

**CITY OF OCONTO FALLS
COMMON COUNCIL & PUBLIC HEARING
Council Chambers – Municipal Building
500 N. Chestnut Avenue -Oconto Falls, WI 54154
MONDAY AUGUST 22, 2022 AT 6:00 PM**

Meeting Called to Order at 6:00 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

Also Present: Street Superintendent Alan Winkler, Robert Krzyzanowski, Joel Lavarda Cole Magnin, Joel Schmechel, Bart Schindel, Tucker Moynihan, James Moynihan, Donna Kane, Barb Salscheider, Max Mayer, Art Paulson, Mary Davis, Keith Davis, Bill Porath, Brad Kennedy, Nate Sagen, Chique Tousey-Tabar, Judy Kostreva, William Zietlow, Angie Ahlgrim, Patrick Ahlgrim, Gerry Lemirande , Michelle Tester

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

OLD BUSINESS: NONE

NEW BUSINESS:

****6:00 PM – PUBLIC HEARING** – Rezoning New Fire Station Site location parcel 531 E Central Ave. and 431 Union Ave.**

1. Rezoning new Fire Station site location parcel 531 E Central Ave. and 431 Union Ave. The reason for the public hearing is for a rezoning for the property for the new fire station. The new fire station is being funded by a grant that was announced in June. The city needs to report to WI-DOA a site location for the new fire department that is currently owned and controlled by the city and is also shovel ready. The city is presenting 531 E Central and 431 Union Ave for the location of the fire station. The Central Ave property will need to be rezoned to a R2. Fire Chief Tim Magnin provided the following information 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 extensions 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.

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- 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 form 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 concerns are losing green space and heavy traffic in that area during school. Council revisited the multiple presented properties options. Some have wetlands, DNR rules are that any amount of acreage displaced must be replaced by three times that amount. Other locations; you would lose response times, are not large enough for fire station to expand, or not shovel ready to meet the grant timeline.

Robert Krzyzanowski from Five Bugles spoke on some of the concerns from the Informational Meeting on August 11, 2022. All the concerns will be taken into consideration and the city can adapt the blue prints to help solve those issues.

City Administrator Peter Wills opened the floor for public comment, questions or concerns on the Rezoning New Fire Station Site location parcel 531 E Central Ave. and 431 Union Ave. No one voiced any concerns or questions.

City Administrator, Peter Wills, opened the floor for public comment for a second time if the public had any comments, questions or concerns Rezoning New Fire Station Site

location parcel 531 E Central Ave. and 431 Union Ave. No one had voiced any concerns or questions.

City Administrator ,Peter Wills, opened the floor for public comment a third time if the public had any comments, questions or concerns Rezoning New Fire Station Site location parcel 531 E Central Ave. and 431 Union Ave. No one had voiced any concerns or questions.

Wills then discussed the zoning of the proposed parcels, 431 Union Ave. is zoned R2, it does not need to be rezoned. 531 E Central Ave is currently zoned as conservancy this parcel will be split and where the fire station will be will be rezoned R2, the remainder of the parcel will stay as conservancy. Wills asked if the community had any questions or concerns of the zoning. No questions were brought forth.

City Administrator, Peter Wills, asked for the fourth time if anyone had questions. Mike Hilberg asked if the fire station was going on the other end of Memorial Field and part of the track is already missing, are there any plans to clean up Memorial Field and maybe take out the rest of the track? City Administrator state that it definitely can be looked at this time the city hasn't been looked into due to focusing on the grant. Robert Krzyzanowski also stated that this is something Five Bugles can also help the city with. Marty Coopman asked if city had received any questions on this topic that had come through via mail, phone, letter, email. Peter Wills City Administrator and Deputy Clerk Jenny Friedman had not received any response from the public.

Motion: McDermid/McDonald

Motion to rezone a portion of 531 E Central Ave to R2 as laid out in the description presented.

Ashley Barhrke: No

Voice Vote: MOTION CARRIED

2. Purchase of Reversible Snow Plow for ordered Volvo, L60H Wheel Loader Street Forman Gerry Lemirande brought the copy of invoice for the loader. For the amount of \$23,482.00

MOTION:Wirtz/Hloman

Motion to accept the quotation of the Snow Plow with the changes Gerry Leminrande made on the cutting blades. Take funds out of Fund Balance.

