

POSTED DATE: November 6, 2025
Council Members - please RSVP your absence to this meeting ASAP to
920-846-4505 or to Jfriedman@cityofoconto Falls.wi.gov

**CITY OF OCONTO FALLS
COMMON COUNCIL MEETING
CDBG-PF PUBLIC HEARING**

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

TUESDAY, NOVEMBER 11, 2025, 5:30 PM

AGENDA

COUNCIL:

**Mayor Clint Braun
Cathy Strom
Jeff McDonald
Tim Holman**

**Ashley Bahrke (President)
Marty Coopman
Devin Wirtz**

STAFF

**Peter Wills, Administrator
Brad Olsen, Police Chief
Jenny Friedman, Deputy Clerk**

1. Call to Order
2. Roll Call
3. Update on the status of the Community Development Block Grant (CDBG) project, including an overview of project activities completed to date and activities remaining to be completed.
4. Update on the status of any residential and/or business displacement and relocation assistance activities as a result of the CDBG project, if applicable.
5. Review housing needs in the community.

*******PUBLIC HEARING*******

***** The City Council of City of Oconto Falls will conduct a public hearing regarding its Community Development Block Grant Public Facilities (CDBG-PF) project for Street, Utility, and Lift Station Improvements along Columbia Street. The public is invited to attend to receive an update and provide input on the project activities and progress to date. ******

6. A. Open Public Hearing for Public input and feedback from community residents on the CDBG project activities.
B. Receive Public Comments/Input
C. Other topics, as applicable.
D. Close Public Hearing
7. Adjournment

***A quorum of the Utility Commission may be in attendance of this meeting. ***

Notice was given to the public at least 24 hours prior to this open meeting - agenda was forwarded to newspapers and any news media who have requested the same – agenda was posted at City Hall, Oconto Falls Community Library, and on the City website at: cityofocntofalls.com . Copy of agenda packet is available for inspection at the Office of the City Clerk.

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the Clerk's office at 920-846-4505 with adequate notice so appropriate accommodations can be made.

PUBLIC HEARING NOTICE

City of Oconto Falls
Council Chamber – Municipal Building
500 N. Chestnut Avenue,
Oconto Falls, WI
Tuesday, November 11, 2025 at 5:30 PM

The City Council of City of Oconto Falls will conduct a public hearing regarding its Community Development Block Grant Public Facilities (CDBG-PF) project for Street, Utility, and Lift Station Improvements along Columbia Street. The public is invited to attend to receive an update and provide input on the project activities and progress to date.

The agenda for the public hearing is as follows:

1. Update on the status of the Community Development Block Grant (CDBG) project, including an overview of project activities completed to date and activities remaining to be completed.
2. Update on the status of any residential and/or business displacement and relocation assistance activities as a result of the CDBG project, if applicable.
3. Review housing needs in the community.
4. Public input and feedback from community residents on the CDBG project activities.
5. Other topics, as applicable.

Residents of the City of Oconto Falls are encouraged to attend, especially residents with low to moderate incomes.

The meeting room is handicapped accessible.

Individuals needing special accommodations may make a request by contacting the City Clerk's Office via phone - (920) 846-4505 – or email - jfriedman@cityofocntofalls.wi.gov.



Citizen Participation Public Hearing

City of Oconto Falls
Common Council Meeting
November 11th, 2025
@5:30 PM



1



Benjamin (Ben) Andrews
MSA Professional Services
(920) 592-9630
bandrews@msa-ps.com

Presentation Outline

- Introduction to Public Hearing
- Public Hearing Agenda
 - CDBG Project Updates
 - Displacement and Relocation Activities
 - Housing Needs
 - Public Input and Feedback on CDBG Activities
 - Other Topics
- Public Hearing Closing Remarks



2

Introduction to Public Hearing



3

Public Hearing Agenda

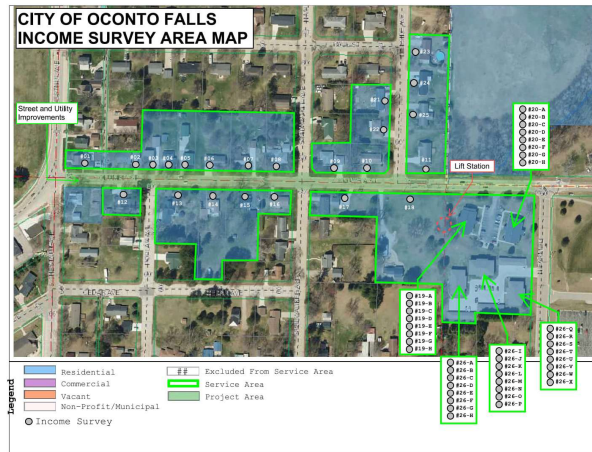


4

Agenda Item #1

Update on the Status of the Community Development Block Grant (CDBG) Project, Including an Overview of Project Activities Completed to Date and Activities Remaining to be Completed.

- The City of Oconto Falls was awarded its Community Development Block Grant – Public Facilities (CDBG-PF) award in July 2024.
- The award of **1 million dollars** for **Street, Utility, and Lift Station Improvements** along **Columbia Street**.
- The project was qualified via Neighborhood Benefiting Income Survey; certification was received from funding agency in **March 2024**.



5

Agenda Item #1 - Continued

To date, the City has completed the following activities:

- Executed the grant agreement with the State of Wisconsin;
- Procured engineering and grant administration services;
- Competitive bid and awarded a contract as a prime construction contractor;
- Completed the necessary semi-annual reports;
- Began construction activities Spring 2025 (July 1st, 2025);
- Completed the required fair housing actions; and
- The Citizen Public Participation Public Hearing is currently being conducted.

