



Parks & Recreation Commission - Amended

THURSDAY, JULY 17, 2025; 4:30 PM
Neenah City Hall – Hauser Room
211 Walnut Street
Neenah, WI 54956



NOTICE IS HEREBY GIVEN, pursuant to the requirements of Wis. Stats. Sec. 19.84, that a majority of the Neenah Common Council may be present at this meeting. Common Council members may be present to gather information about a subject over which they have decision making responsibility. This constitutes a meeting of the Neenah Common Council and must be noticed as such. The Council will not take any formal action at this meeting.

MEMBERS	Lee Hillstrom, Kate Hancock-Cooke, Gary Lawell, Peter Kelly, Eric Maggio, Ted Galloway, Jim Wise, Ashley Ondresky, and Scott Weber
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STAFF	Megan Thompson, Jim Kluge, Trevor Fink, and Michael Kading
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AGENDA TOPICS

CALL TO ORDER	
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APPEARANCES	Open Forum / Commission Consideration of Appearances
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MINUTES	Approval of Regular Minutes: June 19, 2025	Attached
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BILL VOUCHERS	Bills for previous month	Ondresky
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FINANCIAL Report	Review financials quarterly	Attached
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MISSION ACTION Report		Attached
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BUSINESS ITEMS	<ol style="list-style-type: none"> 1. Fish Cleaning Station Discussion 2. Accept / Recommend ECS Soil Boring Proposal – Kimberly Point Shoreline 3. Kimberly Point Lighthouse Concept Plan 4. The Green Play Equipment Award 5. 2025 CIP Review 6. Announcements & Future Agenda Items <p>August Commission Meeting Location: Southview Park September Commission Meeting Location: Whiting Boathouse/Doty Park</p>	
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LIAISON / AD-HOC COMMITTEE REPORTS	<ul style="list-style-type: none"> ◇ Plan Commission ◇ Harbor Committee 	<ul style="list-style-type: none"> ◇ Hancock-Cooke ◇ Galloway
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ADJOURN	
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ADA Accommodation Notice: the following notice should be included in all printed material produced for City programs. 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 based on 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 Park and Recreation Department** or the City's ADA Coordinator at (920) 886-6106 or e-mail clerk@neenahwi.gov at least 48 hours prior to the scheduled meeting or event to request an accommodation.

Creating Community Through People, Parks & Programs



PARK & RECREATION COMMISSION MINUTES

REGULAR MEETING – June 19, 2025

Members Present

X	Jim Wise	X	Kate Hancock-Cooke (via phone)	Gary Lawell
X	Peter Kelly	X	Eric Maggio	X Ted Galloway
X	Lee Hillstrom		Ashley Ondresky	X Scott Weber

Staff Present

X	Michael T. Kading, Director of Parks & Recreation
X	Jim Kluge, Superintendent of Recreation
X	Trevor Fink, Superintendent of Parks
X	Megan Thompson, Recreation Supervisor

Others Present: Frank Cuthbert, Bernie Meyer, Roy Nation, Diane Nation, Scott Becher, Mark Ellis, Jane Ballman, Ron Klatt, Flo Bruno, Cari Lendrum, Tami Erickson, Jane Lang

MEETING CALLED TO ORDER BY Commissioner Maggio at 4:30 P.M.

Correspondence

None.

Appearances

- S. Becher supports the proposed sculpture at Riverside Park.
- M. Ellis requested consideration to place a fish cleaning station at Rec. Park, supports the statue idea at Riverside Park, and is not sure who needs to be involved in the possible move of the founder statue currently at Doty Park to Nicolet Blvd.
- F. Bruno shared the plaque to be placed with the statue at Doty Park.
- T. Erickson expressed support for placing the Davy Crocket monument at Riverside Park and indicated that a list of the monuments and public art is listed on the City's website.
- B. Meyer expressed concern regarding the proposed location of the NW parking lot found in the 2025 Carpenter Preserve Re-Master Plan. Ms. Meyer further indicated that she was told that this is a sensitive area.
- F. Cuthbert supports the proposed NW Parking lot location, as he has found the area around the current gravel lot to be very saturated.
- J. Ballman stated that she does not believe this is the right location, as it is right behind people's houses.

Minutes

MSC Hillstrom/Weber to approve the minutes of the May 15, 2025 Commission Meeting. By voice, all voting aye.

Bill Vouchers

Commissioner Maggio reviewed the vouchers for June and found them to be in order.

Mission Action Report

The report was distributed earlier. The following items were discussed:

- Superintendent Kluge noted that all rec programs are off and running.
- Commissioner Hancock-Cooke inquired about upcoming volunteer opportunities. Filthy Fun Run is on July 12, and the Kids Triathlon is on August 2. Rec staff are seeking help.
- Commissioner Galloway noted that the Shattuck Park Flag Rededication Ceremony was a success and thanked all involved, further noted that FNI has recently gone through a rebranding.
- Commissioner Kelly would like to see a continuous update for Arrowhead (will be provided in the monthly Mission Action Report). He asked if there is any further consideration renaming Arrowhead.

BUSINESS FOR CONSIDERATION

NEW BUSINESS ITEM #1: Riverside Park Statue Placement

After clarification regarding placement, site specifics, and discussion, the Commission motion to accept the gift and placement of the Davy Crocket monument in Riverside Park.

