

Common Council Minutes
Wednesday, July 16, 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., July 16, 2025, in the Council Chambers of Neenah City Hall.

Mayor Lang is the chair.

Present: Aldermen Erickson, Linski, Ellis, Steiner, Pollnow, Lendrum, and Weber. Alderman Bruno appeared virtually with the assistance of IT 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: Fire Chief Teesch, Assistant Fire Chief Krueger, and those noted on the attached Meeting Sign-In Sheets.

Mayor Lang called the meeting to order at 6:01 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 Erickson.
- 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 July 2, 2025 regular session.](#)
 - B. **(UC)**
Seeing no objections, the Minutes and Proceedings were ordered approved as written.
- IV. Public Forum

Mayor Lang opened the public forum at 6:02pm. After three calls for comments, there were no appearances. Mayor Lang closed the public hearing at 6:03pm.
- V. Mayor/Council consideration of public forum issues
 - A. None.
- VI. Consent Agenda
 - A. [Approve the Final Plat for the Courtside Fields subdivision.](#)
 - B. **(UC)**

MSC Pollnow/Erickson to remove the approval of the Final Plat for Courtside Fields Subdivision from the Consent Agenda for discussion and formal vote, Motion carried by a voice vote, 8-0.

Director Nieforth gave a brief overview of the final plat for Courtside Fields subdivision as well as the approval process. This is the final approval of the subdivision.

MSC Ellis/Pollnow to approve the Final Plat for Courtside Fields Subdivision. Motion carried in a roll call vote, 8-0.

Discussion was had on the minimum size of homes. The size of the homes will be incorporated in the Developer's Agreement and is anticipated to be a minimum of 1,400 square feet. The Developer wants to make sure that the houses fit the character of the existing neighborhood.

Discussion was had on the transfer of the regional stormwater pond land transfer. The pond will be part of the Developer's Agreement and noted on the plat. Construction of the pond can take place simultaneously with the construction of the homes. Approval of the plat will move the project and the pond forward.

VII. Reports of standing committees

- A. [Regular Public Services and Safety Committee meeting of July 8, 2025](#): (Chairman Lendrum/Vice Chairman Weber) (Minutes can be found on the City website)
 - 1. Meeting cancelled, no report.
- B. [Regular Finance and Personnel Committee meeting of July 7, 2025](#): (Chairman Steiner/Vice Chairman Erickson) (Minutes can be found on the City website)
 - 1. Committee recommends Council approve the Tax Incremental District No. 13 Development Agreement with Gunderson, Inc. to assist with the construction of a new industrial laundry facility at 1712 Dixie Road. **(RollCall-Pro)**
MSC Steiner/Ellis to approve as recommended by Committee. Motion carried in a roll call vote, 8-0.
 - 2. Committee recommends Council approve the Courtside Fields Subdivision Development and Fee Agreement. **(Action on this item under Board of Public Works)**
 - 3. Committee recommends Council approve the Maintenance Assessment Services Contract (2026-2030) with Associated Appraisal Consultants, Inc., for an average annual fee of \$42,000. **(RollCall-Pro)**
MSC Steiner/Pollnow to approve as recommended by Committee. Motion carried in a roll call vote, 8-0.
- C. [NMFR Joint Finance & Personnel Committee meeting of June 24, 2025](#): (Alderman Pollnow) (Minutes can be found on the City website)
 - 1. Committee recommends the Cities of Neenah and Menasha Common Councils authorize NMFR to retain the insurance settlement from the 2023 storm in the amount of \$59,966.42 and to use those funds to construct fire investigation props in the existing training tower. **(RollCall-Pro)**
MSC Pollnow/Erickson to approve as recommended by Committee. Motion carried in a roll call vote, 8-0.

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

- A. [Regular Plan Commission meeting of July 8, 2025](#): (Alderman Steiner) (Minutes can be found on the City website)
 - 1. Report on Neenah Housing Study and Needs Assessment Implementation. **(No Action)**
Alderman Steiner gave a progress update on the Housing Study. In Plan Commission, the focus was on accessory dwelling units. This is where an

accessory building is converted into living space, such as a mother-in-law's suite. This is an opportunity to look at making housing more available, more flexible, and more affordable for the citizens of Neenah. The next step is to look at updating the municipal code.

- B. [Board of Public Works meeting of July 16, 2025](#): (Vice Chairman Lendrum) (Minutes can be found on the City website)
 - 1. Consideration of Board recommendation to approve the Courtside Fields Subdivision Development and Fee Agreement. **(RollCall-Pro)**
MSC Lendrum/Ellis to approve as recommended by the Board of Public Works and the Finance and Personnel Committee. Motion carried in a roll call vote, 8-0.
 - 2. Consideration of Board recommendation to approve Final Pay Request to Calnin & Goss, Inc. on Contract 11-24, Douglas Park Storm Water Pond, in the amount of \$48,341.87. **(RollCall-Pro)**
MSC Lendrum/Weber to approve as recommended by the Board. Motion carried in a roll call vote, 8-0.
- C. [Report from the Business Improvement District Board \(BID Board\) Meeting of July 15, 2025](#) – Alderman Ellis
 - 1. Meeting cancelled, no report.
- D. [Report from the Library Board Meeting of July 16, 2025](#) – Alderman Erickson
 - 1. There is a 16% increase in programs offered over last year.
 - 2. Free lunches continue Monday-Friday through the month of August.
 - 3. There are a number of programs taking place in August. Information on these programs can be found on the [Library website](#).
- E. [Report from the Neenah Arts Council Meeting of July 9, 2025](#) – Alderman Erickson
 - 1. The Council was at the Neenah Farmer's Market for Kids Day.
 - 2. The Council was at CommunityFest.
 - 3. The Council plans on being at the National Night Out on August 5th at Memorial Park.
- F. [Report from the Landmarks Commission Meeting of July 9, 2025](#) – Alderman Weber
 - 1. Meeting cancelled, no report
- IX. Presentation of petitions
 - A. Any other petition received by the City Clerk's Office after distribution of the agenda.
 - 1. None.
- IX. Council Directives
 - A. **Motion by Pollnow/Steiner to host a Committee of the Whole to discuss the pros and cons of new construction vs. remodeling the existing facility for Fire Station 31.**

Alderman Pollnow's opinion is to revisit this issue since he doesn't think all the options have been discussed.

- B. **Motion by Pollnow/Ellis to direct Mayor Lang to work with Mayor Hammond and Chief Teesch to hire an outside firm within the next 90 days to perform a Neenah-Menasha Fire Rescue Comprehensive Analysis.**

Alderman Pollnow's opinion the comprehensive analysis is long overdue, and believes there is a lot of best practices that are not being utilized.

Mayor Lang advised that a comprehensive analysis is well underway for Neenah-Menasha Fire Rescue. A quote has already been received with another expected shortly.

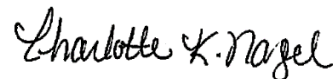
Council Directives are voted on at the next Council meeting, August 6, 2025.

- X. Unfinished Business
A. None.

- XI. New Business
A. None.

- IX. Adjournment
Motion by Pollnow/Erickson to adjourn. Motion carried in a voice vote 8-0. Meeting adjourned at 6:26pm.

Respectfully submitted,



Charlotte Nagel, City Clerk