The Common Council met in special session at City Hall in the City of Black River Falls on November 18, 2026, at 6:00 P.M. Alderpersons Busse, Miles, Gearing-Lancaster, Wussow, Ammann, and Peloquin were present. Alderpersons M. Rave and E. Rave were absent. Mayor J. Eddy presided.

It was moved by Alderperson Wussow, seconded by Alderperson Miles to dispense with the reading of the minutes of the November 4, 2026, Common Council meeting and approve as presented. Motion carried.

CITIZENS IN ATTENDANCE

There were 6 citizens in attendance – 2 in person and 4 remotely via Zoom meetings for agenda items. Dominic Goviera addressed the Council as a citizen and not in his official capacity as a Community Health Worker in the County and asked members to give deep thought in to their vote tonight on the disbanding of the City Housing Authority. He works directly with individuals that do not have affordable housing; he himself, as a former city employee, faced homelessness for lack of affordable housing; this isn't an issue we can keep passing around to different agencies; we have a housing authority in place and we need to do something with that not just make it go away and pretend we don't have a problem and genuinely asked that they consider the people living outside that cannot afford a house. Mayor Eddy advised this an agenda item and will have time for additional comment later in the meeting.

COMMITTEE REPORTS

It was moved by Alderperson Peloquin, seconded by Alderperson Gearing-Lancaster to place on file the minutes of the October 15, 2026 Airport Commission meeting. Motion carried.

It was moved by Alderperson Ammann, seconded by Alderperson Busse to place on file the minutes of the November 5, 2026 Ad Hoc Housing Study Steering Committee meeting. Motion carried.

It was moved by Alderperson Wussow, seconded by Alderperson Peloquin to place on file the minutes of the November 12, 2026 Plan Commission meeting. Motion carried.

Mayor Eddy opened the public hearing on the proposed 2027 City Operating budget at 6:05pm.

The City Administrator presented changes to wages, retirement, and insurance line items and an increase in projected interest income of $12,770 to cover those increases in expenses. The general levy remains unchanged from the public hearing notice at $985,474.00 and the total levy also remains unchanged at $2,416,024.00. There were no other public comments from citizens in attendance in person and virtually.

It was moved by Alderperson Busse, seconded by Alderperson Wussow to close the public hearing on the proposed 2027 City Operating Budget. Motion carried at 6:10pm.

It was moved by Alderperson Ammann, seconded by Alderperson Peloquin to approve the 2027 City Operating Budget and Capital Budget with changes as presented and set the tax levy at $2,416,024.00. Motion carried.

There was discussion on the proposed 2027 EMS Budget. Chief Nordahl advised budget was not easy with fuel prices and increased operating expenses for fuel and supplies and extra transfers. The dept is at just over 350 transfers this year and the paramedic program is doing well. The City Administrator confirmed the $25 per capita ambulance fee is unchanged from this year and has been unchanged since it was put in place. Mayor Eddy advised he attended the Rural Fire Board meeting, and this budget was there and he heard a lot of positive feedback from surrounding townships, and they were extremely happy we were able to keep the cost the same, and the service has been improved and praised the Chief and those at EMS. We have a good plan together and it seems to be working well. Chief Nordahl also praised his staff for the effort they have put in.

It was moved by Alderperson Busse, seconded by Alderperson Gearing-Lancaster to approve the 2027 Operating Budget for the Black River Falls Fire Department EMS Division and set the ambulance fee for 2027 at $25 per capita. Motion carried.

The Department Head monthly reports were reviewed. Department heads present were Jarod Meyer, Darryl Nelson, Mark Nordahl, and Cara Hart. Travis Brown was excused.

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1. It was moved by Alderperson Peloquin, seconded by Alderperson Miles to approve the Police Department's request to dispose of the 2020 Dodge Durango. Motion carried.
2. The City Administrator highlighted that we have received our first accepted offer from the Make My Move Talent Recruitment program.

It was moved by Alderperson Ammann, seconded by Alderperson Busse to approve the Certified Survey Map submitted by Arrow Land Surveying on behalf of Justin Doughertt for property located at 1037 Pine Street. Motion carried.

