



**City of Neenah  
COMMON COUNCIL  
MEETING MINUTES  
Wednesday, December 3, 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 special session at 6:00 p.m., December 3, 2025, in the Council Chambers of Neenah City Hall.

Mayor Lang is the chair.

Present: Aldermen Bruno, Erickson, Linski, Ellis, Pollnow, Lendrum, Weber, and Council President Borchardt. Alderman Steiner appeared virtually with the assistance Director Schroeder. 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: Police Chief Olson, Police Lieutenant Van Sambeek, Fire Chief Teesch, Information Systems Director Schroeder, and those noted on the attached Meeting Sign-In Sheets.

Mayor Lang called the meeting to order at 6:14 PM.

- 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 Weber.
- II. Introduction and Confirmation of Mayor's Appointment(s)
  - A. None.
- III. Approval of Council Proceedings (Unanimous Consent)
  - A. [Approval of the Council Minutes and Proceedings of November 18, 2025 Special Common Council Meeting and Budget Public Hearing.](#)
  - B. **(UC)**  
**Seeing no objections, the above Minutes and Proceedings were ordered approved as written.**
- IV. Public Forum
  - A. Speakers should give their name and residential address (not mailing address) and are allowed five minutes to speak on any topic.

Public Forum was opened by Mayor Lang at 6:15 PM.

Julian Walters with Eminent Development Corporation. He is here to answer any questions or concerns regarding the Term Sheet regarding the mixed-use development within the 1300 block of South Commercial Street. Mr. Walters wanted to put a face to a name, and let everyone know that he is invested in the community, this project, and the neighborhood.

Cari Lendrum, 419 11<sup>th</sup> Street. Ms. Lendrum announced that she will be running for another aldermanic term in District 1.

After several calls for comments, there were no appearances. Mayor Lang closed the Public Form at 6:21 PM.

- V. Mayor/Council consideration of public forum issues
  - A. Alderman Lendrum would like Mr. Walters contact information from Director Nieforth after the meeting.

- VI. Consent Agenda (**Unanimous Consent**)
  - A. None.

- VII. Reports of standing committees
  - A. [Regular Public Services and Safety Committee meeting of November 25, 2025:](#) (Chairman Lendrum/Vice Chairman Weber) (Minutes can be found on the City website)
    - 1. Committee recommends Council approve the Master Services Agreement with Stantec in the amount of \$25,000.00 for the professional services at Arrowhead Park environmental services. Funding for the agreement to be provided from Arrowhead Park carry forward funds included in the 2025 Capital Improvement Budget. **(RollCall-Pro)**  
**MSCRP Lendrum/Ellis to approve the Master Services Agreement with Arrowhead Park environmental services as recommended by Public Services and Safety Committee. Motion carried in a roll call vote, 8-1 with Pollnow dissenting.**

Alderman Pollnow will be voting against this because he does not believe that the Arrowhead Park outside counsel contract was ratified by the Council and that requested Arrowhead information has been withheld from Council.

Alderman Ellis asked Attorney Rashid and Director Nieforth to go on record to answer if there have been any illegal or underhanded actions regarding Arrowhead. Attorney Rashid indicated that no, there has not been information withheld from Council and Council ratified the contract with outside counsel. Advice given by contracted outside counsel is confidential, therefore not shared with Council or the public. Director Nieforth stated that any agreement or contract would come before the appropriate committee and council. Staff has discussed giving an update on implementation of Arrowhead Master Plan.

Alderman Pollnow rebuttal Alderman Ellis' questioning of Attorney Rashid and Director Nieforth, clarifying that he was asking for information; he did not imply that any illegal happenings had taken place. However, he does not agree with Attorney Rashid's account of outside counsel contract being ratified by Council.

- 2. Committee recommends Council approve the 5-Year contract with Axon for 22 Taser 7's, accessories and cartridges for \$105,811.20 over a five-year period.

