

Common Council Minutes
Wednesday, September 3, 2025 at 6:00 p.m.

The Common Council of the City of Neenah, Winnebago County, Wisconsin, met in regular session at 6:00 p.m., September 3, 2025, in the Council Chambers of Neenah City Hall.

Mayor Lang is the chair.

Present: Aldermen Bruno, Erickson, Linski, Steiner, Pollnow, Lendrum, Weber, and Council President Borchardt. Aldermen Ellis was excused. Staff present Director of Finance Rasmussen, Director of Community Development & Assessment Nieforth, Public Works Director Kaiser, City Attorney Rashid, and City Clerk Nagel.

Also Present: Community Development Assistant Director Schmidt, Fire Chief Teesch, Assistant Fire Chief Krueger, Police Chief Olson, and those noted on the attached Meeting Sign-In Sheets.

Mayor Lang called the meeting to order at 6:02 p.m.

- I. The City Clerk called a voice roll call as the Mayor/Aldermen recorded their attendance in the RollCall-Pro System followed by the Pledge of Allegiance led by Alderman Steiner.
- II. Introduction and Confirmation of Mayor's Appointment(s)
 - A. None.
- III. Approval of Council Proceedings
 - A. [Approval of the Council Minutes and Proceedings of August 20, 2025 regular session.](#)
 - B. **(UC)**
Seeing no objections, the Minutes and Proceedings were ordered approved as written.
- IV. [Public Hearings](#)
 - A. Consider Ordinance No. 2025-09 rezoning land located at 122 Tyler Street, 126 Tyler Street, 134 Tyler Street, and 138 Tyler Street from the R2, Two-Family Residence District to the 12, General Industrial District.
Mayor Lang opened the public hearing at 6:03 p.m. After three calls for comments, there were no appearances. Mayor Lang closed the public hearing at 6:04 p.m.
 - B. Consider Ordinance No. 2025-10 amendment to Section 26-661(8) of the Municipal Code of the City of Neenah, related to Tourist Housing regulations.
Mayor Lang opened the public hearing at 6:04 p.m. After three calls for comments, there were no appearances. Mayor Lang closed the public hearing at 6:05 p.m.
 - C. Consider Special Use Permit request by Manisha Balami (Mobil), for the retail sale of fermented malt beverages (Class "A" Fermented Malt Beverages license) on property located at 521 S Commercial Street, Neenah, Wisconsin.
Mayor Lang opened the public hearing at 6:05 p.m. After three calls for comments, there were no appearances. Mayor Lang closed the public hearing at 6:06 p.m.

- D. Consider a Special Use Permit request by KN LLC (Mobil), for the retail sale of fermented malt beverages (Class "A" Fermented Malt Beverages license) on property located at 904 S Green Bay Road, Neenah, Wisconsin.
Mayor Lang opened the public hearing at 6:06 p.m. After three calls for comments, there were no appearances. Mayor Lang closed the public hearing at 6:07 p.m.
- V. Reports pertaining to the above Public Hearings:
- A. [Plan Commission meeting of August 26, 2025](#): (Ald. Steiner) (Minutes can be found on the City website)
1. Commission recommends Council approve Ordinance No. 2025-09 rezoning land located at 122 Tyler Street, 126 Tyler Street, 134 Tyler Street, and 138 Tyler Street from the R2, Two-Family Residence District to the 12, General Industrial District. **(RollCall-Pro)**
MSCRP Steiner/Pollnow to approve as recommended by the Plan Commission, all voting aye.
 2. Commission recommends Council approve Ordinance No. 2025-10 amendment to Section 26-661(8) of the Municipal Code of the City of Neenah, related to Tourist Housing regulations. **(RollCall-Pro)**
MSCRP Steiner/Pollnow to approve as recommended by the Plan Commission, all voting aye.
 3. Commission recommends Council approve a Special Use Permit for the issuance of a Class "A" license for property located at 521 S Commercial Street subject to the conditions of the Special Use Approval Letter. **(RollCall-Pro)**
MSCRP Steiner/Lendrum to approve as recommended by the Plan Commission, all voting aye.
- Alderman Pollnow questioned the process in which the Special Use Permits are approved; if a roll call vote was needed or if approval could be done under the Consent Agenda. The Clerk advised that because there is a public hearing, a roll call vote is required.
4. Commission recommends Council approve a Special Use Permit for the issuance of a Class "A" license for property located at 904 S Green Bay Road subject to the conditions of the Special Use Approval Letter. **(RollCall-Pro)**
MSCRP Steiner/Weber to approve as recommended by the Plan Commission, all voting aye.
- VI. Public Forum
Mayor Lang opened the public forum at 6:09 PM. After calls for comments, there were no appearances. Mayor Lang closed the public hearing at 6:09 PM.
- VII. Mayor/Council consideration of public forum issues
- A. None.

