

**CITY OF OCONTO FALLS
COMMON COUNCIL
MEETING**

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

TUESDAY OCTOBER 8, 2024 – 6:00 pm
(IMMEDIATELY FOLLOWING FINANCE COMMITTEE)
MINUTES

1. Meeting called to order at 6:06pm 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, Michelle Tester, Keith Coppens, Amy Coppens, Dan Rammer, Carrie Hill, Judy Osborne, Don Osborne, Warren Bluhm, Mike Faucett, Max Mayer, Brad Rice, Mary Beth Rice

4. Approval of Minutes –Common Council 09.10.2024, 9.30.2024

MOTION: Bahrke/Holman

Motion to approve minutes Common Council 09.10.2024, 9.30.2024.

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

5. Treasurer’s Report August

MOTION: Wirtz/McDermid

Motion to approve treasure’s reports for August as presented.

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

6. Bills Payable – September

MOTION: Bahrke/Wirtz

Motion to approve the Bills Payable as presented for September.

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:

Max Mayer informed council that he has joined with new business partners. His partners are property investors and business loans.

MaryBeth Rice spoke on behalf of the library budget taking a large county budget cut and to keep their needs in the mind of the city when budgeting.

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

9. Committee Reports

Board of Review N/A

Emergency Management Committee Report-N/A

Finance Committee 9.25.24

Joint Review Board N/A

Library Board-9.17.24, 10.02.24

Main Street Committee Report

Park & Recreation Committee Report-N/A

Personnel Committee Report N/A

Planning Commission Report N/A

Ordinance Commission 9.10.24

Utility Commission Report 09.16.24

MOTION: Bahrke/McDermid

Motion to place the reports on file.

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

Old Business:

Mayor Braun amended the agenda to move line item twelve Columbia Street Project up to the top of the agendas.

MOTION: Wirtz/Bahrke

Motion to move line item twelve Columbia Street Project to top of the agenda.

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

12. Columbia Street Project

A. Approve Columbia Street Project Estimate to be sent to bid.

B. Columbia Street Project Timeline

- Oct Council-Receive Bids will have Council Approve Project Amount
- Oct Council-Request Approval for Interim Financing on Project match to Grant
- Oct-Nov Determine Project Start Date with MSA Consultants
- November-Approve Loan for Interim Financing for Columbia St Project

- November-Set Informational Project Meeting for Residents
- March-April Start Columbia St Project

The City Administrator and Utility Manager have been working with MSA to get the Columbia project plans in process and started to look into bonding for the Columbia Street Project. The Project was placed out for BIDs. There were six bidders ranging from a little over \$1,500,000 to \$2,100,000. Most were from Green Bay area. Dorner Inc. was the lowest bidder at the BID amount of \$1,563,770.00 base BID. The lift station project was won by Advance Construction. The contractors are looking to start in 2025 the late spring and expecting to be done by Labor Day 2025. Work can not start until the CDBG forms are signed and filed with DOA.

MOTION: McDermid/Holman

Motion to award the Columbia Street Project bid to Dorner Inc \$1,563,770.00.

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

MOTION: Wirtz/McDonald

Motion to set Public Informational meeting for MSA & Dorner to attend towards the end of October.

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

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

- A. Grant Wrap-up Status
- B. Timeline for emptying 98 Jackson St Station
- C. Utility update on 98 Jackson Street Station

The WI DOA Neighborhood Investment Grant is coming to a close Fire Chief Magnin is waiting for two more invoices. The old forestation at 98 Jackson is still being emptied out. There are some items that may be put up for surplus because they are no longer needed. The Oconto Falls Municipal Utilities are looking into possibly utilizing the old fire station.

NO ACTION TAKEN

11. 782 N. Main Street -Former Hardees Status Update

- A. Public hearing on Slum & Blight held August 20, 2024
- B. Resolution 24-012 Determination of Slum & Blight 782 N Main St

The owner of 782 N. Main Street Mr. Faucett gave an update. The outside has been cleaned up and now has power connected for the building and working with a plumber. There are new owners of the property. The new business name will be Edna&M's and do food manufacturing. Estimated to be in there by January 2025.

