APPROVED: 11-10-2026

VILLAGE OF OSCEOLA
REGULAR BOARD MEETING PROCEEDINGS
October 13, 2026

The Village of Osceola met for a Regular meeting on October 13, 2026, at Village Hall. Village President Lutz called the meeting to order at 6:00 pm.

Present: Brad Lutz, Neil Kline, Mike Sine, Jay Nelson, Tony Perry, Arvid Maki, and Nicole Holt
Staff present: Tanya Batchelor, Todd Waters, Anne Miller, Andrew Bach, Paul Elfstrom, Joey Cutts, and Erik Henningsgard

Pledge of Alliance / Roll Call Vote: Holt, Kline, Lutz, Maki, Nelson, Perry and Sine - 7 of 7, quorum to continue

Motion by Sine and second by Holt to approve the agenda. Ayes-7 Nays-0 Motion carried

Motion by Holt and second by Maki to approve the consent agenda.
Ayes-7 Nays-0 Motion carried

Public input and ideas (Limit 5 minutes per speaker) None

Reports: Staff reports

Utilities: Memo was submitted to the board.
Library: Miller reviewed her memo to the board.
Fire: Elfstrom stated runs for the month of September and were 15 runs total, 10 in Village of Osceola and 5 in Town of Farmington and reviewed his memo to the board.
Police: Chief Bach stated in September the PD generated 105 incident reports, 5 traffic crash reports with 5 arrests and 2 criminal referrals. Officers had 43 traffic stops and issued 26 citations and had 4 school-related incidents and reviewed memo.
Public Works: Waters highlighted his memo to the board.
Building Inspection: Memo was submitted to the board.
Administration: Memo was submitted to the board.
Explore Osceola / Main Street: Memo handed out to the board.

Other business – discussion and possible action re:
Osceola Area Ambulance Service Amended Municipal Contract (renewable)
Motion by Sine seconded by Maki to renew the Osceola Area Ambulance Service Amended Municipal Contract.
Ayes-7 Nays-0 Motion carried

Heritage Committee – approval of text on signage for Cascade Falls Project
Maddy Shaw discussed the new draft wording. Lutz asked the committee to remove the words "for example" from two places within the document. Kline suggested starting the paragraph on the bottom of page 52 in the packet with "Between European arrival and 1900, some scholars estimate that 80-95% of the Indigenous people in North America were killed by" and then finishing the paragraph as written. Discussion followed. Motion by Holt, seconded by Perry to approve the text on the signage for the Cascade Falls Project with the two suggested edits.
Ayes-7 Nays-0 Motion carried

Ordinance #26-07 STH 243 Bride Project
There was discussion regarding the proposed ordinance that establishes the Village's authority to regulate boating within the designated bridge construction and demolition area and provides the framework for temporary river closures when construction activities require the channel to be closed for public safety. Motion by Sine seconded by Nelson to adopt Ordinance #26-07 as presented.
Ayes-7 Nays-0 Motion carried

Site Plan for Christian Community Homes
The Planning Commission recommended board approval of the Site Plan for Christian Community Homes for

construction of a 40' x 60' storage facility located at 2650 65th Avenue, parcel #165-00850-0200 subject to the following staff recommendations:

1) The applicant shall obtain all required building permits prior to construction.
2) An erosion control permit shall be obtained prior to any remaining site disturbance activities.
3) Any utility work shall be completed in accordance with current Village specifications and applicable codes.
4) The applicant shall reimburse the Village for any applicable engineering, inspection, or professional review costs associated with the project.
5) Construction shall comply with all applicable Village ordinances, state building codes, and conditions of approval associated with the original site plan.

