

**CITY OF OCONTO FALLS
COMMON COUNCIL
MEETING**

Council Chambers – Municipal Building
500 N. Chestnut Avenue - Oconto Falls, WI. 54154

TUESDAY AUGUST 20, 2024 – 6:00 pm

MINUTES

1. Meeting called to order at 6:00 pm by Mayor Clint Braun
2. Pledge of Allegiance
3. Roll Call Present: Aldermen: Marty Coopman, Jeff McDonald, Ashley Bahrke, Mathew McDermid, Devin Wirtz and Tim Holman

Also Present: Mayor Clint Braun, Administrator Peter Wills, Deputy Clerk Jenny Friedman, Utility Manager Greg Kuhn, Fire Chief Tim Magnin, Street Superintendent Wally Remic, Valerie Greetan, Kurt Wolf, Sam Blaies, Chris Faucett, Mike Faucett, Keaton Schultz, Beth Schmidt

4. Approval of Minutes –Common Council 07.09.2024

MOTION: Holman/Coopman

Motion to approve minutes Common Council 07.09.2024.

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

5. Treasurer's Report June
 - A. **2024 Budget Year to Date**

MOTION: McDermid/ Wirtz

Motion to approve treasure's reports for June as presented.

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

6. Bills Payable – July

MOTION: Bahrke/Holman

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: Wirtz/McDermid

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:**

- A. Homegrown Fitness Second Annual Dri Tri update
Beth Lorette gave an update on the second annual Dri Tri for Homegrown Fitness. She had a total of thirty-six participants with one coming from Illinois. This is double the amount from last year. Homegrown Fitness will be holding the Dri Tri next year again and started working on details already.

9. Committee Reports

Board of Review 08.01.24
Emergency Management Committee Report-N/A
Finance Committee: 07.09.24
Joint Review Board N/A
Library Board-N/A
Main Street Committee Report N/A
Park & Recreation Committee Report-N/A
Personnel Committee Report N/A
Planning Commission Report N/A
Ordinance Commission N/A
Utility Commission Report 07.15.24

MOTION: Bahrke/Wirtz

Motion to place the reports on file.

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

Old Business:

**10. WI DOA NEIGHBORHOOD INVESTMENT GRANT- FIRE STATION PROJECT
UPDATE**

- A. Fire Station Dedication was held August 7, 11:00am
B. Fire Station Open House August 25, 3:00-6:00pm
The Fire Station had its dedication ceremony on August 7, 2024. There was a larger turnout than was expected. The Open house still on plan for Sunday, August 25 from 3:00pm until 6:00pm.

NO ACTION TAKEN

11. Planning Commission Items

- A. Approve Resolution 24-008 Slum & Blight Determination Properties 710 County B & 782 Main Street Public Hearing held Monday August 19, 2024 at 5:30pm.

Planning Commission held a Public Hearing on August 19,2024 at 5:30pm. The determination of the Public Hearing was to approve the Slum & Blight Investigation Properties Corner of County B & Main Street the property at 782 N. Main and 710 County Road B and refer to Common Council. Mike Faucett owner of the former Hardees at 782 Main Street spoke on behalf of why the building should not be slum and blighted. The council had the following questions;

- If you are selling the building, why is it not listed anywhere?
Mr. Faucett is using his personal references and does not want to use a realtor.
- If you are selling the building, why are you not taking care of the buildings up keep for the last three years? *Mr. Faucett hasn't known how the building would be utilized to be demolished or as is. The owner has now started to clean up outside of building by maintaining the grass and weeds.*
- Do you have potential buyer? *Yes*
- Now that the building is had an inspection inside and out is the building still qualify for the slum and blight. *There are still points of the property do qualify for slum and blight.*
- If the property is declared slum and blight how does this affect your property? *The stigma of slum and blight on the property.*
- Do you plan on addressing any of the other issues that have been brought up? *Yes*
- How far are we into the slum and blight process? *Action taken on this is to be taken tonight. The public hearing was on August 19,2024 and has gone through Planning Commission. This is the final step.*

MOTION: McDermid/ Bahrke

Motion to approve Resolution 24-008 Slum & Blight Determination Property 710 County B striking out anything from Resolution that references 782 N. Main (old Hardee's)

