



City of Neenah
COMMON COUNCIL AGENDA
Wednesday, September 18, 2019 - 7:00 p.m.
Neenah City Hall
Council Chambers

I. Roll Call and Pledge of Allegiance

2020 ROCK THE BLOCK PRESENTATION BY RYAN ROTH, DIRECTOR, COMMUNITY DEVELOPMENT, GREATER FOX CITIES AREA HABITAT FOR HUMANITY

II. Introduction and Confirmation of Mayor's Appointment(s)

- A. Mayor Kaufert's appointment of Larry Stelow to fill the expired term of Wayne Sigl – 2nd Alternate on the Board of Review for a five-year term to expire June 2024. (Motion to confirm) **(UC)**
- B. Swearing in

III. Approval of Council Proceedings of August 21, 2019 regular session **(UC)**

IV. Public Hearings

- A. Consider the proposed amendments to Tax Increment District #9 which will: alter the boundaries of the District to allow for the attachment of the parcels on the northerly edge of the District; continue to support the rehabilitation/conservation of the industrial area adjacent to Highway 41; include additional investment to support redevelopment activities that may include acquisition, demolition, infrastructure installation, and site preparation; and may also include cash grants to owners, lessees or developers for such purposes.

V. Plan Commission, Public Services & Safety Committee or Finance & Personnel Committee report pertaining to the Public Hearings

- A. Plan Commission meeting of August 27, 2019: (Ald. Lang) (Minutes can be found on the City web site)
 - 1. Commission recommends the Neenah Common Council approve Resolution 2019-20 amending Tax Increment District #9 boundaries. **(RollCall-Pro)**

VI. Public Forum

- A. Speakers should give their name and residential address (not mailing address) and are allowed five minutes to speak on any topic.

VII. Mayor/Council consideration of public forum issues

VIII. Consent Agenda

- A. Approve Beverage Operator License Applications for Michayla S. Braun, Elizabeth R. Broemer, Monica L. Harder, Riley G. Hietpas, Cecilia T. Krautkramer, Kristina M. Kriefall and Marissa B. Lee. **(PSSC)**
- B. Approve the Street Use Permit for the St. Joe's 5K Run/Walk, sponsored by Pacesetters Running Club, Inc., Ned Hughes, P.O. Box 681, Menasha, to be held on October 12, 2019. **(PSSC)**

- C. Approve the Street Use Permit for the Fox Cities Down Syndrome Awareness Walk, sponsored by the Down Syndrome Assoc. of WI-Fox Cities, Melanie Baeten, 211 E. Franklin Street, Appleton, to be held on October 5, 2019. **(PSSC)**
 - D. Approve the beverage operator license application (new) for Chloe Allyn. **(PSSC)**
 - E. Approve the beverage operator license application (new) for Kelsey Bockhorn **(PSSC)**
 - F. Approve the beverage operator license application (new) for Grace Kenny **(PSSC)**
 - G. Approve the beverage operator license application (new) for Heidi Reagan **(PSSC)**
 - H. Approve the beverage operator license application (new) for Brittany Reuss **(PSSC)**
 - I. **(UC)**
- IX. Reports of standing committees
- A. Special Public Services and Safety Committee meeting of September 10, 2019: (Chairman Bates/Vice Chairman Lang) (Minutes can be found on the City web site)
 - 1. Committee recommends Council adopt Ordinance 2019-21: Click and Collect Alcohol Sale amending section 4-95(h) and creating section 4-95(i) of the Neenah Municipal Code to provide for online ordering and curbside pickup of alcohol beverages and to include the following language in section 4-95(i)(3), "If requested, these records must be made available for the City to inspect to ensure compliance with the above provisions." **(RollCall-Pro)**
 - 2. Committee recommends Council deny the beverage operator license for Nathan A. Witthuhn based on failure to disclose OWI violations from 2015. **(RollCall-Pro)**
 - B. Special Finance and Personnel Committee meeting of September 18, 2019:
 - 1. Consideration of Committee recommendation regarding the purchase of Badger Books / Image Cast Evolution (ICE) Voting Machine and Utilizing Central Count for Processing Absentee Ballots. **(RollCall-Pro)**
 - 2. Consideration of Committee recommendation regarding Resolution 2019-21 Authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$1,550,000 General Obligation Refunding Bonds. **(RollCall-Pro)**
 - C. Regular Finance and Personnel Committee meeting of September 9, 2019: **(Cancelled)**
- X. Reports of special committees and liaisons and various special projects committees
- A. Regular Plan Commission meeting of September 10, 2019: **(Cancelled)**
 - B. Board of Public Works meeting of August 27, 2019: (Vice Chairman Bates) (Minutes can be found on the City web site)
 - 1. Information Only Items:
 - a) The Board approved Pay Estimate No. 6, for Contract 3-18 Nature Trail Subdivision Street Construction to MCC, Inc., 2600 N Roemer Road, Appleton in the amount of \$56,605.32.
 - b) The Board approved Pay Request No. 8 for Washington Park Phase 3 to R & R Wash, Ripon, WI in the amount of \$44,229.96.
 - c) The Board approved Pay Estimate No. 7 for Chemical Feed and Delivery Upgrade to August Winters in the amount of \$24,850.00.
 - C. Board of Public Works meeting of September 10, 2019: (Vice Chairman Bates) (Minutes can be found on the City web site)
 - 1. Information Only Items:
 - a) The Board approved Pay Estimate No. 5 for Contract 2-19 Miscellaneous Sewer and Water Main Construction and Street Construction on Stanley

Street, Stanley Court, and Thomas Court to Robert J. Immel Excavating, Inc., in the amount of \$214,951.50.

- b) The Board approved Pay Estimate No. 2 for Contract 4-19 Concrete Pavement and Sidewalk Repair to Sommers Construction Company, Inc., in the amount of \$181,291.25.

- D. Landmarks Commission
 - 1. Report from the Landmarks Commission – Alderperson Lang
- E. Sustainable Neenah Committee
 - 1. Report from the Sustainable Neenah Committee – Alderperson Kunz
- F. Reports on neighborhood groups.
 - 1. Business Improvement District Board (BID Board) – Alderperson Lang
- G. Bergstrom Mahler Museum
 - 1. Report from the Bergstrom Mahler Museum – Alderperson Spellman
- H. Community Development Authority
 - 1. Report from the CDA – Director Haese
- I. Library Board
 - 1. Report from the Library Board – Alderperson Erickson
- J. Neenah Arts Council
 - 1. Report from the Neenah Arts Council – Alderperson Erickson

XI. Presentation of petitions

- A. Any other petition received by the City Clerk's Office after distribution of the agenda.

XII. Council Directives

XIII. Unfinished Business

XIV. New Business

- A. Mayor Kaufert's appointment to fill the expired term of John Rather and Lee Erickson on the Neenah Harbor Committee for a three-year term to expire October 2022. (To be considered at the October 2, 2019 Council meeting)
- B. Any announcements/questions that may legally come before the Council.

XV. Adjournment

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Neenah will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance, or reasonable accommodation in participating in this meeting or event due to a disability as defined under the ADA, please call the Clerk's Office (920) 886-6100 or the **City's ADA Coordinator at (920) 886-6106 or e-mail attorney@ci.Neenah.wi.us** at least 48 hours prior to the scheduled meeting or event to request an accommodation.

**City of Neenah
Application for Appointment**



Name LARRY STELOW
 Address 780 KENSINGTON ROAD
 City, ST Zip NEENAH, WI 54956

Date 8-27-2019

Employer RETIRED - (4 YEARS)

Eve. Phone CELL: 920-427-8217
 E-mail lstelow@aol.com

Day Phone 920-722-5217
 Fax 920-969-9468

What appointment are you seeking? You may check more than one box.

- | | |
|--|---|
| <input type="checkbox"/> Board of Appeals | <input type="checkbox"/> N-M Joint Fire Commission |
| <input checked="" type="checkbox"/> Board of Review | <input type="checkbox"/> N-M Sewerage Commission |
| <input type="checkbox"/> Business Improvement District (BID) | <input type="checkbox"/> Neenah Arts Council |
| <input type="checkbox"/> Citizen Advisory Committee | <input type="checkbox"/> Neenah Harbor Committee |
| <input type="checkbox"/> Committee of Aging | <input type="checkbox"/> Park & Recreation Commission |
| <input type="checkbox"/> Community Development Authority (CDA) | <input type="checkbox"/> Parking Task Force |
| <input type="checkbox"/> Fox Cities Transit Commission | <input type="checkbox"/> Plan Commission |
| <input type="checkbox"/> Joint Review Board for TIFs | <input type="checkbox"/> Police Commission |
| <input type="checkbox"/> Landmarks Commission | <input type="checkbox"/> Sustainable Neenah Committee |
| <input type="checkbox"/> Library Board | <input type="checkbox"/> Water Works Commission |
| <input type="checkbox"/> Loan Assistance Board | <input type="checkbox"/> Other: <input type="text"/> |

Do you currently serve on other boards, commissions, or hold an elected office? Yes No Detail Below

Please provide or attach a brief statement outlining your interest and qualifications for this appointment:

- ✓ MEMBER OF NEENAH CITIZEN ADVISORY COMMITTEE
- ✓ PROFESSIONAL CAREER... SALES & MARKETING MANAGEMENT
- ✓ PRESTO PRODUCTS - APPLETON... ADVERTISING & TRADESHOW MANAGER - 4 PERSON DEPT.
- ✓ LING PRODUCTS / BANTA HEALTHCARE... DIRECTOR OF FOODSERVICE & FILM SALES DIVISION
- ✓ PCA / WEYERHAEUSER / INTERNATIONAL PAPER... SENIOR TECHNICAL SALES REP
* ALL CORPORATE MANAGEMENT LEVEL RESPONSIBILITY
- ✓ MARRIED - WIFE CINDY STELOW
SON - ANDY STELOW MARRIED TO JENNY THEY HAVE (2) DAUGHTERS - LAUREN AND ALYSSA
LIFE LONG NEENAH RESIDENT

Please Sign and Date: Larry J SteLOW 8/27/19

Please return to the Neenah City Clerk's Office

Proceedings of the Common Council of the City of Neenah

Wednesday, August 21, 2019 - 7:00 p.m.

The Common Council of the City of Neenah, Winnebago County, Wisconsin, met in regular session at 7:00 p.m., August 21, 2019 in the Council Chambers of Neenah City Hall.

Mayor Kaufert in the chair.

Present: Alderpersons Boyette, Bates, Lang, Lendrum, Erickson, Spellman, Kunz & Stevenson, Director of Finance Easker, Director of Community Development & Assessment Haese, Director of Public Works Kaiser, City Attorney Godlewski and City Clerk Sturn. Ald. Steele was excused.

Also Present: Theo Haaks and Dwight Kerr.

Mayor Kaufert called the meeting to order at 7:04 pm.

Introduction and Confirmation of Mayor's Appointments

- I. **MS Bates/Erickson to confirm Mayor Kaufert's reappointment of Jane Lang to the Landmarks Commission for a 3-year term to expire July 2022. There being no objections the motion was approved by unanimous consent.**
- II. **MS Bates/Lendrum to confirm Mayor Kaufert's appointment of Monica Larabee (1st Alt) to regular member of the Landmarks Commission for a 3-year term to expire July 2022. There being no objections the motion was approved by unanimous consent.**
- III. **MS Stevenson/Bates to confirm Mayor Kaufert's appointment of Theo Haaks to fill the unexpired term of Melodie Vanderkolk on the Sustainable Neenah Committee for a term to expire December 2020. There being no objections the motion was approved by unanimous consent.**

Proceedings

- I. **MS Lang/Lendrum to approve the Council Proceedings of the regular meeting of August 7, 2019. There being no objections the motion was approved by unanimous consent.**

Consent Agenda

- I. **MS Stevenson/Lendrum to approve the Consent Agenda as follows:**

- A. **Approve Beverage Operator License Applications for: Olivia Eichhorst, Jessica Moderson, Amanda Musial and Emily Reisdorf. (PSSC)**
- B. **There being no objections the motion was approved by unanimous consent.**

Public Services and Safety Committee

- I. Chairman Bates reported the regular meeting of August 13, 2019:
 - A. Committee recommends Council adopt Ordinance 2019-19 amending Article III of the Neenah Electrical Code. **MSCRP Bates/Lendrum, all voting aye.**
 - C. **MS Bates/Lendrum to consolidate the next three agenda items to be acted on together. There being no objections the motion was approved by unanimous consent.**
 - B. Committee recommends Council approve the Beverage Operator License Applications for Chloe Allyn, Kelsey Bockhorn & Grace Kenny with the condition that there be a one-year probationary period and direct City Attorney Godlewski to prepare a stipulated agreement defining the license conditions. **MSCRP Bates/Lendrum to refer the Beverage Operator License Applications for Chloe Allyn, Kelsey Bockhorn & Grace Kenny back to the Public Services & Safety Committee for the purpose of inviting the applicants to appear before the Committee to explain the discrepancies found by the Police Department on their applications and review the probationary license agreement drafted by the City Attorney.**
 - 1. **Motion carried, by an 8-0 RollCall-Pro System vote, all voting aye.**

Finance & Personnel Committee

- I. Chairman Erickson reported the regular meeting of August 12, 2019:
 - A. Committee recommends Council adopt Ordinance 2019-20 Annexation #215 Integrity Construction – CTH G – Town of Vinland-19.619 acres. (To be considered following a report from the Plan Commission)
 - B. Committee recommends Council approve the proposed contract with Baker Tilly to provide audit services to the City and City owned utilities for Fiscal Years 2019-2021. **MSCRP Erickson/Stevenson, all voting aye.**

Plan Commission

- I. Council Rep. Lang reported from the Plan Commission meeting of August 12, 2019:
 - A. Commission recommends Council approve Annexation #215 (Ordinance #2019-20) and the property also receive R-1, Single-Family Residence District zoning classification. **MSCRP Lang/Bates, all voting aye.**

- B. Commission recommends Council approve the Preliminary Plat of the First Addition to Integrity Acres Subdivision subject to the comments on the Preliminary Plat Review Letter. **MSCRPLang/Bates, all voting aye.**

Board of Public Works

- I. Vice Chairman Bates reported the meeting of August 13, 2019:
- A. Council Action Items:
1. The Board recommends Council approve the Final Payment for Contract 2-18 Miscellaneous Sewer & Water Main Construction and Street Construction on Cecil Street and Adams Street to David Tenor Corporation, Green Bay, WI, in the amount of \$79,801.68. **MSCRPBates/Lang, all voting aye.**
 2. The Board recommends Council approve the Final Payment No. 2 for Contract 1-18 Miscellaneous Sewer and Water Main Construction and Street Construction on Andrew Avenue, Richard Avenue, Geiger Street, and Whiting Court to David Tenor Corporation, Green Bay, WI, in the amount of \$21,461.37. **MSCRPBates/Erickson, all voting aye.**

Adjournment

- I. **MSC Stevenson/Lendrum to adjourn at 8:00 p.m., all voting aye.**


Patricia A. Sturn, WCPC/MMC
City Clerk

COMMON COUNCIL MINUTES

Wednesday, August 21, 2019 - 7:00 p.m.

The Common Council of the City of Neenah, Winnebago County, Wisconsin, met in regular session at 7:00 p.m., August 21, 2019 in the Council Chambers of Neenah City Hall.

Mayor Kaufert in the chair.

Present: Alderpersons Boyette, Bates, Lang, Lendrum, Erickson, Spellman, Kunz & Stevenson, Director of Finance Easker, Director of Community Development & Assessment Haese, Director of Public Works Kaiser, City Attorney Godlewski and City Clerk Sturn. Ald. Steele was excused.

Also Present: Theo Haaks and Dwight Kerr.

Mayor Kaufert called the meeting to order at 7:04 pm.

Clerk Sturn called a voice roll call as the Mayor/Alderpersons recorded their attendance in the RollCall-Pro System followed by the Pledge of Allegiance.

Introduction and Confirmation of Mayor's Appointments

- I. **MS Bates/Erickson to confirm Mayor Kaufert's reappointment of Jane Lang to the Landmarks Commission for a 3-year term to expire July 2022. There being no objections the motion was approved by unanimous consent.**
- II. **MS Bates/Lendrum to confirm Mayor Kaufert's appointment of Monica Larabee (1st Alt) to regular member of the Landmarks Commission for a 3-year term to expire July 2022. There being no objections the motion was approved by unanimous consent.**
- III. **MS Stevenson/Bates to confirm Mayor Kaufert's appointment of Theo Haaks to fill the unexpired term of Melodie Vanderkolk on the Sustainable Neenah Committee for a term to expire December 2020. There being no objections the motion was approved by unanimous consent.**
- IV. Mayor Kaufert advised that he has not confirmed his appointment to the Board of Review to fill the expired term of Wayne Sigl for five-year terms to expire June 2024. He asked for that appointment to be placed on the next Council agenda.
- V. Mayor Kaufert asked Theo Haaks to step up to the podium to be sworn in. He asked him to tell everyone a little bit about himself.
 - A. Theo Haaks thanked everyone responsible for making this appointment happen. He is very excited about this position. He is a rising senior and lives in Neenah. He was interested in this position as he has a passion for sustainability and protecting our environment. He hopes to study political science or public policy in conjunction with sustainability in college and feels this is a great way to get some hands on experience. He participated

in Badger Boys State earlier this summer and learned about Parliamentary Procedures and Robert's Rule of Order. He served on the Senate and learned what it meant to be part of a governing body. He is looking forward to applying some of that knowledge to this position.