VIII. Consent Agenda

- A. Approve change of agent for Skogen's Foodliner, Inc, d/b/a Festival Foods, 647 S Green Bay Road to Paul Klinkhammer. (PSSC)
- B. Temporary Extension "Class B" Combination License to Grainworks Old + New, 200 Main Street, for the Annual Bourbon Drawing, to be held on September 6, 2025, from 10:00 AM to 4:00 PM. (PSSC)
- C. Temporary Extension "Class B" Combination License to Gord's Pub, 210 Main Street, for Gord's Street Dance, to be held on September 13, 2025, from 5:00 PM to 9:00 PM. (PSSC)

Seeing no objections, the Consent Agenda was ordered approved as presented.

IX. Reports of standing committees

- A. [Regular Public Services and Safety Committee meeting of August 26, 2025:](#) (Chairman Lendrum/Vice Chairman Weber) (Minutes can be found on the City website)

- 1. Committee recommends Council approve Wolff Concrete, at a cost not to exceed \$37,400.00 with an included 10% contingency, to pour concrete around the new police department shed, utilizing Facilities Capital funds. **(RollCall-Pro)**

MSCRP Lendrum/Pollnow to approve as recommended by the Committee, all voting aye.

- 2. Committee recommends Council approve Ordinance No. 2025-11, amending Section 21-27, of the Code of Ordinances relating to regulations for moving buildings. **(RollCall-Pro)**

MSCRP Lendrum/Weber to approve as recommended by the Committee

Alderman Pollnow wanted to amend the motion to for the City to provide the Hold Harmless Agreement vs the applicant providing it.

Mayor Lang advised that Alderman Pollnow has a conflict of interest with this ordinance as he has moved buildings with the city in the past for his privately owned business. Therefore, for his, and the city's protection, Alderman Pollnow should not make a motion or vote on this ordinance.

Amended motion by Borchardt/Steiner for the City to provide the Hold Harmless Agreement.

Discussion was had with both Deputy Director Schmidt and City Attorney Rashid agreeing that the City should be the entity providing the Hold Harmless Agreement.

Vote on the amended motion carried in a roll call vote, 8-0-1 with Pollnow abstaining.

Original motion restated: MSCRP Lendrum/Weber to approve Ordinance 2025-11 as recommended by the Committee and as amended by Council. Motion carried in roll call vote, 9-0 with no abstentions.

3. Committee recommends Council approve contracting with Pheifer Brothers Construction Company for repairs to the northeast wingwall of the Jewelers Park Drive structure over the Neenah Creek in an amount not to exceed \$70,000, utilizing TID 12 funds and if necessary, Miscellaneous Pavement Repair funds. **(RollCall-Pro)**
MSCRP Lendrum/Pollnow to approve as recommended by the Committee, all voting aye.

B. [Regular Finance and Personnel Committee meeting of August 25, 2025:](#) (Chairman Steiner/Vice Chairman Erickson) (Minutes can be found on the City website)

1. Committee recommends Council approve the Extension of Audit Engagement with Baker Tilly US, LLP to provide audit services to the City of Neenah and Neenah Water Utility for fiscal year 2025 in the amount of \$100,500. **(RollCall-Pro)**
MSCRP Steiner/Borchardt to approve as recommended by the Committee, all voting aye.
2. Committee recommends Council approve Resolution No 2025-09, Membership Commitment with Cities and Villages Mutual Insurance Company (CVMIC) for Years 2027 and 2028. **(RollCall-Pro)**
MSCRP Steiner/Linski to approve as recommended by the Committee, all voting aye.

C. [NMFR Joint Finance & Personnel Committee meeting of August 26, 2025:](#) (Council President Borchardt) (Minutes can be found on the City website)

1. Committee recommends both Common Councils authorize staff to review and verify the bids received for the training grounds remodel and improvement project and contingent upon compliance with bid specifications award the project the lowest responsible and qualified bidder. **(RollCall-Pro)**
MSCRP Borchardt/Pollnow to approve as recommended by the Committee, all voting aye.

