



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

The Common Council of the City of Neenah, Winnebago County, Wisconsin, met in regular session at 6:00 p.m., September 17, 2025, in the Council Chambers of Neenah City Hall.

Mayor Lang is the chair.

Present: Aldermen Bruno, Erickson, Linski, Ellis, Steiner, Pollnow, Lendrum, Weber, and Council President Borchardt. 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: Fire Chief Teesch, Police Chief Olson, Assistant Police Chief Bernice, Police Captain Van Sambeek, and those noted on the attached Meeting Sign-In Sheets.

Mayor Lang called the meeting to order at 6:09 p.m.

I. Roll Call and Pledge of Allegiance

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 Ellis.

II. Presentation

A. Life Saving Award to Nate Baurain for responding to an injured bicyclist. (Assistant Police Chief Bernice)

Assistant Police Chief Bernice, Police Chief Olson, and Police Captain Van Sambeek presented Nate Baurain a Life Saving Award. Mr. Baurain came upon a vehicle vs bicyclist accident on the corner of Winneconne Avenue and Isabella Street. Mr. Baurain stopped and assisted the injured bicycle by placing a makeshift tourniquet around the severely injured arm, resulting in the saving bicyclist's right arm. Mr. Baurain was presented with a Citizen Life-Saving Award and a City of Neenah Police Department Challenge Coin.

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)

Seeing no objections, the Minutes and Proceedings were ordered approved as written.

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.
 1. Jennifer Kornowske, Business Owner of Saucy Kitchen at 105 W. Winneconne Avenue. Ms. Kornowske reiterated the statement she made to the Finance and Personnel Committee just prior to this meeting. She wanted to be clear that her landlord told her there would be street construction in the area, but she didn't know to what extent.
- VI. Mayor/Council consideration of public forum issues
- A. Alderman Pollnow asked Director Nieforth if there were any state, county, or local government program funds available to assist Mr. Kornowske with relocating the parking lot, moving the front door, and constructing a wall inside the building. Director Nieforth confirmed that she would have to work with both the landlord and Ms. Kornowske to see if they would qualify for any assistance.
 - B. Alderman Steiner asked Director Kaiser about the safety concerns at the intersection of Church Street and Winneconne Avenue. Director Kaiser answered that currently, the intersection at Winneconne and Church is self-regulated, and at peak times, serves as a right turn only intersection. Traffic at Winneconne and Commercial is driven by signalization, in which traffic going straight blocks the right turn traffic onto Winneconne from Commercial. The expectation is the Commercial Street right turn lane at Winneconne is there will be more gaps in traffic allowing more vehicles to move more freely through the Winneconne and Church intersection.
 - C. Alderman Ellis confirmed with Director Nieforth the property owner of 105 Winneconne Avenue would be involved in the funding conversation along with Ms. Kornowske.
 - D. Alderman Erickson asked Director Kaiser if he was able to contact the real-estate consultant between meetings for an update on the status of the offer. Director Kaiser advised there is not a deadline to accept the current offer. There are only two components that have a deadline attached to them, and accepting the offer is not one of them.
- 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**)
- Seeing no objections, the Consent Agenda was ordered approved as presented**
- 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)**

Motion by Lendrum/Weber to approve as recommended by the Public Services and Safety Committee. Motion carried in roll call vote, 9-0.

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)**

Motion by Lendrum/Pollnow to approve as recommended by the Public Services and Safety Committee. Motion carried in roll call vote, 9-0.

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)**

Motion by Lendrum/Pollnow to approve as recommended by the Public Services and Safety Committee. Motion carried in roll call vote, 9-0.

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)**

Motion by Lendrum/Weber to approve as recommended by the Public Services and Safety Committee. Motion carried in roll call vote, 9-0.

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)**

Motion by Lendrum/Pollnow to approve as recommended by the Public Services and Safety Committee. Motion carried in roll call vote, 9-0.

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)**

Motion to by Steiner/Borchardt to recommend Council authorize a Voluntary Purchase Offer not to exceed \$70,000 for 105 W. Winneconne Avenue for the Commercial Street Right Turn Lane at Winneconne Avenue. Motion carried in roll call vote, 8-1 with Linski dissenting.

Alderman Stienen advised Council that this was the recommendation that came out of the Special Finance and Personnel Meeting held just prior to the Council Meeting.

Alderman Pollnow questioned the process in which this purchase has gone through. Director Kaiser responded that property acquisition, spending money, has always gone through Finance and Personnel Committee. The negotiation process is typically done between staff and property owners for better negotiation ability on behalf of the city. Special meetings are not the preferred way of doing business. However, this item came down to timing and the ability to have the work done this year.

Alderman Ellis remarked that this is truly a landlord/tenant issue. It is the landlord's responsibility to meet their tenant needs for renting the space, typically called build to suit. The city can only go so far and can only deal with the property owner.

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)**

Motion by Steiner/Ellis to approve as recommended by Finance and Personnel Committee. Motion carried in roll call vote, 8-1, Pollnow dissenting.

