

# Osceola Airport Commission Meeting

**Date:** Tuesday, February 20, 2024  
**Time:** 4:00 p.m.  
**Place:** Airport Terminal Building Osceola, WI

## AGENDA

1. Call to order
2. Approval of agenda
3. Approval of the minutes
  - a) Regular meeting dated December 18, 2023
4. Invoices for payment
5. Airport Financials
  - a) Receipt Register
  - b) Transaction Detail Report with Budget
6. Reports
  - a) Airport Manager's Report
7. Other Business
  - a) Farmland Lease Contract
  - b) Custom Fire – Ryan Kirvida
  - c) Airport Master Plan General Discussion
  - d) Airport Ordinance revisions
  - e) Snowblower sale
  - f) Airport Road Discussion
8. Future agenda items and updates
9. Adjourn

**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.

## Osceola Airport Commission Meeting Minutes 12-18-2023

1. Greene Called the meeting to order at 4:03 PM. Members present: Greene, Lee, Johnson. Absent: Melin, Waddell. Public: Chris Norville, Steve Kennedy, Paul Elfstrom, Melissa Underwood (SEH).
2. Approval of the Agenda- 1 Lee; 2 Greene (3 I, 0 NA)
3. Approval Of 11/20/2023 Regular Meeting Minutes- 1 Lee, 2 Johnson (3 I, 0 NA)
4. Invoices for Payment- Johnson indicated the final payment for the fall crack filling project needed to be paid for \$1125.00
5. Airport Financials- Commission reviewed recent transactions
6. Airport managers report- Johnson Updated the group on the Terminal building siding repair. Gregory Contracting updated siding and windows this summer. Some of the installed steel siding has corrosion on it from long term storage. The contractor received a new pallet of siding with the intent of replacing damaged panels. The new siding turned out to be corroded as well. Gregory Contracting will work with the supplier to get an acceptable replacement.
7. Other Business
  - a) Airport Master Plan Discussion- Melissa Underwood from SEH indicated that the FAA approval to move the project forward may come in January 2024.
  - b) Airport Ordinance Revisions- Table
  - c) Potential Loader Storage- Greene mentioned that he had talked with the Wisconsin BOA about potentially storing Airport Snow removal equipment "off airport" (across the road in the village garage) to verify if that would be in compliance with Federal Airport Assurances. The BOA indicated that it would be acceptable as long as the equipment itself is used exclusively for Airport purposes.
  - d) Snowblower sale/repair Discussion- Johnson stated that he and Steve Mueller had contacted the manufacturer of the Airport snowblower (Kodiak) as a last attempt seeking options for either repair or sale of the inoperable equipment.
  - e) Airport Road Discussion- Greene indicated that he had been told by the Village that Mr. Viebrock had secured new legal representation in regard to the ongoing discussion.
  - f) Hangar Financing- Greene mentioned that there had been an individual interested in building a new Hangar, but was having issues with a Lender being comfortable securing a loan based upon the Airport hangar lease contract. The lender was looking for a 30+ year lease, land rights, as well as other assurances that the current leases do not or can not provide. Greene sent a sample lease to one of Osceola's local banks for input- It was acceptable to them for financing.
  - g) Fire Chief updates- Paul Elfstrom updated the group on recent enforcement of the "No outdoor storage" provision of the Airport hangar lease agreements. This was done to help insure Fire Department access around hangars in the event of a fire. It will in some cases help reduce the chances of fire. He stated that he gets calls from insurance companies regularly, asking for building environment specifics when assessing insurability. Along with the item removal, Elfstrom reiterated the campaign to cover "eve side" Gas meters and monitor "eve side" furnace exhausts. Elfstrom also spent some time talking about Aircraft hangar fire protection standards. He brought in the NFPA #409 book specific to Aircraft

hangars. It was unclear why there seemed to be disagreements between the NFPA 409 code and General Airport Design standards. Melissa from SEH was going to look into it. Lastly, Elfstrom mentioned he would like to see a new line of fire hydrants along Airport Road. He suggested possibly reaching out to the "Grant Writers" that have been secured by the Village.

8. Future items and updates- Snowblower Sale or repair, Fire code, Dedicated Village fund for 5% of Airport AIP projects.
9. Meeting Adjourned at 5:26pm

1/12/2024

7:38 AM

Reprint Check Register - Quick Report - ALL

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ACCT

GENERAL FUND CHECKING

ALL Checks

Posted From: 12/15/2023

From Account: 250-22-11100-000-000

Thru: 12/31/2023

Thru Account: 250-22-59200-710-410

Check Nbr	Check Date	Payee	Amount
66139	12/19/2023	OSCEOLA AEROSPORT, LLC	2,343.34
66146	12/19/2023	WI DEPT OF TRANSPORTATION	1,125.70
66182	12/27/2023	WE ENERGIES	60.59
Grand Total			3,529.63

GENERAL FUND CHECKING

ALL Checks

Posted From: 12/15/2023 From Account: 250-22-11100-000-000  
Thru: 12/31/2023 Thru Account: 250-22-59200-710-410

Amount

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Total Expenditure from Fund # 250 - AIRPORT	3,529.63
Total Expenditure from all Funds	3,529.63

## GENERAL FUND CHECKING

## ALL Checks

Posted From: From Account: 250-00-11100-000-000  
Thru: Thru Account: 250-00-59200-000-000

Check Nbr	Check Date	Payee	Amount
66200	1/04/2024	PDI TECHNOLOGIES	59.94
66202	1/04/2024	POLK BURNETT	52.52
66206	1/04/2024	THE BITWORKS INC.	85.54
66213	1/04/2024	XCEL ENERGY	100.00
66215	1/09/2024	BILL'S ACE HARDWARE	3.29
66216	1/09/2024	BRIGHTSPEED	158.42
66236	1/09/2024	OSCEOLA UTILITIES	238.22
66280	1/17/2024	XCEL ENERGY	689.85
66301	1/24/2024	WE ENERGIES	64.09
66341	2/09/2024	BRIGHTSPEED	158.47
66368	2/09/2024	XCEL ENERGY	790.98
66381	2/14/2024	PDI TECHNOLOGIES	59.94
Grand Total			2,461.26

2/15/2024 9:47 AM

Reprint Check Register - Quick Report - ALL

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ACCT

GENERAL FUND CHECKING

ALL Checks

Posted From: From Account: 250-00-11100-000-000  
Thru: Thru Account: 250-00-59200-000-000

Amount

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Total Expenditure from Fund # 250 - AIRPORT	2,461.26
Total Expenditure from all Funds	2,461.26