NO ACTION TAKEN

13. Park & Rec Grant Follow up

- A. Memorial Field Playground Equipment
- B. Order & Pay Memorial Field Playground Equipment in 2024

Oconto County ARPA Recreational Grant Agreement has been approved by Oconto County for 2025. This grant will be used for the playground equipment at Memorial Field and modular bathrooms at the Westside Beach. The city will need to show proof that they have \$150,000 in the 2025 budgeted towards the projects and turn in the agreement to receive the \$50,000 grant. City Administrator Wills presented a quote from MWP Recreation for the amount of \$83,435.39 for this playground equipment. This would be budgeted and purchased this year.

MOTION: Bahrke/McDermid

Motion to direct the City Administrator to proceed with the playground equipment purchase with assuming the Blaklie is included for the price presented at \$135,047.00

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

14. Finance Committee -2025-2029 Capital Items & 2025 Budget

- a. 2025-2029 Capital Projects
- b. Review and discuss 2025-2029 Capital Improvement Program Financing Plan
- c. Action on 2025-2029 Capital Improvement Program Financing Plan
- d. Resolution 24-013 Providing for the Sale of Approximately \$2,500,000 General Obligation Promissory Notes, Series 2024A

The 2025-2029 Capital Improvement Program Financing Plan was discussed at the Finance Committee meeting and the following changes are to be budgeted and financed for;

- Street Sweeper \$300,000
- Mastic Cart \$25,000
- Pioneer Drive \$300,000
- City Hall AC/Furnace \$175,000
- Gear Wash Machine \$20,000
- Breathing Air Compressor \$52,000
- Columbia Street \$640,000
- Park & Rec \$200,000
- Street Repair and storm and sewer maintenance \$100,000
- Woodchipper \$75,000
- Audio visual for City Hall \$50,000
- Vehicle lift \$62,000

The Finance Committee meeting also approved and recommended Resolution 24-013 for approximately \$2,100,000 General Obligation Promissory Notes, Series 2024A.

MOTION: McDermid/Wirtz

Motion to approve capital items as presented.

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

MOTION: Bahrke/ Holman

Motion to approve Resolution 24-013 Providing for the Sale of Approximately \$2,100,000 General Obligation Promissory Notes, Series 2024A.

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

- e. 2025 Garbage & Recycling Costs & Agreements
 - i. 2025-2029 Garbage & Recycling RFP responses
 - ii. 2025-2029 Curbside Pickup Garbage & Recycling Contract
 - iii. 2025 Garbage & Recycling Annual Assessment Fee

There is an assessment fee that will be going on the tax roll. The cost will go from one hundred and sixty-four dollars to one hundred and seventy-two dollars. That is an eight-dollar increase.

MOTION: Wirtz/McDonald

Motion to approve the 2025 garbage and recycling cost agreement from GFL for five years.

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

- iv. Towns Access to Compost as part of Recycle Center Cost Share
The Finance Committee also approved to grant the Town of Oconto Falls access to the recycling part of the recycling center.

MOTION: Wirtz/Bahrke

Motion to approve the Town of Oconto Falls access to compost part of recycling center cost share 40% town and 60% City.

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

- f. 2025 General Fund Budget
- g. Set 2025 General Fund Budget Public Hearing; Tuesday Nov 12, 5:30pm

MOTION: Wirtz/McDermid

Motion to approve the 2025 Preliminary General Budget as presented from Finance Committee.

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

MOTION: Wirtz/McDermid

Motion to set the 2025 General Budget Public Hearing; Tuesday Nov 12, 5:00pm.

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

New Business:

- e. Oconto Falls Municipal Utility Annexation Petition Doc# 768590 0.406 Acres
Part of Parcel# 40-30300010322 Driveway for Utility Substation
 - A. Accept the Annexation Petition of Doc# 768590 0.406 Acres Part of Parcel# 40-30300010322 Driveway for Utility Substation
 - B. Recommend Annexation Petition to Planning Commission for Review

The is the driveway portion of the land and will need to be annexed so it can be combined with the existing parcel.

