

# **NOTICE VILLAGE OF OSCEOLA BOARD MEETING**

Date: October 12, 2021  
Time: 6:00 pm CST  
Place: Board Room (310 Chieftain Street) &  
Virtual GoToMeeting

**In an effort to support community health management initiatives surrounding the COVID-19 pandemic, this meeting is also available virtually through a web-based/telephone meeting platform called “GoTo Meeting”. Please follow the instructions on the posted agenda to listen and/or participate during the meeting.**

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1. Call to order
2. Approval of the agenda
3. Approval of the minutes:
  - a) Regular meeting dated September 14, 2021
  - b) Budget Workshop I dated September 14, 2021
  - c) Budget Workshop II dated September 28, 2021
4. Public input and ideas (Limit 5 minutes per speaker)
5. Reports:
  - a) Staff reports (Materials only, not presented individually)
    - i. Utilities
    - ii. Library
    - iii. Fire
    - iv. Building Inspection
    - v. Administration
    - vi. Police
    - vii. Public Works
  - b) Chamber of Commerce/Mainstreet
6. Other business – discussion and possible action re:
  - a) Tax Increment District development incentive approval for Osceola Development LLC
  - b) Village of Osceola Financial Management Plan
  - c) Ordinance #21-04 To Amend the Code of the Village of Osceola Chapter 207 Vehicles and

Traffic (first read)

- d) Ordinance #21-05 to Amend the Code of the Village of Osceola Chapter 6 Boards and Commissions (first read)
- e) Ordinance #21-06 to Amend the Code of the Village of Osceola Chapter 59 Village Board (first read)
- f) Resolution #21-09 Designating Representative for West Central Wisconsin Biosolids Facility
- g) Resolution #21-10 Affirmation of Admin & Finance Resolution #21-01
- h) Endorsement of the 2022 Village of Osceola Budget and 2022-26+ Capital Improvement Program (approval November 9, 2021)

7. Permits and Licenses:

- a) Operator Licenses
  - i. Katelyn Nohava – Cascade BP
  - ii. Jennifer Simon – Tippy Canoes

Board, Committee, Commission and Agency Reports:

- |                          |                   |  |
|--------------------------|-------------------|--|
| a) Historic Preservation | August 11, 2021   | (Commission approved September 29, 2021) |
| b) Library Board         | August 12, 2021   | (L. Board approved September 9, 2021)    |
| c) Airport Commission    | August 16, 2021   | (Commission approved September 20, 2021) |
| d) Admin & Finance       | September 3, 2021 | (Committee approved October 1, 2021)     |

- 8. Approval of vouchers payable
- 9. Discussion of and action on any other appropriate items
- 10. Adjourn

The Power of 10 are the 10 most significant assets in the community identified by the Board. They are listed below:

- |                    |  |   |
|--------------------|--|---|
| 1. Schools         | 5. Falls                                     | 9.  |
| 2. Airport         | 6. Downtown Businesses                       | 10. Medical Services                          |
| 3. Industrial Park | 7. Personalization/Historic of Downtown Feel | 11. Recreational opportunities and the Braves |
| 4. River           | 8. Access to major population center         | (tied ranking for number 10)                  |

**NOTE:** It is possible that members of other governmental bodies of the municipality may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Meetings may be recorded for public viewing and record retention.

Please note that, 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, contact Village Hall at (715) 294-3498.

# VILLAGE OF OSCEOLA BOARD PROCEEDINGS

**September 14, 2021**

The Village of Osceola met for a Regular meeting on September 14, 2021. Village President Jeromy Buberl called the meeting to order at 6:01 p.m.

Present: Buberl, Holly Walsh, Brad Lutz, Deb Rose, Bruce Gilliland, Van Burch, and Joel West

Staff present: Benjamin Krumenauer, Frances Duncanson

Others present: Brooke Kulzer, Lisa Erickson, Ruth Stattler, Germaine Ross, Nancy Beck, Shirley Johnson, Anna Lund

Motion by Rose and seconded by West to approve the agenda

Ayes-7                      Nays-0                      Motion carried.

Motion by West and seconded by Gilliland to approve of the minutes of the August 10<sup>th</sup>, 2021 regular meeting

Ayes-7                      Nays-0                      Motion carried.

**Public input and ideas (Limit 5 minutes per speaker)** Brooke Kulzer of 511 Seminole thanked the Board for serving as elected officials. Chamber Board member Anna Lund of 2583 4<sup>th</sup> Ave. commented on the Chamber Main Street program and ARPA funds. They would like to prioritize business growth, address economic recovery and attracting workforce. They would be happy to give a presentation.

## **Reports:**

Staff reports (Materials only, not presented individually)

Public Works-In streets, they have been sweeping, repairing potholes, repairing storm sewers, and picking up storm debris. In parks the focus has been on repairs to walkways and stairways. In addition they teamed up with the MN Transportation Museum to create a parking lot on the south side of Mill Pond for public parking. MTM helped by funding materials made this a low budget high impact project with many benefits.

Utilities-The Water Dept. has new reading equipment that will be used for the third quarter meter reads. Cross connection inspection notices have been sent out to all commercial, industrial, multifamily and public authority properties with a sixty day timeframe to comply with Village and State codes. The Sewer Dept. had a pump fail at the WWTP that has since been repaired. A faulty manhole was reconstructed and brought to grade.

Library-They are working on the budget. There were 204 items added to collections in August. Activities were the regular book clubs along with Braves Baseball Week. The Summer Reading Program has wrapped up for the year with kids reading 517 hours over the course of the program.

Fire-The Dept. had ten runs last month with eight in Village, one in Farmington, and one mutual aid in St. Croix County. Business inspections are ongoing with good compliance. They will continue to provide support to upcoming community events. The refurbishment of the trailer pump is nearly complete. Annual SCBA testing is complete.

Building Inspection-There were eight permits issued in August with estimated valuation of construction at \$145,594.94.

Administration-The 2022 budget timeline was reviewed. The department will be considering new financial software.

Police-There were 15 arrests in August. School is back in session and Officers are doing additional patrolling. The Department has completed firearms qualifications. The Shop with a Cop-Back to School event was held with several Department employees participating. Tanner Rebhan was hired as the newest full time Officer.

Chamber of Commerce/Mainstreet-Osceola was featured in Forbes magazine, getting national exposure. The organization has made a request for funding from the Village for 2022.

## **Other business – discussion and possible action re:**

Motion by Rose and seconded by Burch to appoint Lisa Erickson to the Osceola Tourism Commission to a 3-Year term ending in 2024

Ayes-7                      Nays-0                      Motion carried.

Motion by West and seconded by Gilliland to approve the contract amendment with ASPDS for the 2022 Village Revaluation in the amount of \$39,100

Ayes-7                      Nays-0                      Motion carried.

This one-year amendment was explained by Krumenauer. With the Village aggregate ratio no longer meeting statutory requirement is required by statute a full property reevaluation be conducted. Burch asks about letting people in to inspect. Krumenauer responded it is in homeowners best interest to let assessment staff in so they don't have to guess at values. ASPDS staff will be mindful of the pandemic and be sensitive to issues entering people's homes. The cost is more as cost of work goes up, as the Village has been growing with more to reevaluate.

Motion by Burch and seconded by Walsh to approve Resolution #21-07 – A Resolution to Redistrict Ward Boundaries for Voting Purposes

Ayes-7                      Nays-0                      Motion carried.

Motion by Burch and seconded by Rose to approve Resolution #21-08 – A Resolution to Recognizing Greenspace as St. Croix River Valley Veteran's Park

Ayes-7                      Nays-0                      Motion carried.

The Veteran's Memorial Park was dedicated on Saturday. The project started in 2005 under Mr. Jenkins and was brought to fruition by Larry Jepsen.

## **Permits and Licenses:**

Motion by Rose and seconded by Walsh to approve both Temporary Class B Beer and Wine licenses for the Osceola Knights of Columbus, Jim Steffen, President –Croixland Leather Works Customer Appreciation, September 25<sup>th</sup>, 2021 and Osceola Trails Coalition/ Osceola Chamber/Mainstreet, Lisa Erickson, President – Valley Brewfest October 16, 2021

Ayes-7                      Nays-0                      Motion carried.

Motion by West and seconded by Lutz to approve Operator Licenses for Shelly Brantal – Valley Spirits, Savannah Davis – Dick's Fresh Market, Kevin Fritsche – PYs, Connie Sevelin – Valley Spirits

Ayes-7                      Nays-0                      Motion carried.

Motion by Rose and seconded by Gilliland to approve Special Event Permits for Croixland Leather Works – 18<sup>th</sup> Annual Bike Show Party September 25<sup>th</sup>, 2021 and Osceola Trails Coalition/ Osceola Chamber/Mainstreet – Valley Brewfest October 16<sup>th</sup>, 2021

Ayes-7                      Nays-0                      Motion carried.

Motion by West and seconded by Burch to approve the Board, Committee, Commission and Agency Reports as listed:

a) Water & Sewer	May 25, 2021	(Commission approved August 31, 2021)
b) Historic Preservation	June 7, 2021	(Commission approved August 11, 2021)
c) Airport Commission	June 21, 2021	(Commission approved August 16, 2021)
d) Library Board	July 8, 2021	(L. Board approved August 12, 2021)
e) Planning Commission	August 3, 2021	(Commission approved September 7, 2021)
f) Admin & Finance	August 6, 2021	(Committee approved September 3, 2021)
Ayes-7	Nays-0	Motion carried.

Motion by West and seconded by Rose to approve vouchers payable

Ayes-7                      Nays-0                      Motion carried.



The Board did not need to go in to closed session proceedings.

**Discussion of and action on any other appropriate items**

West asks about Xcel Energy permissions for a staging area on 148<sup>th</sup> street. Walsh asked about mask wearing as a community with the Delta variant very active in the area stating it is good to model behavior for public safety. Rose thanks the whole Fair Board crew for an awesome event along with the Chamber for the Harvest Bazaar and Lions for Wheels & Wings. Lutz asked about the status of the public organic composting area. It will be ready in October. Buberl and Krumenauer attended the PCEDC Housing breakfast this morning. The Osceola Landing project starts tomorrow and will take the rest of this year and all of next year. It is expected the landing will remain open throughout construction. .

President Buberl adjourned the meeting at 6:53 p.m.

Respectfully submitted by

Frances Duncanson, MMC-WCPC

# **VILLAGE OF OSCEOLA SPECIAL BOARD MEETING PROCEEDINGS**

## **September 14, 2021**

The Osceola Village Board met for a Special Meeting on September 14, 2021 at Village Hall. Village President Jeromy Buberl called the meeting to order at 7:05 p.m.

Present: Buberl, Joel West, Holly Walsh, Bruce Gilliland, Deb Rose, Van Burch, Brad Lutz  
Staff present: Benjamin Krumenauer, Frances Duncanson

### **Other business – discussion and possible action re:**

#### **a) 2021 Budget Workshop**

Krumenauer is looking for Board input to the 2021 budget process. Krumenauer gave the Board information on revenue and expense assumptions.

Discussion was held on Village debt and various ways to fund capital improvements through budgeting, grants, and borrowing as part of the Village Financial Management plan. It is estimated the increase in health insurance would be between 4-10% and for dental we are seeing a 4% increase. There will be a meeting with the police union tomorrow.

We will be collecting an additional \$11,000 in fire protection from Farmington in 2022 due to their rise in value. Krumenauer explained we are trying to pay off debt and build some reserves. We will be considering the needs of all the departments. The Public Works Dept. needs staffing, equipment, chip sealing, storm water basins, etc. Rose comments on soft costs and retaining employees. Discretionary spending was reviewed to outside entities such as the PCEDC and Chamber.

The needs and finances of the sewer and water utilities were discussed and overall is looking good.

**Discussion of and action on any other appropriate items** There were no items or discussion.

President Buberl adjourned the meeting at 8:39 p.m.

Respectfully submitted by

Frances Duncanson, MMC-WCPC  
Village Clerk

**VILLAGE OF OSCEOLA**  
**SPECIAL BOARD MEETING PROCEEDINGS**  
**September 28, 2021**

The Village of Osceola Board met for a Special Budget Workshop #2 meeting on September 28, 2021 at Village Hall. Village President Jeromy Buberl called the meeting to order at 6:01 p.m.

Present: Remotely were Buberl, Van Burch, and Holly Walsh. In person were Joel West, Deb Rose, and Bruce Gilliland

Excused: Brad Lutz

Staff present: Benjamin Krumenauer, Frances Duncanson

Others present: No one.

Motion by Burch and seconded by Rose to approve the agenda

Ayes-6

Nays-0

Motion carried.

**Other business – discussion and possible action re:**

2022 Budget Workshop 2

Krumenauer reviewed several points of the proposed 2022 budget. It is projected we will have a levy increase of 3.21% from 2021, the debt portion of the levy has dropped slightly. The local mill rate is projected to drop by three cents to \$9.14. Since the large 2019 increase we have had a 14% drop.

The Capital Improvement plan was reviewed. It is for five years with an additional five years illustrated. Some items have design in year one, and construction/purchase/implementation in year two. Krumenauer reviewed the worksheet and explains the color codes. There are six categories, general and utility capital borrowing and operating, impact fees, and other financing sources. Gilliland asked about the 2023 impact fees line being blank. Krumenauer did not see the need for projects that would be paying impact fees, and there are some restrictions on impact fees. The proposed projects were reviewed by the Public Works committee and fills in our next two years by fitting our needs and abilities. We have some unknowns such as Simmon Drive and some potential needs such as security cameras. The big project in 2023 is expected to be one with West Central WI Biosolids. They need another build out and the Village share may be \$1.1 million, so it is something we need to plan for. We do borrow and share equipment from our neighbors like the woodchipper and street sweeper. West asked about the Cascade Falls build out. Krumenauer is meeting with Julie Golanska of the National Park Service about grant opportunities. Rose asked about the 2<sup>nd</sup> and Chieftain parking lot purchase. We are supposed to buy it and need to get it off the books.

The next discussion was on draft two of the 2022 budget and revisions from our last meeting. Revenues are at about 95% certainty on where we sit, except for our transportation aids went down so we adjusted for that. We are conservative in the unknowns. We tried to accommodate Village Departments where we could. Some are funded well for day to day and lacked capital needs and infrastructure. We are approximately \$3,000 under budget for expenses. The Library funding is at \$139,000, the FAA match for the airport is \$7,500, the PCEDC at \$2700, and Chamber at \$7500. The Budget is balanced and meets department needs. The budget funds our property reevaluation over one year instead of two.

The Board went into general discussion, questions, and comments. Chamber/Main Street funding was discussed. Burch comments on the Chamber and the extra funds they are requesting, he knows we can't afford it right now but supports giving them more funding in the future. Burch would like to see a \$2,500 increase to give a little bit extra that still goes back into the community. Rose stated Germaine Ross is retiring as of December 31<sup>st</sup> so there will be a transition. West asked about statistics we requested from Chamber. Krumenauer stated they will be presenting the information at the Admin & Finance Committee meeting on Friday. Walsh also wants additional funding for Chamber, and we underestimate their value. West wants to wait and see their plan before we decide.

West asks about the fund balance. Krumenauer stated we basically have \$50,000 for 2020 unrestricted cash on

hand. We will see the \$490,000 special assessment revenue in 2022 from the RDA. Burch asked about state transportation aids dropping and if all municipalities were affected the same. Krumenauer stated it is based on what was spent in prior years. He is also looking into utilities payments from the state. Buberl asks about the Easy IT contract term. It is five years, and we will renegotiate it next year. We are still working on union contract negotiations. We have hit a dead end with WPPA, so mediation or arbitration is possible.

**Discussion of and action on any other appropriate items**

Rose commented if the Horst property was open to the public and suggested reaching out to them. West asked for a update on Simmon Drive. Krumenauer will attend the Town of Osceola board meeting in October.

President Buberl adjourned the meeting at 7:12 p.m.



# Memo

To: President Buberl and Village Board Members  
From: Rick Caruso, Utilities Coordinator  
CC: Fran Duncanson  
Date: October 12<sup>th</sup>, 2021  
Re: Utility Department October Board Update

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## **Water Utility:**

- Water produced in September totaled 7.92 million gallons,
- A broken main line valve box was repaired and the street patched with concrete in the Industrial Park.
- 3<sup>rd</sup> quarter meter reading and billing is complete.
- Curb boxes in the sidewalk on Cascade Street have been lowered, eliminating a potential trip hazard.
- Automatic Systems Co. repaired the variable frequency drive at Well 4 after it was found to not allow the well to run in pressure mode. In pressure mode, the well will run continuously to supply pressure to the system while water tower maintenance is performed.

## **Sewer Utility:**

- Sewer Treated in September totaled 7.08 million gallons.
- The activated sludge digester siphon at the WWTP plugged and was repaired by our operators. The siphon returns supernatant to the headworks of the plant after the digested sludge has been settled.
- Utility crews responded to a widespread power outage on Saturday September 25<sup>th</sup>. Our portable generator was used at the Millpond lift station which serves Cascade Street from First Avenue to Second Avenue. We are pleased to report due to our maintenance schedules and training, no service was interrupted.



# Memo

**To:** Wilberg Memorial Library Board of Trustees

**From:** Library Director; Shelby Friendshuh

**CC:** Village Board of Osceola

**Date:** October 2021

## DIRECTOR/ADMINISTRATION

This month has been largely spent on preparing for the LTC grant program which will take place on October 26th at 6pm. Please see the attached information regarding the program and let me know if you have any questions. I have also been preparing our 2022 budget to be reviewed by the library board. Next year we are looking to increase our books budget, begin plans to purchase a book bike, and correct some issues identified in our ADA accessibility audit.

## MATERIALS CIRCULATION

September 2021, Total Items Circulated: **2,452\***

**\*Large decrease in circulation is reflected in all of our member libraries. See 'All Libraries' graph below.**

Public Computer Uses for September 2021: 87

eBook Checkouts for September 2021: 995

New Patrons in September 2021: 53

## COLLECTIONS

187 new items.

## EVENTS & ACTIVITIES

### September Events/Participation:

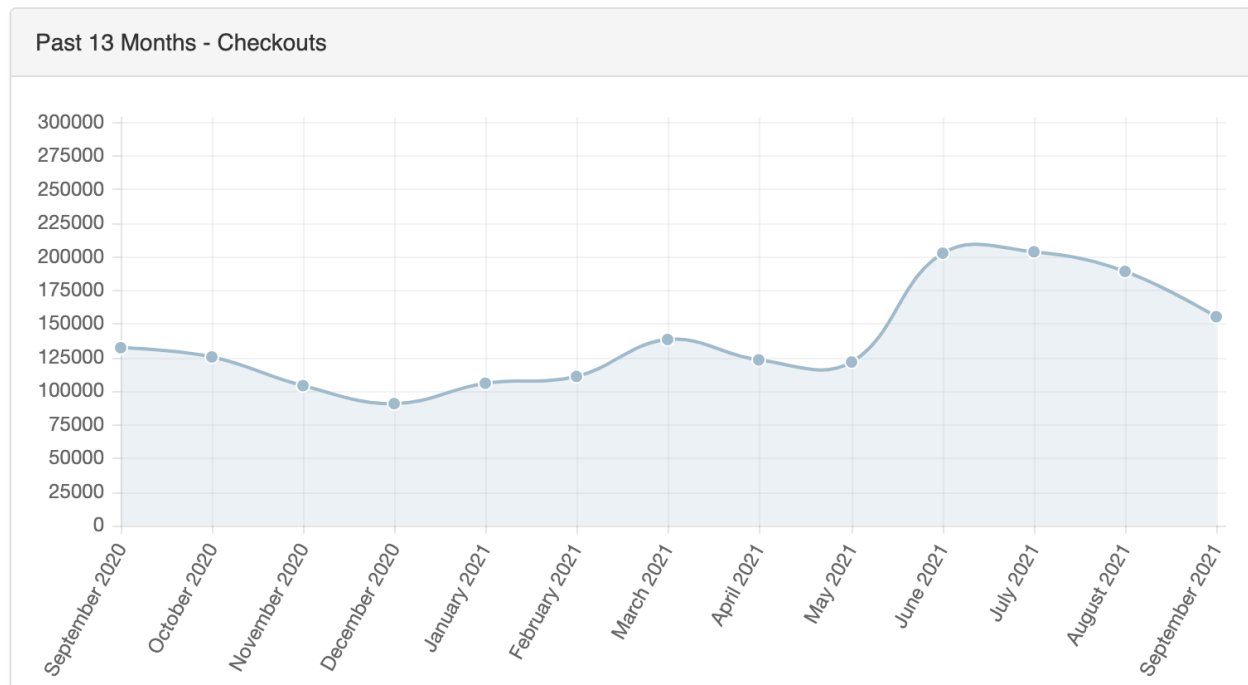
September saw a few very successful programs for the library. Our monthly book clubs continue to be consistent. We also hosted the 6th grade classes for a library visit in which we gave a tour of the library, introduced them to valuable online resources offered by the library, and signed them up for library cards. We saw approximately 60 students throughout the day!

Lastly, Rebekah's Big Fun Play Date is back and outdoors. We held the first BFPD at the end of September at Millpond Park and saw 26 visitors. The program will continue monthly outdoors regardless of weather (unless there are thunderstorms or low temps). We are hoping the program instills the Scandinavian belief that there is "no such thing as bad weather"!