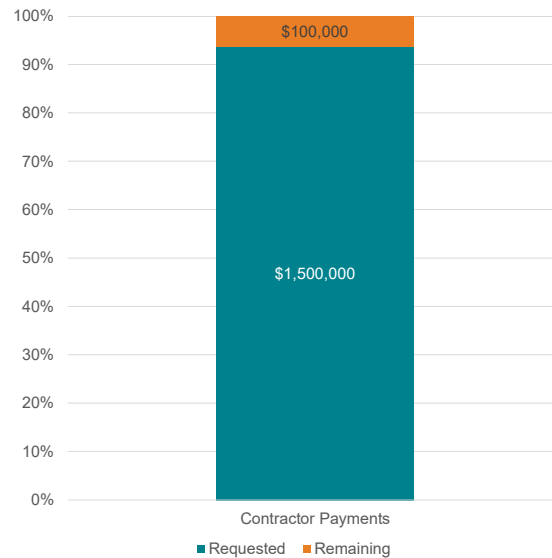


6

Agenda Item #1 - Continued

Street and Utility Improvements

- The City's remaining activities include the completion of construction activities and the submission of CDBG-PF project completion paperwork:
 - To date, **Dorner Inc.** has completed the majority of construction activities.
 - Construction contract totaled (approximately) **\$1,600,000**, plus change order(s).
 - The has requested approximately **\$1,500,000** for work on the project.
 - The balance to finish is approximately **\$100,000**.

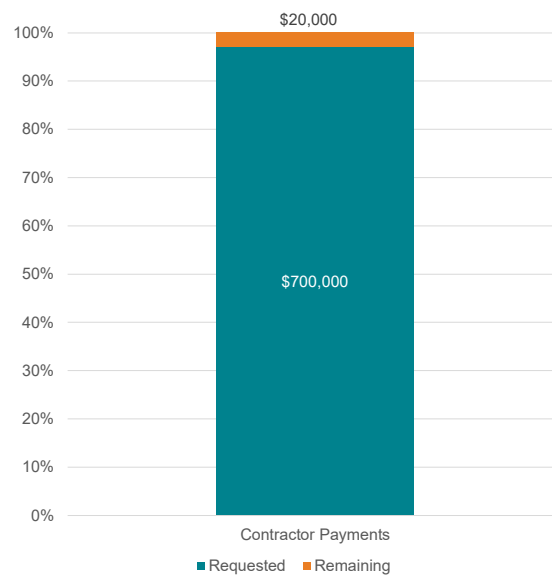


7

Agenda Item #1 - Continued

Lift Station Improvements

- The City's remaining activities include the completion of construction activities and the submission of CDBG-PF project completion paperwork:
 - To date, **Advance Construction, Inc.** has completed the majority of construction activities.
 - Construction contract totaled (approximately) **\$720,000**, plus change order(s).
 - The has requested approximately **\$700,000** for work on the project.
 - The balance to finish is approximately **\$20,000**.

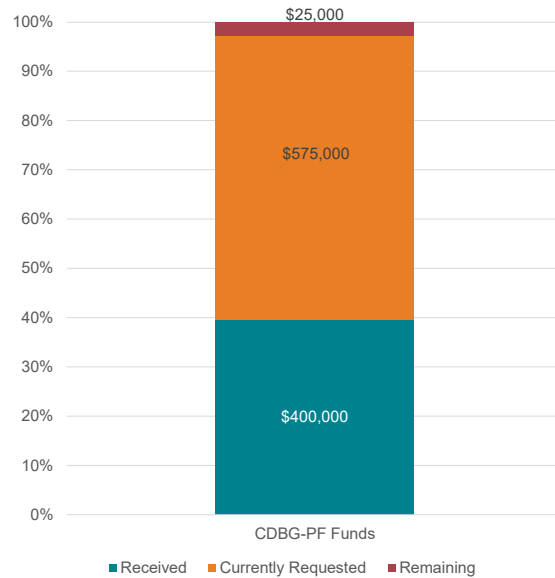


8

Agenda Item #1 - Continued

- CDBG funds have been requested in the amount of (approximately) **\$400,000**, with **\$600,000** remaining for the request through three (3) pay requests.
 - Pay Request #4** is in the process of being issued for (approximately) **\$575,000**
 - The remaining \$25,000** is to be requested at the time of project completion, per CDBG guidelines.
- Construction activities must be completed by **October 31st, 2026**.
- The CDBG-PF Project Completion documentation must be submitted to the funding agency by **December 31st, 2026**.

NOTE: Construction Completion & Project Completion are expected to occur before the mandated deadline.



9

Agenda Item #2

Update on the Status of Any Residential and/or Business Displacement and Relocation Assistance Activities Resulting from the CDBG Project, If Applicable.

- The City's Street and Utility Improvement project does not involve acquisition. Residential and/or business displacement/relocation assistance does not apply to this project.



The City's Street and Utility Improvement project does not involve acquisition. Residential and/or business displacement/relocation assistance does not apply to this project.



10

Agenda Item #3**Review Housing Needs in the Community**

- The City's Street and Utility Improvement projects do not involve housing needs and are not applicable.



**NOT APPLICABLE
TO HOUSING**

The City's Street and Utility Improvement projects do not involve housing needs and are not applicable.



11

Agenda Item #4**Public Input and Feedback From Community Residents on the CDBG Project Activities.**

- The City of Oconto Falls is holding a Public Hearing regarding the CDBG project activities. If any person attending the public hearing wishes to comment on the subject, please step forward.
- **Before speaking, please ensure you sign your name on the sign-up sheet provided and identify your name/address before providing your comment**



12

Agenda Item #5**Other Topics, As Applicable**

- If any City Council Members or City Staff would like to provide any closing comments, now is the opportunity to do so, as applicable (not required).



13

Public Hearing Closing Remarks

14