

Regular City Council Meeting

Monday, June 9th, 2025
Council Chambers, Osseo City Hall
13712 – 8th Street, Osseo, WI
5:30 p.m.

Mayor Pettis called the meeting to order at 5:30 p.m. and certified that the open meeting law requirements have been met. *Present:* Johnson, Dodge, Anderson, Cialdini and Mulcahy. Also present: Jeremiah Wendt of Short Elliott Hendrickson, Inc., Tom Redbird of the Osseo Lions Club, Paul LaPree and Steve Diedrich from Osseo Development, LLC, Public Works Director Steve Durham, and Chief Randy Jensen.

The mayor requested a moment of silence in remembrance of Gary Colby.

Motion made by Johnson and seconded by Cialdini to adopt the agenda. Motion carried.

Motion by Johnson and seconded by Mulcahy to approve the minutes of the May 12th, 2025, Regular City Council meeting. Motion carried.

Motion by Cialdini and seconded by Anderson to approve the General Fund, Water, Sewer, Swim Pool, Holiday Lites, and Recycling vouchers as presented. Motion carried.

Motion by Mulcahy and seconded by Dodge to pay Schaumberg Law Firm \$2,322.50 in attorney fees for the month of May 2025. Motion carried.

Motion by Anderson and seconded by Mulcahy to approve the police report as Presented by Chief Jensen. Motion carried.

Motion by Johnson and seconded by Dodge to allow Jordan Pride to use his sick time for paternity leave after the birth of his child. Motion carried.

Tom Redbird is asking for the council's approval to install an oversized chair with the Lions emblem on it in Lion's Park near the hospital. The council and was in support of the idea.

Tim Freidihof waters the hanging baskets and flowerpots for \$40 a day. He is asking for a pay increase as it hasn't changed since he started in 2018. He uses his own transportation and fuel but fills up with water at the city shop. The water tank came from the city shop and the city has replaced the pump three (3) times to date. The council felt that any changes in pay would have to wait until the next budget cycle as 2025's budget is set for the calendar year.

Motion by Anderson and seconded by Dodge to approve the 2025 – 2026 Class "A" Beer license for Northern Tier Retail LLC d/b/a Speedway 4523, 50645 Radcliff Street. Motion carried.

Motion by Anderson and seconded by Mulcahy to approve the 2025 – 2026 Class "A" Beer and "Class A" Liquor licenses for 1). JConner Properties LLC d/b/a Stockman's, 12524 Frontage Road, 2). Lance's Fresh Market LLC d/b/a Lance's Fresh Market, 13307

10th Street, 3). Kwik Trip Inc. d/b/a Kwik Trip 756, 13907 10th Street, 4). Osseo Truck Stop LLC d/b/a Osseo BP/DQ, 12637 10th Street, 5). LV Petroleum LLC, d/b/a TA Express Osseo, 12613 Gunderson Road, and 6). Family Dollar Stores of Wisconsin, LLC d/b/a Family Dollar Store #27443, 12916 Cox Lane. Motion carried.

Motion by Anderson and seconded by Dodge to approve the 2025 – 2026 Class “B” Beer license for OJBS Inc. d/b/a Osseo Jr. Baseball Softball, 13219 Park Avenue (Stoddard Park). Motion carried.

Motion by Anderson and seconded by Dodge to approve the 2025 – 2026 Class “B” Beer and “Class B” Liquor licenses for 1). Gail Herrman d/b/a Gail’s Inn, 13701 7th Street, 2). Burly N Bucks LLC d/b/a Burly-N-Bucks, 13719 7th Street, 3). Stoney Creek Recreational Properties LLC d/b/a Stoney Creek RV Resort, 50483 Oak Grove Road, 4). Southtowne Pub LLC d/b/a 7th Street Pub, 13718 7th Street, 5). Interstate Property Management LLC d/b/a The Condensery, 50819 West Street. Motion carried.

Motion by Johnson and seconded by Dodge to approve the 2025 – 2026 Adult Oriented Establishment license for Darlings Gifts – Osseo, Inc. d/b/a Darlings Gifts, 12536 Gunderson Road. Motion carried.

Motion by Cialdini and seconded by Johnson to approve the 2025 – 2026 Operator licenses as presented. Motion carried.

Motion by Cialdini and seconded by Johnson to deny the request for an operator license from Joseph Kelly (TA Express) as he does not qualify per City of Osseo Code of Ordinances. Motion carried.

Motion by Dodge and seconded by Johnson to approve the 2025 Temporary Class “B” Beer license for Lake Martha Days Inc. effective June 12th through the 15th. Motion carried.

Motion by Anderson and seconded by Cialdini to approve Invoice #124207 from Cedar Corporation in the amount of \$1,500.00 for TID #3 boundary amendment. Motion carried.

Invoice #124386 from Cedar Corporation in the amount of \$1,159.00 for the Dam Bridge Inspection and Evaluation services through May 17th, 2025 was tabled due to lack of inspection report from engineers.

The Client Request for Services from Cedar Corporation for the dam inspection and repairs - not to exceed \$7,500, was tabled until others proposals are received.

Motion by Dodge and seconded by Anderson to approve Invoice #487363 from Short Elliott Hendrickson, Inc. in the amount of \$4,800.00 for assistance with the Safe Drinking Water Loan application/administration (USH 10) through April 30th, 2025. Motion carried.

