



## OFFICIAL MINUTE PROCEEDINGS REGULAR MEETING

**MEETING:** Common Council  
**DATE/TIME:** Tuesday, December 9, 2025 at 6:30 PM  
**LOCATION:** Wausau City Hall – Council Chambers  
407 Grant Street, Wausau WI, 54403

**MEMBERS:**  
Carol Lukens Lisa Rasmussen  
Micheal Martens Sarah Watson  
Terry Kilian Vicki Tierney  
Tom Neal Lou Larson  
Aaron Griner Chad Henke  
Becky McElhaney

### 1 Call to order by the presiding officer.

Mayor Doug Diny presided.  
The meeting was called to order at 06:33 PM.

Roll Call indicated 10 members present.  
Members Present - Carol Lukens, Michael Martens, Terry Kilian, Tom Neal, Aaron Griner, Lisa Rasmussen, Sarah Watson, Vicki Tierney, Lou Larson, Chad Henke  
Members Absent - None  
Members Excused - Becky McElhaney  
Present 10, Absent 0, Excused 1

### 2 Pledge of Allegiance, and Roll Call and Proclamations.

### 3 Accept and close nominations for Wausau Water Works Commission.

Nominations for Wausau Water Works Commission were opened.  
Alderperson Watson nominated Aaron Griner. Griner accepted the nomination.  
**Motion by Alderperson Neal, seconded by Alderperson Kilian, to close nominations to the Wausau Water Works Commission. Motion Passed 10-0.**  
**Aaron Griner was elected by acclamation to the Wausau Water Works Commission for the 2024 - 2026 term.**

### 6 Reading of the City of Wausau Public Comment Statement.

The statement was not read.

### 7 Comments and suggestions from preregistered citizens.

*Without objection*, comments and suggestions from preregistered citizens was taken up at this time.

1. Alice Kuether, 1106 Highland Park Boulevard - spoke on TIF districts.
2. Carrie Marohl, 1025 Everest Boulevard - spoke on TIF districts.

### 4 Presentations.

Presentation by Community Infrastructure Partners regarding lead service line replacement and funding for 2026 construction.

Sean Agid, Chief Business Officer for Community Infrastructure Partners, spoke on the lead service line replacement and funding for 2026 construction. Discussion was held. No action taken.

### 5 Consideration of the minutes of the preceding meeting, approval of the minutes if correct, and correction of mistakes if any.

**Motion by Alderperson Neal, seconded by Alderperson Watson, to approve all items outlined**

below.  
**Yes 10, No 0, Abstained 0**  
**MOTION PASSED.**

**October 28, 2025** Regular Common Council Minutes.

**November 11, 2025** Regular Common Council Minutes.

**November 25, 2025** Regular Common Council Minutes.

**8 Committee reports (standing and nonstanding).**

Communication on City Clerk's Appointments to Board of Canvassers and Absentee Board of Canvassers.

*Report placed on file.*

**9 Consent agenda.**

*Without objection*, item 23-1121 was pulled from the consent agenda by the request of Alderperson Tierney.

**Motion by Alderperson Watson, seconded by Alderperson Lukens, to approve all items outlined below.**  
**Yes 10, No 0, Abstained 0**  
**MOTION PASSED.**

**03-0717** Resolution from the Finance Committee Approving Purchase of Animal Impoundment Services Agreement for the Impoundment, Care, Treatment and/or Humane Disposal of Non-Dog Strays Taken into Custody by Law Enforcement or Humane Officers, between the Humane Society of Marathon County, Inc. and the City of Wausau, from January 1, 2026 through December 31, 2026.

**03-0717A** Resolution from the Finance Committee Approving Municipality Held for Cause Services Agreement between the Humane Society of Marathon County, Inc. and the City of Wausau, from January 1, 2026 through December 31, 2027.

**92-1135** Resolution from the Finance Committee Authorizing Joint Powers Agreement with Marathon County Regarding E911/NG-911 System.

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

**03-0716** Final Joint Resolution from the Infrastructure & Facilities Committee and Plan Commission Vacating and Discontinuing a Portion of the 28th Avenue Corridor Right-of-Way.

