

**Minutes of the Public Hearing of the City Council Held on September 14, 2021 Pursuant to Notice Duly Given:**

Present: Al Schreiber, Dean Reed, Mayor Heier, Jean Feldt, Roger Reed, John Reed, Kim Bronikowski, Attorney Calvert, Building Inspector Joe Last, Park & Rec Director John Bostedt, Fire Chief Josh Bostedt, Police Chief Mike Rehberg, Administrator Brittney Bickel and as recording secretary

Mayor Heier opened the public hearing of the City Council at 6:00 p.m.

- 1.) Petition for Zoning Amendment from Al Morin to Amend the Zoning for Parcel #265-32200022014C from Residential Multiple Family (R2) to Residential Single Family (R1) and to Amend the Zoning for Parcel #265-32200012013 from Residential Multiple Family (R2) to Multi-Family Residential (R3)

Mayor Heier asked three times for public input.

Scott Exworthy, 520 Adams St, confused by the map and by the zoning. Understands that R3 zoning means apartment buildings and objects to apartment buildings going up next to him. Wants clarification on what is planned there. Building Inspector Joe Last explained that R3 is multifamily and allows for 4 or more units to be built. R1 and R2 are duplex and single-family homes.

Helen Weber, 837 Madison St, own the property at 1022 Madison St. She is concerned about the rezoning of the parking lot. Wants to know if they are going to tear down the club house and parking lot and build there as well. Jared Schmidt with Robert E Lee and Associates, spoke on behalf of Al Morin. Al has purchased the entirety of the Golf Course including the restaurant, as well as the parcel on Jefferson St. On the Adams St side there will be two lots that will be single family residential, and on the Jefferson St side there will be two 6-unit townhouses. He owns similar townhouses in other communities and finds that they are good transitional homes for the 55 and over community. They will be single story, market-rate properties. Jean Feldt mentioned that Al wanted someone to purchase or lease the restaurant and run it as such. Jared Schmidt confirmed.

Eric Stenstrup, 510 Adams St, also confused what is proposed and happening. Concerned if there is anything that holds Al Morin to these proposed plans. Can they change the plans and build government subsidized low-income housing instead? The Mayor commented that Al Morin built a very similar structure in Pulaski. There is no reason to think he will change the plans, but he owns the land, it is his choice, and he can change plans as long as it fits into the zoning requirements. Joe Last commented if they change the building plans, they must get them re-approved. Jean Feldt recommended residents look at the plans and the similar buildings in Pulaski to see what the intentions are to help ease the fears they are having. Kim Bronikowski asked if he changes his plans to low-income housing can he be required to bring the plans back to Council to get re-approved?

- 2.) Petition for Zoning Amendment from Anita Jensen to Amend the Zoning for Parcels #265-33240752157Q, #265-33240822164B, #265-33240822164C and #265-33240822164D from Residential Single Family (R1) to Residential Multiple Family (R2) and to Amend the Zoning for Parcel #265-33240822164 from Residential Single Family (R1) to Rural Development (RD)

Mayor Heier asked three times for public input.

Dale Thompson, 106 Robin Lane, stated statistics about new businesses failing in the first years and the repairs this barn will need to get running. Believes the rezoning is not looking out for the city as a whole and believes in keeping businesses in one area and residential in another. Has concerns about whether this is spot zoning and how a business can be run in R2 zoning. He also has concerns that with this rezoning they could put multifamily homes or a campground instead if they wanted to. Thompson provided a sheet of signatures of individuals that want to keep the zoning as is and not make any changes.

Riley Sowle, 1240 McDonald St, as he understands that it is not considered spot zoning. One of the reasons for the rezoning is to allow them to acquire a liquor license for the wedding venue to eliminate BYOB and over serving. R1 zoning does not allow for a liquor license. They are not interested in owning or building apartment buildings. The second part of the rezoning is for the property across the road. Rural Development allows them to keep it agricultural for their horse as well as a well-maintained hay field. They are aware of the wedding venue costs. They will be holding a trial wedding on September 25<sup>th</sup> to see what problems or complaints arise and address them at that time. If it creates too many problems and complaints, that is not what they want.

