

**NOTICE
VILLAGE OF OSCEOLA
BOARD MEETING**

Date: December 14, 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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BOARD MEETING AGENDA

1. Call to order of Village Board Meeting
2. Approval of the agenda
3. Approval of the minutes:
 - a) Regular meeting dated November 9, 2021
4. Public input and ideas (Limit 5 minutes per speaker)
5. Reports:
 - a) Staff reports
 - i. Fire
 - ii. Building Inspection
 - iii. Administration
 - iv. Police
 - v. Public Works
 - vi. Utilities
 - vii. Library
 - b) Chamber of Commerce/Mainstreet
6. Other business – discussion and possible action re:
 - a) Approve 2022 “Commitment to Purchase” Skid Steer (Tri-State Bobcat \$30,438.94)
 - b) Approve 2022 “Commitment to Purchase” 2023 HV507 SFA (Mid-State Truck Service Inc \$102,139.48)
 - c) Initial site review for residential development located at 130 Ridge Road (Remada Company/Nechama LLC)

- d) 2021 Financial Audit Review Services Contract (JBC \$32,975)
 - e) Approval of 2022 Employee Agreement between Village and Teamsters Local 662
 - f) Appointment of Election Inspectors for the 2022-2023 term
7. Permits and Licenses:
- a) Operator Licenses
 - i. Jill Anderson – Dick’s Fresh Market
 - ii. Holly Brickel – Tippy Canoes
 - iii. Crystal Kolby – Osceola Stop
 - iv. Jacob Myer – Valley Spirits
8. Board, Committee, Commission and Agency Reports:
- a) Board of Appeals April 23, 2021 (BOA approved November 29, 2021)
 - b) Historic Preservation October 9, 2021 (Commission approved November 18, 2021)
 - c) Library Board October 14, 2021 (L. Board approved November 11, 2021)
 - d) Airport Commission October 18, 2021 (Commission approved November 15, 2021)
 - e) Admin & Finance November 5, 2021 (Committee approved December 3, 2021)

9. Approval of vouchers payable

10. Village Board will consider going into closed session pursuant to Wisconsin Statute

§19.85(1)(c) & (e) for purposes of:

(c) Considering employment, promotion, compensation for performance evaluation date of any public employee over which the governmental body has jurisdiction or exercises responsibility; and (e) deliberating or negotiating the purchasing of public properties, the investing of public funds

11. The Board will come out of closed session proceedings and may take action on items discussed in closed session.

12. Discussion of and action on any other appropriate items

13. 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
PUBLIC HEARING & BOARD MEETING PROCEEDINGS
November 9, 2021**

PUBLIC HEARING PROCEEDINGS

The Village of Osceola Board met for a Public Hearing on the proposed 2022 Village Budget and Capital Improvement Program on November 9th, 2021 at Village Hall. Village President Jeromy Buberl called the Public Hearing to order at 6:01 p.m.

Present were Buberl, Joel West, Deb Rose, Bruce Gilliland, Brad Lutz, and remotely Van Burch and Holly Walsh
Staff present: Benjamin Krumenauer, Frances Duncanson, Paul Elfstrom, Joey Cutts, Shelby Friendshuh, Ron Pedrys, and remotely Rick Caruso
Others present: Remotely: Pete Kammerud and Tom Stangl

Krumenauer explained the Proposed 2022 Village Budget and 2022-26+ Capital Improvement Program. The only change since last reviewed was several fire dept items that do not affect 2022, other than that there are no changes to either document.

Public Comment opened at 6:02 p.m. There were no members of the public who wished to speak remotely or in person.

President Buberl adjourned the Public Hearing portion of the meeting at 6:03 p.m.

VILLAGE BOARD PROCEEDINGS

The Osceola Village Board met for a Regular meeting on November 9th, 2021 at Village Hall Village President Jeromy Buberl called the meeting to order at 6:03 p.m. immediately following the Public Hearing.

Present were Buberl, Joel West, Deb Rose, Bruce Gilliland, Brad Lutz, and remotely Van Burch and Holly Walsh
Staff present: Benjamin Krumenauer, Frances Duncanson, Paul Elfstrom, Joey Cutts, Shelby Friendshuh, Ron Pedrys, and remotely Rick Caruso
Others present: Dave Wilberg arrived at 6:45 p.m.

Motion by Rose and seconded by West to approve the agenda
Ayes-7 Nays-0 Motion carried.

Motion by Burch and seconded by Walsh to approve the minutes of the Regular meeting dated October 12, 2021
Ayes-7 Nays-0 Motion carried.

Public input and ideas (Limit 5 minutes per speaker) No one wished to comment.

Reports: Staff reports

Library-Friendshuh: They were awarded a grant for \$1,000 from UW Madison regarding east Asian cultures. They are part of a joint grant application for a book bike. The Community Conversation Program was held. The Library budget is finished up and will go to their Board Thursday. Circulation increased in October. There were 231 new items last month. The Playdate at Mill Pond Park program has resumed and will continue throughout the winter months. They are starting the Library Spices up Your Life program with recipes using the spice of the month. The intern position finished in early December and will share the marketing report developed with the Board.

Fire-Elfstrom: There were three runs last month in the Village. One traffic, one alarm, and one lift assist. The second round of business inspections are in progress, with no major violation. Truck or Treat was held at Zion Church.

Building Inspection-Krumenauer: It was a slower month, but two more homes. There was a total of six permits issued with an estimated value of \$447,560.

Administration-Krumenauer: The Simmon Drive project is chugging along slowly. A letter was received from the Town of Osceola rejecting our proposal. They offered \$16,000 as their portion with substandard construction proposed. We will see if we could continue to make to go of the project, maybe in 2023. It is unfortunate, but we are hopeful the project will still go through. We are about \$75,000 off on costs with them. The audit is completed. The Village is doing better, however we need to work on some things like balancing more timely. The Osceola Braves have reached out about a batting cage. They are working with staff to be sure it fits in with our master plan and is in a good location. They are working along HWY 243 surveying for the new bridge. The next steps are design and a timeline. Krumenauer attended the Town of Farmington meeting, to say hello and thank them for collaboration and agreed to continue to reach out on joint projects and continuing conversations.

Police-Pedrys: The Dept. is participating in the ALICE drill held at Osceola Schools. There was a young coyote hanging out at the Kreeview neighborhood that has since moved on. The local Scout troops and some of their parents toured the Police Dept. Officer Andrew Johnson is finishing field training and worked his first solo shift yesterday. Officer Daeffler has been on unpaid leave and is ready to come back. Winter parking restrictions start November 15th. There will be notices issued the first two weeks, then offenders will be cited and towed. The Community Coffee went well with a good turnout.

Public Works-Krumenauer reports they had a good month. The first week of leaf bag removal and chipping they picked up over 1,000 bags and chipped enough brush for 15 yards of mulch. Discussion was held on keeping the new site open with additional hours. It was commented if the site were left unattended there would be inappropriate items left there like refrigerators. Streetlights were repaired and street sweeping continues.

Utilities-Caruso: The Dept. was busy in October with the dry tank inspection on the County Road M tower. The well worked like it was supposed to, and the paint is in good condition and can wait another five to seven years. They finished flushing the low zone this week, and the high zone will be flushed next week. Three yards of debris was removed from the wet well. There are protruding caps in a sewer main and some roots you can't get to with a saw. They are trying to get prints in the cloud as some are getting up in age for prints, but still able to scan in. They will be winterizing hydrants and turning valves.

Chamber of Commerce/Mainstreet-Pete Kammerud: Social mixers were hosted by Bending Branches. The Cascade Bar supplied food and there was a good exchange of ideas. The Wisconsin Milk House ribbon cutting was held, it is a great addition to that end of Cascade. Valley Brewfest had about 600 people and 50 volunteers raising about \$14,000. Director Ross is retiring and the hiring committee has the job posted. There are ten applicants so far. They are looking for three Board members.

Other business – discussion and possible action re:

Motion by Gilliland and seconded by West to approve Resolution #21-11 Approval of the 2022 Village of Osceola Budget and 2022-26+ Capital Improvement Program

Ayes-7 Nays-0 Motion carried.

Motion by Rose and seconded by Lutz to approve the quote for Snow Removal Services 2021-2022 (J&S Contracting for \$16,400)

Ayes-7 Nays-0 Motion carried.

We budget \$25,000 for this. J&S was the only bid received and they have done it in the past.

Motion by Lutz and seconded by Rose to amend Ordinance #21-04 To Amend the Code of the Village of Osceola Chapter 207 Vehicles and Traffic (Engine Braking)

Ayes-7 Nays-0 Motion carried.

Motion by Rose and seconded by Gilliland to amend Ordinance #21-05 to Amend the Code of the Village of Osceola Chapter 6 Boards and Commissions Planning Commission Chair

Ayes-7 Nays-0 Motion carried.

Motion by Gilliland and seconded by West to amend Ordinance #21-06 to Amend the Code of the Village of Osceola Chapter 59 Village Board remote attendance

Ayes-7 Nays-0 Motion carried.

Motion by Rose and seconded by Burch to approve grant request approval for State of Wisconsin Local Road Improvement Program 3rd Ave/River Street (Requesting \$1,549,365)

Ayes-7 Nays-0 Motion carried.

Motion by Rose and seconded by West to approve grant request approval for WEDC Community Development Investment Grant for former hospital site (\$250,000 development incentive)

Ayes-7 Nays-0 Motion carried.

Permits and Licenses:

Motion by Lutz and seconded by Gilliland to approve an Operator's License for Jeanne Drimmel at Valley Spirits

Ayes-7 Nays-0 Motion carried.

Motion by West and seconded by Gilliland to approve a Special Events Permit for Light Up Osceola December 4, 2021 – Cascade Nutrition/Osceola Chamber/Main Street

Ayes-7 Nays-0 Motion carried.

Motion by Burch and seconded by Gilliland to approve Conditional Obstruction Permits for 201 W 3rd Avenue (The Chocolate Gnome) and 205 N. Cascade Street (The Secret Closet)

Ayes-7 Nays-0 Motion carried.

Motion by Rose and seconded by Walsh to approve Board, Committee, Commission and Agency Reports:

- | | | |
|--------------------------|--------------------|--|
| a) Library Board | September 9, 2021 | (L. Board approved October 14, 2021) |
| b) Airport Commission | September 20, 2021 | (Commission approved October 18, 2021) |
| c) Historic Preservation | September 29, 2021 | (Commission approved October 09, 2021) |
| d) Admin & Finance | October 1, 2021 | (Committee approved November 5, 2021) |

Ayes-7 Nays-0 Motion carried.

Motion by West and seconded Gilliland by to approve vouchers payable

Ayes-7 Nays-0 Motion carried.

Motion by Rose and seconded by Gilliland to go into closed session proceedings at 7:00 p.m. pursuant to Wisconsin Statute §19.85(1)(e) & (g) for purposes of Reviewing potential developer incentives pertaining to Tax Increment District No 3 and issues related to property dispute.

Roll call vote: Ayes- Buberl, Burch, Gilliland, Lutz, Rose, Walsh, West Nays-0 Motion carried.

West recused himself at 7:48 p.m. and stepped out of the room. West returned to the meeting at 8:01 p.m.

Motion by Rose and seconded by Gillian to come out of closed session at 8:01 p.m.

Ayes-7 Nays-0 Motion carried.

Motion by Buberl and seconded by Lutz to direct the Village Administrator to move forward as discussed related to the property dispute

Roll call vote: Ayes- Buberl, Burch, Gilliland, Lutz, Rose, Walsh Abstain-West Nays-0 Motion carried.

Motion by Gilliland and seconded by Rose to direct the Administrator to move forward under Section E with the potential developer agreement incentive as discussed in closed session

Roll call vote: Ayes- Buberl, Burch, Gilliland, Lutz, Rose, Walsh Abstain-West Nays-0 Motion carried.

Discussion of and action on any other appropriate items: Lutz asks about the next steps or potential action regarding Simmon Drive. Krumenauer responded he will forward the letter received, review the validity of their numbers and prepare a response. We will continue to try to work with them.

President Buberl adjourned the meeting at 8:06 p.m.

Respectfully submitted by

Frances Duncanson, MMC-WCPC
Village Clerk



OSCEOLA FIRE AND RESCUE

Station - 657 HWY 35
PO Box 217
Osceola, WI 54020
Emergency: 911
Non-Emergency (715) 294-3440

To: President Buberl and Village Board Members
From: Osceola Fire & Rescue
CC: Fran Duncanson
Date: December 14, 2021
Re: **Fire & Rescue Monthly Report**

RUNS

- 9 - runs total
 - 4 – Village of Osceola
 - 5 – Town of Farmington
 - Run breakdown
 - 2 – Traffic/MVA
 - 1 – Alarm
 - 1 – Gas Leak
 - 1 - Rescue
 - 4 – Lift Assist

UPDATES IN BOLD

- 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. Warranty and repair scheduled for Thursday November 11. **All outstanding work has been completed.**
- **Training in November was focused on SCBA confidence and radio communications.**
- **Department officers gathered on evening of November 18th to review response plans based on information obtained with regard to property at 101 N. Cascade St. Structural integrity had been compromised in the prior week. Due to location, topography, and other exposure risks, potential response plans and actions were discussed. Concerns still remain with regard to risk mitigation around gas and electric utilities pending the extent of structural compromise. An incident such as this has highlighted a need to better communicate at a department level when there are significant factors that are unknown. Collaboration on role and responsibilities and verification in a timely manner is important to all parties involved.**
- **Three individuals of the department will be attending Certified Fire Inspector class beginning in January.**

Municipality Permits Report

11/1/2021 to 11/30/2021

VILLAGE OF OSCEOLA		Total Value	Total Fees	Total Fines
VOS21-100	165-00844-0102	\$5,700.00	\$60.00	
KYLE STARKEN				
411 STAPLES RD	FENCE			
VOS21-89	165-00191-0000	\$0.00	\$120.00	
TOM HAUGE				
108 CHIEFTAIN ST	FOOTING/FOUNDATION			
VOS21-90	165-00104-0000	\$450.00	\$10.00	
SONYA SWANSON				
120 CASCADE ST N	AWNING			
VOS21-91	165-00083-0000	\$0.00	\$60.00	
ANTHONY POWELL				
205 CASCADE ST N	SIGN			
VOS21-92	165-00844-0098	\$195,000.00	\$1,195.24	
GRANDEMOORE HOMES INC GRANDEMOORE HOMES INC 1299539				
371 STAPLES RD	NEW SINGLE FAMILY DWELLING			

Municipality Permits Report

11/1/2021 to 11/30/2021

VOS21-93	165-00515-0000		\$35,000.00	\$383.50
ROBERT DAVY				
418 3RD AVE		ALTERATIONS		
<hr/>				
VOS21-94	165-00403-0000		\$7,000.00	\$130.00
WAYNE PECKMAN				
610 CASCADE ST N		DECK		
<hr/>				
VOS21-95	165-00050-0000		\$703,567.00	\$3,393.82
MARK JOHNSON				
409 CASCADE ST N		ADDITION/ALTERATIONS		
<hr/>				
VOS21-96	165-00609-0000		\$5,700.00	\$60.00
John Swanson				
401 CASCADE ST S		Scan Center Channel Letters		
<hr/>				
VOS21-97	165-00260-0000		\$17,610.67	\$60.00
CASSIE MORFITT				
401 SEMINOLE AVE		REROOF		
<hr/>				
VOS21-98	165-00342-0000		\$7,000.00	\$120.00
COURTNEY DOWD				
2521 JARED RD		ELECTRICAL		
<hr/>				

Municipality Permits Report

11/1/2021 to 11/30/2021

VOS21-99 165-00076-0000 \$1,000.00 \$60.00
 Jessica Stern
 215 CASCADE ST N Entrance Ramp into Osceola Family Dental

Permit Distribution

- Fence=1
- Other=3
- Sign=2
- New Home=1
- Alteration=2
- Deck=1
- Addition=1
- Re-roof=1
- Electrical=1

Totals	Total Permits	12	Total Value	\$978,027.67
Admin	\$479.00		Impact	
Inspection	\$4,394.00		State Permit Seal	\$35.00
Fines			Other	
			Plan Review	\$744.56
			House Number	
			Total Fees	\$5,652.56

Municipality Permits Report

1/1/2021 to 11/30/2021

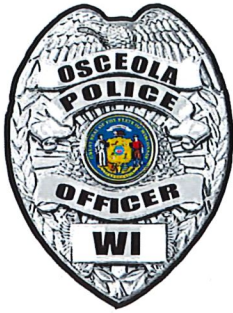
Permit Distribution

Fence=13
 Electrical=2
 Alteration=18
 New Home=25
 HVAC=4
 Sign=8
 Deck=10
 Re-roof=10
 Shed=2
 Other=7
 Porch=2
 Addition=4
 Siding=3
 Acc. Building=1

Totals

Total Permits 101 **Total Value** \$10,960,386.79

Admin	\$6,206.30	Impact	Plan Review	\$3,545.93
Inspection	\$53,077.70	State Permit Seal	House Number	
Fines		Other	Total Fees	\$63,704.93



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, December 8, 2021

Re: November 2021 Village Board Police Report

During November 2021, OPD Officers made 5 custodial arrests (1 felony arrest and 4 misdemeanor arrests). Officers made a total of 97 traffic stops that resulted in 39 traffic citations being issued. Additionally, 5 municipal citations were also issued. 66 incident reports were processed and OPD Officers logged 752 total calls for service.

Some incidents OPD Officers responded to and investigated in November included 3 OWI arrests (all 1st offense), 1 death investigation, 7 mental health checks (one that resulted in an emergency detention transport to Winnebago), 1 disorderly conduct, 9 alarms, 6 medical assists, 7 civil disputes, 25 suspicious activities, 1 simple battery, 5 citizen assists, 2 noise complaints and 8 traffic complaints.

Administration:

On December 8th, OPD held its low light/inclement weather range training as required by Training and Standards. Evening range training this time of year is chilly, but we do this low light training now because we can start it at 5:30 p.m., when it is dark outside early.

November 15th was the start of the Village's overnight parking restrictions. OPD Officers placed notification flyers on all vehicles in violation from November 13th – November 26th. The purpose of those flyers was to notify the vehicle owners that overnight parking restrictions were in effect and future violations could result in a parking citation and/or impoundment. Since November 27th, 6 citations have been issued for overnight parking violations.

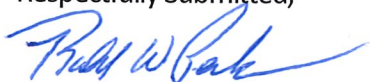
Officer Peters and I attended the Library's Big Fun Playdate event on November 30th. Librarian Rebekah Palmer did a great job organizing and setting up the event. The temps were chilly but there were plenty of activities for attendees and the hot chocolate was fantastic. Rebekah plans to host this event monthly through the winter and OPD will happily participate again if requested.

This month, the Osceola Police Department will participate in a new community initiative called "Stuff the Squads". The goal of this initiative is for OPD to help fill the shelves of the Open Cupboard, with the help of the community members and business owners we serve. This event kicked off on December 3rd, with early donations being dropped off at OPD. This event will conclude on Saturday, December 18th where Officers, and their family members, will be standing by to personally take in-person donations, in the OPD parking lot, from 10a-2p. All donations received will be delivered to the Open Cupboard after the event concludes.

So far this season, Community Coffee has been very well attended. Last month, Village President Buberl joined us for coffee with our community. OPD's next Community Coffee events will be held on Friday, December 24th and Friday, December 31st. This event runs the last two Fridays of every month, through March, from 8:30a-10:00a.