Motion by Johnson and seconded by Dodge to approve the Supplemental Letter Agreement Amendment between the City of Osseo and Short Elliott Hendrickson, Inc. for USH 10 Water & Sewer Construction Assistance, not to exceed \$5,000. Motion carried.

Motion by Johnson and seconded by Dodge to approve the Supplemental Letter Agreement Amendment No. 1 between the City of Osseo and Short Elliott Hendrickson, Inc. for additional services on the SFY2025 Safe Drinking Water application/administration for USH 10 Reconstruction-Water project for an additional cost of \$4,975. Motion carried.

Motion by Johnson and seconded by Anderson to approve Invoice #487367 from Short Elliott Hendrickson, Inc. in the amount of \$2,250.00 for SFY2026 Clean Water Fund application & administration for West-Elevator Sewer System Improvements project. Motion carried.

Motion by Johnson and seconded by Mulcahy to approve invoice #487368 from Short Elliott Hendrickson in the amount of \$2,250.00 for the SFY2026 Safe Drinking Water application & Administration for West-Elevator Water System Improvements project through April 30th, 2025. Motion carried.

Motion by Johnson and seconded by Dodge to approve Invoice #487638 from Short Elliott Hendrickson, Inc. in the amount of \$47,330.31 for Wastewater Treatment Plant Upgrade through April 30th, 2025. Roll call: Johnson – yes, Dodge – yes, Anderson – yes, Cialdini – yes, and Mulcahy – yes. Motion carried.

Motion by Mulcahy and seconded by Cialdini to approve Invoice #487883 in the amount of \$3,153.60 from Short Elliott Hendrickson, Inc. for Elevator Street Sanitary Sewer and Watermain Design through April 30th, 2025. Motion carried.

Motion by Johnson and seconded by Mulcahy to pay Wapasha Pay Application #22 in the amount of \$603,266.64 for progress on the new Wastewater Treatment Facility through May 31st, 2025. Roll call vote: Johnson – yes, Dodge – yes, Anderson – yes, Cialdini – yes, and Mulcahy – yes. Motion carried.

Motion by Dodge and seconded by Cialdini to approve Change Order #7 for the Wastewater Treatment Plant Improvement Project extending contract dates an additional 90 days for preparation of the sludge management plan. This change order results in “No change” to the contract price. Motion carried.

Motion by Mulcahy and seconded by Cialdini to approve Amendment No. 6 to the Owner-Engineer Agreement between the City of Osseo and Short Elliott Hendrickson, Inc. for the Wastewater Treatment Plant project, authorizing engineers to assist the city in obtaining a Class A sludge Wisconsin Pollutant Discharge Elimination System (WPDES) permit. This amendment increases the amount of the contract by \$44,600. Motion carried.

Motion by Cialdini and seconded by Anderson to approve the purchase of a Bobcat Compact Track Loader #M0285 using grant funding from the Wastewater Treatment Plant project in the amount of \$102,034.25. Motion carried.

Motion by Anderson and seconded by Dodge to approve Resolution No. 25-07 “Wastewater Treatment Facility Compliance Maintenance Annual Report (CMAR) – 2024. Motion carried.

Motion by Mulcahy and seconded by Cialdini to accept the estimate from Bartingale Mechanical to repair the boiler at the Osseo Municipal Swimming Pool for a cost of \$3,930.00. Motion carried.

Roll call vote to go into closed session pursuant to Wisconsin State Statute 19.85(1)(e) to deliberate or negotiate the purchasing of public property, investing of public funds, or conducting other specified business whenever competitive bargaining reasons require a closed session; more specifically to discuss the sale of city owned property. Johnson – yes, Dodge – yes, Anderson – yes, Cialdini – yes, and Mulcahy – yes.

Thereupon discussion was held in closed session.

Roll call vote to adjourn closed session and reconvene into open session to render any decision made in closed session, if any. Johnson – yes, Dodge – yes, Anderson – yes, Cialdini – yes, and Mulcahy – yes..

No decisions made in closed session – discussion only.

Motion by Anderson and seconded by Dodge to adjourn. Motion carried.

Respectfully submitted,

Blyann E. Johnson
City Clerk/Treasurer

****NOTES****

Steve Diedrich introduced himself and Principal and Partner of Consolidated Construction Company out of Appleton, Wisconsin. They've been around for about 75 years starting in North Dakota in 1950 and the original founders of the company are the "Mills" brothers (Mill's Fleet Farm). All the Mills Fleet Farm stores are built by Consolidated.

The Eau Claire Economic Development Corporation out of Eau Claire steered them in our direction for a possible future development opportunity. They are looking at putting up a 100,000 square foot manufacturing and industrial facility divided into 25,000 sq. ft parcels or larger if someone is looking for that. Their objective, if things move forward, is to begin construction sometime in August or September of this year at the latest. This will be the 4th one that they have done – there is one in Wrightstown and the others are in Sheboygan and Osh Kosh. All buildings are 100,000 square feet. They have some early-stage commitments and are still working with ECEDC but they wanted to make sure they got a developer's agreement before they provided them with possible tenants.

Details.....

- Light manufacturing or warehouse type building
- \$150,000,000 annual revenues
- Employment will depend on the type of tenants
- Looking for approximately 10 acres
- Estimated to generate 125,000 to 127,000 in tax increment annually
- Requested contributions from the city of \$280,000 (30% of taxes generated)
- Ehler's (financial advisors) are supportive/good for the city
- Building valuation of not less than \$8,200,000

If this plan is successful, they would come back and ask for another 10 acres next to this one and build another one.