**03-0716** Joint Resolution from the Infrastructure & Facilities Committee & Plan Commission Amending the Official City Map by Removing Lands – 28<sup>th</sup> Avenue Corridor Right-of-Way.

**25-1204** Resolution from the Economic Development Committee Approving to Proceed with Wisconsin Economic Developing Corporation (WEDC) Certified Sites Program for Innovation Way-Business Campus.

**25-1203** Resolution from the Economic Development Committee Authorizing a Partnership with Idaho Housing and Finance Association d/b/a Finally Home!® to Provide Homebuyer Education and Counseling Services.

**10 Ordinances and resolutions.**

**23-1121** Resolution from the Finance Committee Establishing the 2025 Property Tax Equivalent for Wausau Water Works.

Tierney stated the item was asked to be pulled from the consent agenda to allow for greater

discussion and questions to be asked on the matter and further questioned the benefit to taxpayers of the payment in lieu of tax.

Watson stated that the payment is within the budget that had already been passed and altering this now would create a hole in next year's budget which had not been addressed. It was stated that if the Common Council wants to discuss this matter, the issue should be addressed earlier in the year.

Rasmussen stated the payment is rolling back slowly to benefit the water utility and stabilize water rates because there are more water rate payers than property taxpayers. Rasmussen stated support.

**Motion by Alderperson Lukens, seconded by Alderperson Watson, to approve.**  
**Yes - Alderperson Lukens, Alderperson Martens, Alderperson Neal, Alderperson Griner, Alderperson Rasmussen, Alderperson Watson, Alderperson Tierney, Alderperson Larson, Alderperson Henke**  
**No - Alderperson Kilian**  
**Abstained - None**  
**Yes 9, No 1, Abstained 0**  
**MOTION PASSED.**

**24-1109T** Resolution from the Finance Committee Adopting 2025 Budget Modification for City Attorney Legal Fees and Authorization for Payment of Legal Fees Billed by Attolles Law.

**Motion by Alderperson Watson, seconded by Alderperson Martens, to approve.**  
**Yes 10, No 0, Abstained 0**  
**MOTION PASSED.**

**15-1203** Confirmation of Appointments of Election Officials.

**Motion by Alderperson Henke, seconded by Alderperson Watson, to approve.**  
**Yes 10, No 0, Abstained 0**  
**MOTION PASSED.**

**11 Suspend Rule 1(D) Transmission of Committee business to the Council and 6(B) Filing.**

**Motion by Alderperson Neal, seconded by Alderperson Watson, to suspend Rule 1(D) Transmission of Committee business to the Council and 6(B) Filing.**  
**Yes - Alderperson Lukens, Alderperson Martens, Alderperson Neal, Alderperson Griner, Alderperson Rasmussen, Alderperson Watson, Alderperson Larson, Alderperson Henke**  
**No - Alderperson Kilian, Alderperson Tierney**  
**Abstained - None**  
**Yes 8, No 2, Abstained 0**  
**MOTION PASSED.**

**24-0403** Resolution from the Finance Committee Accepting Funding from the Judd S. Alexander Foundation for the Wausau Police Department for one Downtown Officer Position.

**Motion by Alderperson Lukens, seconded by Alderperson Watson, to approve.**  
**Yes 10, No 0, Abstained 0**  
**MOTION PASSED.**

**05-1209** Joint Resolution from the Economic Development Committee and the Finance Committee Extending the Life of Tax Increment District Number #7 for Affordable Housing.

Larson stated opposition due to the fact that the city has been aggressive with supporting housing on all levels and stating that the city should reprioritize funding towards public safety services.

Rasmussen stated opposition as there has been great movement on affordable housing and that even with the closure of the Tax Increment District, there will be a number of funding sources for affordable housing. It was further stated that this is an opportunity for the city to be a good partner with other taxing entities to allow the TID to close and for those entities to reap the benefits of the

increased property value.

Lukens stated opposition because it is the right time to close the TID to help other taxing entities move into a more unstable economy and because of a number of affordable housing projects already moving forward.

Martens stated support to earmark one year of funding for affordable housing and also utilize reserves to cover what would have been lost in tax revenue to keep the TID open.