X. Reports of special committees and liaisons and various special projects committees

A. [Regular Plan Commission meeting of August 26, 2025:](#) (Alderman Steiner) (Minutes can be found on the City website)

1. No report, items previously acted on.

B. [Board of Public Works meeting of August 26, 2025:](#) (Vice Chairman Lendrum) (Minutes can be found on the City website)

1. The Board recommends Council approve Final Pay Request, Contract 8-25, Re-Roof Fleet and Parks Shop Area at Neenah City Services Building, to JT Rams, LLC., in the amount of \$91,549.00. **(RollCall-Pro)**

MSCRP Lendrum/Weber to approve as recommended by the Board of Public Works, all voting aye.

- C. [Report from Community Development Authority meeting of August 25, 2025](#) – Director Nieforth
 - 1. Discussed the acquisition of 1225 South Commercial Street. Will be a future Council action item.
 - 2. Discussed the acquisition of 135 Millview Drive. Will be a future Council action item.
 - 3. Discussed the 110 West Cecil Street site, the old Donaldson’s Cleaners site next to Cranky Pat’s Pizzeria.
 - 4. There is developer interest in the old Harn’s Barn Furniture site on South Commercial Street, or other potential sites along South Commercial Street.
 - 5. Working on DNR approvals for the old Glatfelter site.
 - 6. Working with Gunderson Cleaners on construction preparation at Dixie Road site.
- D. Report from Sustainable Neenah Committee – Alderman Linski
 - 1. Meeting cancelled, no report.
- E. Report from Bergstrom Mahler Museum meeting of August 27, 2025– Alderman Bruno
 - 1. Alderman Bruno handed out a “Save The Date! There are always great things to do at YOUR Museum” handout. A copy of this handout is attached to the minutes.
- F. [Report from Park Commission of August 21, 2025](#) – Alderman Weber
 - 1. Reviewed the 2026 Capital Improvement Plan.
- VIII. Presentation of petitions
 - A. Any other petition received by the City Clerk’s Office after distribution of the agenda.
 - 1. None.
- XI. Council Directives
 - A. None.
- XII. Unfinished Business
 - A. Presentation of bids received for Fire Station No. 31 Remodel Project. (Fire Chief Teesch) **(Non-Action Item)**
Chief Teesch gave a presentation on the bids received for Fire Station No. 31 Remodel Project. A copy of the presentation is attached to the minutes.
- XIII. New Business/Announcements
 - 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)**

With Alderman Ellis is excused from this meeting, this item was tabled until his return.

- B. Any announcements/questions that may legally come before the Council.
 - 1. Mayor Lang announced that there will be a Committee of the Whole Meeting on September 24, 2025 from 4-8 PM for the Strategic Plan. This will give time for Council input and feedback to the Strategic Plan Consultant, Innovative Public Advisors (IPA). A meeting invite will be emailed.

IX. Adjournment

Motion by Pollnow/Borchardt to adjourn. Motion carried in a voice vote 9-0. Meeting adjourned at 6:41 PM.

Respectfully submitted,



Charlotte Nagel, City Clerk

**CITY OF NEENAH – COMMON COUNCIL MEETING
WEDNESDAY, SEPTEMBER 3, 2025
ATTENDANCE SHEET**

NAME	ADDRESS
1. Frank Cuthbert	1533 Fallow Drive
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SAVE THE DATE! There are always great things to do at YOUR MUSEUM:

- **Exhibition:** *Through a Window Darkly, The Artwork of Jen Blazina*, through October 5, 2025.
- **Exhibition:** *Summer Showcase* through September 15, 2025
- **Exhibition:** *Victorian Glass Baskets*, February 7– August 31, 2025
- **Exhibition:** *Building Skyward: Michael Mikula* through February 15, 2026
- **Member Event:** *Create and Converse*, October 9th, 6:30pm. **Free for Members.** A themed gathering for friends of Bergstrom-Mahler Museum of Glass led by a special guest host and create a related artwork to take home.
- **Member Event:** *MCGAG Legacy Trip* to Racine Art Museum, September 11th from 1pm-5pm. **Admission Free for MCGAG Legacy member level and above.** Travel self-funded. Visit Racine Art Museum and their new glass exhibition. Meet their new Executive Director.
- **Member Event:** *Pumpkinette Membership Promo*, September 3-November 15th. Buy or renew your membership and give a donation of \$20 or more and receive a one-of-a-kind handmade glass pumpkin by Christopher Belleau.
- **Member Event:** *Glass and Gather*, October 22nd at 5:30pm. **Free for Members.** The annual meeting of membership and election of the Board of Directors celebrated with a fun filled night of glass activities, curated food and libations.
- **Community Event:** Art After Dark: Renaissance Faire, September 18th, 5:30pm -8:30pm. **Admission Free.** <https://bmmglass.com/art-after-dark/>
- **FUN-Raiser Event:** *The Crystal Ball*, February 28th from 7-11pm. at the Reserve Building in downtown Neenah. Tickets \$125 pp, \$1,500 per table of 8, sponsorships available.
- **Check out our upcoming Art Activity Days:** <https://bmmglass.com/product-category/classes/art-activity-days/>
- **Check out available classes:** <https://bmmglass.com/product-category/classes/adult-classes/>

NEENAH-MENASHA FIRE RESCUE



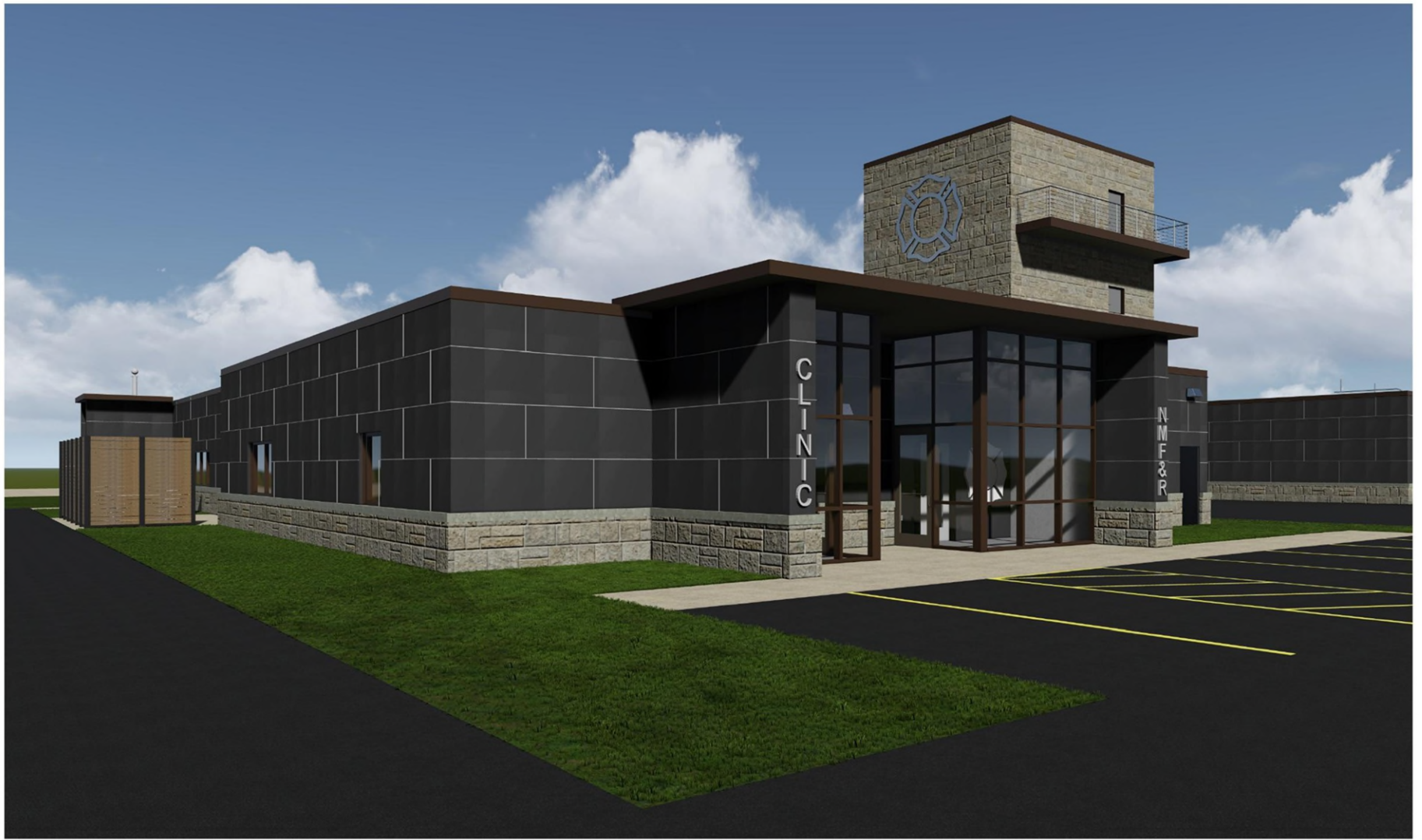
**Integrity – Dedication – Compassion
Teamwork - Tradition - Courage**