## GENERAL FUND CHECKING

## ALL Receipts

Posted From: 12/15/2023 From Account: 250-00-13300-000-000  
Thru: 12/31/2023 Thru Account: 250-22-59200-710-410

Receipt Nbr	Receipt Date	Payor	Amount
2711	12/11/2023	DAVID SCHLENKER	833.89
2714	12/11/2023	JEFF MEYER	1,131.79
2715	12/11/2023	SCOTT STAPLES	1,302.95
2718	12/15/2023	MARK SHAVER	1,131.79
2719	12/15/2023	CARMEL RUBEL CARVER	434.79
2720	12/15/2023	PATRICK LEE	955.50
2721	12/18/2023	WOLFGANG GREINER	1,416.66
2723	12/18/2023	MARK ROBOTTI	620.20
2726	12/19/2023	DAN SANDAGER	1,416.66
2727	12/19/2023	CRAIG KIRVIDA	703.59
2730	12/19/2023	JOE GREENE	1,131.79
2747	12/27/2023	JAMES KERR	1,416.66
2749	12/28/2023	KEVIN KIRVIDA	3,788.03
29633	12/19/2023	INTERMOUNTAIN LIVING LLC PROCEEDS FROM SALE OF AIRPORT EQUIPMENT	25,000.00
Grand Total			41,284.30



1/12/2024 7:39 AM

Reprint Receipt Register - Quick Report

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ACCT

GENERAL FUND CHECKING

ALL Receipts

Posted From: 12/15/2023 From Account: 250-00-13300-000-000  
Thru: 12/31/2023 Thru Account: 250-22-59200-710-410

Amount

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Total Revenue from Fund # 250 - AIRPORT	41,284.30
Total Revenue from all Funds	41,284.30

## GENERAL FUND CHECKING

## ALL Receipts

Posted From: From Account: 250-00-11100-000-000  
Thru: Thru Account: 250-00-59200-000-000

Receipt Nbr	Receipt Date	Payor	Amount
2762	1/03/2024	WILLIAM GREENE	875.58
2764	1/04/2024	RED WING SOARING ASSOCIATION	162.87
2766	1/05/2024	JOAN NAVRATIL REVOCABLE TRUST	1,416.66
2768	1/05/2024	DAVID ARCAND	729.65
2771	1/05/2024	WILD RIVER FLYING CLUB	1,368.10
2772	1/05/2024	RICHARD JOHNSON	1,237.80
2773	1/05/2024	OSCEOLA AEROSPORT, LLC	938.13
2779	1/08/2024	OSCEOLA ULTRA LIGHTS LLC	729.65
2780	1/08/2024	STEVEN & JANICE LUGINBILL	1,060.08
2793	1/11/2024	DANIEL ROBINSON	729.65
2798	1/16/2024	OSCEOLA AIRPORT HANGAR ASSOC.	6,338.64
2799	1/16/2024	OSCEOLA AEROSPORT, LLC	2,000.00
2800	1/16/2024	OSCEOLA AEROSPORT, LLC	557.77
2801	1/16/2024	PHIL MATTISON	1,416.66
2802	1/16/2024	WILD RIVER FLYING CLUB	275.20
2811	1/17/2024	JEFF RIVERS	833.89
2812	1/18/2024	ROBERT & MICHELLE CONNOLLY	1,416.66
2814	1/19/2024	DAVID JOHNSON	1,120.54
2815	1/19/2024	KENNETH RICHTER	729.65
2817	1/19/2024	JOHN & SARA HANDRAHAN	729.65
2828	1/22/2024	DAN MANTHEY	729.65
2832	1/23/2024	DAVID ARNOLD	638.45
2835	1/24/2024	DANIEL WINDETT	377.86
2838	1/26/2024	PAUL MICHAUD	938.12
2841	1/26/2024	CHRIS MCKENZIE	1,416.66
2842	1/26/2024	SOARING EAGLE MANGEMENT LLC	693.60
2843	1/29/2024	NELSON INDUSTRIES, INC.	1,416.66
2844	1/29/2024	DANIEL KVINGE	638.45
2845	1/29/2024	CUSTOM FIRE APPARATUS INC	16,200.00

2/15/2024 9:48 AM

Reprint Receipt Register - Quick Report

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ACCT

GENERAL FUND CHECKING

ALL Receipts

Posted From: From Account: 250-00-11100-000-000  
Thru: Thru Account: 250-00-59200-000-000

Receipt Nbr	Receipt Date	Payor	Amount
2846	1/29/2024	CUSTOM FIRE APPARATUS INC	1,737.23
2848	1/29/2024	BRUCE OLSON	1,131.79
2855	1/30/2024	ROBERT POUTRE	729.65
2859	1/31/2024	STEVEN KENNEDY	638.45
2862	2/01/2024	DAVID URBAN	469.06
2865	2/02/2024	BRAD DIXON	638.45
Grand Total			53,060.91

2/15/2024 9:48 AM

Reprint Receipt Register - Quick Report

Page: 3  
ACCT

GENERAL FUND CHECKING

ALL Receipts

Posted From: From Account: 250-00-11100-000-000  
Thru: Thru Account: 250-00-59200-000-000

Amount

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Total Revenue from Fund # 250 - AIRPORT

53,060.91

Total Revenue from all Funds

53,060.91

Dated From: 12/15/2023

From Account: 250-22-11100-000-000

ACCT

Thru: 12/31/2023

Thru Account: 250-22-59200-710-410

Type of Account: Active

Fund # 250 - AIRPORT

Debit

Credit

250-22-11100-000-000

AIRPORT  
TREASURER'S WORKING CASH

Posting Date	Type	Transaction Number	Date			
				Beginning Balance:	83,025.35	
12/18/2023	CMP		12/18/2023	Receipts Posted 12/18/2023	7,207.37	
12/19/2023	CMP		12/19/2023	Checks Posted 12/19/2023		3,469.04
12/19/2023	CMP		12/19/2023	Receipts Posted 12/19/2023	25,000.00	
12/21/2023	CMP		12/21/2023	Receipts Posted 12/21/2023	3,872.24	
12/27/2023	CMP		12/27/2023	Checks Posted 12/27/2023		60.59
12/28/2023	CMP		12/28/2023	Receipts Posted 12/28/2023	5,204.69	
				Ending Balance:	120,780.02	

250-22-16001-000-000

AIRPORT  
PREPAID EXPENSES

Posting Date	Type	Transaction Number	Date			
				Beginning Balance:	11,146.50	
				Ending Balance:	11,146.50	