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: Frances Duncanson
Date: December 14th, 2021
Re: November Board Update

Streets:

- A final round of pothole repair has been conducted in November. While we focused on North Cascade and inlets from 1st Ave to 10th Ave. Overall, we distributed 4,000 pounds throughout the Village during this evolution.
- Removed all downtown flags and summer banners. Winter banners have been installed and Public Works met all expectations requested for the Special Event permit for a successful Light Up Osceola event.
- The WISLR map and road rating program updates occurred in November. Every road within the Village of Osceola was inspected and graded utilizing the PASER system. Updates and reporting maintenance to the state online catalog continue into the first weeks of December.
- Crack filling occurred on the north side of the Village from Willow Lane north to Education termini.
- Due to better weather in November, we were able to perform extra sweeping and cleaning of our downtown streets and all roads. We removed a total of 35 yards or seven single axle dump trucks of leaves and debris.
- Street lighting repair and maintenance continue

Parks:

- Seasonal parks have been secured by removing soccer nets, tennis nets and tables/benches have been stored appropriately from the elements.
- Leaf removal was conducted as weather allowed with the bulk of leaves removed. Spring cleaning will allow us to continue removal of the remainder of leaves from the park.

Building Maintenance:

- Fall and winter regular and preventative maintenance have been performed to the Discovery Center HVAC system, fire system, and elevator.
- Braves restroom boiler heat system has malfunctioned due to control boards failing. The system has been repaired appropriately to eliminate any damage from cold temperatures.
- The Public Works site received both a 20-foot rolling gate and new 16-foot gate opening for appropriate access to the Public Works outdoor site. Public Works worked with the contractor to remove all necessary items for install to keep prices low and fit within the 2021 budgeted expenditure.



Memo

To: President Buberl and Village Board Members
From: Rick Caruso, Utilities Coordinator
CC: Fran Duncanson
Date: December 14, 2021
Re: Utility Department December Board Update

Water Utility:

- Water produced in November totaled 5.4 million gallons.
- The abnormally mild November weather allowed us to finish hydrant flushing and flow testing in the high zone (south of the rail road tracks).
- Seasonal water meters were removed at Mount Hope Cemetery and the Oakey Park concession stand.
- The overflow screen at the County Road M tower has been repaired with new stainless steel wire mesh to protect against corrosion.

Sewer Utility:

- Sewer Treated in November totaled 7.1 million gallons.
- Winter preparation is underway at the WWTP. This includes gear oil changes and lubrication maintenance, insulation blanket deployment, and servicing heaters and furnaces as needed.
- The WWTP has benefited from new exterior handle sets and keys after sixteen years of daily use.
- Operators took the opportunity visit the West Central Wisconsin Biosolids Facility (WCWBF) to see a new sludge dryer demo plant in operation and tour the facility. This new technology uses refrigerant instead of natural gas to produce a 90% dry product and is similar to a very large dehumidifier. A drier biosolids product uses less storage space and is easier to spread on fields as fertilizer. This is the first demo plant to run at the facility as the WCWBF looks to expand for future growth of member communities.

Memo

To: Wilberg Memorial Library Board of Trustees

From: Library Director; Shelby Friendshuh

CC: Village Board of Osceola

Date: December 2021

DIRECTOR/ADMINISTRATION

In November the library board finalized and approved the 2022 budget. We are looking forward to next year when we hope to safely expand our programming once again. Additionally, the library board approved new library hours for the new year. Starting in 2022, the library will be open Monday-Friday 9am-6pm and Saturday 9am-1pm. This move means that we will no longer be utilizing the drive thru for holds pick up. However, we are currently working on a scheduling service for individuals that are not comfortable with entering the library but would like to still pick up items at the drive thru.

MATERIALS CIRCULATION

November 2021, Total Items Circulated: 2,956

Public Computer Uses for November 2021: 78

eBook Checkouts for November 2021: 1016

New Patrons in November 2021: 11

COLLECTIONS

148 new items.

EVENTS & ACTIVITIES

October Events/Participation:

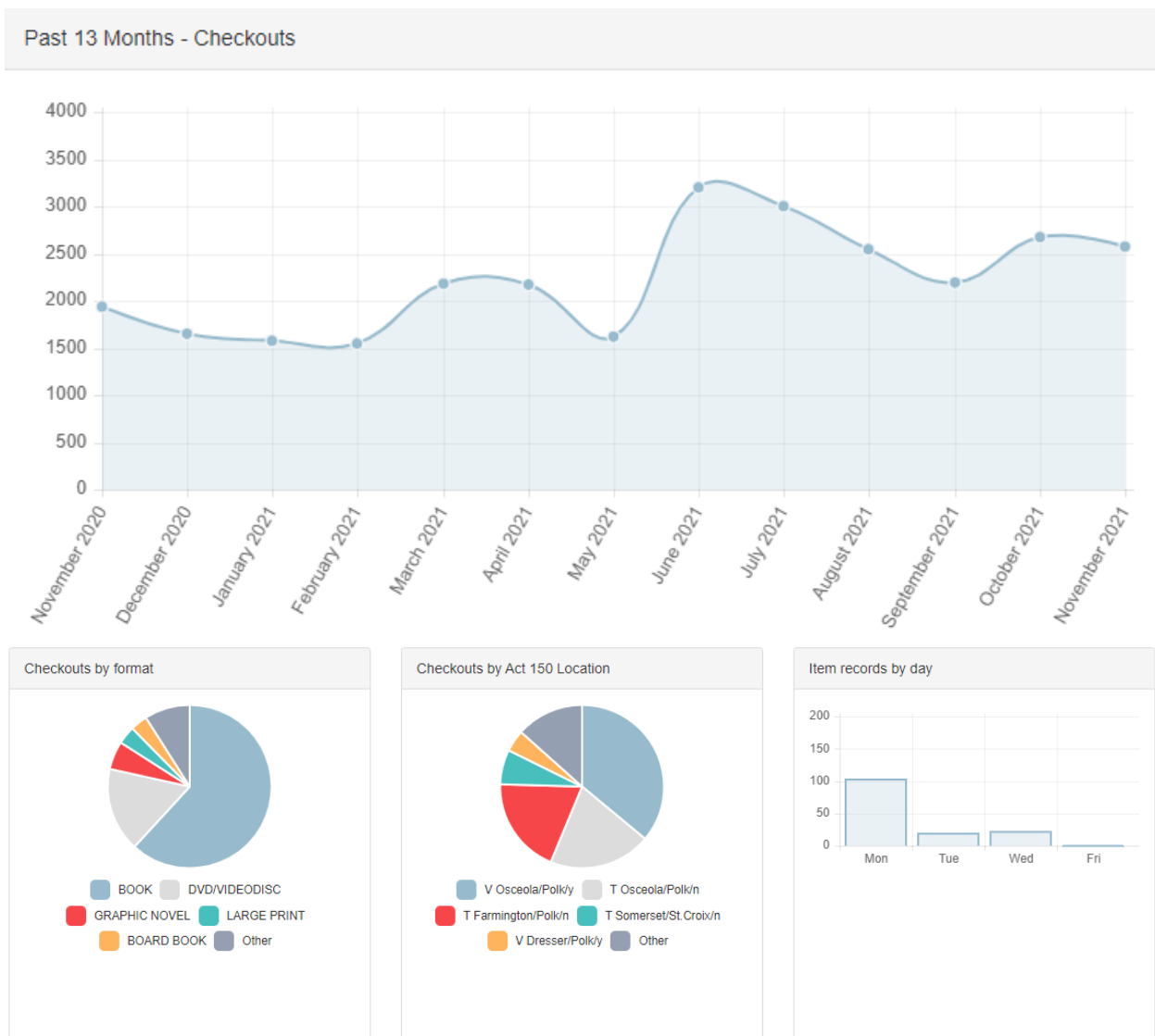
The library held our recurrent book clubs as well as another Big Fun Play Date which was once again successful-this time with the help of some Osceola Police officers!

Dawn held another crafting club that taught individuals how to make a snuffle rug (a DIY treat toy for dogs!). And Anne's first 'Spice Up Your Life' recipe, Pumpkin Spice Muffins, was also a great success. Keep an eye out for more programs like these!

FACILITIES & STAFF

Library staff is doing well and we are currently preparing for our change in hours happening at the beginning of next year.

Osceola Circulation Statistics

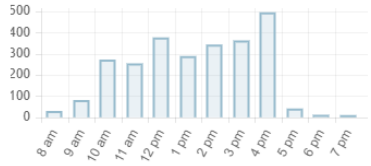




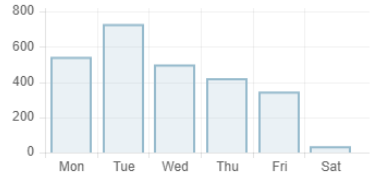
WILBERG MEMORIAL

PUBLIC LIBRARY of OSCEOLA

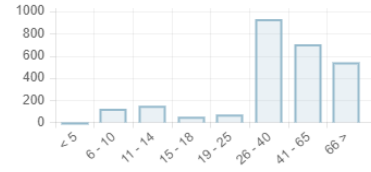
Checkouts by hour



Checkouts by day



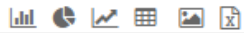
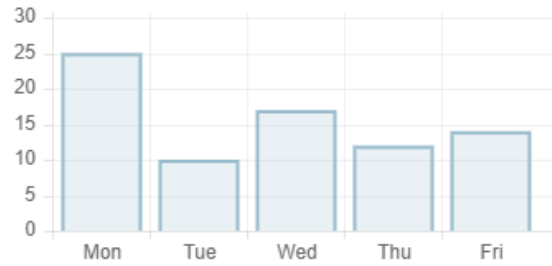
Checkouts by age



Pharos computer uses by hour



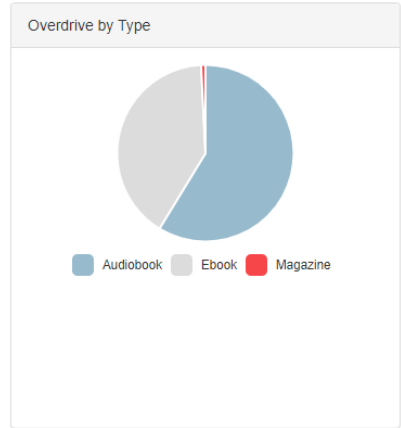
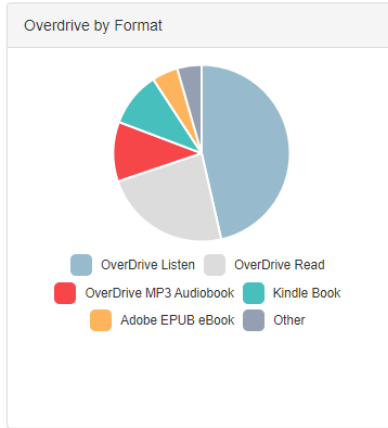
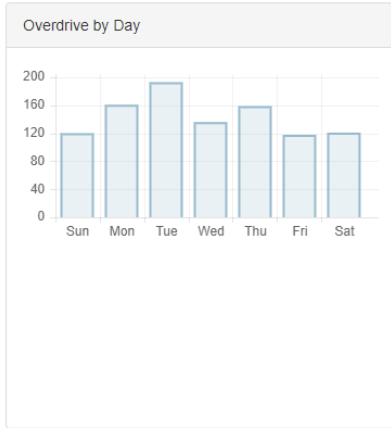
Pharos computer uses by day





WILBERG MEMORIAL

PUBLIC LIBRARY of OSCEOLA



Report from Chamber & Main Street Director for Village Board Dec. 7th, 2021

PAST EVENTS:



Ribbon Cutting Ceremony. Thank you to all who came out to welcome the [Wild Rivers Conservancy](#) organization (formerly the St. Croix River Association) to Osceola at the Ribbon Cutting Ceremony and Grand Opening on Dec. 2nd. They are the official nonprofit partner of the St. Croix National Scenic Riverway. We are thrilled to have this awesome organization- staff and board so close by. We look forward to sharing in the fun activities and all they do to help steward the St. Croix and Namekagon Rivers. As Deb Ryun, executive director of WRC said, "The St. Croix River is part of the heart and soul of this community" They will operate out of

the Boulderwall Building at the Acreage (Horst Property) at 1025 N Cascade.

UPCOMING EVENTS: All Member Annual Meeting Jan. 10th, 5:30 PM,

Discovery Center

New Interim Director Hired. Linsey will be working 24 hours per week.



The Osceola Area Chamber and Main Street Board is pleased to announce the new Interim Director

Linsey Clark

Linsey's experience, education and enthusiasm for the mission of building business success through leadership, education and partnerships will be integral as we move into the future.

The Board could not be more pleased with the selection and believe that the organization will continue to stay steady and flourish with Linsey's leadership.

NEW MEMBERS

The Secret Closet located at 205 N. Cascade St. Christine and Tony Powell was purchased from the Jepsens of Motion Trophies. They have remodeled and are a retail store offering gifts, clothing and home décor- open Thur- Sat. They plan to have a grand opening in Jan or Feb.

Report from Chamber & Main Street Director for Village Board Dec. 7th, 2021

DIRECTOR NOTES

Outgoing Director, Germaine Ross is

- Wrapping up projects that need to be completed.
- Assisting board in preparing for and planning for leadership transition and financial sustainability for the future.
- Orienting new interim director
- Assisting in collecting membership dues for 2022.

See attached:

- 1) End of Year Report and
- 2) Acknowledgement from Wisconsin Main Street.

Ben and Trustees--Good bye and Thank You for all of your Support over the years!

See you around,

Germaine



2021

YEAR IN REVIEW



Your Community Development Partner




11
NEW BUSINESSES
RECRUITED TO
MAIN STREET



41
BUSINESSES ASSISTED DIRECTLY
Support for Connection to
Relief Funds- well over **\$120,000**



GROWING NETWORK:
5K+ Facebook Followers
900 New Follows
2.2K Newsletter Subscribers
24K Chamber Website Visitors
32K Tourist Website Visitors



210
VOLUNTEERS
HELP WITH COMMUNITY
PROJECTS & EVENTS
4278
VOLUNTEER HOURS
HIGHEST IN STATE

Main Street FAST FACTS

- 12** Main Street Blocks
- 200+** Employed in district
- 76** Small Businesses
- 16** Restaurants, Bars & Eateries
- 20** Retailers
- 40** Service Businesses
- 4%** Storefront Vacancy Rate
- \$86K** Value of Volunteer Time
- 130K** Marketing Reach



Major Accomplishments



- Increased marketing of Osceola as a destination to attract visitors, grow the workforce pipeline, attract homeowners and investors
- Encouraged activity in underutilized spaces and improve trails around downtown
- Successful marketing increased foot traffic for events and weekly visitors throughout the year
- Enhanced quality of life by creating social infrastructure
- Osceola market study, presentation, consultation valued at **\$3,000**.

RECOGNITION, MEDIA & AWARDS

STATE AWARDS:

- Best EVENT Campaign of the Year
- Top Finalist in Pitch Contest Winner

MEDIA ATTENTION:

- 3 Major TV Station Visits to Osceola/ Earned Media
- TV Advertising with MTM through Travel WI Grant
- 5 Feature Newspaper Stories
- National Travel Writer Visit/Earned Media



TRANSFORMING DOWNTOWN



Our newest streetscape improvement, the summer and winter street pole banners help create a welcoming and vibrant downtown throughout year.



Hosted 18 small music events with Music on Main Street summer through fall. Increased positive setting/ ambiance for downtown shopping and dining experience.



Hosted Art workshop with experts from around the state to introduce and stimulate more art for downtown. Future developments in the works.

**Formed Economic
Vitality Committee
Focused on Housing**

ADDRESSING COMMUNITY ISSUES

REINVESTMENT STATS 2020-21

12 Properties Improved

13 New Businesses

\$2M Private \$ Invested

\$2 Leverage Per Public \$ Raised

Economic Value

\$250K
IN LOCAL & COUNTY
TAXES GENERATED



Organized **2** Major Community Events
attracted **3400** attendees-
Harvest Bazaar and Valley Brew Fest

**Property Values
Increased 7%**

From 2017 to 2021

DOWNTOWN DATA

Residents : 207 (7.3% of village residents)
Retail Sales : \$13 M (40% of village sales – includes groceries and hardware)
Restaurant Sales : \$912K (40% of village dining)
Employees: 204 (23% of workers in village)

**Chamber & Main Street Actual Budget
for 2021**

Income Total: \$106,760

Expenses Total: \$89,699

HAPPY HOLIDAYS

FROM WISCONSIN MAIN STREET

It's the time of year for giving thanks and showing appreciation, and we at Wisconsin Main Street wanted to share our gratitude for your Main Street community during this holiday season.

Kudos to Germaine Ross and the Osceola Area Chamber Main Street

In the past year, the organization made a tremendous effort to support new visitor traffic, grow the small business community, support property renovations in an incredibly busy year. Additionally, the organization served as a host for a public arts workshop which fostered further community discussion about art and place.

For 2022, we look forward to working with the community to help transition to a new executive director and work with partners to advance development of the former hospital site for the benefit of downtown.

Through your participation in the Wisconsin Main Street program over the past year, Osceola has benefitted from direct services and training valued at \$16,000 (the average Main Street community received \$7,500).

Specific workshops and services received have included:

- Attended 2 workshops and 2 webinars
- Staff Provided Design Assistance for Milkhouse & Cascade Bar
- Staff Provided BID planning information
- Consultant Geofencing report
- Staff Provided Housing presentation
- Staff Provided Hospital site planning, cascade deck modeling
- 12 businesses participated in training
- Received Main Street America Membership
- Merchandising Consulting Technical Assistance Visit
- Startup contest semi-finalist

We continually strive to provide services and assistance relevant to the needs of our communities. If there's an opportunity or challenge in your community that we can assist with, please reach out so we can plan how to best assist you to achieve your downtown potential! Looking forward to seeing everyone in the new year.





Memo

To: Village Board Members
From: Todd Waters, Public Works Coordinator
CC: Fran Duncanson
Date: December 14th, 2021
Re: **Item 6a: Approve 2022 “Commitment to Purchase” Skid Steer (Tri-State Bobcat \$30,438.94)**

GENERAL INFORMATION

Background

The 2022 Capital Improvement Plan has a planned capital budget allowance of \$30,000 for the purchase of a new skid steer wheel loader. I have solidified four quotes from local dealers on machines that would suit the Village of Osceola Public Works Department’s needs for operations. Due to current supply, demand, and lack of materials nationwide combined with material costs changing quarterly; in order to procure this piece of equipment it would be appropriate to place the order now.

BID Number	Company	Bid Quote
1	Value Implement Kubota SSV75	\$45,900.00
2	Fabick CAT 242D3	\$30,900.00
3	Tri-State Bobcat S66 T4	\$30,438.94
4	Value Implement NH L328	\$47,500.00

Equipment and bids have been reviewed. After great consideration I am recommending the Bobcat S66 T4 after trade-in and discounts for the purchase amount of \$30,438.94. The additional options that came both standard on this machine and the features we added for safety and to conduct efficient maintenance put this piece of equipment at the top of the list. Financing for the proposed equipment is pulled from the 2022 Capital Improvement Program (original estimate of CIP 010 \$30,000).

Preferred BID	Description	Quote Details
Tri-State Bobcat	Skid Steer (S66 T4 & Options)	\$70,729.11
	Dealer Fees	\$956.25
	Surcharge	\$3,216.06
	Subtotal	\$74,901.42
	WI State Discount	-\$12,731.24
	Bobcat Discount	-\$12,731.24
	Trade-in/Discount	-\$19,000.00
Summer 2022	Purchase Price	\$30,438.94

Action(s) Requested

Action 1: At this time staff is respectfully requesting that the Village Board commit to purchase the 2022 budgeted capital expenditure for the purchase of a 2022 Bobcat S6 T4. Arrival could be late Spring to early Summer 2022.

Attachment(s)

1. RFQ Documentation

RECOMMENDATION(S)

Village Staff

Village Staff recommend approval of Item 6a as stated.



