



SPECIAL TOWN ELECTORS MEETING

Wednesday, September 16, 2026 at 6:00 PM

Town Hall Meeting Room, 8348 Hickory Ave, Larsen, WI 54947

AGENDA

CALL TO ORDER

- A. Pledge of Allegiance
- B. Verification of Notice
- C. Roll of Town Electors in Attendance

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Public Hearing on granting authority to the Town Board, pursuant to Wisconsin Statute 60.10(2)(f), to contract for the construction of improvements to Town buildings, consisting of: (a) remodel of the Town Hall property located at 8386 State Rd 76, Neenah, WI 54956, including build-out of Town office space, at a cost not to exceed four hundred twenty-five thousand and 00/100 dollars (\$425,000.00), an amount within the capital funds already approved by the Town Board through its 2026 budget actions, such that no additional tax levy is required for this item; and (b) construction of a heating and ventilation system for the high-bay area of that property used to house Town fire apparatus, at a cost not to exceed two hundred ninety-seven thousand one hundred fourteen and 04/100 dollars (\$297,114.04), representing the balance of the Town's fire protection impact fee account as of September 1, 2026, such cost to be funded solely from that fee account and not from the tax levy; this authority to expire December 31, 2028.

TOWN ELECTORATE ADOPTION OF THE FOLLOWING:

- A. **Town Elector consideration of** granting authority to the Town Board, pursuant to Wisconsin Statute 60.10(2)(f), to contract for the construction of improvements to Town buildings, consisting of: (a) remodel of the Town Hall property located at 8386 State Rd 76, Neenah, WI 54956; and (b) construction of a heating and ventilation system for the high-bay area of that property used to house Town fire apparatus.
- B. **Elector Input**
- C. **Town Elector Motion:** Motion to grant authority to the Town Board, pursuant to Wisconsin Statute 60.10(2)(f), to contract for the construction of improvements to Town buildings, consisting of: (a) remodel of the Town Hall property located at 8386 State Rd 76, Neenah, WI 54956; and (b) construction of a heating and ventilation system for the high-bay area of that property used to house Town fire apparatus.

ADJOURNMENT

- A. Motion to Adjourn the Special Town Electors Meeting
Town Elector Motion: Motion to adjourn sine die.

Respectfully submitted,

Russell D. Geise
Town Chairperson

Pursuant to Wisconsin Statute 19.84 (2) and (3) notice is hereby given to the public and the media that two or more members of any or all Boards, Commissions, and Committees of the Town of Clayton, may attend the meeting of the Town Board in order to gather information. For purposes of the Open Meetings Law only; attendance at a meeting by a quorum of members of the Town Boards, Commissions, and Committees constitutes a meeting of the Board, Commission, or Committee, pursuant to Badke Vs. Village Board of Village of Greendale, 173 Wis2d 553, 494 NW2d 408 (1993), and must be noticed as such, although it is not contemplated that any formal action by those bodies will be taken. The only business to be conducted is for Town Board action.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please call the Town Office at 920.836.2007.

This agenda has been posted at the following locations in the Town of Clayton:

1. The Town Hall Posting Board – 8348 Hickory Ave, Larsen, WI 54947
2. The Town's Web Page: --

Special Elector's Meeting

September 16th, Item A.
@ 6 PM

New Town Hall

Located at:
8386 State Road 76

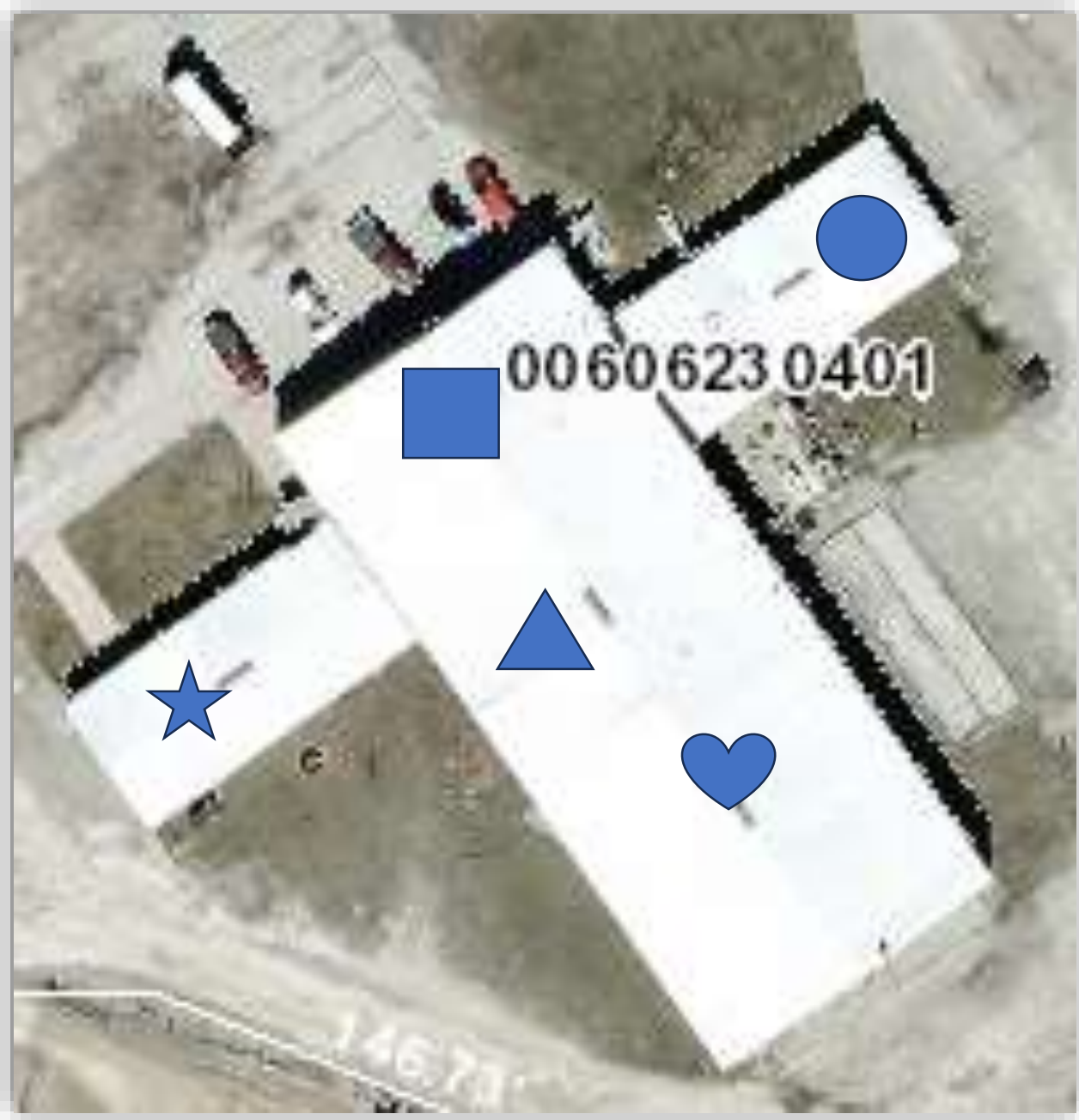


- Contract for the construction of improvements, consisting of:
 - Remodel West Wing
 - Installation and updating of HVAC system for Fire Apparatus
-
- Why is this important?
 - Remodeling to meet the requirements for the function of Town Government staffing needs
 - Location is more centralized for the Town's population

★ Proposed Office Space

▲ Previously a bar. Proposed Storage, Meeting & Election Room, Additional Office Space

■ Currently Oinks Restaurant



● Proposed Future Police Department & Office Space for Public Works Department

♥ Currently Sub-Station 42 for Fire Department

Future Plans:

- Architect to draft design for what was previously a bar to include additional office space, future police department space, election and meeting room
-

Benefits of having the FD Sub-Station:

- Dividing equipment between 2 stations, preventing a complete loss of apparatus in the event of catastrophic events
- 86% of the calls occur on the East side of Town
- Response time was cut ~15%
- EVERY house in the Town of Clayton is within a 5-mile radius of the Stations
 - Allows homeowners to qualify for lower insurance rates!

Capital Funds already approved by the Town Board
during the 2026 Budget actions

Remodel West Wing:	Installation & updating of HVAC system for Fire Apparatus:
Not to exceed \$425,000.00	Not to exceed \$297,114.04