250-22-21000-000-000

AIRPORT  
ACCOUNTS PAYABLE

Posting Date	Type	Transaction Number	Date			
				Ending Balance:	0.00	

250-22-21001-000-001

AIRPORT  
ACCOUNTS PAYABLE SUNDRY  
HANGAR DEPOSITS

Posting Date	Type	Transaction Number	Date			
				Beginning Balance:		500.00
				Ending Balance:		500.00

250-22-21002-000-000

AIRPORT  
ACCRUED WAGES PAYABLE

Posting Date	Type	Transaction Number	Date			
				Beginning Balance:		88.81
				Ending Balance:		88.81

250-22-26000-000-000

AIRPORT  
DEFERRED REVENUES

Posting Date	Type	Transaction Number	Date			
				Beginning Balance:	8,017.71	
12/18/2023	RCP	2711	12/11/2023	DAVID SCHLENKER 2024 HANGAR LEASE PMT F9	833.89	
12/18/2023	RCP	2714	12/11/2023	JEFF MEYER 2024 HANGAR LEASE PMT S4	1,131.79	
12/18/2023	RCP	2715	12/11/2023	SCOTT STAPLES 2024 HANGAR LEASE PMT F5	1,302.95	
12/18/2023	RCP	2718	12/15/2023	MARK SHAVER 2024 HANGAR LEASE PMT S12	1,131.79	
12/18/2023	RCP	2719	12/15/2023	CARMEL RUBEL CARVER 2024 HANGAR LEASE PMT D2	434.79	
12/18/2023	RCP	2720	12/15/2023	PATRICK LEE 2024 HANGAR LEASE PMT S14/.50 CASH	955.50	
12/18/2023	RCP	2721	12/18/2023	WOLFGANG GREINER 2024 HANGAR LEASE PMT R9	1,416.66	
12/21/2023	RCP	2723	12/18/2023	MARK ROBOTTI	620.20	

Dated From: 12/15/2023

From Account: 250-22-11100-000-000

ACCT

Thru: 12/31/2023

Thru Account: 250-22-59200-710-410

Type of Account: Active

Fund # 250 - AIRPORT

Debit

Credit

250-22-26000-000-000 - PREPAID RENT

Posting Date	Type	Transaction Number	Date	Description	Debit	Credit
				2024 HANGAR LEASE PMT C4		
12/21/2023	RCP	2726	12/19/2023	DAN SANDAGER		1,416.66
				2024 HANGAR LEASE PMT T6		
12/21/2023	RCP	2727	12/19/2023	CRAIG KIRVIDA		703.59
				2024 HANGAR LEASE PMT C6		
12/21/2023	RCP	2730	12/19/2023	JOE GREENE		1,131.79
				2024 HANGAR LEASE PMT S6		
12/28/2023	RCP	2747	12/27/2023	JAMES KERR		1,416.66
				2024 HANGAR LEASE PMT - T10		
12/28/2023	RCP	2749	12/28/2023	KEVIN KIRVIDA		3,788.03
				2024 HANGAR PMT - R1 & T4		
				Ending Balance:		24,302.01

250-22-34100-000-000 AIRPORT RESTRICTED FUND BALANCE

Posting Date	Type	Transaction Number	Date	Description	Debit	Credit
				Beginning Balance:		57,415.45
				Ending Balance:		57,415.45

250-22-46340-001-000 AIRPORT CHARGES FOR PUBLIC SERVICE HANGAR LEASES

Posting Date	Type	Transaction Number	Date	Description	Debit	Credit
				Beginning Balance:		31,363.47
				Ending Balance:		31,363.47
				Budget:		59,896.00

250-22-46340-002-000 AIRPORT CHARGES FOR PUBLIC SERVICE FUEL FLOW FEE

Posting Date	Type	Transaction Number	Date	Description	Debit	Credit
				Beginning Balance:		2,705.89
				Ending Balance:		2,705.89
				Budget:		3,000.00

250-22-46340-003-000 AIRPORT CHARGES FOR PUBLIC SERVICE FARM RENTAL

Posting Date	Type	Transaction Number	Date	Description	Debit	Credit
				Beginning Balance:		21,744.00
				Ending Balance:		21,744.00
				Budget:		21,720.00

250-22-46340-004-000 AIRPORT CHARGES FOR PUBLIC SERVICE LAND RENTAL - KRVIDA

Posting Date	Type	Transaction Number	Date	Description	Debit	Credit
				Beginning Balance:		12,342.29
				Ending Balance:		12,342.29
				Budget:		7,633.00

250-22-46340-005-000 AIRPORT CHARGES FOR PUBLIC SERVICE MISC REVENUES

Posting Date	Type	Transaction Number	Date	Description	Debit	Credit
				Beginning Balance:		45,000.00

Dated From: 12/15/2023

From Account: 250-22-11100-000-000

ACCT

Thru: 12/31/2023

Thru Account: 250-22-59200-710-410

Type of Account: Active

Fund # 250 - AIRPORT

Debit

Credit

250-22-46340-005-000 - W&W / MISC REVENUES

Ending Balance: 45,000.00  
Budget: 0.00

250-22-46340-008-000 AIRPORT  
AIRPORT FUEL LEASE  
FUEL LEASE

Posting Date	Type	Transaction Number	Date	Beginning Balance:	4,000.00
				Ending Balance:	4,000.00
				Budget:	4,000.00

250-22-48440-000-000 AIRPORT  
RECOVERIES & REIMBURSEMENTS

Posting Date	Type	Transaction Number	Date		
12/19/2023	RCP	29633	12/19/2023	INTERMOUNTAIN LIVING LLC PROCEEDS FROM SALE OF AIRPORT EQUIPMENT	25,000.00
				Ending Balance:	25,000.00
				Budget:	0.00

250-22-53510-110-001 AIRPORT  
AIRPORT WAGES  
OTHER

Posting Date	Type	Transaction Number	Date	Beginning Balance:	32.85
				Ending Balance:	32.85
				Budget:	0.00

250-22-53510-110-004 AIRPORT  
AIRPORT WAGES  
BLDG MAINT.