Neal stated the city continues to be short of affordable housing and supporting those projects is an expensive endeavor. Neal stated support to continue to support affordable housing funding, which is a priority for residents.

Watson stated support to continue to fund affordable housing as senior housing is a matter that has yet to be addressed.

Tierney stated that taxpayers have been burdened by the extension of TIDs and stated opposition to begin closing more districts.

**Motion by Alderperson Lukens, seconded by Alderperson Henke, to approve.**

**Yes - Alderperson Lukens, Alderperson Martens, Alderperson Neal, Alderperson Watson, Alderperson Henke**

**No - Alderperson Kilian, Alderperson Griner, Alderperson Rasmussen, Alderperson Tierney, Alderperson Larson**

**Abstained - None**

**Yes 5, No 6, Abstained 0**

**MOTION FAILED - with the Chair voting NO to break the tie.**

**25-0926** Resolution from the Finance Committee Approving Credit Agreement with Judd S. Alexander Foundation to borrow up to \$250,000 for the redevelopment of 201 N. 1<sup>st</sup> Avenue (Former MBX Property).

Rasmussen stated that the non-profit foundations have been the best partners to help develop the city but stated opposition because there is funding available already to purchase and redevelop the property, and the agreement adheres the city to a short timeline which is premature. It was stated that the foundation funding could be more impactful to the community in other ways that have immediate need. Rasmussen stated opposition citing a lack of need.

Neal stated support to have the funding on the shelf for any developer to utilize it for an affordable housing development. It was further stated that if the funding was not needed, it could be given back to the foundation.

Martens stated the foundation is a valued partner with the city and that this is an opportunity for continued development of the property. Martens stated support.

Larson stated concerns with the agreement which ties the city to a timeline for development that may not be achievable and with loan conditions that charge higher interest rates should the agreement terms not be met.

Lukens stated support, after stating opposition, because the agreement is more flexible in terms of what constitutes affordable housing and has the ability to pay back the funding if affordable housing was not developed on the property.

Martens stated there would be no additional cost to giving the funding back after three years should the funding not be needed and that the agreement left flexibility in the definition of affordable housing.

**Motion by Alderperson Lukens, seconded by Alderperson Griner, to approve.**

**Yes - Alderperson Lukens, Alderperson Martens, Alderperson Neal, Alderperson Griner, Alderperson Watson, Alderperson Henke**

**No - Alderperson Kilian, Alderperson Rasmussen, Alderperson Tierney, Alderperson Larson**

**Abstained - None  
Yes 6, No 4, Abstained 0  
MOTION PASSED.**

**25-1205** Joint Resolution from the Airport Committee and Finance Committee Authorizing the Execution of Airport Ground Lease – Matthew and Karin Gast.

**Motion by Alderperson Lukens, seconded by Alderperson Rasmussen, to approve.  
Yes 10, No 0, Abstained 0  
MOTION PASSED.**

**25-1206** Resolution from the Finance Committee Approving City's Waiver of Right to Repurchase 130 N. 1<sup>st</sup> Street – Sunbelt Refugees LLC (Whitewater Music Hall).

**Motion by Alderperson Lukens, seconded by Alderperson Henke, to approve.  
Yes 10, No 0, Abstained 0  
MOTION PASSED.**

**12 Announcement from Mayor and Alderpersons.**

The Mayor stated the December 23, 2025, Common Council meeting would be canceled due to the holiday.

Larson wished members of the Common Council and city staff a Merry Christmas and Happy New Year.

**13 Comments and suggestions from citizens present during Public Comment occurring both before and after the business meeting.**

**14 Adjournment.**

**Motion by Alderperson Tierney, seconded by Alderperson Watson, to adjourn. Motion carried.  
Meeting adjourned at 07:47 PM.**

The recording of this meeting may be viewed on  
YouTube [@CityofWausauMeetings](https://www.youtube.com/@CityofWausauMeetings)



City of Wausau  
(715) 261-6500 | [clerk@wausauwi.gov](mailto:clerk@wausauwi.gov)  
[wausauwi.gov](http://wausauwi.gov)