### **FACILITIES & STAFF**

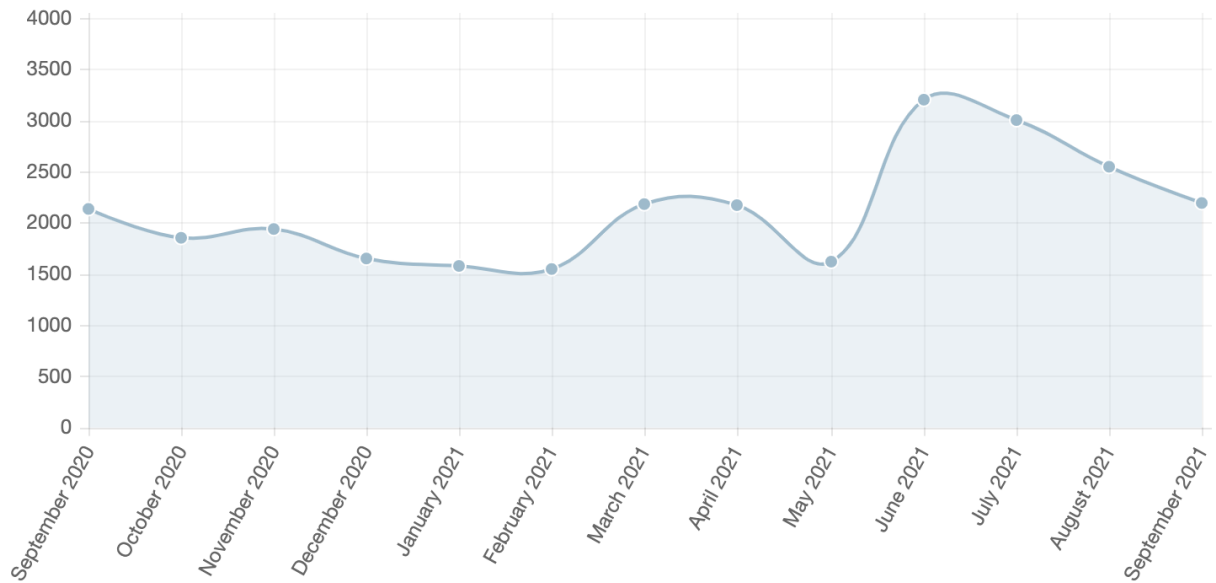
Staff continues to do well with the ever changing conditions. We will begin plans to correct some of the issues identified in our ADA accessibility audit (a program that IFLS library system funded for libraries). Some of these issues are easy fixes such as insulating exposed pipes beneath sinks, creating wheelchair accessible catalog computer stations, and updating our website to work better with screen reading software. Please let me know if you have any questions or interest in this report!

### **All MORE Libraries Circulation Statistics**



## Osceola Circulation Statistics

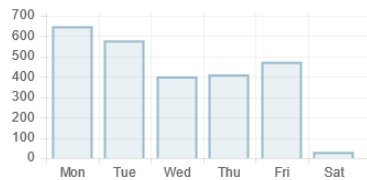
### Past 13 Months - Checkouts



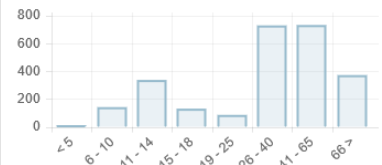
### Checkouts by hour




### Checkouts by day



### Checkouts by age



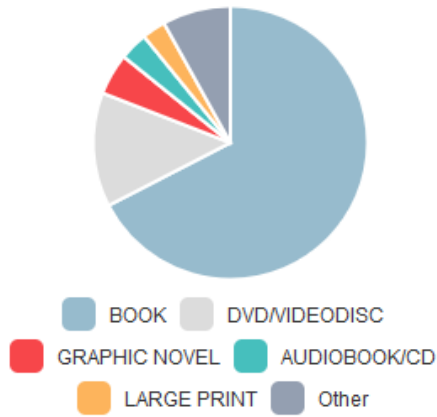




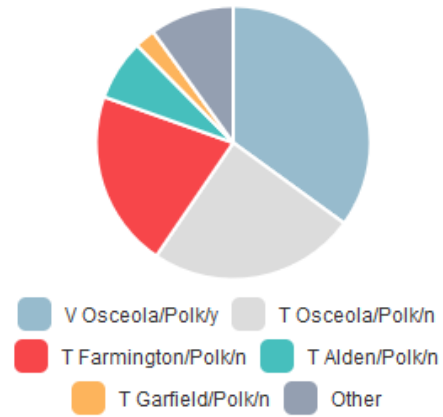
# WILBERG MEMORIAL

PUBLIC LIBRARY of OSCEOLA

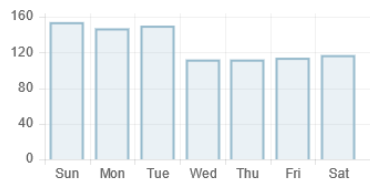
Checkouts by format



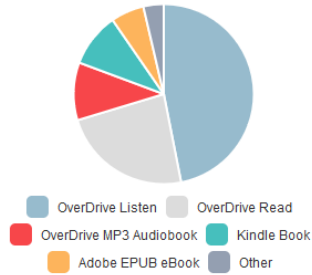
Checkouts by Act 150 Location



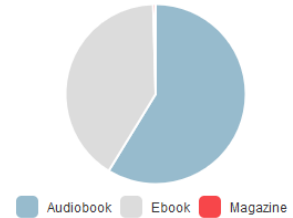
Overdrive by Day



Overdrive by Format



Overdrive by Type

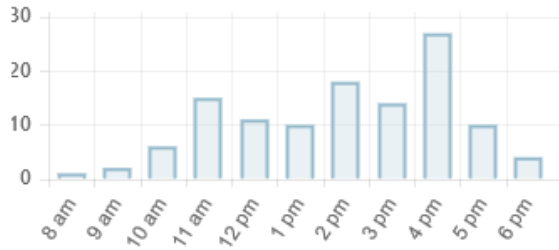




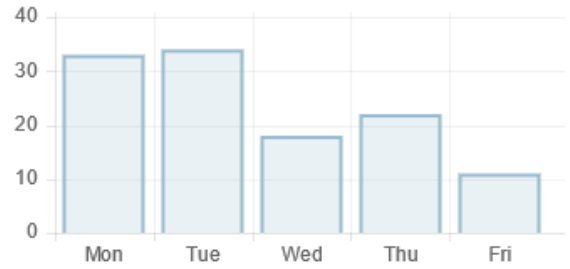
# WILBERG MEMORIAL

PUBLIC LIBRARY of OSCEOLA

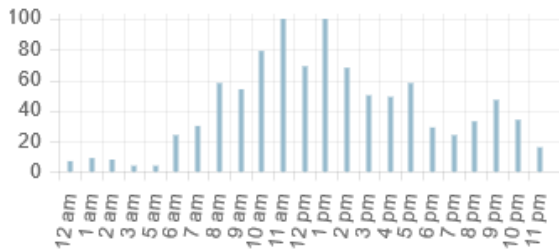
Pharos computer uses by hour



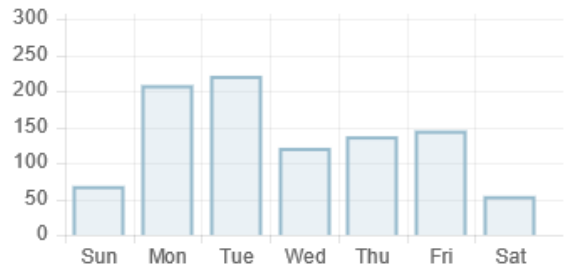
Pharos computer uses by day



Website pageviews by hour



Website pageviews by day



“  
**ASK, LEARN,  
EMPOWER**  
”

Osceola Community Conversations

Join us for a community conversation with village representatives, staff, and community leaders. We will be discussing various topics about **how your local government works** and disseminates information, **how you can become more involved with your local government**, and **how we can work together to strengthen our community**.

**OCTOBER 26**  
**@6PM**

The Discover Center  
Room 205



## OSCEOLA FIRE & RESCUE

### Monthly Report – October 2021

- 5 - runs total
  - 3 – Village of Osceola
  - 2 – runs Farmington Township
  - Run breakdown
    - 1 – Traffic/MVA
    - 2 – Grass/Wildland
    - 1 – Alarm
    - 1 – Lift Assist

### UPDATES IN BOLD

- Implement and define better accountability to businesses and Hangar operators for inspection availability or compliance. **Second round of inspections for businesses are pending sending of notifications with regard to compliance. Inspections may need to proceed ahead of the compliance notification with any issues that may show up needing individual attention.**
- **Chevy pumper is back to full level operation after pump repair.**
- **New aerial has several issues pending warranty repair with Custom Fire. Supply chain delays for some components have delayed completion. Apparatus is still in service and operational pending these follow ups.**
- **Three members of the department shared knowledge of our department gear and equipment as part of Fire Prevention week. Firefighter Don Stark entertained home school students with a tour of the Firehall on Oct 1<sup>st</sup>. Firefighters Jeff Stanton and Jared Cutts took the aerial truck and demonstrated gear at the Osceola Elementary School on Oct 4th.**

# Municipality Permits Report

9/1/2021 to 9/30/2021

VILLAGE OF OSCEOLA		Total Value	Total Fees	Total Fines
VOS21-73	165-00844-0014	\$240,000.00	\$1,272.90	
GRANDEMOORE HOMES INC   GRANDEMOORE HOMES INC   1299539 GRANDEMOORE HOMES INC				
140 SPRING ST	New Single Family Dwelling			
VOS21-74	165-00458-0100	\$14,000.00	\$192.40	
Nicholas Gadbois				
2531 JARED RD	SOLAR			
VOS21-75	165-00854-2300	\$320,000.00	\$1,735.12	
JAMES MILLEON				
644-646 KREEKVIEW DRIVE	NEW TWO FAMILY DWELLING			
VOS21-76	165-00625-0000	\$20,000.00	\$60.00	
Lynne Berken				
617 68TH AVE HANGAR F5	REROOF			
VOS21-77	165-00583-2000	\$100,000.00	\$120.00	
JOSEPH HARRINGTON - AMERICAN PRIDE CONSTRUCTION LLC   JOSEPH HARRINGTON - AMERICAN PRIDE CONSTRUCTION LLC   022100127				
252 CASCADE ST S	REROOF/RESIDE			

# Municipality Permits Report

9/1/2021 to 9/30/2021

VOS21-78	165-00263-0000	\$3,706.00	\$93.60
Scott Doughman			
407 SEMINOLE AVE	ALTERATION		
VOS21-79	165-00842-0006	\$2,100.00	\$83.20
JORDAN SWIONTEK			
500 FOX CIR	ALTERATIONS		
VOS21-80	165-00355-0200	\$25,000.00	\$60.00
RIGHT CHOICE CONSTRUCTION			
403 8TH AVE	REROOF		
VOS21-81	165-00815-0000	\$2,000.00	\$60.00
ANDREW STERN			
406 DELMAR AVE	FENCE		
VOS21-82	165-00844-0124	\$5,000.00	\$130.00
TIMOTHY SCHMITT			
321 LADD LN	DECK		

# Municipality Permits Report

9/1/2021 to 9/30/2021

## Permit Distribution

New Home=2

Other=2

Re-roof=3

Siding=1

Alteration=2

Fence=1

Deck=1

## Totals

**Total Permits**

10

**Total Value**

\$731,806.00

**Admin**

\$428.00

**Impact**

**Plan Review**

\$271.02

**Inspection**

\$3,038.20

**State Permit Seal**

\$70.00

**House Number**

**Fines**

**Other**

**Total Fees**

\$3,807.22



## OSCEOLA POLICE DEPARTMENT

310 Chieftain Street – Lower Level

P.O. Box 217

Osceola, WI 54020

Phone: 715-294-3628 Fax: 715-294-2862

Ron Pedrys - Chief of Police

To: Village President Jeromy Buberl and Village of Osceola Trustees

CC: Administrator Benjamin Krumenauer

From: Police Chief Ron Pedrys

Date: Wednesday, October 6<sup>th</sup>, 2021

Re: September 2021 Village Board Police Report

During September 2021, OPD Officers made 10 custodial arrests (3 Felony arrests and 7 misdemeanor arrests). Officers made a total of 49 traffic stops that resulted in 17 traffic citations being issued. 12 Municipal citations were also issued. 93 incident reports were processed and OPD Officers logged 447 total calls for service.

On 09-18-2021, during the Osceola Community Fair, OPD Officers were dispatched to a residence in Robo Village for a reported drug overdose. Upon arrival, OPD Officers found an unconscious adult male. Methamphetamine and drug paraphernalia were also present. When OPD Officers arrived, they administered Narcan nasal spray to the unconscious male. After receiving that dose, the male immediately regained consciousness, but he was extremely uncooperative. Soon, the victim was up walking around and refusing treatment from EMS, who was on scene. The male was verbally and physically combative with Officers. In an effort to place the combative male under arrest for drug charges, Officers deployed pepper spray. The defendant remained verbally and physically uncooperative, and he was eventually tased. The male was successfully handcuffed, and he was brought to OMC for medical clearance. Once the male was medically cleared, he was transported to the Polk County Jail for booking on possession of methamphetamine, possession of drug paraphernalia and felony bail jumping.

### **Administration:**

The Community Fair Weekend, Wheels and Wings and Parade Day 2021 went very well. Officers were busy with several calls for service that weekend, but everything went smoothly and the weather for Osceola's biggest weekend could not have been better. The Village was able to use Officers from other municipalities this year to help direct traffic during the Wheel and Wings event so staffing that detail went way better than past years. A special thank you to the Community Fair Board volunteers Jeromy Buberl, Jennifer Lutz and Ben Krumenauer for placing all of the "No Parking" signs throughout the parade route before 6a on Sunday morning.

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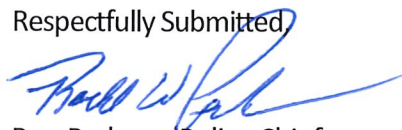
I have been working with Administrator Krumenauer on the 2022 budget priorities for OPD. Bids for all significant items requested were received. Fortunately, many of the items were at state bid pricing. The OPD 2022 Operating and Capital Budget requests were submitted. I look forward to this year's budget process and to answering any budget request questions you might have.

Officer Andrew Johnson is approximately ½ way through Field Training. Officers Bach and Lehman have been doing a great job field training Officer Johnson. Officer Johnson's demeanor is very professional, and he very much enjoys community interaction. Officer Johnson will be a great addition to OPD and our community.

I am happy to report that OPD's "Community Coffee" will be returning this month, after taking the entire 2020 season off due to Covid. Dick's Fresh Market and Caribou Coffee are again sponsoring this fantastic community event. Community Coffee will be held the last two Fridays of each month, from 8:30a-10:00a, starting October 22<sup>nd</sup>. We hope to see you there!

Thank You.

Respectfully Submitted,



Ron Pedrys – Police Chief  
Village of Osceola



# Memo

To: President Buberl and Village Board Members  
From: Todd Waters (Public Works Coordinator)  
CC: Fran Duncanson  
Date: October 12th, 2021  
Re: September 2021 Public Works Department Board Update

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## **Streets:**

- 36 hours of street sweeping occurred in September to prepare for all special events.
- Performed a sidewalk and curb audit on the north side of the Village. Identified broken, cracked and ADA non compliant sidewalks for replacement. Sidewalks and curb will be replaced in October.
- Cut all ditches and right-of-ways within the Village of Osceola.
- Performed all necessary tasks to comply with special event permits for the fair, wheels and wings, harvest bazaar and parade.

## **Parks:**

- Mowing efforts continue and grow with our mowing contract expiring in mid September. The department will move from the roughly 32 hours of cutting weekly to 44 hours with the additional spaces.
- Park improvements continue as Public Works is giving Gristmill Park a whole new look. With the installation of the new fence in that park we are also concentrating on creating an overall better park for visitors and residents. Maintenance will be easier with a nice clean open look that will result in excellent views from almost every spot within the park.

## **Building Maintenance:**

- The HVAC system continues to take monitoring, resetting, and programming.
- Public Works installed a new 35 foot flagpole.

## Report from Chamber & Main Street Director for Chamber Board Oct. 7th, 2021

### PAST EVENTS:

**Osceola Harvest Bazaar- Sat. Sept. 11<sup>th</sup>** in beautiful Mill Pond Park. Estimated attendance 2500-2800 – record year based on burgers/brats sold. 41 volunteers put in over 380 hours of volunteer time. Raised \$7-7500 (final invoices still coming in)



Main Street Café @  
Harvest Bazaar



Harmonic lessons at Harvest Bazaar

**Last Music on Main St.** Sat. Oct 9<sup>th</sup> 2-5 PM Just Ghostly band playing psychedelic music from the 60s at The Parklet.

### UPCOMING EVENTS:

**Fall Social Mixer @** Bending Branches Thur. Oct. 14<sup>th</sup> - 4:30-7 PM Complimentary burgers, beverages and bonfire.

**Valley Brew Fest-** Sat, Oct 16, 1-5 PM raising funds for the Trails Coalition- features 50+ craft beers from the region's top microbrewers, live music from Rhythm & Groove, food trucks, games, 50/50 raffle. Tickets: \$25 advance, \$30 day of event, \$10 designated drivers. [www.valleybrewfest.net](http://www.valleybrewfest.net) Beer Garden back parking lot 2<sup>nd</sup> Ave Riverside.

**Ribbon Cutting Ceremony-** Wisconsin Milk House Sat. Oct 16<sup>th</sup> 4 PM (time to be confirmed) 5:30- 8 PM Grand Opening.

### DIRECTOR NOTES

Working on Osceola Activity Guide 2022- getting copy. photography and advertising ready.

Assisting board in planning for leadership transition and financial sustainability for the future. See Presentation, **"Investing in Osceola Main Street for the Future"** attached.





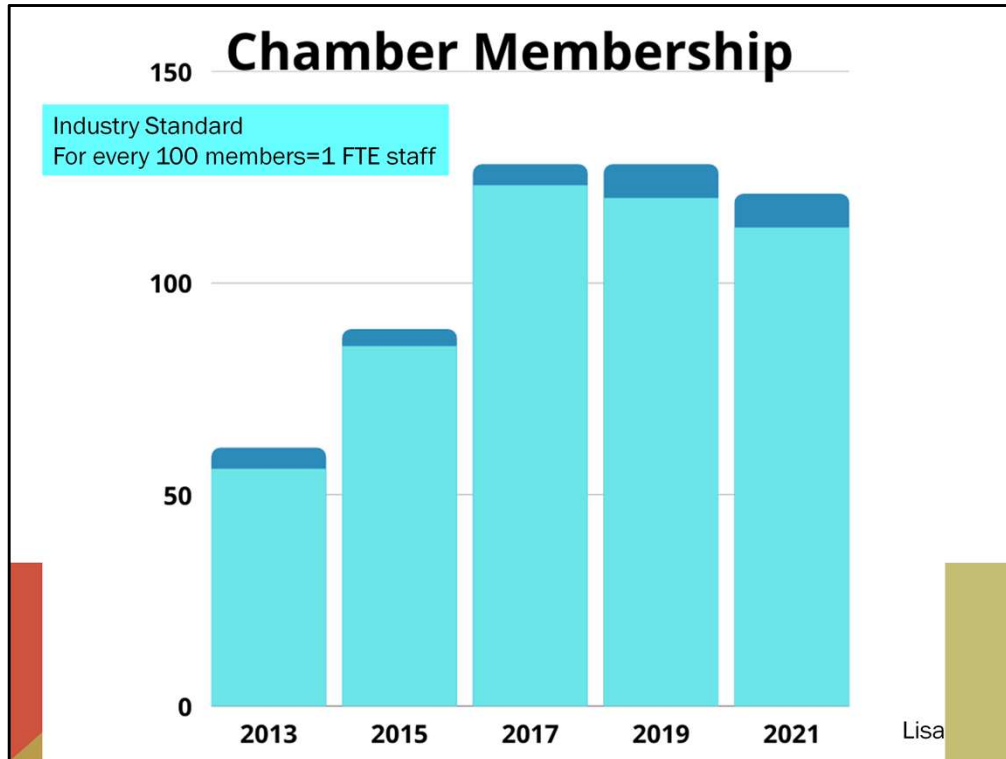
First we want to look at **who** comprises Osceola Main Street?

These are the families and households who are directly impacted by the Osceola Main Street **Program—most on a daily basis.**

They rely on their business income to feed their families. This is why we asked for funding from the ARPA funds last month—it's who that funding was set up for—those hit hardest from the pandemic.

Many of these small businesses are really challenged—while we don't know see their financial statements—or know details, we do know many do not have health insurance, let alone retirement planning. The repercussions of the pandemic is probably hitting harder in 2021 than it did even last year—it is a near crisis trying to get and keep employees—many owners are closing certain days and are now working front lines just to stay open.

Think of this downtown commercial area collectively as one big business—these 76 businesses are the economic engine of our town. If there was one company in the Industrial Park....we were trying to keep here, what would we be doing?



We've been asked from you about how chamber membership is doing.

We want to make a very clear distinction- we are not requesting funding for "The Chamber". This request is about the Main Street organization. The Main Street model is typically not a membership model. The operations of MainStreet are typically funded through other sources like municipalities and a BID.

But since you asked, we are providing the info: in 2013 when our director came on board, we had 56 members. In a few years we doubled the membership. In 2017, we made a strategic decision to maintain and not increase membership until we get the resources for increasing membership. Industry standards for chambers, for every 100 members you have one FTE staff. We have .7 FTE handling both a chamber and a Main Street. We have kept the membership # steady but dipped a little down to 111 members in 2021- some due to pandemic losses.