Posting Date	Type	Transaction Number	Date	Beginning Balance:	736.53
				Ending Balance:	736.53
				Budget:	0.00

250-22-53510-123-000 AIRPORT  
AIRPORT RETIREMENT

Posting Date	Type	Transaction Number	Date	Beginning Balance:	52.32
				Ending Balance:	52.32
				Budget:	0.00

250-22-53510-124-000 AIRPORT  
AIRPORT FICA

Posting Date	Type	Transaction Number	Date	Beginning Balance:	45.95
				Ending Balance:	45.95
				Budget:	0.00

Dated From: 12/15/2023

From Account: 250-22-11100-000-000

ACCT

Thru: 12/31/2023

Thru Account: 250-22-59200-710-410

Type of Account: Active

Fund # 250 - AIRPORT

Debit

Credit

250-22-53510-125-000

AIRPORT  
AIRPORT  
MEDICARE

Posting Date	Type	Transaction Number	Date		
				Beginning Balance:	10.75
				Ending Balance:	10.75
				Budget:	0.00

250-22-53510-311-000

AIRPORT  
AIRPORT  
ELECTRICITY

Posting Date	Type	Transaction Number	Date		
				Beginning Balance:	5,956.54
				Ending Balance:	5,956.54
				Budget:	6,000.00

250-22-53510-312-000

AIRPORT  
AIRPORT  
WATER & SEWER

Posting Date	Type	Transaction Number	Date		
				Beginning Balance:	1,194.42
				Ending Balance:	1,194.42
				Budget:	700.00

250-22-53510-313-000

AIRPORT  
AIRPORT  
NATURAL GAS/FUEL

Posting Date	Type	Transaction Number	Date		
				Beginning Balance:	535.01
12/27/2023	DIS	66182	12/27/2023	WE ENERGIES	60.59
				AIRPORT	
				Ending Balance:	595.60
				Budget:	600.00

250-22-53510-320-000

AIRPORT  
AIRPORT  
TELEPHONE

Posting Date	Type	Transaction Number	Date		
				Beginning Balance:	1,890.11
				Ending Balance:	1,890.11
				Budget:	1,800.00

250-22-53510-340-000

AIRPORT  
AIRPORT  
SPECIAL SERVICES

Posting Date	Type	Transaction Number	Date		
				Beginning Balance:	719.28
				Ending Balance:	719.28
				Budget:	500.00

250-22-53510-340-002

AIRPORT  
AIRPORT  
SPECIAL SERVICES  
ICE & SNOW

Posting Date	Type	Transaction Number	Date		
				Beginning Balance:	24,561.25



Dated From: 12/15/2023

From Account: 250-22-11100-000-000

ACCT

Thru: 12/31/2023

Thru Account: 250-22-59200-710-410

Type of Account: Active

Fund # 250 - AIRPORT

Debit

Credit

250-22-53510-340-002 - ICE & SNOW REMOVAL

Ending Balance: 24,561.25  
Budget: 30,000.00

250-22-53510-340-003

AIRPORT  
AIRPORT  
SPECIAL SERVICES  
AIRPORT MANAGER

Posting Date	Type	Transaction Number	Date	Beginning Balance:	
12/19/2023	DIS	66139	12/19/2023	OSCEOLA AEROSPORT, LLC	14,208.37
				AIRPORT SERVICES DEC 18853	1,291.67
				Ending Balance:	15,500.04
				Budget:	18,300.00

250-22-53510-340-005

AIRPORT  
AIRPORT  
SPECIAL SERVICES  
GRASS MOWING

Posting Date	Type	Transaction Number	Date	Beginning Balance:	
12/19/2023	DIS	66139	12/19/2023	OSCEOLA AEROSPORT, LLC	10,083.37
				AIRPORT SVCS MOW DEC 18853	916.67
				Ending Balance:	11,000.04
				Budget:	10,000.00

250-22-53510-350-003

AIRPORT  
FUEL TANK MONITORING & INSPECT

Posting Date	Type	Transaction Number	Date	Beginning Balance:	
				Beginning Balance:	1,106.00
				Ending Balance:	1,106.00
				Budget:	1,500.00

250-22-53510-360-000

AIRPORT  
AIRPORT  
BUILDING MAINT

Posting Date	Type	Transaction Number	Date	Beginning Balance:	
				Beginning Balance:	11,746.50
				Ending Balance:	11,746.50
				Budget:	4,000.00

250-22-53510-390-000

AIRPORT  
AIRPORT  
MISC CONTRACTUAL SERVICES

Posting Date	Type	Transaction Number	Date	Beginning Balance:	
12/19/2023	DIS	66146	12/19/2023	WI DEPT OF TRANSPORTATION	1,125.70
				CRACKFILL/SEALCOAT	
				Ending Balance:	1,125.70
				Budget:	500.00

250-22-53510-420-000

AIRPORT  
AIRPORT  
OPERATING SUPPLIES

Posting Date	Type	Transaction Number	Date	Beginning Balance:	
				Beginning Balance:	2,738.30

Dated From: 12/15/2023  
Thru: 12/31/2023

From Account: 250-22-11100-000-000  
Thru Account: 250-22-59200-710-410 Type of Account: Active

Fund # 250 - AIRPORT

				Debit	Credit
<b>250-22-53510-420-000 - OPERATING SUPPLIES</b>					
12/19/2023	DIS	66139	12/19/2023	OSCEOLA AEROSPORT, LLC RUNWAY LIGHTS 18854	135.00
				Ending Balance:	2,873.30
				Budget:	2,000.00
<hr/>					
250-22-53510-421-000		AIRPORT AIRPORT POSTAGE			
Posting	-----	Transaction	-----		
Date	Type	Number	Date	Beginning Balance:	36.54
				Ending Balance:	36.54
				Budget:	50.00
<hr/>					
250-22-53510-430-000		AIRPORT AIRPORT REPAIR & MAINT SUPPLIES			
Posting	-----	Transaction	-----		
Date	Type	Number	Date	Beginning Balance:	54.84
				Ending Balance:	54.84
				Budget:	2,000.00
<hr/>					
250-22-53510-730-000		AIRPORT AIRPORT INSURANCE			
Posting	-----	Transaction	-----		
Date	Type	Number	Date	Beginning Balance:	4,707.00
				Ending Balance:	4,707.00
				Budget:	4,250.00
<hr/>					
Fund Totals:				Beginning	174,587.78
					44,813.93
				Ending	215,872.08
					183,177.62
					44,813.93
					224,461.92