Funding source to be the 2026-2030 Capital Equipment Budget. **(RollCall-Pro)**

**MSCR P Lendrum/Weber to approve the 5-Year contract with Axon as recommended by Public Services and Safety Committee, all voting aye.**

3. Committee recommends Council approve enter into a 49-month contract with Axon to activate ALPR on existing Fleet 3 squad cameras in the amount of \$33,767.10, being broken into 4 payments of \$8,441.76 in 2026; \$8,441.78 in 2027; \$8,441.78 in 2028 and \$8,441.78 in 2029. Funding source being the 2026-2029 Capital Equipment Budget. **(RollCall-Pro)**

**MSCR P Lendrum/Ellis to approve a 49-month contract with Axon to activate ALPR on existing Fleet 3 squad cameras as recommended by Public Services and Safety Committee, all voting aye.**

4. Committee recommends Council approve the proposal of Consolidated Construction Co., Inc., for the purchase of windowsill material for City Hall in the amount of \$28,177.00. **(RollCall-Pro)**

**MSCR P Lendrum/Weber to approve the proposal of Consolidated Construction Co., Inc., for the purchase of windowsill material for City Hall as recommended by Public Services and Safety Committee, all voting aye.**

B. [Regular Finance and Personnel Committee meeting of November 24, 2025:](#) (Chairman Steiner/Vice Chairman Erickson) (Minutes can be found on the City website)

Be it that Chairman Steiner was appearing virtually, the Finance and Personnel Committee report was read out by Vice-Chairman Erickson.

1. Committee recommends Council approve the Term Sheet with Eminent Development Corporation to facilitate the construction of a mixed-use development consisting of workforce housing and commercial space on city-owned property within the 1300 block of South Commercial Street. (Attachment) **(RollCall-Pro)**

**MSCR P Erickson/Bruno to approve the Term Sheet with Eminent Development Corporation for a mixed-use development within the 1300 block of South Commercial Street as recommended by Finance and Personnel Committee, all voting aye.**

There were concerns by Alderman Pollnow regarding the purchase of the Peckham Street Property. Director Nieforth advised that the city has been in talks with the Peckham Street property owner for some time now. However, the purchase opportunity came after the Eminent proposal was already submitted; this is why the purchase of the Peckham Street property does not follow the typical purchasing process. With that said, the property owner is willing to work with the city and be fair. Conversation with Eminent Corporation, they are willing to contribute funds to the purchase, and there are also non-TIF CBDG funds for the purchase. The return on investment outweighs the costs that may be incurred in this situation. When or if the time is appropriate to purchase the Peckham Street property, the transaction will be brought to the committee of jurisdiction and council for final approval.

2. Committee recommends Council approve Resolution 2025-17, approving the Neenah Central City Business Improvement District 2026 Operating Plan. **(RollCall-Pro)**  
**MSCRП Erickson/Ellis to approve Resolution 2025-17 as recommended by Finance and Personnel Committee, all voting aye.**
  
3. Committee recommends Council approve the purchase equipment, software, and services from Heartland Business Systems and Camera Corner Connecting Point, to upgrade servers and storage at our primary and disaster recovery datacenters at a cost not to exceed \$285,000, with funding coming from the Information Systems capital equipment budget, the Information Systems fund balance, and the Capital Equipment fund balance. **(RollCall-Pro)**  
**MSCRП Erickson/Pollnow to approve the purchase equipment, software, and services from Heartland Business Systems and Camera Corner Connecting Point, to upgrade servers and storage at our primary and disaster recovery datacenters as recommended by Finance and Personnel Committee, all voting aye.**

Alderman Pollnow gave Director Schroeder accolades for saving the city money with technology purchases.

- C. [Special Finance and Personnel Committee meeting of December 3, 2025:](#) (Chairman Steiner/Vice Chairman Erickson) (Minutes can be found on the City website)
    1. Council to consider Committee recommendation for staff to enter into an agreement with CivicPlus to license and configure three software modules, and purchase any additional hardware needed, at a cost not to exceed \$68,000 for the first year, with funding coming from the 2026 Clerk capital equipment budget for Agendas and Minutes software, and the 2026 Information Systems capital equipment budget for multi-year software licensing. **(RollCall-Pro)**  
**MSCRП Erickson/Pollnow to approve an agreement with CivicPlus to license and configure three software modules, and purchase any additional hardware needed as recommended by Finance and Personnel Committee, all voting aye.**
- VIII. Reports of special committees and liaisons and various special projects committees
- A. [Regular Plan Commission meeting of November 25, 2025:](#) (Alderman Steiner) (Minutes can be found on the City website)
    1. Report on Neenah Housing Study and Needs Assessment Implementation. **(No Action)**  
With Alderman Stienen appearing virtually, the Housing Study and Needs Assessment report will be given at the next meeting.
  