But the Osceola Chamber is still well above benchmarks in industry standards in membership for what other chambers did following the pandemic.





## **Osceola Harvest Bazaar 2021 Sat. Sept. 11<sup>th</sup>**

Great turn out- estimated **2500-2700** attendees.

Over **41** Volunteers estimated to put in over **380** hours of volunteer time.

Ruth

You also asked about attendance at events- the only big event we had in 2021 was Harvest Bazaar-just last month.

Based on brats and burgers sold, it was a record come back year.



In the last year- 9 new businesses were recruited and moved to Osceola---during a pandemic!!! This is a big score for Osceola! We only have one empty storefront downtown right now!

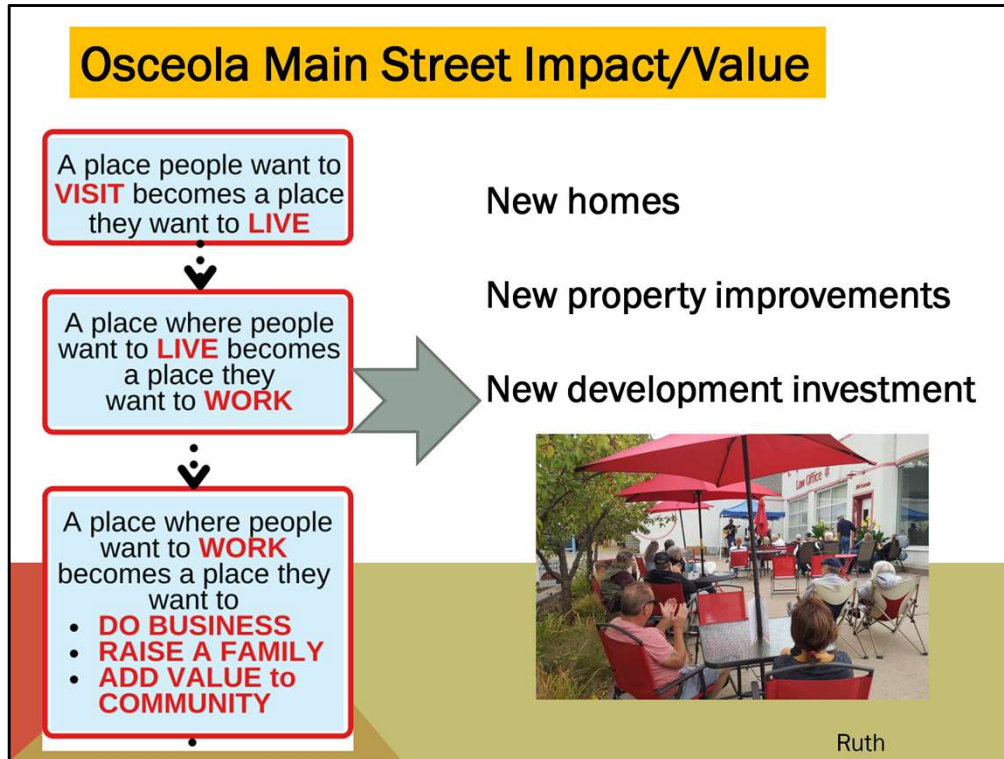
During the pandemic we had to shift our focus. Our director assisted businesses so they could navigate and apply for a variety of relief funds in a timely manner. Last year our director wrote 40 letters of support. Over \$65,000 came in to 26 Osceola small businesses through the “We’re All In” business grants- Over \$500,000 came into Polk Co. and with the relief funds --- it’s estimated all total that we helped to bring in well over \$240,000 into our Osceola business community.

In addition in the last month- our director has connected 9 businesses to the Bounce Back grant funding- Going the extra mile to make sure they get their applications in for \$10,000 each.

(Enter Lisa’s story here and

(Germaine’s story of the new B & B here).





**We are working really hard to create Osceola as a Destination- so visitors come throughout the year-- not just for events. Why do we focus on bringing visitors here?**

**Visitors turn into homeowners and tax payers-** (Ruth's story here.) I am a prime example of how the Main Street strategy is working. I am a homeowner in Gateway Meadows, I moved my business here from Wausau in 2019. I moved into an office in downtown Osceola.

I'm at a point in my life where I can give back and build a strong community for future generations.

Why do I enjoy Osceola so much now?

# Property Values Increased

(Since 2017)



**7.6% in downtown** \$14.9m to \$16.03m in 2021



**39.5% - (in the Village --largely new construction)** \$187.3m in 2017, \$261.3 m in 2021)

Data from Errin Welty Downtown Development Manager  
WI Main Street/WEDC

(Lisa/Nancy)

I think you know this- how property values are increasing in Osceola.

**We know the Main Street strategy is part of attracting this growth--- in property and building values.**

Nancy's story here- 2012-- buy and sold.

## Developing the Product

- Vibrancy- downtown
- Quality of Life
- Community Engagement



## Selling Osceola to

- new homeowners
- new business owners
- potential employees
- new investors

(Lisa)

Here's what we bring to the table: **the Main Street strategy is working**---- colorful banners, flowers , trails, wayfinding signage, music every weekend---layer upon layer-----**Downtown is the Product**--- And then the marketing we do to showcase our amenities--you put all these together--that vibrancy in downtown is becoming an economic engine- **We're creating that VIBRANCY—that extra sauce- that is setting us apart from other small towns....**and it's why people choose to visit and move here. This results in increased foot traffic- in turn helps our businesses thrive- brings more wealth into the community. When businesses are locally owned- like most of these small businesses are--that wealth typically **stays in the community.**

These visitors become new homeowners, new business owners, potential employees and new investors.

**This is what the Main Street Program brings to the table! Unlike many other small towns, we are a growing community.**

**For Main Street Towns :  
Average Annual Municipal Financial Contribution  
to their Main Street Program**

**for operations (not in kind) —\$11,000-15,000.**

**Ave. for towns pop. less than 10,000—\$10,000**



Lisa

**However adequate funding and staffing has not kept up.**

In order to see how other communities fund the Main Street organization we asked Errin Welty to give us some information.

See handout:

Very Small Community Main Street Budget Summary						
	Osceola	Viroqua	Omro	Eagle River	Ripon	Shullsburg
Population	2,511	4,377	3,573	1,626	7,782	1,327
Organization Type (s)	Chamber, Nonprofit, Tourism	Chamber, Nonprofit, BID, Tourism	Chamber, Nonprofit, BID, Municipal, Tourism	BID, Nonprofit	BID, Nonprofit	Nonprofit, BID, Tourism
Annual Budget	\$82,000	\$131,697	\$136,376	\$139,320	\$194,300	\$81,245
Staff	.7 FTE	2 full time, 2 part-time (farmers market and communications intern)	1 full time director, 1 part time events coordinator, plus intern	1 full time	1 full time, shared administrative plus intern	2 part time, directors and events coordinator

Lisa

**Comparing Osceola to other very small Main Street Communities, at first glance :**

1) When only looking at the # of municipal contributions by themselves ----and nothing else---the \$7500 the Village contributes now is basically in line with other VERY SMALL communities---

**But let's look a little deeper:**

2) Osceola continues to be very understaffed- all other very small towns have at least 2 staff --a couple have 3 and 4.

3) All 5 of these small communities have a BID as a major source of baseline funding- except Osceola.

4) Ripon and Eagle River have a separate strong tourism entity that covers those responsibilities in their towns-so their staff don't have to.

5) In addition--unlike most other municipalities, Osceola's Main Street provides almost all of the annual funding for purchasing flowers on streets, lighting downtown and banners.

## Proposal: Investment in Osceola Main Street

- Adequate Annual Funding increase from \$7,500 to \$20,000  
For Programs and Operations

Possible Funding Sources:

- ARPA, ??
- General Discretionary Fund,??
- Room Tax???,
- TIF, ??
- BID??? —
- Other???

### Return on Investment

\$32 to \$1

Lisa

Main Street is an Investment in Osceola's Future. **The return is \$32 for every dollar spent.** Much of this comes from the volunteer and fundraising capacity. The community demonstrates that they value this program. In the last several years- for example we raised all the money for the new lighting downtown- \$12000, flowers this year over \$8000, banners- over \$6000. We get questioned all the time- why isn't the Village paying for these?

All this fundraising takes staff time!! We're at a cross roads- reality is--we either figure out how to fund this economic engine or we start cutting out programs drastically. We'd like to figure this out together.

### Now let's get into what we are proposing:

This increase in Village **investment** would help shift the focus from a continual and repetitive cycle of fundraising to

A sustainable and reliable source of funding for operations of Main Street.

**This funding would allow us to increase staffing from a .7 FTE to 1.1 FTE and get closer to adequate staffing.**

**Where this funding comes from is up to you.** Down the line, we are hopeful that forming a BID will provide that baseline of funding the Main Street program desperately needs but that won't be launched until 2022-maybe 2023.

## CLARITY in DELIVERABLES

For a Win Win Partnership

Develop an MOU together between the Village  
and Osceola Main Street

To provide a clear understanding of

- priorities,
- expectations and
- deliverables for the investment

Lisa/Nancy

In 2021 the Village has 2 new Trustees come on board. At the same time, our organization is entering a senior leadership transition period- director is leaving and several key board members terms are up so they will be leaving too.

(Nancy's story here) It's not just the director, in the last year alone Nancy has put in well over 1000 hours in setting up new bookkeeping systems, to assist as a fiscal agent in really good projects – The Trails and Valley Brew Fest, Grow Osceola, and the skate park. She has also done our inhouse bookkeeping. This amazing board volunteer will be gone soon and the new staff coming in won't have time and shouldn't be doing the bookkeeping.

Reality is---- the overload is getting our leadership burnt out.

**We're thinking about the next generation of leadership and what our community needs.**

Keeping in mind the employee climate, we have to look at **increasing staff hours and their compensation**---even to continue with the work we do now and avoid creating another burn out situation. A new director will have higher employee expenses. We're looking at the scope of work and already started downsizing. We recently let go of running the popular Light Up Osceola event.

Without adequate funding, other programs will be in jeopardy—organizing the volunteer labor, the marketing of Osceola(directory maps, Activity Guide, Music On Main St., other events)

Osceola is in a great place for growth in the next few years and we want to be at the table. We don't want to lose that momentum.

The partnership between the Village and the Main Street organization has made some big

strides in the last couple years in working towards a vision, planning and collaboration. When we work together our community has definitely benefited. We want this to continue. And, with all these people changes coming up, our partnership is at risk. And we want to avoid any misunderstandings.

During this transition we believe we need clarity and a mutual understanding in writing of what is expected of the organization and how the community benefits. It could include what the Village wants to receive from that \$20,000 investment in the Main Street Program. Writing it down will encourage clarity. Our organization needs to be adequately funded. We all want a win win partnership.





# Memo

To: Village Board

From: Benjamin Krumenauer, Administrator

CC: Board Packet

Date: 10/8/2021

**Re: Item 6a: Tax Increment District development incentive approval for Osceola Development LLC**

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## **GENERAL INFORMATION**

### **Background**

The Village is being approached by Osceola Development LLC to assist with the redevelopment of the former hospital located at corner of River Street and E 3<sup>rd</sup> Avenue. The property (4 total lots) is approximately 4.2 acres and is bounded by the St. Croix River to the west, neighborhoods to the north, and mixed use commercial/residential to the east and south.

As part of the ongoing discussion Staff and internal review teams have met with the developer to look at the physical and financial opportunities of the site. This has further been discussed at the Admin & Finance and Village Board level. The proposed development sits in a concept stage that includes residential and commercial components. Also included is a substantial public component on the river side and trails connecting to adjacent roadways. The attached site plan provides a concept of site improvements. Note that formal plans and renderings have not been provided as the developer is requesting a financial partnership in alignment with final design. Any final plans will need to be run through the site plan review process prior to final funding and permission to construct.

### **Action(s) Requested**

**Action 1:** Staff is requesting a review of the attached materials and approval of a financing plan to invest in the former OMC site (with conditions).

### **Attachment(s)**

1. Simplified Site Plan (concept only and not for site plan review)
2. Presentation Materials (developer provided)
3. Tax Increment Development Agreement

## **ANALYSIS**

The developer has stated that the cost to develop the site is \$15,827,146 and will create a new 85-unit mixed density residential development with a commercial use on portions of the first floor. Improvements will include new parking (surface and below ground), new access roads, landscaping, river side green space, storm water mitigation and general site improvements.

The Village has always understood that there may be a public funding component to any development at the old hospital site. The cost of removing a large building and ensuring a public access to the river side of the lot creates a difficult way to develop. It is with this in mind that the Village Admin & Finance Committee began reviewing the financial components. The below chart provides a brief description of the applicable costs to develop and where potential Village Financing could be provided.

	DEVELOPMENT HARD COSTS		FINANCING	
1	Construction	\$11,186,000	Private Debt (70%)	\$11,079,002
2	Site Demo	\$1,000,000	Land Contribution	\$850,000
3	Contingency	\$200,000	Developer Cash	\$898,144
4	Utility Relocation	\$50,000	<b>Grant Opportunity</b>	<b>\$500,000</b>
5	Tenant Improvement Cost	\$150,000	<b>TID Incentive</b>	<b>\$2,500,000</b>
6	Soft Costs/Gov Fees	\$2,391,146		
7	Land	\$850,000		
	<b>Total</b>	<b>\$15,827,146</b>	<b>Total</b>	<b>\$15,827,146</b>

The recent development of Tax Increment District #3 has provided the Village with an opportunity to see substantial improvements to the downtown area. Properties like the former hospital, downtown village properties, and the newer portion of Ridge Road stand to benefit from the targeted application of tax funds. This approach was outlined in the TID #3 project plan and previously approved by the Village Board.

A thorough review of the financing related to the development of the site shows that there is a necessary funding gap that needs to be closed. To help support the redevelopment of the site the attached TID agreement outlines a PayGo method and corresponding partnerships in potential grants. An incentive of \$2,500,000 was offered with any additional cooperative grants being mutually applied for and shared. Potential grant funding sits at \$500,000. This with the \$2,500,000 will provide a \$3,000,000 incentive by the Village of Osceola.

The developer would be required to provide the difference \$12,827.146 in private funding. The below chart provides how the tax incentive would be paid over the completion of incentive pay by 2038.

A	B	C	D	E	F	G	H	
Year	Development Value	Tax Rate	Tax Revenue	Admin Expenses	Developer Incentive (85% rebate)	Annual Balance	Cumulative FY End Balance	Year
2021								2021
2022				\$ 5,000		\$ (5,000)	\$ (5,000)	2022
2023	\$ 10,500,000	\$ 20.26		\$ 5,000		\$ (5,000)	\$ (10,000)	2023
2024	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 16,910	2024
2025	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 43,819	2025
2026	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 70,729	2026
2027	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 97,638	2027
2028	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 124,548	2028
2029	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 151,457	2029
2030	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 178,367	2030
2031	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 205,276	2031
2032	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 232,186	2032
2033	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 259,095	2033
2034	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 286,005	2034
2035	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 312,914	2035
2036	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 339,824	2036
2037	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 149,334	\$ 58,397	\$ 398,220	2037
2038	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000		\$ 207,730	\$ 605,950	2038
2039	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000		\$ 207,730	\$ 813,680	2039
2040	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000		\$ 207,730	\$ 1,021,410	2040
2041	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000		\$ 207,730	\$ 1,229,140	2041
			\$ 3,829,140	\$ 95,000	\$ 2,500,000			

The incentive would be paid out based on the overall value of the development (taxable value) and limited to 85% of the full tax revenue (as seen on column D). Column F shows the potential tax incentive per year as a PayGo alternative. This would allow for the remaining 15% of tax revenue to go towards other projects identified in the TID Project Plan.

The attached Tax Increment Development Agreement outlines the proposed offer and further identifies a typical construction timeline and conditions. The agreement was drafted by Village of Osceola legal council and is an alignment with standard Village requirements and previously stated conditions.

**RECOMMENDATION(S)**

**Village Staff recommend approval of the attached Tax Increment development agreement as outlined in item 6a with all conditions included within.**





**PROJECT DATA**  
TOTAL GSF: 104,000  
HEIGHT: (3) RESIDENTIAL/COMMERCIAL  
FLOORS OVER (1) LEVEL PARKING

RESIDENTIAL AREA: 74,000 GSF  
COMMERICAL AREA: 4,000 GSF  
NUMBER OF APT. UNITS:  
74,000 X .8 = 59,200 SF  
AVG. UNIT SIZE: 700 SF  
TOTAL # OF UNITS: 85  
WALK UP UNITS: 10  
TOTAL UNITS: 85  
PARKING:  
GARAGE: 65  
SURFACE: 53  
UNIT/PARKING RATIO: 118/83 = 1.4/UNIT

$\Delta PD(15) = 133/83 = 1.6$   
 $20 = 138/83 = 1.7$

- LEGEND**
- FOUND 3/4" REBAR
  - FOUND 1" IRON PIPE WITH CAP
  - EXISTING BUILDING
  - EXISTING CONCRETE SURFACE
  - EXISTING BITUMINOUS SURFACE
  - EXISTING GRAVEL SURFACE
  - EXISTING STORMWATER SERVICES
  - EXISTING WATER SERVICES
  - EXISTING SANITARY SERVICES
  - EXISTING OVERHEAD LINES
  - EXISTING UNDERGROUND ELECTRIC
  - EXISTING UNDERGROUND GAS
  - EXISTING UNDERGROUND TELEPHONE
  - EXISTING GAS METER
  - EXISTING TELEPHONE PEDESTAL
  - EXISTING POWER POLE
  - EXISTING LIGHTPOLE
  - EXISTING AT GRADE FLOOD LIGHT
  - EXISTING STORM MANHOLE
  - EXISTING CURB INLET
  - EXISTING SANITARY MANHOLE
  - EXISTING SANITARY CLEANOUT
  - EXISTING CURB STOP
  - EXISTING FIRE HYDRANT
  - EXISTING WATER VALVE
  - EXISTING SIGN
  - EXISTING TREE LINE
  - EXISTING CONCRETE BOLLARD
  - EXISTING FENCE





## Osceola Development

### SOURCES AND USES

Uses of Funds		Total
Land acquisition cost		\$ 850,000
		\$ -
	Per unit	
Construction costs	\$ 148,071	\$ 12,586,000
Soft costs:		
See tab		
	0.0%	0.0% \$ -
		0.0% \$ -
Soft costs / Govt fees		\$ 2,391,146
	Per unit	
Total Uses of Funds	\$ 186,202	\$ 15,827,146

Sources of Funds		Total
Debt	70%	\$ 11,079,002
Contributed equity:		
Land contribution		\$ 850,000
Deferred fee contribution		
Developer cash equity		
Total developer equity		\$ -
Cash needed to complete		\$ 3,898,144
Total sources of Funds		\$ 15,827,146

## SOFT COSTS

<b><u>Government Fees</u></b>	<b>Unit Cost</b>	<b>Unit</b>	<b>Extension</b>
Met Council SAC /WAC	\$ 1,570.00	85	\$ 133,450.00
WAC Combined with SAC	\$ -	85	\$ -
Public Municipal Impact Fee	\$ 595.00	85	\$ 50,575.00
CUP			\$ -
Zoning Fees			\$ 10,000.00
TIF Application fee			\$ 13,000.00
Building Permit Fee			\$ -
<u>City Park Dedication</u>	\$ 440.00	85	\$ 37,400.00
<b>TOTAL</b>			<b>\$ 244,425.00</b>

### **Other Soft Costs**

Legal/Accounting	\$ 50,000.00
Survey	\$ 10,000.00
Phase I	\$ 8,000.00
Phase II	\$ 5,000.00
Borings	\$ 8,000.00
Demo Testing	\$ 8,000.00
Civil Engineering	\$ 35,000.00
Architect	\$ 246,000.00
Structural Engineering	\$ 30,000.00
Energy Audit	\$ 5,000.00
Carrying Cost Interest	\$ 200,000.00
Closing Costs (appraisal, title ins., etc)	\$ 65,000.00
Real Estate Acquisition Fee	\$ -
Bank Fee (1.0%)	\$ 115,000.00
Lease up Shortfall	\$ 60,000.00
Marketing	\$ 90,000.00
FF&E	\$ 60,000.00
Market Study	\$ 5,000.00
<b>TOTAL</b>	<b>\$ 1,000,000.00</b>

<b>Developer Fee (5% of project costs)</b>	<b>5.00%</b>	<b>\$ 691,521.25</b>
<b>Guarantee fee (4% of Construction loan)</b>	<b>4.00%</b>	<b>\$ 360,000.00</b>
<b>Pre-Lease fee (1st months rent)</b>		<b>\$ 95,200.00</b>
<b>Developer Finance fee (1% of _____)</b>		

**\$ 2,391,146.25**

**Project Income**

Unit Description	Unit Mix	# of Units	Average SF	Total SF	Gross Mo. Rent/SF	Annual Gross Income
1 bedroom	40%	34	700	59,500	\$95,200.00	\$1,142,400.00
2 bedroom	0%	43		0	\$0.00	\$0.00
Studio	9%	8		0	\$0.00	\$0.00
1 bedroom TH	0%			0	\$0.00	\$0.00
Total Residential	49.4%	85	700	59,500	\$95,200.00	\$1,142,400.00