Dated From: 1/01/2024  
 Thru: 2/15/2024

From Account: 250-00-11100-000-000  
 Thru Account: 250-00-59200-000-000

Type of Account: Active

ACCT

Fund # 250 - AIRPORT

Debit

Credit

250-00-11100-000-000 TREASURER'S WORKING CASH

Posting Date	Type	Transaction Number	Date	Description	Debit	Credit
1/04/2024	CMP		1/04/2024	Checks Posted 01/04/2024		298.00
1/08/2024	CMP		1/08/2024	Receipts Posted 01/08/2024	6,728.79	
1/09/2024	CMP		1/09/2024	Checks Posted 01/09/2024		399.93
1/16/2024	CMP		1/16/2024	Receipts Posted 01/16/2024	2,519.38	
1/17/2024	CMP		1/17/2024	Checks Posted 01/17/2024		689.85
1/19/2024	CMP		1/19/2024	Receipts Posted 01/19/2024	12,838.82	
1/24/2024	CMP		1/24/2024	Checks Posted 01/24/2024		64.09
1/26/2024	CMP		1/26/2024	Receipts Posted 01/26/2024	5,263.92	
2/02/2024	CMP		2/02/2024	Receipts Posted 02/02/2024	25,071.55	
2/09/2024	CMP		2/09/2024	Receipts Posted 02/09/2024	638.45	
2/09/2024	CMP		2/09/2024	Checks Posted 02/09/2024		949.45
2/14/2024	CMP		2/14/2024	Checks Posted 02/14/2024		59.94
				Ending Balance:	50,599.65	

250-00-21100-000-000 ACCOUNTS PAYABLE

Posting Date	Type	Transaction Number	Date	Description	Debit	Credit
1/04/2024	DIS	66202	1/04/2024	POLK BURNETT	52.52	
1/04/2024	DIS	66206	1/04/2024	THE BITWORKS INC. 28977	85.54	
1/04/2024	DIS	66213	1/04/2024	XCEL ENERGY PAID INCORRECT AMOUNT ON DECEMBER BILL	100.00	
1/09/2024	DIS	66215	1/09/2024	BILL'S ACE HARDWARE AIRPORT INV 350837	3.29	
1/09/2024	DIS	66216	1/09/2024	BRIGHTSPEED	158.42	
1/09/2024	DIS	66236	1/09/2024	OSCEOLA UTILITIES	238.22	
1/17/2024	DIS	66280	1/17/2024	XCEL ENERGY	689.85	
				Ending Balance:	1,327.84	

250-00-46340-000-000 HANGAR LEASES

Posting Date	Type	Transaction Number	Date	Description	Debit	Credit
1/08/2024	RCP	2762	1/03/2024	WILLIAM GREENE HANGAR LEASE PMT - K18		875.58
1/08/2024	RCP	2764	1/04/2024	RED WING SOARING ASSOCIATION HANGAR LEASE PMT - H1(NORTH)		162.87
1/08/2024	RCP	2766	1/05/2024	JOAN NAVRATIL REVOCABLE TRUST HANGAR LEASE PMT S3		1,416.66
1/08/2024	RCP	2768	1/05/2024	DAVID ARCAND HANGAR LEASE PMT - K2		729.65
1/08/2024	RCP	2771	1/05/2024	WILD RIVER FLYING CLUB HANGAR LEASE PMT - C8		1,368.10
1/08/2024	RCP	2772	1/05/2024	RICHARD JOHNSON HANGAR LEASE PMTS - F1 & Z2		1,237.80
1/08/2024	RCP	2773	1/05/2024	OSCEOLA AEROSPORT, LLC HANGAR LEASE PMTS - C3 & Z2		938.13
1/16/2024	RCP	2779	1/08/2024	OSCEOLA ULTRA LIGHTS LLC HANGAR LEASE PMT - K7		729.65
1/16/2024	RCP	2780	1/08/2024	STEVEN & JANICE LUGINBILL HANGAR LEASE PMT - D8		1,060.08
1/16/2024	RCP	2793	1/11/2024	DANIEL ROBINSON		729.65

2/15/2024 9:48 AM  
 Dated From: 1/01/2024  
 Thru: 2/15/2024

Transactions Detail with Budget Report - Full Description  
 From Account: 250-00-11100-000-000  
 Thru Account: 250-00-59200-000-000 Type of Account: Active

Fund # 250 - AIRPORT				Debit	Credit
<b>250-00-46340-000-000 - HANGER LEASES</b>					
				HANGAR LEASE PMT - K8	
1/19/2024	RCP	2798	1/16/2024	OSCEOLA AIRPORT HANGAR ASSOC. PMTS FOR R2,4,6,8,10,12,14,16,18,20,22	6,338.64
1/19/2024	RCP	2801	1/16/2024	PHIL MATTISON HANGAR PMT S13	1,416.66
1/19/2024	RCP	2811	1/17/2024	JEFF RIVERS HANGAR LEASE PMT F7	833.89
1/19/2024	RCP	2812	1/18/2024	ROBERT & MICHELLE CONNOLLY HANGAR LEASE PMT - T14	1,416.66
1/26/2024	RCP	2814	1/19/2024	DAVID JOHNSON HANGAR LEASE PMTS - C9 & K10	1,120.54
1/26/2024	RCP	2815	1/19/2024	KENNETH RICHTER HANGAR LEASE PMT - K5	729.65
1/26/2024	RCP	2817	1/19/2024	JOHN & SARA HANDRAHAN HANGAR LEASE PMT - K3	729.65
1/26/2024	RCP	2828	1/22/2024	DAN MANTHEY HANGAR LEASE PMT - K14	729.65
1/26/2024	RCP	2832	1/23/2024	DAVID ARNOLD HANGAR LEASE PMT - K13	638.45
1/26/2024	RCP	2835	1/24/2024	DANIEL WINDETT HANGAR LEASE PMT - C7	377.86
1/26/2024	RCP	2838	1/26/2024	PAUL MICHAUD HANGAR LEASE PMTS - F13 & F17	938.12
2/02/2024	RCP	2841	1/26/2024	CHRIS MCKENZIE HANGAR LEASE PMT - S9	1,416.66
2/02/2024	RCP	2842	1/26/2024	SOARING EAGLE MANGEMENT LLC HANGAR LEASE PMT - H3	693.60
2/02/2024	RCP	2843	1/29/2024	NELSON INDUSTRIES, INC. HANGER LEASE PMT - T8	1,416.66
2/02/2024	RCP	2844	1/29/2024	DANIEL KVINGE HANGAR LEASE PMT - H4	638.45
2/02/2024	RCP	2846	1/29/2024	CUSTOM FIRE APPARATUS INC HANGAR LEASE PMT - E2	390.89
2/02/2024	RCP	2846	1/29/2024	CUSTOM FIRE APPARATUS INC HANGAR LEASE PMT - F3	512.45
2/02/2024	RCP	2846	1/29/2024	CUSTOM FIRE APPARATUS INC HANGAR LEASE PMT - H6	833.89
2/02/2024	RCP	2848	1/29/2024	BRUCE OLSON HANGAR LEASE PMT - S8	1,131.79
2/02/2024	RCP	2855	1/30/2024	ROBERT POUTRE HANGAR LEASE PMT - K12	729.65
2/02/2024	RCP	2859	1/31/2024	STEVEN KENNEDY H2 HANGAR LOT RENT	638.45
2/02/2024	RCP	2862	2/01/2024	DAVID URBAN HANGAR LEASE PMT - F15	469.06
2/09/2024	RCP	2865	2/02/2024	BRAD DIXON HANGAR LEASE PMT - F11	638.45
				Ending Balance:	34,027.94
				Budget:	62,300.00

