

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

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

**MONDAY SEPTEMBER 30 2024 – 5:30 PM
MINUTES**

Meeting called to order at 5:30 pm by Mayor Clint Braun

Pledge of Allegiance

Roll Call

Present: Mayor Clint Braun, Aldermen, Tim Holman, Marty Coopman, Mathew McDermid, Ashley Bahrke and Jeff McDonald

Also Present: Administrator Peter Wills, Deputy Clerk Jenny Friedman, Utility Manager Greg Kuhn, Fire Chief Tim Magnin, Police Chief Brad Olsen, Street Superintendent Wally Remic, Deputy Treasure Eve Wallace, Michell Tester, Carrie Hill, Joe Murry, Sara Schindel, Cheryl Detrick, Tony Molinaro, Sam Molinaro, Jamie Kuhn

Absent: Devin Wirtz

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

Old Business:

4. ****5:30 PM – PUBLIC HEARING**** Public Hearing Discussion and Public Input on Proposed US Department of Housing and Urban Development (HUD) Fiscal Year 2024 (FY24) Pathways to Removing Obstacles to Housing (PRO Housing) Grant Application.

At 5:40 pm Mayor Braun opened the floor for Public Hearing Discussion and Public Input on Proposed US Department of Housing and Urban Development (HUD) Fiscal Year 2024 (FY24) Pathways to Removing Obstacles to Housing (PRO Housing) Grant Application. Questions and concern were;

- ❖ Do you have a new site picked out and will it be big enough for the development?
 - *Yes, there is a new site picked out and will be big enough.*
- ❖ How big will the building be?
 - *The building will be forty-five units just over 50,000 square feet three stories high with a roof terrace, package room, property manager room, community room and workout room.*
- ❖ Is this Payment In Lieu of Taxes (PILOT) payment?

- *This property would not go on the normal tax roll because this is a nonprofit developer doing the building. It will go of the MIL Rate the PILOT payment will typically be negotiated and locked in for ten years right away after building.*
- ❖ Are the units based on income?
 - *This property would be rented on income. This is specifical a low-income tax credit housing unit. One third will be homeless.*
- ❖ The homeless families that are brought into these houses are coming within Oconto County?
 - *Yes, they already live in Oconto County.*
- ❖ How does Newcap locate the homeless of Oconto County?
 - *Homeless and people in need contact Newcap for their services.*
- ❖ Does the housing have to be one third homeless?
 - *Some of the homeless are due to mental health but most are due to rise in cost of living. There are background checks done on the occupants. Newcap offers wrap around service to help better themselves and family along with onsite manager from 8am until 4:30pm Monday through Friday. There is an apartment check at least every three months.*
- ❖ Is there any data on how often the police have been called to the Trolley Station in Marinette?
 - *Yes, from January 1, 2024-September 23, 2024 (270 days) there has been forty calls. Many of them are welfare checks, five of them are 911 hangups. Most are to one particular apartment. In 2023 there was a total of thirty-six calls for the year.*
- ❖ Is the city going to have to change zoning or land use policies for this building?
 - *For this project it would have to be changed to mixed use.*
- ❖ The apartments are looking at underground parking how does that work for the Fire Department?
 - *Fire Chief Magnin stated that if that does get built with underground parking then the Fire Department would work with the contractors to make sure it is accessible and meets the codes with the Fire Department.*
- ❖ What is the exterior of the building made of?
 - *It has solid siding and brick.*
- ❖ What is the height of the building?
 - *It will be about 48 feet at the peak but this might fluctuate if underground parking is done and willing to work with Fire department.*
- ❖ Is the structures sprinkler system?
 - *Yes, it is.*
- ❖ Is the onsite manager paid by Newcap?
 - *Yes, they are.*
- ❖ Do you feel confident that the project will receive all the funding that is needed for this project?

- *Yes, there will be several different grants and funding Newcap will be applying for.*
- ❖ Citizen Concerns that with the building going up that it will cause a burden on the school system and will increase the crime rate for the city. Police Chief Olsen noted that most of the homeless that Oconto Falls deals with is due to addiction or mental health issue.
- ❖ Has the Deputy Clerk or City Administrator received any calls or written concerns from citizens?
 - *The only response was from the newspapers wanting to cover the story. No citizens have called, emailed or written in concerns.*
- ❖ What is the amount paid by tenants for the apartments?
 - *Thirty percent of their income.*
- ❖ Does it matter where tenants' income comes from if they are employed or not?
 - *It has to be a documented income.*
- ❖ Do a lot of tenants in this type of housing in other cities work in the city where they live and are they using public transportation or their own vehicle.
 - *Yes, a lot of them are working in the city. Many of them have their own vehicles.*
- ❖ Is the City of Oconto Falls funding the project?
 - *No, the City of Oconto Falls is just applying the grant application.*

Second call at 5:58 pm Mayor Braun asked if there were any concerns and comments on the Public Hearing Discussion and Public Input on Proposed US Department of Housing and Urban Development (HUD) Fiscal Year 2024 (FY24) Pathways to Removing Obstacles to Housing (PRO Housing) Grant Application. There were no citizen concerns.

Third call at 6:03pm Mayor Braun asked if there was any concerns and comments on the Public Hearing Discussion and Public Input on Proposed US Department of Housing and Urban Development (HUD) Fiscal Year 2024 (FY24) Pathways to Removing Obstacles to Housing (PRO Housing) Grant Application.

5. US Department of Housing and Urban Development (HUD) Fiscal Year 2024 (FY24) Pathways to Removing Obstacles to Housing (PRO Housing) Grant Application

MOTION: Coopman/McDermid

Motion to proceed with the US Department of Housing and Urban Development (HUD) Fiscal Year 2024 (FY24) grant application.

Roll Call: Coopman -aye, McDermid-aye, McDonald-aye, Bahrke-no, Holman-no

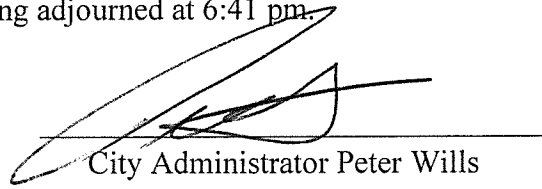
6. Review and discuss 2025-2029 Capital Improvement Program Financing Plan
 - A. Action on 2025-2029 Capital Improvement Program Financing Plan05

The City of Oconto Falls is evaluating its 2025-2028 Capital Improvement Plan (CIP), including projects and financing options. The City's total CIP for 2025-2028 is \$7,125,000. This includes street projects, park and recreational projects and equipment

replacements. Joe Murry from Ehlers went over the different General Obligation Promissory Notes. This would allow the city to spread out the payments for twenty years. The goal of all options presented are to try and minimize the impact to the City Debt Services Tax Rate or the tax rate required to pay the City's annual principal and interest cost. The finalization of the Notes should be completed by November 12, 2024.

NO ACTION TAKEN

Mayor Braun asked if there was any further business before the meeting is adjourned. Having no further business, he declared the meeting adjourned at 6:41 pm.



City Administrator Peter Wills