- B. Clerk Sturn administered the oath of office to Theo Haaks.

Proceedings

- I. **MS Lang/Lendrum to approve the Council Proceedings of the regular meeting of August 7, 2019. There being no objections the motion was approved by unanimous consent.**

Public Forum

- I. Dwight Kerr, 434 High Street, thanked the Mayor, Council and Park & Rec Commission for the placement of garbage containers on the Trestle Trail. He noticed two houses were purchased near Cook Park and demolished. He asked the plans for Cooke Park.
- II. There being no further appearances, Mayor Kaufert declared the public forum closed.

Mayor/Council Consideration of Public Forum Issues

- I. Mayor Kaufert indicated Community Development was able to partner with the Doty Island group to find some funds to buy new garbage cans that can be picked up with the new equipment on the Trestle Trail. Park and Rec does not like to place garbage cans out in parks. It is a national thing, you are supposed to carry in / carry out. They have figured out a way to place a garbage can on the trail and at Herb and Dolly Park. With regards to Cook Park, Mayor Kaufert advised Mr. Kerr that the City did buy one home next to Cook Park not two. The other home is in foreclosure. He has asked staff to look into the possibility of purchasing that property as well.
- II. Dir. Haese clarified that only one home is being removed. In terms of plans for the park, the only intent he is aware of is to add to the square footage of the park. Long range plans may change the location of the bathrooms. The park plan for many years has identified the four homes on Water Street as potential acquisitions. Those four homes include the one that has been demolished and the three between that home and River Street. The home immediately to the east is in some type of foreclosure. They are in the process of exploring the possibility of acquiring that property as well.
- A. Mayor Kaufert added that the other homeowner approached the City to see if there was any interest in purchasing their property. The best time to purchase these houses is in between owners when it is vacant and we can avoid paying relocation costs.

- III. Ald. Stevenson recalled Dir. Kading sharing that he had visions of the park building being relocated however there are no plans at this time. This would be part of the long range plans for all parks and will be prioritized accordingly. The 2021 CIP includes dollars to tear down the current building and build a new restroom closer to the road and build a new playground.
 - A. Dwight Kerr indicated he looked at the capital plan and saw money for Cook Park in the budget. He questioned the funding for the purchase of 415 W. North Water Street.
 - B. Mayor Kaufert advised Mr. Kerr that there was a separate motion by the Council to purchase that property with CDBG funds. He will have the Clerk / staff send that motion to him.

Consent Agenda

- I. **MS Stevenson/Lendrum to approve the Consent Agenda as follows:**
 - A. **Approve Beverage Operator License Applications for: Olivia Eichhorst, Jessica Moderson, Amanda Musial and Emily Reisdorf. (PSSC)**
 - B. **There being no objections the motion was approved by unanimous consent.**

Public Services and Safety Committee

- I. Chairman Bates reported the regular meeting of August 13, 2019:
 - A. Committee recommends Council adopt Ordinance 2019-19 amending Article III of the Neenah Electrical Code. **MSCRP Bates/Lendrum, all voting aye.**
 - C. **MS Bates/Lendrum to consolidate the next three agenda items to be acted on together. There being no objections the motion was approved by unanimous consent.**
 - B. Committee recommends Council approve the Beverage Operator License Applications for Chloe Allyn, Kelsey Bockhorn & Grace Kenny with the condition that there be a one-year probationary period and direct City Attorney Godlewski to prepare a stipulated agreement defining the license conditions. **MSCRP Bates/Lendrum to refer the Beverage Operator License Applications for Chloe Allyn, Kelsey Bockhorn & Grace Kenny back to the Public Services & Safety Committee for the purpose of inviting the applicants to appear before the Committee to explain the discrepancies found by the Police Department on their applications and review the probationary license agreement drafted by the City Attorney.**
 1. Ald. Bates explained that the Committee recently created a probationary period for an applicant, giving them one year to make sure their record remains clear. These three received their denial letters and their ability to appeal them. They did not appeal therefore there was no contact with the applicants. Since the citations found were minor violations not related to serving alcohol she would like the City Attorney to write up a procedure to address

these missing violations. She would like a category in the middle where if the PD finds something like this, and it seems to be an error in not including it on the application, instead of getting a letter of denial, they would be given an opportunity to appear before the Committee to explain why it was missed. This would provide a way, moving forward, to address these issues. We don't want to deny these applicants the ability to work if this is the only issue.

2. Ald. Kunz added, it comes down to streamlining this process. We spend too many resources on this issue. He can see much better things the City Attorney could be working on. In the scope of things, this is a minor issue. He would like to see the Committee come up with a boiler plate to streamline this process. He asked if the state required legal action or if the Committee could make their own rules.
3. City Atty. Godlewski commented that the intent is to have the City Attorney's Office help guide them to set up a process that would not need the City Attorney to get involved.
4. Ald. Stevenson clarified that the Committee can deal with this issue on its own. They made a recommendation to approve the applications with the additional restrictions that Ald. Bates now want to formalize. He is supportive of streamlining this process not adding bureaucracy to it. The recommendation to deny does not come from the City Attorney, it comes from the Police Department.
5. **Motion carried, by an 8-0 RollCall-Pro System vote, all voting aye.**

Finance & Personnel Committee

- I. Chairman Erickson reported the regular meeting of August 12, 2019:
 - A. Committee recommends Council adopt Ordinance 2019-20 Annexation #215 Integrity Construction – CTH G – Town of Vinland-19.619 acres. (To be considered following a report from the Plan Commission)
 - B. Committee recommends Council approve the proposed contract with Baker Tilly to provide audit services to the City and City owned utilities for Fiscal Years 2019-2021. **MSCRP Erickson/Stevenson, all voting aye.**

Plan Commission

- I. Council Rep. Lang reported from the Plan Commission meeting of August 12, 2019:
 - A. Commission recommends Council approve Annexation #215 (Ordinance #2019-20) and the property also receive R-1, Single-Family Residence District zoning classification. **MSCRP Lang/Bates, all voting aye.**
 - B. Commission recommends Commission recommends Council approve the Preliminary Plat of the First Addition to Integrity Acres Subdivision subject to the comments on the Preliminary Plat Review Letter. **MSCRP Lang/Bates, all voting aye.**

Board of Public Works

- I. Vice Chairman Bates reported the meeting of August 13, 2019:
 - A. Information Only Items:
 1. The Board approved Change Order No. 1 for Contract 2-18 Miscellaneous Sewer & Water Main Construction and Street Construction on Cecil Street and Adams Street to David Tenor Corporation, Green Bay, WI, in the amount of (\$12,577.32).
 2. The Board approved Pay Request No. 7 for Washington Park Phase 3 to R & R Wash, Ripon, WI, in the amount of \$77,649.84.
 - B. Council Action Items:
 1. The Board recommends Council approve the Final Payment for Contract 2-18 Miscellaneous Sewer & Water Main Construction and Street Construction on Cecil Street and Adams Street to David Tenor Corporation, Green Bay, WI, in the amount of \$79,801.68. **MS Bates/Lang.**
 - a) Ald. Kunz questioned if all the work has been done and if there were any negative consequences to the developer before we pay him in full for this contract.
 - b) Dir. Kaiser indicated all the work has been completed. Liquidated damages in the amount of \$30,000 were assessed and are included in this final payment. The liquidated damages were for completion after the contract completion date.
 - c) Ald. Bates added that there was discussion on sending this to Finance & Personnel Committee to determine the possibility of sharing this cost savings with the residents on that street to reduce their assessment.
 - d) Mayor Kaufert added that discussion will be on a future agenda.
 - e) **Motion carried, by an 8-0 RollCall-Pro System vote, all voting aye.**
 2. The Board recommends Council approve the Final Payment No. 2 for Contract 1-18 Miscellaneous Sewer and Water Main Construction and Street Construction on Andrew Avenue, Richard Avenue, Geiger Street, and Whiting Court to David Tenor Corporation, Green Bay, WI, in the amount of \$21,461.37. **MS Bates/Erickson.**
 - a) Ald. Bates clarified that this is the 2nd final to clear up some tickets that were overlooked in the final payment.
 - b) **Motion carried, by an 8-0 RollCall-Pro System vote, all voting aye.**

Community Development Authority

- I. Director Haese gave a brief update on the Community Development Authority:
 - A. The CDA continues to work on two development agreements for downtown project.

Library Board

- I. Ald. Erickson reported from the Library Board meeting of August 21, 2019 at 4:00 pm.
 - A. This past summer if the second year the Library was open on Sunday. Sunday has proven to be a popular day at the Library.
 - B. The Library served 2,290 summer lunches which averages 114 lunches per day.
 - C. The Library has a new piece of artwork. It is a kaleidoscope and located to the left of the entrance.
 - D. Ald. Erickson gave a shout out to her fellow master gardeners. The profusion zinnias planted in the circle have drawn a lot of monarch butterflies. She invited everyone to check it out.
 - E. The Library, in coordination with the Neenah Park & Rec Department and the YMCA, experienced their first year with the Bibliocycle. It traveled over 150 miles this summer, checked out over 800 items, served over 1,000 residents and issued 32 new Library cards. It has been viewed very successful and they anticipate continuing it next year.
 1. Mayor Kaufert also thanked Friend of the Neenah Library, Sean Keepers and Cranked Bike Studio for their part in the Bibliocycle.
 - F. The YMCA Block Party is next Tuesday from 4-7 pm. She invited everyone to stop in and visit.
 - G. She invited everyone to stop at the Library and check out some books.

Neenah Arts Council

- I. Ald. Erickson reported from the Neenah Arts Council meeting of August 14, 2019:
 - A. Neenah Rocks will be held October 3rd. Approximately 10 venues throughout the city will feature live music that night.
 - B. The Arts Council discussed the Celebrate the Season event. This year it will be a Holiday Book Theme.

New Business

- I. Mayor Kaufert announced his appointment to fill the expired term of Sandy Miller on the Committee on Aging for a three-year term to expire September 2022 will be considered at the September 4, 2019 Council meeting.
- II. Ald. Lang advised of another box wrap at the northeast corner of Wisconsin Avenue and Oak Street. This is a collaborative project the Neenah Historical Society is working on in the community. She thanked Sean Keepers who is the graphic designer.
- III. Ald. Bates thanked Mayor Kaufert for the Employee Appreciation Cookout. It was a successful event and well appreciated.
- IV. Ald. Kunz asked that the Council revisit computer services to the Council. They have not had a services that has worked at their meetings for weeks. The


commitment Council has taken on to go paperless has not happened for the rest of the City. They are receiving electronic documents that are printed, then scanned back in. He would love to have conversation about their commitment to going paperless and what it means for everyone to participate in that process.

- A. Mayor Kaufert added that budget time may be a good time for that discussion as there has been talk about Department Heads getting ipads as well.
 - B. Ald. Stevenson advised that he has had conversations with Dir. Wenninger about the Council ipads. He has neglected following up on that. He will commit to following up with Dir. Wenninger and summarizing some of the issues they have discussed. He asked the Council to share with him any other issues they might have regarding the utilization of the ipads.
- V. Dir. Haese advised the Council that they are bringing forward an amendment to TID #9 to include the former Plexus Engineering Building. Staff may have a prospective tenant for that building that could use some TIF incentive. That will be brought forward soon.
- VI. Ald. Erickson asked the status of Loren's Auto Body.
- A. Dir. Haese advised that process has been very slow. The challenge they are having is that there is a lien on the property and the owner and the individual that holds the lien are not seeing eye to eye on how that should be rectified. Asst. City Attorney Vanden Heuvel has been working with him to rectify this.
- VII. Ald. Bates questioned the status of the apartment buildings on Winneconne Avenue.
- A. Dir. Haese advised that the challenge with this project is that the developer has discovered that there may be underlying soil issues along the slough. He spoke with him last week and he was supposed to have results from the borings early this week. This will allow him to know if he can move the project forward as planned or if he is going to have to do modifications to the site plan to avoid areas that cannot support buildings. It is more of a stability of soil issue not a contamination issue.
 - B. Ald. Erickson asked if they could at least clean up the brush on Winneconne Avenue which looks terrible.
 - C. Dir. Haese indicated if they receive a positive answer regarding these borings, they would take care of that in the near future but if they need to do modifications, the project may be delayed and he will need to have them deal with the brush at that time.
- VIII. Mayor Kaufert advised the Drool in the Pool is tomorrow. With kids going back to school, the pool closes after Labor Day. He thanked all the pool staff for their work at the pool this summer.
- IX. Mayor Kaufert advised that there was a soft opening of the Splash Pad. The Grand Opening of Washington Park will be held on September 14th from 10 am - 1 pm.

- X. Mayor Kaufert advised that there are no items for Committee next week therefore the meetings will be cancelled. That would mean the September 4th Council meeting would also be cancelled. The Click N Collect ordinance is hanging out there but will be discussed at a future meeting.
 - A. Chairman Bates indicated it was her understanding that the Click N Collect was being pushed back anyway. The three Beverage Operator Licenses referred back to Committee and the Click N Collect could both be added to September 10th Public Services & Safety Committee agenda.
- XI. Next Tuesday is also Boogie & the Yoyos sponsored by Future Neenah.
- XII. Mayor Kaufert wished Ald. Boyette good luck with her kidney operation. Her husband Derek will donate his kidney to Kathie. We will keep her in our prayers.
- XIII. Mayor Kaufert advised that Neenah lost one of its most dedicated residents last week. Council President Stevenson's mother, Dee Novotny passed away. She will be missed.
- XIV. Mayor Kaufert advised the Council that he will have Joni share information on the Labor Day Parade with the Alderpersons. Let him know if they are interested.

Adjournment

- I. **MSC Stevenson/Lendrum to adjourn at 8:00 p.m., all voting aye.**


Patricia A. Sturn, WCPC/MMC
City Clerk

**NOTICE OF PUBLIC HEARINGS
TAX INCREMENTAL DISTRICT #9
BOUNDARY & PROJECT PLAN AMENDMENT NO. 2**

The City of Neenah will hold public hearings for the purpose of allowing interested persons the opportunity to express their views on the proposed amendment to Tax Increment District #9. This amendment would alter the boundaries of the District to allow for the attachment of the parcels on the northerly edge of the District (see adjoining map). The amendment to TID #9 will continue to support the rehabilitation/conservation of the industrial area adjacent to Highway 41. The proposed costs associated with the amendment to TID #9 will include additional investment to support redevelopment activities that may include acquisition, demolition, infrastructure installation, and site preparation and may also include cash grants to owners, lessees or developers for such purposes.

The Common Council Hearing will be held in the Council Chambers at the City Administration Building, 211 Walnut St., Neenah.

Common Council Hearing: Wednesday, September 18, 2019 at 7:00 p.m.

Copies of the proposed amended Project Plan will be available in the office of the City of Neenah Department of Community Development, City Administration Building, 211 Walnut Street, Neenah, Wisconsin, 54956, Phone (920) 886-6125.

