



City of Neenah
COMMON COUNCIL AMENDED AGENDA
Wednesday, September 17, 2025 at 6:00 PM
Neenah City Hall – 211 Walnut Street
Council Chambers

- I. Roll Call and Pledge of Allegiance
- II. Presentation
 - A. Life Saving Award to Nate Baurain for responding to an injured bicyclist. (Assistant Police Chief Bernice)
- III. Introduction and Confirmation of Mayor’s Appointment(s)
 - A. None.
- IV. Approval of Council Proceedings
 - A. [Approval of the Council Minutes and Proceedings of September 3, 2025 regular session.](#)
 - B. **(UC)**
- V. Public Forum
 - A. Speakers should give their name and residential address (not mailing address) and are allowed five minutes to speak on any topic.
- VI. Mayor/Council consideration of public forum issues
- VII. Consent Agenda **(Unanimous Consent)**
 1. Temporary Extension “Class B” Combination License to Lion’s Tail Brewing Co., 116 S Commercial Street, Neenah, for Oktoberfest 2025, to be held on September 19, 2025, from 3:00 PM to 10:30 PM, September 20, 2025, from 12:00 PM to 10:30 PM, and September 21, 2025, from 9:00 AM to 3:00 PM. **(PSSC)**
 2. Temporary Extension “Class B” Combination License to Cedar Bar & Grill, 1330 S Commercial Street, Neenah, for Cedar Cornhole Event, to be held on October 4, 2025, from 12:00 PM to 6:00 PM, with a back-up date of October 5, 2025, in case of inclement weather. **(PSSC)**
- VIII. Reports of standing committees
 - A. [Regular Public Services and Safety Committee meeting of September 9, 2025:](#) (Chairman Lendrum/Vice Chairman Weber) (Minutes can be found on the City website)
 1. Committee recommends Council approve the purchase of a 2026 Chevrolet Silverado 1500 4WD Ext. Cab work truck from Holiday Automotive for \$44,092.00, and approve the purchase of a toolbox, rear-window guard, 2-way radio, and additional safety items/lighting in an amount not exceed \$3,000.00. Funding to come from Capital Equipment fund. **(RollCall-Pro)**
 2. Committee recommends Council approve the purchase of a 2026 Chevrolet Silverado 3500 4WD Regular Cab Dump Truck from Napleton Autowerks for \$71,347.00, and approve the purchase of a 2-way radio and additional safety

- items/lighting not to exceed \$2,000.00. Funding to come from Capital Equipment fund. **(RollCall-Pro)**
3. Committee recommends Council approve the Convenient Store Class “A” Fermented Malt Beverage License to Mahabai, LLC, d/b/a Commercial Petro, 521 S Commercial Street, Neenah, Agent Manisha Balami. **(RollCall-Pro)**
 4. Committee recommends Council approve the Convenient Store Class “A” Fermented Malt Beverage License to KN LLC, d/b/a Fox Point Petro, 904 S Green Bay Road, Neenah, Agent Nawaraj Subedi. **(RollCall-Pro)**
 5. Committee recommends Council approve the Class “C” Wine only & Class “B” Fermented Malt Beverage License to Union Star Corporation, d/b/a The Cheese Table, 125 W Wisconsin Avenue, Neenah, Agent Jon Metzgi. **(RollCall-Pro)**
- B. [Special Finance and Personnel Committee meeting of September 17, 2025:](#) (Chairman Steiner/Vice Chairman Erickson)
1. Consideration of Committee recommendation on Authorization for Jurisdictional Offer for 105 W. Winneconne Avenue, for the Commercial Street Right Turn Lane at Winneconne Avenue. **(RollCall-Pro)**
- C. [Regular Finance and Personnel Committee meeting of September 8, 2025:](#) (Chairman Steiner/Vice Chairman Erickson) (Minutes can be found on the City website)
1. Committee recommends Council approve the acquisition of 1225 S Commercial Street at the accepted offer price of \$100,000, utilizing CDBG funds as authorized by the Common Council. **(RollCall-Pro)**
 2. Committee recommends Council approve the acquisition of 135 Millview Drive at the accepted offer price of \$2,200,000, utilizing CIP funds as authorized by the Common Council. **(RollCall-Pro)**
- IX. Reports of special committees and liaisons and various special projects committees
- A. [Regular Plan Commission meeting of September 9, 2025:](#) (Alderman Steiner) (Minutes can be found on the City website)
1. Meeting cancelled, no report.
- B. [Board of Public Works meeting of September 9, 2025:](#) (Vice Chairman Lendrum) (Minutes can be found on the City website)
1. Board recommends Council approve Final Pay Request Contract 6-24, Jewelers Park Drive and Carriage Loop Trail at Arrowhead Park, MCC, Inc. in the amount of \$0.00. **(RollCall-Pro)**
 2. Board recommends Council approve Final Pay Request, Contract 11-25, Intersection Improvement at Church Street and Wisconsin Avenue, to Vinton Construction Company, in the amount of \$73,375.42. **(RollCall-Pro)**
- C. [Board of Public Works meeting of September 15, 2025:](#) (Vice Chairman Lendrum) (Minutes can be found on the city website)
1. ***Consideration of Board recommendation to award Station #31 Remodel Project to Milbach Construction Services Co. in the amount of \$5,899,928.37, plus carry an additional 10% allowance for contingencies. (RollCall-Pro)***
- D. [Report of the September 16, 2025 Business Improvement District Board Meeting](#) (BID Board) – Alderman Ellis
- E. [Report of the September 17, 2025 Library Board Meeting](#)– Alderman Erickson

