CITY OF OCONTO FALLS
COMMON COUNCIL
MEETING
Council Chambers – Municipal Building
500 N. Chestnut Avenue - Oconto Falls, WI. 54154
TUESDAY AUGUST 18, 2026 – 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, Cathy Strom, Devin Wirtz, Ashley Bahrke, Jeff McDonald and Brandon Revolinski

Also Present: Mayor Clint Braun, Administrator Peter Wills, Treasurer Eve Wallace, Street Superintendent Wally Remic, Fire Chief Tim Magnin, Police Chief Olsen, Michelle Tester, David Rasmussen-MSA Consultants (Via Teams), Carolyn Vanderlangberg, Kevin Rusch, Keith LeFebvre, Dawn Larsen, Todd Larsen, Lee Pulaski, Rob Pagel, Cheryl Luisier, Christy Poolo, Brynn Larsen, Madelyn Kussow, Holli Kussow, Bill Kussow, Makenna LeMere, Andy Shambarch, David Pagel and Paul Mogged

4. **Approval of Minutes** – Common Council 07.14.2026, 07.27.26

MOTION: WIRTZ/STROM
Motion to approve the minutes for the Common Council 07.14.2026, 07.27.26
Voice Vote: All present voting aye - **MOTION CARRIED**

5. **Treasurer's Report-Not Available**

6. **Bills Payable** – A. June Bills payable B. July Bills payable

MOTION: WIRTZ/STROM
Motion to approve the bills payable as presented for June and July and place on file.
Voice Vote: All present voting aye - **MOTION CARRIED**

MOTION:

7. **Reports: Written reports submitted**
   - ✓ Administrator Report
   - ✓ Police Department Report
     New officer is starting this month.
   - ✓ Municipal Court Report
   - ✓ Fire Department Report
   - ✓ Street Department Report
   - ✓ Building Inspector Report
   - ✓ Library Report

MOTION: BAHRKE/MCDONALD
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.

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

9. **Committee Reports**

Board of Review 07.15.26
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 06.30.26
Ordinance Commission N/A
Utility Commission Report 07.20.26

MOTION: BAHRKE /MCDONALD
Motion to place reports on file.
Voice Vote: All present voting aye - **MOTION CARRIED**

Old Business:

10. Tax Increment District #3 Boundary Amendment #1

A. TID #3 Boundary Amendment #1, Parcels, Map, Project Plan, Timeline

B. Resolution 26-008 City Council TID#3 Boundary Amendment #1

When the (TID)Tax Increment District #3 Boundaries & Project Plan-TID#3 was created by MSA Consultants their parcels that were omitted from the Tax Increment District #3 Boundaries & Project Plan that should been included. The proposed development parcel on East Highland Drive was originally requested to be included and was not. The TID#3 1st Amendment needs to be reviewed by MSA Consultants and corrected. Joint Review Board met in regards to TID #3 Boundary Amendment #1, Parcels, Map, Project Plan, Timeline. A public hearing was held on August 18,2026 at 5:30pm by the Planning Commission Committee in regards to the TID #3 Boundary Amendments #1 Parcels, Map, Project Plan, Timeline. There were no public concerns at the time of the public hearing. Planning Commission approved at the time Resolution 26-007 TID#3 Project Plan for Territory Amendment No.1.

MOTION: WIRTZ/COOPMAN
Motion to approve Resolution 26-008 City Council TID#3 Boundary Amendment #1.
Voice Vote: All present voting aye - **MOTION CARRIED**

11. 2026 Preliminary Equalized Values

A. 2026 Preliminary Equalized Values for City Real Estate

B. 2026 Preliminary Equalized Value for Tax Increment District #3

The City received its preliminary equalized property values from the State, with the overall increase expected to be approximately 7.9% after final adjustments. The increase is primarily the result of the 2025 property revaluation, which is being reflected in the 2026 values because the Board of Review process was not completed when the 2025 values were certified. The largest increase occurred in residential property values, which increased by approximately $18 million, from $201.8 million to approximately $220 million, or about 9%. Commercial values increased by approximately $2.1 million, while agricultural values saw only a minor increase. The increased property values will provide some benefit when preparing the City's future budgets. However, staff recommended continuing to take a conservative approach to the 2027 budget due to prior-year budget shortfalls and the need to account for how the 2026 budget year ultimately finishes. A significant change was also noted in the City's Tax Incremental Financing (TIF) values. Due to assessment changes, the expected incremental increase dropped from approximately $5 million to $732,000, reducing the TIF share of the City's equalized value from approximately 1.9% in 2025 to 0.24%. Future residential, industrial, and other development projects may help increase these values. **NO ACTION TAKEN.**

12. Sex Offender Residence Appeal-Brynn Larsen

A. Review of Sex Offender Residence Appeal Application

B. Planning Commission Review of Sex Offender Residence Appeal Application to City Council

C. Review for approval or denial of Sex Offender Residence Appeal Application

Brynn Larsen presented the Planning Commission a Sex Offender Residence Appeal Form on the August 18,2026 meeting. Miss. Larsen has bought a house at 204 W. Highland Dr. Oconto Falls WI. 54154. Police Chief Olsen explained that the house location is within a thousand feet of the beach and is in violation of the City Ordinance Chapter 392-4 (A). *(Prohibited location of residence. It is unlawful for any designated offender to establish a permanent residence or temporary residence in the City of Oconto Falls within 1,000 feet of any school, church, park, playground, library, day-care facility or other place where children normally congregate. The City Administrator will maintain the official map showing the restricted areas. Police Chief Brad Olson went over City Ordinance.)*

MOTION: MCDONALD/REVOLINSKI

Motion to proceed with other agenda items while Deputy Clerk types up statement from Planning Commission meeting held on 8.18.26. Then come back to agenda item twelve.