Product Quotation

Quotation Number: 37063D037083

Date: 2021-11-03 16:10:53

Ship to	Bobcat Dealer	Bill To
CASH	Tri-State Bobcat Inc, Burnsville, MN 1200 HWY 13 E	CASH
BURNVILLE, MN	BURNVILLE MN 55337-2214 Phone: (952) 894-0894 Fax: (952) 894-5759 ----- Contact: Adam Delander Phone: 7152450533 Cellular: 7152450533 E Mail: adamd@tristatebobcat.com	BURNVILLE, MN

Description	Part No	Qty	Price Ea.	Total
S66 T4 Bobcat Skid Steer Loader 74.0 HP Tier 4 V2 Bobcat Engine Auxiliary Hydraulics: Variable Flow Backup Alarm Bob-Tach Bobcat Interlock Control System (BICS) Controls: Bobcat Standard Cylinder Cushioning - Lift, Tilt Engine/Hydraulic Performance De-rate Protection Glow Plugs (Automatically Activated) Horn Instrumentation: Standard 5" Display (Rear Camera Ready) with Keyless Start, Engine Temperature and Fuel Gauges, Hour meter, RPM and Warning Indicators. Includes maintenance interval notification, fault display, job codes, quick start, auto idle, and security lockouts. Lift Arm Support	M0347	1	\$54,602.00	\$54,602.00
				Lift Path: Vertical Lights, Front & Rear LED Operator Cab Includes: Adjustable Vinyl Suspension Seat, Top and Rear Windows, Parking Brake, Seat Bar and Seat Belt Roll Over Protective Structure (ROPS) meets SAE-J1040 and ISO 3471 Falling Object Protective Structure (FOPS) meets SAE-J1043 and ISO 3449, Level I; (Level II is available through Bobcat Parts) Parking Brake: Wedge Brake System Tires: 31x12x16.5, 10 PR, Super Float Tires Two Speed Travel Warranty: 2 years, or 2000 hours whichever occurs first
P29 Performance Package Power Bob Tach Attachment Control	M0347-P06-P29	1	\$3,595.00	\$3,595.00
				Two-Speed Dual Direction Bucket Positioning Automatic Ride Control Reversing Fan
C88 Comfort Package "Clear Sides Enclosed Cab with Auto HVAC Sound Reduction	M0347-P07-C88	1	\$9,673.00	\$9,673.00
				Heated Cloth Air Ride Suspension Seat Premium LED Lights Rear View Camera"
Touch Display with Radio & Bluetooth				
Selectable Joystick Controls	M0347-R01-C04	1	\$811.00	\$811.00
Engine Block Heater	7372533	1	\$80.61	\$80.61
74" Heavy Duty Bucket	7272680	1	\$1,419.00	\$1,419.00
--- Bolt-On Cutting Edge, 74"	6718007	1	\$248.50	\$248.50
Description	Part No	Qty	Price Ea.	Total
Swap to SKZ Pattern Tires		1	\$300.00	\$300.00
Total of Items Quoted				\$70,729.11
Dealer P.D.I.				\$150.00
Freight Charges				\$705.00
Dealer Assembly Charges				\$101.25

Trade-in	John Deere 320D, Cab, Heat, AC, Radio, Standard Controls, Bucket	(\$19,000.00)
Other Charges:	Material and Logistics	\$0.00
Other Charges:	Steel Surcharge	\$3,216.06
Discount	Bobcat Wisconsin State Discount	(\$12,731.24)
Discount	State Discount	(\$12,731.24)
Quote Total - US dollars		\$30,438.94

Notes:

All prices subject to change without prior notice or obligation. This price quote supersedes all preceding price quotes.

Customer Acceptance:	Purchase Order: _____
Authorized Signature:	
Print: _____	Sign: _____ Date: _____

SALES QUOTATION



ARCADIA • W26005 Vold's Ln • 608-323-7399
 BALDWIN • 806 Hwy 63 • 715-684-3259
 MENOMONIE • E6121 563rd Ave • 715-235-9688
 OSSEO • 50971 10th St • 715-597-3173

Customer Name _____ Phone _____ Sales Rep **Tom Holdorf**
 Business Name **VILLAGE OF OSCEOLA** Cell Phone _____ Location **BALDWIN**
 Address _____ Quote Date _____
 City **OSCEOLA** State **WI** Zip **54020** Quote Expires _____
 Email Address _____

Equipment Quoted										
N/U/D	Warranty Term	Year	GVW	Hours	Unit #	Make	Model	Description	Serial Number	Sale Price
N		2022				KUBOTA	SSV75PHRC	SKIDSTEER		47,500.00
Additional Information		ISO-PILOT CONTROL, 2 SPEED, SELF LEVELING W/KSR, POWERTACH, AIR SEAT, RADIO, BLOCK HEATER, 12X16.5 TIRES, 74" LP LONG FLOOR BUCKET W/BOLT ON EDGE,								

Unit Attachments - All					
Unit #	Make	Model	Description	Serial #	Sale Price

Extended Coverages						
Make	Model	Description	w/ Serial #	PPP-Purchase Protection Plan	Extended Warranty	Property Ins. or PDI/Physical Damage Ins.
				Sale Price	Sale Price	Sale Price

Equipment Traded In								
Unit #	Year	Make	Model	Description	Serial Number	Hours	Trade Allowance	*Trade Value Net Programs

*Equipment trade allowances shown are subject to a reduction of all company programs.

No delivery of above goods will be made until full payment is received. It is agreed that Purchaser will pay all taxes and other charges and settle for the purchase price as follows:

Total Trade Allowance	-	Total Cash Price	\$ 47,500.00
Less Amount owed to		Less Down Payment	-
Trade 1		Unpaid Cash Price	47,500.00
Trade 2		Sales Tax	0.00
Trade 3		Contract Fees	
Trade 4		Amount Due	\$ 47,500.00
Trade 5		Cash/Check#	
Trade 6		Cash/Check#	
	Total Owed	Cash/Check#	
Net Trade Allowance	-	Cash/Check#	
Total of Cash Payments	-	Finance Contract Amount	
Total of Down Payments	-	Other	

Customer

X _____

Date _____



Quote 173389-01

October 25, 2021

Village of Osceola
103 Depot road
Osceola, Wisconsin 54020

Attention: Todd Waters

Dear Todd Waters,

Thank you for this opportunity to quote Caterpillar products for your business needs. We are pleased to quote the following for your purchase consideration.

One (1) New Caterpillar Inc. Model: 242D3 C3H2 Skid Steer Loader (CCE) with all standard equipment in addition to the additional specifications listed below:

STOCK NUMBER: 21M9716 **SERIAL NUMBER:** **YEAR:** **SMU:**

Thank you for your interest in Fabick CAT and Caterpillar products for your business needs. This quotation is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Sincerely,
Jacob Riek
Machine Sales Representative
Fabick CAT
jacob.riek@fabickcat.com
(715) 214-3237

One (1) New Caterpillar Inc. Model: 242D3 C3H2 Skid Steer Loader (CCE) with all standard equipment in addition to the additional specifications listed below:

STANDARD EQUIPMENT

POWERTRAIN, Cat C3.3B diesel engine, -Gross horsepower per SAE J1349, 74.3 hp (55.4 kW) @ 2400 RPM, -Electric fuel priming pump, -Glow plugs starting aid, -Liquid cooled, direct injection, Air cleaner, dual element, radial seal, S-O-S sampling valve, hydraulic oil, Filter, cartridge type, hydraulic, Filters, canister type, fuel, and water separator, Radiator / hydraulic oil, cooler (side-by-side), Spring applied, hydraulically released,, parking brakes, Hydrostatic transmission, Four wheel chain drive,

HYDRAULICS, ISO or H pattern controls:, Electro/hydraulic implement control, Electro/hydraulic hydrostatic, transmission control

ELECTRICAL, 12 volt electrical system, 80 ampere alternator, Ignition key start / stop / aux switch, Lights:, -LED work lights (2 front, 2 rear), -Gauge backlighting, -Two rear tail lights, -Dome light, Backup alarm, Electrical outlet, beacon

OPERATOR ENVIRONMENT, Operator warning system indicators:, -Air filter restriction, -Alternator output, -Armrest raised / operator out of seat, -Engine coolant temperature, -Engine oil pressure, -Glow plug activation, -Hydraulic filter restriction, -Hydraulic oil temperature, -Park brake engages, -Engine emission system, Gauges: fuel level and hour meter, Storage compartment with netting, Ergonomic contoured armrest, Adjustable joystick controls, Control interlock system, when operator, Leaves seat or armrest raised:, -Hydraulic system disables, -Hydrostatic transmission disables, -Parking brake engages, ROPS cab, open, tilt up, Anti-theft security system w/6-button, keypad, FOPS, Level I, Top and rear windows, Floormat, Interior rear view mirror, USB Charging port, Horn, Hand (dial) throttle, electronic

FRAMES, Lift linkage, vertical path, Chassis, one piece welded, Machine tie down points (6), Belly pan cleanout, Support, lift arm, Rear bumper, welded

OTHER STANDARD EQUIPMENT, Engine enclosure - lockable, Extended life antifreeze (-37C, -34F), Coupler, mechanical, Hydraulic oil level sight gauge, Radiator coolant level sight gauge, Radiator expansion bottle, Cat ToughGuard TM hose, Heavy duty flat faced quick disconnects, with integrated pressure release, Split D-ring to route work tool hoses, along side of left lift arm, Hydraulic demand cooling fan, Per SAE J818-2007 and EN 474-3:2006 and, ISO 14397-1:2007

MACHINE SPECIFICATIONS

Description	Reference No
242D3 SKID STEER LOADER	512-4242
HYDRAULICS, PERFORMANCE, (H2)	512-4324
CONTROL, ISO, PROP, WT	512-4115
POWERTRAIN, TWO SPEED	512-4058
LIGHTS, LED	495-1671
ROPS, ENCLOSED WITH A/C (C3)	512-4345
DISPLAY, ADVANCED, LCD, CAMERA	416-9265
FAN, COOLING, DEMAND	486-6956
QUICK COUPLER, HYDRAULIC	512-4052
SEAT,AIR SUSPENSION,CLOTH,HEAT	536-9738
FILM, TWO SPEED	568-4700
RADIO, AM/FM, BLUETOOTH	345-6180
LANE 2 ORDER	0P-9002
PACK, DOMESTIC TRUCK	0P-0210
COUNTERWEIGHT,MACHINE,EXTERNAL	345-5148
HEATER, ENGINE COOLANT, 120V	345-3556
SERIALIZED TECHNICAL MEDIA KIT	421-8926
INSTRUCTIONS, ANSI, USA	512-3759
CERTIFICATION ARR, P65	563-1163
TIRES, 12/16.5 CAT 10PR	185-8667
PRODUCT LINK, CELLULAR PL243	566-7115
SEAT BELT, 2"	542-6994
DOOR, CAB, GLASS	539-8615
REAR LIGHTS	356-6082
BATTERY,HD,DISCONNECT, 850 CCA	560-7824
RIDE CONTROL, NONE	568-4637
CAB PACKAGE, PRO PLUS	588-9077
74" bucket with BOCE	
Installing pattern changer	
Rotating beacon	309-1325

SELL PRICE	\$48,900.00
LESS GROSS TRADE ALLOWANCE	(\$18,000.00)
NET BALANCE DUE	\$30,900.00
SALES TAX (0%)	\$0.00
AFTER TAX BALANCE	\$30,900.00

TRADE-INS

Model	Make	Serial Number	Year	Trade Allowance
320D	JOHN DEERE & CO (JD)	239518	2013	\$18,000.00

WARRANTY

Standard Warranty:

24 Month or 2000 Hours, Premier For new machines and work tools/attachments the warranty period is 12-months/unlimited hours, starting from date of delivery to the first user.

Extended Warranty:

CSA:

F.O.B/TERMS :

Wausau

Accepted by _____ on _____

Signature

SALES QUOTATION



ARCADIA • W26005 Vold's Ln • 608-323-7399
 BALDWIN • 806 Hwy 63 • 715-684-3259
 MENOMONIE • E6121 563rd Ave • 715-235-9688
 OSSEO • 50971 10th St • 715-597-3173

Customer Name _____ Phone 715-417-0973 Sales Rep Tom Holdorf
 Business Name VILLAGE OF OSCEOLA Cell Phone _____ Location BALDWIN
 Address _____ Quote Date 10/21/2021
 City OSCEOLA State WI Zip 54020 Quote Expires _____
 Email Address _____

Equipment Quoted										
N/U/D	Warranty Term	Year	GVW	Hours	Unit #	Make	Model	Description	Serial Number	Sale Price
N		2022				NH	L328	SKIDSTEER	NMM499519	45,900.00
Additional Information		EH CONTROLS, 2 SPEED, PERFORMANCE PACKAGE W/FRONT ELECTRICAL, LCD DISPLAY, POWERTACH, AIR SUSPENSION HEATED SEAT, LAP BAR, 12X16.5 HEAVY DUTY TIRES, 84" LP EXTENDED BUCKET W/BOLT ON CUTTING EDGE,								

Unit Attachments - All					
Unit #	Make	Model	Description	Serial #	Sale Price

Extended Coverages						
Make	Model	Description	w/ Serial #	PPP-Purchase Protection Plan	Extended Warranty	Property Ins. or PDI Physical Damage Ins.
				Sale Price	Sale Price	Sale Price

Equipment Traded In								
Unit #	Year	Make	Model	Description	Serial Number	Hours	Trade Allowance	*Trade Value Net Programs

*Equipment trade allowances shown are subject to a reduction of all company programs.

No delivery of above goods will be made until full payment is received. It is agreed that Purchaser will pay all taxes and other charges and settle for the purchase price as follows:

Total Trade Allowance	-	Total Cash Price	\$ 45,900.00
Less Amount owed to		Less Down Payment	-
Trade 1		Unpaid Cash Price	45,900.00
Trade 2		Sales Tax	0.00
Trade 3		Contract Fees	
Trade 4		Amount Due	\$ 45,900.00
Trade 5			
Trade 6		Cash/Check#	
	Total Owed	Cash/Check#	
Net Trade Allowance	-	Cash/Check#	
Total of Cash Payments	-	Finance Contract Amount	
Total of Down Payments	-	Other	

Customer

X

Date



Memo

To: Village Board Members
From: Todd Waters, Public Works Coordinator
CC: Fran Duncanson
Date: December 14th, 2021
Re: **Item 6b: Approve 2022 “Commitment to Purchase” 2023 HV507 SFA (Mid-State Truck Service Inc \$102,139.48)**

GENERAL INFORMATION

Background

The 2022 Capital Improvement Plan has a planned capital budget allowance of \$200,000 for the purchase of a plow truck (CIP Item CE 011). Given the current status in trying to procure a working chassis for the build-out of a plow truck we are fortunate to have strong potential to procure an International chassis in early 2022. Other manufacturers will not have anything available until possible first quarter of 2023. This is the first step in the building process of a plow truck as once the chassis has been procured, we will be able to start working with builders. Staff look forward to presenting two companies for the building process in January. After the final 2022 approvals are made, we would be looking at potential delivery of a working plow truck arrival in late 2022 to early 2023.

BID Number	Company	Bid Quote
1	Mid-State Truck Service Inc	\$102,139.48

After working closely with a handful of local dealers and manufacturers, staff have brought forward a single quote for a working chassis that can be procured and built out in a timely manner. All other dealers could not meet a 2022 delivery goal. The new truck will become the primary vehicle and will phase out the 2007 Sterling as a plow truck, however the Sterling will continue to work effectively for hauling operations in the Village of Osceola fleet. The 2013 truck will continue to be serviced and maintained for active service.

CIP Number	Description	Budget
CE 011	DPW – Snowplow Truck	\$200,000.00
	International HV507 SFA	\$102,139.48
	Remaining balance for buildout	\$97,860.42

Action(s) Requested

Action 1: Currently staff is respectfully requesting that the Village Board approve the budgeted capital expenditure and act on committing to purchasing the chassis so the next step of building a plow truck can be evaluated. Note that this approval is for signatures only and is not a release of budgeted funds until summer 2022.

Attachment(s)

1. RFQ Documentation

RECOMMENDATION(S)

Village Staff recommend approval of Item 6b as stated.



HV507 SFA

Sales Proposal For:

Osceola, Village Of

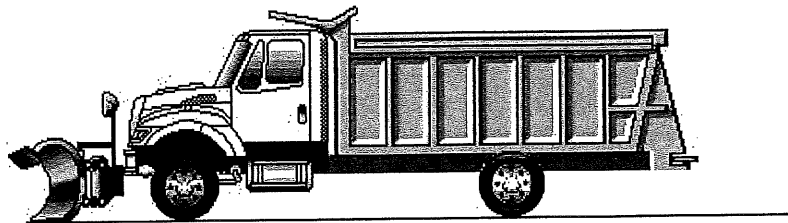
Presented By:

MID-STATE TRUCK SVC

Prepared For:
Osceola, Village Of
Todd Waters
310 CHIEFTAIN ST
Osceola, WI 54020-
(715)294 - 3498
Reference ID: STK 6-1

Presented By:
MID-STATE TRUCK SVC
Robert E Standeven
PO BOX 1150
MARSHFIELD WI 544497150
715-835-6138

Thank you for the opportunity to provide you with the following quotation on a new International truck. I am sure the following detailed specification will meet your operational requirements, and I look forward to serving your business needs.



Model Profile
2023 HV507 SFA (HV507)

AXLE CONFIG:	4X2
APPLICATION:	Front Plow and Wing with Spreader
MISSION:	Requested GVWR: 39000. Calc. GVWR: 43000. Calc. GCWR: 80000 Calc. Start / Grade Ability: 37.57% / 4.01% @ 55 MPH Calc. Geared Speed: 64.3 MPH
DIMENSION:	Wheelbase: 171.00, CA: 96.00, Axle to Frame: 73.00
ENGINE, DIESEL:	{Cummins L9 360} EPA 2021, 360HP @ 2200 RPM, 1150 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 359 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 3000 RDS} 5th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-20-133A} Wide Track, I-Beam Type, 20,000-lb Capacity
AXLE, REAR, SINGLE:	{Meritor RS-23-160} Single Reduction, 23,000-lb Capacity, Driver Controlled Locking Differential, 200 Wheel Ends Gear Ratio: 6.43
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 315/80R22.5 Load Range L HAU 3 WT (CONTINENTAL), 480 rev/mile, 68 MPH, All-Position
TIRE, REAR:	(4) 11R22.5 Load Range G HDR2+ (CONTINENTAL), 491 rev/mile, 75 MPH, Drive
SUSPENSION, REAR, AIR, SINGLE:	{Hendrickson PRIMAAX EX} 23,000-lb Capacity, 9.0" Ride Height, with Shock Absorbers
PAINT:	Cab schematic 100WK Location 1: 9219, Winter White (Std) Chassis schematic N/A

<u>Description</u>	<u>(US DOLLAR)</u>	<u>Price</u>
Factory List Prices:		
Product Items	\$146,812.00	
Service Items	\$800.00	
Total Factory List Price Including Options:		\$147,612.00
Total Goods Purchased:		\$6,200.00
Freight	\$2,600.00	
Total Freight:		\$2,600.00
Total Factory List Price Including Freight:		\$156,412.00
Less Customer Allowance:		(\$54,272.52)
Total Vehicle Price:		\$102,139.48
Total Sale Price:		\$102,139.48
Total Per Vehicle Sales Price:		\$102,139.48
Net Sales Price:		\$102,139.48

Please feel free to contact me regarding these specifications should your interests or needs change. I am confident you will be pleased with the quality and service of an International vehicle.

