

City of Chetek Common Council Meeting Agenda

Tuesday, July 14, 2020 - 6:00 p.m. – Council room, 220 Stout Street, Chetek, WI

In order to slow the spread of the Coronavirus (COVID-19) pandemic, the City will conduct this meeting as a through The City's Facebook - live. We will be limiting the number of persons attending in-person. Anyone wanting to attend in person should call city hall at 715-924-4838

AGENDA:

- Call to order
- Roll call – Scott Bachowski____, Earl Grover____, Terry Hight____, Mark Edwards____ Mayor Martin____
- Prayer
- Pledge of Allegiance
- Approve agenda
- **Announcement of closed session later in meeting** – Wisconsin Statute 19.85(1)(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved - discussion regarding legal matters involving planned unit development at Red Rock Resort & sale of city property

PUBLIC COMMENT citizens may direct questions/comments to the council for items not on the agenda.

The council may have limited discussion, however; no action will be taken under public comments.

CONSENT AGENDA:

1. council minutes & claims **June 2020**
2. Accept and place on file Department/Board reports as submitted - **Police report; Parks committee-May & June; Plan Commission-June; Housing Authority-May; Plan commission-June**
3. Resignations from boards/committees -
4. Appointments to Boards & commissions: **Housing Authority-Cindy Schaller;**
5. General licenses/permits:

OLD BUSINESS - the following items will be discussed by the council and possible action taken

Review soil sample report 1301 Knapp Street

NEW BUSINESS - the following items will be discussed by the council and possible action taken

1. Parking violation fee increase
2. Resolutions 2020-09 - appropriating grant money for elections
3. Special bow hunting license renewal - request for 3-year license at 225 15th Street
4. Hydroflites request to close boat landing for competition on July 25th
5. Application to exceed pet limit - 1219 4th Street
6. Hangar lease agreements - hangar 63 & 17 - change of ownership; renewal for hangars 23, 53, 54, 55, 56, 59
7. Closed session as noted above; act on closed session item, if any
8. Phase 1 environmental study - 803 2nd Street

Adjourn

NOTE: Any person who has a qualifying disability as defined by the American With Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format must contact the municipal clerk at (715) 924-4838 by 10:00 a.m. the Friday prior to the meeting so that any necessary arrangements can be made to accommodate each request

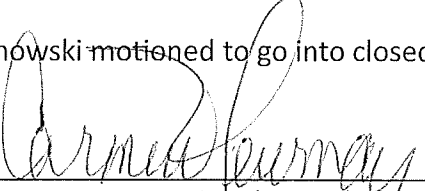
Minutes of the Special Meeting of the Common Council of the City of Chetek held on Monday, June 8, 2020 at 6:00 p.m. in the Council Chamber, 220 Stout Street, Chetek, WI

Meeting was called to order at 5:00 p.m. by Mayor Jeff Martin.

Present: Scott Bachowski, Mark Edwards, Earl Grover, Terry Hight, Mayor Jeff Martin

Mayor announced a closed session under Wisconsin Statute 19.85(1)(f) **considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations - discussion regarding employee issue.**

Bachowski motioned to go into closed session - 2nd by Grover. Carried.


Carmen Newman, clerk/treasurer

Minutes of the Common Council Meeting of the City of Chetek held on Tuesday, June 9, 2020 at 6:00 p.m. in the Council Chamber, 220 Stout Street, Chetek, WI

The meeting was called to order at 6:00 p.m. by Mayor Jeff Martin.

Present: Jeff Martin, Earl Grover, Terry Hight, Mark Edwards, Scott Bachowski

Approve agenda - Motion by Bachowski to approve with an amendment to move the presentation by Gross-Wen Technologies to beginning of agenda. 2nd by Grover. Carried.

Peter Bugg & Jens Dancer from Gross-Wen Technologies gave a presentation on the wastewater treatment plant pilot study.

Consent agenda - Council minutes from May, city claims from May, accept and place on file department/board reports as submitted: Plan Commission-May; Housing Authority February; Hydroflites temporary class "b" license for July 3rd night show and July 3rd-5th softball tournament. motion by Hight, 2nd by Edwards to accept and place on file. Carried.

Old business -

Public docks - Bachowski presented a revised layout for a public dock system to help alleviate concerns expressed by residents of adjacent properties of the public landing. The proposed plan would be to install a 4 slip dock system at the Stout Street and Knapp Street landings. The dock systems would extend out 24 feet. Both landings would include porta-potties. The landing at Knapp Street would include a new stairway. The Knapp Street access would not be handicap accessible. The city would also address the shoreline at each location to prevent further erosion. Motion by Edwards, 2nd by Grover to approve the modified plan for both locations and apply for the permit from the DNR for the dock systems and rip-rap at the same time. Motion carried.

Opening Community Center- The Center director, Donna Bachowski, created guidelines for opening the center. Beginning July 1, the center will be open with limited days/hours. Kitchen will only be used for "meals on wheels program" and "grab and go lunches". People will need to sign in and out each day. Tables/chairs will be set up approximately 6 feet apart, no more than 10 people per room. Tables/chairs will be sanitized after each use. Motion by Grover, 2nd by Hight, to approve guidelines for opening center. Carried.

Ordinance 775A - ATV/UTV - amending ordinance to allow for ATV/UTV use on all city streets. Motion to approve by Bachowski, 2nd by Grover. Carried.

New Business

Bachowski motioned to table action on parking violation fees to next month to gather more information from Chief Ron Ambrozaitis. 2nd by Hight. Carried.

Resolutions 2020-06 and 2020-07 - appropriating grant money received from Department of Justice and State of Wisconsin for police department. Motion by Hight to approve, 2nd by Edwards. Carried.

Liquor license renewals:

"Class B" Intoxicating Liquor & Class "B" Fermented malt beverage licenses: Reds Grill & Bar, LLC; Mary's Inc; Knudson's B&B; Jeromy Siems (Phill's Bar & Grill); Joelle Comero (Sassy's)

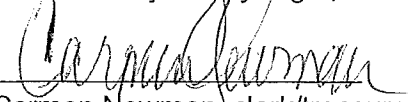
Class "A" fermented malt beverage: Osbow, LLC (Chetek Express)

"Class A" Intoxicating Liquor & Class "A" Fermented Malt beverage: Corwin Beuthling (Keg n Kork); KJ's of WI, Inc (KJ's Fresh Foods); Kwik Trip; Fostvedt, LLC (Fostbites Spirits)

Class "B" fermented malt beverage: Chetek VFW, American Legion; Fostvedt, LLC (Fostbites)

Motion to approve by Grover, 2nd by Bachowski. Carried.

Emergency Operations Plan - motion to approve with no changes by Bachowski, 2nd by Grover. Carried. Motion to adjourn by Hight, 2nd by Bachowski. carried.


Carmen Newman, clerk/treasurer

Minutes of the Special Meeting of the Common Council of the City of Chetek held on Monday, June 22, 2020 at 5:00 p.m. in the Council Chamber, 220 Stout Street, Chetek, WI

Meeting was called to order at 5:00 p.m. by Mayor Jeff Martin.

Present: Scott Bachowski, Mark Edwards, Earl Grover, Terry Hight, Mayor Jeff Martin

Josh Heidemann addressed the council with a request for a premise description change on their liquor license for Red's Grill and Bar for July 1st through July 5th. They are asking to include the west lawn for the aforementioned dates and to include the parking lot for an event on July 3rd hosting Chris Kroeze. After much discussion regarding the traffic, noise, parking, and other issues council members asked Josh to bring back to council plans for parking, security, fencing, shuttle, cleanup. Council members and police chief will review the plans and make a determination at a special meeting to be held on Friday, June 26th at 5:00 p.m.