The Business Improvement District (BID) 2026 Annual Report was presented.

It was moved by Alderperson Busse, seconded by Alderperson Gearing-Lancaster to approve the Mayor's Business Improvement District (BID) Board appointments as presented. Motion carried.

It was moved by Alderperson Gearing-Lancaster, seconded by Alderperson Peloquin to approve the 2027 Business Improvement District (BID) Operating Plan and budget as presented. Motion carried.

There was discussion on **RESOLUTION 2026-05** a resolution dissolving the City Housing Authority. Mayor Eddy reminded those in attendance that this was discussed at the last meeting with the City Attorney offering his legal opinion on the matter and the concerns he had. The Mayor expressed his appreciation for the passion from the homeless coalition and the folks that are interested in that. The Mayor also reminded those in attendance that the City Housing Authority has been around for 13 years and has never met. Dominic Goviera advised their group feels they could secure Section 8 housing choice vouchers here to house our people; they cannot do that without a housing authority; in his official capacity he gets to be the face of lack of affordable housing in the county; they need the housing as a foundation; he was very appreciative for SCS coming in to our community and he lives within those apartment, but he barely gets by even making $10 more than he did as a city employee; a lot of these folks are not making a penny here; it's hard to want to get employment if you don't have a place to rest your head at night and a place to clean yourself; they fill those gaps, but those gaps are getting bigger; he doesn't want to put pressure on the city to handle this issue; he doesn't think it is solely a city issue; it is a community issue and that is much bigger than the City of Black River Falls; he feels just having the city housing authority on paper is an amazing start and doesn't think the city should toss it away; he is the one that speaks to these people and he has to tell them if you want to secure housing you have to leave your community because there is nothing affordable here for you; he genuinely feels the city can fix that. The Mayor pointed out the city has taken on a housing study and that the City has Section 8 housing but is not familiar with the vacancy rate. Vicki Michalski advised that currently, Section 8 housing is outsourced to ICA which manages Section 8 housing for several counties in Wisconsin; having a housing authority gives them the capability of pulling that back and have our housing authority manage our own Section 8 vouchers; neighboring counties have been able to do that and also advocate for more vouchers; ICA manages so many counties that they do not know what is going on locally and don't really care to advocate for our current situation; neighboring counties have taken on the responsibility to manage their own vouchers and get more because they've said they need more; there are no Section 8 vouchers available to us here in Jackson County; ICA does not have the application open because there are no vouchers available so you cannot apply; it would be lovely to have someone from the city come to the coalition meetings; they meet the second Tuesday of the month from 1:00pm to 2:30pm at the school district office; they have the grant specialist that comes regularly that knows the ins and outs of the funding; they feel they would have funding for the housing authority with grant funding to pay for a person to work a position to manage all of the vouchers and the housing piece for the city so it would not cost the city anything; we just need help and more collaboration. The City Administrator advised the city attorney had pointed out that, by statute, the city would be obligated to provide legal counsel to the housing authority so everything the authority would need to set up including by-laws and voucher programs would need legal review and that would fall back on the city for legal fees; that was the biggest dollar amount was the need for legal counsel to do what a city housing authority needs to do and the city not having the fire power or tax base to support that. The Mayor added: the housing authority would function independent of the city so the city wouldn't have any say over what the authority did the way the statute is written; we did not feel it was the best avenue to approach what the concern is; it's hard to staff these committees; you have to have longevity and people who are willing to serve on them for a long time, structure it and hold office; in 13 years no one stepped forward to