REMODEL vs NEW CONSTRUCTION





North Elevation



ENTRANCE PERSPECTIVE

CONSTRUCTION COST ESCALATION VS GENERAL INFLATION

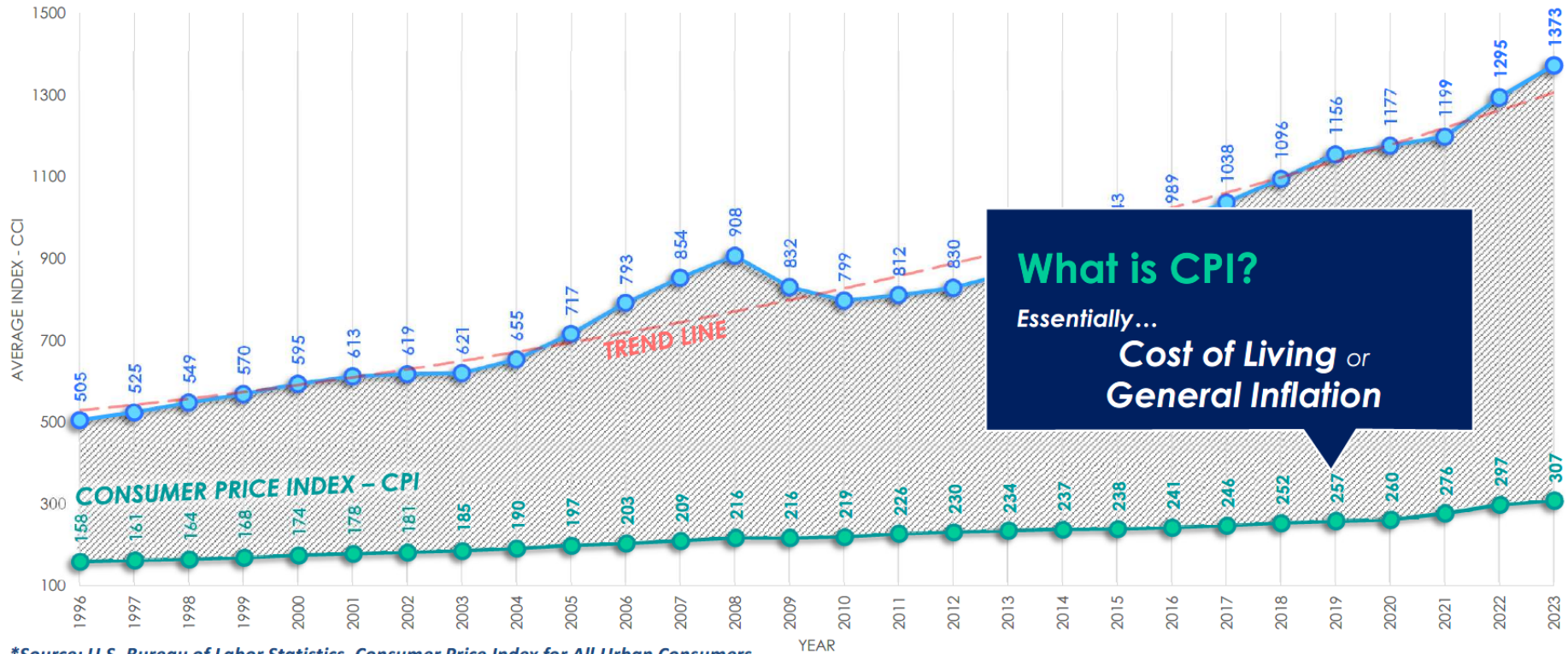
Construction escalation
is different from inflation.



