tax values through redevelopment of vacant or underutilized properties, and eliminate barriers to economic growth.
3. Blight elimination/code enforcement this is to encourage property owners to make improvements to property as to follow City Codes. The USDA Rural Business Development Grant initial deadline to complete was August 30, 2022. The City Administrator is working with USDA to extend the grant in order to complete the work of the project.

The Committee will need to:

1. Determine the priorities
2. Choose the target properties
3. Set public hearing to get the public input and
4. Adopt the Redevelopment District Plan to set the district boundaries.

The council took into consideration what would be done and how to approach.

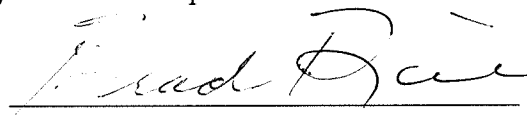
**MOTION: McDermid/Wirtz**

*Motion to approve Main Street Redevelopment District, review recommendations, and have administrator set Public Hearing*

**Voice Vote: MOTION CARRIED**

**E. 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 7:05pm.



Mayor Brad Rice