Action: MSC Hillstrom/Galloway to accept the gift of the Davy Crocket monument and placement at the southeast corner of Riverside Park. By voice vote, motion carried 6-1.

BUSINESS ITEM #2: Carpenter Preserve - NW Parking Lot Placement

Director Kading reviewed the information found in the notes clarifying that the 2025 Plan is a master plan, and any item in the plan can be added, deleted, and/or adjusted as implementation takes place. The purpose of the location as found in the master plan is to serve as a trail head for the future north/south trail, which is proposed to align west of the creek and will link to future trail connections. Finally, the 2024 wetland delineation indicates this area is not sensitive and that the current gravel lot is located within the identified wetland delineation area.

Commissioner Galloway requested clarification on when the delineation was completed and noted that this is what impacted the change.

Commissioner Weber further noted that this is a master plan, and changes are to be expected as we move through the implementation process.

Commissioner Hancock-Cooke asked for further clarification.

Given that no change was made to the master plan, no motion was required.

BUSINESS ITEM #3: Douglas Park – Play Equipment/Pavilion

Superintendent Fink reviewed the information found in his May 15 email and further recommended the removal of the play equipment and pavilion.

Action: MSC Weber/Kelly to accept removal of the play equipment and pavilion at Douglas Park as time permits. Motion carried by voice vote 6 – 0 with 1 abstention.

BUSINESS ITEM #4: 5-Year Capital Improvement Plan

Superintendent Fink noted that the UV system has failed at the pool and needs to be updated and will be scheduled with the other repairs in 2028. Until then, he believes he can make it work.

Commissioner Galloway indicated that he would be willing to allow his engineers' expertise to help make a recommendation specifically regarding pool heating.

Action: MSC Kelly/Galloway to accept and recommend the 5-Year CIP as presented. Motion carried by voice vote 7-0.

BUSINESS ITEM #5: 2025 CIP Update

Reviewed

BUSINESS ITEM #6: Announcements and Future Agenda Items

Future Commission Meeting Locations

August – Southview Park

September – Doty Park/WBH

Fish Cleaning Station at Rec Park

Liaison Reports

Plans Commission: Commissioner Hancock-Cooke reported.

- County voted to allow UTV/ATV on county roads.
- County voted to make the Parks Committee a Commission.

Harbor Committee: Commissioner Galloway had no report.

Meeting adjourned at 5:26 P.M.

Recorded for the Commission by Michael T. Kading, CPRP

**Neenah Park & Rec
Budget Status
6/30/2025**

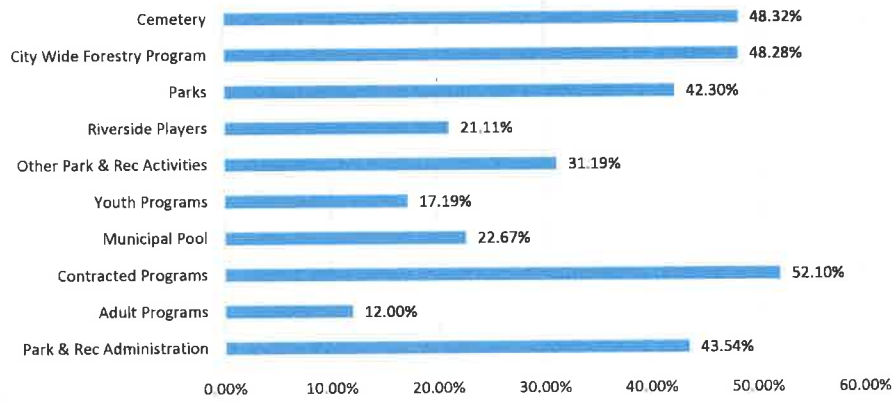
EXPENSES

	Budget 2025	YTD 2025	% of Budget	YTD 2024	2024 Full Year
Park & Rec Administration	871,640	379,493	43.54%	379,553	807,528
Adult Programs	3,700	444	12.00%	1,977	4,427
Contracted Programs	56,520	29,445	52.10%	30,559	57,335
Municipal Pool	348,680	79,030	22.67%	109,559	345,593
Youth Programs	216,480	37,214	17.19%	59,102	208,272
Other Park & Rec Activities	15,270	4,762	31.19%	3,973	22,701
Riverside Players	34,780	7,341	21.11%	1,986	10,467
Parks	1,110,580	469,777	42.30%	409,845	986,901
City Wide Forestry Program	345,050	166,595	48.28%	187,342	326,255
Cemetery	328,490	158,728	48.32%	143,501	323,613
	<u>3,331,190</u>	<u>1,332,829</u>	<u>40.01%</u>	<u>1,327,397</u>	<u>3,093,092</u>

