

**CITY OF OCONTO FALLS
COMMON COUNCIL
MEETING**

Council Chambers – Municipal Building
500 N. Chestnut Avenue - Oconto Falls, WI 54154
TUESDAY AUGUST 8, 2023 – 7:00 pm

MINUTES

1. Meeting called to order at 7:02 pm by Brad Rice
2. Pledge of Allegiance
3. Roll Call
Present: Mayor Brad Rice, Aldermen: Marty Coopman, Ashley Bahrke, Tim Holman, Devin Wirtz, Mathew McDermid and Jeff McDonald

Also Present: Administrator Peter Wills, Deputy Clerk Jenny Friedman, Utility Manager Greg Kuhn, Jim Kardoskee, Stephanie Holman, Patrick Ahlgrim, Angie Ahlgrim, Max Mayer, Diana Marquardt, Art Bahr MSA, Ben Anderson MSA

4. Approval of Minutes – Common Council Public Hearing 07-11-2023 Common Council Joint Utility Commission 07-11-2023

MOTION: Holman/Wirtz

Motion to approve minutes Common Council Public Hearing 07-11-2023 Common Council Joint Utility Commission 07-11-2023

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

5. Treasurer's Report April, May, June

MOTION: McDermid/Coopman

Motion to approve treasures reports for April, May, June as presented.

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

6. Bills Payable – July

MOTION: McDermid/Wirtz

Motion to approve the Bills Payable as presented for July.

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: McDermid/Holman

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:

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

9. Committee Reports

Emergency Management Committee Report-N/A

Library Board-N/A

Main Street Committee Report 07.19.2023

Park & Recreation Committee N/A

Personnel Committee Report NA

Planning Commission Report N/A

Utility Commission Report 07.17.2023 Council Rep Marty Coopman

No Action Taken

Presentation:

10. Tax Increment Finance District (TID) #3 Proposal

Ben Andrews and Art Bahr Community Development Specialist went over the process of how a Downtown Tax Increment District (TID) and TIF Tax Increment Finance works. Tax Increment Finance (TIF) is the finance tool available to municipalities. The tool is used to attract new development and increase tax increment. When a municipality creates a TID, the municipality and other taxing jurisdictions agree to support their operation from the existing tax base within the TID. The taxing jurisdictions agree the municipality will use the increase in value to pay for investments. When a TID is created, the base value of the taxable property TID is established. Tax revenue collected on this portion of the property value is allocated to tax jurisdictions. Any increase in value, through construction or development, is allocated to the municipality to make improvements within the TID. Traditional financing TID jurisdiction borrows funds and is responsible for construction. TID jurisdiction uses future improvement increment to pay for the construction cost/debt.

A. Approval of MSA Task Order #1 -Consulting contract for TID Creation

MOTION: McDermid/Coopman

Motion to accept the Planning Commission recommendation to accept MSA Task Order #1 -Consulting contract for TID Creation

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

- B. Preliminary Tax Increment Finance District (TID) #3 creation, recommend to Joint Review Board.

MOTION: McDermid/Wirtz

Motion to approve Preliminary Tax Increment Finance District (TID) #3 creation, recommend to Joint Review Board.

Roll Call McDermid-yes, Wirtz-yes, Bharke-yes, Holman-yes, Coopman-yes, McDonald-yes

- C. Set Public Hearing Sept hosted by Plan Commission for Tax Increment Finance District (TID)#3

MOTION: Wirtz/Coopman

Motion to set Public Hearing for September 6th hosted by Planning Commission For (TID) #3 Tax Increment Finance District (TID)#3

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

Old Business:

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

The Fire Chief is waiting for the approved revised budget from the state. Chief Magnin gets the approval from state on revised budget then he will request six million dollars from the grant fund to continue the project. Currently the Fire Station has the footing and foundation about two thirds done and starting to put in some backfill. The interior walls should be started in September.

12. 2023 Sidewalk Replacement excess of budget

This was in the budget and up to thirty-four thousand in our side walk reserve fund. Generally, there should be five thousand to seven thousand a year spent for sidewalks but the last four years no sidewalks have been done. So, with estimated it is looking at thirty-four thousand in expenses and about eighteen thousand of that will be billed to customers. City Administrator is working on reconciling the sidewalk invoices.

MOTION: Wirtz/McDonald

Motion to approve 2023 Sidewalk Replacement excess of budget not to exceed thirty-four thousand dollars coming form side walk replacement funds.

13. Mayor Appointment-Joint Review Board

The Planning Commission recommended Chique Tousey-Tabor for the Joint Review Board.

MOTION: Bahrke/Wirtz

Motion to accept appoint Chique Tousey-Tabor to Joint Review Board.

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

14. 2024 WI DNR Urban Forestry Grant

Administrator Peter Wills presented Urban Forestry Grant Program is designed to fund projects that improve a community's capacity to manage its trees. This could help new projects to replace the trees that were taken down. This would be for the year 2024.

A. Resolution 23-004 WI DNR Urban Forestry Grants

MOTION: Wirtz/McDonald

Motion to approve Resolution 23-004 WI DNR Urban Forestry Grants pursuant.

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

15. Mobile Home Park Annual Park application renewal

The Mobile Home Park Annual Park application is up for renewal. With the renewal there was an inspection. Fire Chief Tim Magnin, City Administrator and Mayor Brad Rice did the inspections there was some hazards that were found and need to be cleaned up and fixed before renewal can be granted. There will be another review in thirty days if pass inspection license will be renewed.

NO ACTION TAKEN

16. Resolution 23-005 Termination of Ambulance Service Length of Service Award (LOSA) Program

The Ambulance Service Length of Service Award (LOSA) Program was started in early two thousand and with the growth of ambulance into a full-time service the Oconto Falls Ambulance no longer fit the LOSA program.

MOTION: Bahrke/McDermid

Motion to approve Resolution 23-005 Termination of Ambulance Service Length of Service Award (LOSA) Program

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

17. Application for Temporary Class B/ Class B Retailer's License Falls Fun Fest Max Mayer

Max Mayer presented that Falls Fun Fest is still going to be on August 19th in Memorial Field.

MOTION: McDonald/Bahrke

Motion to approve Temporary Class B/ Class B Retailer's License for Falls Fun Fest.

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

18. One Year Operator's License Applications- Gail Coopman, Christina Bondar
Re: Deputy Clerk Jenny Friedman

MOTION: Holman/ McDermid

Motion to approve One Year Operator's License Applications- Gail Coopman, Christina Bondar

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

19. Two Year Operator's License Applications- Morgan Blazek

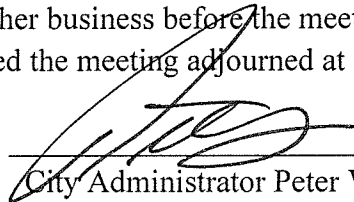
MOTION: Bahrke/Wirtz

Motion to approve Two Year Operators License Application for Morgan Blazek.

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

20. 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 8:08pm.



City Administrator Peter Wills