Anita Jensen, 1240 McDonald St, the purpose of the barn is to enhance the city. They do not want it to create problems, but rather want to bring a venue for wedding receptions and corporate events to the city. Nothing similar exists here currently. They are aware of the 10:00 pm noise ordinance. They are also aware of the costs associated with this venture. They do not want to invest the money if the community does not want it or it is creating any problems for the city. That is why they are holding a trail wedding on September 25<sup>th</sup>. Nothing will take place in the barn at this time for safety reasons. Everything will be outside.

Mayor Heier Closed the Public Hearing of the City Council at 6:40 pm.

**Minutes of the Regular Meeting of the City Council Held on September 14, 2021 Pursuant to Notice Duly Given:**

1. Regular Meeting of the City Council called to order by Mayor Heier at 6:40 pm.
2. Roll Call: Mayor Heier, Roger Reed, Kim Bronikowski, Al Schreiber, Jean Feldt, John Reed, and Attorney Calvert  
Excused: Dean Reed  
  
Also Present: Police Chief Mike Rehberg, Fire Chief Josh Bostedt, Building Inspector Joe Last, Park & Rec Director John Bostedt, Administrator and as recording secretary, Brittney Bickel, and other interested parties
3. Invocation and Pledge of Allegiance by Alderperson Schreiber.
4. Approval of Agenda  
**Motion by Feldt, second by Schreiber to approve the agenda as presented.**  
**Motion carried upon verbal voice vote. 5 ayes**
5. Approval of Minutes as Presented from City Council and any Special Council Meetings  
**Motion by Bronikowski, second by J. Reed to approve the minutes.**  
**Motion carried upon verbal voice vote. 5 ayes**
6. Approval of Department Reports as Presented  
**Motion by Bronikowski, second by J. Reed to approve the department reports.**  
**Motion carried upon verbal voice vote. 5 ayes**
7. Correspondence/Public Input.  
Jean Feldt expressed that the old Lumbermill that was turned into an Airbnb is gorgeous and really adds to the city.

The Mayor commented that the reason Dean Reed is excused for tonight's meeting is because he was recruited to do the Cemetery Walk that the Historical Society organizes. The Mayor voiced that Dean did a great job and this is a really great community event. The Mayor and his wife, Patti were tour guides for this event.

8. Approval of Consent Agenda

- a. Approval of Accounts Payable for the Month of July 2021 in the Amount of \$289,356.75, Payroll for the Month of July 2021 in the Amount of \$247,701.84 and Other Financial Reports as Presented.
- b. Approval of creation of Ordinance regarding an addition to the Public Safety Ordinance on the Municipal Code of Ordinances for the City of Oconto.
- c. Approval to go back to the DNR to renegotiate with a request for \$7,000 and a 2-year contract for the Copper Culture State Park Lease Agreement.
- d. Approval of Payments to Bob Erdman of EZ Dock Floating Dock Systems for Kayak/Canoe Launch in the Amount of \$29,223 and Floating Fishing Pier in the Amount of \$25,193.
- e. Approval of use of \$10,000 out of Harbor Capital Improvements for Harbor Road Project.
- f. Approval of invoice from Nelson Tactical in the amount of \$3,360.42 for ballistic helmets.
- g. Approval of invoice from Rennert's Fire Equipment in the amount of \$16,874.66 for engine 1012 repairs.
- h. Approval of invoice from Belson Co. in the amount of \$27,039.98 for City of Oconto blue garbage bags.
- i. Approval of invoice from Home & Lighting in the amount of \$3,299.75 for solar street lighting on Harbor Rd.
- j. Approval of Pay Request #2 from Peterson Concrete Construction for Harbor Road.
- k. Approval of Pay Request #2 from Advance Construction for Splinter Causeway.
- l. Approval of creation of Full Time Position for Clerk of Courts with salary and benefits to be determined.

**Motion by Feldt, second by Bronikowski to approve the consent agenda.**

**Motion carried upon verbal voice recorded roll call vote.**

**5 ayes**

9. Discussion/Action/Recommendation on the Following:

- a. Recommendation of appointment of Paul Le Tourneau to the Airport Commission for a 4-year term.

**Motion by Feldt, second by Schreiber to approve the recommendation of appointment of Paul Le Tourneau to the Airport Commission for a 4-year term.**

**Motion carried upon verbal voice recorded roll call vote.**

**5 ayes**

- b. Recommendation of appointment of Earl Uhl to the Airport Commission for a 4-year term.