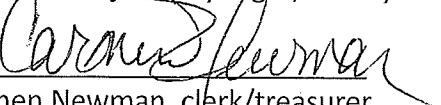
Hight motioned to approve the premise description change for Fostbites Pub for an event to be held on September 12th - Livin the Lake Finale - Leinies pontoon giveaway. 2nd by Bachowski. carried

Hight motioned to approve the road closure of Knapp Street between 2nd Street and 3rd Street for the September 12th event - Leinies pontoon giveaway. 2nd by Edwards. Carried.

Motion to approve Resolution 2020-08 - review of the 2019 annual wastewater treatment plant maintenance report. 2nd by Edwards.

Sale of city lot at 803 2nd Street - plan commission recommended accepting the bid from Jason Fostvedt for the sale and development of the lot based on his intent to build a commercial retail building this year. Fostvedt's bid was \$20,000. Russ Chester bid \$27,790 with a plan to build a commercial building in 2-3 years. Motion by Hight, 2nd by Grover, to accept the bid from Russ Chester. Hight-yes, Grover-yes, Edwards-yes, Bachowski-no. Carried.

Motion to adjourn by Hight, 2nd by Edwards. Carried.


Carmen Newman, clerk/treasurer

Minutes of the special council meeting of the City of Chetek, held on Friday, June 26, 2020, at 5:00 p.m. in the council chambers.

Agenda:

- Call to order
- Roll call
- Application for premise description change – Red's Grill & Bar – July 1st through July 5th – West lawn area and parking lot for Chris Kroeze event on July 3rd.
- Transient entertainment permit application – The Mill

Minutes:

- Mayor Jeff Martin offered to take minutes
- Roll call:
 - Present: Earl Grover, Terry Hight, Mark Edwards, Mayor Martin. Alderman Scott Bachowski was present by phone.
- Item #1: Application for premise description change for Red's Grill & Bar – July 1st through July 5th – West lawn area and parking lot for Chris Kroeze event on July 3rd
 - Josh Heidemann and his wife appeared in person. Mr. Heidemann shared what his plan for traffic and other event-specific details
 - Chief Ron Ambrozaitis shared his concerns that were not addressed. Public Works Director Dan Knapp was present but had nothing further to contribute but concurred with Chief Ambrozaitis' concerns
 - Various neighbors shared publicly their concerns both “for” and “against” the July 3rd event
 - Barron County Head Health Nurse Laura Suave was present as well and asked to address the council about numerous health concerns she had for this event
 - The council intermittently asked for clarification on various particulars. Alderman Bachowski asked me to read an email he had sent stating his opinion about the Chris Kroeze event
 - When discussion was complete, it was decided to break the matter into two separate items: 1) the premise description change for July 1st-5th AND 2) the Chris Kroeze event on July 3rd.
 - Motion by Terry Hight, second by Mark Edwards to allow the premise description change FOR JULY 3-5 ONLY (Fri-Sat-Sun). 4-0 motion passed.
 - When asked if anyone wanted to motion to approve the Chris Kroeze event the council remained silent. With no motion, the matter was considered closed. An outside, parking lot Chris Kroeze event was denied (if Mr. Heidemann wants to invite Chris to play inside his facility that is his prerogative so long as he abides by his allowed capacity as determined by Chetek Area Fire Department.)
- Item #2: Transient entertainment permit application – The Mill
 - Buddy Helms and his son appeared in person.
 - The necessary insurance and permit paperwork were reviewed.
 - Motion by Scott Bachowski, second by Mark Edwards to approve. 4-0. Motion passed.
- Terry Hight motioned to adjourn, Earl Grover second. 4-0 Motion approved.

**City of Chetek
Parks & Beach Committee Meeting Minutes
Tuesday May 19, 2020 at 5:00pm
The Center
711 First Street**

MEETING CALLED TO ORDER:

5:00pm by Donna Bachowski, Committee Chair

PRESENT: Donna Bachowski, Jen Blatz, Jim Metcalf, Joe Atwood, Dan Knapp, Mark Etten, Ron Ambrozitas, Scott Bachowski-speak,

PRIOR MEETING MINUTES APPROVAL:

Joe Atwood made motion to accept the minutes as written; Mark Etten seconded.

OLD BUSINESS:

Main Street Park:

- Phase One complete; issue with the drinking fountain leaking may need to take out concrete to fix.
- Phase Two: Look at a privacy fence with shrubs along property line lost trees there from 2019 July storm, Donna will get estimate with landscaper who is working on Phillips Park. DNR grant will pay to replace.
Barrier around the new 4 parking spaces off alley into phase two of Main Street Park. So no one drives thru the park. Plans to fix some grass area, and looking into someone building a "shelter" over the porta potties to make more attractive. At some point new roof on pavilion approx \$5500-6000.

Hydroflites:

- New asphalt parking lot to be done beginning of June by County Hwy Dept.

Phillips Park/Beach:

- DNR grant to replace trees, take out stumps and damaged trees due to Storm 2019
- Colonial Nursery put in new trees, in next week or so shrubs and other plantings will arrive.
- Applied for a AARP grant for parks waiting to hear if we will receive any money, if we do Updated work will happen on pavilion, walkway from pavilion to bathrooms by the beach, memorial benches. We have a volunteer/donor to help with renovations.
- Discussion brought back from 10+years ago from Dan Knapp and Chief Ron about closing off Lakeview lot line on both ends of park/beach area. Have gates on either side so it is closed off yet can open for snowplowing or winterfest. Jeff Martin and Donna Bachowski will check with neighbors on their feelings. Road would be detoured to City Beach Drive. Road is too narrow to fit vehicles and trailers.
More discussion will happen.

Basketball Courts at Overby Fields:

- Joe will get an estimate for asphalt, fencing, hoops and lighting

Proposal for Public Docks:

- The City Council had originally been working on the Stout Street dock, due to the survey which was done by the city/resort owners. Brought to the Parks/Beach committee as they have dealt with docks in the past.

City Alderman Ward 1 Scott Bachowski discussed the proposal first noting that he took this project on because it was #1 on the survey. To have a dock with easy access to the downtown businesses of Chetek. Scott discussed the plan an 8 slip dock with option in the future for up to 12 slips. Price for 8 slip \$14,500. Checking prices for ADA at time of meeting did not have cost. A couple neighbors have some concerns. Boaters would adhere to the current ordinance. I was suggested he bring this to the parks and beach committee for a vote. Jim Metcalf motioned to approve and Mark Etten 2nd.

City of Chetek
Parks & Beach Committee Meeting Minutes
Tuesday June 23, 2020 at 5:00pm
The Center
711 First Street

MEETING CALLED TO ORDER:

5:05pm by Donna Bachowski, Committee Chair

Roll Call: Donna Bachowski __X__ Jim Metcalf __X__ Dan Knapp __X__ Mark Etten __X__ Jeff Martin __X__ Joe Atwood ____ Jen Blatz ____ Earl Grover ____

PRIOR MEETING MINUTES APPROVAL:

Jim Metcalf made motion to accept the minutes as written; Mark Etten seconded.