- F. [Report of the September 10, 2025 Neenah Arts Council Meeting](#) – Alderman Erickson
- G. [Report of the September 10, 2025 Landmarks Commission Meeting](#) – Alderman Weber
 - 1. Meeting cancelled, no report.

- X. Presentation of petitions
 - A. Any other petition received by the City Clerk’s Office after distribution of the agenda.

- XI. Council Directives

- XII. Unfinished Business

- XIII. New Business
 - A. Make recommendation to the Committee on Rules regarding informational only Reports of Special Committees and Liaisons and Various Special Projects Committees. (Alderman Ellis) **(RollCall-Pro)**
 - B. Any announcements/questions that may legally come before the Council.

- XIV. 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 e-mail clerk@neenahwi.gov at least 48 hours prior to the scheduled meeting or event to request an accommodation.



TABULATION OF BIDS

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Fire Station 31 Renovation Neenah, Wisconsin SEH No.: NENNA 181239 Bid Date: 2:00 p.m., Tuesday, Aug. 26, 2025				Milbach Construction Services, Co. Base Bid \$5,899,928.37 Alt. 1 \$1,310,006.96 Total Base + Alt. 1 \$7,209,935.33	Miron Construction Co., Inc. \$6,128,287.00 \$1,207,057.00 \$7,335,344.00	SMA Construction Services, LLC \$6,200,000.00 \$1,340,000.00 \$7,540,000.00	Frank O. Zeise Construction Co., Inc. \$6,807,613.00 \$1,260,888.00 \$8,068,501.00				
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
LUMP SUM BID											
1	Provide labor, materials services, equipment necessary	LS	1	5,899,928.37	5,899,928.37	6,128,287.00	6,128,287.00	6,200,000.00	6,200,000.00	6,807,613.00	6,807,613.00
ALTERNATE 1 BID											
A1	Training Tower and Cold Storage Building	LS	1	1,310,006.96	1,310,006.96	1,207,057.00	1,207,057.00	1,340,000.00	1,340,000.00	1,260,888.00	1,260,888.00



Building a Better World
for All of Us®

September 16, 2025

RE: Neenah Menasha Fire Rescue
Station 31 Renovation
SEH No. NEENA 181239

Mr. Travis Teesch
Fire Chief
Neenah Menasha Fire
125 E. Columbian Ave
Neenah, WI 54956

On Thursday, August 26, 2025, Four (4) bids were received for the above-referenced project. The bids ranged from the low bid of \$7,209,935.33 to the high bid of \$8,068,501.

The bid documents were structured to ascertain the value of the base bid (building renovations and site works costs) as well as an alternate for fire training tower, cold storage building and site works on the south end of the site.

Milbach Construction submitted the low bid for \$7,209,935.33

It is our understanding that the City is interested in accepting the alternate bids. Upon doing so, Milbach Construction remains the lowest qualified bidder.

Therefore, it is our recommendation that the City enter a contract with Milbach Construction Services for a total contract in the amount of \$7,209,935.33.

In reliance on the materials and information provided by the contractor, we have determined that 1) they met the requirements for pre-qualification as established by the City of Neenah; 2) they submitted a complete bid per the instructions to bidders, 3) they have a sufficient understanding of the project and construction materials, means and methods to perform the construction for which it bid; and 4) according to their bonding agent they presently have the financial ability to complete the project as bid.

SEH makes no representation or warranty as to the actual financial viability of the contractor or its ability to complete its work.

Sincerely,

A handwritten signature in black ink, appearing to read "Trevor M. Frank", with a small arrow pointing to the right at the end of the signature.

Trevor M. Frank, AIA
Architect in WI, AZ, FL, GA, IA, IL, IN, KY, MI, MN, NC, ND, OH, RI, SD, TN, VA

Project Manager

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Engineers | Architects | Planners | Scientists

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