Approved by Seller:

Accepted by Purchaser:

Official Title and Date

Firm or Business Name

Authorized Signature

Authorized Signature and Date

This proposal is not binding upon the seller without Seller's Authorized Signature

Official Title and Date

The TOPS FET calculation is an estimate for reference purposes only. The seller or retailer is responsible for calculating and reporting/paying appropriate FET to the IRS.

The limited warranties applicable to the vehicles described herein are Navistar, Inc.'s standard printed warranties which are incorporated herein by reference and to which you have been provided a copy and hereby agree to their terms and conditions.



Memo

To: Village Board
From: Benjamin Krumenauer, Administrator
CC: Files
Date: 12/10/2021
Re: Item 6c: Initial site review for “The Classic” residential development located at 130 Ridge Road

GENERAL INFORMATION

Petitioner: The Remada Company and Nechama LLC
5900 Green Oak Drive
Suite 305
Minnetonka, MN 55343

Current Property Owner: Village of Osceola

Survey Firm: Northland Land Surveying
Engineer: Steven’s Engineering
Architect: Miller Hanson Architects

Action(s) Requested

Action 1: Petitioner is requesting review and future approval of a residential development within the Village. The site as proposed will include a large 3-story residential complex, adjacent garages, landscaping, parking, trail and general site improvements.

Planning Commission Task(s)

- a. Initial site review for “The Classic” residential development located at 130 Ridge Road
 - i. R-3 Multi-Family Residential District to R-3 PUD
 - ii. Certified Survey Map for lot layouts
 - 1) Vacate of a portion of right-of-way
 - 2) Dedication of new Ridge Road to connect with existing
 - iii. Site Plan review and comments

Applicable Regulation(s)

1. Chapter 218: Subdivision of Land and Stormwater Management within the Village of Osceola Municipal Code
2. Chapter 219: Zoning within the Village of Osceola Municipal Code
3. Village of Osceola Comprehensive Plan

Attachment(s)

1. General application
2. Proposed certified survey map
3. General site plan & building elevations

Anticipated Review Timeline (revised 12-09-2021)

December 7, 2021: Village Planning Commission will review the proposed CSM, Proposed PUD and Proposed development in a review only capacity. The intent is to give the developer the assurance that all major concerns are addressed and allow you to firm up the other development/finance agreements. **(Complete)**

December 14, 2021: Village Board will review the development proposal and if necessary discuss relevant items in a closed session format. **(Current)**

December 22nd and December 29th, 2021: Required Class II notice is published announcing formal Planning Commission Recommendation, Village Board Public Hearing and Village Board action on Proposed R-3 PUD rezone and CSM approval.

January 4, 2021: Formal Planning Commission review and action on complete development.

January 11, 2021: Village Board will review the Sale Agreement for the property, TIF agreement for TID components and Developer Agreement. Formal Village Board review and action on complete development.

BACKGROUND

Subject Site

<i>Existing Land Use</i>	<i>Zoning (all parcels)</i>
Residential (single-family)	R-3 Multifamily Zoning District
<i>Historical Designation</i>	<i>Building</i>
None	Not Historic
<i>St Croix District Management Zone</i>	<i>Building (use)</i>
None	Single-family

Adjacent Land Use and Zoning

<i>Existing Land Uses</i>		<i>Zoning</i>
North	Wooded/Depot Road	I-1 Light Industrial
East	Residential	R-3 Multifamily Zoning District
South	Residential/Senior Living	R-3 Multifamily Zoning District
West	Vacant	R-3 Multifamily Zoning District

Comprehensive Plan

<i>Land Use Recommendation</i>	<i>Use Category</i>
Current Land Use	Residential (multi-family)
Future Land Use	Residential (multi-family)

Village of Osceola Planning / Zoning Application

Applicant's Name: The Remada Company and Nechama LLC Application No: _____
 Property Address: XXX Ridge Road Parcel No: 165-00582-0000
 Applicant's Address: 5900 Green Oak Drive, Suite 305 Phone No: _____
 City: Minnetonka State: MN Zip: 55343
 Property Owner (if other than applicant) Village of Osceola
 Property Owner's Address (if different) 310 Chieftain Street
 City: Osceola State: WI Zip: 54020
 Zoning District: R-3 Present Use: Vacant/Old Farm
 Proposed Use: Apartment

CHECK INFORMATION ACCOMPANYING THIS APPLICATION

<input checked="" type="checkbox"/> Site Plan (to scale)	<input type="checkbox"/> Proof of Control (Option Lease Ownership)
<input checked="" type="checkbox"/> Detail Drawings	<input type="checkbox"/> Product Information, etc.
<input checked="" type="checkbox"/> Landscape Plan	<input type="checkbox"/> Other Descriptions or Materials as Appropriate
<input checked="" type="checkbox"/> Narrative Description	<input type="checkbox"/> Photographs

CHECK SPECIFIC ACTION REQUIRED

BOARD OF APPEALS	PLANNING COMMISSION
Variance (\$75)	Conditional Use permit (\$100)
Conditional Use Permit – St. Croix River District (required public hearing) (\$100 + notifications costs)	Conditional Use Permit – St. Croix River District (requires Public Hearing)
Other Approvals	Site Plan Review (\$100 + \$500 escrow)
Appeal (\$50)	Resubdivision of land (\$50 + \$1,500 Escrow) X
Other	Amendment to Zoning Map or Ordinance (\$50)
	Planned Unit Development 10+ acres (\$100 + \$1,500 escrow) X
	Other:

Summarize special conditions, practical difficulty or hardships imposed on the owner of the premises if strict letter of the ordinance were to be enforced (attach additional sheets if necessary):

To the best of my knowledge, the foregoing statements in this application are true and correct.

Signature: _____

Date: 10/27/21

managing member Nechama LLC
 CEO The Remada Company

The Remada Company
5900 Green Oak Drive, Suite 305
Minnetonka, MN 55343
(952) 908-0811
sliefschultz@remadacompany.com

MEMORANDUM

TO: Ben Krumenauer, Village Administrator
FROM: Steven B. Liefschultz
DATE: October 26, 2021
RE: Planned Unit Development and Site Plan Application Narrative for The Classic at Osceola Apartments

- Exhibits:
1. Market Feasibility Study for Proposed 72-Unit Apartment, including April 29, 2021 memorandum from Remada Company
 2. Site Plan and Utilities, including Photometric Plan
 3. Building Plans/Elevations
 4. Floor Plans
 5. Stormwater Management Plan

Housing Demand - According to the Housing Needs Assessment for Osceola there is a need for 95 rental housing units by 2025 and an additional 41 units by 2030.

The Remada Company, through its CEO Steve Liefschultz, has been working on the feasibility of building an affordable market-rate apartment community in Osceola and it is proposing to acquire a portion of the land in Osceola Heights, which is owned by the Village. However, in contemplating the development, it is evident that it will be necessary for some tax increment financial assistance for the project to be feasible as it is difficult to charge the rents necessary to make a development cash flow without overpricing for the market. This is evidenced by the fact that there has been almost no market-rate affordable housing built in western Wisconsin for over 30 years.

As part of a more detailed market analysis, Mr. Liefschultz hired Maxfield Research and Consulting, LLC to evaluate the market demand. Maxfield Research has prepared a Market Analysis (October 15, 2021), developed a Primary Market Area, and estimated a total rental demand of 484 units. The development will capture 14.8% of the demand for rental housing in the Primary Market Area. See Exhibit 1. The demand for rental housing far exceeds the units proposed with this development.

As an owner of the existing Cascade Falls Apartments, a 112-unit community with 110 two-bedroom/one bath units that was completely renovated in 2018-2019, we have been able to collect demographic information from those tenants. Highlights of this information follows:

- Average income per unit is \$59,723.

- Median income per unit is \$53,000.
- 10 tenants purchased homes in the Village of Osceola between April 30, 2020 and May 31, 2021.
- Prospective tenants would be expected to have a minimum required income per unit of approximately \$47,700.
- Tenant origination:
 - 18 moved from within Osceola
 - 41 moved from Minnesota to Osceola
 - 47 moved from other Wisconsin locations to Osceola
 - 8 moved from other States
- Tenant daily commute:
 - 50 commute to Minnesota
 - 22 commute within Osceola
 - 52 commute to towns in Wisconsin
- Tenants for the proposed development would probably have similar demographic characteristics, but it is anticipated and hoped that there would be a higher median age population than the age of 42 years per unit in Cascade Falls Apartments.
- See April 29, 2021 memorandum from Remada Company – Exhibit 1.

Development Proposal - The proposed apartment development will be an attractive, three-story building at the Southern entrance to the Village. The exterior will include stone and two different styles of siding to create a visual appealing building. The development proposal is as follows:

1. Purchase approximately 4.84 acres from the Village in Osceola Heights – See attached site plan – Exhibit 2.
2. Align the future Ridge Road as shown on the plan.
3. The development can be constructed with the existing access off the temporary cul-de-sac and the Village could extend Ridge Road whenever it determines at some point in the future.
4. 3-Story building with 72 units with 72 covered parking spaces and 74 surface parking spaces for a total of 146 parking spaces, or 2.03 parking spaces per unit. See Exhibit 3 – 3D Rendering of the building and elevation drawings.
5. The units will be 70 two-bedroom/one bath units and 2 one-bedroom units and the rent for approximately \$1,325 per month. See Exhibit 4 – Unit Floor Plan.
 - The two-bedroom units will range in size from 855-867 square feet.
 - The one-bedroom units will be 785 and 714 square feet, respectively.
6. Two separate garage buildings will encompass the covered parking spaces. Garage 1 will have 31 parking spaces, and include a workshop, maintenance and storage. Garage 2 will

have 41 spaces.

7. The common areas of the building will include the following:
 - Meeting Room
 - Fitness Room
 - Lobby
 - Office
 - Mail Boxes
 - Parcel Room
 - Men's and Women's Restrooms
8. The exterior of the building and garages will include cast stone, hardy lap and shake siding. See Exhibit 3 for building Renderings.
9. A landscaping plan will be submitted.

Specific PUD Requests – The proposal is to develop the site as a Planned Unit Development in order to achieve the site layout and amenities. Items in the PUD request are:

- 20-foot setbacks from the exterior property lines, except on the south boundary adjacent to the City's stormwater pond where the setback will be 3 feet 5 inches.
- Utilize the existing temporary cul-de-sac as an access until such time as the city extends Ridge Road.
- Utilize existing stockpiles of dirt on the site and to the west across Ridge Road.
- Parking stalls are required to be 10 feet wide by 20 feet long; however, in order to meet the market demand for two spaces per unit, the following is proposed:
 - The parking stalls within the garage buildings will be 9 feet wide by 18 feet long. Since this parking will be utilized by the tenants on a regular basis, they could more easily adapt to the adjusted size.
 - For the surface parking spaces, the ones nearest the building (for visitors and handicapped), totaling 23, will be 10 feet by 20 feet. The remaining surface parking spaces will be 9 feet by 18 feet.
- The bike/walking path would be extended through the site and the Southeast corner of the site would be an overlook of downtown.
- Stormwater would be accommodated onsite in the Southwest corner of the site, and a small amount of stormwater from the Southeast corner of the site will be directed to the existing stormwater pond. Stormwater calculations prepared by Stevens Engineers indicate that the existing pond can accommodate the small, additional discharge to the stormwater basin. See Exhibit 5 – Stormwater Management Report.

The owner is prepared to move expeditiously to acquire and develop the property and to that end, he has already undertaken and completed the following:

- Phase I Environmental of the site – No issues
- Soil borings and test pits on the site
- Proposal to clear the site
- Work has been going on for several months with an architect (Miller Hanson Architects), civil engineer (Stevens Engineering), soil consultant (PSI), structural engineer (Palanisami & Associates, J & S General Contracting) and others to implement the development of the community

We look forward to advancing this project with the Village. The civil and structural work is essentially done and the site plan has been revised after meeting with the City and is available by link. Bids are being assembled at the present time from contractors to see whether the development is feasible in today's cost environment.

Conformance to Comprehensive Plan – The Village of Osceola's Comprehensive Plan identifies the following Goals and Objectives for housing in the community:

- Goal 2 – Provide adequate opportunities for growing senior population
 - Work with providers
 - Pursue development or redevelopment opportunities

While the proposed development is not specifically designed for seniors, its design and amenities are intended to attract, among other segments, active seniors, keeping them in the community and freeing up the housing where they currently live.

- Goal 4 – Provide a mix of housing stock for all income levels
 - Evaluate options for development and redevelopment
 - Provide for increased density in proximity of the downtown
 - Provide for non-vehicular accessibility to goods, services and work

The proposed development will redevelop an existing, underutilized parcel of property, and provide 72 units of needed housing in the community. The apartments are as near as possible to downtown Osceola for a development of this size and trails have been incorporated into the project, consistent with Village Plans, to allow residents to eventually walk and bike to the downtown, as well as the Osceola Medical Center.

VILLAGE OF OSCEOLA

310 CHIEFTAIN STREET

P.O. BOX 217

OSCEOLA, WI 54020

Receipt Nbr: 1503

Date: 11/02/2021

Check

RECEIVED
FROM NECHAMA LLC

\$5,000.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Account Nbr: 100-00-44300-001-000 ESCROW - ENGINEERING REVIEW PLANNED UNIT DEVELOPMENT - RIDGE ROAD	5,000.00
TOTAL RECEIVED		5,000.00

VILLAGE OF OSCEOLA

310 CHIEFTAIN STREET

P.O. BOX 217

OSCEOLA, WI 54020

Receipt Nbr: 1502

Date: 11/02/2021

Check

RECEIVED FROM NECHAMA LLC

\$100.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Account Nbr: 100-00-44300-000-000 Planning / Zoning Application SITE PLAN REVIEW FEE	100.00
TOTAL RECEIVED		100.00

CERTIFIED SURVEY MAP NO. _____

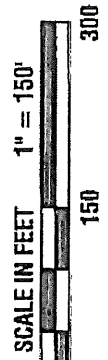
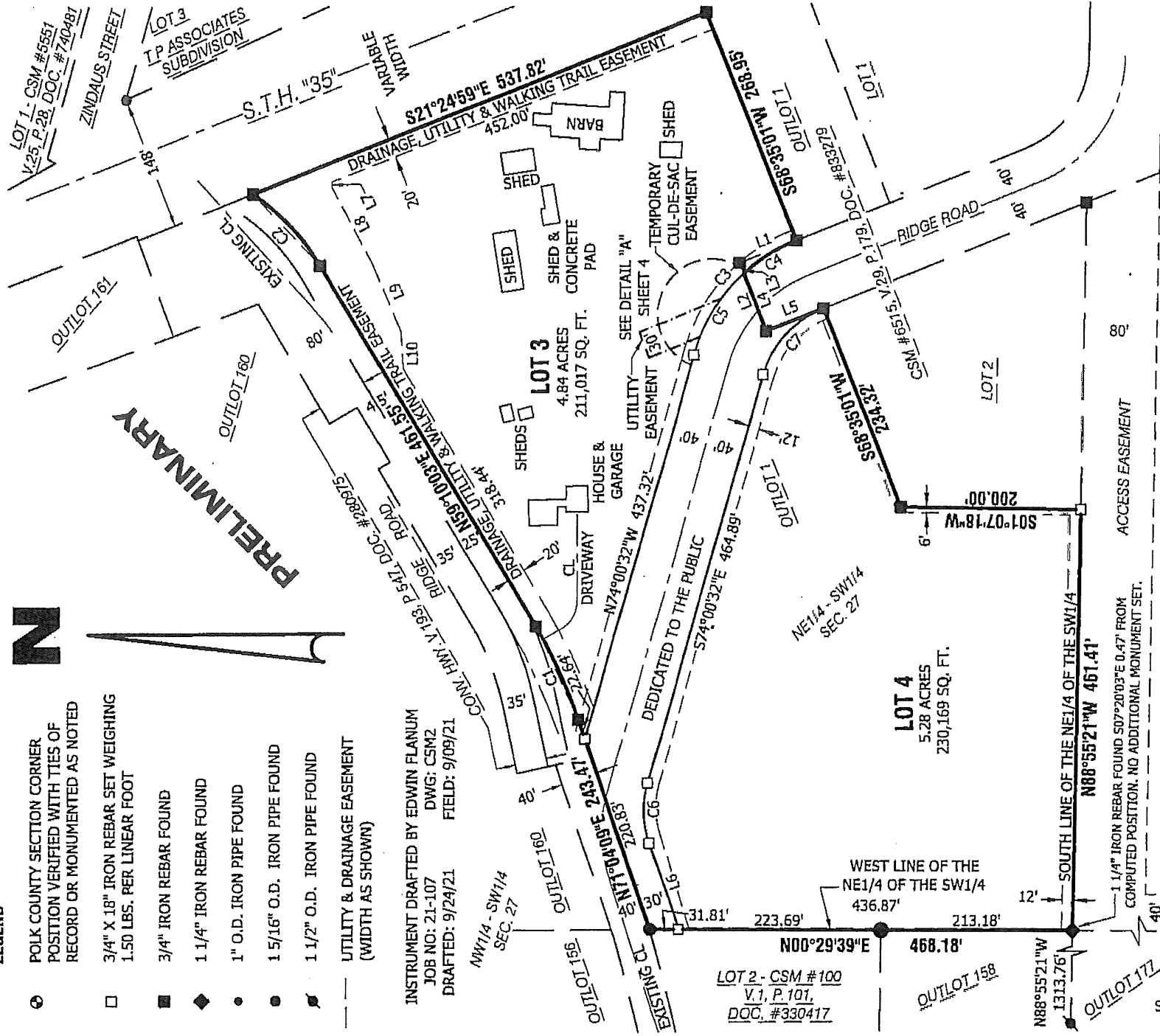
LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 27, T33N, R19W, VILLAGE OF OSCEOLA, POLK COUNTY, WISCONSIN; INCLUDING OUTLOT 2 OF CERTIFIED SURVEY MAP #6515, VOLUME 29, PAGE 179, DOCUMENT #833279.

LEGEND

- POLK COUNTY SECTION CORNER POSITION VERIFIED WITH TIES OF RECORD OR MONUMENTED AS NOTED
- 3/4" X 18" IRON REBAR SET WEIGHING 1.50 LBS. PER LINEAR FOOT
- 3/4" IRON REBAR FOUND
- ◆ 1 1/4" IRON REBAR FOUND
- 1" O.D. IRON PIPE FOUND
- 1 5/16" O.D. IRON PIPE FOUND
- 1 1/2" O.D. IRON PIPE FOUND

UTILITY & DRAINAGE EASEMENT (WIDTH AS SHOWN)

INSTRUMENT DRAFTED BY EDWIN FLANUM
JOB NO: 21-107 DWG: CSM2
DRAFTED: 9/24/21 FIELD: 9/09/21



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW1/4 OF SECTION 27. BEARING N88°52'45"W. POLK COUNTY COORDINATE SYSTEM.

REQUESTED BY:

NECHAMA, LLC
5900 GREEN OAK DRIVE 305
MINNETONKA, MN 55343

SURVEYOR:

EDWIN C FLANUM
NORTHLAND SURVEYING, INC.
P.O. BOX 152
AMERY, WI 54001

OWNERS

VILLAGE OF OSCEOLA
310 CHIEFTAN STREET
OSCEOLA, WI 54020

SW COR. SEC. 27
1 1/2" CAPPED IRON PIPE FD.
S1/4 COR. SEC. 27
SQUARE. 2" ALUM. MON. FD.

PH. 715-268-2454
www.northlandsurveying.com

CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 27, T33N, R19W, VILLAGE OF OSCEOLA, POLK COUNTY, WISCONSIN;
INCLUDING OUTLOT 2 OF CERTIFIED SURVEY MAP #6515, VOLUME 29, PAGE 179, DOCUMENT #833279.