PUBLIC COMMENTS: Jeff Martin and Scott Bachowski walked Lakeview Drive between Beach Park and Airport, talking with residents about the thought and ideas of several different options with closing Lakeview Drive between those points either year round or seasonal, or slower speeds, speed bumps, one way. Opinions were mixed. Did discuss and viewed themselves the amount of speeding vehicles thru that area. Thought is to keep discussing options.

OLD BUSINESS:

Main Street Park:

- Phase One complete; issue with the drinking fountain fixed.
- Phase Two: privacy fence with shrubs along property line lost trees there from 2019 July storm, Donna will get estimate with landscaper who is working on Phillips Park. DNR grant will pay to replace.
- Hydroflites parking lot is paved
- Docks at end of Stout and Knapp approved

NEW BUSINESS:

- Discuss and vote on County moving recycle bins that are currently on private property off Water Street. They will be manned certain day/hours by county, fenced, lighting, cameras.
- Jeff Martin motioned to recommend to the plan commission to remove current basketball court for the recycle bins and future plans at Gotham Park for multi recreational athletic courts. Mark Etten 2nd the motion

Meeting adjourned 5:40pm

THE CHETEK HOUSING AUTHORITY

MONTHLY BOARD MEETING MINUTES

May 28, 2020

The Chetek Housing Authority met at the Chetek City Hall Council Room located at 220 Stout Street in Chetek, WI.

CALL TO ORDER / ROLL CALL

Chair Hight called the meeting to order at 10:30 AM. A quorum of directors was present, and the meeting, having been duly convened, was ready to proceed with business.

Commissioners present: Terry Hight, Marge Jost, Victoria Kutchins, and Lou Ann Novak

Other(s) present: Meg Skemp, Executive Director, Danielle Maxwell-Parker (via teleconference) and one tenant.

MINUTES OF PREVIOUS MEETING

Minutes of the previous meeting were reviewed.

Motion (Novak/Kutchins) to approve the minutes of the February 27, 2020 meeting as presented.

Motion carried; unanimous.

FINANCIAL REPORT/BILLS

The February, March and April financial statements prepared by Housing Authority Accounting Specialists (HAAS) were reviewed.

Motion (Jost/Novak) to file the financial statements for audit.

Motion carried; unanimous.

The committee reviewed the payment detail report for the current bills.

Chair Hight expressed his gratitude to the City of Chetek and the City Council for the forgiveness of the excess sewer fees caused by the most recent water leak.

Motion (Novak/Jost) to approve payment for the current bills.

Motion carried; unanimous.

DIRECTOR'S REPORT

The committee reviewed and discussed the report provided in the board packs, which included occupancy, maintenance, tenant, and management concerns. No action taken.

UNFINISHED (OLD) BUSINESS

5-YEAR PHA PLAN AND CFP 5-YEAR ACTION PLAN

The committee reviewed and discussed the plans, the processes and the timelines.

Motion (Kutchins/Novak) to approve the 5-Year PHA Plan and adopt Resolution 2020-01 approving the CFP 5-Year Action Plan. Motion carried; unanimous.

WATER SERVICE REPLACEMENT

Skemp reported on the recent spike in water usage and subsequent repair by Ross Plumbing of Rice Lake and Bjugstad Excavating of Barron.

The private utility locates have been performed and Cooper Engineering will be incorporating the results as the final stage of the topographic survey. The survey will be forwarded to SJS Design, who will be planning the project and delivering the specifications to the housing authority for use in obtaining quotes.

The committee reviewed and discussed the current water use spreadsheet prepared by Property Caretaker Steve Goulette, which indicates another leak, and the efforts to isolate and mitigate the leak(s).

The committee discussed the need for an environmental review if the project exceeds \$100,000, and whether to replace sidewalks all at once, or over the course of several years.

Motion (Novak/Kutchins) to approve the procurement of an environmental review. Motion carried; unanimous.

NEW BUSINESS

CARES ACT FUNDING AND WAIVERS

The committee reviewed and discussed HUD's obligation notice of \$3,665 in operating funds under PIH Notice 2020-07 to be used for the preparation for, the prevention of, and the response to the coronavirus and potential eligible expenses.

The committee reviewed the administrative waivers implemented under PIH Notice 2020-05.

Motion (Novak/Kutchins) to approve Waivers PHA 5-Year and Annual Plan (extended due date) and PH Waiting List (alternative process). Motion carried; unanimous.

The committee reviewed and discussed the Badger Bounce Back Plan - State Government edition phased implementation plan for maintenance and operations as a template and guidance for the housing authority. No action taken.

OPERATING BUDGET FYB 7/1/2020

The committee discussed the budget prepared by HAAS and potential extraordinary maintenance and building/site improvements. No action taken.

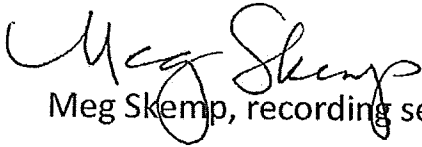
NEXT MEETING DATE AND POTENTIAL AGENDA ITEMS: The next meeting will be held Thursday, June 25th at 10:30 AM at the Chetek City Hall Council Room. Remote meeting attendance and public monitoring will be available through the Zoom platform.
The budget and alternate plans for the annual picnic will be discussed.

ADJOURN MEETING:

Motion (Novak/Kutchins) to adjourn at 12:46 PM.

Motion carried; unanimous.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Meg Skemp".

Meg Skemp, recording secretary

City of Chetek – Planning Commission Meeting Minutes – June 18, 2020.

A Public Hearing was called to order at 6pm on June 18, 2020 by Mayor Jeff Martin to discuss:

Request from Tristan Mack, 626 Ridgeway, to open her home as an Airbnb. City ordinance requires a Conditional Use from the Plan Commission. The property is zoned R-1.

Request from Jon Hughs, 231 Sumner Avenue, to open his home as an Airbnb. City ordinance requires a Conditional Use from the Plan Commission. The property is zoned R-1.

Compliance with the open meeting law was verified by Joe Atwood.

Planning Commission members present were Mark Etten, Shawn Ayers, John Hunsinger, Mayor Jeff Martin, Del Wacker, Dave Swangim, and Scott Backowski.

Also present were Building Inspector/Zoning Administrator Joe Atwood and City Attorney Randi Osberg.

There was an audio recording made of the public hearing.

Discussion of Tristan Mack proposal:

Tristan Mack explained her proposal.

Earl Grover mentioned that he had driven by the property and that there appeared to be no parking problems with the proposal and that he was generally in favor of such enterprises in the city.

There were no objections from the public.

Discussion of Jon Hughs proposal:

John Hughs was not present.

Earl Grover mentioned that he had driven by the property and there appeared to be no parking problem with the proposal and that he was generally in favor of such enterprises in the city.

Latter, during the regular meeting of the Planning Commission, Gary Moelter, the next door neighbor, who had come 15 minutes late to the public hearing, mentioned that the property has already been operating as a rental and that the renters have been numerous and disruptive.

The Public Hearing was closed by Mayor Jeff Martin at 6:10 pm.

City of Chetek – Planning Commission Meeting Minutes – June 18, 2020.

A regular meeting of the Planning Commission for the City of Chetek was called to order at 6:10 pm on June 18, 2020 by Mayor Jeff Martin.

Roll call for the Planning Commission meeting was taken. Present were Mark Etten, Shawn Ayers, John Hunsinger, Mayor Jeff Martin, Del Wacker, Dave Swangim, and Scott Backowski. None were absent.

