

**CITY OF OCONTO FALLS
COMMON COUNCIL JOINT
UTILITY COMMISSION MEETING**
Council Chambers – Municipal Building
500 N. Chestnut Avenue - Oconto Falls, WI 54154
TUESDAY JULY 11, 2023 – 6:41 pm

MINUTES

1. Meeting called to order at 6:41 pm by Brad Rice

2. Pledge of Allegiance

3. Roll Call

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

Commission President James Kardoskee, Commissioners: James Patenaude and Bart
Schindel, Christos Anastapolous,

Absent: Mathew McDermid, Jeff McDonald

Also Present: Administrator Peter Wills, Deputy Clerk Jenny Friedman, Utility Manager
Greg Kuhn, Tom Zeise, Trinity Rasmussen, Max Mayer, Dale Seeling, Debbie
Konitzer, Al Konitzer, Don Liegeois, Susan McDermid, Christy Poolo, Joe Poolo,
Keith Lefebvre, Shannon Lefebvre, Greg Pitel, and Warren Blum

4. Approval of Minutes – Common Council Joint Utility Commission 06-13-2023, 06-29-
2023

MOTION: Holman/Wirtz

*Motion to approve minutes Common Council Joint Utility Commission 06-13-2023, 06-
29-2023*

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

5. Treasurer's Report N/A

6. Bills Payable – June

MOTION: Witz/Holman

Motion to approve the Bills Payable as presented for June.

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

7. **Reports: written reports submitted**

- ✓ Administrator Report
- ✓ Police Department Report
- ✓ Municipal Court Report

- ✓ Fire Department Report
- ✓ Street Department Report
- ✓ Building Inspector Report
- ✓ Utility Commission Report/Minutes
- ✓ Library Report

MOTION: Holman/Coopman

Motion to place the reports on file as presented.

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

8. OPPORTUNITY FOR CITIZENS TO ADDRESS THE COUNCIL:

Citizens expressed why they thought it was a good discussion to have chickens with in the city.

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

9. Committee Reports

Emergency Management Committee Report-N/A

Library Board-6.05.2023 Council Rep Ashley Bahrke

Main Street Committee Report 06.01.2023 Council Rep Ashley Bahrke

Park & Recreation Committee N/A

Personnel Committee Report NA

Planning Commission Report 06.06.2023 06.21.2023 Chair Marty Coopman

Utility Commission Report 06.19.2023 Council Rep Marty Coopman

No Action Taken

Presentation:

10. 2022 City General Fund & Oconto Falls Municipal Utility Audit

A. Approval of 2022 General Fund & Municipal Utility Audit Results

Greg Pitel from Kerber Rose summarized audit results performed for the year ended December 31, 2022 when internal controls were reviewed when trial balances and financial statements were reviewed.

At the end of 2022, the City's Fund Balance totaled \$1,378,905; of which \$992,621 is an unassigned general fund balance that is available for cash flow needs and unanticipated or emergency expenditures. The unassigned general fund balance of \$992,621 is 35.41% of general fund revenues which is considered to be very strong fund balance.

Pitel also touched on the utility rate of return on operations. The electric and water rate of return is based on the Public Service Commission of Wisconsin (PSC) regulatory accounting which differs from accounting principles generally accepted in the United States. The authorized rate of return for the electric and water utilities is 5.50%. The sewer utility is not regulated and thus the sewer rates are set by the City Council.

Council thanked Pitel for his report and had no further questions.

MOTION: Schindel/Anastapolous

Motion to recommend 2022 City General Fund & Oconto Falls Municipal Utility Audit Results

Row Call: Schindel-yes, Anastapolous-yes, Patenaude-yes, Coopman-yes, Kardoskee-yes

MOTION: Wirtz/Coopman

Motion to accept 2022 City General Fund & Oconto Falls Municipal Utility Audit Results

Row Call: Wirtz-yes, Coopman-yes, Holman-yes, Bahrke-yes

Absent: McDonald, McDermid

11. Utility Revenue Bond Borrowing Resolution 23-003 for Oconto Falls Municipal Utility Substation Re: Joe Murray-Ehlers

A. Resolution 23-003 Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$6,530,000 Water System and Electric System Revenue Bonds, Series 2023A of the City of Oconto Falls, Oconto County, Wisconsin, and Providing for the Payment of the Bonds and Other Details With Respect to the Bonds.

The City is in the process of looking into bond borrowing for the new Utility Substation. Joe Murray-Ehlers Public Financia Advisor went over the details of how the City would finance the substation. The substation estimated cost is \$6.6 million dollars with the project being financed over a twenty-year time frame and a projected 5.15% True Interest Cost. Oconto Falls Municipal Utilities would provide \$585,696 in cash to reduce the borrowing amount.

MOTION: Anastapolous/ Schindel

Motion to recommend Resolution 23-003 for Oconto Falls Municipal Utility Substation to Common Council

Row Call: Anastapolous -yes, Schindel -yes, Kardoskee-yes, Patenaude-yes
Coopman-yes

MOTION: Wirtz/Bahrke

Motion to accept the Utility Revenue Bond Borrowing Resolution 23-003 for Oconto Falls Municipal Utility Substation

Row Call: Wirtz-yes, Bahrke-yes, Holman-yes, Coopman-yes

Absent: McDonald, McDermid

Old Business:

12. WI DOA NEIGHBORHOOD INVESTMENT GRANT- FIRE STATION PROJECT UPDATE

Fire Chief Tim Magnin is working on grant amendment that will be submitted in about two weeks. In the next month Fire Chief Magnin will request more funding for the project and those funds will carry over until the first of the year.

