

**CITY OF OCONTO FALLS
COMMON COUNCIL
MEETING**

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

TUESDAY JULY 08, 2025 – 6:00 pm

MINUTES

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

Also Present: Mayor Clint Braun, Administrator Peter Wills, Deputy Clerk Jenny Friedman, Street Superintendent Wally Remic, Fire Chief Tim Magnin, Police Chief Brad Olsen, Beth Rank, Jason Valintine, Michelle Tester, Library Director Rachel Pascoe, Mary Beth Rice, Tracy Merges, Greg Pitel-Kerber Rose, Christos Anastapolous, Bart Schindel, James Kardoskee, Kim Pytleski, Sue Mogged, Judy Kostreva, Ben Holtger, Collin Behnke, Mary Beth Rice, Larry Kindel, Tracy Merges, Samantha Reimer, Ryan Krueger, Chris Charter WPPI representative

4. **Approval of Minutes - Common Council 06.17.25**

MOTION: Bahrke/ Wirtz

Motion to approve the minutes for the Common Council 06.17.25 with amendment.

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

5. **Treasurer's Report-May**

MOTION: McDermid/ Coopman

Motion to approve the Treasures Report.

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

6. **Bills Payable –June**

MOTION: Bahrke/ Holman

Motion to approve the Bills Payable as presented for June and place on file.

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 Superintendent Remic added that the Street Department had a full-time employee resign and will need to replace that employee.

- ✓ Building Inspector Report
- ✓ Library Report

MOTION: Bahrke/Wirtz

Motion to place reports as presented on file.

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

8. OPPORTUNITY FOR CITIZENS TO ADDRESS THE COUNCIL - Citizen in-put will be limited to 3 minutes.

- A. Ambulance Annual Meeting on July 23,2025 at 6:30pm located at 831 S. Main St. Oconto Falls.
- B. Ryan Kruger presented to the council a possible safety issue with his neighbor's tree. Since the last storms the tree has uprooted some and now is severally leaning towards neighbor's and his property. The council advised that at this time they could not give any advice on it and more of a civil issue. The City Administrator Wills and Mayor Braun will look into the ordinances to make sure none are in violation then will contact Ryan with what they find.
- C. Samantha Reimer has asked for the bathrooms at Pleasant View Park be opened during the day. The city will do a trial run of having the bathrooms open. This will be monitored to see how this goes if there is any vandalism then they may be closed again. Samantha Reimer has also had a concern that there are several picker weeds in the woodchips at Pleasant View Park and others if this can be addressed. The council will have the street department address this issue.

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

9. Committee Reports

Board of Review 06.10.25
Emergency Management Committee Report-N/A
Finance Committee N/A
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 07.01.25
Ordinance Commission N/A
Utility Commission Report 06.16.25

MOTION: Bahrke/Wirtz

Motion to place reports on file.

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

Old Business:

10. KerberRose 2024 Audit

Brianna Olson from Kerber Rose summarized audit results performed for the year ended December 31, 2024 when internal controls were reviewed when trial balances and financial statements were reviewed. At the end of 2024, Fund balance for City's governmental funds is categorized as non-spendable, restricted, committed, assigned or unassigned. The General Fund is the only fund that can have unassigned fund balance unless the fund balance of another fund type is negative. The General fund has \$136,380 of non-spendable fund balance which is due to certain assets that are not in spendable form (Inventories/prepaid items and delinquent personal property taxes) and \$634,046 of unassigned fund balance that is available for cash flow needs and unanticipated or emergency expenditures. The unassigned general fund balance of \$634,046 is 21.01 percent of general fund expenditures. Moody's bond rating service considers general fund unassigned fund balance over 30 percent of general fund expenditures to be very strong. Pitel also touched on the utility rate of return on operations. The electric and water rate of return is based on the Public Service Commission of Wisconsin (PSC) regulatory accounting which differs from accounting principles generally accepted in the United States. The rate of return for the electric is 4.36%, and waters rate of return is 4.85%, the sewer rate of return is 4.04%. Council thanked Pitel for his report and had no further questions.

MOTION: McDermid/Wirtz

Motion to approve the KerberRose 2024 Audit.

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

11. Columbia Street Reconstruction Project Updates

The Columbia Street Reconstruction Project is going to be worked on from March 2025 through December 2025. On the Oconto Falls Municipal Utility website at <https://www.ofmu.org/> there is a detour map also for people to view before the construction starts. Columbia Street project is on schedule at this time. The project is still a week ahead of schedule. The lift station control panel was damaged last week in shipping and will be delivered next week. Once that arrives and will be looking at testing the lift station.

NO ACTION TAKEN

12. Former Mobil Station 710 County B-Investigation Slum & Blight Determination Removal of Slum & Blight Condition

a. Rescind the motion given on August 20,2024 *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-yes, Holman-yes - **MOTION CARRIED***

MOTION: McDermid/Bahrke

Motion to rescind the motion on August

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

- b. Rescind the Resolution passed on August 20,2024 in regards to the determination of slum and blight on the property 710 County B. Resolution 24-008 Slum &Blight Determination Property 710 County B striking out anything from Resolution that references 782 N. Main (old Hardee's)

MOTION: McDermid/Bahrke

Motion to Rescind the Resolution passed on August 20,2024 in regards to the determination of slum and blight on the property 710 County B. 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-yes, Holman-yes - **MOTION CARRIED***

13. Status of Surplus Assets Sale

A. Fire Dept Surplus Items

The Fire Department has multiple items that they are not using and have placed up for surplus. The sale ended on Thursday June 19,2025.