Roll Call: McDermid-yes, Bahrke-yes, Wirtz-yes, McDonald-yes, Coopman-no, Holman-no - **MOTION CARRIED**

B. Ordinance Updates
NO DISCUSSION

12. Columbia Street Project Grants

A. WI DOA CDBG-PF Grant Agreement

B. MSA CDBG Grant Management Agreement- Task Order

1. MSA CDBG Labor Standards Mgt Task Order #6

2. MSA CDBG Grant Management Task Order #5

C. MSA WI DNR Clean Water Fund Grant Application Task Order #7

- Resolution 24-009 Declaring Official Intent to Reimburse Expenditures

The City of Oconto Falls was awarded a million dollars for the CDBG-PF Grant Agreement. This is for the sewer, water, lift station and street. The paperwork presented is to accept the grant and will need to be approved and signed then sent over to the state. The cost of the Columbia Street project will be split with the utilities. The MSA CDBG Labor Standards Mgt Task Order #6 will carry over for another grant that is being worked on for Clean Water Fund Grant.

MOTION: Coopman/ Wirtz

Motion to accept WI DOA CDBG-PF Grant Agreement as presented.

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

MOTION: Coopman/Bahrke

Motion to approve MSA CDBG Labor Standards Mgt Task Order #6.

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

MOTION: McDermid/McDonald

Motion to approve MSA CDBG Grant Management Task Order #5.

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

MOTION: Bahrke/Holman

Motion to approve MSA WI DNR Clean Water Fund Grant Application Task Order #7.

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

MOTION: Coopman/ Wirtz

Motion to approve Resolution 24-009 Declaring Official Intent to Reimburse Expenditures.

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

13. 2024 Mobile Home Park Annual License Renewal-Status update

Fire Chief Magnin and Administrator Wills did a follow up with the Mobile Home Park. The corrections that needed to be made have been done.

MOTION: Coopman/McDermid

Motion to approve 2024 Mobile Home Park Annual License Renewal.

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

New Business:

14. Memorial Field Well Repair

The pump on the Memorial Field Well wasn't building up pressure. Luisier Well Drilling came out and found it was the pipe was rotted and causing it to not work. Luisier Well Drilling estimate of \$9831.02 to have this fixed.

MOTION: Wirtz/Coopman

Motion to approve the Memorial Field Well repair bid for ten thousand dollars.

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

15. Extending Park Rental Dates

Deputy Clerk Friedman explained that there has been request for the parks to be rented out past September first but the policy is for no park rentals past September first. Street Department stated this should not be a problem. Deputy Clerk Friedman proposed the new park rental cutoff date for October 15th weather dependent.

MOTION: McDonald/Holman

Motion to approve the city park rental dates to October 15 of every year with weather dependent.

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

16. Two Year Operator's License Applications-Kendra Slempek

MOTION: Holman/Wirtz

Motion to approve the two-year operator's license application for Kendra Slempek.

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

17. Fall Concert Blackhawk Oct 12, 2024 Memorial Field

Jason Lipsky-ARS Production had proposed having a concert series in the city at Memorial Field. There would be a charge for the concert ticket but he would like local clubs to sell the drinks and food. These plans have changed at this time due to scheduling issues but is still something he would like to possibly do next year in Oconto Falls.

NO ACTION TAKEN

18. Beach parking funds for the year 2024 as to date

With the beach season coming close to an end the council was given a year-to-date update on the amount taken in on just beach. The beach permits have brought in \$550.00 The daily beach permits have brought in \$2043.56.

NO ACTION TAKE

19. Possible Action on Electric Rate Case

The Oconto Falls Municipal Utilities Rates have not been adjusted in seven years. It has now come time where OFMU has to do adjustments.

MOTION: Bahrke/Coopman

Motion to approve the Oconto Falls Municipal Utilities to apply Electric Rate Case to the PSC.

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

20. Confirmation of the Clerk's election inspector appointments for a two-year term: Brad Rice and Abbi Remic.

MOTION: Bahrke/Wirtz

Motion to approve Clerk's election inspector appointments for a two-year term: Brad Rice and Abbi Remic.

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

21. Adjournment

Mayor Clint Braun asked if there was any further business before the meeting is adjourned. Having no further business, he declared the meeting adjourned at 7:42pm.



City Administrator Peter Wills