

**COMMISSION ON PUBLIC WORKS/UTILITIES
COUNCIL ROOM, CITY HALL
JULY 22, 2025
6:45 P.M.**

The Commission on Public Works/Utilities met in regular session, Chair Clough presiding.
On roll call: all members present.

The minutes of the previous meeting were declared approved.

Director of Public Works Friemoth reported on three burials at the Cemetery, cleaning park restrooms, mowing, weed trimming, spraying weed on roads, poured new sidewalk by Schuster Park bridge, Heritage Days clean-up, street sweeping, digging out and prepping patches throughout town, repairing and installing catch basins, equipment maintenance, repairing overflow/catch basin for Listeman Pond, Water Department-daily testing and well rounds, utility locates, meter change outs and radio installs, repaired a fire hydrant in the Boon Subdivision, ran generators, repaired actuator at the Filtration Plant, Sewer Department-daily testing and lift station rounds, lift station maintenance and inspections, repaired a manhole on E. Fourth Street, cleaning UV lights, washed down clarifier and effluent channels and general plan clean-up.

Motion Neville, second Rochester, that Water Bills Nos. 198 to 229 in the amount of \$139,455.49 and Sewer Bills Nos. 123 to 143 in the amount of \$82,483.89 be paid. All Aye.

Motion Poeschel, second Neville, to adjourn. All Aye.

Daniel M. Clough, Chair

Rex R. Roehl, Clerk

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**COMMON COUNCIL
COUNCIL ROOM
JULY 22, 2025
7:00 P.M.**

The Common Council met in regular session, Mayor Poeschel presiding. On roll call: all members present. The Pledge of Allegiance was recited.

The minutes of the previous meeting were declared approved.

Council Member Clough reported on the July 8, 2025 meeting of the TIF District #5 Joint Review Board regarding: 1) selection on Donald Quicker as the Citizen Member, 2) election on Duane Poeschel as Board Chair and 3) reviewed TIF District #5 project plan, boundary map and timeline.

Mayor Poeschel and Director of Public Works Friemoth reported on the July 10, 2025 meeting of the Planning Commission regarding: 1) a public hearing on the Amendment to the City of Neillsville Comprehensive Plan 2021-2041 and Resolution, 2) discussion on and recommendation that Resolution No. 639 – Recommending Adoption of an Amendment to the City of Neillsville Comprehensive Plan 2021-2041, be adopted, 3) a public hearing on proposed Tax Incremental District Number 5 project plan, boundaries and creation of a resolution and 4) discussion on and recommendation that Resolution No. 640 – Recommending the boundary and approving the project plan for Tax Increment District Number 5, City of Neillsville, be adopted.

Council Member Neville reported on the July 15, 2025 meeting of the Library Board regarding: 1) Librarians' reports, 2) discussion on Policy Review Committee progress, 3) welcomed Corey Peterson, the new Neillsville School District Superintendent, 4) presented John Gaier, retired Neillsville School District Superintendent with a plaque for his 27 years of service on the Library Board, 5) Election of officers – Graeme Williams-President, Logan Grap-Vice President and Maggie Gelhaus-Secretary, 5) all committee appointments remain in place with Corey Peterson taking John Gaier's position as Neillsville School District Superintendent, 7) payment of bills and 8) updates on donations and carryover funds.

Council Member Clough reported on the July 16, 2025 meeting of the Historic Preservation Commission regarding: 1) discussion on and approval of a Certificate of Appropriateness (COA) to James and Dawn Voss, 26 Hewett Street, to replace the roof on the carport and carriage house with ribbed steel panels, 2) discussion on and approval of 50% Reimbursable Historic Preservation Improvement Grant in the amount of up to \$500 to James and Dawn Voss, 26 Hewett Street, for roof replacement, 3) discussion on the 1897 Clark County Jail building, 4) reviewed the status of the new Historic Preservation Commission website and QR codes to link walking tours to the website, 5) discussion on murals project, the first two murals are complete – any murals on Historic Properties have to come before the Historic Preservation Commission, 6) reviewed fund balances and 7) discussion on possible people for the vacant Commission position.

Council Member Clough reported on the July 22, 2025 meeting of the Commission on Public Works/Utilities meeting regarding: 1) current activities and 2) payment of bills.

Mayor Poeschel declared all reports filed as presented with the City Clerk.

Mayor Poeschel asked if there were any questions on the Planning Commission items (2 and 4).