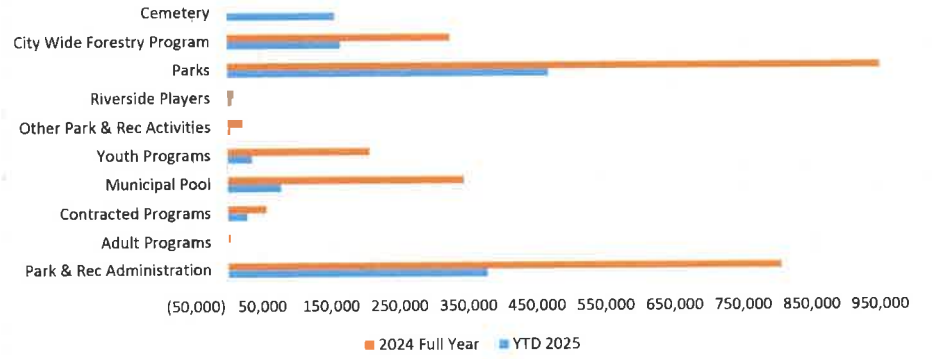
REVENUE

	Budget 2025	YTD 2025	% of Budget	YTD 2024	2024 Full Year
Community Fest	19,500	19,570	100.36%	19,310	20,380
General Receipts	(13,750)	(4,291)	31.21%	(4,055)	(15,976)
Adult Programs	9,800	5,775	58.93%	8,209	8,792
Contracted Programs	70,500	54,317	77.05%	61,413	77,409
Municipal Pool	247,550	134,762	54.44%	141,651	234,886
Youth Programs	241,190	231,768	96.09%	225,337	235,562
Other Park & Rec	2,100	930	44.29%	1,355	2,236
Riverside Players	41,000	14,269	34.80%	8,374	15,214
Parks	123,930	96,598	77.95%	95,780	116,441
Cemetery	171,170	104,090	60.81%	89,813	205,924
	<u>912,990</u>	<u>657,788</u>	<u>72.05%</u>	<u>647,187</u>	<u>900,868</u>

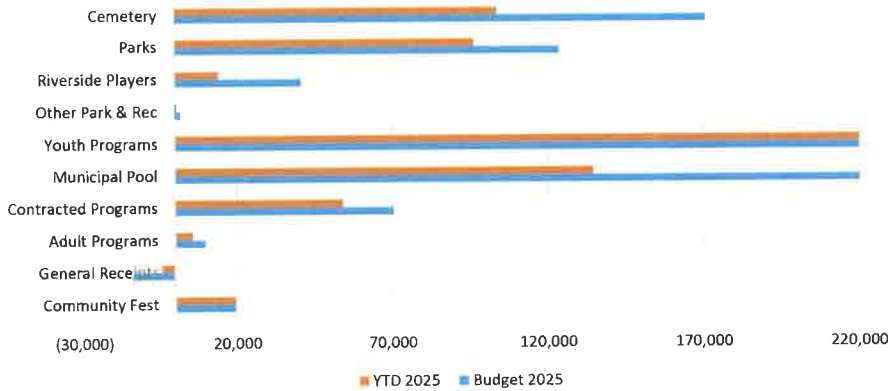
Expenses YTD vs Budget



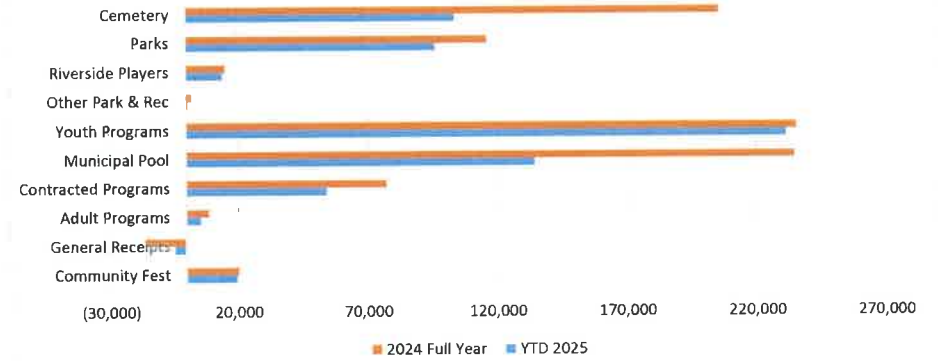
2025 YTD VS 2024 Full Year Expenses



Revenue YTD vs Budget



2025 YTD VS 2024 Full Year Revenue





Parks & Recreation MISSION ACTION REPORT

July 17, 2025

Provide recreational experiences.

- **Kayak rental pods** at Doty and Herb & Dolly Smith Parks were reopened in late May. There is also a new rental pod at Arrowhead Park. There were 14 total rentals in May, all at Doty Park. In June, all 35 rentals were at Doty Park.
- **Movie in the Park** will take place on **August 5th** at **Memorial Park**. We will be showing *Inside Out 2*. We are partnering with the Neenah Police Department, who will be offering activities as part of National Night Out. Families will be able to check out police and fire equipment. The movie will start at dusk. The event is **free**.

Foster human development.

- **Op Rec Jr.** celebrated the 4th of July by having a Red, White, and Blue party on July 3rd. They dressed in their favorite red, white, and blue apparel, projected a fireworks show on the wall, made 4th of July crafts, and had popsicles for a snack!



Promote health and wellness.



- The **Filthy Fun Kids Run** took place on Saturday July 12th in partnership with the Village of Fox Crossing Parks & Recreation Department. This year, the event was open to anyone ages 4+, with the addition of an 18+ category, and a family category. Around **500 participants** were registered for the event.
- The 5th Annual **Kids Triathlon** will be held on August 2, 2025 and is open to boys and girls ages 6-14.