say they had that; all the people on the Council have a concern about homelessness as does the City Administrator and the Mayor do; we want to find a way to take care of it, but he doesn't feel this vehicle is a good way for us to do that; he feels the city can do it better than how the housing authority is set up; we just have to get together and figure out what that better is and it will take time; it is still up to the Council if they wish to continue the housing authority or not, but from his standpoint he would be looking forward to something other than a housing authority to get it figured out. Dominic advised they feel they have the people and the volunteers for this; he greatly appreciated the willingness to pursue something different because this doesn't work, but they genuinely ask that the city come and sit at the table with the coalition and hear them so we can actually collaborate to fix it; it would be amazing to look back and say Black River Falls solved homelessness. Council members offered their perspectives which included: one of the main reasons we are getting rid of this is because how the statute is written; there is a lot of things in the statute that do not pertain to a community our size; we've never actually used it since 2013; there were a lot of liability type issues the attorney brought up; the cost; this isn't to say we could never have one, but the housing study and other moving pieces are going on now; perhaps down the road it would be great to have someone spearheading the overall issue because it is very complex; the way it is written now does not work and we need to find a different way; want to be a partner; we need someone to step forward with a plan.

It was moved by Alderperson Ammann, seconded by Alderperson Miles to approve **RESOLUTION 2026-05** – a resolution dissolving the City Housing Authority. Motion carried.

CITY OF BLACK RIVER FALLS RESOLUTION 2026-05
A RESOLUTION DISSOLVING THE CITY'S HOUSING AUTHORITY

The Common Council of the City of Black River Falls, Jackson County, WI, does resolve as follows:

WHEREAS, the Common Council of the City of Black River Falls adopted a Resolution on December 5, 2013 creating a Housing Authority; and

WHEREAS, no action has been undertaken by said Housing Authority since it was created; and

WHEREAS, the Common Council of the City of Black River Falls deems that the need for a Housing Authority no longer exists per Wis Stat 66.1202 (2) and (26).

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL FOR THE CITY OF BLACK RIVER FALLS, WISCONSIN:

1. That pursuant to Wis Stat 66.1202 (26) there is no longer a need for a Housing Authority and as such the Housing Authority created by Resolution on December 5, 2013 is hereby dissolved.

It was moved by Alderperson Busse, seconded by Alderperson Wussow to approve **RESOLUTION 2026-06** – a resolution amending the City's Fee Schedule. Motion carried. The resolution is available at City Hall and on the city's website.

It was moved by Alderperson Peloquin, seconded by Alderperson Gearing-Lancaster to approve **RESOLUTION 2026-07** – a resolution adding a stop sign on McDonald Road at the intersection with East Lincoln Street. Motion carried.

CITY OF BLACK RIVER FALLS RESOLUTION 2026-07
A RESOLUTION ADDING A STOP SIGN TO THE OFFICIAL TRAFFIC MAP OF
THE CITY OF BLACK RIVER FALLS, JACKSON COUNTY, WISCONSIN

WHEREAS, the Common Council of the City of Black River Falls, Jackson County, Wisconsin, has determined that the current traffic and future traffic projections necessitate traffic control at the intersection of McDonald Road and East Lincoln Street; and

WHEREAS, the Common Council of the City of Black River Falls believes that erecting a stop sign for the south bound traffic on McDonald Road at the intersection with East Lincoln Street will increase safety;

NOW THEREFORE BE IT RESOLVED BY THE COMMON COUNCIL OF THE
CITY OF BLACK RIVER FALLS, JACKSON COUNTY, WISCONSIN AS FOLLOWS:

1. That a stop sign shall be erected for south bound traffic on McDonald Road at the intersection with East Lincoln Street.

2. That pursuant to the provisions of Section 7.02(2)(b) of the Code of Ordinances of the City of Black River Falls the Official Traffic Map of the City of Black River Falls shall be amended by adding a stop sign stopping south bound traffic on McDonald Road at the intersection with East Lincoln Street.

It was moved by Alderperson Busse, seconded by Alderperson Miles to approve the vouchers for October 2026 Check #77610 - #77713 totaling $461,942.06. Motion carried.

It was moved by Alderperson Wussow, seconded by Alderperson Ammann to approve the City Treasurer's Report for October 2026. Motion carried.

It was moved by Alderperson Wussow, seconded by Alderperson Peloquin to approve the Revenue & Expense Report for October 2026. Motion carried.

It was moved by Alderperson Ammann, seconded by Alderperson Wussow to adjourn. Motion carried at 6:58 pm.

A. Brad Chown
City Administrator