MOTION: Coopman/Wirtz

Motion to place the proceeds from the surplus sale into the Fire Department Equipment Contingency fund.

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

14. June 17, 2025 Common Council Motions Vetoed By Mayor-Requires 2/3 Vote to Override

**A. WI Dept of Revenue Innovation Grants- Library potential consolidation study
(Motion: Decline the WI DOR Grant-Library Consolidation)**

The City of Oconto Falls will contract with Innovative Public Advisors (IPA) to conduct the Consolidation Study of Establish the Oconto Falls Joint Library System. This will take about four months to complete. The Oconto Falls Library has been approved for Library Consolidation Grant. The Library Board has met on this and at this time are not interested participating in the grant requirements and motion was made to not pursue the grant. Mayor Braun on June 18,2025 vetoed the motion. Since the June Common Council meeting the library board has meet and reconsidered. The Oconto Falls Library will now except the grant.

MOTION: McDermid/Wirtz

Motion to accept the WI Dept of Revenue Innovation Grants- Library potential consolidation study.

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

B. Employee Evaluation

(Motion: Develop questions and survey to send out after League of Municipalities Review)

Mayor Braun on June 18,2025 vetoed the motion. Mayor Braun expressed that he agrees with the employee evaluation but expresses he would like a different way.

Mayor Braun presented evaluated forms to the council. The forms would have to go on next months agenda for review and discussion if approved.

MOTION: Bahrke/Coopman

Motion to override the mayor's veto.

Roll Call: Bahrke-yes, Coopman-yes, Wirtz-no McDermid-no, McDonald-no, Holman-yes- **MOTION DENIED needed 2/3 vote.**

15. Accurate Accessor's starting field work

Accurate Accessor's is going to begin field work around July 9th 2025. Trespass letters to property owners whose properties are in need to visit for the 2025 fieldwork have been sent out. This is a state-prescribed letter and cannot be modified.

NO ACTION TAKEN

NEW BUSINESS

16. Home Owned Business Zoning / Conditional Use

This will be referred to Planning Commission. No discussion happened.

NO ACTION TAKEN

17. WPPI Presentation

Chris Charter WPPI representative handed out a packet to council about Electric Service Territory Strategic Planning for Growing Municipal Utilities. Mr. Charter talked about the ways for the city municipalities to grow and the proper steps and rules to follow to grow a municipality utility.

NO ACTION TAKEN

18. Municipal Appointment Form

This is a new form to be filled out yearly when the committees are appointed.

NO ACTION TAKEN

19. East Side Beach Roof Storm Damage

a. Justin School Contracting estimate

There was storm damage that occurred from the last storm to the East Side Beach Pavilion Roof. Street Superintendent Remic presented an estimate from School Contracting and is still waiting for a few more estimates. This has not been submitted to the city insurance at this time.

MOTION: McDermid/ McDonald

Motion to accept the estimate from Justin School Contracting and place metal roof on building but check with insurance first.

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

20. CSM for Collin Behnke to combine two lots tax parcel ID numbers are 266-0707715220 & 266-0707715238.

Collen Behenke explained that he would like to combine his two lots so that he can place a detached garage on the back lot. Planning Commission met on this on July 1,2025 and agreed

and passed it to Common Council for final approval.

MOTION: McDonald/ Wirtz

Motion to approve the CSM for Collin Behnke to combine two lots tax parcel ID numbers are 266-0707715220 & 266-0707715238.

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

21. One-year Operators License for James Ryczkowski, Marcus Perrizo

MOTION: Holman/Coopman

Motion to approve the One-year Operators License for James Ryczkowski, Marcus Perrizo.

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

22. Two-year Operators License for Seth Pfeiffer, Kristin Winegarden

MOTION: McDermid/Wirtz

Motion to approve Two-year Operators License for Seth Pfeiffer, Kristin Winegarden.

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

23. The Committee may go into closed session regarding legal consultation under Wis. Stat. § 19.85(g). Conferring with legal counsel who is giving written or oral advice about strategy to be adopted in litigation in which the governmental body is or is likely to be involved.

Re: Legal Action

MOTION: Holman/McDonald

Motion to enter into closed session at 7:05pm.

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

Those remaining in closed session Alderman Holman, Bahrke, McDermid, Coopman, Wirtz, McDonald, Mayor Braun, City Administrator Wills, Deputy Clerk Friedman.

24. The Committee will return to open session and may take action on matters discussed in closed session

Re: Legal Action

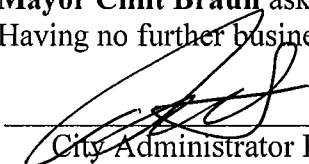
MOTION: Holman/Wirtz

Motion to go into open session at 7:16pm.

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

25. 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 7:17pm.



City Administrator Peter Wills