Patricia Sturn
City Clerk
Neenah, Wisconsin

Publish: September 10, 2019

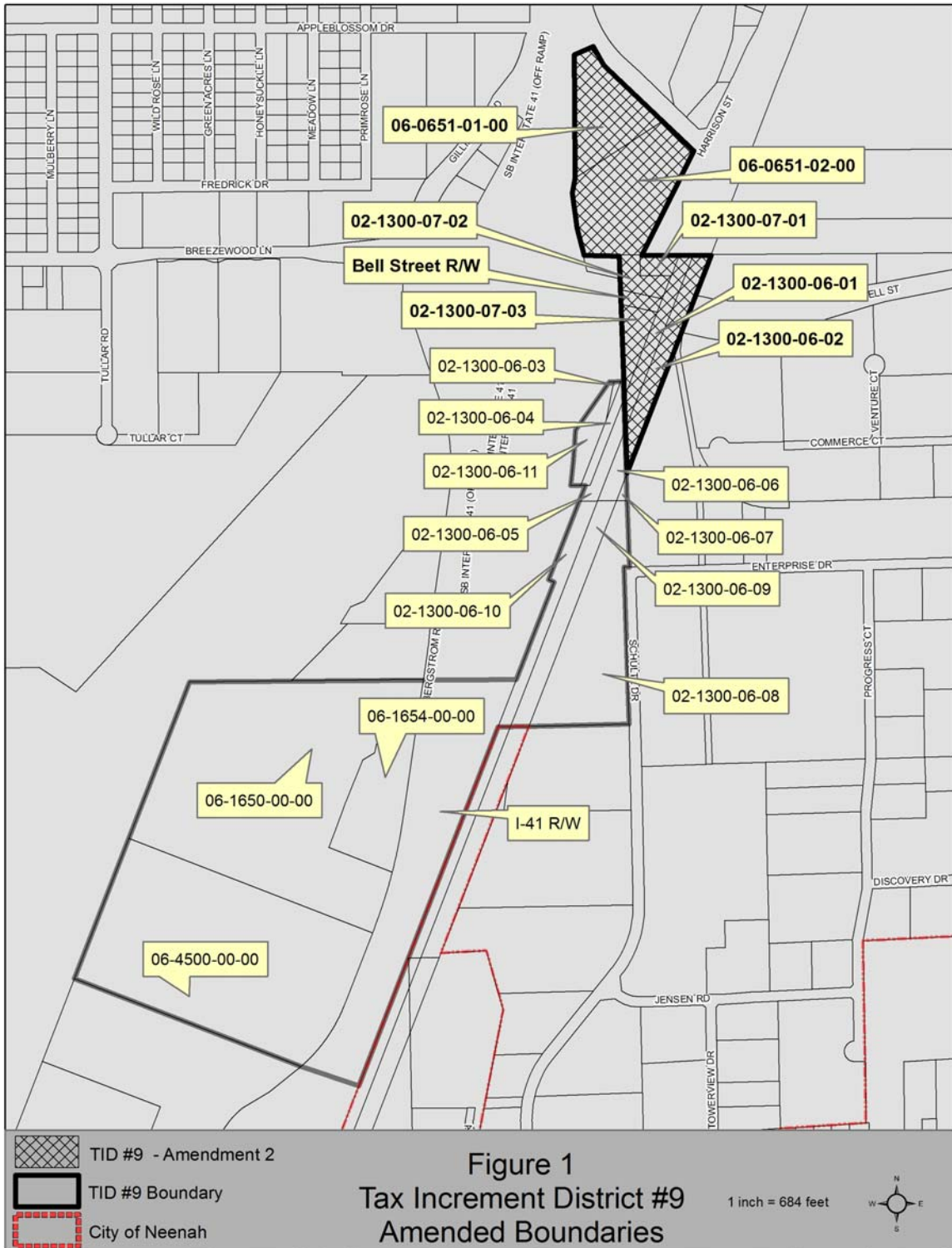


Figure 1
Tax Incremental District #9
Amended Boundaries

1 inch = 684 feet



MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, August 27, 2019
4:15 p.m.

Present:

Mayor Dean Kaufert, Chairman	PRESENT	Gerry Kaiser, Director of Public Works	ABSENT	Nick Piergrossi, Vice Chairman	PRESENT
Kate Hancock-Cooke	PRESENT	Karen Genett	PRESENT		
Gerry Andrews	PRESENT	Ald. Jane Lang	PRESENT		

Also present:

Brad Schmidt, Deputy Director of Community Development	Chris Haese, Director of Community Development	
Adam Franke, Community Development Intern	Ald. Cari Lendrum	

Mayor Kaufert called the meeting to order at 4:15 p.m.

Minutes: Piergrossi/Andrews to approve the August 13, 2019 meeting minutes. All Aye. Motion passed.

Public Appearances: Mayor Kaufert opened Public Appearances. No one commented. Mayor Kaufert closed Public Appearances.

Public Hearings:

1. TID No. 9 Amendment 2

Mayor Kaufert opened the public hearing.

Director Haese provided an overview of the TID amendment, which proposes to extend TID No. 9 north and include the former Plexus Engineering building located at 55 Jewelers Park Drive. The building has some degree of obsolescence since it was built specifically for Plexus' engineering purposes and the site lacks adequate parking. The property owner is working with a prospective tenant who would lease the entire building and bring a large number of jobs to Neenah. Any financial incentive would most likely be a pay-go TIF meaning that an incentive would be based on an increase in assessed value of the property.

Member Genett – What does densification of the building mean? Director Haese indicated that businesses are using less square-footage per employee than in the past meaning there isn't a need to add onto the building, but rather pack more people in the building. That results in more employees and a greater need for parking.

Member Piergrossi – Is value increment due to the building going from vacant to occupied and how is that increment beneficial to the City? Director Haese indicated that the City would deal with minimum values in the development agreement. While the incentive is based on an increase in increment, the real benefit to the City is the number of high quality jobs that could be located at this site.

Member Piergrossi – Will the densification increase parking demand and will that parking overflow onto Jewelers Park Drive? Director Haese indicated that the densification of an office building could impact parking capacity, but in no case will parking be permitted along Jewelers Park Drive.

Mayor Kaufert closed the public hearing.

Action Items:

- TID No. 9 Amendment 2** – Amended Boundaries and Project Plan (PC Res. 2019-02)

MSC Piergrossi/Genett, Plan Commission approves PC Resolution No. 2019-02, approving the amended Project Plan and amending Tax Increment District #9 boundaries and recommend the Neenah Common Council approve Resolution 2019-20.

Announcements and future agenda items:

Next Plan Commission meeting is scheduled for September 10, 2019.

RES. NO. 2019-20

Plan Commission Minutes

August 27, 2019

Page 2

Adjournment: The Commission adjourned its meeting at 4:40 P.M. MSC Lang/Hancock-Cooke. All Aye.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Brad Schmidt', with a stylized flourish at the end.

Brad Schmidt
Deputy Director of Community Development



RESOLUTION NO. 2019-20

**A RESOLUTION ADOPTING THE AMENDED PROJECT PLAN
AND DESIGNATING AMENDED BOUNDARIES FOR TID #9**

WHEREAS, the Neenah Plan Commission has prepared a Project Plan for the Amendment of City of Neenah Tax Increment District No. 9, has held a public hearing and has designated district boundaries, all pursuant to Section 66.1105, Wis. Stats., and

WHEREAS, the Neenah Plan Commission has submitted recommended district boundaries and a project plan to the Common Council of the City of Neenah, and

WHEREAS, City of Neenah Tax Increment District No. 9 was proposed for the purpose of stimulating redevelopment, revitalization and growth as a means to increase employment and ensure a vital and healthy tax base, and

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Neenah that pursuant to the provisions of Section 66.1105, Wis. Stats., the Tax Increment District No. 9, City of Neenah, is hereby amended, with the boundaries of said district to be described and depicted on the Attached Exhibit A, which is incorporated and made part of this Resolution. The official date of the amendment of the district is January 1, 2019.

BE IT FURTHER RESOLVED that the Common Council of the City of Neenah finds that:

1. Not less than 50%, by area, of the real property within the district is in need or rehabilitation or conservation work, as defined in Sec. 66.1337 (2m) (a), Wis. Stats.
2. The area of the district is hereby declared a rehabilitation or conservation area within the meaning of Sections 66.1337 (2m) (a), Wis. Stats.
3. The improvement of the area is likely to enhance significantly the value of substantially all of the other real property in the district.
4. The project costs directly serve to rehabilitate or conserve the area.
5. The equalized value of taxable property in the district plus the value increment of all other existing districts does not exceed 12% of the total value of equalized taxable property within the City.
6. Less than 25% of the area in the district has been vacant for a period of 7 years or more.

7. The project plan is economically feasible and is in conformity with the City of Neenah Vision 2040 Comprehensive Plan.

Recommended by: City Plan Commission

CITY OF NEENAH, WISCONSIN

Moved: _____

Dean Kaufert, Mayor

Passed: _____

Patricia A. Sturn, City Clerk

EXHIBIT A

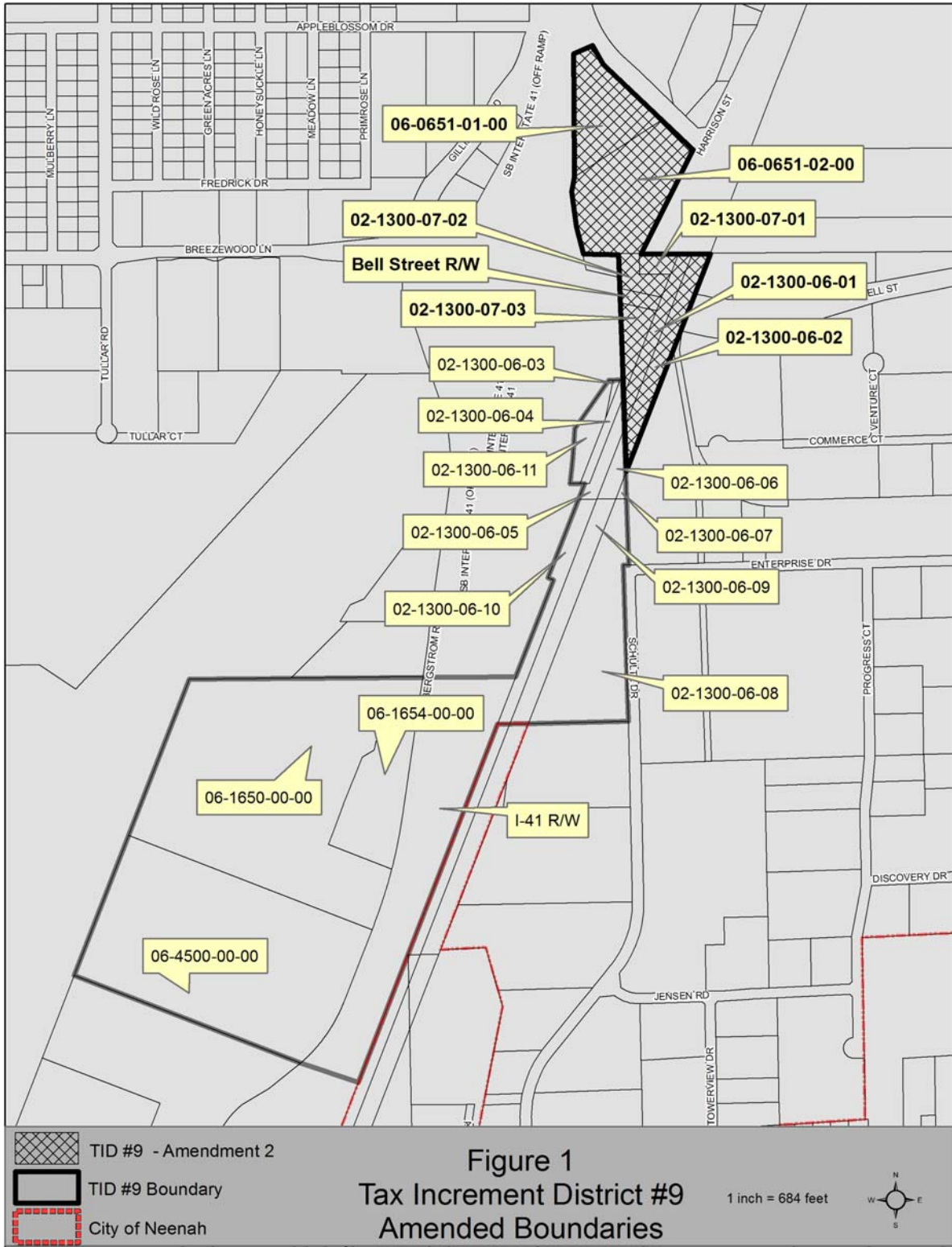
CITY OF NEENAH TAX INCREMENT DISTRICT NO. 9 AMENDED BOUNDARY DESCRIPTION

Part of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin, Part of Section Thirty-Three (33), Township Twenty (20) South, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin, and Part of Section Five (4), Township Nineteen (19) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin described as follows:

Commencing at the East 1/4 corner of said Section 5; thence South 87 degrees 43 minutes 09 seconds West, 33.00 feet along the south line of the fractional northeast 1/4 of Section 5 to the west right-of-way line of Schultz Drive and the **Point of Beginning**; thence continuing South 87 degrees 43 minutes 09 seconds West, 759.47 feet more or less, to the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad); thence South 20 degrees 08 minutes 37 seconds West, 2,228.39 feet more or less, along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad); thence North 69 degrees 50 minutes 34 seconds West, 1,757.08 feet more or less; thence North 20 degrees 08 minutes 26 seconds East, 870 feet; thence North 21 degrees 37 minutes 12 seconds East, 972.59 feet; thence North 89 degrees 50 minutes 16 seconds East, 1,889.21 feet more or less to the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad); thence North 20 degrees 08 minutes 37 seconds East along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 603.66 feet; thence North 69 degrees 51 minutes 42 seconds West along the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 33.00 feet; thence North 20 degrees 08 minutes 38 seconds East, continuing along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 586.15 feet; thence South 88 degrees 44 minutes 26 seconds West along the easterly right-of-way line of Interstate 41 a distance of 85.22 feet; thence 321.64 feet along a 01 degree 40 minute curve to the west having a radius of 3907.22 feet and chord which bears North 04 degrees 00 minutes 49 seconds East, 321.54 feet; thence North 33 degrees 55 minutes 24 seconds East along the easterly right-of-way line of Interstate 41 a distance of 342.28 feet; thence North 88 degrees 44 minutes 09 seconds East a distance of 79.80 feet, more or less, to the east line of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin; thence north along Section Five (5) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin 732.19 feet; thence west along the north line of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin 205.88 feet more or less; thence 1170.12 feet north, more or less, along the east right-of-way line of Interstate 41; thence 100 feet east along the north property line of Parcel Number 06-0651-01-00 to the west right-of-way line of Jewelers Park Drive; thence 854.12 feet more or less southeast along the west right-of-way line of Jewelers Park Drive; thence 664.59 feet more or less south along the west right-of-way line of Harrison Street (also being the east property line of Parcel Number 06-0651-02-00) to the south line of Section Thirty-Three (33), Township Twenty (20) South, Range

Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin; thence east 404.37 feet more or less along the south line of Section Thirty-Three (33), Township Twenty (20) South, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin; thence south 1366.82 feet more or less along the east right-of-way line of the Soo Line Railroad; thence South 03 degrees 00 minutes 54 seconds East along the east line of said Section Five (5), 532.75 feet, to the north right-of-way of Enterprise Drive; thence South 87 degrees 13 minutes 34 seconds West along the north right-of-way line of Enterprise Drive a distance of 33.26 feet to the west right-of-way line of Schultz Drive; thence South 03 degrees 01 minutes 54 seconds East along the west right-of-way line of Schultz Drive a distance of 906.82 feet to the **Point of Beginning**.

EXHIBIT A





M E M O R A N D U M

DATE: September 12, 2019
TO: Mayor Kaufert, Council Members
FROM: Brad Schmidt, Deputy Director of Community Development and Assessment
RE: TID #9 – Amendment No. 2

The Project Plan for TID #9 – Amendment #2, is presented for action by the Common Council. Expansion of the boundaries of this District is proposed to incorporate property east of Interstate 41 adjacent and north of Bell Street. The subject property, 55 Jewelers Park Drive (former Plexus Engineering building), has been vacant for several years and has a high degree of physical, economic and functional obsolescence. By amending TID #9 to include this property, the City has the economic tool to assist in attracting a high-value tenant.

With this amendment, the City proposes to continue to provide development incentives in the form of developer-funded or ‘pay-as-you-go’ financing should they be justified. This type of funding minimizes the risk of under-performance of the TID to the City while still assisting development that would not occur without the assistance of a tax increment district.

Public investment in the US Highway 41 South Industrial Redevelopment District will be repaid through the new property tax increment collected within the district. The net economic impact of the amendment proposal is that after combining the public costs and expected property value increases of the original district boundaries with the expansion area boundaries, TID #9 is projected to be closed out in the 25th year (2039) of the District, a year earlier than what was currently projected.

The Project Plan for this TID amendment is attached for your review.

Appropriate Council action at that time is the Approve Resolution No. 2019-20 adopting the Amended Project Plan and designating amended boundaries for TID #9.