CONSTRUCTION COST ESCALATION



CONSTRUCTION COST ESCALATION



*Source: U.S. Bureau of Labor Statistics. Consumer Price Index for All Urban Consumers

NEW STATION: WATERTOWN
STATUS: BID 2023
COST/S.F. \$354



NEW STATION: WEST BEND
STATUS: BID 2025
COST/S.F. \$430



NEW STATION: LITTLE CHUTE
STATUS: 90% DOCUMENT ESTIMATE
COST/S.F. \$503



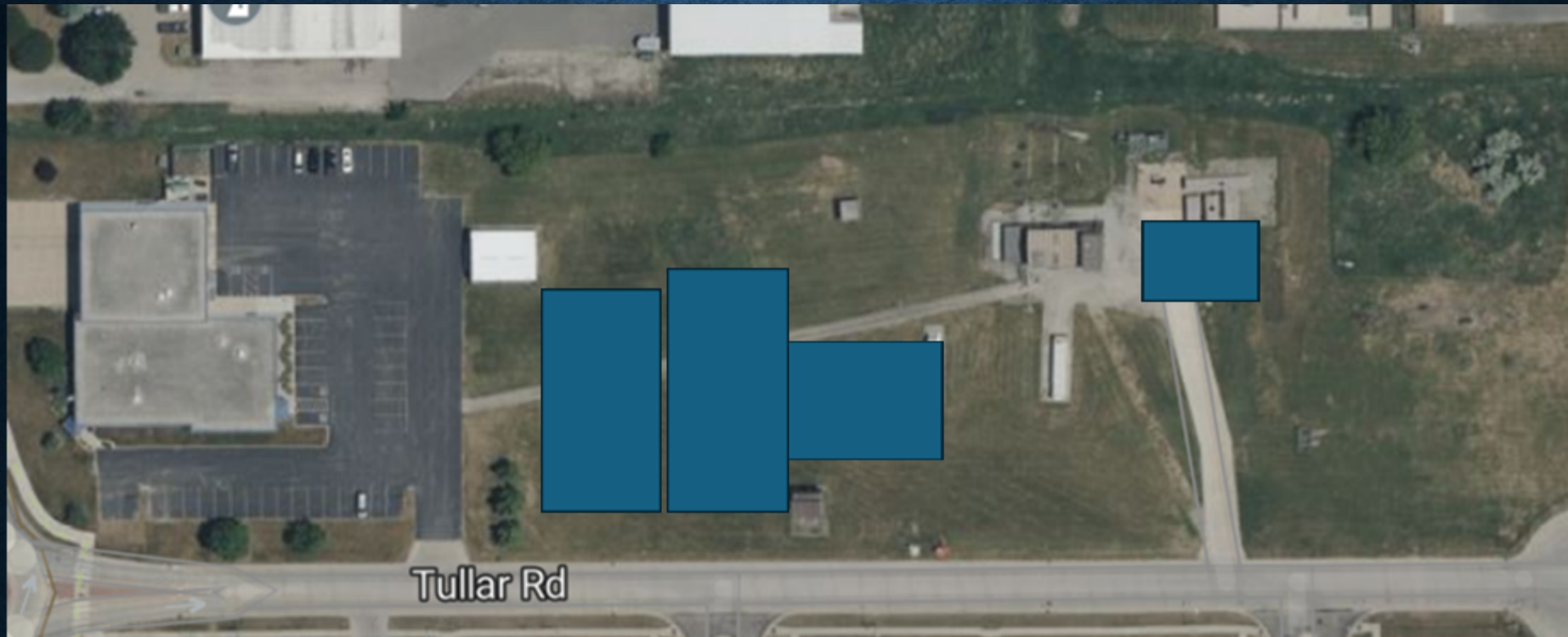
REMODELED STATION: NEENAH/MENASHA
STATUS: BIDS RECEIVED 8/26/25
SIZE: 18,599 S.F.
COST:\$5,899,928
COST/S.F. \$317



NEW STATION: NEENAH/MENASHA
SIZE: 18,599 S.F.
COST/S.F. \$503
COST:\$9,355,297



ADDITIONAL COSTS BEYOND PRICE PER/S.F.



QUESTIONS?

