

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL
held on Tuesday, January 14, 2025, in Council Chambers, beginning at 6:30 p.m.,
Mayor Doug Diny presiding.

Roll Call

01/14/2025

Roll Call indicated 11 members present.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

Proclamations

01/14/2025

The Mayor of the City of Wausau Proclaims:

Dr. Martin Luther King Jr. Day (January 20, 2025)
Year of the Six Day Rule (2025)

Public Comment: Pre-registered citizens for matters appearing on the agenda and other public comment

01/14/2025

1. Joanne Leonard, 923 Maple Hill Road – Spoke in opposition of 25-0106
2. Jonathan Smith, 111 Prospect Avenue – Spoke in favor of 24-1110
3. Maggie Cronin 311 Summit Drive – Spoke in opposition of 25-0106

Presentation: Role of Bond Counsel by Quarles & Brady LLP

01/14/2025

Bridgette Keating and Jacob Lichter, bond counsel at Quarles & Brady LLP, spoke on the role of bond counsel and city debt.
Discussion held. No action taken.

Consent Agenda

01/14/2025

Without objection, item 25-0103 was pulled from consideration by the request of the Mayor.

Motion by Larson, seconded by Watson, to adopt all the items on the Consent Agenda as follows:

25-0101 from the Common Council Approve Minutes of a previous meeting(s) (12/10/2024).

24-1110 Resolution from the Infrastructure & Facilities Committee Approving 2025 Street Reconstruction Projects and Authorization to Let Bids.

24-1111 Resolution from the Infrastructure & Facilities Committee Approving 2025 Alley Pavement Project and Authorization to Let Bids.

25-0105 Ordinance from the Plan Commission Rezone 327 N 3rd St from Downtown High-Rise Mixed Use (DRMU) Zoning District to Downtown Historic Mixed-Use (DHMU) Zoning District.

25-0108 Resolution from the Public Health & Safety Committee Approving Various Licenses as Indicated.

Yes Votes: 11

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

25-0106

01/14/2025

Motion by Lukens, seconded by Henke, to adopt the Resolution from the Economic Development Committee Approving bid for construction of single-family housing at 1019 West Bridge Street with Brian Luedtke & Associates Construction LLC.

Rasmussen stated that the cost of building single-family homes has significantly increased and with increase tax responsibility on the homeowners. It was stated federal funds for affordable housing should go toward more larger volume housing opportunities. Rasmussen stated opposition.

Lukens questioned other options for this lot such as selling the parcels to neighboring homeowners or selling the lot to Habitat for Humanity. It was stated that neither neighboring homeowners nor Habitat for Humanity were interested in purchasing this lot. Lukens further questioned other funding options to support affordable housing. It was stated the funds could not be used for anything other than constructing affordable housing. Lukens stated opposition.

Larson stated it may be a good idea to sell this lot and others like it to the private sector for the purpose of allowing the private market to create housing. It was stated smaller houses could be developed to meet the housing needs. Larson stated opposition.

Kilian stated the project was not workable due to the excessive cost to build and stated opposition. It was noted the Community Development Department was working hard to meet the commitment to the residents to build affordable housing in in-fill lots. Kilian stated support for the department building single family homes in in-fill lots.

Henke stated concerns as to who would be building single family homes in the decade if it is not subsidized in some way.

Martens stated support for the city supporting expanded housing efforts and stated that affordable housing is tough to bring to market. It was stated that if affordable housing is needed it would likely need to be subsidized. Martens stated support for in-fill housing in this lot but acknowledged the significant cost. Martens stated opposition due to that cost.

McElhaney stated opposition and further stated this was not against affordable housing instead against this particular project as it does not make financial sense. It was stated single family housing may not be the best option to meeting housing needs.

Neal stated opposition. It was stated that federal funding for affordable housing may not be viable in the future.

Lukens stated future affordable housing projects should include single family housing to meet the housing needs of the city.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	NO
2	Martens, Michael	NO
3	Kilian, Terry	NO
4	Neal, Tom	NO
5	Gisselman, Gary	NO
6	McElhaney, Becky	NO
7	Rasmussen, Lisa	NO
8	Watson, Sarah	NO
9	Tierney, Vicki	NO
10	Larson, Lou	NO
11	Henke, Chad	YES

Yes Votes: 1 No Votes: 10 Abstain: 0 Not Voting: 0 Result: FAILED

Suspend the Rules **01/14/2025**

Motion by Watson, seconded by Neal, to Suspend Rule 6(B) Filing and/or 12(A) Referral of Resolutions.

Yes Votes: 11 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASSED

25-0104 **01/14/2025**

Motion by Neal, seconded by Watson, to adopt the Resolution from the Common Council Approving Preventive Maintenance Program Agreement with Schindler Elevator Corporation.

Yes Votes: 11 No Votes: 0 Abstain: 0 Not Voting: 0 Result: PASSED

21-0522 **01/14/2025**

Motion by Lukens, seconded by Watson, to adopt the Resolution from the Common Council Approving Amendments to City-County Information Technology Commission Intergovernmental Agreement and Operating Agreement.

Yes Votes: 11

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

Adjourn

01/14/2025

Motion by Watson, second by Neal, to adjourn the meeting. Motion carried. Meeting adjourned at 7:58 p.m.

Doug Diny, Mayor

Kaitlyn Bernarde, City Clerk