**CITY OF NEENAH TAX INCREMENT DISTRICT #9
PROJECT PLAN AMENDMENT NO. 2**

U.S. HIGHWAY 41 SOUTH INDUSTRIAL REDEVELOPMENT DISTRICT



DATE ADOPTED BY COMMON COUNCIL:
DATE ADOPTED BY JOINT REVIEW BOARD:
EXPENDITURE DEADLINE:
TID #9 EXPIRATION DATE:

CITY OF NEENAH OFFICIALS AND STAFF

Dean Kaufert
Cari Lendrum
Danae Steele
Kathie Boyette
Marge Bates
Tamara Erickson
Christopher Kunz
Todd Stevenson
Stephanie Spellman
Jane Lang

Mayor
Aldersperson District 1
Aldersperson District 1
Aldersperson District 1
Aldersperson District 2
Aldersperson District 2
Aldersperson District 2
Aldersperson District 2
Aldersperson District 3
Aldersperson District 3
Aldersperson District 3

Jim Godlewski
Patricia Sturn
Mike Easker
Chris Haese
Brad Schmidt
Samantha Jefferson

City Attorney
City Clerk
Director of Finance
Director of Community Development
Deputy Director of Community Development
Office Manager of Community Development

PLANNING COMMISSION

Mayor Dean Kaufert
Gerry Andrews
Karen Genett
Jang Lang
Kate Hancock-Cook
Gerry Kaiser
Vacant
Nick Piergrossi

Chair
Member
Member
Aldersperson/Member
Parks and Rec. Commission Rep. /Member
Director of Public Works/Member
School Board Rep. /Member
Member

JOINT REVIEW BOARD

Danae Steele
Mark Harris
Amy Van Straten
Andrew Thorson
Mike Faulks

City Representative
Winnebago County
Fox Valley Technical College
Neenah Joint School District
Public Member

CITY OF NEENAH TAX INCREMENT DISTRICT #9
PROJECT PLAN AMENDMENT NO. 2
Effective January 1, 2019

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15. FIGURES

FIGURE 1 – BOUNDARY MAP

FIGURE 2 – CURRENT LAND USES

FIGURE 3 – PROPOSED LAND USES

FIGURE 4 – HALF MILE BUFFER

16. APPENDICES

APPENDIX A – SCHEDULE OF PROJECTED TAX BASE
GROWTH

APPENDIX B – FINANCING & FEASIBILITY PLAN

APPENDIX C – SCHEDULE OF PROJECTED TAX INCREMENTS
APPORTIONED AMONG TAXING ENTITIES

APPENDIX D – CITY ATTORNEY'S OPINION

CITY OF NEENAH TAX INCREMENT DISTRICT #9
PROJECT PLAN AMENDMENT NO. 2
Effective January 1, 2019

SUMMARY FINDINGS

- District Name: City of Neenah Tax Increment District #9 (2019 Amendment No. 2)
- Location: U.S. Highway 41 South Industrial Redevelopment District.
- Purpose: Stimulate redevelopment, revitalization, and growth as a means to increase employment and ensure a vital and healthy tax base.
- Effective Date: The effective date of the amendment, for the capture of new taxable value within the expanded boundaries of Tax Increment District #9, is January 1, 2019.
- Proposed Costs: Total Project Costs are projected to be \$4.7 million over the life of the District. All costs are based on 2019 prices and are preliminary estimates that are based on best information available. The plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects understanding the District can be in effect for a twenty-seven year period allowed by Wisconsin Statute. The City of Neenah reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2019 and the time of construction. The City retains the right to delete projects or change the scope and/or timing of projects implemented as the Common Council individually authorizes them, without amending the Plan.
- Project Financing: Capital financing of \$1.87 million, utilizing borrowing proceeds.
- Project Revenues: Tax Increment District #9, as amended, is projected to create \$15.5 million of tax base through its maximum life period (2041). It will generate an estimated \$8.3 million in tax increments during that same period.
- Economic Study: Based on project expenditures and revenue levels, all obligations of TID #9, as amended, will be paid in full during calendar year 2039, the 25th year of the District. Upon closure and dissolution of the District, all accrued and unencumbered increments will be promptly distributed among the local taxing entities (School District, County, Vocational District and City) and all future tax revenues will be directly distributed to them.

CITY OF NEENAH TAX INCREMENT DISTRICT #9
PROJECT PLAN AMENDMENT NO. 2

Effective January 1, 2019

INTRODUCTION

Tax Incremental District Number 9 (the “District”) was created in 2015 by the City of Neenah under the authority provided by the Wisconsin Statute Section 66.1105 “Tax Incremental Law” to assist with the rehabilitation and conservation of the industrial corridor adjacent to U. S. Highway 41 from approximately Breezewood Lane/Bell Street on the north to County Highway G on the south. A map of the District boundaries, as amended, is provided in Figure 1. This area is characterized by industrial development that, due primarily to the age, is experiencing a high degree of functional obsolescence. The District, as amended, will consists of 85 acres of property currently zoned for industrial use and an additional 42 acres of highway and railroad right-of-way.

The District, as amended, is created as a “Rehabilitation and Conservation District” based upon the finding that at least 50%, by area of the real property within the District, is in need of rehabilitation and conservation within the meaning of Wisconsin Statute Section 66.1337(2m)(a) described below. The map exhibit in Figure 2 illustrates existing uses and conditions of the District, including identifying approximately 85 acres of the District in need of rehabilitation and conservation. The remaining 42 acres is contained within railroad and highway right-of-way.

Rehabilitation of Conservation work includes any of the following:

1. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements.
2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.
3. Installation, construction or reconstruction of streets, utilities, parks, trails, playgrounds, and other improvements necessary for carrying out the objectives of the urban renewal project.
4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project. The disposition shall be in the manner prescribed in this section for the disposition of property in a redevelopment project area.

The U.S. Highway 41 corridor has had a significant impact on Neenah’s industrial development, beginning in the early 1960’s when industrial manufacturing facilities were first constructed by PH Glatfelter and Menasha Corporation. These facilities have provided a consistent manufacturing base for the community for over 50 years. Over this half century, the properties within the District have begun to face both economic and physical obsolescence that must be overcome for the continued success of the District. These properties must either be cleared of aging, underutilized structures, or significant renovation and building conversion must be undertaken to transform older buildings into a modern and efficient space. In either case, excessive development costs seriously limit the ability of the private sector to fully front-end the costs of revitalization and economic growth. Without some level of public participation, the redevelopment projects could not succeed.

Tax increment financing provides the means for the City of Neenah to support economic development by upgrading public infrastructure, removing blight, completing environmental remediation, property assemblage, and awarding grants to qualified private sector recipients. Wisconsin’s Tax Increment law allows the City to use property tax revenues from new development in the District to recover the City’s investment in the District. The Tax Increment District (TID), as amended, will provide a 22-year period in which the City can make public investment in support of private revitalization efforts. The law allows a 27-year maximum debt retirement period, during which time tax revenues generated by new development and other growth in the TID are applied by the City to pay the public investment made in the project. When all project and associated holding costs are paid off, the TID is dissolved and all subsequent tax revenues generated are distributed to all taxing entities.

Tax increment financing ensures that the public investment made in support of private economic development efforts is done in a financially feasible manner, and that the benefits of the investment are distributed fairly, first to the affected area, and ultimately to the community as a whole. It promotes and supports growth in the tax base which otherwise might not occur. The law also recognizes that since the City is the only taxing unit that assumes financial risk in a District, it is entitled within a prescribed time period to receive all new tax revenues of the TID as the source of paying off its public investment costs. All taxing entities subsequently receive future benefits from the expanded tax base that was generated as a result of the City’s TID investment.

BOUNDARIES

The boundaries of TID #9 will be modified to add territory to the District. The amended boundaries are illustrated in Figure 1.

NAME OF DISTRICT

Upon amendment, the name of the TID shall remain City of Neenah, Tax Increment District #9 (TID #9).

CREATION DATE

TID #9 was created effective January 1, 2015. The effective date of the amendment, for the capture of new taxable value within the expanded boundary area of TID #9, is January 1, 2019.

PROPOSED IMPROVEMENTS AND PROJECT COSTS

Table 1 provides an annual listing of proposed improvements and project costs for TID #9 as amended. These are the projected activities that may be required in the District at this time. However, as development and rehabilitation of the District begins to occur, it may dictate additions or deletions from the following list. The City of Neenah reserves the right to such additions and deletions to the project list to the full extent allowed by law. Potential redevelopment sites and proposed uses are illustrated in Figure 3. A half mile buffer around TID #9, as amended, and in which project costs may be incurred is illustrated in Figure 4.

Project costs for amended TID #9 will encompass four areas:

1. Utility and Access Improvements -- Funds will provide upgraded public utilities and infrastructure to support redevelopment within the district.
2. Redevelopment Assistance -- Funds will be provided to assist with activities such as land packaging, site and building renovation, clearance, and site preparation at target sites where the private sector is committed to high value projects that will increase the tax base.
3. Planning/Project Support/Administration -- Administrative costs of managing district activities including promotion and Development, engineering, environmental and organizational cost.
4. Financing Cost – Interest, finance fees, bond discounts, redaction premiums, legal opinions, credit ratings, insurance and other expenses related to financing.

Table 1
Project Costs

Project/Activity	Total Cost	Estimated Timing
Municipal Utility and Access Improvements within the ½ Mile Boundary	\$400,000	2015-2016
Redevelopment Assistance	\$2,093,442	2018-2024
Land Acquisition	\$1,000,000	2019-2020
Planning/Project Support – Administrative, Professional, Environmental, and Promotion Services Cost. Filing fees and fees charged by the State. Audit costs.	\$1,189,727	2015-2041
Financing Costs <ul style="list-style-type: none"> • General Obligation Borrowing Interest Expense 	\$641,219	2015-2035
TOTAL	\$5,324,388	-

NON-PROJECT COSTS

There are no anticipated non-project costs within the expanded boundary of TID #9.

RELOCATION

Some potential redevelopment projects could require the acquisition of private properties, which might involve the displacement of families or businesses. All individuals, families, and business operations that might be displaced as a result of the City’s activities are entitled to assistance in conformance with the requirements set forth in Chapter 32, Wisconsin Statutes, and the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, as applicable.

MASTER PLAN, ZONING, BUILDING AND OTHER CODE CONSIDERATIONS

TID #9, as amended, is consistent with the goals, objectives and strategies of the City of Neenah Comprehensive Plan. The Comprehensive Plan specifically identifies the need for maintaining a strong, diverse economic base that can provide steady employment with quality of jobs. In addition, the Comprehensive Plan states that the City should continually promote the community as a good location for business growth. The use of tax incremental financing is specifically identified in the Comprehensive Plan as a tool the City should use as a means to accomplish development and revitalization objectives throughout the City. City partnership and support, through the formation and modification of TID #9, will be required for successful and sustained local economic growth to occur -- much the same as the initiatives taken in the Downtown and Westside business corridors. Appropriate zoning designations and regulations are in place to manage revitalization in the corridor. No changes to zoning or building codes are anticipated.

ECONOMIC FEASIBILITY STUDY

Total revenues generated from property tax increments are projected to offset total costs, within the maximum allowed 27-year life of the District. Consequently, the TID #9, as amended, is economically feasible. Projected tax base growth is presented in Appendix A, and a financing plan and feasibility analysis is presented in Appendix B.

The total projected costs of public improvements and activities over the life of the District (2015-2041) are \$4.72 million. The District is expected to create \$15.5 million of tax base through its maximum life period (2015-2041) and will generate an estimated \$8.3 million in tax increments during that same period.

Based on projected expenditure and revenue levels, all obligations of TID #9, as amended, will be paid in full during calendar year 2039, the 25th year of the District. Upon closure and dissolution of the District, all remaining unencumbered increments will be promptly distributed among all taxing entities (School District, County, Vocational District and City). Following closure and dissolution, the tax base created as a result of development in the District will directly benefit the taxing entities and all future tax revenues will be directly distributed to them.

Recognizing that all taxing entities involved in the District will accrue significant long-term benefits from the projected success of TID #9, the City realizes that each entity is also a continuing partner in its progress, in that they will forego tax benefits on new development in the District until it is dissolved. Appendix C shows the projected increments over the life of the District, apportioned among the four entities, based on the formula prescribed by the Wisconsin Department of Revenue.

The following economic assumptions have been applied when developing the amended Project Plan for TID #9:

- The base equalized value of TID #9, as amended, has been established at \$14.5 million, which was the equalized value of real estate and personal property within this area on January 1, 2018.
- The current equalized tax rate of \$23.30 is assumed to remain level throughout the life of the District. For purposes of the Economic Feasibility Study, the equalized tax rate of \$23.30 was utilized in all calculations.
- General Obligation (G.O.) Notes and Bonds represent annual capital borrowing for public investment in the District. Initial borrowing has been assumed to be 11 years in length with repayment of principal on a schedule to match with accruing tax increments.
- All interest rates have been projected at 4.00%, approximately the same level as current Aa/AA-rated G.O. Notes. Guidance for estimating future rates was provided by the City's financial advisor. No attempt has been made to anticipate cyclical rate changes in

future years. Principal and interest payments of future scheduled debt installments are being planned to match the estimated tax increments generated on an annual basis.

FINANCING

The City of Neenah plans the use of G.O. Notes and Bonds or other permitted loan instruments in order to finance or refinance the costs of TID #9, as amended. City borrowing will be phased to coincide with need and refinancing schedule as necessary to properly manage the District's affairs.

Another option for financing is the use of developer-funded or "pay as you go" financing which minimizes the risk of non-performance of the TID to the City, while still assisting development that would not occur without assistance of a tax increment district. The type and method of financing each project in this District shall be made on a project by project basis to support the success of the District.

Repayment costs will be funded from tax increments generated by new tax base growth in the District.

ORDERLY DEVELOPMENT

The expansion of the boundaries of TID #9 will further promote the City's goal of orderly, sustained redevelopment and revitalization in the U.S. Highway 41 South Industrial Redevelopment District. By supporting efforts to revitalize the District, the City will help to ensure a healthy tax base and economy for the entire community.

EXISTING USES AND CONDITIONS

Figure 2 illustrates the existing land use patterns and conditions of real property within the expanded boundary of TID #9. Other uses and conditions identified in the previous Project Plan remain unchanged.

FINDINGS

- Within the expanded boundary of TID #9, properties in need of rehabilitation or conservation work represent 100%, by area of all real property excluding right-of-way.
- The redevelopment and revitalization of property within the expanded boundary of TID #9 will significantly enhance the value of all property in the District. Supporting private investment at key sites will increase property values District-wide.
- It is estimated that as of January 1, 2018, using equalized values, the base value of expanded TID #9 plus the increment values of TID #5, TID #6, TID #7, TID #8, TID #10 and TID #11 totals \$233,822,600, which is 10.58% of the total of all taxable property in the City of Neenah as shown below. State law requires that those values not exceed 12%.

TID #5 Increment Value (est)	\$16,848,100	
TID #6 Increment Value (est)	\$28,276,900	
TID #7 Increment Value (est)	\$95,575,100	
TID #8 Increment Value (est)	\$59,430,500	
TID #9 Increment Value (est)	\$10,104,400	
TID #10 Increment Value (est)	\$14,254,700	
TID #11 Increment Value (est)	\$2,587,900	
TID #9 Expanded Boundary Area #1 Base Value (est)	\$145,000	
TID #9 Expanded Boundary Area #2 Base Value (est)	\$6,600,000	
Total	\$233,822,600	
		÷
Total City Equalized Value (est)	\$2,209,662,100	=10.58%

- The project costs are consistent with the purpose of making feasible the revitalization of the U.S. Highway 41 South Industrial Redevelopment District. Without public financial participation, the redevelopment projects could not succeed.
- Based on projected expenditures and revenues all obligations of TID #9 as amended will be paid in full prior to dissolution of the District.