## Other Income

	Monthly Rate			
Parking - Covered	\$	50.00	65	\$ 39,000.00
Pet Rent	\$	45.00	35	\$ 18,900.00
Storage Income	\$	35.00	35	\$ 14,700.00
Commercial Space	\$	20.00	4,000	\$ 80,000.00
Total Other Income				\$ 152,600.00

**Gross Potential Residential Income****\$1,295,000.00**

Less: Vacancy Expense 5.00% -\$64,750.00

**Effective Gross Income \$1,230,250.00**

Expenses	Price Per Unit	Annual Expense
Real Estate Taxes	\$ 3,527.00	\$ 299,795
Property Insurance	\$ 300.00	\$ 25,500
Gas Expense	\$ 150.00	\$ 12,750
Electric Expense	\$ 200.00	\$ 17,000
Water and Sewer	\$ 275.00	\$ 23,375
Rubbish Removal	\$ 75.00	\$ 6,375
General Administrative	\$ 220.00	\$ 18,700
Repairs and Maintenance	\$ 300.00	\$ 25,500
Management	\$ 654.00	\$ 49,210
Payroll	\$ 700.00	\$ 59,500
Advertising/Marketing	\$ 80.00	\$ 6,800
Replacement Reserves	\$ 250.00	\$ 21,250
<b>Total Operating Expense</b>	<b>\$ 6,731.00</b>	<b>565,755</b>

**Net Operating Income \$664,495.00**

**Stablized Value CAP Rate 5.75% \$11,556,434.78**

**OCTOBER  
7, 2021**

# VILLAGE OF OSCEOLA



Presented by Dan Hebert



# About Gaughan

## WHO WE ARE

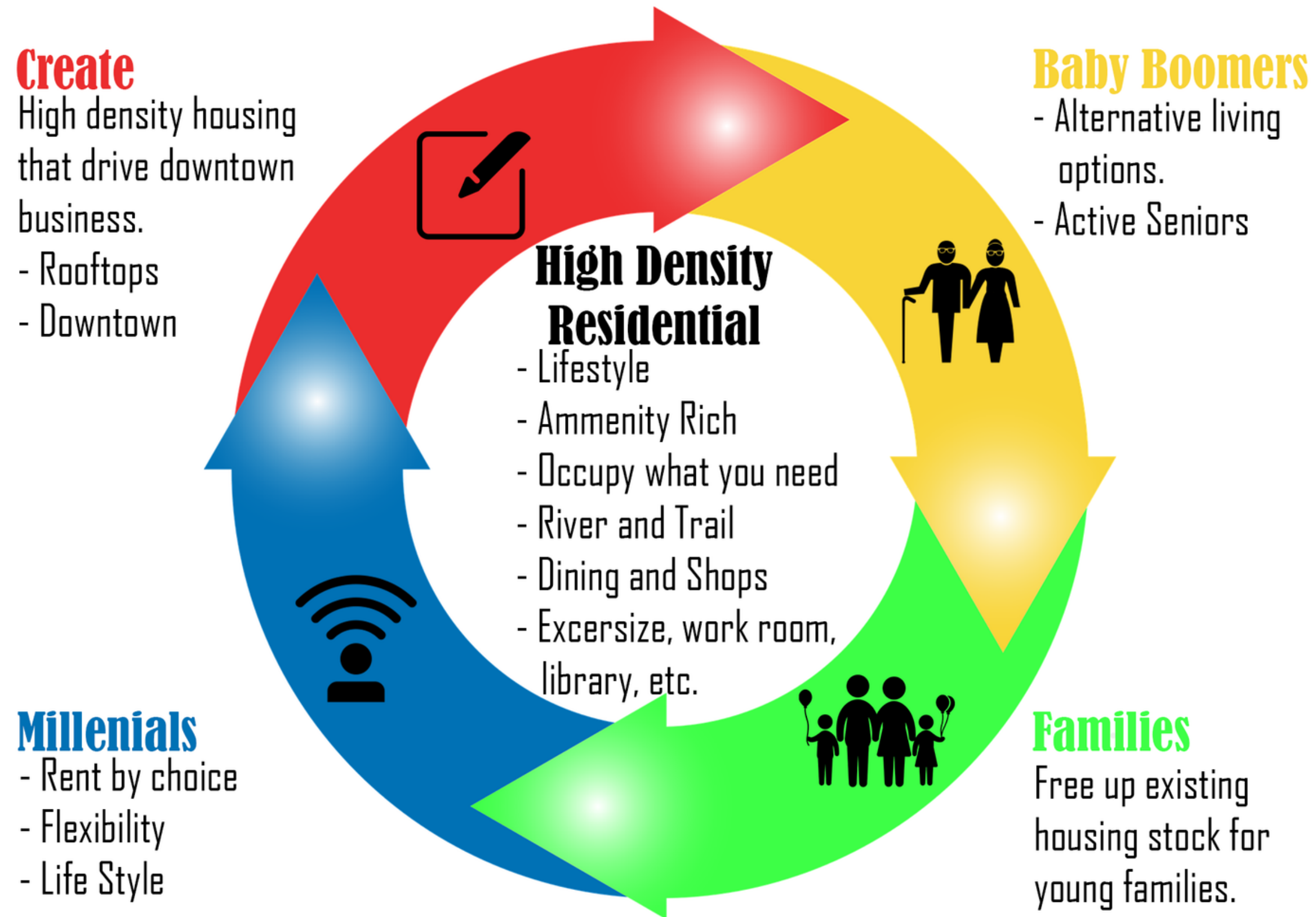
At Gaughan Companies, we care for people's real estate interests and always follow our Core Values

1. Honesty/Integrity
2. Positivity
3. Reliability/Dependability
4. Hardworking
5. Strong Communication





# Urban Redevelopment Impacts



# LIGHTHOUSE LOFTS

## ABOUT

Located in downtown Forest Lake, MN

Former City Hall site

Opened in March 2019

103 units

## KEY AMMENITIES

- Half a block from public beach, park, and marina.
- Adjacent to regional trail
- Commercial space including
  - Snap Fitness
  - Mallard's Restaurant
- Rooftop Terrace
- Downtown







## ABOUT

Located in downtown St. Paul, MN

Urban redevelopment

Opening in February 2022

89 units

## KEY AMMENITIES

- Blocks from Metro Lightrail line
- Adjacent to Allianz field
- Across the street from Metro Bus station
- Fitness Center
- Community terrace







Bus Stop 	1min walk
Starbucks	3min walk
Whole Foods	6min walk
Aldine Park	7min walk
Lightrail	9min walk
Concordia University	10min walk
Midway Marketplace	12min walk
Sea Foam Stadium	12min walk



MACALESTER



UNIVERSITY OF  
**St. Thomas**



Marshall Ave

Selby Ave

Snelling Ave.

Snelling Ave.

Snelling Ave.



Sea Foam Stadium

**LIFFEY**  
*On Snelling*

Aldine Park



St. Paul



target



St. Anthony Ave

**TJ-maxx**



Allianz  Field



Midway Marketplace



**HAMLINE UNIVERSITY**



Minneapolis

**Light Rail**

University Ave

**Light Rail**







## ABOUT

Located in downtown Shakopee, MN

Urban redevelopment

Opening in Fall 2022

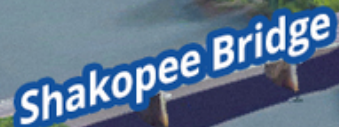
Former commercial site

## KEY AMMENITIES

- Walking/Biking trail directly behind the building for access to:
  - Downtown
  - Huber Park and Ampitheatre
- On Minnesota River and Regional Trail
- Commercial space including
  - Fitness Center
  - Mallard's Restaurant
- Skylounge Rooftop overlooking the river.







Minnesota River



Shakopee  
FLATS

Minnesota Valley  
State Trail



Mallards	0 min	Amazon	9 min
Regional Trail system	0 min	My Pillow	9 min
Huber Park	3 min	Target	9 min
Canterbury Park	7 min	Cameron's Coffee	10 min
Seagate Technology	8 min	Shutterfly	11 min
Xcel Energy Mountain Bike Park	8 min	Medtronic	13 min



# Village of Osceola Development

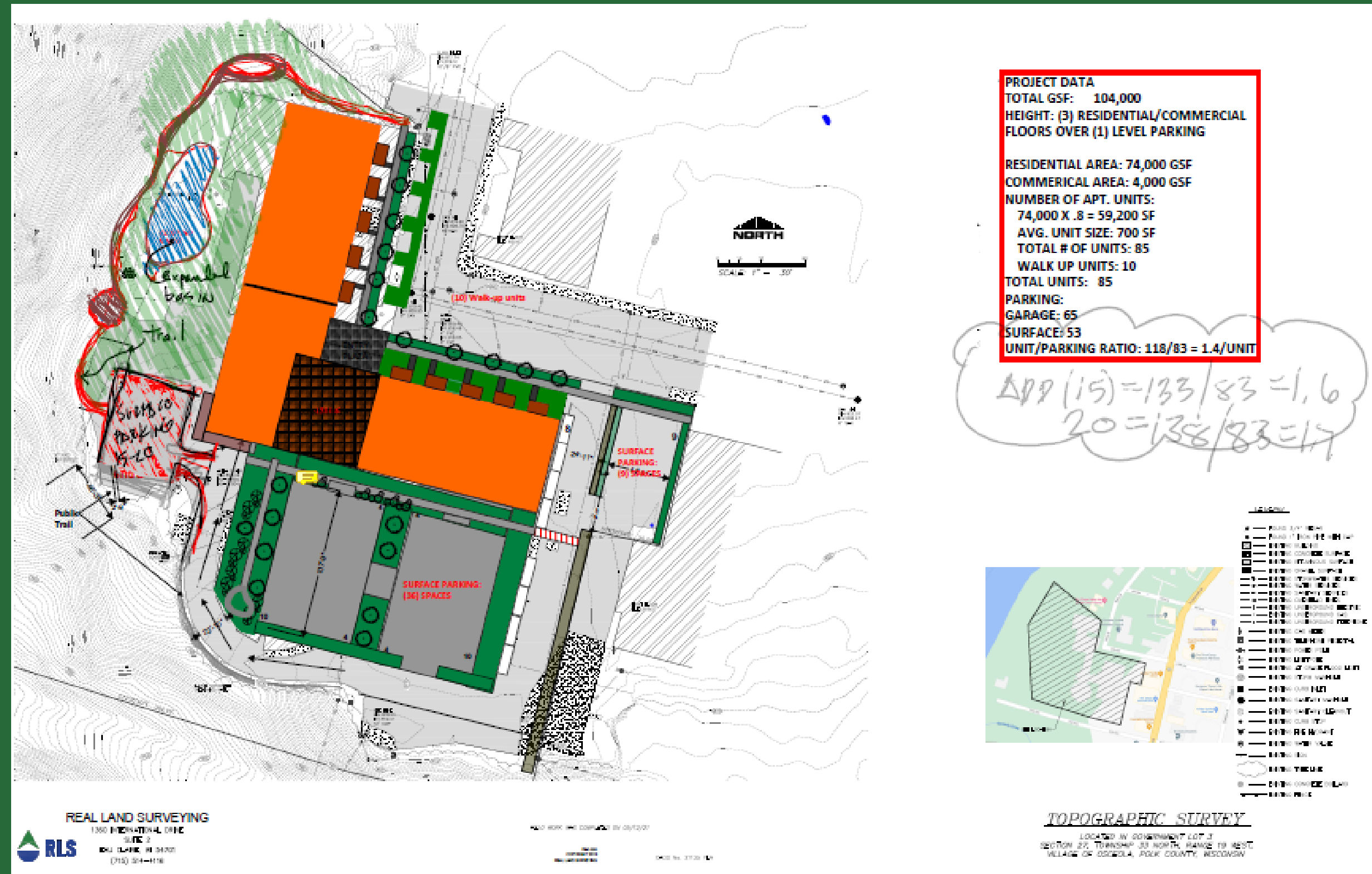
## PROJECT BIO

85 Market Rate Apartments

- Commercial Space
- Fitness Center
- Expanded Basin Trail

## SITE PLAN

- Garage and Surface Parking
- Located in Downtown Osceola
- Adjacent to River
- Public Trail





## **TAX INCREMENT DEVELOPMENT AGREEMENT**

**THIS TAX INCREMENT DEVELOPMENT AGREEMENT** (“Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by and among the Village of Osceola, a municipal corporation organized under the laws of the State of Wisconsin (“Village”), and Osceola Development, LLC, a Wisconsin limited liability company (“Developer”), and collectively the “Parties”.

### **RECITALS**

**WHEREAS**, Developer is the fee owner of the real property described on **Exhibit A** (“Development Property”); and

**WHEREAS**, the Development Property contains a vacant and dilapidated former hospital building which Developer intends to raze and redevelop, into an mixed use residential facility in accordance with the Village’s Code of Ordinances (“Project”); and

**WHEREAS**, the Project shall include numerous improvements that will benefit the Village and its residents; and

**WHEREAS**, Developer is only willing to develop the Development Property further with public financial assistance in constructing the Project as outlined in this Agreement; and

**WHEREAS**, the Village desires to facilitate the Project, provided certain commitments and contributions are made by Developer as outlined in this Agreement; and

**WHEREAS**, pursuant to the authority granted in Wisconsin Statutes, Section 66.1105, the Village created Tax Increment District No. 3 (“TID No. 3”) and has adopted a Tax Increment Project Plan for TID No. 3, which includes the Development Property, (“Project Plan”) to finance certain costs and grants to induce development of TID No. 3; and

**WHEREAS**, to achieve the objectives in the Project Plan calling for the development of property within TID No.3, including the Development Property, the Village has determined it is in the public interest:

- (i) To expand the municipal tax base;
- (ii) To provide assistance for community development, redevelopment and urban renewal; and
- (iii) To provide assistance through financing certain costs and grants to encourage such redevelopment; and

**WHEREAS**, in order to make the intended development of the Development Property and the construction of the Project financially feasible, the Village finds it appropriate to enter into this Agreement to set forth certain obligations and understandings among the Village and the Developer; and

**WHEREAS**, the Village finds that the development of the Development Property and the fulfillment of the terms and conditions of this Agreement are in the vital and best interests of the Village and its residents, by expanding the tax base and creating employment and residential and commercial opportunities, thereby serving public purposes in accordance with state and local law.

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, the Parties agree as follows:

## **ARTICLE I DEFINITIONS**

1.1 Definitions. In this Agreement, unless a different meaning clearly appears from the context:

“Actual Tax Increment” means the actual cash flow received by the Village from the tax increment generated by the Development Property pursuant to Wis. Stat. sec. 66.1105.

“Available Tax Increment” means 85% of the Actual Tax Increment generated by the Development Property less Village Administrative Costs.

“Developer Incentives” means the sum of not more than \$2,500,000.

"Eligible Development Costs" means the Development Costs identified in **Exhibit B** for payment from the Developer Incentive Payment.

“Village Administrative Costs” means all actual costs, including administrative, engineering, legal, planning, and financial consultant costs, incurred by the Village relating to: the administration of TID No. 3 related to the Project; the drafting and negotiation of this Agreement and other agreements relating to the Project or the Development Property; and other costs incurred by the Village in connection with the Development Property or the Project.

1.02 Exhibits. The following exhibits are attached to and by reference made a part of this Agreement:

Exhibit A	Legal Description of the Development Property
Exhibit B	Eligible Development Costs

Exhibit C      Conceptual Development Plans  
Exhibit D      Tax Increment Projections

1.03    Rules of Interpretation.

a.        This Agreement and the other agreements executed by the parties in connection with the Development Property shall be interpreted in accordance with and governed by the laws of the State of Wisconsin.

b.        The words “herein” and “hereof” and words of similar import, without reference to any particular section or subdivision, refer to this Agreement as a whole rather than any particular section or subdivision hereof.

c.        References herein to a particular section or subdivision hereof are to the section or subdivision of this Agreement as originally executed.

d.        Any titles of the several parts, articles and sections of this Agreement are inserted for convenience and reference only and shall be disregarded in construing or interpreting any of its provisions.

e.        In the event that any provision or clause of this Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Agreement, which can be given effect without the conflicting provisions, and to this end the provision of this Agreement are declared to be severable.

## ARTICLE II DEVELOPMENT INCENTIVES

2.1    Provision of Tax Increment Financing Assistance. In order to induce Developer to undertake and complete the Project, the Village agrees to make available financial assistance to Developer in an aggregate amount equal to the Developer Incentives. The financial assistance shall not be available to Developer until documentation of the payment of the Eligible Development Costs is submitted to, and reviewed by, the Village. The Village shall have the right to audit the Eligible Development Costs and promptly confirm the Eligible Development Costs are consistent with the projections provided by Developer, as applicable based on ownership of the Development Property, on or about the date hereof. The tax increment projections are attached and incorporated herein as **Exhibit D**. The Village’s approval of the Eligible Development Costs will not be unreasonably withheld, conditioned or delayed.

2.2    Developer's Covenant to Develop. Subject to the satisfaction of the conditions set forth in Article II, Developer to use all reasonable efforts to complete the Project substantially in accordance with the concept plans, attached or referenced in **Exhibit C**. Upon completion of the

Project, the Developer anticipates the Development Property will provide an assessed value of not less than \$10,500,000, as assessed by the Assessor for the Village of Osceola or the State of Wisconsin within 12 months of completion or prior to January 1, 2024.

### 2.3 Payment of Developer Incentives.

a. Subject to the limitations hereinafter set forth, in order to encourage the Developer to construct the Project in the Village, the Village will, subject to the terms and conditions of this Agreement, provide Developer, payments up to the maximum amount of the Developer Incentives, which payments shall be made from the Available Tax Increment, such initial payment to be made on or before October 15, 2025, and continuing thereafter on each subsequent October 15th (each a “Payment Date”) until the earlier of (i) the grants have been paid to Developer in the aggregate maximum amount of the Developer Incentives; or (ii) October 15, 2041. The commencement of the annual payments referenced in this section shall be subject to Developer providing to the Village and the Village approving a certificate of completion certifying to the Village that the Project has been completed in accordance with the approved plans and specifications. The Village agrees and acknowledges that it may be required to execute a collateral assignment of the Available Tax Increment to the Developer’s lender(s) from time to time, which will obligate the Village to make payment to said lender directly. The Village further agrees to take any action as is reasonably required by the Developer’s lenders and/or investor member related to collateralizing and securing the Developer’s obligations with respect to the Project, including the rights associated herein.

b. The Village’s agreement to pay the amounts set forth in subparagraph a. above is a special limited obligation and not a general obligation of the Village and subject to annual approval of any incentive payment by the Village Board.

## **ARTICLE III CONSTRUCTION**

3.1 Commencement of Construction. Subject to unavoidable delays, Developer shall commence site preparation for the Project by June 1, 2022, or on such other date as the parties shall mutually agree in writing.

3.2 Construction Completion. The Developer shall endeavor to cause the completion of construction of the Project by December 31, 2023, unless delayed by labor disputes, force majeure, casualty, flood, economic crisis, global health pandemics, or tenant delay, unless such date is extended by the Village.

3.3 Construction Plans. Prior to initiating construction, Developer shall submit to the Village the plans and specifications (“Construction Plans”) on the construction work to be performed with respect to the Project, pursuant to the separate Development Agreement for the Project, between the Parties.

### 3.4 Calculation of Tax Increment.

a. The Village has projected the Tax Increment, and such projections are attached hereto as **Exhibit D**. Tax Increment generated from the Project will likely vary from the projections based on such factors as: (i) change in Wisconsin Statutes affecting tax increment, tax levies and levy limits, real estate tax classifications and other such laws that are applicable to the calculation of the Tax Increment for the Project; (ii) failure of the owner of the Development Property to pay real estate taxes on time; and (iii) reduction in the value of the Development Property, as compared with its anticipated estimated value of \$10,500,000. Such changes may cause the anticipated Available Tax Increment to be less than projected in any year.

b. The Parties understand and agree that the Village will receive Tax Increment from the Development Property based on Polk County's calculations under Wisconsin Statute Section 66.1105. The Village shall, with the assistance of the Village's municipal advisor, calculate annually on or before September 1 of each year, commencing in 2025, and provide to Developer as soon thereafter as practical, a report showing the Tax Increment for TID No. 3 and the Available Tax Increment.

## **ARTICLE IV RELEASE COVENANTS**

4.1 Nothing in this Agreement shall be construed as a waiver of, or limitation on, any and all defenses, immunities, and limitations of liability available to the parties hereto under common law and/or statute.

## **ARTICLE V REPRESENTATIONS OF VILLAGE**

5.1 Legal Authority. The Village represents to Developer that it has the power, authority and legal right to perform all of the covenants and obligations required to be entered into or performed by the Village, as the case may be, under this Agreement, including, but not limited to, assessing the Development Property in an amount not less than that stated in Section 2.3 after the improvements referenced herein have been completed.

5.2 Validity. The Village represents to Developer that it is empowered to execute and deliver this Agreement and any other agreements and documents, if any, required hereunder to be executed and delivered by the Village. This Agreement has been and each such document at the time it is executed and delivered will be duly executed and delivered on behalf of the Village. When executed and delivered to Developer, all such agreements shall constitute a legal, valid and binding obligation of the Village, enforceable in accordance with its terms.

5.3 No Conflict. Village represents to Developer that the execution and delivery of

this Agreement, the consummation of the transaction contemplated in this Agreement, and the execution and delivery of the documents required to be executed, delivered or acknowledged by Village will not violate any applicable statute, rule, regulation, judgment, order or decree of the state of Wisconsin or a court having jurisdiction over Village or its properties.