Voice Vote: MOTION CARRIED

3. GFL contracted curbside garbage and recycling collection changes.

GFL had purchased GAD and the city had contract with GAD for 5 years and have two more years left on the contract. GFL had reached out in May early June in regards to wanting to go to 90-gallon garbage and recycling bins for curbside collection. They are running low on employees and with these bins it takes less man power to have garbage and recycling picked up. Every week would be garbage pickup and every other week recycling pick up. Their original proposal coasted \$100,000 to switch over. Wills informed GFL this would proposal would require a RFP .GFL came back with they would not charge use for the bins and in addition they would not change our contract price. If we wait until 2023 then the city will need to purchase the bins at a minimal cost of \$100,000. Changes to our current ordinance will need to be made remove the requirements of using city bags and clarify no garbage/recycling pick up for any industry, commercial or multifamily properties over five units. Due to this change the city will lose bag sale revenues, but would save on purchasing the bins. The bins will be the property of the residents. If there is an issue with the bins the residents will contact GFL directly.

MOTION: Wirtz/Bahrke

Motion for City Administrator to take the rough draft to City Attorney Hanaway and Ross to change ordinance and refer to ordinance committee for approval.

Voice Vote: MOTION CARRIED

7:00 PM – PUBLIC HEARING- Main Street Redevelopment District Map and recommendations adoption.

4. Main Street Redevelopment District Map and recommendations adoption.
City of Oconto Falls Main Street Planning Project USDA Grant update
Redevelopment Resources, Kristen Fish-Peterson, 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 City Administrator biweekly February-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 to the end of 2022, in order to complete the work of the project.

Public Input: Question was asked for more in depth on how this project works. Administrator responded this is a long-term process in which the city will work with the property owners and Main Street Committee on updating ordinances on appropriate commercial uses for spaces, allowable residential in upper or rear of buildings, building inspections for safety and if ordinance enforcement is needed.

Property owner asked if I'm living now in the rear of the building and if city wants to change that what will happen to my housing? Kristen Fish- Peterson, states the city will seek feedback from local business owners in the district and Main Street Committee if this is a use that the business owners wish to grandfather in or look at a potential conditional use that would be reviewed annually. For the properties in the Redevelopment District the city will review the ordinances and see if they need to be revised or changed.

A building owner asked about remodeling of their building and how the city has a say in that. Administrator responded, building owners remodeling their buildings need to get a building permit from the building inspector to ensure all work to be completed is up to code and following those commercial building code guidelines.

Aldersperson Devin Wirtz states the city's goal is to have a nice main street to help draw people in to do shopping and eat and bring in people for revenue for the city and a place people want to come to.

Resident asked if there will be restrictions when parking on the Main Street. Peter Wills, City Administrator states the city will be reviewing usage to ensure we have adequate parking.

Business owner and Main Street Committee member, Stephanie Holman stated to see how beautiful Oconto's Main street has become, it gives encouragement to the future of Oconto Falls.

Property Manager Max Mayer stated that there is a Facebook page Revival of Main Street page to visit. City Administrator, Peter Wills also stated the City of Oconto Falls also has a Facebook page that we encourage people to visit this for latest updates along with the City Website. Tim Holman had asked if the city can check if the buildings have insurance. Peter Wills stated the city can make sure the buildings are kept up to code and enforce those codes but we, do not have a minimum insurance requirement.

MOTION: McDermid/Holman

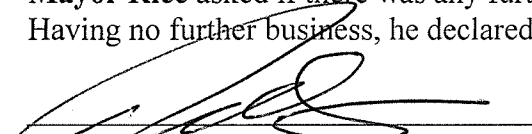
Motion to approve the Main Street Redevelopment District Map and to look for

funding for Main Street Redevelopment and approve recommendations that were provided in the plan of Redevelopment.

Voice Vote: MOTION CARRIED

5. 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 8:04pm.



Administrator Peter Wills