CITY OF NEENAH TAX INCREMENT DISTRICT #9
PROJECT PLAN AMENDMENT NO. 2
Effective January 1, 2019

FIGURES

FIGURE 1 – BOUNDARY MAP

FIGURE 2 – CURRENT LAND USES

FIGURE 3 – PROPOSED LAND USES

FIGURE 4 – HALF MILE BUFFER

APPENDICES

APPENDIX A – SCHEDULE OF PROJECTED TAX BASE GROWTH

APPENDIX B – FINANCING & FEASIBILITY PLAN

**APPENDIX C – SCHEDULE OF PROJECTED TAX INCREMENTS APPORTIONED AMONG
TAXING ENTITIES**

APPENDIX D – CITY ATTORNEY’S OPINION

FIGURE 1: BOUNDARY MAP

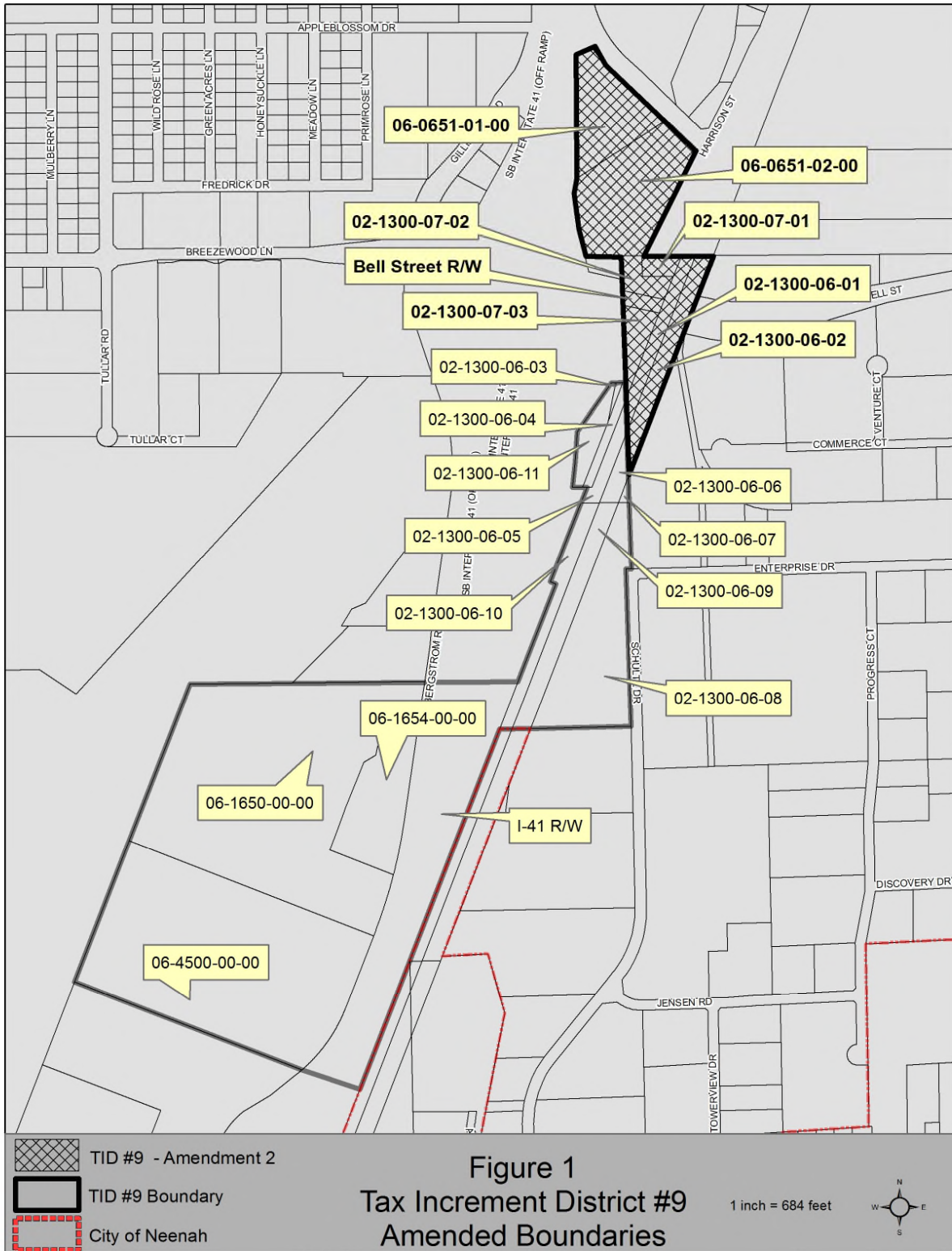


Figure 1

Tax Increment District #9
Amended Boundaries

1 inch = 684 feet



FIGURE 2: CURRENT LAND USES

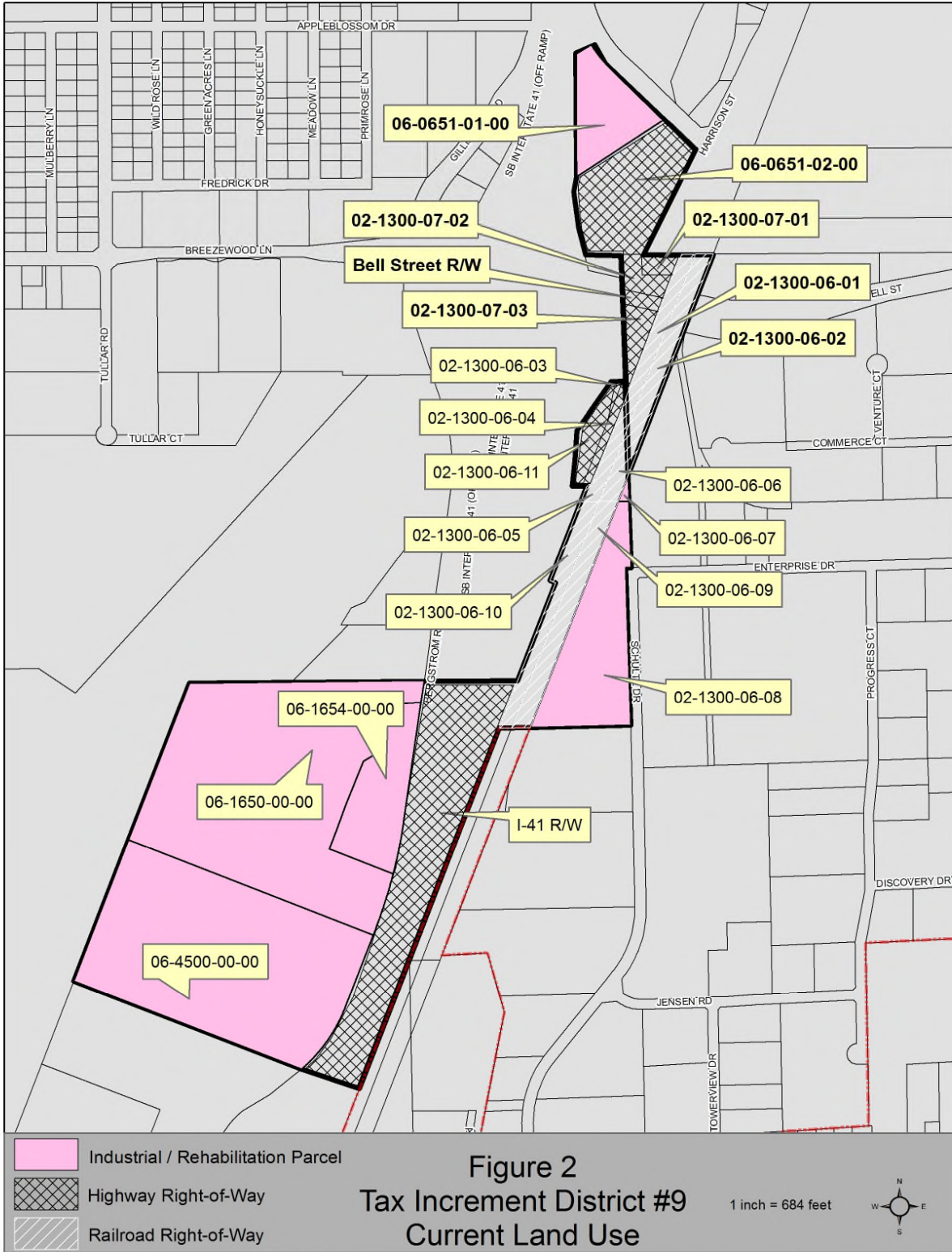


FIGURE 3: PROPOSED LAND USES

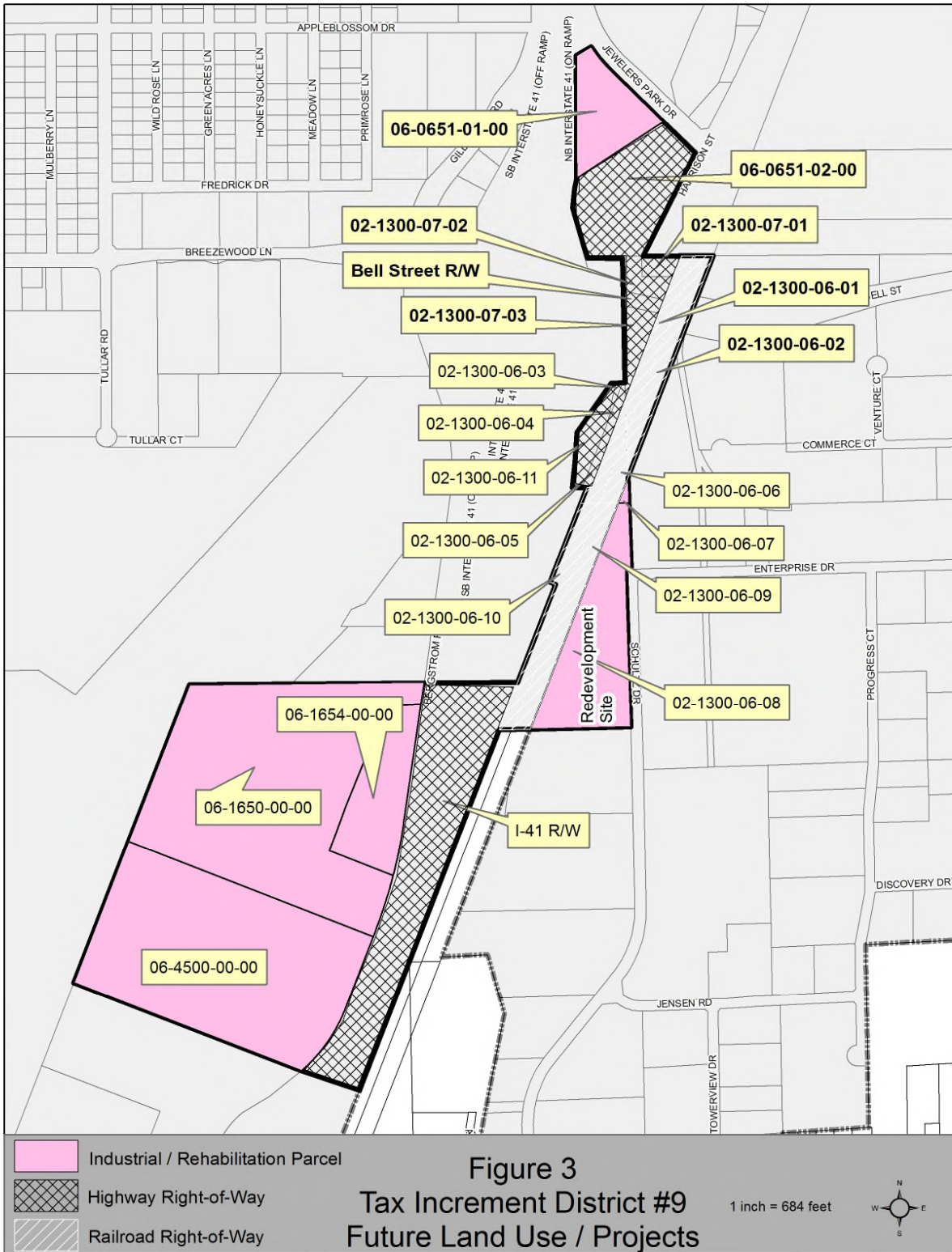


FIGURE 4: HALF MILE BUFFER

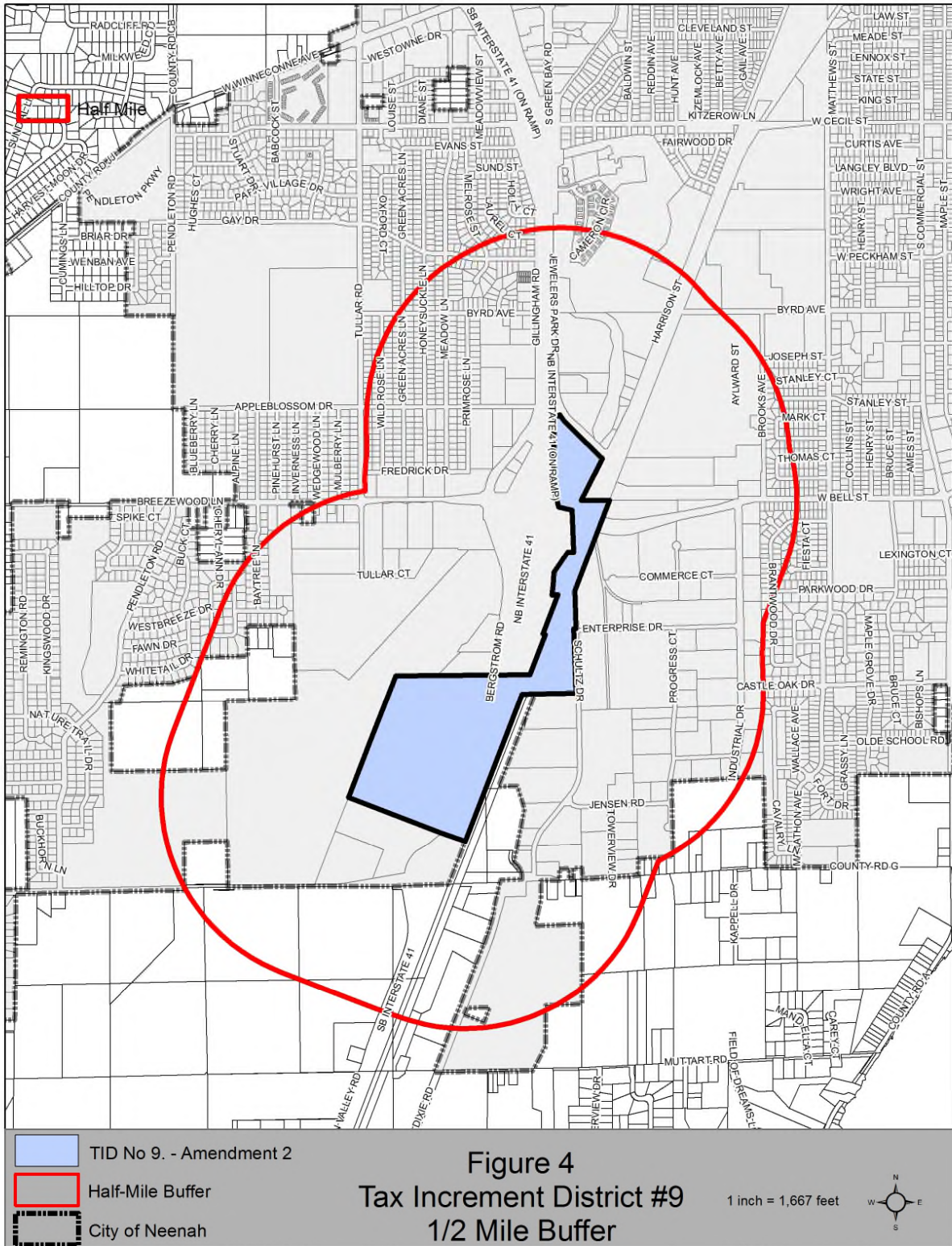


Figure 4

Tax Increment District #9
1/2 Mile Buffer

1 inch = 1,667 feet



**APPENDIX B
FINANCING & FEASIBILITY PLAN**

		Project Costs						Capital Borrowing				Project Revenues			Net Excess Revenue Over Costs	Cumulative Revenue Over Costs
Year	Date	Utility & Access Improvements	Planning & Project Support	Land Acquisition	Administration	Redevelopment Assistance/Incentives	G.O. Debt Service Principal	G.O. Debt Service Interest	Other	Total Plan Costs	Property Tax Increment Projected	Other	Total Plan Revenues			
1	2015	\$ 100,000	\$ 40,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	2016	\$ 300,000	\$ 40,000		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	2017	\$ -	\$ 15,000		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	2018	\$ -	\$ 15,000.00		\$ 30,000	\$ 169,821	\$ 25,000	\$ 12,718	\$ -	\$ 237,539	\$ 240,000	\$ -	\$ 240,000	\$ (197,360)	\$ (197,360)	
5	2019	\$ -	\$ 15,000.00	\$ 1,000,000.00	\$ 30,000	\$ 219,803	\$ 65,000	\$ 11,630	\$ -	\$ 326,433	\$ 302,900	\$ -	\$ 240,000	\$ (336,236)	\$ (533,596)	
6	2020	\$ -	\$ 15,000.00		\$ 30,000	\$ 219,803	\$ 65,000	\$ 17,664	\$ -	\$ 332,467	\$ 302,900	\$ -	\$ 302,900	\$ (279,370)	\$ (812,966)	
7	2021	\$ -	\$ 15,000.00		\$ 30,000	\$ 219,803	\$ 70,000	\$ 83,524	\$ -	\$ 403,327	\$ 302,900	\$ -	\$ 302,900	\$ (350,230)	\$ (1,163,196)	
8	2022	\$ -	\$ 15,000.00		\$ 30,000	\$ 219,803	\$ 75,000	\$ 62,168	\$ -	\$ 386,971	\$ 302,900	\$ -	\$ 302,900	\$ (333,874)	\$ (1,497,070)	
9	2023	\$ -	\$ 15,000.00		\$ 30,000	\$ 219,803	\$ 70,000	\$ 60,568	\$ -	\$ 380,371	\$ 361,150	\$ -	\$ 302,900	\$ (327,274)	\$ (1,824,344)	
10	2024	\$ -	\$ 15,000.00		\$ 30,000	\$ 219,803	\$ 75,000	\$ 58,931	\$ -	\$ 383,734	\$ 361,150	\$ -	\$ 361,150	\$ (272,387)	\$ (2,096,731)	
11	2025	\$ -	\$ 15,000.00		\$ 30,000	\$ 219,803	\$ 80,000	\$ 57,143	\$ -	\$ 167,143	\$ 361,150	\$ -	\$ 361,150	\$ (55,796)	\$ (2,152,527)	
12	2026	\$ -	\$ 15,000.00		\$ 30,000	\$ 55,000	\$ 145,000	\$ 53,631	\$ -	\$ 228,631	\$ 361,150	\$ -	\$ 361,150	\$ 47,519	\$ (2,105,008)	
13	2027	\$ -	\$ 15,000.00		\$ 30,000	\$ 55,000	\$ 90,000	\$ 49,018	\$ -	\$ 169,018	\$ 361,150	\$ -	\$ 361,150	\$ 107,132	\$ (1,997,876)	
14	2028	\$ -	\$ 15,000.00		\$ 30,000	\$ 55,000	\$ 215,000	\$ 42,947	\$ -	\$ 287,947	\$ 361,150	\$ -	\$ 361,150	\$ (11,797)	\$ (2,009,673)	
Max Expenditure Date	15	2029	\$ -	\$ 15,000.00		\$ 30,000	\$ 55,000	\$ 210,000	\$ 34,863	\$ -	\$ 274,863	\$ 361,150	\$ -	\$ 361,150	\$ 1,287	\$ (2,008,386)
	16	2030	\$ -	\$ 15,000.00		\$ 30,000	\$ 55,000	\$ 105,000	\$ 28,463	\$ -	\$ 163,463	\$ 361,150	\$ -	\$ 361,150	\$ 112,687	\$ (1,895,699)
Estimated Closure Date	17	2031	\$ -	\$ 15,000.00		\$ 30,000	\$ 55,000	\$ 105,000	\$ 23,738	\$ -	\$ 158,738	\$ 361,150	\$ -	\$ 361,150	\$ 117,412	\$ (1,778,287)
	18	2032	\$ -	\$ 15,000.00		\$ 30,000	\$ 55,000	\$ 110,000	\$ 18,900	\$ -	\$ 158,900	\$ 361,150	\$ -	\$ 361,150	\$ 117,250	\$ (1,661,037)
Max Closure Date	19	2033	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 115,000	\$ 13,838	\$ -	\$ 158,838	\$ 361,150	\$ -	\$ 361,150	\$ 172,312	\$ (1,488,725)
	20	2034	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 120,000	\$ 8,550	\$ -	\$ 158,550	\$ 361,150	\$ -	\$ 361,150	\$ 172,600	\$ (1,316,125)
Estimated Closure Date	21	2035	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ 130,000	\$ 2,925	\$ -	\$ 162,925	\$ 361,150	\$ -	\$ 361,150	\$ 168,225	\$ (1,147,900)
	22	2036	\$ -	\$ 15,000.00		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 361,150	\$ -	\$ 361,150	\$ 301,150	\$ (846,750)
Max Closure Date	23	2037	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 361,150	\$ -	\$ 361,150	\$ 301,150	\$ (545,600)
	24	2038	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 361,150	\$ -	\$ 361,150	\$ 301,150	\$ (244,450)
Estimated Closure Date	25	2039	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 361,150	\$ -	\$ 361,150	\$ 301,150	\$ 56,700
	26	2040	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 361,150	\$ -	\$ 361,150	\$ 301,150	\$ 357,850
Max Closure Date	27	2041	\$ -	\$ -		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 361,150	\$ -	\$ 361,150	\$ 301,150	\$ 659,000
	TOTALS		\$ 400,000	\$ 380,000.00	\$ 1,000,000.00	\$ 780,000	\$ 2,093,442	\$ 1,870,000	\$ 641,219	\$ -	\$ 4,719,858	\$ 8,313,450	\$ -	\$ 361,150	\$ 659,000	

APPENDIX C
SCHEDULE OF PROJECTED TAX INCREMENTS
APPORTIONED AMONG TAXING ENTITIES

			ESTIMATED APPORTIONMENT AMONG TAXING ENTITES				
			Neenah School District	City of Neenah	Winnebago County	Fox Valley Technical College	State of Wisconsin
Year	Collection Year	Projected Tax Increment	35.00%	37.60%	22.80%	4.60%	0.00%
1	2018	\$ 240,000	\$ 84,000.00	\$ 90,240.00	\$ 54,720.00	11,040	\$ -
2	2019	\$ 302,900	\$ 106,015.00	\$ 113,890.40	\$ 69,061.20	13,933	\$ -
3	2020	\$ 302,900	\$ 106,015.00	\$ 113,890.40	\$ 69,061.20	13,933	\$ -
4	2021	\$ 302,900	\$ 106,015.00	\$ 113,890.40	\$ 54,720.00	13,933	\$ -
5	2022	\$ 302,900	\$ 106,015.00	\$ 113,890.40	\$ 54,720.00	13,933	\$ -
6	2023	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
7	2024	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
8	2025	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
9	2026	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
10	2027	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
11	2028	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
12	2029	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
13	2030	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
14	2031	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
15	2032	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
16	2033	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
17	2034	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
18	2035	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
19	2036	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
20	2037	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
21	2038	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
22	2039	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
23	2040	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
24	2041	\$ 361,150	\$ 126,402.50	\$ 135,792.40	\$ 54,720.00	16,613	\$ -
TOTALS		\$ 8,313,450.00	\$ 2,909,707.50	\$ 3,125,857.20	\$ 1,341,962.40	\$ 382,418.70	\$ -



August 8, 2019

Mr. Chris Haese
Director of Community Development & Assessment
211 Walnut Street
Neenah, WI 54956

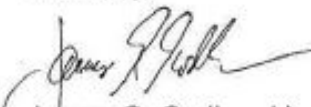
RE: City of Neenah Tax Increment Finance District #9, Second Amendment

Dear Mr. Haese:

You have asked me for a legal opinion as to the legal sufficiency and statutory compliance of the Project Plan for the City of Neenah Tax Increment Finance District #9 ("Project Plan"). I have reviewed the Project Plan for said district as well as the appendices attached thereto in relation to their compliance with the provisions of Sections 66.1105 generally and Wis. Stats §66.1105(4)(f) specifically. It is my opinion that the TID #9 Project Plan is in compliance with all of the provisions of Sections 66.1105(2)(g) and 66.1105(4)(f), Wis. Stats. This opinion is being offered in accordance with the requirements of Section 66.1105(4)(f), Wis. Stats.

If you have any questions concerning this matter, please contact me at your convenience.

Sincerely,



James G. Godlewski
City Attorney

JGGjh

CITY OF NEENAH
SPECIAL PUBLIC SERVICES AND SAFETY COMMITTEE MEETING MINUTES
Tuesday, September 10, 2019 - 6:00 PM
Hauser Room - City Administration Building

Present: Alderpersons Bates, Lang, Lendrum, Spellman, and Stevenson

Also Present: Mayor Kaufert, City Attorney Godlewski, Assistant City Attorney VandenHeuvel, Deputy Clerk Cheslock, Assistant Police Chief Sievert, Ned Hughes, Grace Kenny, Brittany Reuss, and Amritpal Gill.

Chairperson Bates called the meeting to order at 6:00pm

Minutes: Motion/Second/Carried Lendrum/Spellman to approve the minutes of the August 13, 2019, Regular Meeting. All voting aye.

Public Appearances: none

Motion/Second/Carried Lendrum/Spellman to amend the agenda to address Item 4, Special Event Permits followed by Item 5, Licenses. All voting aye.

Special Event Permits:

St. Joe's 5K Run/Walk: Committee reviewed the revised Street Use Permit for the St. Joe's 5K Run/Walk to be held on Saturday, October 12, 2019. Ned Hughes addressed the committee as an event representative. The structure of the event will be identical to previous years. There will be one change in that awards will be given live on the Pacesetters Facebook page. There will be about 500-600 attendees. Two courses will be prepared in case of rain. Event staff will let City staff know which route will be used by Wednesday before the event. Jewelers Park Drive will be closed for one hour from 7:30am to 8:30am. Additionally Mayor Kaufert will be leading the run on his bicycle.

