

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL
held on Tuesday, June 11, 2024, in Council Chambers, beginning at 6:30 p.m.,
Mayor Doug Diny presiding.

Roll Call

06/11/2024

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

06/11/2024

The Mayor of the City of Wausau Proclaims:
Elder Abuse Awareness Day (June 15, 2024)

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

06/11/2024

1. Jim Force, 515 Franklin Street – spoke on accepting dedication of right-of-way at 404 Franklin Street.

Consent Agenda

06/11/2024

Without objection, items 24-0603 and 24-0606 were pulled from the agenda for consideration by the Mayor

Motion by Neal, seconded by Lukens, to adopt all the items on the Consent Agenda as follows:

24-0601 from the Common Council Approve Minutes of a previous meeting(s) (05/28/2024).

24-0604 Joint Resolution from the Infrastructure and Facilities Committee and Plan Commission Approving Revised Green Tree Meadows Preliminary Plat.

96-0422 Ordinance from the Public Health & Safety Committee Amending Section 5.52.090 – Records required and Section 5.52.120 – Receipt required (Pawnbrokers, Secondhand Article Dealers and Secondhand Jewelry Dealers) to include the remainder of the acceptable forms of ID from the Wisconsin State Statute 134.71(8).

24-0605 Resolution from the Economic Development Committee Approving Consent of Transfer and Waiver of Right of First Refusal for Property at 2105 N. 2nd Street (Thrive Properties, LLC).

24-0609 Resolution from the Parks and Recreation Committee Approving Contract with Travis Bellman Home and Trail for the 2024 Sylvan Hill Mountain Bike Park Flow Tech Downhill Mountain Bike Trail Addition.

24-0108 from the Public Health & Safety Committee Resolution Approving Various Licenses as Indicated.

Yes Votes: 11

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

24-0603

06/11/2024

Motion by Rasmussen, seconded by Watson, to adopt the Joint Resolution from the Infrastructure and Facilities Committee and Plan Commission Accepting dedication of right-of-way at 404 Franklin Street.

Rasmussen stated this is an important component of the plan to expand services at the Landing at the Woodson YMCA to ensure that active lifestyle activities for seniors exist and continues to be successful. This is the alternative to a previous plan to tear down a building for additional parking at a benefit to both the Landing and additional parking in the downtown area. Rasmussen stated support.

Gisselman stated the larger issue of Forest Street and parking is not what is being voted on but that the Parks and Recreation Committee should investigate the restructuring of the facilities at Yawkey Park in consideration of the plans being put forth. It was stated the neighborhood should be involved with this project in the form of a public forum. Gisselman stated support for this particular item.

Tierney stated concerns with green space being taken away from Yawkey Park as it all ties in together. It was stated that more public input was needed from the neighborhood impacted the most by the change. Tierney stated parks are a tremendous asset for the city and shared concerns on additional costs related to a larger cost to the overall project.

Larson stated support for the Landing and the people it serves, and further stated support for this as a win-win alternative with the neighborhood and the needs of the YMCA.

Kilian stated there are extenuating circumstances to recognize costs associated with this project. It was stated that consideration from the input of the neighborhood should be included.

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

Yes Votes: 9 No Votes: 2 Abstain: 0 Not Voting: 0 Result: PASSED

24-0606 **06/11/2024**

Motion by Henke, seconded by Lukens, to adopt the Resolution from the Economic Development Committee Approving the Sale of 1717 Arlington Lane by the City of Wausau to Ghidorzi Investment I, LLC.

Kilian stated new information has come to light as a previous statement said the parcel is landlocked when an easement makes this not landlocked. Kilian questioned if, based on an analysis by the City Attorney, the proper procedure for selling this parcel was followed. It was stated that the proper procedure was followed and that the city has a contractual agreement with the developer.

Rasmussen stated there was a significant effort made for a partnership between the development and investment by the city. It was stated the goal was always to be one large buildable area a not to claim a strip for the city to do something different with.

Henke questioned the price of selling land in the business park. A concern was shared that not supporting this sale now will mean a loss of profit for selling this land in the future.

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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	NO
11	Henke, Chad	YES

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

24-0602 **06/11/2024**

Motion by Watson, seconded by Rasmussen, to approve Mayor's Appointments of Gary Gisselman to the Capital Improvement Projects Committee; Blake Opal-Wahoske to the Historic Preservation Commission.

