



COMMITTEE OF THE WHOLE
Wednesday, February 18 2026, at 6:00 PM
City Hall, 2110 Washington St, New Holstein, WI 53061

CALL TO ORDER:

The meeting was called to order by Council President Woelfel.

ROLL CALL:

Roll call was taken by Depies. Present were Gene Woelfel, Richard Snelson (via Teams), Steve Abrams, Brad Hess, Becca Mosier, Dan Watson, Norm Propson, Paula Oakley, and Kathy Schroeder. Also present were City Administrator Scott Depies, City Attorney Steve Sorenson, and Fire Chief Craig Cary.

GUESTS: Mark Sherry,

APPROVAL OF THE AGENDA:

A motion was made by Oakley, seconded by Watson, and carried to approve the agenda as presented.

APPROVAL OF MINUTES:

A motion was made by Propson, seconded by Schroeder, and carried to approve the February 3, 2026 Committee of the Whole Minutes.

CITIZEN INPUT:

- None

FINANCE AND PURCHASING:

- a. The monthly invoices and financial report for the month ending in January were presented. A motion was made by Schroeder, seconded by Watson, and carried to recommend to the Common Council approval of the invoices as presented and acceptance of the financial report as presented.

PROTECTIONS OF PERSONS AND PROPERTY:

- None

CITY BUILDINGS AND GROUNDS:

- None

RECREATION DIRECTORS:

- None

PERSONNEL:

- None

OLD BUSINESS:

- **Tecumseh Site Development Update**

Administrator Depies informed the Committee that the developer, Northernstar, was invited by WHEDA to submit a full proposal for the proposed apartment complex on parcel 18465 located on the Northwest end of the former Tecumseh site. In addition to working with the developer to prepare the full proposal, Administrator Depies stated that he will be working on scheduling a public hearing to provide the community with more information about the proposed development.

- **Golden Harvest Festival**

No representatives were present to discuss the item. No action was taken.

- **Charter Ordinance Process to Modify the City's Governing Structure**

City Attorney Sorenson reviewed the memorandum prepared at the Council's request regarding the process for modifying the City's governing structure, including a potential transition to a city manager form of government. He outlined the mapping process, potential ordinance amendments, financial considerations, public education and input, and the available legal options for implementing such a change, including charter ordinance amendment and referendum.

The Committee discussed the distinctions between a city administrator and a city manager, the possible structure of the Council under an at-large system, the continued role of a mayor under various options, and the importance of public input. Discussion also included timing considerations given the upcoming mayoral election, the possibility of holding a referendum, and the need to further evaluate the financial and administrative implications before proceeding.

The consensus of the Committee was to continue the discussion at the April 8th COW after members have had an opportunity to review the current ordinance provisions and after additional information can be assembled. No action was taken.

- **Aquatic Center Boiler Quotes**

Administrator Depies reviewed the two quotes received for replacement of the Aquatic Center boiler. Quotes submitted by Mannenbach Mechanical LLC and Ahern were reviewed. Committee members discussed comparative efficiency, warranty terms, serviceability, and whether the current maintenance provider would continue servicing the equipment if a different brand were selected. Questions were also raised regarding the level of detail in the quotes and whether the quotes were sufficiently comparable.

One quote proposed a direct replacement of the existing Raypak unit. The other included several Lochinvar options. Administrator Depies informed the Committee that the Aquatics Director had reviewed both proposals and recommended the Lochinvar option, noting that the current boiler is likely oversized for the facility and that the proposed replacement would be more efficient.

A motion was made by Mosier, seconded by Propson, and carried, with Hess abstaining, to recommend to the Common Council approval of the Ahern proposal for the Lochinvar boiler.

- **Development Agreement with Quality Services**

Administrator Depies reviewed the proposed development agreement with Quality Services and provided a summary of the key financial and development terms. He stated that the agreement has been under negotiation for an extended period and includes both the land conveyance and a pay-go tax increment assistance component. Discussion focused primarily on the valuation of the land, the level of public assistance being proposed, the historical context of the agreement, and the requirement that jobs be created in order for the developer to receive the tax incentive.

A motion was made by Schroeder, seconded by Mosier, and carried to advance the development agreement to the Common Council for consideration.

NEW BUSINESS:

- **Vacating the Right-of-Way on Stonewall Drive**

Administrator Depies informed the Committee that a petition was received to vacate an unopened right-of-way on Stonewall Drive. He stated that only the first phase of an original subdivision was completed and that the remaining undeveloped lots have since been acquired by a single buyer who intends to

merge the properties and construct a single-family residence. As part of the proposal, the buyer has requested that the platted right-of-way be vacated and replaced with a cul-de-sac configuration.

Administrator Depies informed the Committee that the required public notice process has begun and that the matter will proceed to the Common Council in March for a public hearing and formal action. No action was taken.

- **Replacement of Heavy-Duty Vocational Truck**

Administrator Depies reported that the City's 1995 heavy-duty snowplow truck is no longer serviceable due to age and the lack of available replacement parts. He stated that Public Works begun researching replacement units and that the intent would be to include the truck in the financing package currently being assembled for the fire truck, should Council authorize staff to proceed. A motion was made by Abrams, seconded by Mosier, and carried to recommend to the Common Council the authorization to pursue replacement of the heavy-duty vocational truck.

There being no further business, the meeting was adjourned.

Scott Depies, City Administrator/Clerk-Treasurer