SURVEYORS CERTIFICATE:

PID #: 165-00582-0000

I, Edwin C. Flanum, Professional Wisconsin Land Surveyor, hereby certify that by the direction of Benjamin Krumenauer, I have surveyed, mapped and described the parcel of land which is represented by this Certified Survey Map; that the exterior boundary of the parcel of land surveyed and mapped is described as follows:

Located in part of the NE1/4 of the SW1/4 of Section 27, T33N, R19W, Village of Osceola, Polk County, Wisconsin; described as follows:

Commencing at the S1/4 Corner of Section 27; thence N88°52'45"W, along the south line of the SW1/4 of said section, 1310.77 feet to the west line of the SE1/4 of the SW1/4 of said section; thence N00°29'39"E, along said west line, 1311.92 feet to the south line of Outlot 2 of Certified Survey Map Number 6515, recorded in Volume 29, Page 179, Document Number 833279 at the Polk County Register of Deeds Office, being the point of beginning; thence continuing N00°29'39"E, along the west line of said Outlot 1, 468.18 feet to the northwesterly line of said Outlot 2; thence N71°04'09"E, along said northwesterly line, 243.47 feet to the point of curvature of a 545.00 foot radius curve, concave northerly, whose central angle measures 11°54'06", whose chord bears N65°07'06"E and measures 113.01 feet; thence N59°10'03"E, along said northwesterly line, 461.55 feet to the point of curvature of a 253.23 foot radius curve, concave northerly, whose central angle measures 24°34'51", whose chord bears N46°52'37"E and measures 107.81 feet; thence N88°31'48"E, along said northwesterly line, 108.64 feet to the northeasterly line of said Outlot 2; thence S21°24'59"E, along said northeasterly line, 537.82 feet to the southeasterly line of said Outlot 2; thence S68°35'01"W, along said southeasterly line, 268.95 feet to the point of curvature of a 190.00 foot radius curve, concave westerly, whose central angle measures 20°36'26", whose chord bears N31°43'12"W and measures 67.97 feet; thence northerly, along the arc of said curve, 68.34 feet to said southeasterly line; thence S68°35'01"W, along said southeasterly line, 67.84 feet; thence S21°24'59"E, along said southeasterly line, 66.87 feet; thence S68°35'01"W, along said southeasterly line, 234.32 feet to the east line of said Outlot 2; thence S01°07'18"W, along said east line, 200.00 feet to said south line of Outlot 2; thence N88°55'21"W, along said south line, 461.41 feet to the point of beginning.

Described parcel contains 11.25 acres (490,042 sq. ft.). Described parcel is subject to all easements, restrictions and covenants of record.

I, also certify that this Certified Survey Map is a correct representation to scale of the exterior boundary surveyed and described; that I have fully complied with the current provisions of Chapter 236.34 of the Wisconsin Statutes, the Land Subdivision Ordinance of the Village of Osceola, in surveying and mapping same.

Edwin C. Flanum, P.L.S. #2487

Date

PRELIMINARY

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	BEARING-IN	BEARING-OUT
C1	545.00'	11°54'06"	N65°07'06"E	113.01'	113.21'	N71°04'09"E	N59°10'03"E
C2	253.23'	24°34'51"	N46°52'37"E	107.81'	108.64'	N59°10'03"E	N34°35'12"E
C3	190.00'	52°35'33"	N47°42'46"W	168.34'	174.40'	N21°24'59"W	N74°00'32"W
C4	190.00'	20°36'26"	N31°43'12"W	67.97'	68.34'	N21°24'59"W	N42°01'25"W
C5	190.00'	31°59'07"	N58°00'59"W	104.70'	106.07'	N42°01'25"W	N74°00'32"W
C6	110.00'	34°55'19"	N88°31'48"E	66.01'	67.05'	N71°04'09"E	S74°00'32"E
C7	110.00'	52°35'33"	S47°42'46"E	97.46'	100.97'	S74°00'32"E	S21°24'59"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N21°24'59"W	66.87'
L2	S68°35'01"W	80.00'
L3	S68°35'01"W	12.16'
L4	S68°35'01"W	67.84'
L5	S21°24'59"E	66.87'
L6	N71°04'09"E	100.04'
L7	S87°45'46"W	6.44'
L8	S62°20'16"W	92.77'
L9	S67°02'10"W	81.16'
L10	S87°08'08"W	40.76'

SURVEYOR:

EDWIN C FLANUM
NORTHLAND SURVEYING, INC.
P.O. BOX 152
AMERY, WI 54001

OWNER:

VILLAGE OF OSCEOLA
310 CHIEFTAN STREET
OSCEOLA, WI 54020

REQUESTED BY:

NECHAMA, LLC
5900 GREEN OAK DRIVE 305
MINNETONKA, MN 55343

PH. 715-268-2454

www.northlandsurveying.com

CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 27, T33N, R19W, VILLAGE OF OSCEOLA, POLK COUNTY, WISCONSIN;
INCLUDING OUTLOT 2 OF CERTIFIED SURVEY MAP #6515, VOLUME 29, PAGE 179, DOCUMENT #833279.

REQUESTED BY:
NECHAMA, LLC
5900 GREEN OAK DRIVE 305
MINNETONKA, MN 55343

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P.O. BOX 152
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OWNER:
VILLAGE OF OSCEOLA
310 CHIEFTAN STREET
OSCEOLA, WI 54020

PH. 715-268-2454
www.northlandsurveying.com

VILLAGE BOARD RESOLUTION

Resolved, that this Certified Survey Map in the Village of Osceola is hereby approved by the Village Board of the Village of Osceola.

Date approved _____
Jeromy Buberl, President

Date signed _____
Jeromy Buberl, President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Osceola.

Frances Duncanson, Village Clerk / Treasurer

OWNER'S CERTIFICATE OF DEDICATION

The Village of Osceola, a village duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said village caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map.

The Village of Osceola, does further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Village of Osceola.

N WITNESS WHEREOF, Kari Zegarski, Village Clerk / Treasurer has caused these presents to be signed by Jeromy Buberl, its president, and countersigned by Frances Duncanson, Village Clerk / Treasurer, at Osceola Wisconsin, and its seal to be hereunto affixed on this _____, day of _____, 20____. In the presence of:

Jeromy Buberl, Village President _____ Date _____

Frances Duncanson, Village Clerk / Treasurer _____ Date _____

State of Wisconsin)SS
County of Polk)

Personally came before me this _____ day of _____, 20____, Jeromy Buberl, Village President, and Frances Duncanson, Village Clerk / Treasurer of the Village of Osceola, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Village Clerk / Treasurer of said Village, and acknowledged that they executed the foregoing instrument as such officers as the deed of said village, by its authority.

(Notary Seal) _____ Notary Public, _____, Wisconsin

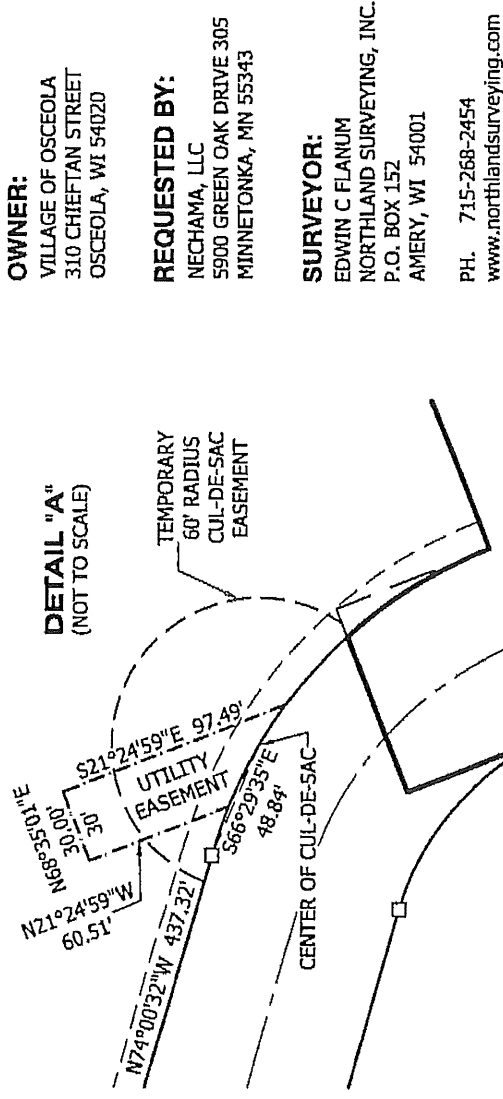
Notary Public, _____, Wisconsin

My Commission expires _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 27, T38N, R19W, VILLAGE OF OSCEOLA, POLK COUNTY, WISCONSIN;
INCLUDING OUTLOT 2 OF CERTIFIED SURVEY MAP #6515, VOLUME 29, PAGE 179, DOCUMENT #833279.



OWNER:

VILLAGE OF OSCEOLA
310 CHIEFTAN STREET
OSCEOLA, WI 54020

REQUESTED BY:

NECHAMA, LLC
5900 GREEN OAK DRIVE 305
MINNETONKA, MN 55343

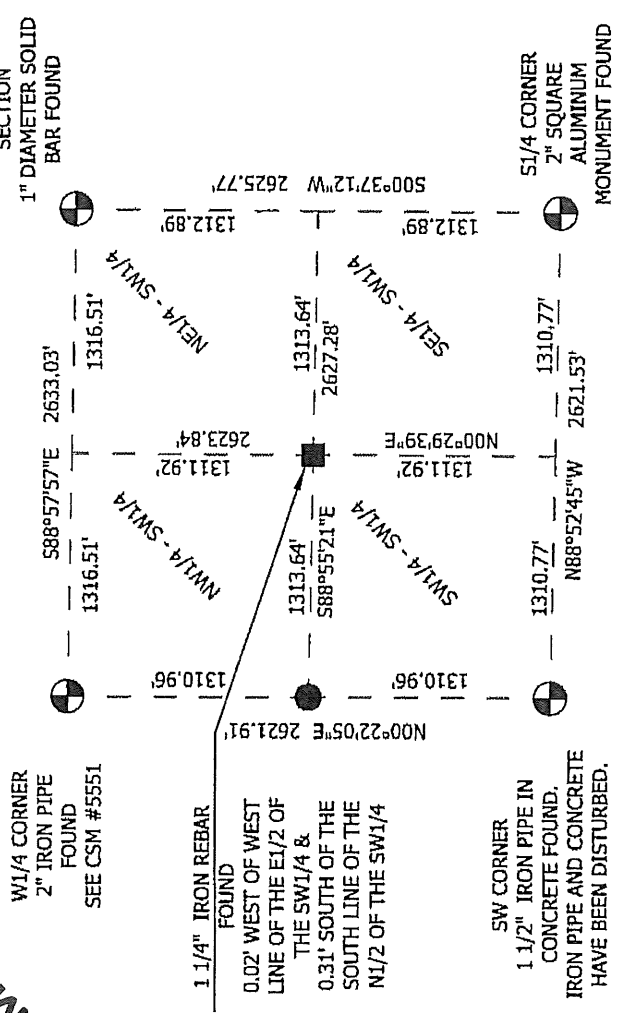
SURVEYOR:

EDWIN C FLANUM
NORTHLAND SURVEYING, INC.
P.O. BOX 152
AMERY, WI 54001

PH. 715-268-2454
www.northlandsurveying.com

PRELIMINARY

SECTION DETAIL
(NOT TO SCALE)



W1/4 CORNER
2" IRON PIPE
FOUND
SEE CSM #5551

1 1/4" IRON REBAR
FOUND
0.02' WEST OF WEST
LINE OF THE E1/2 OF
THE SW1/4 &
0.31' SOUTH OF THE
SOUTH LINE OF THE
N1/2 OF THE SW1/4

SW CORNER
1 1/2" IRON PIPE IN
CONCRETE FOUND.
IRON PIPE AND CONCRETE
HAVE BEEN DISTURBED.

Access Restriction Clause

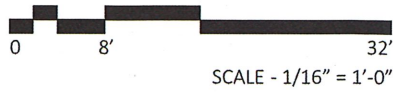
"All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of S.T.H. "35"; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable."

Highway Setback Restriction

"No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department."

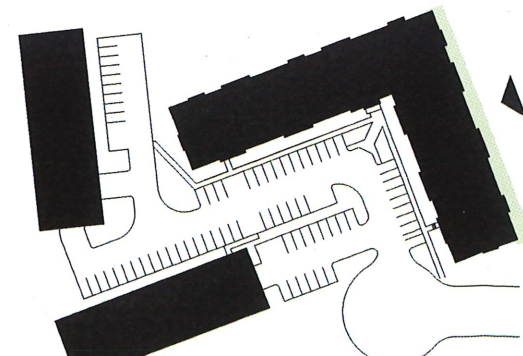
Noise Notation

"The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity."



THE CLASSIC

SOUTHEAST ELEVATION
OSCEOLA, WISCONSIN



S. CASCADE ST/HWY 35

20' WIDE UNOBSTRUCTED WIDTH FOR FIRE ACCESS

HEAVY DUTY PAVEMENT SECTION FOR FIRE ACCESS

UPGRADE FOR FIRE TRUCK LOADS IF REQUIRED BY GEOTECHNICAL ENGINEER

GENERAL NOTES:

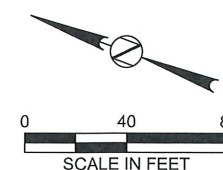
1. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO MAINTAIN EROSION CONTROL PRACTICES THROUGHOUT DURATION OF PROJECT.
3. CONTRACTOR TO ENSURE ADA COMPLIANCE FOR ALL ACCESSIBLE PARKING STALLS, WALK ROUTES AND PATIO AREA.

KEYNOTES:

1. CONCRETE DUMPSTER PAD. SEE DETAIL 6/C9. SEE ARCHITECTURAL FOR ENCLOSURE.
2. CONCRETE PATIO. SEE DETAIL 6/C9.
3. CONCRETE APRON. SEE DETAIL 4/C9.
4. SAWCUT AND MATCH EXISTING ASPHALT.
5. PARKING CURB STOP. (TYP PER 18-STALLS).
6. 9'X18' PARKING STALL (TYP ADJACENT TO GARAGES).
7. 10'X20' PARKING STALL (TYP ADJACENT TO APARTMENT BUILDING).
8. 9'X18' VAN-ACCESSIBLE PARKING STALL.
9. CONCRETE SIDEWALK. SEE DETAIL 2/C9.
10. RAISED CONCRETE SIDEWALK. SEE DETAIL 3/C9.
11. D18 STANDARD CURB & GUTTER. SEE DETAIL 7/C9.
12. D18 TIPOUT CURB & GUTTER. SEE DETAIL 8/C9.
13. DRIVEWAY APRON. SEE DETAIL ____.
14. CURB & GUTTER END TAPER. SEE DETAIL 1/C10.
15. D30 STANDARD CURB & GUTTER. SEE DETAIL 7/C9.
16. ASPHALT TRAIL. SEE DETAILS 3/4/5/C14.
17. RAILINGS AT ENTRY. SEE ARCHITECTURAL.
18. PAVEMENT MARKING, 4" WHITE PAINT (TYP).
19. PAVEMENT MARKING, DIAGONAL, 4" WHITE PAINT (TYP).
20. PAVEMENT MARKING, HANDICAP SYMBOL (TYP).
21. PAVEMENT MARKING, CROSSWALK (TYP).
22. SPLIT RAIL WOOD FENCE.

LEGEND

- PROPERTY BOUNDARY
- UTILITY, DRAINAGE & WALKING TRAIL EASEMENT
- ASPHALT PAVEMENT LIGHT DUTY SEE DETAIL ____
- ASPHALT PAVEMENT HEAVY DUTY SEE DETAIL ____
- CONCRETE PAVEMENT



NOT FOR CONSTRUCTION

PLOTTED: 12/26/2021 12:58:41 PM
MODIFIED: 12/26/2021 12:53:11 PM

USER: BHEINRICH

REMADA COMPANY\400-21-313 OSCEOLA FAMILY HOUSING\DWGS\SHSHEETS\RC40021313_C01.DWG

3	12/06/2021	ARP	ADDENDUM 1
2	11/03/2021	JRR	PERMIT SET
1	10/20/2021	JRR	ISSUED FOR VILLAGE SITE PLAN REVIEW

DESIGNED BY
BRH/JRR

DRAWN BY
BRH

PLANS PREPARED BY:
STEVENS ENGINEERS, INC.
 842 BRAKKE DRIVE, SUITE 202
 HUDSON, WISCONSIN 54016

PLANS PREPARED FOR:
REMADA COMPANY

PROJECT NO
400-21-313

DATE

THE CLASSIC
OSCEOLA, WISCONSIN

C1

GENERAL NOTES:

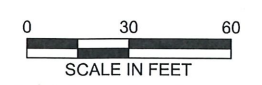
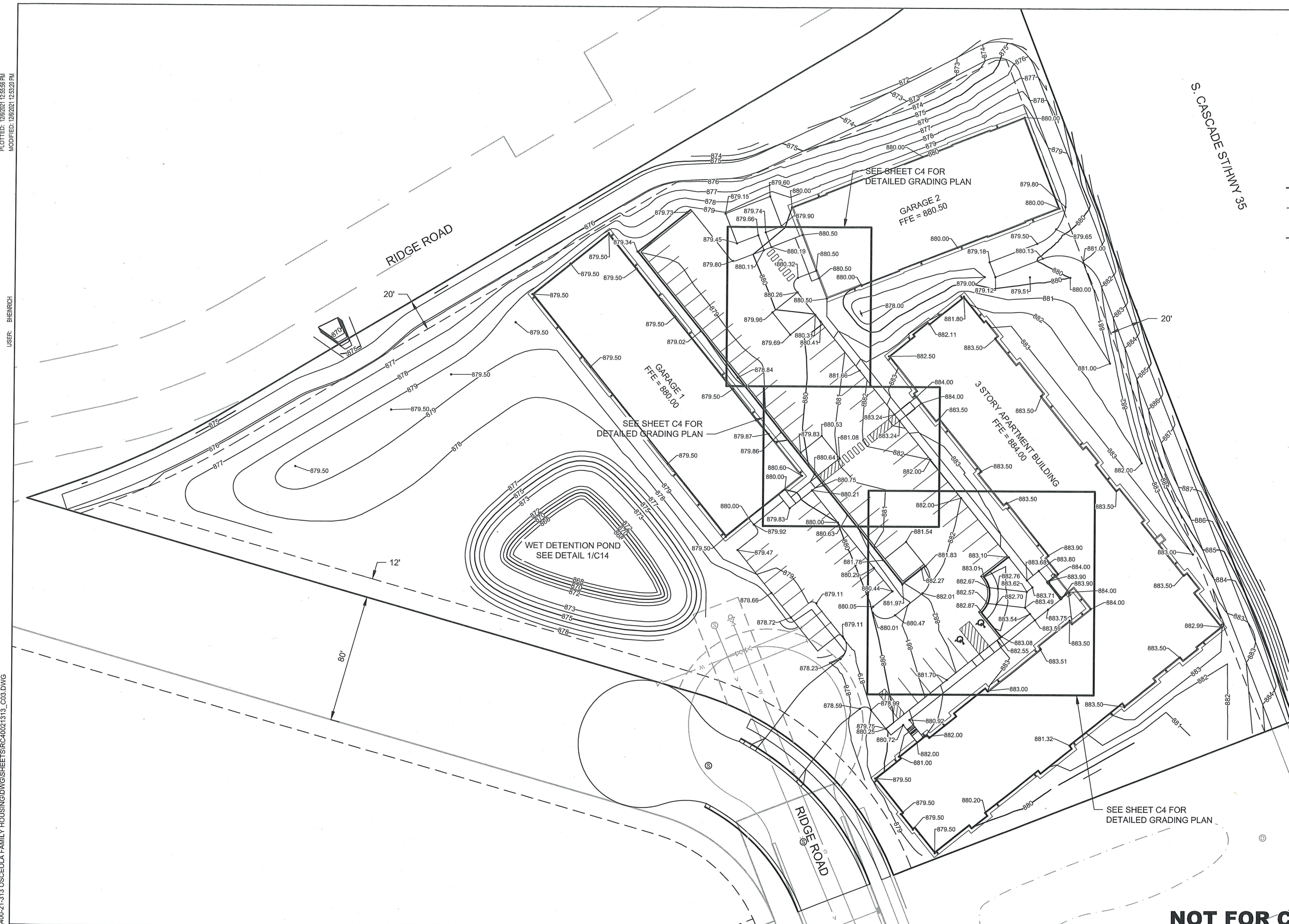
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2. CONTRACTOR TO ENSURE ADA COMPLIANCE FOR ALL ACCESSIBLE PARKING STALLS, WALK ROUTES AND PATIO AREA.