Also present were Building Inspector/Zoning Administrator Joe Atwood and City Attorney Randi Osberg.

Compliance with the open meeting law was verified by Joe Atwood.

Scott Backowski made a motion to accept the minutes from the last meeting. Shawn Ayers seconded the motion. Motion carried.

1) Discussion/Action: Request from Tristan Mack, 626 Ridgeway, to open her home as an Airbnb. City ordinance requires a Conditional Use from the Plan Commission. The property is zoned R-1.

Scott Backowski moved that the request by Tristan Mack for Conditional Use at 626 Ridgeway be granted. Del Wacker seconded the motion. Motion carried.

2) Discussion/Action: Request from Jon Hughs, 231 Sumner Avenue, to open his home as an Airbnb. City ordinance requires a Conditional Use from the Plan Commission. The property is zoned R-1.

Jon Hughs being absent and unable to answer questions about the proposal, the request for Conditional Use at 231 Sumner Avenue was tabled.

3) Discussion/Action: Review the proposed General Development Plan for Red Rock and set public hearing date for joint meeting with Council.

Randi Osberg explained that the PUD will correct the zoning barriers that are now preventing Mr. Baileys units from being developed. Joe Atwood latter explained that as things stand now, no building permits can be issued.

Will Ramey, Vice President of the Red Rock Condominium Association then spoke, saying that the Condominium Association is not in favor of the PUD noting that some items in the PUD are in conflict with the Condominium Association By-Laws and that the PUD does not address the concerns of the members regarding overall site planning.

Other members of the Condominium Association were also present and agreed with Mr Ramey. Rick Jacob, President of the Association joined the discussion via Facebook and voiced his agreement with Mr Ramey's and the other members opposition to the PUD.

Dave Swangim moved that the Planning Commission recommend that the City Council reject the propose Planned Unit Development. Del Wacker seconded the motion. Motion carried.

4) Discussion/Action: Approve or not approve the sale of city owned lot at 803 2nd Street. Open bids and make recommendations to City Council.

The following bids were opened:

Russ Chester, owner of Skyway Repair offered \$27,790 and his bid states that he plans to build a commercial rental building on the site within two to three years.

Jason and Nathan Fostvedt offered \$20,000 and their bid states that they plan to build a commercial storefront with a residential rental behind. They would begin construction this summer.

Joe Atwood mentioned that building a residential unit on the first floor would require a conditional use permit – but residential units on the second floor would not require a conditional use. Jason Fostvedt stated that he was aware of that and that if a conditional use for the first floor residential unit was not granted, he would present an alternative plan.

Mr. Fostvedt explained that he wanted to open a store selling local products. He expressed enthusiasm for the project and emphasized that he intended to start immediately.

It was noted that Mr Fostvedt had done a good and timely job of building a new commercial establishment on Knapp Street last year. The original building on that site had been lost to fire shortly before.

Planning Commission members had questions about what Mr. Chester intended to build and when he intended to start. Mr. Chester was not present to answer the members questions.

Mark Etten moved that the Planning Commission recommend that the City Council accept the offer made by Jason and Nathan Fostvedt.

5) Discussion: Josh Heildemann owner of Reds would like to discuss future plans with the Plan Commission and discuss the possibility of rezoning.

Mr Heildemann explained that Reds would like to remodel and expand their operations. He pointed out that Reds employs 32 people and that they want Reds to be a great asset to the city. One idea they have is possibly adding an event center. They would also like to add a fueling station down by the lake – explaining that after the marina closes at noon on Saturdays, there no place for boats to go for fuel. Josh explained how the fueling station would work and that it would only be open during business hours.

Jeff Martin and others expressed their concerns about Reds operating as an event center – citing the parking and noise complaints that are likely to arise from the neighbors – as Reds is located in a residential neighborhood.

It was explained that Reds is now zoned R1 and that it has a conditional use to operate as it does. The lot would need Commercial zoning for a fueling station to be permissible. It was pointed out that the only commercial zoning that would be possible for Reds property would be C3 because the Reds property adjoins the resort property across the street – which is zoned C3. C3 zoning is designed for resorts. It is questionable whether C3 zoning would permit a fueling station.

Mr Heildemann had applied to the Board of Appeals for a variance to do the fueling station with R1 zoning. The neighbors objected. That request was denied.

Joe Atwood noted that the change the zoning from R1 to C3 would require a public hearing.

Members of the Planning Commission noted that spot zoning is not permitted.

6) Discussion: What are the Commissions thoughts on permanently closing Lakeview Drive?

Jeff Martin explained that the idea is to gate Lakeview Drive on each side of the city beach allowing safe access across the road. Jeff and members of the Parks Commission have done some canvassing in the area with mixed results. The Parks Commission will continue to look into the matter.

Dave Swangim moved that the meeting be adjourned. Scott Backowski seconded the motion. Motion carried.

Respectfully Submitted
John Hunsinger

Resolution # 2020-09
Request to appropriate money

Date of request 7/6/20 Requestor Carmen Newman

Money acquired through: Grant ☒ Donation _____ Sale of property _____ Other _____

Amount \$ 1,457.30

Budget accounts: Expense Account 100-51400 Revenue Account 100-43581

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Grantor State of WI purpose of grant election expense reimbursement

Grant information attached ☒ showing amount applied for, purpose, etc.

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Donor _____ purpose of donation _____

Address of donor _____ phone _____

letter from donor attached _____

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Sale of property: item sold _____ Department _____

Account where original expense charged: _____

Are there replacement funds budgeted - no _____ yes _____ \$ _____

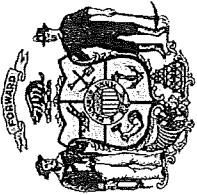
If yes, specify reason for adding proceeds of sale to budget: _____

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Date of council meeting 7/14/20 passed yes _____ no _____

By _____ mayor

attest: _____ clerk/treasurer



State of Wisconsin

Payment Advice

3 July 2020 6:47:31 AM
Page 2 of 2

Election

100-43581 grant revenue

To:

Supplier Name:

Supplier Address:

City Of Chetek
Carmen Newman
PO Box 194
Chetek WI, 54728-0194
USA

Reference Information

Pay Cycle: DLYACH
Pay Cycle Seq Number: 1219
Supplier Number: 0000071758

Payment Information

Payment Reference: 0000427945
Payment Date: 07/06/2020
Payment Method: Automated Clearing House

Bank To Information: Bank ID Bank Name
Bank To Account: *****723 STERLING BANK

Branch ID Branch Name

QUESTIONS? Contact wivendors@wi.gov or 608-264-6600 with ref# and amt

AP Unit Voucher ID
ELECTION 00003757

Invoice Number Invoice Date
WEC CARES Subgrant 06/30/2020
03211
WEC CARES Subgrant

Total:

Gross Amount	Discount Amount
1,457.30	0.00
1,457.30	0.00

Paid Amt
1,457.30

1,457.30 USD



Wisconsin Elections Commission

212 East Washington Avenue | Third Floor | P.O. Box 7984 | Madison, WI 53707-7984
(608) 266-8005 | elections@wi.gov | elections.wi.gov

2020 WEC CARES Subgrant

Notice of WEC CARES Subgrant Award

Wisconsin Elections Commission
212 East Washington Avenue, 3rd Floor
PO Box 7984; Madison, WI 53707-7984

Subgrantee: City of Chetek, Barron County

Subgrantee DUNS Number: N/A

Date: 7/1/2020

City of Chetek, Barron County, has been awarded **\$1,457.30** (a \$200 base subgrant plus an additional \$1.10 per registered voter as of June 1, 2020) under the WEC CARES Subgrant, issued by the Wisconsin Elections Commission. These funds are a subgrant of the 2020 HAVA CARES Act Grant, Agreement Number WI20101CARES, CFDA Number 90.404, authorized by the U.S. Congress under Section 101 of the Help America Vote Act of 2002 (HAVA) (Public Law 107-252), provided for in the *Coronavirus Aid, Relief and Economic Security (CARES) Act (Public Law 116-136)* and issued by the U.S. Election Assistance Commission (Funding Source: EAC1651DB2020DR-2020-61000001-410001-EAC1908000000) for which the Wisconsin Elections Commission was awarded on April 6, 2020.