250-00-46341-000-000 FUEL FLOW FEE  
 Posting ----- Transaction -----  
 Date Type Number Date

Dated From: 1/01/2024  
 Thru: 2/15/2024

From Account: 250-00-11100-000-000  
 Thru Account: 250-00-59200-000-000 Type of Account: Active

ACCT

Fund # 250 - AIRPORT

					Debit	Credit
<b>250-00-46341-000-000 - FUEL FLOW FEE</b>						
1/19/2024	RCP	2800	1/16/2024	OSCEOLA AEROSPORT, LLC 4TH QTR 2023 PMT		557.77
1/19/2024	RCP	2802	1/16/2024	WILD RIVER FLYING CLUB FUEL PURCHASED 2023		275.20
Ending Balance:						832.97
Budget:						3,000.00
<b>250-00-46343-000-000 LAND RENT - KRVIDA</b>						
Posting	----- Transaction -----					
Date	Type	Number	Date			
2/02/2024	RCP	2845	1/29/2024	CUSTOM FIRE APPARATUS INC 2024 LAND LEASE PMT		16,200.00
Ending Balance:						16,200.00
Budget:						16,000.00
<b>250-00-46345-000-000 FUEL LEASE</b>						
Posting	----- Transaction -----					
Date	Type	Number	Date			
1/19/2024	RCP	2799	1/16/2024	OSCEOLA AEROSPORT, LLC 1ST HALF FUEL LEASE PMT 2024		2,000.00
Ending Balance:						2,000.00
Budget:						4,000.00
<b>250-00-53510-216-000 AIRPORT SPECIAL SERVICES</b>						
Posting	----- Transaction -----					
Date	Type	Number	Date			
1/04/2024	DIS	66200	1/04/2024	PDI TECHNOLOGIES R1127804001	59.94	
2/14/2024	DIS	66381	2/14/2024	PDI TECHNOLOGIES R1127804032	59.94	
Ending Balance:					119.88	
Budget:					0.00	
<b>250-00-53510-220-000 AIRPORT ELECTRICITY</b>						
Posting	----- Transaction -----					
Date	Type	Number	Date			
2/09/2024	DIS	66368	2/09/2024	XCEL ENERGY	790.98	
Ending Balance:					790.98	
Budget:					7,500.00	
<b>250-00-53510-223-000 AIRPORT TELEPHONE</b>						
Posting	----- Transaction -----					
Date	Type	Number	Date			
2/09/2024	DIS	66341	2/09/2024	BRIGHTSPEED AIRPORT	158.47	
Ending Balance:					158.47	
Budget:					0.00	
<b>250-00-53510-227-000 AIRPORT NATURAL GAS</b>						
Posting	----- Transaction -----					
Date	Type	Number	Date			
1/24/2024	DIS	66301	1/24/2024	WE ENERGIES	64.09	

2/15/2024 9:48 AM

Transactions Detail with Budget Report - Full Description

Dated From: 1/01/2024  
Thru: 2/15/2024

From Account: 250-00-11100-000-000  
Thru Account: 250-00-59200-000-000 Type of Account: Active

Fund # 250 - AIRPORT

Debit Credit

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250-00-53510-227-000 - AIRPORT NATURAL GAS

Ending Balance: 64.09  
Budget: 0.00

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Fund Totals:	Beginning	0.00	0.00
		55,522.17	55,522.17
	Ending	53,060.91	53,060.91

**FARM LEASE WITH OSCEOLA REDEVELOPMENT AUTHORITY**

**This Lease**, is made with an effective date of January 1, 2021 regardless of the date it is fully executed, by and between the Village of Osceola Redevelopment Authority, Polk County, Wisconsin, Landlord (“Landlord”), and:

Laurie M. Neumann (“Tenant”).  
2183 Polk-St. Croix Road Tenant’s address.  
New Richmond, WI 54017 Tenant’s address.  
(715) 248-3549 Tenant’s Phone Number.

The Landlord hereby leases to the Tenant, to occupy and use that certain acreage owned by the Village of Osceola and located on Osceola Redevelopment Authority property, which is currently tilled and farmed, consisting of 27.79 acres, more or less, and as shown on the Map of Airport/RDA Farm Lease Areas attached as Exhibit A (“Property”).

This Lease gives tenant the right to crop farm 27.79 acres, more or less, of land on the below described property. Said acreage is shown on the attached map as Exhibit A and provides a rough determination of area under crop management.

Allowable plots under this contract include:

*Osceola Redevelopment Authority properties:*  
RDA b (PID #165-00621-3000)

The term of lease shall be three (3) years, beginning on the 1st day of January, 2024 and ending on the 31<sup>st</sup> day of December, 2026.

The Tenant shall pay an annual rental of \$100.00 per acre based on the actual acreage determination made by the Polk County, Wisconsin, ASCS office. Said rent is payable in semiannual installments which are due on May 1 and November 1 of each year of the lease. Tenant shall pay the said rent at the times and in the manner aforesaid during the continuance of said term.

Title to all Property covered by this agreement shall remain with Landlord, and Tenant shall have no title thereto. Tenant shall not sublet, pledge, or encumber the Premises or any part thereof nor assign this Lease, or any interest therein, without the prior written consent of the Landlord. Neither this Lease nor any interest therein shall be assignable as to the interest of Tenant by operation of law. Tenant shall quit and deliver up the Property to the Landlord peaceably and quietly, at the end of said term, and also to keep the Property in as good repair as is it in at the commencement of this Lease.