Following discussion, **Motion/Second/Carried Lendrum/Stevenson to recommend the Chairman of the Public Services and Safety Committee sign and the Council approve the Street Use Permit for the St. Joe's 5K Run/Walk, sponsored by Pacesetters Running Club, Inc., Ned Hughes, P.O. Box 681, Menasha, to be held on October 12, 2019.** All voting aye.

Fox Cities Down Syndrome Awareness Walk: Committee reviewed the revised Street Use Permit for the Fox Cities Down Syndrome Awareness Walk to be held on Saturday, October 5, 2019. No event personnel were present.

Following discussion, **Motion/Second/Carried Lendrum/Spellman to recommend the Chairman of the Public Services and Safety Committee sign and the Council approve the Street Use Permit for the Fox Cities Down Syndrome Awareness Walk, sponsored by the Down Syndrome Assoc. of WI-Fox Cities, Melanie Baeten, 211 E. Franklin Street, Appleton, to be held on October 5, 2019.** All voting aye.

C.A.

C.A.

Beverage Operator License Application Review Process: City Attorney Godlewski reviewed his memo of September 6, 2019. The Committee discussed the proposed changes to internal procedure proposed by staff.

After discussion, **Motion/Second/Carried Bates/Stevenson to authorize staff to invite operator license applicants to supplement their application with any omitted minor violations and report the same to the committee.** All voting aye

Beverage Operator License Applications: The Committee reviewed the beverage operator license applications for Michayla S. Braun, Elizabeth R. Broemer, Monica L. Harder, Riley G. Hietpas, Cecilia T. Krautkramer, Kristina M. Kriefall and Marissa B. Lee.

Deputy Clerk Cheslock clarified that Kristina Kriefall's name was highlighted on the license listing to signify that she had supplemented her application in order to include a violation she had originally forgotten to include per the new procedure.

Following discussion, **Motion/Second/Carried Lendrum/Spellman to recommend Council approve beverage operator license applications for Michayla S. Braun, Elizabeth R. Broemer, Monica L. Harder, Riley G. Hietpas, Cecilia T. Krautkramer, Kristina M. Kriefall and Marissa B. Lee.** All voting aye.

Beverage Operator License Application-Denial:

The Committee discussed the beverage operator license application (new) for Nathan A. Witthuhn. The Neenah Police Department had recommended license denial based on a failure to disclose OWI violations from 2015. The Committee noted that this application would have been denied even if the applicant had disclosed these violations because they are in violation of the parameters listed in the bartender application.

Following discussion, **Motion/Second/Carried Lendrum/Spellman to recommend to Council deny the beverage operator license for Nathan A. Witthuhn based on failure to disclose OWI violations from 2015.** All voting aye.

Beverage Operator License Application-Review:

The Committee discussed the beverage operator license application (new) for Chloe Allyn. The Neenah Police Department had recommended license denial based on a failure to disclose a municipal violation from 2015. Ms. Allyn had submitted a letter for the committee because she was not able to attend the meeting. The Committee noted that there was nothing left off the application that, had it been included, would have precluded her from being approved.

Following discussion, **Motion/Second/Carried Lendrum/Stevenson to recommend Council approve the beverage operator license application (new) for Chloe Allyn.** All voting aye.

The Committee discussed the beverage operator license application (new) for Kelsey Bockhorn. The Neenah Police Department had recommended license denial based on a failure to disclose a municipal violation from 2017.

C.A.

Report

C.A.

C.A.

Following discussion, **Motion/Second/Carried Stevenson/Lendrum to recommend Council approve the beverage operator license application (new) for Kelsey Bockhorn.** All voting aye.

The Committee discussed the beverage operator license application (new) for Grace Kenny. The Neenah Police Department had recommended license denial based on a failure to disclose two municipal violations from 2017 and 2019. Ms. Kenny was present and informed the committee that one of the violations listed was actually a warning; she brought the original paperwork to provide evidence. Assistant Police Chief Sievert confirmed there was no forfeiture listed on the citation so it was in fact a warning, not a citation. The other violation was from when she was a minor so she did not think it would come up on the background check.

C.A.

Following discussion, **Motion/Second/Carried Lendrum/Stephenson to recommend Council approve the beverage operator license application (new) for Grace Kenny.** All voting aye.

The Committee discussed the beverage operator license application (new) for Heidi Reagan. The Neenah Police Department had recommended license denial based on a failure to disclose a municipal violation from 2016. The committee reviewed Ms. Reagan's appeal letter.

C.A.

Following discussion, **Motion/Second/Carried Stevenson/Spellman to recommend Council approve the beverage operator license application (new) for Heidi Reagan.** All voting aye.

The Committee discussed the beverage operator license application (new) for Brittany Reuss. The Neenah Police Department had recommended license denial based on a failure to disclose municipal violations from 2015, 2016 and 2017. Ms. Reuss addressed the committee, stating she had forgotten about the unpaid speeding tickets from four years ago and paid the fines as soon as they were brought to her attention. The Committee discussed the fact that the bulk of the citations were from almost five years ago and many stemmed from the same incident.

C.A.

Following discussion, **Motion/Second/Carried Lendrum/Lang to recommend Council approve the beverage operator license application (new) for Brittany Reuss.** All voting aye.

Ordinance 2019-21: Click and Collect Alcohol Sales:

Amritpal Gill, 1117 S Commercial Street, owner of Gill Liquor, addressed the Committee. He stated he did not know much about the ordinance being proposed but does not want a further monopoly on the liquor market. He shared the process and security measures he has in place when selling alcohol to his customers. Mr. Gill stated that even if this ordinance passes in the City, he does not know if it is safe.

Assistant City Attorney VandenHeuvel reviewed Ordinance 2019-21 Click and Collect Alcohol Sales. This ordinance was modeled after three other municipalities, Madison, Fond

du Lac, and Depere, who have already implemented this option for license holders. The proposed ordinance ends pick up service at 6 pm with a four hour wait time after the order is placed; all orders would have to be submitted by 2 pm. He stated this ordinance would allow for the same revocation process as the current operator licenses so if there were issues they could be addressed. There are additional security requirements for applicants, including taking photos of all IDs and having security cameras filming the pickup area in order to capture all license plate numbers. Assistant City Attorney VandenHeuvel had spoken with other municipalities as well as stores in the fox valley that already allow this extension. The consensus is that it is being taken very seriously because the license holders have a lot to lose if they do not follow the rules.

The Committee discussed the issue of liability if someone were to drive while intoxicated; what the licenses premise is for license holders; what kind of police involvement there will be in enforcement and checks, how violations would be reported to the committee, and the option to ask for applicants to disclose any prior violations on the application.

Motion/Second/Carried Lendrum/Spellman to recess to allow the Dangerous Dog appeal to take place on time. All voting aye.

Chairperson Bates recessed the meeting at 7:00 pm.

Chairperson Bates reconvened the meeting at 9:21 pm.

The Committee continued discussion regarding the safety of residents and potential dangers of making alcohol more accessible, how these applications would be processed and reviewed by PSSC before going to Common Council, the fact that residents want this option while shopping in Neenah, how the Police respond to reports of drunk drivers, how strict Neenah wants to be in this ordinance, the fact that we can revisit this if issues arise, and where state statute stands on the issue. There are currently two bills before state legislature regarding this issue. They were only announced a few weeks ago and will likely take a long time to move forward. If the State determines this is a statewide issue, their ruling could override any city level ordinances in place.

Following discussion, **Motion/Second/Carried Lendrum/Lang to recommend Council adopt Ordinance 2019-21 amending section 4-95(h) and creating section 4-95(i) of the Neenah Municipal Code to provide for online ordering and curbside pickup of alcohol beverages and to include the following language in section 4-95(i)(3), "If requested, these records must be made available for the City to inspect to ensure compliance with the above provisions."** Motion passes 3-2, Alderpersons Bates and Spellman voted no.

ORD.