As a sub-recipient, your jurisdiction must adhere to all applicable federal requirements including Office of Management and Budget (OMB) guidance: Title 2 C.F.R. Subtitle A, Chapter II, Part 200-Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 C.F.R. § 200).

I. ALLOWABLE USES

Purpose and Use of Funds. The CARES Act makes clear that grant funds are for **ADDITIONAL** costs associated with the national emergency related to coronavirus and are to be spent *“to prevent, prepare for, and respond to coronavirus, domestically or internationally, for the 2020 Federal election cycle.”* Additional costs are those incurred outside of the jurisdiction’s budgeted costs for the 2020 federal elections or those costs that are solely incurred due to the pandemic. For the purpose of this subgrant, those allowable uses span the period **January 20, 2020 through November 30, 2020** and include the seven following categories:

1. **ADDITIONAL BALLOT SUPPLIES, PRINTING, AND POSTAGE COSTS** for higher levels of absentee or vote by mail processes, including printers, scanners, and envelope openers costing less than \$5000 per unit.
2. **ADDITIONAL CLEANING SUPPLIES, CLEANING SERVICES AND PROTECTIVE EQUIPMENT** including additional disinfectants, wipes, paper towels, deep cleaning services for polling places pre- and post-election, masks, gloves, gowns, face shields, plexiglass, thermometers

Wisconsin Elections Commissioners

Ann S. Jacobs, chair | Marge Bostelmann | Julie M. Glancey | Dean Knudson | Robert Spindell | Mark L. Thomsen

Administrator
Meagan Wolfe

and other equipment for staff and poll workers' virus protection for in-person absentee voting sites, election day polling places and absentee central-count locations.

3. **ADDITIONAL STAFFING FOR PROCESSING** of higher levels of absentee ballot requests and absentee ballot tabulation, as expanded hours, overtime, Hazard Pay and associated benefits costs for election staff and poll workers or unbudgeted temporary election staff or poll workers and for additional staffing for cleaning polling locations and creating other protective measures.
4. **ADDITIONAL MAILINGS FOR PUBLIC COMMUNICATION** of changes in registration, absentee ballot request options, or voting procedures, including information on coronavirus precautions being implemented during the voting process.
5. **ADDITIONAL ABSENTEE DROP-BOXES**, installation, and security.
6. **ADDITIONAL SPACE LEASING** for new polling places when existing sites are closed or relocated due to the pandemic.
7. **ACQUISITION OF ADDITIONAL EQUIPMENT** necessary to process the higher volume of absentee ballots. This includes new automated letter opening equipment, paper folding machines, high speed or central count tabulators, and mobile IT equipment. (This "Equipment" category defined as costing equal or greater than \$5000 per unit. Equipment costs less than \$5000 should instead be reported under the applicable category above, most likely Additional Ballot Supplies. Additional reporting and documentation are required for allowable equipment purchases as outlined in the below referenced CFR sections.)

Per the Code of Federal Regulations, Title 2 (2 CFR) §200.33:

"Equipment means tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost which equals or exceeds the lesser of the capitalization level established by the non-Federal entity for financial statement purposes, or \$5,000. See also §§200.12 Capital assets, 200.20 Computing devices, 200.48 General purpose equipment, 200.58 Information technology systems, 200.89 Special purpose equipment, and 200.94 Supplies."

II. DOCUMENTATION, AUDIT, AND REPORTING

DOCUMENTATION: The receiving jurisdiction must maintain all documentation of purchases made using subgrant funds provided by this subgrant until December 31, 2024. Documentation includes receipts, invoices, payroll reports, etc. and notations to document that claimed expenditures are due to the pandemic.

A standard inventory list of all items purchased using subgrant funds must be created and maintained by the jurisdiction for purposes of any state or federal audit. Such original purchasing documentation and inventory lists shall be retained by the receiving jurisdiction until the WEC authorizes destruction of said records.

AUDIT: All subgrant funds are subject to audit by the Commission and/or the federal government to ensure funds have been spent appropriately and in accordance with all applicable state and federal laws.

Pursuant to Wis. Stat. § 5.05(11), if the federal government objects to the use of any funds provided to a municipality under the subgrant, the municipality shall repay the amount of the subgrant to the Commission.

REPORTING: September 15, 2020 and December 1, 2020. A Check-In is due September 15, 2020 that covers the period of January 20, 2020 – September 1, 2020. The final report is due December 1, 2020, covering January 20, 2020 – November 30, 2020. By those two deadlines, all receiving jurisdictions must complete and submit to the Commission the WEC CARES Subgrant Expenditures Reporting template for the corresponding period reporting the total pandemic-related election expenditures claimed in the seven categories listed below and detailed above:

July 2020

**City of Chetek
Special Bow Hunting License**

**License no:
2019 2**

Fee: 0.00

WHEREAS, the local governing body of the City of Chetek, County of Barron, Wisconsin, has, upon application duly made, granted and authorized the issuance of a license to:

Dennis & Cindy Steinmetz

**225 15th St
Chetek, WI 54728**



and has complied with all requirements necessary for such license; and

WHEREAS, this license is subject to all resolutions, ordinances, regulations and provisions as may be at any time imposed by the local governing body or any laws of the State of Wisconsin, and is subject to revocation as provided by law;

AND WHEREAS, the said applicant has paid to the Treasurer the sum of \$0.00 for such licenses in said Municipality for the period from 8/01/2019 to 7/31/2020; NOW THEREFORE, License is hereby issued to the said applicant for the following described premises:

Location:
225 15th St

Parcel #'s 211-8044-14-001, 211-8044-14-030 &
211-8044-14-020.

for the period from 8/01/2019 to 7/31/2020.

**Given under my hand and the Great Seal of the City of Chetek, County of
Barron, State of Wisconsin, this 14th day of August, 2019.**

(Corporate Seal)

Carmen Newman, Clerk/Treasurer

This document must be Framed and Posted on the premises of the Bow Deer Hunting.

POLICY NUMBER: 9354025180 POLICY TERM: FROM 06/02/2020 TO 06/02/2021, 12:01 A.M. STANDARD TIME AT THE ADDRESS OF THE INSURED AS STATED HEREIN.	PAGE 1 OF 2 TRANSACTION TYPE: RENEWAL EFFECTIVE: 06/02/2020 BILL TO: EXPRESSIT
NAMED INSURED: DENNIS STEINMETZ CINDY STEINMETZ 225 15TH ST CHETEK WI 54728	FOR SERVICE CALL: 800-422-4272 OR WRITE TO: METLIFE AUTO & HOME PO BOX 6060 SCRANTON, PA 18505 FOR CLAIMS, SEE CLAIMS DIRECTORY

COVERAGE DESCRIPTIONS	APPLICABLE LIMITS	ANNUAL PREMIUM
LIABILITY	\$ 1,000,000	\$ 199.00
UNDERLYING LIMITS DISCOUNT		-\$ 48.00
	TOTAL ANNUAL PREMIUM	\$ 151.00
INSURED'S RETAINED LIMIT \$ 500		

YOUR POLICY HAS BEEN ISSUED AND RATED BASED ON THE FOLLOWING INFORMATION.
PLEASE NOTIFY US OF ANY CHANGES.