City Clerk Roehl stated no written, telephone or in-person public comments have been received on the Amendment to the City of Neillsville Comprehensive Plan 2021-2041.

Director of Public Works had read the following resolution as part of the Planning Commission report.

CITY OF NEILLSVILLE PLANNING COMMISSION RESOLUTION NO. 639

RESOLUTION RECOMMENDING COMMON COUNCIL ADOPTION OF AN AMENDMENT TO THE CITY OF NEILLSVILLE COMPREHENSIVE PLAN 2021-2041

WHEREAS, the City of Neillsville has adopted the *City of Neillsville Comprehensive Plan 2021-2041* with the general purpose of guiding, directing, and accomplishing a coordinated, adjusted, and harmonious development of the City, which will, in accordance with existing and future needs, best promote public health, safety, order, convenience, prosperity, and the general welfare, as well as, efficiency and economy in the process of development; and

WHEREAS, the *City of Neillsville Comprehensive Plan 2021-2041*, pursuant to §66.1001 and §62.23, Wisconsin Statutes, contains plan documents, maps and other materials in the comprehensive plan elements required by §66.1001(2) of the Wisconsin Statutes; and

WHEREAS, the City of Neillsville Planning Commission desires to amend the City's comprehensive plan by modifying and updating the Plan's preferred future land use map as described in the attached public hearing notice; and

WHEREAS, the City of Neillsville Planning Commission, pursuant to § 66.1001(4)(b) of the Wisconsin Statutes, may recommend to the Common Council the amendment of the City's comprehensive plan by adoption of a resolution to that effect by a majority of the entire Planning Commission; and

WHEREAS, a properly noticed public hearing has been conducted by the Planning Commission on the proposed amendment of the comprehensive plan, pursuant to § 66.1001(4)(d) of the Wisconsin Statutes,

NOW THEREFORE BE IT RESOLVED, the City of Neillsville Planning Commission officially recommends the amendment of the *City of Neillsville Comprehensive Plan 2021-2041, as described in the attached public hearing notice, by the City of Neillsville Common Council.*

Adopted this 10th day of July, 2025 by the Planning Commission of the City of Neillsville.

Duane Poeschel, Chair

Michelle Grap, Deputy City Clerk

Motion Clough, second Neville, that Resolution No. 639 be adopted. All Aye.

Mayor Poeschel had read the following resolution as part of the Planning Commission report.

CITY OF NEILLSVILLE PLANNING COMMISSION RESOLUTION NO. 640

RECOMMENDING THE BOUNDARY AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NUMBER FIVE, CITY OF NEILLSVILLE

WHEREAS, the Wisconsin Legislature has established legislation allowing municipalities to create tax incremental financing districts in order to encourage development by allowing municipalities to recover associated project costs before overlying taxing authorities benefit from the additional values created; and

WHEREAS, the Neillsville Planning Commission has prepared a Project Plan for the creation and implementation of Tax Incremental District Number Five (TID #5) with the purpose to promote the orderly growth and development of a south-side neighborhood within the City through the use of tax increment financing to make TID #5 more attractive for housing and compatible commercial development, which will significantly protect and enhance the value of property within TID #5 while providing economic benefits to the entire community and overlying taxing jurisdictions; and

WHEREAS, said TID #5 Project Plan specifies the kind, number and location of all proposed public improvements and contains a detailed listing of estimated project costs, including a potential cash grant if a development agreement is approved; and

WHEREAS, it has been demonstrated in said TID #5 Project Plan that the creation and operation of a Tax Increment Financing District is economically feasible and that the TID #5 goal, objectives, and desired development as envisioned within said plan could not be attained without the use tax increment financing; and

WHEREAS, included in the TID #5 Project Plan is a description of the methods of financing all estimated project costs and the time when costs or monetary obligations related thereto are to be incurred; and

WHEREAS, the TID #5 Project Plan also includes appropriate tables and maps showing existing uses and conditions of real property in the District, as well as proposed improvements and land uses in the District; and

WHEREAS, the TID #5 Project Plan demonstrated that the creation and operation of the District will promote the orderly development of the City of Neillsville; and

WHEREAS, the Neillsville Planning Commission has conducted a public hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed TID #5 Project Plan and the creation of said District and the District boundaries; and

WHEREAS, the City of Neillsville has complied with all provisions of Wisconsin Statutes 66.1105 and other relevant laws in the preparation of the TID #5 Project Plan and

the creation of the District and said plan includes an attorney's opinion stating that the plan is complete and complies with this section.