LEGEND

- PROPERTY BOUNDARY
- - - UTILITY, DRAINAGE & WALKING TRAIL EASEMENT
- >>- STORM PIPE
- [Hatched Box] ASPHALT PAVEMENT
- [Dotted Box] CONCRETE PAVEMENT
- ▲ ■ ● ○ STORM STRUCTURE

ELEVATION NOTES:

1. PROPOSED ELEVATIONS SHOWN ARE TO FINAL GRADE. TOP OF ASPHALT, TOP OF WALK, TOP OF CONCRETE, TOP OF CURB, TOP OF TOPSOIL, ETC.



NOT FOR CONSTRUCTION


PLOTTED: 12/20/2021 12:55:58 PM
MODIFIED: 12/20/2021 12:53:20 PM

USER: BHEINRICH

ADA COMPANY\400-21-313 OSCEOLA FAMILY HOUSING\DWG\SHEETS\RC40021313_C03.DWG

3	12/06/2021	ARP	ADDENDUM 1
2	11/03/2021	JRR	PERMIT SET
1	10/20/2021	JRR	ISSUED FOR VILLAGE SITE PLAN REVIEW

DESIGNED BY
BRH/JRR
DRAWN BY
BRH

PLANS PREPARED BY:
 STEVENS ENGINEERS, INC.
642 BRAKKE DRIVE, SUITE 202
HUDSON, WISCONSIN 54016

PLANS PREPARED FOR:
REMADA COMPANY

PROJECT NO
400-21-313
DATE

THE CLASSIC
OSCEOLA, WISCONSIN

C3



Memo

To: Village Board Members
From: Todd Waters, Public Works Coordinator
CC: Fran Duncanson
Date: December 14th, 2021
Re: **Item 6d: 2021 Financial Audit Review Services Contract (JBC \$32,975)**

GENERAL INFORMATION

Background

It is hard to believe, that we are once again conducting the annual audit. For your review, I have attached the recommended engagement letter between Johnson & Block and the Village of Osceola. Of special note is the cost breakdown of services that is applied to the various departments/utilities. At present, the Village has budgeted funds for the annual audit that are in close alignment with this letter. The Village contracted rate for the 2020 audit was \$31,250. This contract represents a \$1,725 increase.

Fiscal impact

	Audit	PSC	DOR	Annual TIF Report	Sewer Cost	Cost
General	8,400		1,250			\$9,650
TIF 2 & 3	3,000			1,400		\$4,400
Special Revenue Funds	2,775					\$2,775
Water	6,750	1,550				\$8,300
Sewer	6,750				1,100	\$7,850
	\$27,675	\$1,550	\$1,250	\$1,400	\$1,100	\$32,975

Attachments

1. Engagement Letter

RECOMMENDATION

12-03-2021: Admin & Finance recommended approval as reviewed

Administrator recommends approval of item 6d: Approval of engagement letter for annual audit services by Johnson & Block



November 9, 2021

To the Village Board and Management
Village of Osceola
310 Chieftain Street
Osceola, Wisconsin 54020

We are pleased to confirm our understanding of the services we are to provide for the Village of Osceola for the year ended December 31, 2021.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information, and the disclosures, including the related notes to the financial statements, which collectively comprise the basic financial statements of the Village of Osceola as of and for the year ended December 31, 2021. Accounting standards generally accepted in the United States of American (GAAS) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Village of Osceola's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Village of Osceola's RSI in accordance with GAAS. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles (GAAP) and will be subjected to certain limited procedures, but will not be audited:

1. Management Discussion and Analysis
2. Budgetary Comparison Schedules
3. Wisconsin Retirement System Schedules

We have also been engaged to report on supplementary information other than RSI that accompanies the Village of Osceola's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

1. Combining non-major fund financial statements

Audit Scope and Objectives (Continued)

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

1. Supplementary debt repayments schedules

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance of GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include test of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitation of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Auditor's Responsibilities for the Audit of the Financial Statements (Continued)

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We may request written representations from your attorneys as part of the engagement.

Audit Procedures - Internal Control

We will obtain and understanding of the government and its environment, including internal control, relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

We have identified the following significant risk(s) of material misstatement as part of our audit planning:

- Management override of controls
- Lack of segregation of duties.
- Lack of reconciliation procedures.
- Material audit adjustments

Audit Procedures – Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Village of Osceola's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also assist in preparing the financial statements of the Village of Osceola in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our soul professional judgement, reserve the right to refuse to perform any procedures to take any action that could be construed as assuming management responsibilities.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America.

Responsibilities of Management for the Financial Statements (Continued)

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

With regard to publishing the financial statements on your website, you understand that websites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the website with the original document.

You agree to assume all management responsibilities for financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any invoices selected by us for testing.



Engagement Administration, Fees, and Other (Continued)

The audit documentation for this engagement is the property of Johnson Block & Company, Inc. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a regulator or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Johnson Block & Company, Inc. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the regulator or its designee. The regulator or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Kevin Krysinski, CPA is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our fees for these services will be at our standard hourly rate plus out-of-pocket costs (such as report reproduction, word processing, travel, copies, telephone, etc.) except that we agree that our gross fee including expenses, will not exceed the following:

	Audit	PSC	DOR	Annual TIF Report	Sewer Cost	Cost
General	8,400		1,250			9,650
TIF 2 and 3	3,000			1,400		4,400
Special Revenue Funds	2,775					2,775
Water	6,750	1,550				8,300
Sewer	6,750				1,100	7,850
	<u>27,675</u>	<u>1,550</u>	<u>1,250</u>	<u>1,400</u>	<u>1,100</u>	<u>32,975</u>

Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

In addition, we will also compile the water PSC annual report, the Department of Revenue Form C report, and the TIF annual reports. We will compile the reports based on information provided by management. Accordingly, we will make no management decisions regarding information in the report. Further, you are required to designate a qualified management level individual to be responsible and accountable for overseeing our services. See Addendums A, B, and C attached, which are an integral part of this engagement letter.

Services related to GASB 68 will be billed at our standard hourly rates.

The municipality must submit an electronic annual report of each existing tax increment district (TID) to each overlying taxing jurisdiction. Annual reports must be submitted to the Wisconsin Department of Revenue (DOR) by July 1, 2021. Any late reports will be assessed \$100 per day by DOR. If you would like our firm to submit this report, fees will be at our standard hourly rates.



Nonattest Services

Prior to or as part of our audit engagement, it may be necessary for us to perform certain nonattest services including, but not limited to, compiling regulatory reports, preparing drafts of your financial statements and proposing general, adjusting, or correcting journal entries to your financial statements. We will not perform any management functions or make management decisions on your behalf with respect to any nonattest services we provide. In connection with our performance of any nonattest services, you agree that you will:

- Continue to make all management decisions and perform all management functions including approving all journal entries and general ledger classifications when they are submitted to you.
- Designate employee(s) with suitable skill, knowledge, and/or experience, preferably within senior management, to oversee the services we perform.
- Evaluate the adequacy and results of the nonattest services we perform.
- Accept responsibility for the results of our nonattest services.
- Establish and maintain internal controls, including monitoring ongoing activities related to the nonattest function.

You may request that we perform additional services not contemplated by this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter. Additional services will be at our standard hourly rates. Current rates are as follows: Partner - \$295, Manager - \$195, Staff - \$90 to \$170.

Reporting

We will issue a written report upon completion of our audit of the Village of Osceola's financial statements. Our report will be addressed to the Members of the Village Board of the Village of Osceola. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to the Village of Osceola and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the letter and return it to us.

Very truly yours,

Johnson Block & Company, Inc.

Johnson Block & Company, Inc.



RESPONSE: This letter correctly sets forth the understanding of Village of Osceola for the Year Ended December 31, 2021.

Management signature: _____

Title: _____

Date: _____

Governance signature: _____

Title: _____

Date: _____

ADDENDUM A

We will perform the following services:

We will compile, from information you provide, the annual Financial Report Form to the Wisconsin Department of Revenue, for the year ended December 31, 2021. Upon completion of the compilation of the annual Financial Report Form, we will provide the Village with our accountant's compilation report. If, for any reason caused by or relating to affairs or management of the Village, we are unable to complete the compilation or if we determine in our professional judgement the circumstances necessitate, we may withdraw and decline to submit the annual Financial Report Form to you as a result of this engagement.

Our Responsibilities and Limitations

We will be responsible for performing the compilation in accordance with *Statements on Standards for Accounting and Review Services* established by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements. We will utilize information that is the representation of management without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for the statements to be in conformity with accounting principles generally accepted in the United States of America.

Our engagement cannot be relied upon to disclose errors, fraud, or other illegal acts that may exist and, because of the limited nature of our work, detection is highly unlikely. However, we will inform the appropriate level of management of any material errors, and of any evidence that fraud may have occurred. In addition, we will report to you any evidence or information that comes to our attention during the performance of our compilation procedures regarding illegal acts that may have occurred, unless they are clearly inconsequential. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement.

Management's Responsibilities

The Village's management is responsible for the financial statements referred to above. In this regard, management is responsible for (i) the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, (ii) designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements, (iii) preventing and detecting fraud, (iv) identifying and ensuring that the entity complies with the laws and regulations applicable to its activities, and (v) making all financial records and related information available to us. Management also is responsible for identifying and ensuring that the Village complies with the laws and regulation applicable to its activities.

Management is responsible for providing us with the information necessary for the compilation of the financial statements and the completeness and the accuracy of that information and for making Village personnel available to whom we may direct inquiries regarding the compilation. We may make specific inquiries of management and others about the representations embodied in the financial statements.

ADDENDUM B

We will perform the following services:

We will compile, from information you provide, the Public Service Commission Annual Report, including the balance sheets of the water utility, an enterprise fund of the Village of Osceola, as of December 31, 2021 and 2020 and the related statements of income and retained earnings for the years then ended and the supplemental schedules as of and for the year ended December 31, 2021. Upon completion of the Public Service Commission Annual Report, we will provide the Village with our accountant's compilation report. If, for any reason caused by or relating to affairs or management of the Village, we are unable to complete the compilation or if we determine in our professional judgment the circumstances necessitate, we may withdraw and decline to submit the Public Service Commission Annual Report to you as a result of this engagement.

Our Responsibilities and Limitations

We will be responsible for performing the compilation in accordance with *Statements on Standards for Accounting and Review Services* established by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements. We will utilize information that is the representation of management without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for the statements to be in conformity with accounting principles generally accepted in the United States of America.

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Management's Responsibilities

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Management is responsible for providing us with the information necessary for the compilation of the financial statements and the completeness and the accuracy of that information and for making Village personnel available to whom we may direct inquiries regarding the compilation. We may make specific inquiries of management and others about the representations embodied in the financial statements.

ADDENDUM C

We will perform the following services:

We will compile, from information you provide the special-purpose Financial Report Form of TIF Districts No. 1 and 2 in accordance with requirements of the Wisconsin State Statutes from the date of creation through December 31, 2021. Upon completion of the compilation of the special-purpose Financial Report Form, we will provide the Village with our accountant's compilation report. If, for any reason caused by or relating to affairs or management of the Village, we are unable to complete the compilation of if we determine in our professional judgement the circumstances necessitate, we may withdraw and decline to submit the special-purpose Financial Report Form to you as a result of this engagement.

Our Responsibilities and Limitations

We will be responsible for performing the compilation in accordance with *Statements on Standards for Accounting and Review Services* established by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements. We will utilize information that is the representation of management without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for the statements to be in conformity with accounting principles generally accepted in the United States of America.

Our engagement cannot be relied upon to disclose errors, fraud, or other illegal acts that may exist and, because of the limited nature of our work, detection is highly unlikely. However, we will inform the appropriate level of management of any material errors, and of any evidence that fraud may have occurred. In addition, we will report to you any evidence or information that comes to our attention during the performance of our compilation procedures regarding illegal acts that may have occurred, unless they are clearly inconsequential. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement.

Management's Responsibilities

The Village's management is responsible for the financial statements referred to above. In this regard, management is responsible for (i) the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, (ii) designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements, (iii) preventing and detecting fraud, (iv) identifying and ensuring that the entity complies with the laws and regulations applicable to its activities, and (v) making all financial records and related information available to us. Management also is responsible for identifying and ensuring that the Village complies with the laws and regulation applicable to its activities.

Management is responsible for providing us with the information necessary for the compilation of the financial statements and the completeness and the accuracy of that information and for making Village personnel available to whom we may direct inquiries regarding the compilation. We may make specific inquiries of management and others about the representations embodied in the financial statements.



Memo

To: Village Board
From: Benjamin Krumenauer, Administrator
CC: Board Packet
Date: 12/10/2021
Re: Item 6e: Approval of 2022 Employee Agreement between Village and Teamsters Local 662.

ITEM DESCRIPTION:

This item pertains to the employment agreement between the Village of Osceola and the public works/utility employees represented by Teamsters Local 662. The proposed agreement is for one year and relates to employee hourly wages.

ATTACHMENTS:

1. Proposed 2022 employee agreement

ANALYSIS:

As per discussion, and effective January 1, 2022, the Village agrees to pay a wage increase equal to a base wage increase of 1.5% above already approved 2021 rates and an additional 1.5% merit increase. This is the same as non-represented employees and was found to be acceptable by represented employees. The attached agreement provides a detailed description of proposed rates.

The Village, per standard budget expenses will also increase the annual boot allowance to a maximum of \$200 per employee per year.

RECOMMENDATION(S):

Administrator recommends approval of Item 6e Approval of 2022 Employee Agreement between Village and Teamsters Local 662.

VILLAGE OF OSCEOLA

and

**TEAMSTERS GENERAL
UNION LOCAL 662**

Eau Claire, Wisconsin

**For the Period
January 1, 2022 to December 31, 2022**

AGREEMENT

THIS AGREEMENT, made and entered into by and between TEAMSTERS GENERAL UNION, LOCAL 662, affiliated with the INTERNATIONAL BROTHERHOOD OF TEAMSTERS, hereinafter referred to as the "Union", and VILLAGE OF OSCEOLA, hereinafter referred to as the "Employer", its successors and assigns

ARTICLE 1

RECOGNITION AGREEMENT

The Employer recognizes and acknowledges that the Union, its agents, representatives, or successors, is the exclusive bargaining agency for all regular full time and regular part time employees of the Village of Osceola, excluding seasonal, supervisory, managerial, confidential, clerical and library employees and law enforcement employees with the power arrest as certified by the Wisconsin Employment Relations Commission (Case 1 No. 49736 ME-3350).

ARTICLE 2

WAGES

A 2022 wage schedule attached hereto and marked Exhibit "A".

ARTICLE 3

DURATION

This contract shall be in effect from January 1, 2022 and including December 31, 2022.

GENERAL TEAMSTERS UNION
Local 662
Eau Claire, Wisconsin

VILLAGE OF OSCEOLA
Osceola, Wisconsin

By _____
Tim Wentz
Business Agent

By _____
Jeromy Buberl
President

By _____
Benjamin Krumenauer
Village Administrator

By _____
Frances Duncanson
Village Clerk

EXHIBIT "A"

WAGES

Effective 01/01/2021

2022 Proposed Hourly Rates		
Sewer & Water		Streets
23.03	Starting Wage	22.04
24.36	>1 year	23.37
25.56	>2 years	24.58
26.67	>3 years	25.68
27.66	>4 years	26.67
28.54	>5 years	27.55

Effective January 1, 2022 the Village agrees to pay a wage increase equal to a base wage increase of 1.50% above already approved 2021 rates with the addition of a permanent 1.50% merit increase. New rates are provided in the above step table.

The Village further agrees to continue paying the below rates effective January 1, 2022 for the Wastewater Treatment Plant and Public Works Coordinator Positions. This rate also includes a base wage increase of 1.50% above already approved 2021 rates with the addition of a permanent 1.50% merit increase.

Public Works Coordinator: \$31.59 per hour
Wastewater Treatment Plant Coordinator: \$32.58 per hour

New Hires

These are the minimums in the step increases and the Village may pay above the minimums or skip steps based on prior experience and other hiring criteria but may not pay less than the stated pay rates.



Memo

To: Village Board
From: Frances Duncanson, Village Clerk
CC: Benjamin Krumenauer, Village Administrator
Date: 12/10/2021
Re: Item 6f: Appointment of Election Inspectors-See Attached List

Pursuant to Wis. Stat. § 7.30 (4)(a) I am submitting the attached list of individuals to serve as Election Inspectors for the 2022-2023 term. Please be advised you are to appoint "first choice" political party nominees first. As the party submitted lists are insufficient to fill positions, please appoint the unaffiliated inspectors as well.

RECOMMENDATION

Please appoint the attached list of individuals to serve as Election Inspectors in the Village of Osceola for the 2022-2023 term

**Village of Osceola
Election Inspector Appointments 2022-2023**

Name	Address	Party
Bill Blair	913 Oak Ridge Drive	Republican
**Darlene Blair	913 Oak Ridge Drive	Republican
Lori Getschel	100 Marvin Street	Republican
Carol Otto	1211 Corey Court	Republican
**Cheryl Anderson-Hustad	650 Deer Path	Democratic
Genie Newville	610 Kreekview Drive	Democratic
**Debra Rose	515 3rd Ave East	Democratic
Roger Allrich		Unaffiliated
Barb Aronson		Unaffiliated
Liz Chalker		Unaffiliated
Linda Cox		Unaffiliated
Manda Church		Unaffiliated
Cindy Glocke		Unaffiliated
Jane Keezer		Unaffiliated
Brook Kulzer		Unaffiliated
Margaret McCurdy		Unaffiliated
Anne Miller		Unaffiliated
Cathy Olson		Unaffiliated
Kyle Weaver		Unaffiliated

**Denotes Chief Inspectors



Memo

To: Village Board
From: Frances Duncanson, Village Clerk
CC: Benjamin Krumenauer, Village Administrator
Date: 12/10/2021
Re: Item 7a (i-iv): Regular Operator Licenses

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

Jill Anderson – Dick’s Fresh Market

Holly Brickel – Tippy Canoes

Crystal Kolby – Osceola Stop

Jacob Myer – Valley Spirits

RECOMMENDATION

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



REAL. CHARMING.

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 30th.