And it is further expressly agreed by and between the parties, as follows:

1. Tenant understands that this land is situated on a functioning airport with various improvements and the Lease applies only to farmland noted on Exhibit A (the Property), and this Lease does not give Tenant any rights to enter or use any of the improvements on the above described property, nor to interfere with airport operation in any way.
2. All of the Property is accessible via roadways. Tenant may not use the airport runways, parking lots, etc.
3. Tenant agrees to use the property solely in furtherance of a farming operation, as limited by this Lease, and for no other lawful or unlawful purpose. Tenant will operate the Property for crop farming only, in an efficient and husband-like manner, and will do the plowing, seeding, cultivating, and harvesting in a way that will conserve the Landlord's property. The land use and cropping plan shall follow any plan currently approved by the County soil conservation office or any amendments to such plan approved by such office.
4. All crops must be preapproved by the airport manager. Tenant shall request crop approval in writing and consult with the airport manager at least 60 days prior to planting.
  - a. RDA b (PID: 165-00621-3000), must be farmed with a crop that can be mowed easily (ex: alfalfa, turf, clover); and
  - b. Harvested by a certain date to comply with Wheels & Wings that is held at the Airport each year. Please refer to Exhibit A indicating which parcel is RDA b.
5. Tenant shall not burn anything on the Property, including but not limited to stalks, straw, or stubble.
6. The Tenant will not allow livestock on the Property.
7. Tenant will not remove any trees, landscape shrubs, etc., on the property, without written consent of the Landlord.
8. Tenant shall keep said premises in proper and necessary repair.
9. Tenant grants to Landlord a security interest in all crop inventory grown on the Property, and Tenant will execute, upon Landlord's request, all necessary documents submitted by Landlord to Tenant for the perfection of Tenant's security interest. Tenant further covenants not to remove any of the crops raised on said premises during the term of said lease, unless all rent then owed is fully paid, nor to sell the same or any part thereof.
10. Landlord reserves the privilege of plowing the stubble ground when the Tenant may have secured the crop grown thereon; and further, that the Landlord, or his legal representative, may enter upon said premises for the purpose of viewing, or of seeding, and of making repairs or showing premises to prospective renters or purchasers.
11. If Tenant fails to cultivate said premises, or fails to keep any of the covenants in this Lease, or shall assign this lease, or shall sublet said the Property or any part thereof without the prior written consent of Landlord, then this lease shall, at the election of the Landlord, be null and void, and the Landlord, or his legal representative, shall have the right to take possession of said premises, using such force as may be necessary, with or without process



of law; and all damage growing out of a failure to perform any of the covenants of this lease shall be added to and become a part of the rent, recoverable as rent.

12. Tenant further agrees to pay and discharge all costs and attorney's fees and expenses that shall arise from enforcing any of the covenants of this lease by the Landlord.
13. No timber, sand, gravel or other nonmetallic minerals, marl, minerals, or oil shall be removed from the above described premises.
14. All unused straw produced on these premises shall remain the property of Landlord at the termination of this Lease.
15. Tenant agrees to comply with all laws, regulations and ordinances of Village, County, State and United States affecting the use of the property, including but not limited to State and local laws regarding noxious weeds.
16. Tenant agrees to comply with all Village Code Chapter 219, Article IX. regarding Wellhead Protection for Well #4. A copy of which is provided as Exhibit B.
17. Tenant understands and agrees that Landlord does not warrant the exact amount of tillable acres purported to be rented under this lease, nor that said acreage is suitable for any specific purpose, and Tenant leases the Property as is.
18. Tenant agrees that Landlord shall be entitled during the term of this agreement to withdraw parcels or portions of the Property from the terms of this lease. Landlord shall provide Tenant with 30 days written notice of any withdrawals. Tenant shall confer with Landlord in advance of planting each season to review any anticipated changes in the leased premises. Any such withdrawal will be cause for a downward adjustment in the rent for the succeeding year. If Tenant has a crop planted and Landlord requires Tenant to vacate all of a portion of the Property prior to usual and customary harvest time such that Tenant will lose that crop or portion of that crop, Landlord shall pay Tenant's actual out of pocket costs, but not Tenant's anticipated profit, related to the portion vacated. Actual costs shall be determined by written receipts and documentation and shall be subject to approval by the Village Board.
19. Tenant agrees to waive, indemnify, and hold the Landlord harmless against any liability for or claim of damage arising from casualty, loss, bodily or personal injury resulting from the Tenant's farming operations on the said agricultural property.
20. Tenant shall carry its own liability insurance covering its operations on the Premises. Landlord shall be named as an additional insured on such policy and Tenant shall provide Landlord with a certificate of insurance indicating such additional insured status.
21. The invalidity or unenforceability of any provision of this Lease shall not affect or impair the validity of any other provision.
22. Governmental Immunity. Notwithstanding any other provision in this Agreement, the Village does not waive or modify any of the Village's rights concerning limitations and immunities contained within Wisconsin statutory and common law including but not limited to Wis. Stat. §893.80 and §345.06; such limits, caps and immunities are preserved by the municipality.

23. Open Government. The parties acknowledge that the Village is subject to open government laws such as the public records and open meetings laws, and the documents related to this transaction may be subject to release pursuant to a public records request.

24. This Lease shall be interpreted according to the laws of the State of Wisconsin.

*Signatures on the Following Page.*

In Witness Whereof, the said parties have hereunto set their hands and seals the day and year first above written.

**TENANT:**

\_\_\_\_\_, \_\_\_\_\_  
Laurie Neumann (Signature) (Print Name Clearly)

Date: \_\_\_\_\_

**LANDLORD:**

**Village of Osceola Redevelopment Authority**

By: \_\_\_\_\_  
Brad Lutz, Village President.

Attest: \_\_\_\_\_  
Carie Krenz, Village Clerk

Date: \_\_\_\_\_

**Exhibit A**

Map showing approximate location of land available for crop farming.

**Exhibit B**

Wellhead Protection regulations, Chapter 219, Article IX.

**AIRPORT FARM LEASE WITH VILLAGE OF OSCEOLA**

**This Lease**, is made with an effective date of January 1, 2024 regardless of the date it is fully executed, by and between the Village of Osceola, Polk County, Wisconsin, Landlord (“Landlord”), and

Laurie M. Neumann	(“Tenant”).
2183 Polk-St. Croix Road	Tenant’s address.
New Richmond, WI 54017	Tenant’s address.
(715) 248-3549	Tenant’s Phone Number.

The Landlord hereby leases to the Tenant, to occupy and use that certain acreage owned by the Village of Osceola and located on the L.O. Simenstad Municipal Airport, which is currently tilled and farmed, consisting of 181.2 acres, more or less, and as shown on the Map of Airport/RDA Farm Lease Areas attached as Exhibit A (“Property”).

This Lease gives tenant the right to crop farm 181.2 acres, more or less, of land on the below described property. Said acreage is shown on the attached map as Exhibit A and provides a rough determination of area under crop management.

Allowable plots under this contract include:

*L. O. Simenstad Municipal Airport (various parcels):*  
AIR a, AIR c, AIR d, AIR e, AIR f, AIR g, AIR h, AIR i, AIR j, AIR l, and AIR m.

*Airport Auxiliary Properties:*  
AIR b (PID #165-00620-0000), AIR k (PID #165-00837-0000, 022-01150-0000, 022-01151-0000, 022-01152-0000)

The term of lease shall be three (3) years, beginning on the 1st day of January, 2024 and ending on the 31<sup>st</sup> day of December, 2026.