Public Works General Construction and Department Activity:

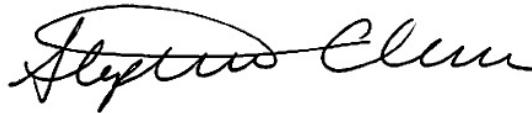
1. Contract 3-18 (Nature Trails/Eaglecrest) – Work is complete. The contractor has provided an estimate to grade and pave the Shootingstar Drive connection. It is over 20% above the available budget. Staff is evaluating options.
2. Contract 1-19 (Caroline, Stevens, Fifth) – Work is complete. Final quantity measurements are being made.
3. Contract 2-19 (Stanley Ct, Stanley St, Thomas)

- a. Stanley Court – The contractor is scheduled to begin road excavation the week of Sept. 9.
- b. Stanley Street – Water main work is complete. The street is in the rest period.
- c. Thomas Court – The contractor is scheduled to begin curb/gutter installation.
4. Contract 4-19 (Concrete Pavement and Sidewalk Repair) – Miscellaneous pavement and sidewalk repairs are ongoing.
5. Contract 5-19 (Hot-Mix Asphalt Pavement Repair) – Work has started. The contractor will be in after Labor Day to complete the work.
6. Contract 7-19 (Breezewood Sanitary Sewer) – This contract was advertised on Sept. 5. Bid opening is scheduled for Sept. 19. The contract includes the extension of sanitary sewer on Breezewood Lane and through the Harness easement to Cumings Lane.
7. Courtney Court – Utility work is complete. Road excavation is scheduled to start the week of Sept. 9.
8. The Tullar Road pedestrian beacons were installed at the Byrd Avenue crossing prior to the start of school.
9. Cardinal Plat – Work on the Cardinal Plat (located north of Lone Oak Drive and west of Paintbrush Road) is scheduled to start the week of Sept. 9. Access to the site will come from Lone Oak Drive.
10. S. Commercial Street – Staff has prepared an application for Surface Transportation Program – Urban (STP-U) funds for the reconstruction of S. Commercial Street (Stanley St – Winneconne Av). The application is under review by WisDOT. The funding cost split maximum is 80/20. Funding availability will dictate the timing of work on that project. At this point, it looks like construction could take place in 2025. This would require a design start in 2022.

Announcements/Future Agenda Items: None.

Motion/Second/Carried Stevenson/Lendrum to adjourn at 9:52 p.m. All voting aye.

Respectfully submitted,



Stephanie Cheslock
Deputy Clerk



AN ORDINANCE: By Public Services and Safety Committee
Re: Amending Code § 4-95(h) and Creating Code §4-95(i) to provide for Online ordering and curbside pickup of alcohol beverages.

ORDINANCE NO. 2019-21
Introduced: September 18, 2019
Committee/Commission Action:
RECOMMENDED FOR PASSAGE

AN ORDINANCE

The Common Council of the City of Neenah, Wisconsin, do ordain as follows:

Section 1. Section 4-95(h) of the Code of Ordinances of the City of Neenah is amended by deleting the stricken language and adding the highlighted language to read as follows:

(h) Drive-up or walk-up alcohol sales are prohibited at any licensed premises in the City. Drive-up or walk-up alcohol sales are defined as the sale of intoxicating beverages to customers in a vehicle or on foot located outside a licensed premises through an opening in the licensed premises.

Section 2. Section 4-95(i) of the Code of Ordinances of the City of Neenah is created to read as follows:

(i) Online ordering and curbside pickup of alcohol beverages

(1) No establishment shall allow online purchase of alcohol beverages and curbside delivery of such purchases (“click and collect”), without first obtaining an “extension of premises” from the Neenah Common Council, upon recommendation of the Public Service and Safety Committee (PSSC) to license that portion of the establishment’s parking lot that will allow vehicles to park for purposes of picking up their online order.

a. The licensed establishment shall file a detailed operation plan with their “extension of premises” form that clearly details how their “click and collect” operation will function. The operation plan shall include the

licensee's protocol for assuring that underage persons and intoxicated persons do not pick up alcohol via the "click and collect" program.

- b. Failure of licensee to provide a detailed operation plan with their "extension of premises" application shall result in the City of Neenah Clerk's Office not forwarding the "extension of premises" to the PSSC for consideration.

(2) No establishment holding an alcohol beverage license shall allow online purchase and pick-up of alcohol beverages unless the sale is consummated on the licensed premises.

- a. Payment for the purchase must be completed on premises and may not be completed until the purchaser is at the licensed premises and has presented valid photo identification that has been verified by a licensed operator employed by the premises.
- b. The licensed operator must verify that the person placing the "click and collect" order is the same person picking up the order.
- c. The sale and delivery of "click and collect" purchases shall be made only by a licensed operator.
- d. No alcohol sales are permitted if the purchaser fails to present a valid photo identification.
- e. The "click and collect" system must allow the purchase of alcohol to be denied without affecting the remainder of the purchase.

(3) Each "click and collect" transaction must capture and retain for 30 days an image of the license plate and body of the vehicle into which the order is being loaded. Additionally, an image of the ID card used to identify the purchaser must be captured and retained for 30 days. If requested, these records must be made available for the City to inspect to ensure compliance with the above provisions.

(4) Pick-up of "click and collect" orders shall be between the hours of 8:00a.m. and 6:00p.m.

(5) There shall be a minimum four-hour waiting period between order time and pick-up time.

(6) Orders placed after 2:00p.m. cannot be picked up until the following day.

(7) The licensed operator delivering the "click and collect" items to the vehicle must verify that all of the occupants in the vehicle who appear over the age of 16 are over 21 years of age or the dependents of an occupant of the vehicle.

(8) The licensed operator shall report to his or her manager any purchaser who shows signs of alcohol consumption, and in conjunction with the manager, shall assess the sobriety of the purchaser for purposes of approving or denying the sale.

(9) Police must be notified when an apparently underage or intoxicated person attempts to purchase alcohol.

(10) The pick-up area for “click and collect” purchases shall be clearly defined with visible markings, signs, and/or barriers and must be within 150 feet from the pick-up door.

(11) No events other than the delivery of “click and collect” orders shall be allowed on the expanded premises.

(12) Penalty. Any licensee or person who violates any provision of this subsection shall be subject to forfeiture as determined by resolution of the Common Council.

Section 3. Severability. In the event any section, subsection, clause, phrase or portion of this ordinance is for any reason held illegal, invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of this ordinance. It is the legislative intent of the Common Council that this ordinance would have been adopted if such illegal provision had not been included or any illegal application had not been made.

Section 4. Repeal and Effective Date. All ordinances or parts of ordinances and resolutions in conflict herewith are hereby repealed. This ordinance shall take effect from and after its passage and publication.

Approved:

Moved by: _____

Adopted: _____

Approved: _____

Published: _____

Dean R. Kaufert, Mayor

Attest:

Patricia A. Sturn, City Clerk

THIS INSTRUMENT WAS DRAFTED BY:
Assistant City Attorney Adam J. VandenHeuvel
211 Walnut Street
Neenah, WI 54956
State Bar No. 1098561



RESOLUTION NO. 2019-21

RESOLUTION AUTHORIZING THE ISSUANCE AND ESTABLISHING PARAMETERS FOR THE SALE OF NOT TO EXCEED \$1,550,000 GENERAL OBLIGATION REFUNDING BONDS

WHEREAS, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City of Neenah, Winnebago County, Wisconsin (the "City") to raise funds for the public purpose of refunding obligations of the City, including interest on them, specifically, the General Obligation Community Development Bonds, dated January 26, 2010, due on and after March 1, 2021 (the "Refunded Obligations") (hereinafter the refinancing of the Refunded Obligations shall be referred to as the "Refunding");

WHEREAS, the Common Council deems it to be necessary, desirable and in the best interest of the City to refund the Refunded Obligations for the purpose of achieving debt service savings;

WHEREAS, the City is authorized by the provisions of Section 67.04, Wisconsin Statutes, to borrow money and issue general obligation refunding bonds to refinance its outstanding obligations;

WHEREAS, it is the finding of the Common Council that it is necessary, desirable and in the best interest of the City to authorize the issuance of and to sell its general obligation refunding bonds (the "Bonds") to Robert W. Baird & Co. Incorporated (the "Purchaser");

WHEREAS, at the time that the market conditions produce the savings the City expects to achieve, the Purchaser intends to submit a bond purchase proposal to the City (the "Proposal") offering to purchase the Bonds in accordance with the terms and conditions to be set forth in the Proposal; and

WHEREAS, in order to facilitate the sale of the Bonds to the Purchaser in a timely manner, the Common Council hereby finds and determines that it is necessary, desirable and in the best interest of the City to delegate to the Mayor and City Clerk (the "Authorized Officers") of the City the authority to accept the Proposal on behalf of the City so long as the Proposal meets the terms and conditions set forth in this Resolution by executing a certificate in substantially the form attached hereto as Exhibit A and incorporated herein by reference (the "Approving Certificate").

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1. Authorization and Sale of the Bonds; Parameters. For the purpose of paying costs of the Refunding, there shall be borrowed pursuant to Section 67.04, Wisconsin Statutes, the principal sum of not to exceed ONE MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$1,550,000) from the Purchaser upon the terms and subject to the conditions set forth in this Resolution. Subject to satisfaction of the conditions set forth in Section 16 of this Resolution, the Mayor and City Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the Purchaser for, on behalf of and in the name of the City, the Bonds aggregating the principal amount of not to exceed ONE MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$1,550,000). The purchase price to be paid to the City for the Bonds shall not be less than 96.75% of the principal amount of the Bonds and the difference between the initial offering prices of the Bonds provided by the Purchaser and the purchase price to be paid to the City by the Purchaser shall not exceed 3.25% of the principal amount of the Bonds, with an amount not to exceed 1.00% of the principal amount of the Bonds representing the Purchaser's compensation and an amount not to exceed 2.25% of the principal amount of the Bonds representing costs of issuance, including bond insurance premium, payable by the Purchaser. If the costs of issuance are payable by the City rather than by the Purchaser, the amount of such costs of issuance, including bond insurance premium, shall be an amount not to exceed 2.25% of the principal amount of the Bonds.

Section 2. Terms of the Bonds. The Bonds shall be designated "General Obligation Refunding Bonds"; shall be issued in the aggregate principal amount of up to \$1,550,000; shall be dated as of their date of issuance; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and mature or be subject to mandatory redemption on the dates and in the principal amounts set forth below, provided that the principal amount of each maturity or mandatory redemption amount may be increased or decreased by up to \$100,000 per maturity or mandatory redemption amount and that the aggregate principal amount of the Bonds shall not exceed \$1,550,000. The schedule below assumes the Bonds are issued in the aggregate principal amount of \$1,495,000.

<u>Date</u>	<u>Principal Amount</u>
03-01-2021	\$150,000
03-01-2022	160,000
03-01-2023	160,000
03-01-2024	165,000
03-01-2025	160,000
03-01-2026	170,000
03-01-2027	175,000
03-01-2028	175,000
03-01-2029	180,000

Interest shall be payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2020. The true interest cost on the Bonds (computed taking the Purchaser's compensation into account) will not exceed

2.50%. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board.

The present value debt service savings achieved by the Refunding (the "Savings") shall be at least 4.00% of the principal amount refunded.

Section 3. Redemption Provisions. The Bonds shall not be subject to optional redemption or shall be callable as set forth on the Approving Certificate. If the Proposal specifies that certain of the Bonds are subject to mandatory redemption, the terms of such mandatory redemption shall be set forth on an attachment to the Approving Certificate labeled as Exhibit MRP. Upon the optional redemption of any of the Bonds subject to mandatory redemption, the principal amount of such Bonds so redeemed shall be credited against the mandatory redemption payments established in Exhibit MRP for such Bonds in such manner as the City shall direct.

Section 4. Form of the Bonds. The Bonds shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Bonds as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the City a direct annual irrepealable tax in the years 2019 through 2028 for the payments due in the years 2020 through 2029 in such amounts as are sufficient to meet the principal and interest payments when due.

(B) Tax Collection. So long as any part of the principal of or interest on the Bonds remains unpaid, the City shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Bonds, said tax shall be, from year to year, carried onto the tax roll of the City and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Bonds when due, the requisite amounts shall be paid from other funds of the City then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There be and there hereby is established in the treasury of the City, if one has not already been created, a

debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the City may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for General Obligation Refunding Bonds - 2019" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Bonds is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the City at the time of delivery of and payment for the Bonds; (ii) any premium not used for the Refunding which may be received by the City above the par value of the Bonds and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Bonds when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Bonds when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Bonds until all such principal and interest has been paid in full and the Bonds canceled; provided (i) the funds to provide for each payment of principal of and interest on the Bonds prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Bonds may be used to reduce the next succeeding tax levy, or may, at the option of the City, be invested by purchasing the Bonds as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Bonds have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the City, unless the Common Council directs otherwise.

Section 7. Proceeds of the Bonds; Segregated Borrowed Money Fund. The proceeds of the Bonds (the "Bond Proceeds") (other than any premium not used for the Refunding and accrued interest which must be paid at the time of the delivery of the Bonds into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the City and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be

temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Bonds have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the City, charged with the responsibility for issuing the Bonds, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Bonds to the Purchaser which will permit the conclusion that the Bonds are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The City represents and covenants that the projects financed by the Bonds and by the Refunded Obligations and the ownership, management and use of the projects will not cause the Bonds or the Refunded Obligations to be "private activity bonds" within the meaning of Section 141 of the Code. The City further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Bonds including, if applicable, the rebate requirements of Section 148(f) of the Code. The City further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Bonds) if taking, permitting or omitting to take such action would cause any of the Bonds to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Bonds to be included in the gross income of the recipients thereof for federal income tax purposes. The City Clerk or other officer of the City charged with the responsibility of issuing the Bonds shall provide an appropriate certificate of the City certifying that the City can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The City also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Bonds provided that in meeting such requirements the City will do so only to the extent consistent with the proceedings authorizing the Bonds and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Qualified Tax-Exempt Obligations. The Bonds are deemed designated as "qualified tax-exempt obligations" to the extent permitted pursuant to the provisions of Section 265(b)(3)(D)(ii) of the Code, relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations. The balance of the Bonds is designated "qualified tax-exempt obligations" pursuant to Section 265(b)(3) of the Code.

Section 11. Execution of the Bonds; Closing; Professional Services. The Bonds shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate

seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Bonds may be imprinted on the Bonds in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Bonds, at least one of the signatures appearing on each Bond shall be a manual signature. In the event that either of the officers whose signatures appear on the Bonds shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Bonds and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Bonds, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, mandatory redemption agent services and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Bonds is hereby ratified and approved in all respects.

Section 12. Payment of the Bonds; Fiscal Agent. The principal of and interest on the Bonds shall be paid by the City Clerk or the City Treasurer (the "Fiscal Agent").

Section 13. Persons Treated as Owners; Transfer of Bonds. The City shall cause books for the registration and for the transfer of the Bonds to be kept by the Fiscal Agent. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Bond shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

Any Bond may be transferred by the registered owner thereof by surrender of the Bond at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Mayor and City Clerk shall execute and deliver in the name of the transferee or transferees a new Bond or Bonds of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Bond surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Bond or Bonds necessary to effect any such transfer.

Section 14. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Bonds (the "Record Date"). Payment of interest on the Bonds on any interest payment date

shall be made to the registered owners of the Bonds as they appear on the registration book of the City at the close of business on the Record Date.

Section 15. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Bonds eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the City Clerk or other authorized representative of the City is authorized and directed to execute and deliver to DTC on behalf of the City to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the City Clerk's office.

Section 16. Conditions on Issuance and Sale of the Bonds. The issuance of the Bonds and the sale of the Bonds to the Purchaser are subject to satisfaction of the following conditions:

(a) approval by the Authorized Officers of the principal amount, definitive maturities, redemption provisions, interest rates and purchase price for the Bonds, which approval shall be evidenced by execution by the Authorized Officers of the Approving Certificate; and

(b) realization by the City of the Savings in an amount equal to at least 4.00% of the principal amount refunded.

The Bonds shall not be issued, sold or delivered until these conditions are satisfied. Upon satisfaction of these conditions, the Authorized Officers are authorized to execute a Proposal with the Purchaser providing for the sale of the Bonds to the Purchaser.

Section 17. Mandatory Redemption of Bonds; Agent. In the event any of the Bonds are subject to mandatory redemption, the Common Council hereby authorizes the appropriate officers of the City to enter into a mandatory redemption agreement with a bank or trust company to provide the notices required in connection with such mandatory redemption in a timely and appropriate manner.

Section 18. Official Statement. The Common Council hereby directs the Authorized Officers to approve the Preliminary Official Statement with respect to the Bonds and deem the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by the Authorized Officers or other officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The City Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 19. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Bonds, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide

continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Bonds or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Bonds).

To the extent required under the Rule, the Mayor and City Clerk, or other officer of the City charged with the responsibility for issuing the Bonds, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 20. Redemption of the Refunded Obligations. The Refunded Obligations are hereby called for prior payment and redemption on March 1, 2020 (or on such other date within ninety (90) days of the issuance of the Bonds as is approved by the Authorized Officers in the Approving Certificate) at a price of par plus accrued interest to the date of redemption subject to final approval by the Authorized Officers as evidenced by the execution of the Approving Certificate.