  - B. [Board of Public Works meeting of December 1, 2025:](#) (Vice Chairman Lendrum) (Minutes can be found on the City website)

1. The Board recommends Council award Contract 12-25, Courtside Fields Storm Water Pond to MCC, Inc., in the amount of \$1,289,292.79, with funding outlined in Director Kaiser's Memo dated November 26, 2025. (Attachment) **(RollCall-Pro)**  
**MSCRP Lendrum/Borchardt to award Contract 12-25 Courtside Fields Storm Water Pond to MCC, Inc., as recommended by Board of Public Works, all voting aye.**

Director Kaiser advised this is a really important first step in order to get water discharge towards the Fox River Watershed and to show the DNR that we are making progress to improve the water quality for the stormwater flowing towards the Fox River Watershed. The city would be put in a bad position if this storm water pond were not built.

Alderman Pollnow asked what the penalty would be if we did not build this storm water pond. Director Kaiser advised that the DNR study directors the city to make improvements in the stormwater quality reaching the various basins. There has been discussion on fines, requirements, and agreements with strict compliance to obtain in order to satisfy the DNR. The goal is to keep the DNR satisfied without getting too far ahead of ourselves. The compliance standard will not be lowered; it comes down where we standing at various basins and what are the strategies to use to achieve the required TMDL numbers. The city needs to show that we're making progress to reach the goal.

Alderman Lendrum asked there were problematic flooding in this area. Director Kaiser indicated yes, there is a problem with flooding in this area. The stormwater pond should help mitigate the flooding in this area. The worst-case scenario is the flooding is reduced, the best case scenario is the flooding is eliminated.

- C. [Report from the Library Board Meeting of November 19, 2025](#) – Alderman Erickson
    1. October statistics shared are: 18,342 library visits, 1,981 questions were answered at the desk, 48,530 items checked out 118 new card holders.
    2. Programming can be found on the Neenah Public Library website.
  - D. [Report from the Parks & Recreation Commission Meeting of November 20, 2025](#) – Alderman Weber
    1. The Commission recognized both Jacy Park and Becky Heidke Kwitakowski for their work on the inventory of Doty Cabin. They presented a updated policy for the ongoing computer aided preservation of all the inventory information.
- IX. Presentation of petitions
- A. Any other petition received by the City Clerk's Office after distribution of the agenda.
    1. None.
- X. Council Directives
- A. **Motion by Lendrum, seconded by Ellis to direct staff to evaluate Section 4-95(e)(1) of the Municipal Code of Ordinances as it relates to the requirement of having a "Class A" Liquor Licensed establishments to have a separate entrance and cash**

**register to be modified to allow retail spaces under 3,000 square feet only one cash register and one entrance into their premises, therefore removing the requirement of a separate entrance and cash register for retail businesses under 3,000 square feet.**

**(RollCall-Pro)**

Per Council Rules, Council Directives are introduced at the current meeting and voted on at the following meeting.

**AMENDED MOTION: Motion by Lendrum , seconded by Ellis to direct staff to evaluate Section 4-95(e)(1) of the Municipal Code of Ordinances as it relates to the requirement of having a “Class A” Liquor Licensed establishments to have a separate entrance and cash register to be modified to require retail spaces only have one cash register and one entrance into their premises, therefore removing the requirement of a separate entrance and cash register for retail businesses. Motion carried in a roll call vote, 9-0.**

**ORIGINAL MOTION RESTATED: Motion by Lendrum, seconded by Ellis to direct staff to evaluate Section 4-95(e)(1) of the Municipal Code of Ordinances as it relates to the requirement of having a “Class A” Liquor Licensed establishments to have a separate entrance and cash register to be modified to allow retail spaces under 3,000 square feet only one cash register and one entrance into their premises, therefore removing the requirement of a separate entrance and cash register for retail businesses under 3,000 square feet, as amended. Motion carried in a roll call vote, 9-0.**

XI. Unfinished Business

- A. Alderman Pollnow asked for an update on scheduling the joint meeting with the Neenah Joint School District and City Council. Mayor Lang advised that it comes down to coordinating both groups, and with the holiday season upon us, it will probably be held in January. There were talks of hosting the meeting at a neutral location.

XII. New Business

- A. Alderman Bruno distributed the Doty Island Community Partners Annual Report. This is her first year as president. Please contact her with any questions.
- B. Alderman Erickson reminded everyone of the Very Neenah Christmas and Very Neenah Christmas Holiday Market this weekend downtown Neenah.

XIII. Adjournment

**Motion by Alderman Pollnow, seconded by Council President Borchardt to adjourn.  
Motion carried in a voice vote 9-0. Meeting adjourned at 6:56 PM.**

[A broadcast of this meeting can be viewed and heard through this link on the City's YouTube channel.](#)

Respectfully submitted,



Charlotte Nagel, City Clerk