NOW, THEREFORE BE IT, RESOLVED, the Planning Commission of the City of Neillsville hereby approves the TID #5 Project Plan, including the District boundaries as mapped within said Plan, and recommends to the City Council:

- a. that TID #5 be officially named "**Tax Incremental District Number Five, City of Neillsville**", and
- b. the adoption of the TID #5 Project Plan including approval of the proposed boundary for TID #5 as mapped within said Project Plan.

Adopted this 10th day of July, 2025 by the Planning Commission of the City of Neillsville.

Duane Poeschel, Chair

Michelle Grap, Deputy City Clerk

Motion Neville, second Rochester, that Resolution No. 640 be adopted. All Aye.

City Clerk Roehl presented the Security Health Insurance contract renewal for 2025-2026. The Family active plan premium is remaining the same at \$1,961.17 per month – 0.0% increase, Single active plan premium is remaining the same at \$905.06 per month – 0.0% increase. The current deductibles are \$6,000 family and \$3,000 single. The only significant benefit change, due to IRS regulations change, is that Care My Way can no longer be offered at 100% coverage cost share. This will be the City's seventh annual renewal with a zero percent premium increase.

Motion Petkovsek, second Clough, to accept the health insurance contract renewal with Security Health for 2025-2026. All Aye.

City Clerk Roehl reported on receiving a \$2,500 donation from the Tews family for the C.C. Sniteman Town Square Park.

Motion Clough, second Rochester, to accept and appropriate \$2,500 to Account No. 57620 Parks Outlay and to thank the Tews family for their donation. All Aye.

Fire Chief Matt Meyer reported on attending the Clark County Emergency Services meeting in Thorp, changing the Smokey Bear sign, working on fire hydrant verification and connections, preplanning on several commercial buildings, conducted a home inspection for a Pine Valley foster home, verified pressure system checks on sprinkler systems in two commercial buildings, Assistant Fire Chief Poeschel attended the Blue Mass Service at St. Mary's Church, provided a truck and crew for the Rock Crawlers event at the Fairgrounds, filled five swimming pools, provided an escort out of town for the High School golf team going to State and an escort back into town for State Golf Champion Tucker Johnson, provided an escort out of town for the High School track team going to State, provided an escort and traffic control for the Highground Motorcycle Ride and provided a crew for the Highground's fireworks.

Fire Chief Meyer stated for the first time ever the department did a Wildland Fire Shelter Deployment training, hosted a propane training with the propane provided by the WI Propane Council (firefighters from both Granton and Greenwood attended), worked on driver training, did a 34 acre controlled prairie fire burn for Rick Sturtz in the Town of Hewett, conducted the annual hose test, all equipment is in good working condition, City Engine #2 is in need of some valve repairs, our Self Contained Breathing Apparatus (SCBAs) are aging and in need of replacement, we have been trying for grants.

Fire Chief Meyer reported on responding to 14 calls: 7-Rural: 2 EMS lift assists, a wildland fire, a motorcycle accident, a structure fire, a UTV accident and a cancelled enroute to Granton mutual aid. 7-City: faulty alarm at care facility, an unintentional alarm activation at a manufacturing facility, a down power line standby, a natural gas leak at a care facility,

assisting the Police Department with a welfare check, a small fire in a manufacturing facility and a stove fire.

Fire Chief Meyer stated that the Fire Department, Police Department and Neillsville EMS will be hosting a Public Safety Day at the Fire Hall on Monday, August 4, 2025 from 5:00 P.M. to 8:00 P.M.

City Clerk Roehl presented a picture of retired Neillsville School District Superintendent John Gaier receiving a plaque at the Library Board meeting for his 27 years of service on the Library Board.

Mayor Poeschel stated that the Neillsville Police Department is also hosting a school supply collection at the Public Safety event on August 4, 2025 and the Neillsville Area Chamber of Commerce is hosting a “Let’s Talk Neillsville” event on August 19, 2025 at the American Legion Hall from 2:00 P.M. to 5:00 P.M.

Motion Neville, second Rochester, that City Bills Nos. 635 to 689 in the amount of \$167,984.90 be paid. All Aye.

Council Member Gelhaus stated that he has hired some men from the Lutheran Social Services Deep River Facility to work for him and Heidi Jotham is the contact person, she is interested in possibly setting up some volunteer work hours with the City.

Motion Gelhaus, second Rochester, to adjourn. All Aye.

Duane G. Poeschel, Mayor

Rex R. Roehl, Clerk

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