Motion by Holt seconded by Maki to approve the site plan as recommended.
Ayes-7 Nays-0 Motion carried

Minger Construction Co. Change Order #2 – Bluff Tower Water Main Replacement Project
Henningsgard explained the change order includes costs associated with relocating the power service and the difference between the estimated and actual quantities for improvements installed. The total of this change order is $35,902.26. Motion by Sine seconded by Lutz to approve Change Order #2 as presented.
Ayes-7 Nays-0 Motion carried

Minger Construction Co. Pay Application #4 – Bluff Tower Water Main Replacement Project
Henningsgard explained the application includes all but a 1% retainage that will be paid out with the final payment. Motion by Sine seconded by Holt to approve pay application #4 for Minger Construction Co. in the amount of $198,790.62 as presented. Ayes-7 Nays-0 Motion carried

Albrighton Excavating Change Order #2 – River Street & 3rd Avenue Reconstruction Project
Henningsgard explained that Substantial Completion will be November 20th. Next week sidewalk will be installed. Xcel will be moving overhead utilities in November. Henningsgard recommended changing Final Completion until spring to make sure grass is growing before the final payment is made. Heavy equipment will be out this week after the road base is completed. Motion by Lutz seconded by Perry to approve change order #2 for Albrighton Excavating as presented. Holt voted no. Ayes-6 Nays-1 Motion carried

Albrightson Excavating Pay Application #2 – River Street & 3rd Avenue Reconstruction Project
Henningsgard recommended payment of Application #2 in the amount of $227,230.54. Motion by Sine, seconded by Maki to approve pay application #2 to Albrightson Excavating in the amount of $227,230.54 as presented.
Ayes-7 Nays-0 Motion carried

Conduit Financing for Osceola Medical Center
Mark Erickson, with Nicolett Bank, explained that Osceola Medical Center is requesting to use the available borrowing capacity from the Village as conduit financing to pay for the expansion of their medical facility. Nate Fronk, Bond Counsel from Quarles and Brady for Village of Osceola, was present remotely and answered questions. Madison, CFO for Osceola Medical Center, answered questions as well. Nate explained the Village has $10 million bond capacity each year, and we can allow other tax exempt facilities to use this capacity if we are not using it. The bank will be selling the bonds, and then issuing the proceeds to the hospital. This structure allows the interest income the bank receives to be federally tax exempt and the hospital then gets this tax exemptness. The Village has no liability. The same process was used 22 years ago for the original hospital and there are only three years left on those bonds. All amounts owed by the hospital to the bank. The village has no liability. The Village can charge a fee that has been negotiated by the parties. Market rate is 7%, but OMC instead will get a rate that is 1.04% less. The bank is getting paid their fees for this financing. Motion by Holt proceed to Public Hearing, seconded by Kline. Nelson voted no. Ayes-6 Nays-1 Motion carried

Service Contract with Appraisal Services & Data Processing Systems (3years)
Motion by Holt seconded by Sine to approve 3-year contract renewal with Appraisal Services as presented.
Ayes-7 Nays-0 Motion carried

Conditional Obstruction Permit – Jack Pot's Bar N Grill
Motion by Maki, seconded by Perry to approve the conditional obstruction permit for Jack Pot's as presented.

Ayes-7 Nays-0 Motion carried

Cascade Falls Project – Pay application #5 from Pember Companies

Drew, from MSA, explained that the project will be kept open until spring to make sure the grass grows. There is still a total of 15 days of liquidated damages in the amount of $87,000, plus a 5% contingency that could be withheld. Discussion followed.

The Certificate of Substantial Completion

Drew, from MSA, discussed substantial completion dates and the definition of substantial completion.

Closed Session

Motion by Holt, seconded by Sine to go into closed session pursuant to Wisconsin Statute §19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specific public business, whenever competitive or bargaining reasons require a closed session. This pertains to the discussion regarding Cascade Falls Project and Pember Companies.

Roll Call Vote: Ayes-Holt, Kline, Lutz, Maki, Nelson, Perry, Sine-7 Nays-0 Motion carried

Open Session

Cascade Falls Project – Pay application #5 from Pember Companies

Motion by Maki, seconded by Sine to pay Application #5 from Pember Companies less the 15 days of liquidated damages of $87,000 and less the 5% contingency to be withheld until final completion.

Ayes-7 Nay-0 Motion carried

F**uture agenda items and updates**

Administrator's Performance Review will be on the November agenda

President Lutz adjourned the meeting at 8:47 pm.

Respectfully submitted by
Tanya Batchelor, Village Treasurer