## **ARTICLE VI REPRESENTATIONS AND WARRANTIES OF DEVELOPER**

6.1 Authority. Developer represents and warrants to Village that it is a duly organized corporation and in good standing under the laws of the State of Wisconsin, is not in violation of any provisions of its organizational documents or the laws of its jurisdiction or any jurisdiction in which it conducts its business, has power to enter into this Agreement and to perform its obligations hereunder and has duly authorized the execution, delivery and performance of this Agreement by proper limited liability company action.

6.2 Developer represents and warrants to Village that neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented or limited by, or in conflict with or will result in a breach of, the terms, conditions or provisions of any restriction of Developer, or any indebtedness, agreement or instrument of whatever nature to which Developer, is now a party or by which it is bound, or will constitute a default under any of the foregoing.

6.3 Developer represents and warrants to Village that neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented or limited by, or in conflict with or will result in a breach of, the terms, conditions or provisions of any restriction of Developer, or any indebtedness, agreement or instrument of whatever nature to which Developer, is now a party or by which it is bound, or will constitute a default under any of the foregoing.

## **ARTICLE VII EVENTS OF DEFAULT**

7.1 Events of Default Defined. The following shall be “Events of Default” under this Agreement and the term “Event of Default” shall mean, whenever it is used in this Agreement, any one or more failures by a party hereto to substantially observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement, including but not limited to:

a. Failure by Developer to observe or perform any covenant, condition, obligation, or agreement on its part to be observed or performed under this Agreement or any Development Agreement entered into with the Village regarding the Project.

b. Failure by the Village to observe or perform any covenant, condition, obligation, or agreement on its part to be observed or performed under this Agreement.

7.2 Remedies on Default. Whenever any Event of Default referred to in Section 7.1 of this Agreement occurs and is continuing, the non-breaching party, as specified below, may in addition to its other remedies, take any one or more of the following actions after provision of thirty (30) days' written notice to the other party of the Event of Default, but only if the Event of Default has not been cured within said thirty (30) days or, if the Event of Default cannot be cured within thirty (30) days, the breaching party does not provide assurances to the non-breaching party reasonably satisfactory that the Event of Default will be cured as soon as reasonably possible:

a. The Village may suspend its performance under the Agreement until it receives assurances from Developer deemed adequate by the Village, in its sole discretion, that Developer and will cure its default and continue its performance under the Agreement.

b. The Village may withhold certifying the Project as complete, but only so long as an Event of Default has not been cured.

c. The Parties may take the appropriate actions, subject to the terms and conditions herein, including legal or administrative actions, which are necessary and appropriate to remedy the uncured breach of any obligation, agreement, or covenant of the non-performing party under this Agreement.

7.3 No Remedy Exclusive. No remedy herein conferred upon or reserved to the Village is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

7.4 No Additional Waiver Implied by One Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

## **ARTICLE VIII ASSIGNMENT**

The rights, duties and obligations of Developer hereunder may not be assigned by Developer to an unaffiliated third party without the express written consent of the Village.

**ARTICLE IX  
MISCELLANEOUS PROVISIONS**

9.1 Binding Effect. The obligations of Developer and the Village shall be binding on their respective successors and assigns.

9.2 No Waiver. No waiver of any provision of this Agreement shall be deemed or constitute a waiver of any other provision, nor shall it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both the Village and Developer, nor shall the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults. Either party's failure to exercise any right under this Agreement shall not constitute the approval of any wrongful act by the other party hereto.

9.3 Notice. Any notice required or permitted by this Agreement shall be deemed effective given in writing and personally delivered or mailed by U.S. Mail as follows:

To Developer:	Osceola Development, LLC 56 E Broadway Ave. Forest Lake, MN 55025 Attn: Dan Hebert
---------------	---

With Copies to:

To the Village:	Village of Osceola Attn: Administrator PO Box 217 310 Chieftain Street Osceola, WI 54020
-----------------	--

With Copy To:	Bakke Norman, SC 1200 Heritage Drive New Richmond, Wisconsin 54017 Attn: Paul Mahler
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9.4 Recordation. Any party to this Agreement may record a copy of this Agreement, or a memorandum thereof, in the office of the Polk County Register of Deeds.



9.5 Compliance with Laws. The parties hereto shall comply with all federal, state and local laws with respect to the Development Property, including but not limited to laws governing building and construction, the environment, nondiscrimination, and employment and contracting practices, to the extent they are applicable.

9.6 Good Faith. Both parties to this Agreement shall exercise good faith in performing any obligation that party has assumed under the terms of this Agreement including, but not limited to, the performance of obligations that require the exercise of discretion and judgment.

9.7 Attorney's Fees. In the event either party is required to enforce the terms of this Agreement through legal action, the prevailing party, as determined by a court of competent jurisdiction, shall be entitled to recover its reasonable attorney's fees and expenses.

9.8 Entire Agreement. This document contains the entire agreement between the Developer Village with respect to the development incentives herein and it shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors and permitted assigns. This Agreement may be modified only by a written amendment signed by the parties.

9.9 Governing Law. The laws of the state of Wisconsin shall govern this Agreement.

9.10 Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit, or describe the scope or intent of any of the provisions of this Agreement.

9.11 Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were upon the same instrument.

9.12 Severability. If any provisions of this Agreement shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case in any jurisdiction, or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstances shall not have the same effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or rendering any other provision or provisions contained invalid, inoperative or unenforceable to any extent whatever.

9.13 Construction of Agreement. Each party participated fully in the drafting of each and every party of this Agreement. This Agreement shall not be construed strictly in favor or against either party. It shall be construed simply and fairly to each party.

9.14 Reimbursement of Costs. Developer agrees to reimburse the Village for all, financial consultant, engineering, legal and administrative costs and expenses incurred by the Village relating to the negotiation, drafting, review and implementation of this Agreement.

Payment shall be due within 30 days of receipt of an invoice.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK  
SIGNATURE PAGE FOLLOWS.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be duly executed on the date first above written.

**VILLAGE:**

**VILLAGE OF OSCEOLA**

---

By: Jeromy Buberl  
Its: Village President

**ATTEST:**

---

By: Frances Duncanson  
Its: Village Clerk

**STATE OF WISCONSIN**

**COUNTY OF POLK**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, Village President and by \_\_\_\_\_, Village Clerk, for the Village of Osceola, a Wisconsin municipal corporation, on behalf of the Village and pursuant to the authority of the Village Board.

---

Notary Public

**SIGNATURE PAGE TO TAX INCREMENT DEVELOPMENT AGREEMENT BETWEEN  
VILLAGE OF OSCEOLA, AND OSCEOLA DEVELOPMENT, LLC**

**DEVELOPER:**

**OSCEOLA DEVELOPMENT, LLC**

\_\_\_\_\_  
By:

Its:

STATE OF WISCONSIN

COUNTY OF \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 2021, before me, a Notary Public, personally appeared \_\_\_\_\_, \_\_\_\_\_ of Osceola Development, LLC, and that said instrument was signed on behalf of Osceola Development, LLC voluntarily and for its stated purpose.

\_\_\_\_\_  
Notary Public

**TAX INCREMENT DEVELOPMENT AGREEMENT**

**DRAFTED BY:**

Paul H Mahler  
Bakke Norman S. C.  
New Richmond, Wisconsin

**SIGNATURE PAGE TO TAX INCREMENT DEVELOPMENT AGREEMENT BETWEEN  
VILLAGE OF OSCEOLA AND OSCEOLA DEVELOPMENT, LLC**

## EXHIBIT A

### LEGAL DESCRIPTION

	Parcel Identification Number	Abbreviated Legal Description
1	165-00535-0000	OL 125 OF THE OUTLOT PLAT LOC IN THE VILLAGE OF OSCEOLA (SOMETIMES INCORRECTLY REFERRED TO AS THE ASSESSORS PLAT) **ASSESSED W/165-00071-0000**
2	165-00071-0000	LOTS 1, 2 & 3 EXC V308 PG 113 BLK 15 ORIGINAL PLAT **INCLUDES ASSESSMENT FOR 165-71, 72, 73, 74 & 535**
3	165-00072-0000	PT LOT 3 DESC V308 P13; LOTS 4 & 5 BLK 15 ORIGINAL PLAT **ASSESSED W/165-00071-0000**
4	165-00073-0000	LOT 6 BLK 15 ORIGINAL PLAT **ASSESSED W/ 165-00071-0000**
5	165-00074-0000	W 50' LOTS 7 & 8 BLK 15 ORIGINAL PLAT **ASSESSED W/165-00071-0000**

## EXHIBIT B

### ELIGIBLE DEVELOPMENT COSTS

The Eligible Development Costs for the Development Property shall include the costs associated with the construction of the following Public and private Improvements:

	DEVELOPMENT HARD COSTS		FINANCING	
1	Construction	\$11,186,000	Private Debt (70%)	\$11,079,002
2	Site Demo	\$1,000,000	Land Contribution	\$850,000
3	Contingency	\$200,000	Developer Cash	\$898,144
4	Utility Relocation	\$50,000	Grant Opportunity	\$500,000
5	Tenant Improvement Cost	\$150,000	TID Incentive	\$2,500,000
6	Soft Costs/Gov Fees	\$2,391,146		
7	Land	\$850,000		
	Total	\$15,827,146	Total	\$15,827,146

## CONCEPTUAL DEVELOPMENT PLANS



## EXHIBIT D

### TAX INCREMENT PROJECTIONS

A	B	C	D	E	F	G	H	
Year	Development Value	Tax Rate	Tax Revenue	Admin Expenses	Developer Incentive (85% rebate)	Annual Balance	Cumulative FY End Balance	Year
2021								2021
2022				\$ 5,000		\$ (5,000)	\$ (5,000)	2022
2023	\$ 10,500,000	\$ 20.26		\$ 5,000		\$ (5,000)	\$ (10,000)	2023
2024	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 16,910	2024
2025	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 43,819	2025
2026	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 70,729	2026
2027	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 97,638	2027
2028	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 124,548	2028
2029	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 151,457	2029
2030	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 178,367	2030
2031	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 205,276	2031
2032	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 232,186	2032
2033	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 259,095	2033
2034	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 286,005	2034
2035	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 312,914	2035
2036	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 180,821	\$ 26,910	\$ 339,824	2036
2037	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000	\$ 149,334	\$ 58,397	\$ 398,220	2037
2038	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000		\$ 207,730	\$ 605,950	2038
2039	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000		\$ 207,730	\$ 813,680	2039
2040	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000		\$ 207,730	\$ 1,021,410	2040
2041	\$ 10,500,000	\$ 20.26	\$ 212,730	\$ 5,000		\$ 207,730	\$ 1,229,140	2041
			\$ 3,829,140	\$ 95,000	\$ 2,500,000			





# Memo

To: Admin & Finance Committee  
From: Benjamin Krumenauer, Administrator  
CC: Files  
Date: 10/9/2021  
**Re: Item 6b: Village of Osceola Financial Management Plan**

## **GENERAL INFORMATION**

### **Background**

The Village has been working towards a stable and viable financing plan for daily operating and illustrative capital projects. To assist, staff partnered with Baird Financial. The end result of these efforts is the attached 2021 Financial Management Plan.

The proposed plan provides a history of where the Village came from and further reviews where the Village can go with careful planning. The primary focus of this plan is to address long term financing needs and how they can align with budgets and projects.

### **The plan includes:**

- Village overview
- General Village financial positions
- Village tax rate spreadsheets and impacts
- Tax increment district initiatives
- Current water & sewer positions
- Reviews and observations

This annually reviewed document will help ensure that the Village is within its financial means. Updates with Baird Financial will continue to be evaluated and supplied during the annual budgeting and CIP process.

### **Action(s) Requested**

1. Formal adoption of the proposed financial management plan as an ongoing financing guide

### **Attachment(s)**

1. Village of Osceola 2021 Financial Management Plan

### **Recommendation(s)**

Admin & Finance Committee and Village Staff recommend adoption of the 2021 FMP



# Memo

To: Village Board  
From: Benjamin Krumenauer, Administrator  
CC: Board Packet  
Date: 10/8/2021  
**Re: Item 6c: Ordinance #21-04 to Amend the Code of the Village of Osceola Chapter 207 Vehicles and Traffic (first read)**

## **ITEM DESCRIPTION:**

The Village was notified by an outside entity that a copyrighted term is present in our Village Code. Chapter 207 Vehicles and Traffic states the term “Jake Brake” as a viable substitute to “engine braking”. To remove any concern of copyright infringement or other legal issues, the proposed ordinance will remove jake brake and better identify the appropriate language. There is no fiscal impact to the Village as all signage references the appropriate language.

## **ATTACHMENT(S):**

1. Proposed Ordinance #21-04

## **RECOMMENDATION(S)**

As this is a first reading only, Administrator recommends a discussion and input only.

**OSCEOLA CODE**

**ORDINANCE # 21-04**

**To Amend the Code of the Village of Osceola Chapter 207 Vehicles and Traffic**

The Village Board of the Village of Osceola do ordain as follows:

**SECTION I: PURPOSE.**

The Village of Osceola finds that it is in the public interest to repeal a portion Chapter 207 Vehicles and Traffic, Section 18 Use of Compression Brakes Prohibited and further replace it with updated language. Therefore, Code of the Village of Osceola is adjusted as such.

**SECTION II: PROPOSED CODE AMENDMENTS.**

Chapter 207, Section 18, Paragraph A is hereby replaced with

- A. *Compression braking prohibited. No person shall, in the operation of any motor vehicle within the corporate limits of the Village, use brakes on that motor vehicle which are in any way activated by or operated by the compression of the engine of the motor vehicle or of any unit or part thereof. For the purposes of this section, the term "~~jake braking~~" **ENGINE BRAKE OR ENGINE BRAKING** may be used interchangeably with that of compression braking and shall refer to the same practice of braking a motor vehicle **THROUGH NON MAGNETIC OR HYDROLIC METHODS.***

**SECTION III: EFFECTIVE DATE.**

This ordinance shall be in force after its introduction and publication as provided by statute.

First read on 12<sup>th</sup> day of October 2021.

Adopted the 9<sup>th</sup> day of November 2021.

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Jeromy Buberl, Village President

ATTEST: I hereby certify that the foregoing Ordinance was duly adopted by the Village of Osceola at a legal meeting held on this 9<sup>th</sup> day of November 2021.

---

Frances Duncanson, Village Clerk



# Memo

To: Village Board  
From: Benjamin Krumenauer, Administrator  
CC: Board Packet  
Date: 10/8/2021  
**Re: Item 6d: Ordinance #21-05 to Amend the Code of the Village of Osceola Chapter 6  
Boards and Commissions (first read)**

## **ITEM DESCRIPTION:**

The Village Plan Commission and Village President are proposing a small change to the Village of Osceola Code Chapter 6 where the chair of the Plan Commission becomes an annual appointment by the Plan Commission members by majority vote. It will be further verified by the Village Board at a later date. The intent of this alteration is to encourage more involvement from the Plan Commission. As stated, any appointment will need to be verified by the Village Board and the chair could still be a Village Board Trustee with no penalty. Final approvals will be reviewed during the November Village Board meeting.

## **ATTACHMENT(S):**

1. Proposed Ordinance #21-05

## **RECOMMENDATION(S)**

As this is a first reading only, Administrator recommends a discussion and input only.

**OSCEOLA CODE**

**ORDINANCE # 21-05**

**To Amend the Code of the Village of Osceola Chapter 6 Boards and Commissions**

The Village Board of the Village of Osceola do ordain as follows:

**SECTION I: PURPOSE.**

The Village of Osceola finds that it is in the public interest to repeal a portion Chapter 6 Boards and Commissions, Section 3 Plan Commission and further replace it with updated language. Therefore, Code of the Village of Osceola is adjusted as such.

**SECTION II: PROPOSED CODE AMENDMENTS.**

Chapter 6, Section 3, Paragraph A is hereby replaced with the following paragraphs and language therein:

- A. The Plan Commission shall consist of the Village President, a member of the Village Board, who shall be appointed annually by the Village President with Village Board affirmation, and five citizens appointed for three-year terms. Appointments of citizen members shall be staggered so that no more than two members are appointed each year. All appointments made by the Village President and to the Plan Commission shall be approved by a majority vote of the members of the Village Board present and voting. The Plan Commission shall have the powers and duties prescribed by § 62.23, Wis. Stats., and such other powers as are delegated to it by the Village Board.*
- B. Plan Commission shall nominate, second and approve by majority vote a Plan Commission Chair. The Plan Commission Chair will be responsible for managing the meeting and ensuring that proper powers and duties as prescribed by § 62.23, Wis. Stats., and such other powers as are delegated to it by the Village Board are maintained. The Plan Commission Chair will be an annual appointment and further reviewed immediately following overall member appointments/reaffirmations by the Village Board.*

**SECTION III: EFFECTIVE DATE.**

This ordinance shall be in force after its introduction and publication as provided by statute.

First read on 12<sup>th</sup> day of October 2021.

Adopted the 9<sup>th</sup> day of November 2021.

---

Jeromy Buberl, Village President

ATTEST: I hereby certify that the foregoing Ordinance was duly adopted by the Village of Osceola at a legal meeting held on this 9<sup>th</sup> day of November 2021.

---

Frances Duncanson, Village Clerk



# Memo

To: Village Board

From: Frances Duncanson, Village Clerk

CC: Benjamin Krumenauer, Village Administrator

Date: 10/8/2021

**Re: Item 6e: Ordinance #21-06: To Amend the Chapter 59 of Village Code "Village Board"**

**ITEM DESCRIPTION:**

The COVID-19 pandemic has brought issues of remote meeting attendance to the forefront for the Village. This is the first read through of the proposed amendment to Chapter 59 of Village Code to address remote meeting attendance.

The League of Wisconsin Municipalities has provided guidance in this process through their legal staff and offer the following information and suggestions:

State law does not address remote meeting attendance directly, but over the years the WI Attorney General has concluded that open meetings laws do not prohibit remote meeting attendance as long as it is authorized by the governing body.

Remote attendance does count towards meeting a quorum, and members can vote remotely.

Care must be taken to be sure the public can also attend remotely, with instructions on how to do so included in the meeting notice.

The League also recommends adopting an ordinance to outline the specifics of remote meeting attendance policies by the governing body.

**RECOMMENDATION:**

Village Staff recommends the Board review the proposed ordinance for any suggested edits or recommendations.

## OSCEOLA CODE

### ORDINANCE #21-06

#### AN ORDINANCE RELATING TO REMOTE ATTENDANCE AT MEETINGS

The Village Board of the Village of Osceola, Wisconsin, does hereby ordain as follows:

##### SECTION I: PURPOSE.

The Village of Osceola finds that it is in the public interest to update a portion of Chapter 59 Village Board, Section 2 Meetings so as to better clarify the use of remote meeting equipment and how it pertains to meeting attendance. Therefore, Code of the Village of Osceola is adjusted as such.

##### SECTION II: PROPOSED CODE AMENDMENTS.

Chapter 59, Section 2, Paragraph D is hereby proposed as follows:

##### D. Remote Attendance

- (1) **Remote attendance permitted.** When a meeting is held in-person, the Village President or designee may allow one or more members of the body, or any Village employee, Officer, consultant, contractor, or any other person to appear at the meeting, as defined in Wis. Stats. § 19.82, by telephone, video conference, or other remote method of participation. Upon direction of the Village President or designee, the body may on a case-by-case basis conduct an entirely virtual meeting, in which no member of the body is present at Village Hall, subject to the requirements of this section. This includes a state of emergency or public health emergency being proclaimed by a federal, state, or local authority; a lack of quorum being able to be physically present in a Village owned building, or other unique circumstance.
- (2) **Notice required.** Any member who is unable to be physically present at an in-person meeting of the council may notify the Village Clerk no later than four p.m. on the day prior to the meeting that he or she intends to participate in a meeting by telephonic or electronic means unless advance notice is impractical due to an emergency. If the Village Clerk receives the member's request in a timely manner, he or she shall attempt to facilitate the request by contacting the member in a manner during the council meeting that allows the member to participate in the proceedings. The member shall be entitled to participate and vote and shall count toward a quorum.
- (3) **Limits on utilization.** No member shall utilize the participation methods referenced in subsection (a) of this section for two or more meetings consecutively unless the member demonstrates, in writing, good cause, as determined in the Village President or designee's sole discretion; or, if the Village President is the member requesting, the Chair of the Administration & Finance committee's sole discretion; or if a state of emergency has been proclaimed by a federal, state, or local authority.
- (4) **Virtual meeting.** The public shall be given access to the system implementing the virtual meeting platform. Information about access to the meeting shall be provided to citizens in a timely manner as part of the meeting agenda notice in a specific and conspicuous manner. Best efforts shall be used to ensure that members of the public lacking access to the virtual meeting platform are provided alternative reasonable methods to attend.
  - (a) **Technical requirements and malfunctions.** Each person attending remotely is

responsible for his or her audio and Internet connections; no action shall be invalidated on the grounds that the loss of, or poor quality of, a member's individual connection prevented participation in the meeting.

- (b) **Forced disconnections.** The Village President may cause or direct the disconnection or muting of a member's connection if it is causing undue interference with the meeting. The President's decision to do so, which is subject to debatable appeal that can be made by any member, shall be announced during the meeting, and recorded in the minutes.
- (c) **Proper equipment.** Appropriate equipment shall be used so that the attending public can readily observe or hear such person's participation in the meeting.
- (5) **References.** This ordinance shall also apply to other Village Committees and Commission as defined and outlined in Chapter 6 "Boards and Commissions".
- (6) **Severability.** The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

### **SECTION III: EFFECTIVE DATE.**

This ordinance shall be in force after its introduction and publication as provided by statute.