Protect environmental resources.

- **Doty Park Shoreline:** We received notice from the DNR that the 250' extension will be covered under the current permit. This is very great news. We are waiting for a cost estimate to complete this work, which will be brought forth via change order.
- **Arrowhead:** There is nothing new to report regarding permitting. The park drive paving is complete, and vegetative work will be completed in July.

*Creating Community Through People,
Parks & Programs*

Parks & Recreation MISSION ACTION REPORT

Strengthen community image and sense of place.

- CommunityFest was successfully held. The July 3rd Parade of Lights route change went off without a hitch or complaint. July 4th, while being extremely hot, was successful. We had a kettle corn vendor, which folks appreciated. Special thanks to all of the staff who worked to put on this event, the volunteers, and the sponsors. Each group plays a vital role in making CommunityFest successful.
- **Riverside Players** 69th Season of “Theatre In The Park” will be performing *Chicago* September 5-7 and 9-13. Tickets are on sale now.



City of Neenah Parks & Recreation Commission Meeting July 17, 2025

BUSINESS ITEM #1: Fish Cleaning Station

During the June Commission meeting, a request was made to consider a fish cleaning station at Rec Park.

Most fish cleaning stations near Neenah are located on Lake Michigan. While reaching out to several municipalities regarding the stations, the recommendations were: if you are going to install one, go with heavy duty grinder pumps, plumbing, and electrical, or you will be replacing infrastructure shortly after installation. Typically, grinder pumps need to be replaced every 3-5 years. Individuals who use the stations tend to be from out of town and rent a charter for the day.

Currently, there is no infrastructure in place at Rec Park to support a fish cleaning station. A typical station costs \$15,000-\$20,000. Attached you will find 2 companies' products.

Staff does not recommend installation of a fish cleaning station.

Suggested Action: Discussion

BUSINESS ITEM #2: Accept/Recommend ECS Soil Boring Proposal – Kimberly Point Shoreline

As part of the design/engineering planning for the shoreline restoration of Kimberly Point Park, we need to conduct soil boring along the shoreline and just offshore. ECS has provided a proposal (attached) to complete this work in the amount of \$28,040.

The reason for this request coming before the Commission now is the need to complete the soil borings this fall so that design, engineering, and permitting can be completed in 2026 with construction scheduled for fall of 2027. As we have learned, the design, engineering, and permitting process takes approximately 12-14 months to complete. Unfortunately, the permitting application seems to have become a long and drawn-out process.

Finance Director Rasmussen recommends payment for expenses out of Capital Reserves.

Suggested Action: A motion to accept/recommend the proposal from ECS to complete soil borings at Kimberly Point Park.

BUSINESS ITEM #3: Kimberly Point Lighthouse Concept Plans

Attached is a copy of the concept plans and construction cost estimate for the Kimberly Point Lighthouse renovation. The lighthouse is scheduled for renovation in 2026. The department is working with the mayor's office on how to best kick off fundraising efforts. Currently, two grant opportunities have been applied for. Announcements are expected in early fall.

Suggested Action: Discussion and Review



City of Neenah Parks & Recreation Commission Meeting July 17, 2025

BUSINESS ITEM #4: The Green Play Equipment Award

The department has developed and sent out Request for Proposals for the purchase and installation of play equipment and surfacing at The Green. Nine proposals were received from five play equipment vendors. Staff has reviewed and narrowed down the proposals to the top three. Operation Recreation kids will have an opportunity to rank these top three choices. Attached is a comparison summary chart.

Staff will provide results and a recommendation prior to the meeting.

If Commissioners would like to review the displayed boards, please stop by the Parks & Rec Office prior to the meeting.

Suggested Action: A motion to accept the proposal from _____ to provide and install play equipment and rubber surfacing at The Green in the amount of _____.

BUSINESS ITEM #5: 2025 CIP Review

BUSINESS ITEM #6: Announcements & Future Agenda Items

2025 Operating/Maintenance Budget



Fish Cleaning Station

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Give Your Guests First-Class Treatment With a JWC Fish Cleaning Station

The Monster Industrial® stainless steel fish cleaning station is the most efficient, clean and convenient fish cleaning table available. It turns fish waste into a slurry that is easily flushed away. The self-contained fish cleaning station uses a powerful 3-HYDRO dual-shafted grinder to shred solids, such as large fish parts, cans, plates, utensils and fishing lures to prevent clogging and protect downstream equipment. With integrated sink, wash water and waste disposal, this fish cleaning table controls odors and provides guests a pleasant and first-class experience they will appreciate.

This fully contained stainless steel fish cleaning station is designed for unsupervised operation by visitors in publicly accessible areas. It can accommodate multiple users at piers, lakes and marinas with integrated wash water wands and cutting boards. Give your guests first-class treatment with this top-of-the-line fish cleaning table system.