I certify that I am 22 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>273 Harriman St</u>	
City, State, Zip: <u>Somerset, WI 54085</u>	
Date of Birth: _____	County/State of Birth _____
Driver's License # (Please provide copy) _____	Employer Name & Phone # <u>715.294.2158</u> <u>Dick's Fresh Market - Osceola</u>

Operators licenses held in last 2 years (list communities) OR:	_____
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) _____

Jill M. Anderson Jill M. Berres, Jill M. Neisen
 Print Name Maiden or Previous Names Used

JM Anderson
 Signature

Application Recv'd by: Jennifer L. Reptek Date School Attended: 12-1-2021
 Date Application Recv'd: 12/1/2021 Date Village Board Approval: _____
 Police Recommendation: OK RWP/jg Operator's Receipt #: _____
 Provisional Lic Recpt #: _____ Operator License #: _____
 Provisional License #: 21-35

Serving Alcohol

is proud to present this certificate to

Jill Anderson

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

Verification Code
CUzrRDA4IK

Date Issued
Dec 1st, 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: Jill Anderson

Certification Date: Dec 1st, 2021

Certificate Code: CUzrRDA4IK

Verify Online: 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

Incident # **21-010994**

Crime / Incident (Primary, Secondary, Tertiary) Operators License Operators License	Beat NA	Rpt Dist	Type	Background Check			Seq 1
	<input type="checkbox"/>	Occurred	Date	Time	Day		
	<input type="checkbox"/>	On or From	12/02/2021	15:20	Thu		
	<input type="checkbox"/>	To	12/02/2021	:	Thu		
	<input type="checkbox"/>	Reported	12/02/2021	15:20	Thu		

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

Cross Street _____ County _____

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

<input type="radio"/>	Last, First, Middle (Firm if Business) ANDERSON, JILL MARY	Race W	Sex F	Age	HT 5-02	WT	Hair	Eyes BLU	Home Phone
Address 273 HARRIMAN ST		DOB		DL Number			State WI	Work Phone (715)	
City, State, Zip Code SOMERSET WI 54025		SSN		Local ID #		State #	FBI #	Cell Phone 0	

<input type="radio"/>	Last, First, Middle (Firm if Business) DICKS, FRESH MARKET	Race	Sex O	Age 0	HT	WT	Hair	Eyes	Home Phone (715) 294-2158
Address 112 CHIEFTAIN ST		DOB //		DL Number			State WI	Work Phone 0	
City, State, Zip Code OSCEOLA WI 54020		SSN		Local ID #		State #	FBI #	Cell Phone 0	

<input type="checkbox"/>	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	

<input type="checkbox"/>	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 **Jill Anderson applied for an Operator's License for Dick's Fresh Market. 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 9999	Press Release <input type="checkbox"/>	Domestic Violence Case <input type="checkbox"/>
	Gang Related N	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 CLSD
	Connecting Case #		
	Report Complete/Ready for Review <input checked="" type="checkbox"/>	CAD/CFS Event #	

Assigned To _____ Date _____

Officer ID **Assistant J. Giller** **J** Reviewed By _____ Approved _____ Date _____



Serving Alcohol

is proud to present this certificate to

Holly Brickel

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

Verification Code
5TBXC3VQDe

Date Issued
Aug 13th, 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: Holly Brickel

Certification Date: Aug 13th, 2021

Certificate Code: 5TBXC3VQDe

Verify Online: 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

Incident # **21-011012**

Crime / Incident (Primary, Secondary, Tertiary) Operators License Operators License	Beat NA	Rpt Dist	Type Background Check	Seq 1
	Attempt <input type="checkbox"/>	Occurred	Date	Time
	<input type="checkbox"/>	On or From	12/08/2021	13:00
	<input type="checkbox"/>	To	12/08/2021	:
	<input type="checkbox"/>	Reported	12/08/2021	13:00

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

Cross Street _____ County _____

Dispo	"V" = Victim	"RP" = Reporting Party	"W" = Witness	"S" = Suspect	"O" = Other						
O	Last, First, Middle (Firm if Business) BRICKEL, HOLLY ROSE			Race W	Sex F	Age 5-08	HT 5-08	WT 1	Hair BLN	Eyes GRN	Home Phone (715)
Address 2306 HWY 46			DOB	DL Number			State WI	Work Phone (715)		Cell Phone 0	
City, State, Zip Code DEER PARK WI 54007			SSN	Local ID #	State #	FBI #	Cell Phone 0				
O	Last, First, Middle (Firm if Business) TIPPY, CANOES PUB AND GRUB			Race	Sex	Age 0	HT	WT	Hair	Eyes	Home Phone (715) 294-4777
Address 1020 N CASCADE (BOX 787) ST			DOB / /	DL Number			State WI	Work Phone 0		Cell Phone 0	
City, State, Zip Code OSCEOLA WI 54020			SSN	Local ID #	State # LIQUOR.LI	FBI #	Cell Phone 0				
	Last, First, Middle (Firm if Business)			Race	Sex	Age	HT	WT	Hair	Eyes	Home Phone
Address			DOB	DL Number			State	Work Phone		Cell 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		Cell Phone	
City, State, Zip Code			SSN	Local ID #	State #	FBI #	Cell Phone				

Synopsis **Holly Brickel applied for an Operator's License for Tippy Canoes. 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 9999	Press Release <input type="checkbox"/>	Domestic Violence Case <input type="checkbox"/>
	Gang Related N	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 CLSD
	Connecting Case #		
	Report Complete/Ready for Review <input checked="" type="checkbox"/>	CAD/CFS Event #	
	Assigned To _____		Date _____
Officer ID Assistant J. Giller	Reviewed By _____	Approved _____	Date _____





REAL. CHARMING.

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 30th.

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>252 South Cascade St. Unit #14</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>Exxon Osceola Stop</u> <u>715-755-3951</u>

Operators licenses held in last 2 years (list communities) OR:	_____
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) _____

Crystal Kolby
Print Name

Crystal Kolby
Signature

Maiden or Previous Names Used

Application Recv'd by: FO

Date Application Recv'd: 12-8-2021

Police Recommendation: OK RW/ISS

Provisional Lic Recpt # _____

Provisional License # 21-37

Date School Attended: 12-8-2021

Date Village Board Approval: _____

Operator's Receipt # _____

Operator License # _____

Serving Alcohol

is proud to present this certificate to

Crystal Kolby

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

Verification Code
czgSpKJiSU

Date Issued
Dec 8th, 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: Crystal Kolby

Certification Date: Dec 8th, 2021

Certificate Code: czgSpKJiSU

Verify Online: servingalcohol.com

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

SERVING ALCOHOL INC

VALID FOR 2 YEARS

OSCEOLA POLICE DEPARTMENT

310 CHIEFTAIN STREET

PO BOX 217
OSCEOLA WI 54020

Incident # **21-011013**

Beat NA	Rpt Dist	Type Background Check	Seq 1
Crime / Incident (Primary, Secondary, Tertiary) Operators License Operators License		Attempt <input type="checkbox"/>	Occurred <input type="checkbox"/>
		On or From <input type="checkbox"/>	Date 12/08/2021
		To <input type="checkbox"/>	Time 14:45
		Reported <input type="checkbox"/>	Day Wed

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

Cross Street _____ County _____

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

O	Last, First, Middle (Firm if Business) KOLBY, CRYSTAL ROSE	Race W	Sex F	Age	HT 5-07	WT	Hair BRO	Eyes BLU	Home Phone
Address 252 S CASCADE ST # 14		DOB	DL Number		State WI	Work Phone (715)			
City, State, Zip Code OSCEOLA WI 54020		SSN	Local ID #	State #	FBI #	Cell Phone 0			

O	Last, First, Middle (Firm if Business) OSCEOLA, STOP	Race	Sex	Age 0	HT	WT	Hair	Eyes	Home Phone (715) 755-3951
Address 100 SEMINOLE (PO BX 489) AV		DOB //	DL Number (ELIASCO INC)		State WI	Work Phone 0			
City, State, Zip Code OSCEOLA WI 54020		SSN	Local ID #	State #	FBI #	Cell Phone 0			

	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 **Crystal Kolby applied for an Operator's License for Osceola Stop. 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 9999	Press Release <input type="checkbox"/>	Domestic Violence Case <input type="checkbox"/>
	Gang Related N	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 CLSD
	Report Complete/Ready for Review <input checked="" type="checkbox"/>		Connecting Case #
	CAD/CFS Event #		
Assigned To _____		Date _____	
Officer ID Assistant J. Giller	J	Reviewed By _____	Approved _____
		Date _____	





REAL. CHARMING.

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 30th.

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: 425 N ADAMS ST UNIT B	
City, State, Zip: ST CROIX FALLS, WI 54024	
Date of Birth:	County/State of Birth:
Driver's License # (Please provide copy)	Employer Name & Phone # Valley Sports, 715-294-4240

Operators licenses held in last 2 years (list communities) OR:	
Training course completed in last 2 years (provide documentation):	360 TRAINING - LEARN 2 SERVE

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) _____

JACOB MYER _____
Print Name Maiden or Previous Names Used

Jacob Myer
Signature

Application Recv'd by: Jennifer L. Ruppel Date School Attended: 10-7-21
 Date Application Recvd: 11/12/2021 Date Village Board Approval: _____
 Police Recommendation: OK RWP/jg Operator's Receipt #: _____
 Provisional Lic Recpt #: _____ Operator License #: _____
 Provisional License #: _____



LEARN 2 SERVE™

CERTIFICATE OF COMPLETION

This certifies that

Jacob Myer

is awarded this certificate for

Wisconsin Responsible Beverage Server Training



Completion Date
10/07/2021



Expiration Date
10/07/2023



Certificate #
WI-00596386

Official Signature

This certificate is non-transfereable 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

OSCEOLA POLICE DEPARTMENT

310 CHIEFTAIN STREET

Page 1

Incident

PO BOX 217
OSCEOLA WI 54020

Incident # **21-010975**

Crime / Incident (Primary, Secondary, Tertiary)
Operators License Operators License

Beat NA	Rpt Dist	Type	Background Check		Seq 1
Attempt	Occurred	Date	Time	Day	
<input type="checkbox"/>	On or From	11/23/2021	10:30	Tue	
<input type="checkbox"/>	To	11/23/2021	:	Tue	
<input type="checkbox"/>	Reported	11/23/2021	10:30	Tue	

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

Cross Street _____ County _____

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

O	Last, First, Middle (Firm if Business) MYER, JACOB ALAN	Race W	Sex M	Age	HT 6-00	WT	Hair RED	Eyes BLU	Home Phone
Address 425 N ADAMS ST # B		DOB		DL Number		State WI		Work Phone (715)	
City, State, Zip Code ST. CROIX FALLS WI 54024		SSN		Local ID #		State #		FBI #	
								Cell Phone 0	

O	Last, First, Middle (Firm if Business) VALLEY, SPIRITS LIQUOR	Race	Sex	Age 0	HT	WT	Hair	Eyes	Home Phone (715) 294-4240
Address 209 CHIEFTAIN ST		DOB //		DL Number		State WI		Work Phone 0 -	
City, State, Zip Code OSCEOLA WI 54020		SSN --		Local ID #		State #		FBI #	
								Cell Phone 0	

	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 **Jacob Myer applied for an Operator's License for Valley Spirits. 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 9999	Press Release <input type="checkbox"/>	Domestic Violence Case <input type="checkbox"/>
	Gang Related N	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 CLSD
	Connecting Case #		
	Report Complete/Ready for Review <input checked="" type="checkbox"/>		CAD/CFS Event #
	Assigned To _____		Date _____

Officer ID Assistant J. Giller	J	Reviewed By	Approved	Date
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Zoning Board of Appeals Minutes April 23, 2021

Present: Brad Lutz, Brooke Kulzer, Dick Geving

Others Present: Administrator Krumenauer, Bruce Gilliland, resident

1. Call the meeting to order - Lutz called the board of Appeals to order at 4:13p.m.
2. Approval of the agenda – Motion by Kulzer and seconded by Geving to approve the agenda.
(Vote: Yes – 3, No – 0. Motion Carried)
3. Approval of the May 19, 2020 minutes – Motion by Kulzer and seconded by Geving to approve the minutes of the May 19, 2020 meeting.
(Vote: Yes – 3, No – 0. Motion Carried)
4. Business Items –
 - a. Discussion and possible action re: Primary structure addition to 602 River Street – Lutz announced the item and Krumenauer explained the particulars. The applicant is requesting an addition to the front (River Street) side of the property. The proposed addition is a one-for-one replacement of an old patio that had to removed in order to complete an emergency repair of sewer and water laterals. The applicant is requesting for the same size structure to be reinstalled with the addition of a roof structure and screens so as to become a more usable three seasons room.

Krumenauer went on to explain the focus of this group and what evidence is needed in order to allow a variance of this type. Bruce Gilliland, applicant, stated that a variance should be granted due to the specific limitations of the site and the hardship Village code creates. He went on to state that the proposed enhancement does not impact future use of the site nor impact public or private interests in the area.

Geving asked if the site would be brought back to the original design of the house. Gilliland responded affirmatively. Geving followed up by stating his support for the request as it adheres to the three step test and is an attempt to re-install a part of the original structure.

Lutz asked if sidewalk or roadwork would be impacted. Krumenauer stated that any future sidewalk or road improvements would not be impacted by the addition and that all work would be completed within the Village’s existing road right-of-way.

Kulzer stated that she is in support of the request as stated and finds that the proposal is consistent with allowable reasons to create a variance.

After no further discussion, Kulzer made a motion to approve the variance as proposed and as allowed through local and state regulations. Motion was seconded by Geving.
(Vote: Yes – 3, No – 0. Motion Carried).
5. Other Business as Permitted by Law – None
6. Adjourn – Motion by Kulzer and seconded by Geving to adjourn. There being no further items Lutz adjourned the meeting by vote at 4:29 p.m.

Respectfully submitted;
Benjamin Krumenauer, Village Administrator

**VILLAGE OF OSCEOLA
HISTORIC PRESERVATION COMMISSION SUMMARY OF PROCEEDINGS
October 09, 2021**

The Historic Preservation Commission of the Village of Osceola met via video and in person on October 09, 2021. Rose called the meeting to order at 6:00 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 September 29, 2021 meeting

Motion by Birch and seconded by Lorenz to approve the minutes of the September 29, 2021, meeting.
(Vote: Yes-5, No-0. Motion Carried)

Certificate of Appropriateness review for 205 N. Cascade Street (The Secret Closet)

Krumenauer described the proposed sign for The Secret Closet. The sign has been adjusted to include a more subtle design and new focus on the name and purpose.

Motion by Rose and second by Rice to approve the proposed sign as presented.
(Vote: Yes-5, No-0. Motion Carried)

Conditional Obstruction Permit review for 201 3rd Avenue (The Chocolate Gnome)

Krumenauer presented the proposed a-frame sign. The sign is compliant and should be considered for approval

Motion by Burch and seconded by Helgeson to approve the sign as presented.
(Vote: Yes-5, No-0. Motion Carried)

Any Other Appropriate Items to Discuss

None

Adjourn

Rose adjourned the meeting at 6:11 pm

Respectfully submitted by:

Benjamin Krumenauer, Administrator



Library Board of Trustees
Minutes of Regular Meeting October 14, 2021

Trustees Present: Stephen Bjork, Jeromy Buberl, Amber Krumenauer, Jessica Buberl, Michele Merritt, Betsy Kresmer

Trustees Absent: Amanda Wicklund

Also present: Library Director Shelby Friendshuh

President Bjork **called the meeting to order** at 5:38 p.m.

Motion to approve the agenda by Jeromy Buberl. Seconded by Betsy. Motion carried unanimously.

Michele pointed out that her name was spelled wrong. Her name will be corrected on the minutes. A motion to approve the **Minutes for the September 2021 regular meeting** approved by Jessica. Seconded by Michele. Carried unanimously.

Citizens' Comments – Google review – complaint about the hours of the library. Wished we were open in the library on Saturdays as the drive through is only open. Shelby is hesitant to change the hours as they will be changing real soon once COVID conditions are better. They will then be open 9 to 1 on Saturdays. It is also hard to find 3 people to work on Saturdays at the moment.

Director's report- Shelby spent a lot of time on LTC Program Grant. Program takes place on October 26th. Shelby has also been working more on the budget. Large decrease in circulation. Could be due to increase in COVID cases and some libraries are closed due to it. Libraries across the board are experiencing decrease. Monthly book club went well. The 6th grade classes visited the library and were shown how to use our services. We gained 53 new patrons in big part to the 6th grade class. Rebekah hosted her outdoor playdate and plans to continue to do this. We had 26 participants involved.

Monthly financials- Motion to approve by Jeromy, second by Betsy. Carried unanimously.

Audit and Approved Bills- We spent a lot on books this last month. We didn't get to order last month so this is basically a double increase. Motion to pay the bills by Betsy, second by Jessica. Carried unanimously.

Budget: Village will be approving budget next month. Shelby will review and make some minor changes for board to approve next month. Health and Dental was looking higher than estimated



Library Board of Trustees

Minutes of Regular Meeting October 14, 2021

because our Worker's Comp was being taken out of the hospital/dental fund account. Ben Krumenauer mentioned an 11% increase to health next year.

LTC Grant Program- Calling Ask, Listen, and Empower Program. This will be a meeting between village representatives, staff, community leaders, and citizens. Various topics will be discussed about our local government, how it works and how citizens can get involved. Meeting to be held on October 26th at 6:00 PM. This is funded by the ALA grant. Shelby will be doing an exit survey as well as creating a blog post on our website about it.

Next regularly scheduled meeting will be November 11th at 5:30 PM virtually and/or in person.

Meeting adjourned at 6:18 PM.

Respectfully submitted by,

Amber Krumenauer
Library Board Secretary

Osceola Airport Commission Minutes

October 18, 2021

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

Absent: Max Waddell

Others Present: None

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 Lee to approve the agenda.
(Vote: Yes – 4, No – 0. Motion Carried)
3. Approval of the September 20, 2021 minutes – Motion by Johnson and seconded by Lee to approve the minutes of the September 20, 2021 meeting.
(Vote: Yes – 4, No – 0. Motion Carried)
4. Invoices for payment – No major invoices beyond regular operating presented.
5. Review of Airport Financial Statements – Johnson provided the airports regular expenses and financials.
6. Airport Manager’s Report – Johnson talked to the Bureau about crack filling, gave the representative a tour of the airport. He stated that the representative from BOA recommended bidding the entire airport for crack filling with a multi-phase approach. Eleven days of total work to be completed. Johnson plans to work with the contractor to minimize time of runway closure. Approximately \$130,000 for base work with two alternatives also discussed. Action will be taken during the Other Business section.

Johnson also notified the Commission on the rumored sale of Custom Fire. Not a lot of information is known and additional updates will be given as information is available.

7. Other Business
 - a) 2022 Budget Approval – Motion by Johnson and second by Greene to approve the 2022 airport budget.
(Vote: Yes – 4, No – 0. Motion Carried)
 - b) 2022 crack fill/seal coat petition to join state contract – Motion by Johnson and second by Lee to approve the 2022 crack fill program with the addition of the micro surfacing of the apron.
(Vote: Yes – 4, No – 0. Motion Carried)
 - c) Hanger T-14 termination and revised hanger lease – The proposed hanger leases were discussed and signed with no alterations.
No additional action taken.
8. Other business as permitted by law – Hanger T-8 termination and lease renewal were also presented and signed per policy.
9. Adjourn - There being no further items West adjourned the meeting at 4:43 p.m.

Respectfully submitted.
Benjamin Krumenauer, Village Administrator

ADMINISTRATION & FINANCE COMMITTEE PROCEEDINGS

November 5, 2021

The Administration & Finance Committee of the Village of Osceola met on November 5, 2021 at Village Hall. Chair Bruce Gilliland called the meeting to order at 10:36 a.m.

Present: Gilliland, Deb Rose, Joel West
Staff present: Benjamin Krumenauer and Frances Duncanson
Others present: Kevin Krynski

Motion by Rose and seconded by West to approve the agenda
Ayes-3 Nays-2 Motion carried.

Public Forum There were no members of the public present.

Discussion and Possible Action re:

Motion by West and seconded by Rose to approve the minutes of the October 1, 2021 Meeting
Ayes-3 Nays-0 Motion carried.