First read on 12<sup>th</sup> day of October 2021.

Adopted the 9<sup>th</sup> day of November 2021.

---

Jeromy Buberl, Village President

ATTEST: I hereby certify that the foregoing Ordinance was duly adopted by the  
Village of Osceola at a legal meeting held on this 9<sup>th</sup> day of November 2021.

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Frances Duncanson, Village Clerk





# Memo

To: Admin & Finance Committee

From: Benjamin Krumenauer, Administrator

CC: Files

Date: 10/7/2021

**Re: ITEM 6F: RESOLUTION #21-09 DESIGNATING REPRESENTATIVE FOR THE WEST CENTRAL WISCONSIN BIOSOLIDS FACILITY**

## **GENERAL INFORMATION**

### **Background**

In 1995, Osceola in partnership with other member communities created West Central Wisconsin Biosolids Facility. This partnership provides a sustained approach to disposing of waste product during our treatment process. As part of this contract, the Village has voting rights for all appropriate WCWBF actions. The attached Resolution #21-09 updates the lead Village representative to the Facility.

### **Action(s) Requested**

1. Approval of Resolution #21-09

### **Attachment(s)**

1. Proposed resolution

### **Recommended Appointment(s)**

REPRESENTATIVE	VILLAGE LEAD
Member Representative	Utility Coordinator
Alternate Representative	Village Administrator or
	Board Designee

### **Recommendation(s)**

1. Village Staff recommend approval of Resolution #21-09 designating local representatives to WCWBF

**RESOLUTION #21-09**  
**DESIGNATING REPRESENTATIVE FOR THE**  
**WEST CENTRAL WISCONSIN BIOSOLIDS FACILITY**

**WHEREAS**, the West Central Wisconsin Biosolids Facility (“Facility”) was established under Chapter 66 of the Wisconsin statutes by an intergovernmental agreement, dated April 25, 1995 (“Formation Agreement”) to provide for the handling, storage, treatment, recycling and/or sale of biosolids and beneficial byproducts generated by publicly-owned wastewater treatment plants; and

**WHEREAS**, Village of Osceola (“Member”) is a member of the Facility; and

**WHEREAS**, the Formation Agreement establishes a Commission that is formally known as the West Central Wisconsin Biosolids Facility Commission (“Commission”) to administer all aspects of the design, construction, management and operation of the Facility; and

**WHEREAS**, in accordance with the Formation Agreement each member of the Facility is obligated to appoint a representative for the purpose of all business matters to be conducted by the member as member, including representation at meetings of members; and

**WHEREAS**, in accordance with the Formation Agreement there is an annual meeting of the members that is held in conjunction with the meeting of the Commission at which member representatives must cast votes that have financial impact on the member, including approval of the Facility’s annual budget, rates and charges for the forthcoming year, and/or approval of a proposed sale or acquisition of the Facility or a portion thereof in excess of 20% of the value of the total Facility; and

**NOW, THEREFORE, be it RESOLVED**, that the Village of Osceola confirms the appointment of the Utility Coordinator as member representative to the Commission and Village Administrator or Village Board designee as alternate representative.

Adopted this the 12th day of October, 2021.

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Jeromy Buberl, Village President

ATTEST: I hereby certify that the foregoing Resolution was duly adopted by the Village of Osceola at a legal meeting held on the 12th day of October, 2021.

---

Frances Duncanson, Clerk



# Memo

To: Admin & Finance Committee

From: Benjamin Krumenauer, Administrator

CC: Files

Date: 10/7/2021

**Re: ITEM 6G: RESOLUTION #21-10 AFFIRMATION OF ADMIN & FINANCE RESOLUTION #21-01**

## **GENERAL INFORMATION**

### **Background**

The Village is seeking approval to submit an Urban Forestry grant within the Wisconsin DNR funding program. The \$5,000 matching award will support review of the existing tree canopy and support the purchase and planting of region appropriate trees. The proposed 2022 Village Budget provides adequate funding for the local match with no additional allocations anticipated.

### **Action(s) Requested**

1. Approval of Resolution #21-10

### **Attachment(s)**

1. Proposed resolution

### **Grant Budget**

Project Component	Estimated Cost	Budgeted	Volunteer Labor (in kind)	Total
Tree Inventory	\$935	Yes	\$300	\$1,235
Tree Planting (labor)	\$3,740	Yes	\$300	\$4,040
Tree Planting (Trees)	\$7,500	Partial (\$2,175)	\$0	\$7,500
<b>Subtotal</b>	<b>\$12,175</b>		<b>\$600</b>	<b>\$12,775</b>
			Grant	\$5,000
			Village Share (budgeted)	\$7,175
			Volunteer Share	\$600
			<b>TOTAL</b>	<b>\$12,775</b>

### **Recommendation(s)**

1. October 1, 2021: Admin & Finance Committee reviewed grant and approved A&F Resolution #21-01 in support of the grant request.
2. Village Staff recommend approval of Resolution #21-10 Support of Urban Forestry Grant.

## **RESOLUTION #21-10**

### **A RESOLUTION AFFIRMING SUPPORT FOR ADMIN & FINANCE RESOLUTION #21-01 FOR THE REGULAR URBAN FORESTRY GRANT & URBAN FORESTRY CATASTROPHIC STORM GRANT PROGRAMS**

**WHEREAS**, the applicant, Village of Osceola, is interested in obtaining a cost-share grant from Wisconsin Department of Natural Resources for the purpose of funding urban and community forestry projects or urban forestry catastrophic storm projects specified in s. 23.097(1g) and (1r), Wis. Stats.;

**WHEREAS**, the applicant attests to the validity and veracity of the statements and representations contained in the grant application; and

**WHEREAS**, the applicant requests a grant agreement to carry out the project; and

**WHEREAS**, the Admin & Finance Committee reviewed and approved unanimously A&F Resolution #21-01 showing support for the Urban Forestry Grant & Urban Forestry Catastrophic Storm Grant Program and further recommended approval of seeking grant opportunities to forward Village initiatives; and

**NOW, THEREFORE, BE IT RESOLVED**, the applicant, Village of Osceola, will comply with all local, state, and federal rules, regulations and ordinances relating to this project and the cost-share agreement; and

**BE IT FURTHER RESOLVED**, the applicant will budget a sum sufficient to fully and satisfactorily complete the project and hereby authorizes and empowers the Village Public Works Coordinator its official or employee, to act on its behalf to:

1. Sign and submit the grant application
2. Sign a grant agreement between applicant and the DNR
3. Submit interim and/or final reports to the DNR to satisfy the grant agreement
4. Submit grant reimbursement request to the DNR
5. Sign and submit other required documentation

Adopted this the 12th day of October, 2021.

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Jeromy Buberl, Village President

ATTEST: I hereby certify that the foregoing Resolution was duly adopted by the Village of Osceola at a legal meeting held on the 12th day of October, 2021.

---

Frances Duncanson, Clerk



# Memo

To: Admin & Finance Committee

From: Benjamin Krumenauer, Administrator

CC: Files

Date: 10/8/2021

**Re: Item 6h: Endorsement of the 2022 Village of Osceola Budget and 2022-26+ Capital Improvement Program (approval November 9<sup>th</sup> 2021)**

## **GENERAL INFORMATION**

### **Background**

Attached are the proposed Village of Osceola 2022 Budget and 2022-26+ CIP documents. These documents represent months of preparation and planning. Of special note is the balanced and sustainable approach to implementation. This balanced budget provides for the Village's critical needs and many of the ongoing projects necessary to maintain our community. Thanks to cautious financing and planning this budget provides more funding than 2021 while simultaneously reducing the Village tax rate by 0.41%. The CIP represents a commitment by the Village to continue improving the community and maintaining critical infrastructure. This sustainable plan is further identified within the Village's Financial Management Plan.

If endorsed, Village Staff will properly notice and publish the 2022 budget and will fine tune any required documentation. Final hearing and approvals will be November 9, 2021.

### **Action(s) Requested**

1. Recommend endorsement of the 2022 Village Budget and the 2022-26+ Capital Improvement Program as presented.

### **Attachment(s)**

1. Proposed 2022 Village Budget (simplified)
2. Proposed 2022-26+ Capital Improvement Program

### **Recommendation(s)**

After substantial reviews by the Admin & Finance Committee, Administrator recommends endorsement of the documents as proposed.

6:00 pm on November 9, 2021, Village Board meeting to follow Village Hall/Discovery Center - Large Meeting Room 205 - 310 Chieftain Street, Osceola WI					
GENERAL FUND	2020 Actual	2021 Budget	2021 Amended	2021 Projected	2022 Proposed Budget
REVENUES					
Taxes					
Property Taxes	\$ 553,718	\$ 593,643	\$ 593,643	\$ 593,643	\$ 608,675
Property Taxes-Debt Service	934,725	960,875	960,875	960,875	930,922
Other Taxes	172,177	164,500	164,500	158,804	165,000
Intergovernmental Revenues	532,119	542,165	542,165	550,176	566,063
Licenses and Permits	70,898	81,748	81,748	89,850	84,600
Fines, Forfeits, and Penalties	24,100	24,100	24,100	24,000	24,100
Charges for Public Service	287,414	323,754	323,754	307,338	341,900
Intergovt. Charges for Services	141,232	151,881	151,881	151,881	163,284
Interest		-	-	-	-
Miscellaneous	521,282	97,693	97,693	111,787	102,294
Transfers from other funds	115,000	115,000	115,000	115,000	115,000
Total Revenue	\$ 3,352,665	\$ 3,055,359	\$ 3,055,359	\$ 3,063,354	\$ 3,101,838
EXPENDITURES					
General Government	\$ 248,543	\$ 209,406	\$ 209,406	\$ 204,938	\$ 248,418
Public Safety	1,089,259	1,193,286	1,193,286	1,212,809	1,217,982
Public Works	312,381	373,683	373,683	374,928	387,255
Health & Human Services	-	-	-	-	-
Culture, Recreation, and Education	100,073	105,407	105,407	108,506	110,506
Conservation & Development	11,818	18,048	18,048	14,550	18,048
Transfer to Debt service	934,725	960,875	960,875	960,875	930,922
Transfer to Library	139,000	139,000	139,000	139,000	139,000
Transfer to other funds	461,170	49,500	49,500	43,750	43,500
Total Expenditures	\$ 3,296,969	\$ 3,049,205	\$ 3,049,205	\$ 3,059,357	\$ 3,095,631
Revenue Over/(Under) Expenditures	\$ 55,696	\$ 6,154	\$ 6,154	\$ 3,998	\$ 6,207
	2020 Actual	2021 Budget	2021 Amended	2021 Projected	2022 Proposed Budget
Revenues	\$ 3,352,665	\$ 3,055,359	\$ 3,055,359	\$ 3,063,354	\$ 3,101,838
Expenses	\$ 3,296,969	\$ 3,049,205	\$ 3,049,205	\$ 3,059,357	\$ 3,095,631
Revenue Over/(Under)Expenditures	\$ 55,696	\$ 6,154	\$ 6,154	\$ 3,998	\$ 6,207
Revenue w/o Debt Service	\$ 2,417,940	\$ 2,094,484	\$ 2,094,484	\$ 2,102,479	\$ 2,170,916
Expense w/o Debt Service	\$ 2,362,244	\$ 2,088,330	\$ 2,088,330	\$ 2,098,482	\$ 2,164,709
Revenue Over/(Under)Expenditures	\$ 55,696	\$ 6,154	\$ 6,154	\$ 3,998	\$ 6,207
FUND	2021 Receipts	2021 Expenditures	Surplus (Deficit)	Balance 1/1/2021	2021 Projected
General Fund	\$ 3,063,354	\$ 3,059,357	\$ 3,998	\$ 205,192	\$ 209,190
Special Revenue	\$ 23,805	\$ -	\$ 23,805	\$ 85,528	\$ 109,333
Debt Service	960,875	960,875	-	-	-
General Capital	200,000	137,689	62,311	(527,775)	(465,464)
Tax Increment District #2	168,986	106,600	62,386	1,075,782	1,138,168
Tax Increment District #3	-	-	-	-	-
Water Utility	792,788	734,109	58,679	-	58,679
Sewer Utility	1,215,960	1,175,891	40,069	1,718	41,787
IMPACT FEE BALANCES	2021 Receipts	2021 Expenditures	Surplus (Deficit)	Balance 1/1/2021	2021 Projected
Parks	\$ 10,120	\$ -	\$ 10,120	\$ 41,480	\$ 51,600
Public Buildings	13,685	\$ -	\$ 13,685	17,255	30,940
Sewer	26,450	\$ -	\$ 26,450	33,770	60,220
Water	9,660	\$ -	\$ 9,660	11,760	21,420
EQUALIZED VALUE			Tax Levy and Rate per \$1,000 of Assessed Value		
			Levy	2020 Pay 2021	2021 Pay 2022
	2020	2021	General Fund	\$ 593,643	\$ 608,675
Total Equalized Value	\$ 236,492,300	\$ 261,336,800	Debt	960,875	930,922
Tax Increment Districts #2	\$ 23,187,600	\$ 29,246,500	Other	-	
Equalized value (TIF out)	\$ 213,304,700	\$ 232,090,300	TID	168,986	194,010
			Total Levy	\$ 1,723,504	\$ 1,733,607
			Approx. Tax Rate Per \$1,000 of Assessed Value	9.17399871	9.13641159
Note: 2021 Pay 2022 Mill Rate subject to change per WisDOR approvals				Mill Rate Change	-0.4097%
Note: The indebtedness of the Village at December 31, 2019 totals \$8,841,161.					
Benjamin K Krumenauer, Village Administrator					
Village of Osceola a municipality wholly within Polk County, Wisconsin				Endorsed Month Date, 2021	

Village of Osceola 2022-2026 Capital Improvement Program (Village Investment in \$, * Denotes Cost Share of Project)										
Project No.	Project Title	Prior Year (2020)	Current Year 2021	Planned						Total (all years)
				2022	2023	2024	2025	2026	Illustrative (6-10 year)	
BG	Buildings & Grounds	-	57,500	767,500	1,617,500	915,500	67,500	123,500	5,906,500	9,455,500
CE	Capital Equipment	425,000	58,500	371,000	355,000	123,000	195,000	15,000	622,000	2,164,500
CD	Community Development & Planning	7,700	7,700	40,200	50,200	10,200	10,200	10,200	85,200	221,600
PR	Parks, Recreation & Culture	-	16,000	36,500	5,000	433,000	60,000	560,000	750,000	1,860,500
PS	Public Safety	8,848	7,848	101,662	8,862	13,862	30,432	15,000	95,000	281,514
TU	Transportation & Utilities	14,000	53,600	723,500	2,598,500	203,500	293,500	403,500	3,922,500	8,212,600
CIP Total		455,548	201,148	2,040,362	4,635,062	1,699,062	656,632	1,127,200	11,381,200	22,196,214
Buildings & Grounds										
BG 001	Airport - Entitlement Match *		7,500	7,500	7,500	7,500	7,500	7,500	37,500	82,500
BG 003	Airport - Gate Electric		3,500							3,500
BG 007	DPW - Facility Depot RD		6,000							6,000
BG 008	DPW - Public Works Facility				50,000	350,000				400,000
BG 009	Misc - 2nd & Chieftain Parking Lot Purchase				90,000					90,000
BG 010	Misc - 2nd Avenue West Parking Lot (TIF)				40,000	360,000				400,000
BG 011	Misc - Old Bus Garage Facelift				35,000					35,000
BG 012	Utilities - Bluff .1MG Improvements			75,000						75,000
BG 013	Utilities - CTH-M .5MG Tower Rehab								500,000	500,000
BG 014	Utilities - CTH-M .5MG Tower Wash		7,000							7,000
BG 015	Utilities - Biosolids Shared CIP *									-
BG 016	Utilities - Clarifier Rebuild			25,000						25,000
BG 017	Utilities - Effluent Sampler							8,000		8,000
BG 018	Utilities - Former DPW Building Rehab				25,000	150,000				175,000
BG 019	Utilities - Furnace WWTP						20,000			20,000
BG 020	Utilities - Gantry Crane							8,000		8,000
BG 021	Utilities - Generator Install Lift Station								24,000	24,000
BG 022	Utilities - Industrial Park Lift Station Building			60,000						60,000
BG 023	Utilities - Install Generator at Well 3								70,000	70,000
BG 024	Utilities - Kreekview Pump		6,500							6,500
BG 025	Utilities - Orbal Panel Replacement					40,000				40,000
BG 026	Utilities - Rebuild PRV					8,000				8,000
BG 027	Utilities - Remove and Inspect Well 3				40,000					40,000
BG 028	Utilities - Remove and Inspect Well 4						40,000			40,000
BG 029	Utilities - Scada Computer Replacement		17,000							17,000
BG 030	Utilities - Screen Rebuild				60,000					60,000
BG 031	Utilities - Sewer Machine Repair		10,000							10,000
BG 032	Utilities - Sludge/Blower Upgrade CWF								250,000	250,000
BG 033	Utilities - Water Meter Replacement (multi-year)			600,000						600,000
BG 034	Utilities - Water Scada System Upgrade							100,000		100,000
BG 035	Utilities - Well 3 Treatment								1,500,000	1,500,000
BG 036	Utilities - Well 4 Treatment								1,500,000	1,500,000

Village of Osceola 2022-2026 Capital Improvement Program (Village Investment in \$, * Denotes Cost Share of Project)										
Project No.	Project Title	Prior Year (2020)	Current Year 2021	Planned						Total (all years)
				2022	2023	2024	2025	2026	Illustrative (6-10 year)	
BG 037	Utilities - WWTP Phos Removal								2,000,000	2,000,000
BG 038	Utilities - WWTP Window/Door Replace				70,000					70,000
BG 039	Utilities - Well 3 Land Purchase								25,000	25,000
BG 040	Utilities - WCWRBF (Capital Expansion)				1,200,000					1,200,000
Subtotal: Buildings & Grounds		-	57,500	767,500	1,617,500	915,500	67,500	123,500	5,906,500	9,455,500
Community Development & Planning										
CD 001	Comprehensive Plan Update			25,000	25,000					50,000
CD 002	Village Asset Inventory Mapping			5,000	5,000					10,000
CD 003	Mainstreet/Chamber of Commerce	5,000	5,000	7,500	7,500	7,500	7,500	7,500	7,500	55,000
CD 004	Polk County EDC	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	21,600
CD 005	Depot Road Master Plan (TIF)								75,000	75,000
CD 006	Utilities - Water Rate File				10,000					10,000
Subtotal: Community Dev. & Planning		7,700	7,700	40,200	50,200	10,200	10,200	10,200	85,200	221,600
Capital Equipment										
CE 001	Capital Equipment Reserve			5,000	15,000	15,000	15,000	15,000	75,000	140,000
CE 002	Admin - Election Equipment								12,000	12,000
CE 003	Admin - Accounting Program Upgrade			50,000						50,000
CE 004	DPW - 1/2 Ton Truck				30,000					30,000
CE 005	DPW - 50" Zero Turn Mowers x2		10,000							10,000
CE 006	DPW - Class 5 Dump Truck					60,000				60,000
CE 007	DPW - Enloader				160,000					160,000
CE 008	DPW - Hot Asphalt Trailer			40,000						40,000
CE 009	DPW - Mower Trailer		2,500							2,500
CE 010	DPW - Skid Steer			30,000						30,000
CE 011	DPW - Snow Plow			200,000					225,000	425,000
CE 012	DPW - Street Sweeper						130,000			130,000
CE 014	Fire - 19 Kenworth Telesquirt Firetruck	425,000								425,000
CE 015	Police - Squad Vehicle		46,000	46,000		48,000	50,000		250,000	440,000
CE 016	Utilities - 1 ton truck				40,000					40,000
CE 017	Utilities - 1 ton truck w/ lift & crane				60,000					60,000
CE 018	Utilities - Sewer Main Jet Trailer				50,000					50,000
CE 019	Utilities - WWTP Skid Steer								60,000	60,000
Subtotal: Capital Equipment		425,000	58,500	371,000	355,000	123,000	195,000	15,000	622,000	2,164,500
Parks, Recreation & Culture										
PR 001	Cascade Falls Lookout & Boardwalk (TIF) *		5,000			350,000				355,000
PR 002	Schillberg Park Playground (grant dependant) *			25,000						25,000
PR 003	STH-35 Bicycle & Pedestrian Trail (TIF)							500,000		500,000
PR 004	Roof Pavillion at Schilberg South		3,500							3,500
PR 005	Eric Park Courts Blacktop Seal			3,000						3,000
PR 006	Mill Pond Gazebo Roof Replacement				3,000					3,000