[Ask an Expert](#)

Benefits

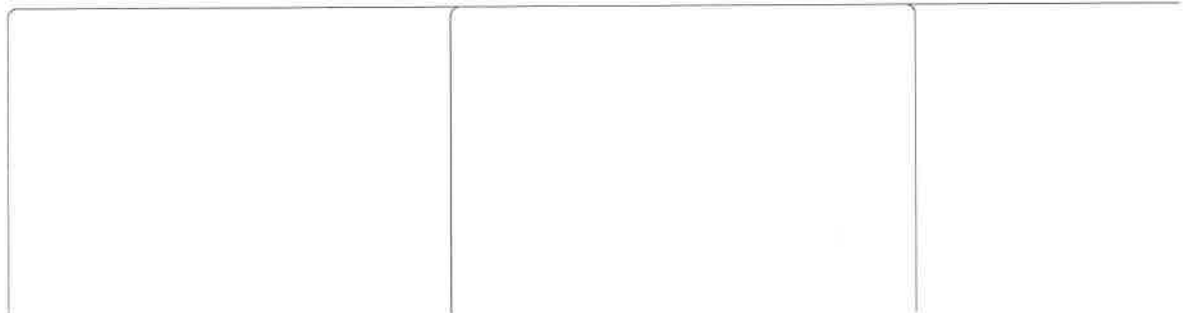
- Healthier, safer, cleaner and more convenient
- Cost-effective and provides a pleasant waterfront experience for residents and visitors
- Reduces solids and prevents downstream clogging from rivers
- Keeps areas clean and prevents attracting animals by washing away fish waste
- Easy fish stall – complete system comes pre-plumbed and plumbed

Features

- Meets the highest standards of the National Sanitation Foundation
- 304 stainless steel and self-cleaning polypropylene (HMP) cutting boards
- Full-on electric spray wands with non-adjustable nozzles
- Adjustable control panel with start, stop and park system
- Designed for unsupervised use in publicly accessible marinas

Specifications

- ✓ Dimensions (LxWxH) 3 x 2.6 x 6.4 feet (2235 x 787 x 1943 mm)
- ✓ Fish cleaning table counter height 4 feet (1026 mm)
- ✓ Includes the 3-HYDRO shredder with dual-shaft grinding technology
- ✓ PLC controller protects equipment from jamming and damage





Product Information

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- [Features & Benefits](#)
- [Specifications](#)
- [Gallery](#)

Data Sheets

- [Monster Industrial HYDRO Series](#)

[VIEW ALL DATA SHEETS](#)

Case Studies

- [Fish Cleaning Station - Lake Cachuma, CA](#)
- [Fish Cleaning Station - Sheboygan Marina, WI](#)

[VIEW ALL CASE STUDIES](#)



(<https://fishcleaningstation.com/>)

Is there a difference in Fish Cleaning Stations?

Yes, definitely. Stations employing restaurant-capacity garbage disposals were once the industry standard. They are noisy, messy, take a long time to grind fish, use lots of water, and have high maintenance costs, but they are somewhat cheaper to buy. Many will not process certain fish (catfish and salmon, among others). They are so noisy that fishermen will fill their disposals before starting them, which overloads their motors and causes them to frequently fail.

About 10 years ago, QM&M decided to build fish cleaning stations employing JWC dual-shafted industrial grinders, which have since become the new industry standard (see our installations map (<https://fishcleaningstation.com/installations/>)). These Barracuda stations are not only quieter, nearly maintenance-free, and safer (because of their innovative inlet design), but also process fish wastes faster. Unlike disposals, grinders don't need water to process fish wastes—it's only needed to rinse the cutting boards and flush the drain—so our stations can be adjusted to use as little as 2 gallons per minute. Disposal-type stations use 8 to 10 GPM, for a much longer



**Contact
QM&M for
More Information:
Main Office: 501-499-6258**

length of time per fish (see our Fish Cleaning Station Selection / Comparison Guide (<https://fishcleaningstation.com/wp-content/uploads/2021/02/Fish-Cleaning-Station-Selection-Guide.pdf>)).



Toll Free: 844-766-3474

or

[Email Us By Clicking Here](mailto:fcssales@fishcleaningstation.com)
(<mailto:fcssales@fishcleaningstation.com>)

Our Barracuda stations feature our exclusive fish cleaning station control system, which allows you to independently specify how long the grinder and drain-flushing water will run, guards against motor overload, and provides daily, weekly, and cumulative usage statistics. Because it includes a motor controller that will accept either single or 3-phase 240VAC power, our customers never need to purchase an add-on, high-cost, high-maintenance rotary phase converters.



BARRACUDA Series



Exclusive Dual-Chute safety inlet

Optional 8.5" inlet to accommodate larger fish

Use quiet, low-maintenance JWC grinders



(<https://fishcleaningstation.com/>)

Exclusive programmable control system

Connects to either 220V, single or three phase
(no add-on converter required)

Controls water times and flows and usage

Controls grind times

Option to equip for all year usage

High-torque, dual-shaft, 2 or 5 HP grinder

Built-in ADA table

©2024 - An Electric Pump Company

501-499-6258 or 844-766-3474



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**ECS MIDWEST, LLC**

Geotechnical • Construction Materials • Environmental • Facilities

June 25, 2025

Ms. Suzanne Fromson
Edgewater Resources
518 Broad Street, Suite 200
St. Joseph, MI 49085
Email: sfromson@edgewaterresources.com

ECS Proposal No. 59:7151-GP

Reference: Proposal for Subsurface Exploration and Geotechnical Engineering
Kimberly Point Shoreline Improvements
Kimberly Point
Neenah, Wisconsin

Ms. Fromson:

As requested by you on May 14, 2025, ECS Midwest, LLC (ECS) is pleased to present the following lump sum proposal for providing geotechnical subsurface exploration and geotechnical engineering services for the above referenced project. This proposal outlines our understanding of the project, the proposed scope of services, activity schedule, fees, and authorization requirement.

