

**CITY OF OCONTO FALLS
COMMON COUNCIL
PUBLIC HEARING**

Council Chambers – Municipal Building
500 N. Chestnut Avenue - Oconto Falls, WI 54154
**TUESDAY APRIL 9, 2024 AT 6:00PM
MINUTES**

1. Meeting called to order at 6:00 pm by Mayor Brad Rice
2. Pledge of Allegiance
3. Roll Call

Present: Mayor Brad Rice, Aldermen: Tim Holman, Marty Coopman, Mathew McDermid, Jeff McDonald, Ashley Bahrke and Devin Wirtz (entered 6:16pm)

Also Present: Administrator Peter Wills, Deputy Clerk Jenny Friedman, Utility Manager Greg Kuhn, Street Superintendent Allan Winkler, Valerie Greeta, Ben Andrews MSA, Scott Miller, Clint Braun, Kevin Wirtz, R. Timothy Lade, Dave Alsteen, Keith Lefebure

Absent: Mathew McDermid

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

4. **6**6:00 PM – PUBLIC HEARING** Public** Hearing NO.1 at 6:00pm Proposed Community Development Block Grant Application
Public Hearing NO.1 at 6:00pm Proposed Community Development Block Grant Application

At 6:00 pm Mayor Rice opened the floor for Proposed Community Development Block Grant Application.

Ben Andrews from MSA Professional Services was present to discuss the CDBG Funding Program and discuss the agenda items of the public hearing. The following topics were discussed:

Basic overview of the CDBG Program CDBG was enacted through the Housing and Community Development Act of 1974. The Wisconsin Department of Administration (DOA) has administered CDBG funds since 1982; its goals include benefit to LMI (low- and moderate-income) households; targets funding to areas of greatest need; housing, public facilities and economic development.

Total CDBG funds (including anticipated revolving loan funds) available for housing, public facilities and economic development. DOA historically receives approximately \$28 million (general estimate) per year for housing rehabilitation, public infrastructure improvements (Water, sewer, storm sewer, etc.), emergency infrastructure and economic development in exchange for

job creation. Approximately \$10.0 million would be available in this year's cycle Public Facilities competition. If awarded, CDBG can fund \$2.00 for every \$1.00 of match up to a maximum award of \$1.0 million.

Types of activities eligible

Ben Andrews (MSA) provided information on the following types of eligible activities:

- A. **Housing:** rehabilitation for owner-occupied and renter-occupied units; LMI home buyer ("Homestead") programs; handicapped accessibility projects; housing site preparation; housing site acquisition and occupant relocation; blight elimination through demolition of structures; and neighborhood public facilities projects.
- B. **Planning Grant:** The program's goals are to help communities develop clear and actionable strategies for addressing site specific, neighborhood, community or regional economic or development needs and to improve the quality of community or economic development projects by helping to fund local plans.
- C. **Public Facilities:** water facilities including mains, looping, extensions, treatment, source, hydrants, valves; sewerage including collector and interceptor mains, lift stations, treatment plants and lagoons, and dichlorination facilities; storm sewers; certain fire system components; handicapped accessibility; and community centers. CDBG typically funds 20%-50% of the total project costs. However, most awards are limited to \$500,000.
- D. **Economic Development:** low interest loans to business in exchange for job creation.
- E. **Public Facilities for Economic Development:** business or industrial park water systems; sewerage systems; roads; infrastructure in support of business attraction/expansion and job creation. **Presentation of identified community development and housing needs** Ben Andrews (MSA) discussed the identified community development and housing needs on behalf of the City of Oconto Falls. The City of Oconto Falls has identified on-going street and utility improvement as a community development need within the community. In addition, no housing needs were no identified housing needs as a result of the proposed project. **Presentation of activities proposed for CDBG Application** The City of Oconto Falls is applying for the CDBG- Public Facilities program for the reconstruction and utility improvement of the following streets (project area):

- Columbia Street – S Chestnut St to N Farm Rd

The project would involve the replacement of aging utility infrastructure, including, including water and sanitary sewer. The street and utilities within the project area have or are approaching their useful life. Because the underground utilities need to be improved, a full roadway reconstruction would be the city's most beneficial option. The project also includes the addition of curb and sidewalk. As part of the project scope, a lift station will be constructed to move wastewater from a lower elevation to a higher elevation. The lift station's location is undetermined

but will likely be near the 300 block of Columbia Street. The project map provided includes the approximate location of the lift station. The lift station will only serve limited households near the project area.

Review of any potential residential and non-residential displacement Ben Andrews (MSA) discussed the potential residential and non-residential displacement. There are no anticipated residential or non-residential displacements as a result of the proposed project. **Resident input regarding community development and housing needs, the proposed CDBG project, and other CDBG activities** Ben Andrews (MSA) addressed residents and provided the opportunity to provide input on community development and housing needs for the proposed CDBG project and other CDBG activities. Scott Miller, 245 Columbia Street, did not provide input on the proposed CDBG project or CDBG activities; rather, the resident asked a question on engineering and utility-specific (sanitary) content. Ben Andrews (MSA) identified sanitary improvements as a CDBG related activity. Residents were addressed three (3) times to provide input; no additional residents came forward to provide input on the proposed CDBG project and/or CDBG activities.

Second call at 6:05pm Mayor Rice asked if there were any concerns and comments on the Proposed Community Development Block Grant Application. There were no concerns.

Third call at 6:10 pm Mayor Rice asked if there was any concerns and comments on the Proposed Community Development Block Grant Application. There were no concerns.

5. ****6:45 PM – PUBLIC HEARING**** Public Hearing NO. 2 immediately following NO.1 estimated 6:45 pm

Public Hearing NO. 2 immediately following NO.1 estimated 6:45 pm Proposed Ordinance 24-004 for Amending Chapter 465-5 Vehicle and Traffic

At 6:19pm Mayor Brad Rice opened the floor for Proposed Ordinance 24-004 for Amending Chapter 465-5 Vehicle and Traffic.

- Was the owner notified?

Yes, they were made aware.

Second call at 6:22pm by Administrator Wills asked if there were any concerns and comments on the Proposed Ordinance 24-004 for Amending Chapter 465-5 Vehicle and Traffic. There were no concerns.

Third call at 6:23pm by Administrator Wills asked if there were any concerns and comments on the Proposed Ordinance 24-004 for Amending Chapter 465-5 Vehicle and Traffic. There were no concerns.

****6:50 PM – PUBLIC HEARING**** Public Hearing NO. 3 immediately following NO.2 estimated 6:50 pm

6. Public Hearing NO. 3 immediately following NO.2 estimated 6:50 pm Proposed Ordinance 24-003 for Amending Chapter 365 Peace and Good Order

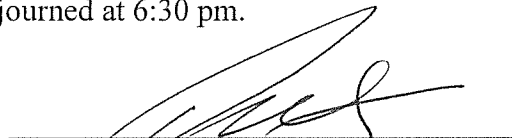
At 6:23 Mayor Rice opened the floor for Ordinance 24-003 for Amending Chapter 365 Peace and Good Order. Act 71 was added to the Ordinance per state statutes. With this change council thought it was best to hold a second public hearing with the proposed amended changes.

Second call at 6:25pm Mayor Rice asked if there were any concerns and comments on the Ordinance 24-003 for Amending Chapter 365 Peace and Good Order. There were no concerns.

Third call at 6:30pm Mayor Rice asked if there were any concerns and comments on the Ordinance 24-003 for Amending Chapter 365 Peace and Good Order. There were no concerns.

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 6:30 pm.



City Administrator Peter Wills