Village of Osceola 2022-2026 Capital Improvement Program (Village Investment in \$, * Denotes Cost Share of Project)										
Project No.	Project Title	Prior Year (2020)	Current Year 2021	Planned						Total (all years)
				2022	2023	2024	2025	2026	Illustrative (6-10 year)	
PR 007	Gristmill Park Fence (partially funded by prop. sale)		5,000							5,000
PR 008	Cascade Falls Bridge Replacements					50,000				50,000
PR 009	Gateway Park Development & Construction			2,500		30,000	30,000			62,500
PR 010	Oakey Park Ball Field & Park Renovation (Grant) *								750,000	750,000
PR 011	Park Signage and Wayfinding *		2,500	2,500			30,000			35,000
PR 012	Smith Park Development and Construction			2,500				60,000		62,500
PR 013	Book Bike Trailer			1,000	2,000	3,000				6,000
Subtotal: Parks & Recreation		-	16,000	36,500	5,000	433,000	60,000	560,000	750,000	1,860,500
Public Safety										
PS 001	Fire - First Responder Portable Radios			5,000		5,000		5,000	15,000	30,000
PS 002	Fire - First Responder SCBAs								30,000	30,000
PS 003	Fire - Rescue Jaws			35,000						35,000
PS 004	Police - Additional Storm Siren						18,570			18,570
PS 005	Police - Axon Body Cameras		6,000	3,862	3,862	3,862	3,862	5,000	25,000	51,448
PS 006	Police - Axon Tasers	1,848	1,848	5,000	5,000	5,000	5,000	5,000	25,000	53,696
PS 007	Police - CC Village Cameras (grant dependant)			50,000						50,000
PS 009	Police - Squad Night Vision (2)	7,000								7,000
PS 010	Police - Squad Radar Guns			2,800			3,000			5,800
Subtotal: Public Safety		8,848	7,848	101,662	8,862	13,862	30,432	15,000	95,000	281,514
Transportation & Utilities										
TU 001	3rd Avenue Light Pole Rehabilitation			25,000						25,000
TU 002	3rd Avenue Sidewalk (Summit to Tracks)								100,000	100,000
TU 003	3rd Avenue Sidewalk (Tracks to CTH-M)								500,000	500,000
TU 004	68th Avenue *								1,500,000	1,500,000
TU 005	7th Street Reconstruction							200,000	200,000	400,000
TU 006	Annual - Chip Seal		10,000		50,000		50,000		100,000	210,000
TU 007	Annual - Crack Fill/Pothole		5,000	20,000	10,000	20,000	10,000	20,000	80,000	165,000
TU 008	Annual - Sidewalk		15,000	15,000	15,000	15,000	15,000	15,000	75,000	165,000
TU 009	Annual - Street Painting		3,500	15,000	15,000	15,000	15,000	15,000	75,000	153,500
TU 010	Annual - Traffic Control	2,000	2,600	3,500	3,500	3,500	3,500	3,500	17,500	39,600
TU 011	Kent Street Reconstruction								75,000	75,000
TU 012	Prospect Avenue Trail Extension								100,000	100,000
TU 013	Ridge Road (TIF)			85,000	765,000					850,000
TU 014	Ridge Road Detention Basin (TIF)			50,000	250,000					300,000
TU 015	River Street Outfall	12,000								12,000
TU 016	River Street Reconstruction (TIF)			160,000	1,440,000					1,600,000
TU 017	Sewer Rehab and Lining			50,000	50,000	50,000	50,000	50,000	50,000	300,000
TU 018	Simmon Drive Reconstruction (Grant) *		17,500	200,000						217,500
TU 019	Water Main Replace- Carol St								250,000	250,000
TU 020	Zindaus Street (TIF)						150,000		500,000	650,000

Village of Osceola 2022-2026 Capital Improvement Program (Village Investment in \$, * Denotes Cost Share of Project)										
Project No.	Project Title	Prior Year (2020)	Current Year 2021	Planned						Total (all years)
				2022	2023	2024	2025	2026	Illustrative (6-10 year)	
TU 021	Semi-Annual Asphalt replacement			100,000		100,000		100,000	300,000	600,000
Subtotal: Transportation & Utilities		14,000	53,600	723,500	2,598,500	203,500	293,500	403,500	3,922,500	8,212,600
CIP Total		Prior Year	2021	2022	2023	2024	2025	2026	Illustrative (6-10 year)	Total (all years)
		455,548	201,148	2,040,362	4,635,062	1,699,062	656,632	1,127,200	11,381,200	22,196,214
General Capital Borrowing		437,000	116,848	815,662	436,862	641,862	251,862	335,000	3,525,000	6,560,096
Utility Capital Borrowing				675,000	1,420,000	150,000		100,000	6,155,000	8,500,000
General Operating		18,548	21,300	71,200	81,200	51,200	51,200	51,200	227,200	573,048
Utility Operating			40,500	135,000	185,000	98,000	110,000	66,000	74,000	708,500
Impact Fee Funding			2,500	32,500		30,000	60,000	60,000		185,000
Tax Increment District Funding				295,000	2,495,000	710,000	150,000	500,000	575,000	4,725,000
Other Funding			20,000	16,000	17,000	18,000	33,570	15,000	825,000	944,570
		455,548	201,148	2,040,362	4,635,062	1,699,062	656,632	1,127,200	11,381,200	22,196,214



# Memo

To: Village Board  
From: Frances Duncanson, Village Clerk  
CC: Benjamin Krumenauer, Village Administrator  
Date: 10/8/2021  
Re: Item 7a (i-ii): Regular Operator Licenses

---

The Village has accepted applications for Regular Operator licenses from the following:

Katelyn Nohava – Cascade BP

Jennifer Simon – Tippy Canoes

## **RECOMMENDATION**

The applicants have completed educational requirements and background checks and Village staff recommends approval with no additional conditions.



## APPLICATION FOR OPERATOR'S LICENSE

I, the undersigned, do hereby respectfully make application to the Village Board of the Village of Osceola, Polk County, for an Operator's License as provided by Village Code Section 137.3 and Wisconsin Statutes Section 125.17 for a two year period ending June 30<sup>th</sup>.

I certify that I am \_\_\_\_\_ years of age. I am familiar with the laws, ordinances and regulations and I hereby agree if granted said license, to obey all provisions of said laws. I am applying for **(check one)**:  
Provisional License (\$15) ☒ New License (\$40) ☒ Renewal of a Current License (\$40) \_\_\_\_\_.

Telephone #: _____	
Street Address: <u>603 Summit St Apt. 2</u>	
City, State, Zip: <u>Osceola WI 54020</u>	
Date of Birth: _____	County/State of Birth: _____
Driver's License # (Please provide copy)	Employer Name & Phone # <u>BP 715-294-4086</u>

Operators licenses held in last 2 years (list communities) <b>OR</b> :	
Training course completed in last 2 years (provide documentation):	

Have you previously been denied an operator's permit?	YES or <input checked="" type="radio"/> NO
Have you ever had an operator's permit revoked?	YES or <input checked="" type="radio"/> NO
Have you been issued a provisional permit in the previous 12 months?	YES or <input checked="" type="radio"/> NO
Have you been charged with an offense in last 2 years?	YES or <input checked="" type="radio"/> NO
Have you had an alcohol offense?	YES or <input checked="" type="radio"/> NO
Have you been convicted of a crime?	YES or <input checked="" type="radio"/> NO

Explain any Yes answers (use back if necessary) \_\_\_\_\_

Katelyn Nohava

Print Name

\_\_\_\_\_  
Maiden or Previous Names Used

[Signature]  
Signature

Application Recv'd by: FO  
Date Application Recv'd: 9-14-2021  
Police Recommendation: OK RWP/08  
Provisional Lic Recpt # \_\_\_\_\_  
Provisional License # 24-31

Date School Attended: \_\_\_\_\_  
Date Village Board Approval: \_\_\_\_\_  
Operator's Receipt # \_\_\_\_\_  
Operator License # \_\_\_\_\_



## CERTIFICATE OF COMPLETION

This certifies that

Katelyn Nohava

is awarded this certificate for

**Wisconsin Responsible Beverage Server Training**



Completion Date  
09/15/2021



Expiration Date  
09/15/2023



Certificate #  
WI-00595922

Official Signature

A handwritten signature in black ink, appearing to read 'Sue H. Nohava'.

This certificate is non-transferable and represents the successful completion of an approved Wisconsin Department of Revenue Responsible Beverage Server Course in compliance with secs. 125.04(5)(a)5., 125.17(6), and 134.66(2m), Wis. Stats.

5000 Plaza on the Lake, Suite 305 | Austin, TX 78746 | 877.881.2235 | [www.360training.com](http://www.360training.com)

# OSCEOLA POLICE DEPARTMENT

## 310 CHIEFTAIN STREET

PO BOX 217  
OSCEOLA WI 54020

Page

1

# Incident

Incident #

**21-010771**

Beat <b>NA</b>	Rpt Dist	Type	<b>Background Check</b>		Seq <b>1</b>
Crime / Incident (Primary, Secondary, Tertiary) <b>Operators License Operators License</b>		Attempt <input type="checkbox"/>	Occurred On or From	Date <b>09/15/2021</b>	Time <b>09:00</b>
		<input type="checkbox"/>	To	<b>09/15/2021</b>	: <b>Wed</b>
		<input type="checkbox"/>	Reported	<b>09/15/2021</b>	<b>09:00 Wed</b>

Location of Incident **310 CHIEFTAIN ST, OSCEOLA, WI**

Cross Street

County

Dispo "V" = Victim "RP" = Reporting Party "W" = Witness "S" = Suspect "O" = Other

<b>O</b>	Last, First, Middle (Firm if Business) <b>NOHAVA, KATELYN RANEA</b>	Race <b>W</b>	Sex <b>F</b>	Age	HT	WT	Hair <b>BRO</b>	Eyes <b>HAZ</b>	Home Phone <b>(715)</b>
Address <b>603 SUMMIT ST # 2</b>		DOB		DL Number		State <b>WI</b>		Work Phone <b>(715)</b>	
City, State, Zip Code <b>OSCEOLA WI 54020</b>		SSN		Local ID #		State #		FBI # <b>0</b>	
<b>O</b>	Last, First, Middle (Firm if Business) <b>CASCADE, B.P.</b>	Race	Sex	Age <b>0</b>	HT	WT	Hair	Eyes	Home Phone <b>(715) 294-4086</b>
Address <b>97 CASCADE ST</b>		DOB <b>/ /</b>		DL Number <b>(OSCEOLA OIL/GAS)</b>		State <b>WI</b>		Work Phone <b>0</b>	
City, State, Zip Code <b>OSCEOLA WI 54020</b>		SSN		Local ID #		State #		FBI # <b>0</b>	
	Last, First, Middle (Firm if Business)	Race	Sex	Age	HT	WT	Hair	Eyes	Home Phone
Address		DOB		DL Number		State		Work Phone	
City, State, Zip Code		SSN		Local ID #		State #		FBI # <b>0</b>	
	Last, First, Middle (Firm if Business)	Race	Sex	Age	HT	WT	Hair	Eyes	Home Phone
Address		DOB		DL Number		State		Work Phone	
City, State, Zip Code		SSN		Local ID #		State #		FBI # <b>0</b>	

Synopsis **Katelyn Nohava applied for an Operator's License for Cascade BP. No Wisconsin or Minnesota criminal histories were found. License recommended by Chief Pedrys.**

S O L V A B I L I T Y	Continuation Attached <input type="checkbox"/>	Property List Attached <input type="checkbox"/>	Property Damage \$	
	UCR <b>9999</b>	Press Release <input type="checkbox"/>	Domestic Violence Case <input type="checkbox"/>	
	Gang Related <b>N</b>	Hate Crime <input type="checkbox"/>	Victim Senior Citizen <input type="checkbox"/>	
	Pursuit <input type="checkbox"/>	Force Used <input type="checkbox"/>	Child Abuse <input type="checkbox"/>	
	County Code		Disposition <b>CLSD</b>	
	Connecting Case #			
	Report Complete/Ready for Review <input checked="" type="checkbox"/>		CAD/CFS Event #	
	Assigned To _____ Date _____			
Officer ID <b>Assistant J. Giller</b>	<b>J</b>	Reviewed By	Approved	Date





## APPLICATION FOR OPERATOR'S LICENSE

I, the undersigned, do hereby respectfully make application to the Village Board of the Village of Osceola, Polk County, for an Operator's License as provided by Village Code Section 137.3 and Wisconsin Statutes Section 125.17 for a two year period ending June 30<sup>th</sup>.

I certify that I am \_\_\_\_\_ years of age. I am familiar with the laws, ordinances and regulations and I hereby agree if granted said license, to obey all provisions of said laws. I am applying for **(check one)**:  
Provisional License (\$15) \_\_\_\_\_ New License (\$40) ☒ Renewal of a Current License (\$40) \_\_\_\_\_

Telephone #:	
Street Address: <u>21944 Jason Ave N</u>	
City, State, Zip: <u>Forest Lake, MN 55025</u>	
Date of Birth:	County/State of Birth:
Driver's License # (Please provide copy)	Employer Name & Phone # <u>Tippy Canoes</u>

Operators licenses held in last 2 years (list communities) <b>OR</b> :	
Training course completed in last 2 years (provide documentation):	

Have you previously been denied an operator's permit?	YES or <del>NO</del>
Have you ever had an operator's permit revoked?	YES or <del>NO</del>
Have you been issued a provisional permit in the previous 12 months?	YES or <del>NO</del>
Have you been charged with an offense in last 2 years?	YES or <del>NO</del>
Have you had an alcohol offense?	YES or <del>NO</del>
Have you been convicted of a crime?	YES or <del>NO</del>

Explain any Yes answers (use back if necessary) \_\_\_\_\_

Jennifer Simon Print Name  
[Signature] Signature  
Maiden or Previous Names Used \_\_\_\_\_

Application Recv'd by: FD  
Date Application Recv'd: 10-7-2021  
Police Recommendation: OK RWP/jg  
Provisional Lic Recpt # —  
Provisional License # —

Date School Attended: 10-7-2021  
Date Village Board Approval: \_\_\_\_\_  
Operator's Receipt # \_\_\_\_\_  
Operator License # \_\_\_\_\_

# Serving Alcohol

is proud to present this certificate to

**Jennifer Simon**

for successful completion of the online course

## Wisconsin Alcohol Seller/Server Course

PERSONS COMPLETING THIS COURSE HAVE AGREED TO EXECUTE THE FOLLOWING POLICIES TO THE BEST OF THEIR ABILITIES.

- \* CARD ANY PERSON 35 YEARS OF AGE OR YOUNGER
- \* OBSERVE AND REPORT ANY CUSTOMER SHOWING SIGNS OF POSSIBLE IMPAIRED BEHAVIOR TO MANAGEMENT
- \* RESPOND IMMEDIATELY TO ANY POSSIBLE PROBLEM SITUATION
- \* DETERMINE THE PEOPLE ENTERING THE PREMISES TO CONSUME ALCOHOL ARE OF LEGAL ALCOHOL DRINKING AGE AND RECORD THEM IF THERE IS ANY QUESTION ABOUT THEIR AGE
- \* ENSURE A PERSON MATCHES THEIR VALID LEGAL IDENTIFICATION

This is a Wisconsin Department of Revenue approved Responsible Beverage Server Training Course in compliance with Sec. 125.17 (6), 134.66 (2m), and 125.04 (5) (a) 5. Wis. Stats.



Verify online at  
[servingalcohol.com](http://servingalcohol.com)

### Verification Code

Sm6qQmhp dF

### Date Issued

Oct 7th, 2021

**VALID FOR 2 YEARS**

**This is not a Wisconsin operators/bartenders license.**

**This certificate will be requested to obtain a Wisconsin operators/bartenders license from the Wisconsin city clerk's office in the municipality where you are working.**

**Find your city clerk's office here: <https://elections.wi.gov/clerks/directory>**

### Wisconsin Alcohol Seller/Server Course

**Name: Jennifer Simon**

**Certification Date: Oct 7th, 2021**

**Certificate Code: Sm6qQmhp dF**

**Verify Online: [servingalcohol.com](http://servingalcohol.com)**

**125.17(6), 134.66 (2m), 125.04(5)(a)5 Wis. Stats.**

**SERVING ALCOHOL INC**

**VALID FOR 2 YEARS**

**Learn more about this wallet card at <http://servingalcohol.com/wallet-card>**



# OSCEOLA POLICE DEPARTMENT

## 310 CHIEFTAIN STREET

PO BOX 217  
OSCEOLA WI 54020

Page

1

Incident

Incident # **21-010846**

Beat <b>NA</b>	Rpt Dist	Type <b>Background Check</b>	Seq <b>1</b>
Crime / Incident (Primary, Secondary, Tertiary) <b>Operators License Operators License</b>		Attempt <input type="checkbox"/>	Occurred <input type="checkbox"/>
		On or From <input type="checkbox"/>	Date <b>10/07/2021</b>
		To <input type="checkbox"/>	Time <b>14:00</b>
		Reported <input type="checkbox"/>	Day <b>Thu</b>

Location of Incident **310 CHIEFTAIN ST, OSCEOLA, WI**

Cross Street										County	
Dispo	"V" = Victim	"RP" = Reporting Party	"W" = Witness	"S" = Suspect	"O" = Other						
<b>O</b>	Last, First, Middle (Firm if Business) <b>SIMON, JENNIFER LOUISE</b>			Race <b>W</b>	Sex <b>F</b>	Age	HT	WT	Hair	Eyes <b>HAZ</b>	Home Phone
Address <b>21944 JASON AV N</b>				DOB		DL Number			State <b>MN</b>	Work Phone <b>(715)</b>	
City, State, Zip Code <b>FOREST LAKE MN 55025-8587</b>				SSN		Local ID #		State #	FBI #	Cell Phone <b>0</b>	
<b>O</b>	Last, First, Middle (Firm if Business) <b>TIPPY, CANOES PUB AND GRUB</b>			Race	Sex	Age <b>0</b>	HT	WT	Hair	Eyes	Home Phone <b>(715) 294-4777</b>
Address <b>1020 N CASCADE (BOX 787) ST</b>				DOB <b>/ /</b>		DL Number			State <b>WI</b>	Work Phone <b>0</b>	
City, State, Zip Code <b>OSCEOLA WI 54020</b>				SSN		Local ID #		State # <b>LIQUOR.LI</b>	FBI #	Cell Phone <b>0</b>	
	Last, First, Middle (Firm if Business)			Race	Sex	Age	HT	WT	Hair	Eyes	Home Phone
Address				DOB		DL Number			State	Work Phone	
City, State, Zip Code				SSN		Local ID #		State #	FBI #	Cell Phone	
	Last, First, Middle (Firm if Business)			Race	Sex	Age	HT	WT	Hair	Eyes	Home Phone
Address				DOB		DL Number			State	Work Phone	
City, State, Zip Code				SSN		Local ID #		State #	FBI #	Cell Phone	

Synopsis **Jennifer Simon applied for an Operator's License for Tippy Canoes. No WI or MN criminal histories were found. License recommended by Chief Pedrys.**

S O L V A B I L I T Y	Continuation Attached <input type="checkbox"/>	PropertyList Attached <input type="checkbox"/>	Property Damage \$
	UCR <b>9999</b>	Press Release <input type="checkbox"/>	Domestic Violence Case <input type="checkbox"/>
	Gang Related <b>N</b>	Hate Crime <input type="checkbox"/>	Victim Senior Citizen <input type="checkbox"/>
	Pursuit <input type="checkbox"/>	Force Used <input type="checkbox"/>	Child Abuse <input type="checkbox"/>
	County Code		Disposition <b>CLSD</b>
	Report Complete/Ready for Review <input checked="" type="checkbox"/>		Connecting Case #
	CAD/CFS Event #		
	Assigned To _____ Date _____		
Officer ID <b>Assistant J. Giller</b>	Reviewed By	Approved	Date



**VILLAGE OF OSCEOLA  
HISTORIC PRESERVATION COMMISSION SUMMARY OF PROCEEDINGS  
August 11, 2021**

The Historic Preservation Commission of the Village of Osceola met via video and in person on August 11, 2021. Rose called the meeting to order at 5:41 p.m.

Present: Rose, Burch, Rice, Lorenz & Helgeson  
Absent: Viebrock  
Staff present: Administrator Krumenauer

**Approval of agenda**

Motion by Burch and seconded by Rice to approve the agenda.  
(Vote: Yes-5, No-0. Motion Carried)

**Approval of minutes July 7, 2021 meeting**

Motion by Rice and seconded by Lorenz to approve the minutes of the July 7, 2021 meeting.  
(Vote: Yes-5, No-0. Motion Carried)

**Certificate of appropriateness review for 102 Chieftain Street (Cedar Bend Church)**

Krumenauer outlined the request including the proposed façade improvements. He stated that the proposed wall colors include a lighter gray façade with darker gray trim. While not proposed at this time, future enhancements may include a new entrance, windows, awning and roofing. Village Code requires that all exterior façades within the Historic District have a common earth tone or natural color palette. The proposed gray tones would satisfy this requirement. Presently the building has a gray/green color scheme and would be fully covered.

No additional discussion was had.

Motion by Burch and seconded by Helgeson to approve a Certificate of Appropriateness for 102 Chieftain Street.  
(Vote: Yes-5, No-0, Viebrock Abstain. Motion Carried)

**Any Other Appropriate Items to Discuss**

None

**Adjourn**

Rose adjourned the meeting at 5:48 pm

Respectfully submitted by:

Benjamin Krumenauer, Administrator



**Library Board of Trustees**  
**Minutes of Regular Meeting August 12th, 2021**

**Trustees Present:** Betsy Kremser, Stephen Bjork, Jeromy Buberl, Michele Merritt, Jessica Buberl

**Also present:** Library Director Shelby Friendshuh

**Not Present:** Amber Krumenauer Amanda Wicklund

President Bjork **called the meeting to order** at 5:32 pm

Motion to approve the agenda by Jeromy. Second by Jessica. Motion carried unanimously.