In preparing this proposal, we had the opportunity to review the Request for Proposal, review available geologic and geotechnical information for the general site vicinity, review aerial photography, and discuss the overall project with you.

PROJECT DESCRIPTION

The project site is located at Kimberly Point Park in Neenah, Wisconsin. We understand the proposed construction will consist of the design and construction of riprap revetment armoring for the majority of shoreline in this park, and promenade improvements to the existing structure at the historic lighthouse. A headwall with foundation, may be needed for the riprap armoring. The fishing pier/promenade near the historic lighthouse may need either a sheetpile/concrete seawall, or an overhanging boardwalk with riprap below depending on the site conditions at the base of the existing wall.

A subsurface exploration consisting of a series of test borings will be performed at the site to evaluate the subsurface conditions within limits of the proposed construction site. The scope of services proposed for this geotechnical subsurface exploration and geotechnical engineering analysis is given in the following section.

1060 BREEZEWOOD LANE, SUITE 102, NEENAH, WI 54956 • T: 920-886-1406 • F: 920-886-1409

ECS Florida, LLC • ECS Mid-Atlantic, LLC • ECS Midwest, LLC • ECS Pacific, Inc. • ECS Southeast, LLC • ECS Southwest, LLP
ECS New York Engineering, PLLC - An Associate of ECS Group of Companies • www.ecslimited.com

"ONE FIRM. ONE MISSION."

SCOPE OF SERVICES

Our integrated services will include drilling of test borings by drill crews under our supervision, laboratory testing of representative soil samples for pertinent engineering properties, and various engineering analyses and preparation of a geotechnical engineering report. The borings will be extended to the proposed depths below the existing ground surface, unless auger refusal causes them to be terminated at a shallower depth. Upon completion of drilling operations, the samples will be returned to our laboratory for further identification and testing. Our proposed scope of services are as follows:

Field Exploration

- The proposed boring locations will be marked in the field by ECS utilizing standard measuring techniques and/or GPS. In addition, Digger's Hotline will be contacted to mark utilities in the vicinity of the boring locations.
- Mobilize a truck mounted drilling rig and a barge-mounted drilling rig to the site.
- Based on our understanding of the proposed construction, we recommend eleven (11) standard penetration test borings be performed for this exploration. Further, we recommend nine (9) of the borings be extended to a depth of 10 feet below the existing grade for the land-side promenade, and two (2) of the borings extended to a depth of 20 feet below the existing grade for the water-side fishing pier and riprap armoring. We will also perform one (1) rock core, extended to 5 feet, in one (1) of the in-water borings.
- The borings will be extended to the proposed depths below the existing ground surface, unless auger refusal causes them to be terminated at a shallower depth.
- Measure depth of groundwater within each borehole at the time of drilling and prior to backfilling.
- Upon completion of subsurface exploration drilling, each of the boreholes will be backfilled in accordance with Wisconsin Administrative Code NR141. In pavement areas, we will patch the asphalt surface with a cold mix asphalt patch of an equivalent or greater thickness of asphalt. Borings advanced in concrete pavement areas will be patched with a non-shrink cement grout. Typically, we will not provide site restoration beyond what is outlined above unless specifically contracted.
- Upon completion of drilling operations, the collected representative samples will be returned to our laboratory for further identification and testing.
- This proposal does not include the use of special OSHA or hazardous drilling techniques or drill crew protection. The client must inform ECS of known environmental site conditions which could affect the health and safety of the drill crew.
- Complete rights-of-entry and access to the site are expected to be provided for us as a function of this proposal.



Laboratory Testing

- The subsurface exploration program will include limited laboratory testing, as we deem necessary to evaluate the classification, strength, and other characteristics of the encountered subsurface materials.

Report

Upon completion of testing and geotechnical engineering analysis, we will prepare a written geotechnical engineering report that presents our findings and recommendations. The geotechnical engineering report will include the following items:

- Observations from our site reconnaissance including current site conditions, surface drainage features, and surface topographic conditions.
- A review of the published geologic conditions and their relevance to your planned construction.
- A subsurface characterization and a description of the field exploration and laboratory tests performed. Ground water concerns relative to the planned construction, if present, will be summarized.
- Records of the field exploration (test boring logs and rock core photographic log) prepared in accordance with the local standard practice for geotechnical engineering. A boring location plan will be included, and the results of the laboratory tests will be plotted on the boring logs or included on a separate test report sheet.
- Recommended allowable soil bearing pressure(s) for conventional shallow foundations (spread footings) and estimates of predicted foundation settlement. If the subsurface conditions preclude the economical use of a conventional shallow foundation system, we can provide additional recommendations for appropriate intermediate foundations, ground improvement options or deep foundations. An estimate to provide these additional recommendations, if needed, can be provided for your approval prior to proceeding.
- Recommendations for slab-on-grade construction, including subgrade modulus, subgrade improvements and under-slab subdrainage, if necessary, as well as exterior unheated area slabs and frost depth.
- Recommendations for site retaining walls, including lateral earth pressures, sliding resistance coefficients, drainage recommendations, wall backfill recommendations, and allowable bearing pressure(s).
- Design parameters and construction recommendations for sheetpile retaining walls.
- Recommendations for riprap armoring.