Business Items: discussion and possible action re:

2020 Financial Audit Review

Kevin Krynski of Johnson Block commented on the 2020 draft audit. There were a fair amount of cash reconciliation issues that took time to work through. The actual audit process began a month and a half ago. The independent audit report is their work product. The financial statement opinion is unmodified. There are several items to point out. We made good financial progress with things still tight. Various funds were reviewed. Explained was the modified full basis of accounting used, that measures cash plus short-term assets and liabilities. We will not see fixed assets and long-term debt on those statements as those are added in other statements. The general fund is the main operating fund plus there is debt service, the TIF districts, special revenue, and utilities.

The required audit communication letter touches on material weaknesses such as lack of segregation of duties with a small office staff resulting in overlap of functions. This is common with municipalities of our size. We have a lot of financial activity for a small staff. They draft the financial statements from information we provide. Ideally the client would draft the statements and they would audit them. The number of journal entries is an improvement from last year

Key financial results to review: The Village's financial status has improved with operating cash flow still tight. The General Fund balance increased by \$69,000 but is tied up in advances to the utilities. The Utilities have a repayment schedule, as they cannot afford to pay it back all at once. We need to wean off this as a revenue source. TIF #2 has fund balance of \$1,075,782 and we should consider terminating it soon. The debt will be repaid first, then perhaps the last year increment could be used for housing development. When it closes there is the potential resource for a one-time replenishment of reserves. If there is excess, it will be distributed to the overlying taxing jurisdictions. Utility operating income was \$267,000 for water and \$307,000 for sewer. Both had positive cash flow although it was more moderate with the sewer utility due to accelerating advance repayments. The GO debt limit is \$13.1 million, and we have \$9.1 mil outstanding. There are some small library cash accounts with limited activity, which need to be recorded in the general ledger. The admin expense allocation journal entries need to go to all individual depts, most importantly to the utilities and streets for state highway aid calculation. This could be done through the payroll module.

GENERAL FUND CHECKING

ALL Checks

Posted From: 11/06/2021 From Account:
Thru: 12/09/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
62790	11/10/2021	OLCHEFSKE, TANNER	295.52
62791	11/11/2021	BAKKE NORMAN. S.C.	1,415.78
62792	11/11/2021	BENJAMIN KRUMENAUER	70.00
62793	11/11/2021	BILL'S ACE HARDWARE	28.62
62794	11/11/2021	CENTURYLINK	1,386.18
62795	11/11/2021	CINTAS	639.18
62796	11/11/2021	COMPENSATION CONSULTANTS, LTD	25.00
62797	11/11/2021	CORE & MAIN LP	7,600.63
62798	11/11/2021	DIGGERS HOTLINE	80.04
62799	11/11/2021	ERIC LEHMAN	200.00
62800	11/11/2021	GENERAL TEAMSTERS UNION	369.00
62801	11/11/2021	HAWKINS INC	8,820.05
62802	11/11/2021	JENNIFER GILLER	150.00
62803	11/11/2021	JENNIFER ROYTEK	30.00
62804	11/11/2021	KLM ENGINEERING, INC.	2,000.00
62805	11/11/2021	MCMASTER-CARR	71.57
62806	11/11/2021	NATIONWIDE TRUST COMPANY, FSB	150.00
62807	11/11/2021	OSCEOLA MEDICAL CENTER	30.00
62808	11/11/2021	PDI	59.94
62809	11/11/2021	POLK COUNTY CLERK	37.00
62810	11/11/2021	REBEKAH PALMER	150.00
62811	11/11/2021	RONALD PEDRYS	138.00
62812	11/11/2021	SHELBY FRIENDSHUH	25.00
62813	11/11/2021	TANNER REBHAN	50.00
62814	11/11/2021	THE OSCEOLA SUN	1,531.26
62815	11/11/2021	THE STAPLE	40.50
62816	11/11/2021	TIMOTHY GADA	38.46
62817	11/11/2021	UNUM LIFE INSURANCE COMPANY OF AMERICA	751.32
62818	11/11/2021	XCEL ENERGY	13,077.88
62820	11/17/2021	AMAZON.COM	154.76
62821	11/17/2021	BAKER & TAYLOR	1,693.90
62822	11/17/2021	DICK'S FRESH MARKET	45.44
62823	11/17/2021	EMC INSURANCE COMPANIES	8,500.15

GENERAL FUND CHECKING

ALL Checks

Posted From: 11/06/2021 From Account:
Thru: 12/09/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
62824	11/17/2021	EO JOHNSON	173.54
62825	11/17/2021	EO JOHNSON LEASING	213.40
62826	11/17/2021	GREYSTONE MASONRY, LLC	1,000.00
62827	11/17/2021	HENRY KUEHNDORF	25.20
62828	11/17/2021	OFFICE DEPOT	591.98
62829	11/17/2021	PETTY CASH	303.51
62830	11/17/2021	PETTY CASH	88.40
62831	11/17/2021	ROBERT W. BAIRD & COMPANY	8,500.00
62832	11/17/2021	UNUM LIFE INSURANCE COMPANY OF AMERICA	399.24
62833	11/17/2021	VERIZON	369.18
62834	11/17/2021	VISA	276.47
62835	11/17/2021	VISA	151.02
62836	11/24/2021	5 ALARM FIRE AND SAFETY EQUIPMENT, LLC	234.95
62836	11/24/2021	5 ALARM FIRE AND SAFETY EQUIPMENT, LLC	-234.95
62837	11/24/2021	ASSOCIATED BANK GREEN BAY, N.A.	475.00
62838	11/24/2021	BENJAMIN KRUMENAUER	70.00
62839	11/24/2021	CUSTOM FIRE APPARATUS INC	467.20
62840	11/24/2021	DELTA DENTAL PLAN OF WISCONSIN	1,254.11
62841	11/24/2021	ERIC LEHMAN	200.00
62842	11/24/2021	GENERAL CODE	995.00
62843	11/24/2021	GUARDIAN PEST SOLUTIONS, INC.	115.00
62844	11/24/2021	HALI-BRITE INC.	212.61
62845	11/24/2021	JENNIFER GILLER	150.00
62846	11/24/2021	JENNIFER ROYTEK	30.00
62847	11/24/2021	MICHAEL MALLIN	1,668.00
62848	11/24/2021	O'REILLY AUTOMOTIVE STORES INC.	100.73
62849	11/24/2021	PITNEY BOWES INC.	144.96
62850	11/24/2021	PRICILLA DORN-CUTLER	158.15
62851	11/24/2021	REBEKAH PALMER	150.00
62852	11/24/2021	RONALD PEDRYS	138.00
62853	11/24/2021	SHELBY FRIENDSHUH	25.00
62854	11/24/2021	SPECTRUM	124.98
62855	11/24/2021	TANNER REBHAN	50.00

GENERAL FUND CHECKING

ALL Checks

Posted From: 11/06/2021 From Account:
Thru: 12/09/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
62856	11/24/2021	TIMOTHY GADA	38.46
62857	11/24/2021	WE ENERGIES	1,120.70
62858	11/24/2021	5 ALARM FIRE AND SAFETY EQUIPMENT, LLC	234.95
62859	11/30/2021	R & L CARRIERS	92.34
62860	12/03/2021	ABM	1,360.45
62861	12/03/2021	BADGER STATE INC.	420.00
62862	12/03/2021	BAKKE NORMAN. S.C.	37.00
62863	12/03/2021	BILL'S ACE HARDWARE	73.05
62864	12/03/2021	COMMERCIAL TESTING LAB.	929.50
62865	12/03/2021	CULLIGAN OF RICE LAKE	26.60
62866	12/03/2021	EASYITGUYS	4,932.22
62867	12/03/2021	FEDERATED CO-OPS, INC.	538.51
62868	12/03/2021	FRANCES DUNCANSON	11.20
62869	12/03/2021	GREAT LAKES TV SEAL INC.	36,501.56
62870	12/03/2021	HAWKINS INC	2,072.20
62871	12/03/2021	INTERSTATE MECHANICAL, LLC	883.53
62872	12/03/2021	J & S GENERAL CONTRACTING	837.75
62873	12/03/2021	JOHNSON BLOCK AND COMPANY, INC.	14,725.00
62874	12/03/2021	MONARCH PAVING	2,676.65
62875	12/03/2021	NATIONAL ELEVATOR INSPECTION SERVICES, INC.	82.96
62876	12/03/2021	POLK BURNETT	49.32
62877	12/03/2021	POLK COUNTY CLERK	2,851.96
62878	12/03/2021	RELIANCE ELECTRIC MOTORS	639.00
62879	12/03/2021	SCHINDLER ELEVATOR CORPORATION	1,051.26
62880	12/03/2021	SWEEPER SERVICES INC	39.68
62881	12/03/2021	THE STAPLE	70.00
62882	12/03/2021	WCMA	138.38
62883	12/03/2021	WEST CENTRAL BIOSOLIDS COMMISSION	13,187.94
62884	12/03/2021	WEST WISCONSIN INSPECTION AGENCY, LLC	4,068.32
62885	12/03/2021	WI PROFESSIONAL POLICE ASSOCIATION	168.00
62886	12/03/2021	WISCONSIN CENTRAL LTD	100.00
62943	12/08/2021	NATIONWIDE TRUST COMPANY, FSB	150.00
62944	12/08/2021	TIMOTHY GADA	38.46

GENERAL FUND CHECKING

ALL Checks

Posted From: 11/06/2021 From Account:
Thru: 12/09/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
62945	12/08/2021	WISCONSIN STATE LABORATORY OF HYGIENE	26.00
62946	12/08/2021	WORKHORSE SOFTWARE SERVICES, INC.	4,350.00
62947	12/08/2021	AFLAC	432.04
62948	12/08/2021	XCEL ENERGY	10,719.80
62949	12/08/2021	AMAZON CAPITAL SERVICES	114.74
62950	12/08/2021	BENJAMIN KRUMENAUER	70.00
62951	12/08/2021	BILL'S ACE HARDWARE	299.41
62952	12/08/2021	BOYDS OUTDOOR POWER	33.60
62953	12/08/2021	CAPITAL ONE COMMERCIAL	787.67
62954	12/08/2021	COMPENSATION CONSULTANTS, LTD	25.00
62955	12/08/2021	DICK'S FRESH MARKET	27.21
62956	12/08/2021	DIGGERS HOTLINE	78.30
62957	12/08/2021	REBEKAH PALMER	150.00
62958	12/08/2021	ELIZABETH WOOLLEY	9.91
62959	12/08/2021	EO JOHNSON LEASING	208.61
62960	12/08/2021	RICHARD PARENT	102.56
62961	12/08/2021	ERIC LEHMAN	200.00
62962	12/08/2021	RONALD PEDRYS	138.00
62963	12/08/2021	SECURIAN FINANCIAL GROUP, INC.	388.91
62964	12/08/2021	GENERAL TEAMSTERS UNION	369.00
62965	12/08/2021	SHELBY FRIENDSHUH	25.00
62966	12/08/2021	HAWKINS INC	101.56
62967	12/08/2021	JENNIFER GILLER	150.00
62968	12/08/2021	ST. CROIX FENCE, INC.	7,240.00
62969	12/08/2021	TANNER REBHAN	50.00
62970	12/08/2021	JENNIFER ROYTEK	30.00
62971	12/08/2021	KWIK TRIP	2,013.23
62972	12/08/2021	THE HOME DEPOT PRO	158.09
62972	12/08/2021	THE HOME DEPOT PRO	-158.09
62972	12/08/2021	THE HOME DEPOT PRO	158.09
INV111621	11/29/2021	MIDWESTONE	3,145.37
V11102101	11/10/2021	ALBERTS, AMANDA	1,289.90
V11102102	11/10/2021	BACH, ANDREW	3,288.80

GENERAL FUND CHECKING

ALL Checks

Posted From: 11/06/2021 From Account:
Thru: 12/09/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
V11102103	11/10/2021	BURROWS, HANNAH	65.49
V11102104	11/10/2021	CARUSO, RICHARD T.	1,586.21
V11102105	11/10/2021	DUNCANSON, FRANCES	1,615.95
V11102106	11/10/2021	FELDTMOSE, MARIE K.	379.16
V11102107	11/10/2021	FRIENDSHUH, SHELBY	1,139.60
V11102108	11/10/2021	GADA, TIMOTHY	2,912.70
V11102109	11/10/2021	GILLER, JENNIFER	1,027.23
V11102110	11/10/2021	HOVERMAN, RICHARD D.	235.32
V11102111	11/10/2021	JACOBS, MICHELLE	293.61
V11102112	11/10/2021	JOHNSON, ANDREW	735.73
V11102113	11/10/2021	KENNY, RYAN	1,508.77
V11102114	11/10/2021	KRENTZ, CARIE	817.21
V11102115	11/10/2021	KRUMENAUER, BENJAMIN	2,457.71
V11102116	11/10/2021	LEHMAN, ERIC M.	2,874.74
V11102117	11/10/2021	LEHMAN, JENNIFER T.	191.19
V11102118	11/10/2021	MALLIN, MICHAEL	1,366.09
V11102119	11/10/2021	MILLER, ANNE	634.19
V11102120	11/10/2021	OLINGER, KAYLEN	207.79
V11102121	11/10/2021	PALMER, REBEKAH S.	725.24
V11102122	11/10/2021	PEDRYS, RONALD W.	2,202.66
V11102123	11/10/2021	PETERS, BRADLEY	265.96
V11102124	11/10/2021	REBHAN, TANNER	1,871.13
V11102125	11/10/2021	ROYTEK, JENNIFER L.	1,264.69
V11102126	11/10/2021	SCHILL, JUSTIN	1,252.21
V11102127	11/10/2021	TRACY, DAWN	417.45
V11102128	11/10/2021	TRACY, RALPH E.	1,508.97
V11102129	11/10/2021	WATERS, TODD	1,528.74
V11242101	11/24/2021	ALBERTS, AMANDA	1,433.57
V11242102	11/24/2021	BACH, ANDREW	1,702.85
V11242103	11/24/2021	BURROWS, HANNAH	94.60
V11242104	11/24/2021	CARUSO, RICHARD T.	1,657.20
V11242105	11/24/2021	DORN CUTLER, PRISCILLA R	231.65
V11242106	11/24/2021	DUNCANSON, FRANCES	1,615.95

GENERAL FUND CHECKING

ALL Checks

Posted From: 11/06/2021 From Account:
Thru: 12/09/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
V11242107	11/24/2021	FELDTMOSE, MARIE K.	339.31
V11242108	11/24/2021	FRIENDSHUH, SHELBY	1,139.60
V11242109	11/24/2021	GADA, TIMOTHY	1,686.60
V11242110	11/24/2021	GILLER, JENNIFER	1,034.99
V11242111	11/24/2021	HOVERMAN, RICHARD D.	218.41
V11242112	11/24/2021	JACOBS, MICHELLE	313.03
V11242113	11/24/2021	JOHNSON, ANDREW	1,168.65
V11242114	11/24/2021	KENNY, RYAN	1,662.28
V11242115	11/24/2021	KRENTZ, CARIE	700.33
V11242116	11/24/2021	KRUMENAUER, BENJAMIN	2,457.71
V11242117	11/24/2021	LEHMAN, ERIC M.	1,542.00
V11242118	11/24/2021	LEHMAN, JENNIFER T.	180.27
V11242119	11/24/2021	MALLIN, MICHAEL	1,535.03
V11242120	11/24/2021	MILLER, ANNE	672.26
V11242121	11/24/2021	OLINGER, KAYLEN	175.46
V11242122	11/24/2021	PALMER, REBEKAH S.	633.65
V11242123	11/24/2021	PEDRYS, RONALD W.	2,202.66
V11242124	11/24/2021	PETERS, BRADLEY	773.21
V11242125	11/24/2021	REBHAN, TANNER	1,516.65
V11242126	11/24/2021	ROYTEK, JENNIFER L.	1,237.15
V11242127	11/24/2021	SCHILL, JUSTIN	1,393.79
V11242128	11/24/2021	TRACY, DAWN	467.69
V11242129	11/24/2021	TRACY, RALPH E.	1,473.63
V11242130	11/24/2021	WATERS, TODD	1,647.75
V12082101	12/08/2021	ALBERTS, AMANDA	524.39
V12082102	12/08/2021	BACH, ANDREW	1,982.11
V12082103	12/08/2021	BURROWS, HANNAH	72.77
V12082104	12/08/2021	CARUSO, RICHARD T.	1,586.23
V12082105	12/08/2021	DUNCANSON, FRANCES	1,615.95
V12082106	12/08/2021	FELDTMOSE, MARIE K.	274.54
V12082107	12/08/2021	FRIENDSHUH, SHELBY	1,139.60
V12082108	12/08/2021	GADA, TIMOTHY	1,557.94
V12082109	12/08/2021	GILLER, JENNIFER	1,025.05

GENERAL FUND CHECKING

ALL Checks

Posted From: 11/06/2021 From Account:
Thru: 12/09/2021 Thru Account:

Check Nbr	Check Date	Payee	Amount
V12082110	12/08/2021	HOVERMAN, RICHARD D.	192.20
V12082111	12/08/2021	JACOBS, MICHELLE	232.94
V12082112	12/08/2021	JOHNSON, ANDREW	1,564.63
V12082113	12/08/2021	KENNY, RYAN	1,508.75
V12082114	12/08/2021	KRENTZ, CARIE	666.63
V12082115	12/08/2021	KRUMENAUER, BENJAMIN	2,457.71
V12082116	12/08/2021	LEHMAN, ERIC M.	1,531.67
V12082117	12/08/2021	LEHMAN, JENNIFER T.	114.72
V12082118	12/08/2021	MALLIN, MICHAEL	1,475.04
V12082119	12/08/2021	MILLER, ANNE	540.22
V12082120	12/08/2021	OLINGER, KAYLEN	180.08
V12082121	12/08/2021	PALMER, REBEKAH S.	725.24
V12082122	12/08/2021	PEDRYS, RONALD W.	2,202.66
V12082123	12/08/2021	PETERS, BRADLEY	1,233.48
V12082124	12/08/2021	REBHAN, TANNER	1,422.40
V12082125	12/08/2021	ROYTEK, JENNIFER L.	1,192.48
V12082126	12/08/2021	SCHILL, JUSTIN	1,405.44
V12082127	12/08/2021	TRACY, DAWN	332.13
V12082128	12/08/2021	TRACY, RALPH E.	1,606.33
V12082129	12/08/2021	WATERS, TODD	1,478.74
DECINT8534	11/29/2021	MIDWESTONE	20,733.17
STMT110621	11/17/2021	BP	189.98
WRS Oct 21	11/30/2021	WRS-EFT	12,702.81
DECPRIN8534	11/29/2021	MIDWESTONE	50,000.00
CITPMT102021	12/09/2021	VILLAGE OF OSCEOLA	25.00
Grand Total			373,932.22

GENERAL FUND CHECKING

ALL Checks

Posted From: 11/06/2021 From Account:
Thru: 12/09/2021 Thru Account:

	Amount
Total Expenditure from Fund # 100 - GENERAL	130,618.44
Total Expenditure from Fund # 221 - LIBRARY	25,161.00
Total Expenditure from Fund # 250 - AIRPORT	2,171.04
Total Expenditure from Fund # 275 - OSCEOLA MUNICIPAL COURT	4,037.96
Total Expenditure from Fund # 300 - DEBT SERVICE FUND	71,208.17
Total Expenditure from Fund # 410 - GENERAL CAPITAL FUND	8,970.41
Total Expenditure from Fund # 430 - TIF #2 FUND	4,475.00
Total Expenditure from Fund # 450 - TIF #3 FUND	2,000.00
Total Expenditure from Fund # 510 - WATER UTILITY	35,723.28
Total Expenditure from Fund # 520 - SEWER UTILITY	89,566.92
Total Expenditure from all Funds	373,932.22