NO ACTION TAKEN

13. Oconto Falls Municipal Utility Annexation Petition of Parcel# 40-303000831A 10 Acres for Utility Substation
A. Proposed Ordinance 23-009 amending city boundaries through annexation of Oconto Falls Municipal Utility Parcel# 40-303000831A 10.1 Acres for Utility Substation.

MOTION: Coopman/Wirtz

Motion to except the Annexation Petition from the Oconto Falls Utility.

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

14. Proposed Ordinance 23-004 to Amend CH 168 Animals -Keeping Chickens in the City. Amend to make the coop and fencing completely enclosed and to have coop and fencing should not to exceed 50feet. The lot lines would be changed to 10 feet.

MOTION: Wirtz/Bahrke

Motion to approve Ordinance 23-004 to Amend CH 168 Animals -Keeping Chickens in the City.

Voice Vote: Wirtz-yes, Bahrke-yes, Coopman-yes, Holman-No

Absent: McDonald, McDermid

15. Proposed Ordinance 23-005 to Amend Zoning Code CH 480-25 adding Title XI Accessory uses and Structures Zoning City of Oconto Falls.

MOTION: Wirtz/Coopman

Motion to approve Ordinance 23-005 to Amend Zoning Code CH 480-25 adding Title XI Accessory uses and Structures Zoning City of Oconto Falls with amended 10 foot off lot line and maximum 200 square feet structure.

RESCINDED PRIOR MOTION and AMENDED MOTION: *Motion to approve Ordinance 23-005 to Amend Zoning Code CH 480-25 adding Title XI Accessory uses and Structures Zoning City of Oconto Falls with amended 7.5 foot off lot line and maximum 200 square feet structure.*

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

Absent: McDonald, McDermid

16. Proposed Ordinance 23-006 to Amend CH 188-7 -Beach and Park areas & CH 188-8- Violations and Penalties.

MOTION: Wirtz/Coopman

Motion to approve Ordinance 23-006 to Amend CH 188-7 -Beach and Park areas & CH 188-8- Violations and Penalties.

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

17. Proposed Ordinance 23-007 to Amend Ch 365-27- Sexting City of Oconto Falls.

There is an amendment that will be made under the penalty it shall read the juvenile may be required to surrender their phone.

MOTION: Bahrke/Holman

Motion to approve Ordinance 23-007 to Amend Ch 365-27- Sexting City of Oconto Falls.

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

18. Proposed Ordinance 23-008 to Amend Zoning Code 480-8 -Article II General Commercial District (C-1) Downtown Design Review.

There will be amendments to the map.

MOTION: Wirtz/Bahrke

Motion to approve Ordinance 23-008 to Amend Zoning Code 480-8 -Article II General Commercial District (C-1) Downtown Design Review with additional change to the map.

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

New Business:

19. MSA Columbia Ave Project Design Professional Services Agreement

MSA looked into what it would take for the engineer design and water and sewer. This would be split between Utility and City. The opportunities for grants will be looked into. This was in the budget.

MOTION: Bahrke/Holman

Motion to approve MSA Columbia Ave Project Design Professional Services Agreement

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

20. Application for Temporary Class "B" / Class "B" Retailer's License St. Anthony Catholic Church Food Truck Event Monday, September 18, 2023.

MOTION: Holman/Wirtz

Motion to approve Application for Temporary Class "B" / Class "B" Retailer's License St. Anthony Catholic Church Food Truck Event Monday, September 18, 2023.

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

21. Donation-Bench Eastside Beach in Honor of Adam Peterson

MOTION: Bahrke/Wirtz

Motion for City Administrator Wills to work with Cathy Strom and Jenny Angus to make a donation to the beach in honor of Adam Peterson.

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

Absent: McDonald, McDermid

22. Fun Fest Approval August 19, 2023

Max Mayer presented an update on the Falls Fun Fest and presented his papers that he is officially a 501C7 Social and Recreational Club. He hopes that there would be several activities for adults and children. The Falls Fun Fest is looking to hold the activities on Central Street and Memorial Field. The events would start at 10am and end at 9pm music would start at 6pm.

MOTION: Wirtz/Holman

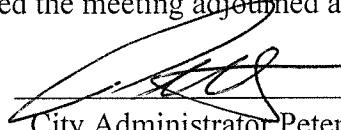
Motion to move forward with Falls Fun Fest on August 19, 2023 but would need to present to Council on August 8, 2023 with proof of insurance and temporary alcohol license.

Voice Vote: Wirtz-yes, Bahrke-yes, Holman-yes, Coopman-No,

Absent: McDonald, McDermid

23. Adjournment

Brad Rice asked if there was any further business before the meeting is adjourned. Having no further business, he declared the meeting adjourned at 8:31pm.



City Administrator Peter Wills