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

Planning Commission Chairman Coopman presented a statement on behalf of the Planning Commission in regards to Review of Sex Offender Residence Appeal Application to City Council stating their decision in regards to as follows;

(On behalf of the City of Oconto Falls Planning Commission. I Chairman Marty Coopman state that a Planning Commission held a Meeting on August 18,2026 starting at 5:40pm discussed and reviewed agenda item number five as follows. Sex Offender Residence Appeal -Brynn Larsen

A. Review of Sex Offender Residence Appeal Application

B. Recommendation on Sex Offender Residence Appeal Application to City Council

The following motion was made;

Motion to accept Sex Offender Residence appeal application and approve to Common Council.

OFFERED BY COUNCIL PERSON: Rice

SECONDED BY COUNCIL PERSON: Mercier

Roll Call: Rice-aye, Mercier-aye, Coopman-aye, Kostreva-aye, Bahrke -No Tousey-Tabar-absent Motion Passed)

The public was given the opportunity to address the Council. Questions, concerns and comments from the public were as follows;

- There was a letter read from Grace Luther Churches Pastor in regards to Miss. Larsen's good character and involvement in the church.
- Community members concern of if she moves into the house that she will be with in violation of the City Ordinance. City Ordinances are made for a reason and rules need to be followed. If not followed the one time it sets a precedent for others to come.
- Community members concern of if you allow sex offenders to move into the area people looking to move here take that into consideration of how many sex offenders already reside here and if rules have been followed for them or overlooked.

MOTION: BAHRKE/ REVOLOINSKI

Motion to denial of Sex Offender Residence Appeal Application

ROLL CALL- Bahrke-aye, Revolinski-aye, McDonald-aye, Stom-aye, Coopman-aye, Wirtz-abstained - **MOTION CARRIED**

NEW BUSINESS

13. Certified Survey Map (CSM) for Parcel #2660607013841T King Street-Birr Investments, LLC-Kevin Birr

A. Recommendation from Planning Commission on Certified Survey Map (CSM) for Parcel #2660607013841T King Street

Planning Commission met and discussed Certified Survey Map (CSM) for Parcel #2660607013841T King Street earlier tonight. They approved the CSM and recommended it to council.

B. Review for approval or denial of Certified Survey Map (CSM) for Parcel #2660607013841T King Street.

The provided Certified Survey Map (CSM) for Parcel #2660607013841T is dividing the parcel up into four lots for residential development. These four lots will meet all city requirements in the R-2 Multifamily Residence Zoning for lot size. TNT Survey also provided the Wetland Determination report for the parcel. The Parcel including what is being divided, have been reviewed by the Wisconsin Department of Natural Resources (WI DNR) for Wetland Delineation Determination Report for the parcel

MOTION: MCDONALD/STROM

Motion to approve approval Certified Survey Map (CSM) for Parcel #2660607013841T King Street.
Voice Vote: All present voting aye - **MOTION CARRIED**

14. 2026-2027 Police School Resource Officer (SRO) Agreement with Oconto Falls School District.
The Oconto Falls School District has approved the School Resource Officer Agreement. This is a one-year agreement.

MOTION: BAHRKE/REVOLINSKI
Motion to approve 2026-2027 Police School Resource Officer (SRO) Agreement with Oconto Falls School District.
Voice Vote: All present voting aye - **MOTION CARRIED**

15. Library Air Conditioning Unit Replacement Quotes-Meeting Room
A. Foreman Heating 3.5 Ton Carrier A/C Unit Quote 1 $7250
B. Foreman Heating 3.5 Ton Payne A/C Unit Quote 2 $6320
The two units that were replaced a couple years ago are for the main part of the library. It was just discovered that the meeting room at the library has its own heating and cooling system. The system has been there since library has been built and due to be fixed and updated.

MOTION: MCDONALD/WIRTZ
Motion to approve the Foreman Heating 3.5 Ton Carrier A/C Unit Quote 1 $7250
Voice Vote: All present voting aye - **MOTION CARRIED**

16. Community Event Application Trick or Treat Trail October 24th 10am-1pm

MOTION: MCDONALD/WIRTZ
Motion to approve Community Event Application Trick or Treat Trail October 24th 10am-1pm.
Voice Vote: All present voting aye - **MOTION CARRIED**

17. The City Council may go into closed session regarding public property negotiation under Wis. Stat. §19.85(1)(e). Deliberating or negotiating the purchase of public property, investment of public funds, or other specified public business, when competitive or business reasons require a closed session.
Re: Property Development Negotiations

MOTION: MCDONALD/WIRTZ
Motion to go into closed session at 7:40pm.
Roll Call: McDonald -aye, Wirtz-aye, Bahrke-aye, Coopman-aye, Revolinski-aye, Strom-aye, **MOTION CARRIED**

Those remaining in closed session Mayor Braun, City Administrator Wills, Alderman Wirtz, Bahrke, Coopman, McDonald, Revolinski, Strom, Deputy Clerk Friedman

18. The City Council will return to open session and may take action on matters discussed in closed session.

A. Re: Property Development Negotiations

MOTION: WIRTZ/COOPMAN
Motion to go into open session at 8:05pm.
Voice Vote: All present voting aye - **MOTION CARRIED**

MOTION: WIRZT/STROM
Motion to approve the City Administrator to start discussion with DNR to acquire 60 ft width parcel for access road.
Voice Vote: All present voting aye - **MOTION CARRIED**

19. 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 8:05pm.

City Administrator Peter Wills