VEHICLES:

YEAR	MANUFACTURER	MODEL	BODY TYPE
2011	FORD	ESCAPE	ST WAGN
2015	DODGE	RAM	4DR

RESIDENCES:

225 15TH ST CHETEK WI 54728

***** HOUSEHOLD DRIVERS *****

*			*
*	02/18/1964	DENNIS STEINMETZ	*
*	09/15/1960	CINDY STEINMETZ	*
*			*
*	IF YOU HAVE A DRIVER IN YOUR HOUSEHOLD WHO IS NOT		*
*	LISTED ABOVE, PLEASE NOTIFY US IMMEDIATELY.		*

FORMS AND ENDORSEMENTS: 7501-048(0698)

M141A M176 M189 M180480600

YOUR AGENT IS: DAVID M SHERVEY P&C SPECIALIST ORG

715-723-1653

J05 434 4



POLICY NUMBER: 9354025180 POLICY TERM: FROM 06/02/2020 TO 06/02/2021, 12:01 A.M. STANDARD TIME AT THE ADDRESS OF THE INSURED AS STATED HEREIN.	PAGE 2 OF 2 TRANSACTION TYPE: RENEWAL EFFECTIVE: 06/02/2020
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WATERCRAFT:					
YEAR	MANUFACTURER	TYPE	LENGTH	MAX. SPEED	HP
2012	CRESTLINER	OUTBOARD	001	035	025

UNDERLYING POLICY INFORMATION

REQUIRED UNDERLYING INSURANCE LIMITS IF UNDERLYING INSURER IS METROPOLITAN

AUTOMOBILE: \$100,000/\$300,000 BODILY INJURY AND \$50,000 PROPERTY DAMAGE OR
 \$300,000 SINGLE LIMIT (\$325,000 IN TEXAS)
 \$100,000/\$300,000 UNINSURED/UNDERINSURED MOTORISTS BODILY INJURY AND
 \$10,000 PROPERTY DAMAGE OR \$300,000 SINGLE LIMIT PER OCCURRENCE
 HOMEOWNERS OR COMPREHENSIVE PERSONAL: \$100,000 LIMIT PER OCCURRENCE FOR
 PERSONAL INJURY AND PROPERTY DAMAGE
 WATERCRAFT: \$100,000/\$300,000 BODILY INJURY AND \$50,000 PROPERTY DAMAGE OR
 \$100,000 SINGLE LIMIT
 ALL OTHER LIABILITY (RECREATIONAL VEHICLES, ETC.): \$100,000 LIMIT PER OCCURRENCE
 FOR BODILY INJURY AND PROPERTY DAMAGE

REQUIRED UNDERLYING INSURANCE LIMITS IF UNDERLYING INSURER IS NOT METROPOLITAN

AUTOMOBILE: \$250,000/\$500,000 BODILY INJURY AND \$100,000 PROPERTY DAMAGE OR
 \$300,000 SINGLE LIMIT (\$325,000 IN TEXAS)
 \$250,000/\$500,000 UNINSURED/UNDERINSURED MOTORISTS BODILY INJURY AND
 \$10,000 PROPERTY DAMAGE OR \$300,000 SINGLE LIMIT PER OCCURRENCE
 HOMEOWNERS OR COMPREHENSIVE PERSONAL: \$300,000 LIMIT PER OCCURRENCE FOR
 PERSONAL INJURY AND PROPERTY DAMAGE
 WATERCRAFT: \$300,000 LIMIT PER OCCURRENCE FOR BODILY INJURY AND PROPERTY DAMAGE
 ALL OTHER LIABILITY (RECREATIONAL VEHICLES, ETC.): \$300,000 LIMIT PER OCCURRENCE
 FOR BODILY INJURY AND PROPERTY DAMAGE

UNDERLYING POLICY TYPE	UNDERLYING INSURER	UNDERLYING LIABILITY LIMITS
AUTOMOBILE	METROPOLITAN	\$ 300,000
AUTOMOBILE	PROGRESSIVE	\$ 300,000
HOMEOWNERS	METROPOLITAN	\$ 300,000
WATERCRAFT	METROPOLITAN	\$ 100,000/ 300,000/ 100,000
REC. VEH.	METROPOLITAN	\$ 250,000/ 500,000/ 100,000

THIS POLICY DOES NOT PROVIDE UNINSURED OR UNDERINSURED MOTORISTS COVERAGE.



Carmen Newman <cnewman@cityofchetek-wi.gov>

City Council Agenda

2 messages

Hydroflites

jthase@charter.net <jthase@charter.net>

Mon, Jun 22, 2020 at 6:47 AM

To: "cnewman@cityofchetek-wi.gov" <cnewman@cityofchetek-wi.gov>

Carmen,

Could the Hydroflites get on the Agenda for the July 14th City Council meeting? We are planning to host a Water Ski Jump Competition on Saturday, July 25th and we would like to request to close the boat landing from 11 am to 8 pm so that the boat traffic is limited (less waves making the jumping better).

The event organizer - Carter Buchman will also be with me and will be able to answer any questions.

Thanks,

Janene

Carmen Newman <cnewman@cityofchetek-wi.gov>

Mon, Jun 22, 2020 at 9:06 AM

To: Janene Haselhuhn <jthase@charter.net>

Got it -

Carmen Newman
clerk/treasurer, WCMC
City of Chetek - Barron County
220 Stout Street, PO Box 194
Chetek, WI 54728
pop.est. 2221
715-924-4838
cnewman@cityofchetek-wi.gov

www.cityofchetek-wi.gov

[Quoted text hidden]

City of Chetek Application to Exceed Pet Limit
(per ordinance 708A enacted 6-8-2010)

Fee: \$25.00

Receipt #

7/6/2020

2.027785-

Requestor information

Name: Joe + Donna Glaser telephone 715-642-4444

Property address 1219 4th St Chetek WI 54728

Mailing address same

Pet owner Information

I own the property and the pets ☒

I own the property but the pets belong to another individual ☒ (if this is checked explain why the pets reside at your residence and for how long)

Our son moved back home to go to WITC

I rent the property ☐ If this is checked, owner permission needs to be given and written permission attached.

Pet Information: Number of cats residing with you? 1 Number of dogs residing with you? now 3

What are the ages of the above pets? cat 5yr, dog #1 2 yr, dog #3 8 mos, dog #4 4 mos
Milo Titus Cleo Rosa

How many of the above pets reside outdoors? 0

If your pets reside outdoors, what type of containment/shelter is provided for the pet?

n/a

Have you ever received complaints regarding your pets? ☐ yes ☒ no If yes, please describe the

Circumstances: _____

Have your current pets been continually licensed annually? mostly Rabies + vaccines always current

Request being made: I am seeking to harbor an additional Rosa (dog/cat)

Chetek Vet Clinic

Please explain why you feel the additional pet will not be a nuisance to the neighbors:

We have a lg double lot, fenced in, dogs rarely bark neighbors love them.

