



City of Neenah
COMMON COUNCIL AMENDED AGENDA
Wednesday, September 3, 2025 at 6:00 PM
Neenah City Hall – 211 Walnut Street
Council Chambers

- I. Roll Call and Pledge of Allegiance
- 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)**
- 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.
 - 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.
 - 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.
 - 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.
- 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)**
 - 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)**
 - 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)**
 - 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)**
- VI. Public Forum
 - A. Speakers should give their name and residential address (not mailing address) and are allowed five minutes to speak on any topic.
- VII. Mayor/Council consideration of public forum issues

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)

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)**
 - 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)**
 - 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)**
- 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)**
 - 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)**
- 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)**

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)**
 - C. [Report from Community Development Authority meeting of August 25, 2025](#) – Director Nieforth
 - 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
 - F. [Report from Park Commission of August 21, 2025](#) – Alderman Weber
- XI. Presentation of petitions
- A. Any other petition received by the City Clerk's Office after distribution of the agenda.
- XII. Council Directives
- XIII. Unfinished Business
- A. *Presentation of bids received for Fire Station No. 31 Remodel Project. (Fire Chief Teesch) (Non-Action Item)*
- XIV. 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.
- XV. 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.



Memorandum

TO: Joint Finance & Personnel Committee

FROM: Chief Teesch *TT*

DATE: August 26, 2025

RE: **Training Grounds Remodel and Improvement Project, and Station #31 Remodel Bid Results**

Overview

Bids for the Training Ground Improvement Project and Station #31 Remodel were opened earlier today, as scheduled, at 2:00 p.m. Because of the short time between the bid opening and this evening's meeting, staff have not yet completed a full review of the bid documents for compliance with all specifications and requirements.

At this time, we are able to inform the committee of the bid amounts. A total of four bids were received. The lowest bid package was \$7, 209, 935.33 and the highest bid was \$8,068,501.00

Contractor	Station #31	Training Ground	Total
Milbach Construction Services Co.	\$5,899,928.37	\$1,310,006.96	\$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

To keep the project on schedule, I recommend the committee adopt the following motion:

Recommendation

“Neenah-Menasha Fire Rescue Joint Finance & Personnel Committee recommend both 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 to the lowest responsible and qualified bidder.”