**Motion by J. Reed, second by Feldt to approve the recommendation of appointment of Earl Uhl to the Airport Commission for a 4-year term.**

**Motion carried upon verbal voice recorded roll call vote. 5 ayes**

**Recommendations from Plan Commission:**

- c. Petition for Zoning Amendment from Al Morin to Amend the Zoning for Parcel #265-32200022014C from Residential Multiple Family (R2) to Residential Single Family (R1) and to Amend the Zoning for Parcel #265-32200012013 from Residential Multiple Family (R2) to Multi-Family Residential (R3)

**Motion by Feldt, second by Schreiber to approve the Zoning Amendment.**

**Motion carried upon verbal voice recorded roll call vote. 5 ayes**

- d. Petition for Zoning Amendment from Anita Jensen to Amend the Zoning for Parcels #265-33240752157Q, #265-33240822164B, #265-33240822164C and #265-33240822164D from Residential Single Family (R1) to Residential Multiple Family (R2) and to Amend the Zoning for Parcel #265-33240822164 from Residential Single Family (R1) to Rural Development (RD)

J. Reed mentioned the question whether this is spot zoning. Joe Last explained that adjacent from this parcel is a parcel that is also Rural Development as well as across the highway, it is not spot zoning. Last also explained they have a lot to do before the barn can be classified as Commercial. The Building Inspection Ad-Hoc Committee voted to allow them to host one wedding as a trial to see how it effects the neighbors and if any problems arise.

**Motion by R. Reed, second by Schreiber to approve the Zoning Amendment.**

**Motion carried upon verbal voice recorded roll call vote. 5 ayes**

- e. Approval of Certified Survey Map for Gignac Property Located in the City of Oconto conditional on changes made as recommended by the County Zoning.

**Motion by Schreiber, second by Bronikowski to approve the Certified Survey Map.**

**Motion carried upon verbal voice recorded roll call vote. 5 ayes**

**Recommendations from Fire Commission:**

- f. Approval of invoice from Frank's Radio Service, Inc. in the amount of \$9,998.00 to be paid with ARPA Funds.

**Motion by Bronikowski, second by Schreiber to table this item.**

**Motion carried upon verbal voice recorded roll call vote. 5 ayes**

- g. Approval of invoice from Baycom, Inc. in the amount of \$64,667.17 to be paid with ARPA Funds.

**Motion by J. Reed, second by Schreiber to table this item.**

**Motion carried upon verbal voice recorded roll call vote. 5 ayes**

**Recommendation from Park & Recreation Committee:**

- h. Campground Price Increase for 2022. (to be handed out at meeting)

**Motion by J. Reed, second by Bronikowski to approve the Campground Prices for 2022 as presented.**  
**Motion carried upon verbal voice recorded roll call vote. 5 ayes**

i. Pool Plans for 2022.

**Motion by Schreiber, second by J. Reed to fix the pool tiles when the weather permits and allow enough curing time.**  
**Motion carried upon verbal voice recorded roll call vote. 5 ayes**

**Recommendation from Harbor Commission:**

j. Harbor Price Increase for 2022. (to be handed out at meeting)

**Motion by Schreiber, second by Bronikowski to approve the Harbor Prices for 2022 as presented.**  
**Motion carried upon verbal voice recorded roll call vote. 5 ayes**

10. Mayor Heier stated that the Council may vote at approximately 6:30 p.m. to convene into Closed Session pursuant to notice duly given and as allowed by Wis. Stats. 19.85(1) (c) for discussion on personal matters for the following items:

- i. Municipal Court Clerk
- ii. Other Personnel Matters

**Motion by J. Reed, second by R. Reed to enter into closed session at 7:31 pm.**  
**Motion carried upon verbal voice recorded roll call vote. 5 ayes**  
Also present in closed session: Mayor Heier, Administrator Bickel, Attorney Calvert, and Joe Last

11. **Motion by Schreiber, second by Feldt to return to open session at 8:02 pm.**  
**Motion carried upon verbal voice vote. 5 ayes**

12. Action/Discussion on Matters from Closed Session  
**Motion by Feldt, second by Reed to transition Municipal Court Clerk Patti Ebert to full-time at \$19.00 an hour, effective immediately.**  
**Motion carried upon verbal voice recorded roll call vote. 5 ayes**

13. Adjournment.  
**Motion by Bronikowski, second by Schreiber to adjourn at 8:04 pm.**  
**Motion carried upon verbal voice vote. 5 ayes**

Respectfully Submitted:  
Brittney M. Bickel, Administrator