Requestor signature Joe Glaser

Date 7-4-2020

Council meeting date _____ granted _____ denied _____

Reason granted or denied: _____

Letter sent to requestor _____

Thank you!

HANGER SPACE LEASE AMENDMENT

THIS HANGER SPACE LEASE AMENDMENT (this "Amendment") is made and entered effective as of July 15, 2020 (the "Effective Date"), by and between CITY OF CHETEK, a Wisconsin municipal corporation ("Airport") and John Eberle ("lessee")

RECITALS:

WHEREAS, Airport and Lessee entered into that certain Hanger Space Lease dated September 10, 2003 for the twenty-year (20) term commencing on 9/1/2003 for certain premises situated on the City of Chetek Airport, located in Barron County Wisconsin, more particularly described as Parcel # 63 thereon (the "Lease");

WHEREAS, Airport and Lessee desire to hereby transfer the lease into the Eberle Trust; and

WHEREAS, Airport and John Eberle (sometimes hereinafter collectively referred to as "Lessee") hereby desire to enter into this Amendment to amend the Lease on the terms and conditions hereinafter set forth.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Airport and Lessee agree as follows:

1. The introductory provision on the first page of the Lease is hereby amended to provide that Eberle Trust is to be listed as "Lessee" under the Lease. Paragraph 17(f) of the Lease is hereby amended to provide the address of Eberle Trust - 2011 Lake Shore, Bloomer, WI 54724

2. Eberle Trust represents and warrants the following information as of the Effective Date:

MAKE & MODEL OF AIRCRAFT TO BE STORED: Piper PA 28-140

AIRCRAFT REGISTRATION NUMBER: N6383R

NAME OF INSURANCE COMPANY: General Casualty - Sun Prairie, WI

EFFECTIVE DATE OF COVERAGE: September 24, 2019

EXPIRATION DATE: September 24, 2020

3. The terms and conditions of this Amendment shall supersede and replace any corresponding terms and conditions in the Lease. Should any term of this Amendment be contrary to or differ from any term of the Lease, the terms and conditions of this Amendment shall control. All other terms and conditions of the Lease, unless specifically modified and amended herein, shall remain in full force and effect.

IN WITNESS WHEREOF, Airport and Lessee have executed this Amendment as of the Effective Date.

AIRPORT:

City of Chetek

LESSEE:

By: _____ date _____
Jeff Martin, Mayor

By: _____ date _____
John Eberle

Attest: _____ date _____
Carmen Newman, Clerk-Treasurer

HANGER SPACE LEASE AMENDMENT

THIS HANGER SPACE LEASE AMENDMENT (this "Amendment") is made and entered effective as of July 15, 2020 (the "Effective Date"), by and between **CITY OF CHETEK**, a Wisconsin municipal corporation ("Airport") and John Eberle ("lessee")

RECITALS:

WHEREAS, Airport and Lessee entered into that certain Hanger Space Lease dated October 14, 2009 for the remainder of the twenty-year (20) term commencing on 5/10/2005 for certain premises situated on the City of Chetek Airport, located in Barron County Wisconsin, more particularly described as **Parcel # 17** thereon (the "Lease");

WHEREAS, Airport and Lessee desire to hereby transfer the lease into the Eberle Trust; and

WHEREAS, Airport and John Eberle (sometimes hereinafter collectively referred to as "Lessee") hereby desire to enter into this Amendment to amend the Lease on the terms and conditions hereinafter set forth.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Airport and Lessee agree as follows:

1. The introductory provision on the first page of the Lease is hereby amended to provide that Eberle Trust is to be listed as "Lessee" under the Lease. Paragraph 17(f) of the Lease is hereby amended to provide the address of Eberle Trust - 2011 Lake Shore, Bloomer, WI 54724

2. Eberle Trust represents and warrants the following information as of the Effective Date:

MAKE & MODEL OF AIRCRAFT TO BE STORED: Cessna 340

AIRCRAFT REGISTRATION NUMBER: N-419TT

NAME OF INSURANCE COMPANY: General Casualty - Sun Prairie, WI

EFFECTIVE DATE OF COVERAGE: September 24, 2019

EXPIRATION DATE: September 24, 2020

3. The terms and conditions of this Amendment shall supersede and replace any corresponding terms and conditions in the Lease. Should any term of this Amendment be contrary to or differ from any term of the Lease, the terms and conditions of this Amendment shall control. All other terms and conditions of the Lease, unless specifically modified and amended herein, shall remain in full force and effect.

IN WITNESS WHEREOF, Airport and Lessee have executed this Amendment as of the Effective Date.

AIRPORT:

City of Chetek

LESSEE:

By: _____ date _____
Jeff Martin, Mayor

By: _____ date _____
John Eberle

Attest: _____ date _____
Carmen Newman, Clerk-Treasurer

July 2020

	Lease Listing		TAX ID	paid 2017
21	Schlasinger, Larry	2/1/2019	211920073000	\$1,338.00
23	Thalacker, H	8/1/2020	211960024000	\$451.00
54	Torseth, Jim	11/1/2020	211960026000	\$1,254.00
56	Riewestahl, Dan	11/1/2020	211950042000	\$1,119.00
53	Kirkman, Todd	12/1/2020	211930072000	\$1,254.00
55	Wells, Kris	12/1/2020	211960076005	\$975.00
59	H.T. Lystrup, Jr. - c/o Lystrup Trust	12/1/2020	211930092000	\$1,254.00
5	Schoonover, Mark	1/1/2021	211950072000	\$112.00
60	Whitmore, Alex	3/1/2021	211960079000	\$0.00
62	Ayres, Shawn	3/1/2021	211950077000	\$1,002.00
58	Schoonover, Mark	5/1/2021	211950071000	\$1,254.00
50	Kirkman, Todd	10/31/2021	211930070000	\$1,791.00
9	Phillips, Dave	1/1/2023	211960090000	\$1,084.00
18	Hinz, Michael	8/26/2023	211960045000	\$604.00
63	Eberle, John	9/1/2023	211920033000	\$905.00
22	Larsen, Jim/ Aerosource, LLC	1/1/2024	211960040000	\$1,293.00
61	Skaw, Jack	9/1/2024	211950087000	\$1,092.00
3	Abbott, Greg	1/1/2025	211960088000	\$291.00
17	Eberle, John	5/10/2025	211930036000	\$542.00
57	Hartman, William	11/1/2025	211930038000	\$1,254.00
7	Lind, Stephen	1/1/2026	211950095000	\$950.00
8	Southworth, Grant	1/1/2026	211950096000	\$958.00

Current lease expiring

HANGAR SPACE LEASE

THIS LEASE, made this 1 day of Aug, ²⁰⁰⁰~~199~~, between City of Chetek ("Airport") as Lessor and Howard Thalacker ("Lessee.")

Witnesseth, that the Lessor has ~~demised~~ and leased to the Lessee certain premises situated on the Chetek Airport, located in the City of Chetek, the County of Barron, Wisconsin, which premises are known and described as Parcel # 23, which premises (the "Property") are leased under the terms and conditions which follows:

1. **Term.** The lease period is for a term of twenty (20) years commencing on 8/1/00. The Lessee agrees to promptly pay the City of Chetek in advance, an annual rental fee of \$ 48.00 Dollars on or before the first day of each year hereof. Said annual rental amount may be reviewed and changed annually, on a calendar year basis, by the City of Chetek. However, no single increase shall exceed 20% of the prior years annual rental charge. Notice of any change shall be given by the City by December 1 and the change shall become effective on January 1. This lease shall be automatically renewed at the then established current rates established by Lessor on each January 1 for successive one-year periods, unless either party sends by mail a written notice of termination to the other party at least thirty (30) days prior to the expiration of the then existing Lease. The city shall not terminate this lease without reasonable cause. Lease payment shall be made payable to the City of Chetek and delivered to 220 Stout Street, Chetek, Wisconsin 54728.