The Tenant shall pay an annual rental of \$100.00 per acre based on the actual acreage determination made by the Polk County, Wisconsin, ASCS office. Said rent is payable in semiannual installments which are due on May 1 and November 1 of each year of the lease. Tenant shall pay the said rent at the times and in the manner aforesaid during the continuance of said term.

Title to all Property covered by this agreement shall remain with Landlord, and Tenant shall have no title thereto. Tenant shall not sublet, pledge, or encumber the Premises or any part thereof nor assign this Lease, or any interest therein, without the prior written consent of the Landlord. Neither this Lease nor any interest therein shall be assignable as to the interest of Tenant by operation of law. Tenant shall quit and deliver up the Property to the Landlord peaceably and quietly, at the end

of said term, and also to keep the Property in as good repair as is it in at the commencement of this Lease.

And it is further expressly agreed by and between the parties, as follows:

1. Tenant understands that this land is situated on a functioning airport with various improvements and the Lease applies only to farmland noted on Exhibit A (the Property), and this Lease does not give Tenant any rights to enter or use any of the improvements on the above described property, nor to interfere with airport operation in any way.
2. All of the Property is accessible via roadways. Tenant may not use the airport runways, parking lots, etc.
3. Tenant agrees to use the property solely in furtherance of a farming operation, as limited by this Lease, and for no other lawful or unlawful purpose. Tenant will operate the Property for crop farming only, in an efficient and husband-like manner, and will do the plowing, seeding, cultivating, and harvesting in a way that will conserve the Landlord's property. The land use and cropping plan shall follow any plan currently approved by the County soil conservation office or any amendments to such plan approved by such office.
4. All crops must be preapproved by the airport manager. Tenant shall request crop approval in writing and consult with the airport manager at least 60 days prior to planting.
5. Tenant shall not burn anything on the Property, including but not limited to stalks, straw, or stubble.
6. The Tenant will not allow livestock on the Property.
7. Tenant will not remove any trees, landscape shrubs, etc., on the property, without written consent of the Landlord.
8. Tenant shall keep said premises in proper and necessary repair.
9. Tenant grants to Landlord a security interest in all crop inventory grown on the Property, and Tenant will execute, upon Landlord's request, all necessary documents submitted by Landlord to Tenant for the perfection of Tenant's security interest. Tenant further covenants not to remove any of the crops raised on said premises during the term of said lease, unless all rent then owed is fully paid, nor to sell the same or any part thereof.
10. Landlord reserves the privilege of plowing the stubble ground when the Tenant may have secured the crop grown thereon; and further, that the Landlord, or his legal representative, may enter upon said premises for the purpose of viewing, or of seeding, and of making repairs or showing premises to prospective renters or purchasers.
11. If Tenant fails to cultivate said premises, or fails to keep any of the covenants in this Lease, or shall assign this lease, or shall sublet said the Property or any part thereof without the prior written consent of Landlord, then this lease shall, at the election of the Landlord, be null and void, and the Landlord, or his legal representative, shall have the right to take possession of said premises, using such force as may be necessary, with or without process of law; and all damage growing out of a failure to perform any of the covenants of this lease shall be added to and become a part of the rent, recoverable as rent.

12. Tenant further agrees to pay and discharge all costs and attorney's fees and expenses that shall arise from enforcing any of the covenants of this lease by the Landlord.
13. No timber, sand, gravel or other nonmetallic minerals, marl, minerals or oil shall be removed from the above described premises.
14. All unused straw produced on these premises shall remain the property of Landlord at the termination of this Lease.
15. Tenant agrees to comply with all laws, regulations and ordinances of Village, County, State and United States affecting the use of the property, including but not limited to State and local laws regarding noxious weeds.
16. Tenant agrees to comply with all Village Code Chapter 219, Article IX. regarding Wellhead Protection for Well #4. A copy of which is provided as Exhibit B.
17. Tenant understands and agrees that Landlord does not warrant the exact amount of tillable acres purported to be rented under this lease, nor that said acreage is suitable for any specific purpose, and Tenant leases the Property as is.
18. Tenant agrees that Landlord shall be entitled during the term of this agreement to withdraw parcels or portions of the Property from the terms of this lease. Landlord shall provide Tenant with 30 days written notice of any withdrawals. Tenant shall confer with Landlord in advance of planting each season to review any anticipated changes in the leased premises. Any such withdrawal will be cause for a downward adjustment in the rent for the succeeding year. If Tenant has a crop planted and Landlord requires Tenant to vacate all of a portion of the Property prior to usual and customary harvest time such that Tenant will lose that crop or portion of that crop, Landlord shall pay Tenant's actual out of pocket costs, but not Tenant's anticipated profit, related to the portion vacated. Actual costs shall be determined by written receipts and documentation and shall be subject to approval by the Village Board.
19. Tenant agrees to waive, indemnify and hold the Landlord harmless against any liability for or claim of damage arising from casualty, loss, bodily or personal injury resulting from the Tenant's farming operations on the said agricultural property.
20. Tenant shall carry its own liability insurance covering its operations on the Premises. Landlord shall be named as an additional insured on such policy and Tenant shall provide Landlord with a certificate of insurance indicating such additional insured status.
21. The invalidity or unenforceability of any provision of this Lease shall not affect or impair the validity of any other provision.
22. Governmental Immunity. Notwithstanding any other provision in this Agreement, the Village does not waive or modify any of the Village's rights concerning limitations and immunities contained within Wisconsin statutory and common law including but not limited to Wis. Stat. §893.80 and §345.06; such limits, caps and immunities are preserved by the municipality.
23. Open Government. The parties acknowledge that the Village is subject to open government laws such as the public records and open meetings laws, and the documents related to this transaction may be subject to release pursuant to a public records request.



24. This Lease shall be interpreted according to the laws of the State of Wisconsin.

*Signatures on the Following Page.*

In Witness Whereof, the said parties have hereunto set their hands and seals the day and year first above written.

**TENANT:**

\_\_\_\_\_, \_\_\_\_\_  
Laurie Neumann (Signature) (Print Name Clearly)

Date: \_\_\_\_\_

**LANDLORD:**

**Village of Osceola**

By: \_\_\_\_\_  
Brad Lutz, Village President

Attest: \_\_\_\_\_  
Carie Krenz Village Clerk

Date: \_\_\_\_\_

## **Exhibit A**

Map showing approximate location of land available for crop farming.

**Exhibit B**

Wellhead Protection regulations, Chapter 219, Article IX.