A motion to approve the **Minutes for the regular meeting** with changes suggested jeromy. Seconded by Betsy.. Carried unanimously.

**Citizens' Comments - none**

**Director's report-** Library is open and going well. MORE app is coming out and should be more user friendly. We'll be able to check books out on the app. Will be ready early next 2022. More in Director's Report.

**Monthly financials-** Betsy made a motion to approve the monthly financials, seconded by Jessica. Motion carried unanimously.

**Audit and Approved Bills Jessica made** motion by and seconded by Betsy to pay the bills. Carried unanimously.

**Personnel Policy: Part-Time PTO and Cost of Living Increase-**

Motion by Betsy and seconded by Jessica to approve PTO and. Carried unanimously.  
Personnel policy Jessica made motion to approve policy, seconded by Jeromy. Carried unanimously.

Cost of Living increase: Jessica made a motion to increase wages, Michele seconded motion 3% for all staff including director. Carried unanimously.

**Library Hours Change- Rather than changing hours to open up more, with covid numbers back up reconsidering. Proposing: 9-6 M-F, 9-1 Saturdays when ready to start up again.**



### **Library Board of Trustees**

#### **Minutes of Regular Meeting August 12th, 2021**

Jeromy makes motion to approve new library hours. Seconded by Michele. Carried unanimously.

**Trustee Training Week-encouraged to sign up for at least one of the tranings during the week of Aug. 23-27 noon-1:00 p.m.**

Next regularly scheduled meeting will be September 9th at 5:30 pm at the Discovery Center and via GoToMeeting

Meeting adjourned at 6:33 p.m.

Respectfully submitted by,

Michele Merritt  
Library Board Trustee

## Osceola Airport Commission Minutes August 16, 2021

Present: Joel West, Dick Johnson, Pat Lee & Joe Greene

Absent: Max Waddell

Others Present: Benjamin Krumenauer, Phil Mattison

1. Call the meeting to order - West called the Osceola Airport Commission to order at 4:05 p.m.
2. Approval of the agenda – Motion by Johnson and seconded by Greene to approve the agenda.  
(Vote: Yes – 4, No – 0. Motion Carried)
3. Approval of the June 21, 2021 minutes – Motion by Johnson and seconded by Lee to approve the minutes of the June 21, 2021 meeting.  
(Vote: Yes – 4, No – 0. Motion Carried)
4. Invoices for payment – Johnson outlined a larger invoice from Neo Electric. The invoice was for ongoing electrical updates to the runway lighting system. Staff reviewed other standard invoices for payment.
5. Review of Airport Financial Statements – Krumenauer provided an update on the current airport finances. No additional action.
6. Airport Manager's Report – Johnson updated the Commission on the recent airplane ditching in an adjacent farm field. He stated that the incident will be investigated by the FAA and that thanks to quick action by the pilot, no lasting injuries were realized. Phil Mattison asked if additional airport reviews were completed. Johnson discussed in greater detail the events that occurred surrounding the incident.
7. Other Business
  - a) Jet fuel system – Johnson stated that the system is 100 percent operational but has minor components to finish up to bring it to contract standards. Krumenauer stated that no additional contact has been made with Minnesota Petroleum. He is looking at setting up a multi-year agreement where additional maintenance will be provided.  
  
No additional action taken.
  - b) Airport 5-year capital improvement plan – Krumenauer discussed the proposed 5-year CIP and that the items listed were prioritized based upon Commission recommendation and was further refined based upon available funding. After various discussions including priority areas and the lack of funding to fulfil all needs, a revised CIP needs to be drafted.

Phil Mattison, a local hanger owner, made various recommendations including potential alternatives to the proposed CIP and also offered up his watering cart to help assist with maintaining the grounds.

After a discussion, a motion was made by Ledd and seconded by Johnson to direct Krumenauer to develop a refined use agreement for the watering cart.

(Vote: Yes – 4, No – 0. Motion Carried)

No additional action taken.

- c) Annual fire department inspections – Krumenauer stated that all but one hanger inspection has not been completed. He stated that the final hanger is set to be inspected as soon as the owner is in a fit health state.

No additional action taken.

- d) Wheels & Wings 2021 Update – Lee provided an update on the up and coming event. Lee stated that all final arrangements are being completed and that the event should be very successful. Krumenauer stated the secondary parking area is ready to go and that all permissions are given as long as the necessary parking arrangements/volunteers are set.

No additional action taken.

- e) Hanger R-3 lease transfer – The Airport Commission reviewed and accepted the transfer of lease agreement pertaining to hanger R-3.
- f) Hanger T-8 lease termination notice – The Airport Commission reviewed and accepted the termination notice for hanger T-8.

8. Other business as permitted by law – None

9. Adjourn - There being no further items West adjourned the meeting at 5:17 p.m.

Respectfully submitted;  
Benjamin Krumenauer, Village Administrator

## **ADMIN & FINANCE COMMITTEE PROCEEDINGS**

### **October 1, 2021**

The Administration & Finance Committee of the Village of Osceola met on October 1, 2021 at Village Hall. Chair Bruce Gilliland called the meeting to order at 10:30 a.m.

Present: Gilliland, Deb Rose, Joel West  
Staff present: Benjamin Krumenauer, Frances Duncanson  
Others present: Lisa Erickson and Ruth Statler

Motion by West and seconded by Rose to approve the agenda  
Ayes-3                      Nays-0                      Motion carried

#### **Public Forum**

Lisa Erickson, President and Ruth Statler, Secretary of the Chamber of Commerce/Main Street group gave a presentation on the organization. The pandemic has hurt members and it is difficult to find employees. Chamber membership was reviewed and is currently at 111 for 2021. They are not requesting funding for the Chamber, but for the Main Street organization. Attendance at the Harvest Bazaar was estimated at 2500-2700 people, and it is hard to find volunteers for events like this. There were nine new businesses in Osceola last year and only one store front open downtown right now. \$240,000 in grant and pandemic relief funds went to businesses through the Main Street program. They are trying to create Osceola as a destination resulting in increased property values in the downtown and the Village. They need local support and tourism to develop the downtown. The average municipal contributions (not in kind) is about \$10,000 of communities our size. Osceola does not have a BID. They are seeking adequate annual funding from \$7,500 to \$20,000. This would allow an increase in the position from .7 to 1.00 FTE as it is recommended that for each 100 members, there is one FTE employee. They are asking for an MOU with the Village and funding increased to \$20,000. They may have to decrease events without additional staff and funding.

West asks about what businesses say about creating a BID. Erickson says they are supportive, but it is a scary time for them. It takes time to meet with each business one on one. Rose commented a BID deal with building owners, not necessarily the business owner and to offset owners could raise the rent. Krumenauer estimates \$30-\$40,000 in revenue to those in the district. It is too late to put a BID in place for this tax collection cycle but could be for 2023 revenues. Statler asks about the process. Krumenauer responds the state has very clear steps. The process would take about three months and needs to get done by August. The BID requires a board which could be comprised of Chamber or Main Street members. The Village could facilitate and provide technical support and guidance; but it is not our initiative. Money generated from the BID goes to the district. They submit work plan and budget to City for what they request. Monies carry forward from year to year. The money needs a purpose, but earmarks are fine.

#### **Discussion and possible action re:**

Motion by Rose and seconded by West to approve the minutes of the September 3, 2021 meeting  
Ayes-3                      Nays-0                      Motion carried

#### **Business Items: discussion and possible action re:**

Motion by West and seconded by Rose to approve A&F Resolution #21-01 in Support of Urban Forestry Grant for \$5,000  
Ayes-3                      Nays-0                      Motion carried

### Village accounting software update

Krumenauer states we are moving forward and have met with Granicus and Civic Systems. Granicus doesn't offer what we are looking for. Civic Caselle can do what we need. We also got a proposal from Workhorse for \$150 an hour for an accounting software reset, but they don't offer what we are looking for. Civic is more state of the art and flexible. If we wanted to, we could add enhancements down the road such as phone apps. It will be more expensive, but we don't have quotes yet. The next step is finish up the RFQ and post. If selected, we could implement by mid to late 2022. There is \$50,000 budgeted in the capital improvement program. Krumenauer reviewed various features of the Civic software.

### Village financial management plan discussion

Krumenauer discussed the charts from Baird that addressed various hypothetical needs of the CIP. This keeps debt capacity at 20% of our borrowing level, about \$2.5 million. The plan features stable mill rates and stable debt service. Utilities were also charted with potential GO bonds. This may be needed due to a large project pending at WCR Biosolids.

### 2022 budget discussion

Krumenauer reviewed changes from the last budget discussion. There is about \$3,168 in the general fund for contingencies. We are waiting for the third quarter utility billing to firm up the utility budget. We have a final payment next year on water debt, this will free up required reserve account held at RCU. We are not anticipating any rate changes in the utility for 2022 and are not looking at impact fees for potential new development in the budget.

Discussion was held on the Main Street request for additional funding. West suggested reviewing the exiting agreement at the next meeting. The previous funding level of \$20,000 in years past was reduced to \$10,000 to allow for in kind contributions. The Village contributes much more than the \$7,500 in the budget, with in kind donations valued at about \$22,000. Going to \$20,000 next year is not possible with our very tight budget. We may be able to use to ARPA funds to slowly increase the contribution. With a new contract or MOU we may be able to achieve consistency regardless of changes in leadership. Main Street is very valuable to the downtown. Other methods to increase their funding possibly could be grants, or formation of a BID instead of transitioning to the budget. The consensus was to discuss if we offer anything more the \$7,500 after reviewing the current contract.

Any other business as permitted by law There was none.

Chair Gilliland adjourned the meeting at 12:19 p.m.

Respectfully submitted by

Frances Duncanson, MMC-WCPC  
Village Clerk



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## GENERAL FUND CHECKING

## ALL Checks

Posted From: 9/11/2021 From Account:  
 Thru: 10/07/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
62598	9/15/2021	AFLAC	432.04
62599	9/15/2021	ANDY YANG	292.50
62600	9/15/2021	BENJAMIN KRUMENAUER	70.00
62601	9/15/2021	CEMSTONE READY MIX, INC.	111.46
62602	9/15/2021	CINTAS	652.30
62603	9/15/2021	EMC INSURANCE COMPANIES	8,003.15
62604	9/15/2021	ERIC LEHMAN	200.00
62605	9/15/2021	JENNIFER GILLER	150.00
62606	9/15/2021	JENNIFER ROYTEK	30.00
62607	9/15/2021	JEROME HOYT	337.50
62608	9/15/2021	MONTE TRETSVEN	292.50
62609	9/15/2021	OSCEOLA WHEELS & WINGS	600.00
62610	9/15/2021	PDI	49.95
62611	9/15/2021	REBEKAH PALMER	150.00
62612	9/15/2021	RONALD PEDRYS	138.00
62613	9/15/2021	SHELBY FRIENDSHUH	25.00
62614	9/15/2021	TANNER REBHAN	50.00
62615	9/15/2021	TIMOTHY GADA	38.46
62616	9/15/2021	TRAVIS MURPHY	337.50
62617	9/15/2021	VERIZON	354.37
62618	9/24/2021	BILL'S ACE HARDWARE	125.80
62619	9/24/2021	BOYDS OUTDOOR POWER	465.89
62620	9/24/2021	CARQUEST	407.10
62621	9/24/2021	CEMSTONE READY MIX, INC.	3,176.26
62622	9/24/2021	DELTA DENTAL PLAN OF WISCONSIN	1,140.10
62623	9/24/2021	EMERGENCY SERVICES MARKETING CORP, INC.	305.00
62624	9/24/2021	GUARDIAN PEST SOLUTIONS, INC.	115.00
62625	9/24/2021	IMAGETREND, INC	245.86
62626	9/24/2021	SPECTRUM	124.98
62627	9/24/2021	THE OSCEOLA SUN	57.00
62628	9/24/2021	WE ENERGIES	361.67
62629	9/24/2021	WINNICK SUPPLY, INC.	162.40
62630	9/29/2021	BENJAMIN KRUMENAUER	436.00

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 Thru: 10/07/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
62631	9/29/2021	BILL'S ACE HARDWARE	80.73
62632	9/29/2021	CAPITAL ONE COMMERCIAL	34.56
62633	9/29/2021	COMMERCIAL TESTING LAB.	1,529.00
62634	9/29/2021	CORE & MAIN LP	2,700.48
62635	9/29/2021	EASYITGUYS	210.00
62636	9/29/2021	ERIC LEHMAN	225.00
62637	9/29/2021	FRANCES DUNCANSON	366.00
62638	9/29/2021	J & S GENERAL CONTRACTING	1,400.00
62639	9/29/2021	JENNIFER GILLER	516.00
62640	9/29/2021	JENNIFER ROYTEK	213.00
62641	9/29/2021	NORTH 40 RESOURCES	1,308.19
62642	9/29/2021	POLK BURNETT	20.91
62643	9/29/2021	REBEKAH PALMER	516.00
62644	9/29/2021	RELIANCE ELECTRIC MOTORS	517.97
62645	9/29/2021	RONALD PEDRYS	321.00
62646	9/29/2021	SHELBY FRIENDSHUH	391.00
62647	9/29/2021	SUMMIT FIRE PROTECTION	140.25
62648	9/29/2021	TANNER REBHAN	62.00
62649	9/29/2021	TIMOTHY GADA	63.46
62650	10/06/2021	ABM	1,360.45
62651	10/06/2021	ABT MAILCOM	1,412.76
62652	10/06/2021	ADVANCED GRAPHIX INC.	112.00
62653	10/06/2021	COMPENSATION CONSULTANTS, LTD	25.00
62654	10/06/2021	COUCH, TARA	70.00
62655	10/06/2021	CULLIGAN OF RICE LAKE	32.40
62656	10/06/2021	DICK'S FRESH MARKET	93.97
62657	10/06/2021	EASYITGUYS	4,932.22
62658	10/06/2021	EO JOHNSON LEASING	792.68
62659	10/06/2021	JAGUSCH LAWN CARE	2,440.80
62660	10/06/2021	LUDVIGSON LAW OFFICE 2014	1,785.00
62661	10/06/2021	OSCEOLA AEROSPORT, LLC	18,458.22
62662	10/06/2021	OSCEOLA MEDICAL CENTER	40.00
62663	10/06/2021	OSCEOLA TOWING & REPAIR	2,624.62

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From Account:

Thru: 10/07/2021

Thru Account:

Check Nbr	Check Date	Payee	Amount
62664	10/06/2021	OSCEOLA UTILITIES	8,481.30
62665	10/06/2021	PB ELECTRONIC INC.	79.00
62666	10/06/2021	POLK COUNTY TREASURER	1,481.00
62667	10/06/2021	PUBLIC SERVICE COMMISSION OF WISCONSIN	818.11
62668	10/06/2021	SECURIAN FINANCIAL GROUP, INC.	395.99
62669	10/06/2021	STATE OF WISCONSIN COURT FINES & SURCHARGES	2,804.07
62670	10/06/2021	STREICHER'S	1,472.98
62671	10/06/2021	VILLAGE OF DRESSER	30.00
62672	10/06/2021	WEST WISCONSIN INSPECTION AGENCY, LLC	1,634.10
62673	10/06/2021	WI PROFESSIONAL POLICE ASSOCIATION	168.00
62674	10/06/2021	WILD RIVER FITNESS	200.00
62675	10/06/2021	WISCONSIN STATE LABORATORY OF HYGIENE	26.00
62676	10/06/2021	XCEL ENERGY	12,207.19
V9152101	9/15/2021	ALBERTS, AMANDA	1,218.06
V9152102	9/15/2021	BACH, ANDREW	1,788.22
V9152103	9/15/2021	BURROWS, HANNAH	80.05
V9152104	9/15/2021	CARUSO, RICHARD T.	1,657.23
V9152105	9/15/2021	DORN CUTLER, PRISCILLA R	231.65
V9152106	9/15/2021	DUNCANSON, FRANCES	1,615.95
V9152107	9/15/2021	FELDTMOSE, MARIE K.	384.13
V9152108	9/15/2021	FRIENDSHUH, SHELBY	1,139.60
V9152109	9/15/2021	GADA, TIMOTHY	2,202.93
V9152110	9/15/2021	GILLER, JENNIFER	1,022.26
V9152111	9/15/2021	HOVERMAN, RICHARD D.	235.32
V9152112	9/15/2021	JACOBS, MICHELLE	116.47
V9152113	9/15/2021	JOHNSON, ANDREW	339.25
V9152114	9/15/2021	KENNY, RYAN	1,561.76
V9152115	9/15/2021	KRENTZ, CARIE	700.33
V9152116	9/15/2021	KRUMENAUER, BENJAMIN	2,457.71
V9152117	9/15/2021	LEHMAN, ERIC M.	1,940.34
V9152118	9/15/2021	LEHMAN, JENNIFER T.	163.88
V9152119	9/15/2021	MALLIN, MICHAEL	1,744.22
V9152120	9/15/2021	MILLER, ANNE	606.85

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Check Nbr	Check Date	Payee	Amount
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V9152122	9/15/2021	OLINGER, KAYLEN	166.23
V9152123	9/15/2021	PALMER, REBEKAH S.	725.24
V9152124	9/15/2021	PEDRYS, RONALD W.	2,372.40
V9152125	9/15/2021	PETERS, BRADLEY	669.87
V9152126	9/15/2021	REBHAN, TANNER	1,541.79
V9152127	9/15/2021	SCHILL, JUSTIN	1,306.20
V9152128	9/15/2021	TRACY, DAWN	209.80
V9152129	9/15/2021	TRACY, RALPH E.	1,570.97
V9152130	9/15/2021	WATERS, TODD	1,597.72
V9152131	9/15/2021	ROYTEK, JENNIFER L.	1,207.15
V9292101	9/29/2021	ALBERTS, AMANDA	354.62
V9292102	9/29/2021	BACH, ANDREW	1,708.71
V9292103	9/29/2021	BUBERL, JEROMY	1,845.70
V9292104	9/29/2021	BURCH, VAN A.	692.62
V9292105	9/29/2021	BURROWS, HANNAH	87.33
V9292106	9/29/2021	CARUSO, RICHARD T.	1,657.22
V9292107	9/29/2021	DUNCANSON, FRANCES	1,615.95
V9292108	9/29/2021	FELDTMOSE, MARIE K.	309.42
V9292109	9/29/2021	FRIENDSHUH, SHELBY	1,139.60
V9292110	9/29/2021	GADA, TIMOTHY	2,135.53
V9292111	9/29/2021	GILLER, JENNIFER	1,027.23
V9292112	9/29/2021	GILLILAND, BRUCE	692.62
V9292113	9/29/2021	HOVERMAN, RICHARD D.	218.41
V9292114	9/29/2021	JACOBS, MICHELLE	343.45
V9292115	9/29/2021	JOHNSON, ANDREW	739.79
V9292116	9/29/2021	KENNY, RYAN	1,612.30
V9292117	9/29/2021	KRENTZ, CARIE	700.33
V9292118	9/29/2021	KRUMENAUER, BENJAMIN	2,457.71
V9292119	9/29/2021	LEHMAN, ERIC M.	1,573.67
V9292120	9/29/2021	LEHMAN, JENNIFER T.	213.04
V9292121	9/29/2021	LUTZ, BRADLEY	692.62
V9292122	9/29/2021	MALLIN, MICHAEL	1,427.84

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## ALL Checks

Posted From: 9/11/2021

From Account:

Thru: 10/07/2021

Thru Account:

Check Nbr	Check Date	Payee	Amount
V9292123	9/29/2021	MILLER, ANNE	364.23
V9292124	9/29/2021	OLINGER, KAYLEN	184.70
V9292125	9/29/2021	PALMER, REBEKAH S.	725.24
V9292126	9/29/2021	PEDRYS, RONALD W.	2,374.15
V9292127	9/29/2021	PETERS, BRADLEY	564.25
V9292128	9/29/2021	REBHAN, TANNER	2,021.40
V9292129	9/29/2021	ROSE, DEBRA	692.62
V9292130	9/29/2021	ROYTEK, JENNIFER L.	1,222.48
V9292131	9/29/2021	SCHILL, JUSTIN	1,306.21
V9292132	9/29/2021	TRACY, DAWN	405.27
V9292133	9/29/2021	TRACY, RALPH E.	1,680.48
V9292134	9/29/2021	WALSH, HOLLY	692.62
V9292135	9/29/2021	WATERS, TODD	1,597.74
V9292136	9/29/2021	WEST, JOEL B.	675.91
STMT090621	9/15/2021	BP	309.49
CITPMT092021	10/06/2021	VILLAGE OF OSCEOLA	25.00
Grand Total			165,020.98

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## GENERAL FUND CHECKING

ALL Checks

Posted From: 9/11/2021 From Account:  
Thru: 10/07/2021 Thru Account:

Amount

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Total Expenditure from Fund # 100 - GENERAL	89,056.46
Total Expenditure from Fund # 221 - LIBRARY	14,501.85
Total Expenditure from Fund # 250 - AIRPORT	19,323.76
Total Expenditure from Fund # 272 - DRESSER FORFEITURES	30.00
Total Expenditure from Fund # 275 - OSCEOLA MUNICIPAL COURT	7,245.51
Total Expenditure from Fund # 280 - ROOM TAX	600.00
Total Expenditure from Fund # 410 - GENERAL CAPITAL FUND	4,962.12
Total Expenditure from Fund # 510 - WATER UTILITY	16,770.48
Total Expenditure from Fund # 520 - SEWER UTILITY	12,530.80
Total Expenditure from all Funds	165,020.98