Yes Votes: 11

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

24-0514

06/11/2024

Motion by Watson, seconded by Rasmussen, to override the vetoed Resolution from the Economic Development Committee Approving the Authorization for Request For Proposal for the North Riverfront Redevelopment Plan.

Rasmussen stated that the city has been redeveloping riverfront parcels for a decade now under an understanding that the city would get a return on investment for public amenities and development for the parcels to return to the tax rolls. It was stated that a delay in planning could mean the TID may underperform and issues in the area are not resolved in a larger plan. Rasmussen stated that the city can not wait five to ten years to come up with a plan just as this TID ends. Rasmussen stated support for the plan as it stands.

Watson stated everyone was working together for the same goals. It was stated that a plan for development would be a valuable tool to help with redevelopment in this area as it helps spend the TID funds generated on public infrastructure to support the development of the area and further outlined the issues a plan could resolve. Watson stated the high opportunity cost of allowing the Economic Development to focus on other work while having a professional come up with a plan for this area as informed by their expertise. It was stated that planning is a key to facilitate these decisions and help drive down the cost of future development.

Neal stated that the vote of the Common Council had historically always been respected. It was stated the riverfront parcels under this request for a plan was much larger in scope than any specific project and that there was no real reason to delay. Neal stated a veto means the city does not want information about the future of this property and surrounding neighborhoods and meant that the land would sit indefinitely with no taxable value to the city. It was stated that if this veto stands, a simple majority of the Common Council is just a speed bump for the Mayor to roll over and not overriding it would abandon a collective duty. Neal stated support for the plan.

McElhane stated reasons for voting against this proposal in that other needs exist within this TID that the funds could be spent towards instead. A concern was stated with putting money towards hiring consultants while other critical needs may require borrowing to fund.

Gisselman stated support for the plan as an opportunity to take a good look at the riverfront properties in the context of the development that has already been invested in this area. It was stated as part of this plan, the Wausau Water Works Commission would have a better understanding of how the decommissioning of the old water plant would impact the area. Gisselman stated the empty lots at least needs greenery as it is an ugly sight as it currently stands.

Lukens echoed a number of points in favor of the plan and that the cost of this was already approved in the city budget. It was stated that the vote in support was with the clear intent to select a plan. Lukens stated that expertise would need to be brought in with the hiring of a consultant to navigate the challenges this area presents. A number of those challenges were outlined. Lukens stated a plan would protect the city from developments or uses that may be incompatible with public interest for environmental considerations and neighborhood input. Lukens stated support for the plan and to override the veto.

Larson questioned why now was the time for this plan and stated that not much development has occurred in the last few years. It was further questioned why staff members of the Economic Development Department could not become experts to help redevelop this area. Larson stated oppositions to the plan and support of the veto. Larson stated concerns with the remediation of the Wausau Chemical site in the area under a potential plan that is currently unknown.

Henke stated that almost all departments in the city hire consultants and that day-to-day operations within the department is too great for these matters to be handled internally. There was a stated concern as to why businesses would want to invest in the city of Wausau when the city was not willing to invest itself in a plan for this area.

Tierney stated a need for development and further stated a willingness to look at this area for redevelopment in the future. It was stated that there is a duty to grow the tax base but also a duty to do so with restraint of city spending. Tierney stated opposition to the plan at this time.

Watson challenged other members of the Common Council to shadow the Economic Development Department staff to see what duties they take on and see the need for the hiring of consultants. It was stated that a plan would only go up in price thus delaying any further would come at a greater cost in the future.

Lukens stated agreement with the sentiment of delaying the process of developing a plan at a greater cost in the future. It was stated that the other sites that need redevelopment are already ready for buildings when this area in question needs a plan yet. Lukens stated there is a noticeable lack of development and hiring a consultant can provide the expertise to keep development moving.

Rasmussen stated that there is a well-documented housing shortage and that new growth within the TID would include a substantial housing and mixed used development in addition to public uses. It was stated that the city can not even begin to know what is next until a plan estimate is realized. Rasmussen stated there will be a cost to taxpayers for stagnancy and inaction and that the expenditure for this plan should occur while the TID is open.

Kilian stated that the veto was not an attack on the integrity of the Common Council but a consideration of what the people of the city are concerned with and agreed with other members of the Common Council that now is not the time to move this plan along.

Gisselman stated this is an opportunity to look into the future at what could be at the north riverfront. It was stated that if this plan does not move forward now, there may not be a right time to come up with that plan and questioned if there will ever be a time in the city when taxes and city spending will not be an issue.