- Design and construction recommendations for exterior pavements.
- Evaluation of the on-site soil characteristics encountered in the soil borings. More specifically, we will discuss the possible reuse of the on-site materials as engineered fill. We will also include compaction recommendations and general engineered fill material guidelines.
- Recommendations for additional testing and/or consultation that might be required to complete the geotechnical assessment and related geotechnical engineering for this project.

ECS ADVANTAGES

In addition to the standard services many local geotechnical engineering firms provide, ECS has distinguished itself on multiple disciplines to allow us to “Set the Standard of Service” for you, our clients.

Most notably:

- **Resources.** ECS has extensive experience in Wisconsin, which allows us to meet your schedule and project timeline requirements with efficient and well-informed recommendations. Our track record demonstrates our ability to execute quality services for your fast-paced projects.
- **Experience.** ECS has established an extensive subsurface database for all local geologies, allowing us to economically price subsurface explorations and offer the most appropriate techniques initially, not after the first phase of testing is complete.
- **Technology.** ECS utilizes Global Positioning System (GPS) services to more accurately locate borings in the field. This technology allows us to control the responsiveness of our subsurface exploration and ultimately our report deadlines, versus relying on other firms to locate borings.
- **Expertise.** ECS has in-house geotechnical and geophysical testing. These services include vibration monitoring, pile driving analyzer (PDA) testing, pressuremeter testing, site classification for seismic design, seismic refraction (rock surface studies), ground penetrating radar (GPR), and electrical resistivity imaging (ERI) services.

FEE

ECS will provide the requested Scope of Services for the **lump sum fee of \$28,040**. The above anticipates the site is accessible to a truck mounted drill rig and barge mounted drill rig. This proposal also anticipates the soil borings can be performed during normal work hours (Monday - Friday, 7am to 5pm).

If additional services are requested or required based on differing site conditions, we will contact your office (or assigned representative) for verbal and written authorization for additional services.



SCHEDULE

In preparing this proposal, we anticipated the client will assist in the coordination of our access to the site with the current site owners/occupants. We anticipate being able to mobilize to the site within approximately 5 to 6 weeks after authorization to proceed and notification that the appropriate on-site personnel have been informed and delineation of utility lines.

We anticipate that the drilling operations will require approximately 4 days, and that the laboratory testing and geotechnical engineering report time, after drilling is completed, will require approximately 10 days. Therefore, for time budget purposes, the base scope of services should take approximately 8 to 9 weeks from initial authorization through final report submission. Verbal comments on findings can typically be provided within 3 to 5 days of drilling completion, if requested. The above schedule values are estimates and are dependent on weather conditions and equipment/crew availability.

CLOSING

If other items are required because of unexpected field conditions or because of a request for additional services, they would be invoiced in accordance with our current Fee Schedule. Before modifying or expanding the extent of our exploration program, you would be informed of our intentions for both your review and authorization.

Our "Terms and Conditions of Service," which are included as an attachment to this letter, is an integral part of our proposal.

Our insurance carrier requires that we receive written authorization prior to initiation of our services, and a signed contract prior to the release of any work product. This letter is the agreement for our services. Your acceptance of this proposal may be indicated by signing and returning the enclosed copy to us. We are pleased to have this opportunity to offer our services and look forward to working with you on the project.

Respectfully submitted,

ECS Midwest, LLC



Bridget Zabel
Geotechnical Staff Project Manager
bzabel@ecslimited.com



Mark E. King, P.E.
Group Manager
mking@ecslimited.com

Enclosures: Proposal Acceptance Sheet
 Terms and Conditions of Service



PROPOSAL ACCEPTANCE FORM

Proposal No.: 59:7151-GP
Scope of Services: Subsurface Exploration and Geotechnical Engineering Services
Location: **Kimberly Point Shoreline Improvements**
Kimberly Point, Neenah, Wisconsin

Client Signature: _____ Date: _____
Print Name: _____ Title: _____

Geotechnical Subsurface Exploration and Report (\$28,040): Yes No

Please complete this page and return one copy of this proposal to ECS to indicate acceptance of this proposal and to initiate services on the above-referenced project. The Client's signature above also indicates that he/she has read or has had the opportunity to read the accompanying Terms and Conditions of Service and agrees to be bound by such Terms and Conditions of Service.

BILLING INFORMATION
(Please Print or Type)

Name of Client: _____
Name of Contact Person: _____
Telephone No. of Contact Person: _____

Company Name: _____
Person/Title: _____
Department: _____
Billing Address: _____

Telephone Number: _____
Fax Number: _____
Client Project/Account Number: _____
Special Conditions for Invoice: _____
Submittal and Approval: _____

ECS offers an array of services to assist you with *many* phases of your project, including but not limited to:

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> • Phase I, II and III ESAs • Archaeological Assessments • Wetlands Delineations • Asbestos/Lead Paint Services • Indoor Air Quality Mold Services | <ul style="list-style-type: none"> • Third Party Mechanical, Electrical, Plumbing Inspections Services • Geotechnical Engineering Services • Construction Materials Testing • Septic/Drainfield Design Services | <ul style="list-style-type: none"> • Building Envelope, Roofing, and Waterproofing Inspection and Consultation • Pre- and Post-Construction Condition Assessments • Specialty Materials and Forensics Testing • LEED® Consulting Services |
|---|---|---|

Please indicate any of the services you are interested in and a member of the ECS team will contact you to discuss how we can be of service to your project.







