

MINUTES
City of Niagara
Regular City Council Meeting
Wednesday, September 23, 2026
5:00 P.M.
Niagara City Hall
1029 Roosevelt Road
Niagara, WI 54151

The meeting was called to order at 5:00 p.m. by Mayor Joseph Johnston.

Present: Alderpersons Michael Darne, Daniel Decker, Lisa Johnson, Glenn Lantagne, Donald Shampo; Administrator/Clerk/Treasurer Audrey Fredrick; Police Chief Mike Chapman; Public Works Supervisor Jim Stachowicz

Excused: Alderperson Karl Lamoreaux

Also Present: Thad Majkowski and Kyle Johnson of Cedar Corporation (via Teams Application); Davide Kinsella, David Adams, Debbie Adams, Heather Amundson, Bill Amundson, Lois Outcalt, David Boesen, Tracy Daun, Darrell Coates, Jenny Nickels, Angie Moreau

A motion was made by Alderperson Lantagne to approve the agenda. Alderperson Decker seconded the motion. Motion carried.

A motion was made by Alderperson Darne and seconded by Alderperson Lantagne to approve the minutes of the August 26, 2026 regular meeting. Motion carried.

A motion was made by Alderperson Decker and seconded by Alderperson Darne to pre-approve the bills for October, 2026. Motion carried.

The reports were reviewed. Alderperson Darne moved to approve the reports as presented. Alderperson Decker seconded the motion. Motion carried.

Public Appearances: David Boesen, a Ridge Street resident, expressed concerns regarding a blight situation; he also requested a fence line variance. This will be placed on the October agenda for consideration.

Reports from department heads or elected officials:

- Mayor Joe Johnston
 - The M.J. Electric site will be moving equipment to the building.
- Police Chief Mike Chapman
 - Officer Broullire is nearing the end of her training period.

Kyle Johnson of Cedar Corporation provided an update on the water tower painting project warranty update, noting the tank passed the inspection. Alderperson Decker moved to accept the report. Alderperson Lantagne seconded the motion. Motion carried.

Thad Majkowski of Cedar Corporation stated that the final design meeting of the Hill Street, Forest Street and Mill Street project was held, and the project will be coordinated with the road construction engineers. A motion was made by Alderperson Decker to accept the report. Alderperson Shampo seconded the motion. Motion carried.

Thad Majkowski of Cedar Corporation informed the Council that the application is nearing completion for the Clean Water Fund for the sanitary sewer updates, and will be submitted by the deadline of September 30. Alderperson Decker moved to accept the update. Alderperson Darne seconded the motion. Motion carried.

Public Works Supervisor Jim Stachowicz noted the recent washout on Pine Street has been patched. He is waiting on asphalt quotes, and the area will be paved in the spring. A motion was made by Alderperson Decker to accept the report. Alderperson Shampo seconded the motion. Motion carried.

Dave Kinsella, representative for Dave Adams, proposed plans for a housing community on acreage on the former Gunville Trucking site at Washington Avenue and Tyler Road, now owned by Dave Adams. The proposal, named “Niagara Meadows”, includes 100 single dwelling units, placed in increments of 25 at a time. Mr. Adams and Mr. Kinsella have determined that there is a need for housing to accommodate the growing businesses in Niagara and Dickinson County. A discussion followed, with questions from the Council, Public Works and Administrator regarding water and sewer capacity, snow removal and site maintenance, parking, safety and overall management, that were answered by both Mr. Adams and Mr. Kinsella. A motion was made by Alderperson Shampo to recommend that the project be approved to proceed, pending approval by the City Planning Commission and the appropriate state agencies. Alderperson Lantagne seconded the motion. A roll call vote was taken, with all present voting “AYE”. Motion carried. The proposal will be forwarded to the Planning Commission for further action.

A motion was made by Alderperson Shampo to rezone a portion of the proposed Niagara Meadows project from “Commercial” to “R-3 – Residential” following a property survey and update to the deed. The motion also includes the option to rezone the property back to “Commercial” if the State does not approve the development plans. Alderperson Lantagne seconded the motion. Motion carried. The proposal will be forwarded to the Planning Commission for further action.

A motion was made by Alderperson Lantagne to approve a lot size variance on the property for the proposed Niagara Meadows project. Alderperson Darne seconded the motion. Motion carried. The proposal will be forwarded to the Planning Commission for further action.

Alderperson Decker made a motion to create a Development Agreement for the proposed project. City Administrator Audrey Fredrick will work with Mr. Adams and Mr. Kinsella, as well as with the City Departments and professional consultants as necessary. Alderperson Johnson seconded the motion. Motion carried.

A motion was made by Alderperson Shampo to appoint “Up North Inspection Agency” to provide Uniform Dwelling Code Inspection Services, effective November 1, 2026 – December 31, 2028. This position is for new residential construction only, and all fees are between the inspector and customer. Alderperson Darne seconded the motion. Motion carried.

Tracy Daun, Secretary of the Niagara Area Emergency Unit (NAEU), provided the Council a year-to-date overview of the responses, needs and financial status of the volunteer, self-funded group. Purposes of the presentation were for the Council to consider the NAEU when preparing the City’s annual budget, and to highlight the needs of the rescue squad. The report also emphasized the value and commitment of the NAEU, which prevents the City and Township from having to hire and retain emergency services at the expense of the taxpayers.

The Council expressed their appreciation for the services that the NAEU provides, and commended the content of the data that was provided. Alderperson Decker moved to acknowledge the report. Alderperson Johnson seconded the motion. Motion carried.

Alderperson Darne made a motion to authorize Marinette County to collect and process property tax payments. Alderperson Johnson seconded the motion. Motion carried.

Administrator Report - Audrey Fredrick:

- Work on the software conversion is progressing.
- The final information is being added to the Clean Water Fund Application.
- The new tenants of the Business Center, Precision Healing and Wellness, will hold an open house on October 2-4. The interior of the building is beautifully updated by the tenants.
- Thank you to retiring Postmaster Glenn Lantagne; he has been instrumental in handling of election ballots and other city-wide mailings. The Council and City staff have also benefited from his knowledge of the community.
- Board of Review will meet on Tuesday, September 29, from 4 – 6:00 p.m. at City Hall.
- Budgets will be prepared, with review and approval in November.

Public Works and Water and Sewer Report – Public Works Supervisor Jim Stachowicz:

- A water service was replaced at 1610 Mill Street and a water shutoff valve was repaired at 216 Maple Street.
- Grass was cut at the parks, the last time until spring.
- Water service at the parks is being shut down for the winter.
- The Hill Street project is being reviewed; meeting with Ayres and Associates, the road replacement engineering firm, on lane width.
- Gathered and provided information to Cedar Corporation regarding meter locations and curb stop depth.
- Public Works employee Andy Gerwig resigned to accept a different employment opportunity.

Committee Reports:

- Finance - Alderperson Decker
 - The financial reports have been reviewed with all in good order.
- Public Works – Alderperson Shampo
 - Thanked Public Works crew for their commitment to addressing the ongoing needs.
- Beautification – Administrator Fredrick
 - Fall décor is placed.
 - A fundraising bale sale will be held at Nicolet Bank on October 22.

Alderperson Decker moved to set the next meeting for Wednesday, October 28, 2026, at 5:00 p.m. Alderperson Shampo seconded the motion. Motion carried.

There being no further business, a motion was made by Alderperson Johnson and seconded by Alderperson Lantagne to adjourn. Motion carried.

The meeting was adjourned at 6:32 p.m.