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

Yes Votes: 7 No Votes: 4 Abstain: 0 Not Voting: 0 Result: FAILED

23-1109P **06/11/2024**

Motion by Lukens, seconded by Martens, to adopt the Resolution from the Finance Committee Approving 2024 Budget Modifications - Additional Soil Sampling and Soil Removal for the Riverside Rail Corridor and Park Remediation, BRRRTS # 02-37- 584785.

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

23-1109Q **06/11/2024**

Motion by Lukens, seconded by Tierney, to adopt the Resolution from the Finance Committee Approving 2024 Budget Modification – Able Stormwater Lift Station Rehabilitation.

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

23-1109R **06/11/2024**

Motion by Lukens, seconded by Rasmussen, to adopt the Resolution from the Finance Committee Approving and Adopting a Budget Modification for American Rescue Plan Coronavirus State and Local Fiscal Recovery Fund Funded Projects - Supplement Existing Lead Line Replacement Study.

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

24-0607 **06/11/2024**

Motion by Watson, seconded by Rasmussen, to adopt the Resolution from the Finance Committee Authorizing the Issuance and Sale of Up to \$12,420,999 Water System Revenue Bonds, Series 2024, and Providing for Other Details and Covenants with Respect Thereto.

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

Suspend the Rules **06/11/2024**

Motion by Watson, second by Martens, to suspend Rule 6(B) Filing and 12(A) Referral of Resolutions.

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

03-0311

06/11/2024

Motion by Henke, seconded by Watson, to adopt the Resolution from the Wausau Water Works Commission Reviewing the 2023 Compliance Maintenance Annual Report for the Wastewater Plant.

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

19-0409

06/11/2024

Motion by Larson, seconded by Henke, to adopt the Resolution from the Common Council Terminating Liberation & Freedom Committee.

Watson questioned if the current membership and information on the committee was listed publicly. It was stated that the committee was removed from the website as the committee had not met in a number of years and had a number of vacancies yet to be resolved. Watson further questioned why the committee never met. It was stated that the meeting was not convening as a quorum was regularly not being reached to meet. Watson stated there was still value in the committee and suggested a facelift instead of disbanding it altogether. It was stated that there was a stated value in the recent election by the public to hear marginalized voices and disbanding this committee would shy away from that value.

Gisselman stated support for retooling the committee as opposed to disbanding it and stated opposition to the resolution. It was stated that the city should speak against intolerance that has been going on and give voice to marginalized communities within the city. Gisselman stated support for the stated purpose of the committee as it was originally intended.

Neal stated that the original Welcoming and Inclusivity Committee was very active and further stated a greater need now for a committee. Neal stated opposition to the resolution and asked the administration to pick-up the task of doing the outreach needed to carry out the work of the committee. Neal further requested the Mayor endeavor to connect with the community in a focused manner to meet the goal of the committee but rejected the idea of accomplishing this goal within the N2N Committee as it is too broad.

Lukens stated this committee should not go away and should instead be revamped by the Mayor’s Office to be reenergized.

Rasmussen stated that this committee has gone through different incarnations and that the current version of the committee grew out of wanting to foster a climate in the city where diverse people would want to live. It was stated that the strategic plan currently states this goal, and that the committee may no longer be an effective vehicle to foster that climate anymore. Rasmussen stated that if the committee continues, it must be focused in it’s work.

Gisselman stated that the need persists as Marathon County had disbanded its Diversity Affairs Commission while the need remained within the community. It was stated that the city must demonstrate to the community what tolerance looks like.

Martens stated the purpose of the committee was a direct response to marginalized members of the community not feeling heard by the Common Council. It was stated that the committee was needed and wanted to explore if a new committee should be created or if this current committee should be retooled. Martens reiterated the need for an inclusive community even more so now.

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

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

08-0917

06/11/2024

Motion by Watson, seconded by Lukens, to adopt the Resolution from the Finance Committee Approving Parking Lot land Lease North First Street Holding Company LLC and First Wausau Tower Parking Stall Lease Agreement for the Properties 520 and 614 N 1st Street – Parking Lot 15.

Yes Votes: 11

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

Adjourn

06/11/2024

Motion by Watson, seconded by Henke, to adjourn the meeting. Motion carried. Meeting adjourned at 8:32 p.m.

Doug Diny, Mayor

Kaitlyn Bernarde, City Clerk