Alderman Pollnow will be voting against this as he does not believe in using Community Development Block Grant (CDBG) dollars to purchase city property is a good idea because property taxes are removed from the tax levy. Since there isn't a developer's agreement for this parcel, Alderman Pollnow would rather see the city work on developing other city owned sites first. Alderman Pollnow also believes that using CDBG dollar limits projects that can be developed on this parcel to low-income developments. There are also unknown environmental concerns with this parcel as well. Therefore, he will be voting no on this item.

Alderman Ellis supports this item as we know that S. Commercial Street needs help, and to entice developers to develop in this area, we have to make it desirable. This is exactly why Community Development has brought this forward in the past and, historically, has been successful.

Alderman Erickson asked for clarification on Alderman Pollnow's comment that only low-income projects could be developed with the use of CDBG dollars. Director Nieforth confirmed if a business wants to purchase the parcel for development, they can do so at fair market value. With that information, Alderman Erickson supports this acquisition because the city has to have desirable space for developers to purchase. Part of the desirability is the removal of obsolete buildings that are not right for redevelopment. Should this building be left unoccupied it would become an eyesore.

Alderman Pollnow advocated for a conversation to be had for city owned properties that have been off the tax levy since 2016.

Alderman Steiner responded that conversations on city owned property have been on-going at Plan Commission Meetings as part of the Housing Study. Whether these conversations were had in the past or not is irrelevant as city owned properties are currently being evaluated.

Council President Borchardt added that he supports this acquisition as he remembers a conversation about what S. Commercial Street needed. There is a lot of blight on S. Commercial Street which is one of the reasons road construction funds were received. The Council is a good steward of tax dollars; we have the obligation to spur development which takes looking at the long-range plan.

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)**
Motion by Steiner/Borchardt to approve as recommended by Finance and Personnel Committee. Motion carried in roll call vote, 8-1 with Pollnow dissenting.

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)**
Motin by Lendrum/Linski to approve as recommended by the Board of Public Works. Motion carried in roll call vote, 9-0.
 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)**
Motion by Lendrum/Weber to approve as recommended by the Board of Public Works. Motion carried in roll call vote, 9-0.
- 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)**

Motion by Lendrum/Ellis to approve awarding of the contract as recommended by the Board of Public Works. Motion carried in roll call vote, 8-1 with Pollnow dissenting.

Alderman Pollnow does not support the remodel of Station #31 as he feels a new building is optimal. Since the city is on the heels of National Fire Rescue Consultants Efficiency Study, he feels moving forward with the remodel will hamstring the efficiency study on the department.

- D. [Report of the September 16, 2025 Business Improvement District Board Meeting](#) (BID Board) – Alderman Ellis
 - 1. No report.
- E. [Report of the September 17, 2025 Library Board Meeting](#)– Alderman Erickson
 - 1. Antique Appraisal Event was held with forty items appraised. A highlight was that a \$2 chicken figurine was appraised with an estimated value of \$3,000-\$4,000.
 - 2. Monthly library statistics were given.
 - 3. Check the Neenah Library website for September and October programs.
- F. [Report of the September 10, 2025 Neenah Arts Council Meeting](#) – Alderman Erickson
 - 1. Signa Meyers was the special guest. Ms. Meyers established a Curbside Canvass Box similar to a Free Little Library. The box is filled with art pieces she created in hopes that the community will take a piece that brings them joy. The curbside box is located on Kraft Street.
 - 2. Partnered with Future Neenah Inc. for a Paint by Number Community Project during Boogie Back to School. Once complete, the piece will be placed in Alta Alley.
 - 3. The Council will be at Neenah Farmer’s Market September 27th which is Kids Day with a project.
- 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.
 - 1. None.

- XI. Council Directives
 - A. None.

- XII. Unfinished Business
 - A. None.

- 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)**
Motion by Ellis/Borchardt to recommend the Committee on Rules discuss the removal of informational only Reports of Special Committees and Liaisons and

Various Special Projects Committee. Motion carried in a roll call vote, 8-1 with Erickson dissenting.

Alderman Ellis told the Council that the Committee on Rules has been working diligently on the Council Rules which is just about ready to come to the Council. The Committee, however, is seeking feedback from the Council on eliminating reports that are informational only. This elimination comes from an efficient standpoint, reflecting the minutes are posted on the city website and are available for anyone to read and keep up with the committees they are interested in.

There was great discussion regarding this feedback. Some aldermen are not in favor of the elimination as members of the committees and commission are volunteers and want to see their work appreciated. Additional reasons are the report is a good way of keeping residents informed about committee activities and are worth the extra time it takes to report on these committees.

Others felt that in terms of efficiency, the elimination would be consistent with obligation of the Council meeting which is to do Council business. There was also discussion on keeping the informational reports on the agenda with the option to give a report or to simply say "no report".

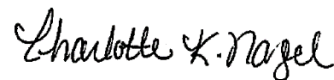
Mayor Lang reiterated that this was simply feedback to the Committee on Rules for them to discuss further.

- B. Any announcements/questions that may legally come before the Council.
 - 1. None.

XIV. Adjournment

Motion by Pollnow/Borchardt to adjourn. Motion carried in a voice vote 9-0. Meeting adjourned at 7:18 PM.

Respectfully submitted,



Charlotte Nagel, City Clerk