City of Neenah Kimberly Point Lighthouse – Estimated Cost

August 29, 2024

Design Requirements	Total Estimate
Construction	
General Conditions/General Requirements	\$41,500
Existing Conditions	\$37,411
Concrete	\$28,280
Masonry	\$59,002
Wood, Plastic and Composites	\$17,079
Thermal and Moisture Protection	\$54,520
Openings	\$18,437
Finishes	\$52,322
Specialties	\$1,536
Plumbing	\$25,500
Electrical	\$16,000
Earthwork	\$11,894
Exterior Improvements	\$11,736
Building Permit	\$1,353
Construction Fee	\$20,795
Contingency 10%	\$37,508
2026 Escalator Construction Fee 10% (5% per year)	\$47,987
Soft Costs	
Architectural/Engineering	\$38,500
Construction Administration	\$12,500

Total: Design Requirements	Construction	\$482,860
	Soft Costs	\$51,000
	Design Requirements Approximate Cost	\$533,860

Construction assumed for 2026. A five percent per year escalator has been added to the project to account for inflation.

**The Green Play Equipment Summary
July 2025**

Representative	Manufacturer	Proposal Number	Square Feet	Perimeter	Indicated Play Events	Base Fee	Surfacing Fee	discount	Total	Ranking Points	Notes
Northland Recreation	Little Tikes Commercial	Option #1	3048.25	226	24	\$116,850	\$ 73,150		190,000	8	Gaga pit included but not shown
Play Element Design	Playcore	Option #1	3100	224	26	\$ 118,456	\$ 84,373	\$ 12,829	\$ 190,000	10	
		Option #2	3348	232	21	\$ 116,770	\$ 84,373	\$ 12,143	\$ 189,000	9	
Borland Recreation	Miracle	Option #1	3127	226	24	\$ 103,091	\$ 72,040		\$ 175,131		
		Option #2	3038	226	27	\$ 106,034	\$ 72,040		\$ 178,074	3	
MWP	Gametime	Option #1	2975	200	24	\$ 87,950	\$ 102,050		\$ 190,000	4	Gaga pit included but not shown
		Option #2	2930	195	19	\$ 92,000	\$ 97,100.00		\$ 189,100	2	Gaga pit included but not shown
Lee Recreation	Burke	Option #1	3040	210	20	\$ 107,585	\$ 79,430		\$ 187,015	29	
		Design #2	3200	220	16	\$ 104,776	\$ 82,500		\$ 187,276	25	Voted Best By the Kids

THE GREEN - NEENAH (OPTION 1)

LR LEE RECREATION
 www.LeeRecreation.com • 800-775-8937

LEE RECREATION, LLC
 MADE IN
WISCONSIN
 PRE-DESIGN SERVICES: 800-775-8937



Burke
 PLAY THAT MOVES YOU.

COLOR KEY

●	BIRCHWOOD
●	OLIVE
●	AQUA
●	ORANGE
●	GRAY

PROPOSAL #142-204162-1

THE GREEN - NEENAH (OPTION 2)

LR LEE RECREATION
 www.LeeRecreation.com • 800-775-8937



LEE RECREATION, LLC
 MADE IN WISCONSIN
 FREE DESIGN SERVICES: 800-775-8937

COLOR KEY

●	BLUE
●	OCEAN
●	NAVY
●	ORANGE

Burke
 PLAY THAT MOVES YOU.

PROPOSAL #142-204163-1



			2025												
Budget			Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	
Facilities															
Southview Courts	\$ 400,000	Trevor													In progress
Kimberly Point Lighthouse	\$ 20,000	Mike													Work in progress
ADA Building Improvement	\$ 20,000	Trevor													focus on Doty
Shattuck Flag Memorial	\$ 175,000	Mike													Completed
Misc. Asphalt Work	\$ 35,000	Trevor													
Cook Park Play Equip	\$ 175,000	Trevor													Equip Installed/ Finish Landscaping
Green Park	\$ 200,000														Proposals Received
Doty Park	\$ 20,000														Awaiting Concept Plan; working DICP
Equipment															
Replace Mower	\$ 155,000	Trevor													Completed
Replace Cemetery Tractor	\$ 150,000	Trevor													Completed
Arrowhead															
West - prairie/path;	\$ 272,000														
Earthwork, utilities															Graef has been hired
Bridge - railroad															Graef has been hired
Crossing - at grade															Graef
Little Lake Butte des Morts Water Quality															
Phase 1 Based upon successful W1-DNR Grant App (multi-funding)	\$ 103,000	Mike													Final Report June; Grant Writing July/August
Doty Phase 1 Seawall	\$ 3.1	Mike													DNR grant award \$1m; NRDA grant award \$102k;
Carpenter Preserve (donation announcement pending)	\$ 100,000	Staff / Volunteer Work Plan													April 23 Public Update, May 3rd Volunteer Tree Planting; Working on trailer