MOTION: Bahrke/Holman

Motion to Accept the Annexation Petition of Doc# 768590 0.406 Acres Part of Parcel# 40-30300010322 Driveway for Utility Substation.

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

MOTION: Bahrke/McDermid

Motion to recommend Annexation Petition to Planning Commission for Review.

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

- f. US Department of Housing and Urban Development (HUD) Fiscal Year 2024 (FY24) Pathways to Removing Obstacles to Housing (PRO Housing) Grant Application. * Vetoed by Mayor on -Requires 2/3 vote to override.
- a. Review HUD PRO Grant Application-NEWCAP4505
The mayor vetoed the bill due to not being able to see the grant application and having further questions.
 - Could Washington Middle School be a potential site?
This site has not been discussed with Carrie Hill. This is because she would have a conflict of interest due to she is on the school board as well.
 - During Public Hearing it was asked are the units based on income? How can we judge the which information is the correct information on the funding and in regards to the homeless? The information given at the last meeting or this one.
The Capital stack there could be up to eight or nine different sources of funding. Home Arp is one of the fundings are available right now. This isn't clear if it will still be available once the project is done. Home Arp does have homeless prioritization. This means it must be local homeless that would get priority when a certain number of apartments open up and how many apartments funded by that funding. Home Arp could apply for two and a half million dollars and that would fund approximately eight to nine units because each unit is about two hundred and seventy-seven thousand dollars. Homeless is listed as a statewide list by zip code. Right now, the zip code listing of 54154 there are six homeless households this number can change. There are different categories of homeless.
 - ❖ *Lack a fixed, regular, and adequate nighttime residence*
 - ❖ *Live in a place not meant for human habitation, such as parks, cars, abandoned buildings, sidewalks, or the street*
 - ❖ *Live in emergency shelters, transitional housing, hotels, or motels*
 - ❖ *Are being evicted from a private dwelling unit within 14 days and have no other residence*
 - ❖ *Are being discharged from an institution like a jail, prison, or mental health or substance abuse treatment facility and have no other residence*

- ❖ *Are fleeing domestic violence or other life-threatening condition*
- ❖ *Are sharing housing with others due to economic hardship or loss of housing*
- ❖ *Are a migratory child living in circumstances described above*

These apartments do not have to be help for the homeless. If that source is not available when the property is built then NewCap looks into another funding source.

- The location that is being looked at for Trolley Station can not be disclosed?
At this time NewCap will not disclose to the public.
- How dose the Pilot payment work? Does the City of Oconto Falls get to keep the payment?
This will depend on how it is written there is flexibility to this.
- Is this application to approve the project of just approve Newcap to get the funding?
This is to approve NewCap to apply for the application only.
- Does NewCap know where the funding for the project is coming from right now?
Not at this time.
- When would the City know what kind of funding is being used?
The City will be the Grant administrator. So, if the grant is approved the city will be a part of the knowledge for funds.
- Can the City have the say on what funding is used?
The City can refused the project if they do not approve the funding.
- Is NewCap willing to buy a property without the City giving the blessings on the project?
NewCap is asking for the property in kind.

Public Concerns were the following;

- This new housing would possibly bring in more crime to the area.
- Rezoning of the properties.
- Will this attract more poverty or help solve a housing problem.

MOTION: McDermid/Coopman

Motion to Override the mayor's veto.

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

- g. Conditional Use Application- Oconto Electric Cooperative-Proposed Electric Sub Station, 701 Chestnut Street, Oconto Falls, WI 54154.

This was approved by Planning Commission and recommended to Council.

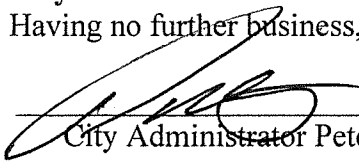
MOTION: Wirtz/McDonald

Motion to approve Conditional Use Application- Oconto Electric Cooperative-Proposed Electric Sub Station, 701 Chestnut Street, Oconto Falls, WI 54154.

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

h. 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 7:32pm.



City Administrator Peter Wills