The City hereby directs the City Clerk to work with the Purchaser to cause timely notice of redemption, in substantially the form attached hereto as Exhibit C and incorporated herein by this reference (the "Notice"), to be provided at the times, to the parties and in the manner set forth on the Notice. Any and all actions heretofore taken by the officers and agents of the City to effectuate the redemption of the Refunded Obligations are hereby ratified and approved.

Section 21. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Bonds in the Record Book.

Section 22. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Bonds, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The Mayor and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Mayor and City Clerk including provisions regarding restrictions on investment of Bond proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Bonds by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Bond provided herein.

Section 23. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Common Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or

invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded this 18th day of September, 2019.

Recommended by: Finance and
Personnel Committee

CITY OF NEENAH, WISCONSIN

Moved: _____

Dean R. Kaufert, Mayor

Passed:

Patricia A. Sturn, City Clerk

(SEAL)

EXHIBIT A

Approving Certificate

(See Attached)

CERTIFICATE APPROVING THE PRELIMINARY OFFICIAL STATEMENT
AND DETAILS OF
GENERAL OBLIGATION REFUNDING BONDS

The undersigned Mayor and City Clerk of the City of Neenah, Winnebago County, Wisconsin (the "City"), hereby certify that:

1. Resolution. On September 18, 2019, the Common Council of the City adopted a resolution (the "Resolution") authorizing the issuance and establishing parameters for the sale of not to exceed \$1,550,000 General Obligation Refunding Bonds of the City (the "Bonds") to Robert W. Baird & Co. Incorporated (the "Purchaser") and delegating to us the authority to approve the Preliminary Official Statement, to approve the purchase proposal for the Bonds, and to determine the details for the Bonds within the parameters established by the Resolution.

2. Preliminary Official Statement. The Preliminary Official Statement with respect to the Bonds is hereby approved and deemed "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934.

3. Proposal; Terms of the Bonds. On the date hereof, the Purchaser offered to purchase the Bonds in accordance with the terms set forth in the Bond Purchase Agreement between the City and the Purchaser attached hereto as Schedule I (the "Proposal"). The Proposal meets the parameters established by the Resolution and is hereby approved and accepted.

The Bonds shall be issued in the aggregate principal amount of \$_____, which is not more than the \$1,550,000 approved by the Resolution, and shall mature on March 1 of each of the years and in the amounts and shall bear interest at the rates per annum as set forth in the Pricing Summary attached hereto as Schedule II and incorporated herein by this reference. The amount of each annual principal or mandatory redemption payment due on the Bonds is not more than \$100,000 more or less per maturity or mandatory redemption amount than the schedule included in the Resolution as set forth below:

<u>Date</u>	<u>Resolution Schedule</u>	<u>Actual Amount</u>
03-01-2021	\$150,000	\$_____
03-01-2022	160,000	_____
03-01-2023	160,000	_____
03-01-2024	165,000	_____
03-01-2025	160,000	_____
03-01-2026	170,000	_____
03-01-2027	175,000	_____
03-01-2028	175,000	_____
03-01-2029	180,000	_____

The true interest cost on the Bonds (computed taking the Purchaser's compensation into account) is _____%, which is not in excess of 2.50%, as required by the Resolution. The present value debt service savings achieved by the Refunding is \$_____ or _____% of the principal amount refunded, which is at least 4.00% of the principal amount refunded, as required by the Resolution.

4. Purchase Price of the Bonds. The Bonds shall be sold to the Purchaser in accordance with the terms of the Proposal at a price of \$_____, plus accrued interest, if any, to the date of delivery of the Bonds which is not less than 96.75% of the principal amount of the Bonds as required by the Resolution.

The difference between the initial offering prices provided by the Purchaser of the Bonds (\$_____) and the purchase price to be paid to the City by the Purchaser (\$_____) is \$_____, or _____% of the principal amount of the Bonds, which does not exceed 3.25% of the principal amount of the Bonds. The portion of such amount representing Purchaser's compensation is \$_____, or not more than 1.00% of the principal amount of the Bonds. The amount representing other costs of issuance [to be paid by the City] is \$_____, which does not exceed 2.25% of the principal amount of the Bonds.

5. Redemption Provisions of the Bonds. [The Bonds are not subject to optional redemption.] [The Bonds maturing on March 1, ____ are subject to redemption prior to maturity, at the option of the City, on March 1, ____ or on any date thereafter. Said Bonds are redeemable as a whole or in part, and if in part, from maturities selected by the City and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.] If the Proposal specifies that any of the Bonds are subject to mandatory redemption, the terms of such mandatory redemption shall be set forth on an attachment hereto as Exhibit MRP and incorporated herein by this reference. Upon the optional redemption of any of the Bonds subject to mandatory redemption, the principal amount of such Bonds so redeemed shall be credited against the mandatory redemption payments established in Exhibit MRP for such Bonds in such manner as the City shall direct.

6. [Mandatory Redemption Agent. Pursuant to the Resolution, _____, _____, _____, is named mandatory redemption agent for the Bonds because the Proposal specifies that the Bonds are subject to mandatory redemption.]

7. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Bonds as the same respectively falls due, the full faith, credit and taxing powers of the City have been irrevocably pledged and there has been levied on all of the taxable property in the City, pursuant to the Resolution, a direct, annual irrepealable tax in an amount and at the times sufficient for said purpose. Such tax shall be for the years and in the amounts set forth on the debt service schedule attached hereto as Schedule III.

8. Redemption of the Refunded Obligations. In the Resolution, the Common Council authorized the redemption of the Refunded Obligations and granted us the authority to determine the redemption date. The Refunded Obligations shall be redeemed on _____.

9. Approval. This Certificate constitutes our approval of the Proposal, and the principal amount, definitive maturities, interest rates, purchase price and redemption provisions for the Bonds and the direct annual irrepealable tax levy to repay the Bonds, in satisfaction of the parameters set forth in the Resolution.

IN WITNESS WHEREOF, we have executed this Certificate on _____, 2019 pursuant to the authority delegated to us in the Resolution.

Dean R. Kaufert
Mayor

Patricia A. Sturn
City Clerk

SCHEDULE I TO APPROVING CERTIFICATE

Proposal

To be provided by the Purchaser and incorporated into the Certificate.

(See Attached)

SCHEDULE II TO APPROVING CERTIFICATE

Pricing Summary

To be provided by the Purchaser and incorporated into the Certificate.

(See Attached)

SCHEDULE III TO APPROVING CERTIFICATE
Debt Service Schedule and Irrepealable Tax Levies

To be provided by the Purchaser and incorporated into the Certificate.

(See Attached)

EXHIBIT MRP

Mandatory Redemption Provision

The Bonds due on March 1, _____, _____ and _____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on March 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on March 1, 20_____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on March 1, 20_____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on March 1, 20_____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

For the Term Bonds Maturing on March 1, 20_____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____
_____	_____ (maturity)

EXHIBIT B

(Form of Bond)

REGISTERED UNITED STATES OF AMERICA DOLLARS
STATE OF WISCONSIN
WINNEBAGO COUNTY
NO. R-____ CITY OF NEENAH \$_____
GENERAL OBLIGATION REFUNDING BOND

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:
March 1, _____, 2019 _____%

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$_____)

FOR VALUE RECEIVED, the City of Neenah, Winnebago County, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on March 1 and September 1 of each year commencing on March 1, 2020 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Bond are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Bond is registered on the Bond Register maintained by the City Clerk or City Treasurer (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Bond is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Bond together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Bond is one of an issue of Bonds aggregating the principal amount of \$1,550,000, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the City pursuant to the provisions of Section 67.04, Wisconsin Statutes, for the public purpose of refunding certain obligations of the City, as authorized by a resolution adopted on September 18, 2019, as supplemented by a Certificate Approving the Preliminary Official Statement and

Details of General Obligation Refunding Bonds, dated _____, 2019 (collectively, the "Resolution"). Said resolution is recorded in the official minutes of the Common Council for said date.

【The Bonds are not subject to optional redemption.】 【The Bonds maturing on March 1, _____ and thereafter are subject to redemption prior to maturity, at the option of the City, on March 1, _____ or on any date thereafter. Said Bonds are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption. 】

【The Bonds maturing in the years _____ are subject to mandatory redemption by lot as provided in the Resolution, at the redemption price of par plus accrued interest to the date of redemption and without premium.】

In the event the Bonds are redeemed prior to maturity, as long as the Bonds are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Bonds of a maturity are to be called for redemption, the Bonds of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation and date of the Bonds called for redemption, CUSIP number, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Bonds shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Bonds shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Bond have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Bond and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrevocable tax has been levied sufficient to pay this Bond, together with the interest thereon, when and as payable.

This Bond is a "qualified tax-exempt obligation" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

This Bond is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to

act as depository for the Bonds, and the City appoints another depository, upon surrender of the Bond to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Bond in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Bonds (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Bonds, or (iii) with respect to any particular Bond, after such Bond has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Bonds are issuable solely as negotiable, fully-registered Bonds without coupons in the denomination of \$5,000 or any integral multiple thereof.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the City of Neenah, Winnebago County, Wisconsin, by its governing body, has caused this Bond to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF NEENAH
WINNEBAGO COUNTY, WISCONSIN

By: _____

Dean R. Kaufert
Mayor

(SEAL)

By: _____

Patricia A. Sturn
City Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)

EXHIBIT C

NOTICE OF FULL CALL*

Regarding

CITY OF NEENAH
WINNEBAGO COUNTY, WISCONSIN
GENERAL OBLIGATION COMMUNITY DEVELOPMENT BONDS,
DATED JANUARY 26, 2010

NOTICE IS HEREBY GIVEN that the Bonds of the above-referenced issue which mature on the dates and in the amounts; bear interest at the rates; and have CUSIP Nos. as set forth below have been called by the City for prior payment on March 1, 2020 at a redemption price equal to 100% of the principal amount thereof plus accrued interest to the date of prepayment:

<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>CUSIP No.</u>
03/01/2021	\$140,000	3.50%	640082U76
03/01/2022	150,000	3.55	640082U84
03/01/2023	155,000	3.70	640082U92
03/01/2024	160,000	3.85	640082V26
03/01/2025	160,000	4.00	640082V34
03/01/2026	170,000	4.05	640082V42
03/01/2027	180,000	4.15	640082V59
03/01/2028	185,000	4.20	640082V67
03/01/2029	195,000	4.25	640082V75

The City shall deposit federal or other immediately available funds sufficient for such redemption at the office of The Depository Trust Company on or before March 1, 2020.

Said Bonds will cease to bear interest on March 1, 2020.

By Order of the
Common Council
City of Neenah
City Clerk

Dated _____

* To be provided by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by The Depository Trust Company, to The Depository Trust Company, Attn: Supervisor, Call Notification Department, 570 Washington Blvd., Jersey City, NJ 07310, not less than thirty (30) days nor more than sixty (60) days prior to March 1, 2020 and to the MSRB electronically through the Electronic Municipal Market Access (EMMA) System website at www.emma.msrb.org.

**Minutes of the Board of Public Works Meeting
August 27, 2019 - 12:00 Noon
Hauser Room**

MEMBERS PRESENT: Mayor Kaufert, City Attorney Godlewski, Director of Public Works Kaiser, Director of Finance Easker, Director of Community Development & Assessment Haese, and Alderpersons Bates & Spellman.

ALSO PRESENT: Deputy City Clerk Cheslock, Director of Water Utility Mach, and Director of Parks & Recreation Kading.

Mayor Kaufert called the meeting to order at 12:03 p.m.

MINUTES: **MSC Bates/Kaiser to approve the minutes from the August 13, 2019 meeting, all voting aye.**

APPEARANCES: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Public Works:

Pay Estimate No. 6, for Contract 3-18: Dir. Kaiser requested approval of Pay Estimate No. 6, for Contract 3-18 Nature Trail Subdivision Street Construction to MCC, Inc., 2600 N Roemer Road, Appleton in the amount of \$56,605.32. This payment is primarily for work done on the Liberty Heights Trail which finished earlier this year. There is nothing left on this contract but it was kept open in the hopes of adding the Shooting Star street extension to the contract. If the contractor doesn't get an estimate to us soon that project will be added to a contract in 2020 and this one will close. **MSC Kaiser/Godlewski to approve Pay Estimate No. 6, for Contract 3-18 Nature Trail Subdivision Street Construction to MCC, Inc., 2600 N Roemer Road, Appleton in the amount of \$56,605.32, all voting aye.**

Parks & Recreation:

Pay Request No. 8 for Washington Park Phase 3: Dir. Kading requested approval of Pay Request No. 8 for Washington Park Phase 3 to R & R Wash, Ripon, WI in the amount of \$44,229.96. This payment is for concrete work, finishing some restoration work, installing the hopscotch pad and bike racks among others. The trail on the west side of the park will be complete for the grand opening. The bathrooms will be opened each spring and closed each fall. The splash pad will be open Memorial Day to Labor Day, but the possibility of extending that time in case of favorable weather after Labor Day will be discussed. **MSC Bates/Haese to approve Pay Request No. 8 for Washington Park Phase 3 to R & R Wash, Ripon, WI in the amount of \$44,229.96, all voting aye.**

Water Utility:

Info Only

Info Only

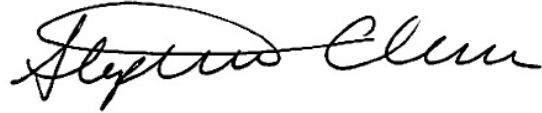
Info Only

Pay Estimate No. 7 for Chemical Feed and Delivery Upgrade: Water Utility Dir. Mach requested approval of Pay Estimate No. 7 for Chemical Feed and Delivery Upgrade to August Winters in the amount of \$24,850.00. This payment is for the bulk tank that has been installed. It is in good shape and complete. Final payment will be coming next. **MSC Kaiser/Easker to approve Pay Estimate No. 7 for Chemical Feed and Delivery Upgrade to August Winters in the amount of \$24,850.00, all voting aye.**

ADJOURNMENT

MSC Haese/Bates to adjourn at 12:16 p.m., all voting aye.

Respectfully Submitted,



Stephanie Cheslock
Deputy City Clerk

**Minutes of the Board of Public Works Meeting
Tuesday, September 10, 2019, 12:00 Noon
Hauser Room**

MEMBERS PRESENT: Mayor Kaufert, City Attorney Godlewski, Director of Public Works Kaiser, Director of Finance Easker, Director of Community Development & Assessment Haese and Alderperson Bates. Alderperson Spellman was excused.

ALSO PRESENT: City Clerk Sturn and Forrest Bates.

Mayor Kaufert called the meeting to order at 12:08 p.m.

MINUTES: **MSC Godlewski/Kaiser to approve the minutes from the August 27, 2019 meeting, all voting aye.**

APPEARANCES: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Public Works:

Pay Estimate No. 5 for Contract 2-19: Dir. Kaiser requested approval of Pay Estimate No. 5 for Contract 2-19 Miscellaneous Sewer and Water Main Construction and Street Construction on Stanley Street, Stanley Court, and Thomas Court to Robert J. Immel Excavating. Inc., in the amount of \$214,951.50. The bulk of the work in this estimate is grading on Thomas Court. Also included is payment of water main on Stanley Street and Stanley Court. They are shooting for an October 18th completion date. **MSC Kaiser/Haese to approve Pay Estimate No. 2-19 Miscellaneous Sewer and Water Main Construction and Street Construction on Stanley Street, Stanley Court, and Thomas Court to Robert J. Immel Excavating. Inc., in the amount of \$214,951.50, all voting aye.**

Pay Estimate No. 2 for Contract 4-19: Dir. Kaiser requested approval of Pay Estimate No. 2 for Contract 4-19 Concrete Pavement and Sidewalk Repair to Sommers Construction Company, Inc., in the amount of \$181,291.25. Most of this work is Tullar Road pavement repairs. Next year they will complete joint repairs and diamond grinding as well as pavement marking. **MSC Kaiser/Godlewski to approve Pay Estimate No. 2 for Contract 4-19 Concrete Pavement and Sidewalk Repair to Sommers Construction Company, Inc., in the amount of \$181,291.25, all voting aye.**

ADJOURNMENT

MSC Godlewski/Kaiser to adjourn at 12:15 p.m., all voting aye.

Respectfully Submitted,



Patricia A. Sturn, WCPC, MMC
City Clerk

Info Only

Info Only

STATUS OF COUNCIL DIRECTIVES ISSUED SINCE JULY 1, 1981

Date: September 18, 2019

Date of Directive: 4/17/2018

Item: Review the street assessment policy – Ordinance Chapter 13.5(D) (2).

Responsible Party: Ald. Lendrum

Status: Pending