2. **Construction Liens.** Lessor understands and agrees that Lessee intends to construct, occupy, and maintain an airplane hangar ("Hangar") on the Property. Any construction repair, or maintenance, shall be in compliance with all federal, state, and local laws, rules, regulations and directives. Lessee shall not allow any lien to attach to the Property whatsoever and shall provide appropriate lien waivers within ten (10) days of any written demand by the Lessor. The hangar shall be constructed and occupied within one (1) year from the date hereof.

3. **Aircraft.** On the completion of the construction of the Hanger or after initial occupancy thereof, the Lessee shall maintain an airplane at the Hangar. A Lessee who does not own or maintain an aircraft during the term of this Lease shall have six (6) months to obtain aircraft or get approval for an extension to this date. If at the end of said six (6) months Lessee has not obtained an airplane, Lessee agrees to vacate the Property. Any extension is at the sole discretion of the Airport Committee of the City of Chetek. If a Lessee sells his/her aircraft or terminates a usage agreement, the above also applies. The Lessee may not assign this Lease or sublet without the written consent of the City of Chetek. The Lessor may request proof of aircraft ownership or usage rights from the Lessee during the term of this Lease.

4. **Insurance.** Lessee shall obtain whatever insurance they desire as to any personalty stored or allowed to be present on the Property. Lessor will not be responsible for and shall not insure any of Lessee's or Lessor's guest's or invitee's personal property.

5. **Inspection.** It is further agreed and understood the agents of Lessor may enter the Hangar to view and inspect the Hangar at all reasonable hours. It is further agreed and understood, that in the event said Lessee defaults in the payment of rent as stipulated in this Lease, agents of the Lessor may enter the Hangar with legal process and take possession of any aircraft which may be stored in the Property and retain possession of same until the rent is paid in full. Rental payments not received within thirty (30) days of their specified due dates shall be subject to a 2% surcharge thereupon for billing expenses.
6. **Utilities.** The Lessee shall maintain and pay the monthly charge for any power for electrical service into the Hangar required or desired. Lessee shall be responsible for any garbage collection, water, or other utility charges and shall pay the same when and as due.
7. **Snow Removal.** The Lessor shall keep the runways and taxiways reasonably free and clear of ice, snow and debris.
8. **Maintenance.** The Lessee shall perform routine repairs and maintenance on the Hangar. Upon the Lessee's failure to do so, the Lessor may clean and/or otherwise repair the Hangar at the Lessee's expense. The Lessee further agrees that no flammable material shall be stored in the Hangar, other than the usual oil and fuel contained in aircraft tanks and engines and lubricants required for the service of Lessee's aircraft.
9. **Security.** The Lessee agrees that Hangar doors shall be closed and lights turned off when Hangar is unattended, and that no aircraft engine shall be operated within the Hangar.
10. **Commerce.** No commercial business whatsoever, of any kind or nature, shall be conducted in or from Hangar unless approved in advance by the Common Council.
11. **Storage.** The Lessee shall store nothing in Hangar other than an aircraft and the necessary tools, equipment, and parts required for the service of the aircraft with the exception of snowmobiles, off-road vehicles, or similar recreational vehicles personally owned by the Lessee. All such allowed items must be stored inside.
12. **Regulations.** The Lessee agrees to assist the airport in complying with Federal Airport Air Carrier Security requirements FAR 107/108. Lessee agrees not to operate any vehicle other than an aircraft on the Aircraft Operations Area of the airport. This includes taxiways and aircraft ramp areas outside of the Property area. The Lessee agrees to obey all the laws, rules, regulations, and ordinances that may be promulgated from time to time by the United States of America, the State of Wisconsin, County of Barron, or the City of Chetek, as may affect the use of the Hangar or the Airport.
13. **Covenant to hold harmless; public liability insurance.** Lessee agrees to indemnify and hold Lessor harmless against and from any and all claims, damages, costs, and expenses, including reasonable attorney fees, arising from Lessee's use and occupancy of the leased premises.

Lessor shall not be liable, and Lessee waives all claims against the Lessor, for damage to person or property sustained by Lessee or its employees or agents, resulting from the condition of a building situated on the leased premises, the leased premises proper, or any equipment or appurtenance located thereon; or such claims as may result from any accident on or about the leased premises, including any improvements thereon. Lessee agrees to carry and pay the premiums for public liability insurance, insuring itself and Lessor against injury to property, person, or loss of life arising out of the use and occupancy of the leased premises, with limits of at least \$100,000.00 property damage, \$300,000.00 for any one person, and \$300,000.00 for any number of persons injured or killed in any one accident. Lessee shall furnish to the Lessor a certificate of said insurance as may be requested by Lessor from time to time. Such policy or policies of insurance shall not be canceled, discontinued, or altered unless Lessee first gives ten (10) days written notice to Lessor. Such policies of insurance shall consent to the waiver of subrogation hereinbelow set forth.

14. Assignment. Lessee shall not assign, mortgage, or encumber this Lease or sublet or permit the leased premises or any part thereof to be used by others for purposes other than storage of an aircraft without the prior written consent of Lessor in each instance, but such consent shall not be unreasonably withheld. No such consent is required for the storage of aircraft other than lessee's.

15. Default and remedies.

a. Acts of Default. Each of the following shall be deemed a default by Lessee and a breach of this Lease:

- (i) Failure to pay any rent within 10 days of its due date.
- (ii) Failure to do, observe, keep, and perform any of the terms, covenants, conditions, agreements, and provisions in this Lease for a period of twenty (20) days after written notice of such failure is given by the Lessor to the Lessee.
- (iii) The abandonment of the premises by Lessee except upon the termination of this Lease as expressly permitted by a provision hereof.
- (iv) The filing by the Lessee of a petition for relief under the Bankruptcy Act of the United States, as amended; the filing by Lessee of a petition for relief under any state bankruptcy, receivership, or any insolvency statute; the making by the Lessee of any assignment for the benefit of its creditors, or any appointment of a receiver or trustee for Lessee for all or part of its property; or the taking by execution of any of Lessee's rights hereunder. Upon the happening of any of the events set forth in this

paragraph, Lessor shall have the right without notice to forthwith terminate all of Lessee's interests herein.

b. **Remedies.** Upon the happening of any of the acts of default set forth above Lessor shall have the right to elect one or more of the following remedies:

- (i) Lessor may terminate this Lease upon a specified date not less than twenty (20) days after the date of notification in writing to Lessee of an act of default set forth in subparagraphs (a)(1), (2), or (3) unless such default has been cured within said twenty (20) day period.
- (ii) If Lessee commits an act of default, Lessor may re-enter the premises upon a specified date not less than twenty (20) days after the date of notification in writing to Lessee by Lessor of the act of default set forth in this section unless such default was cured within said twenty (20) day period. Such re-entry shall not be deemed an abandonment by Lessee. Upon Lessor's re-entry, Lessee shall remain liable for all rentals due for the term of this Lease; provided, however, that Lessor shall use its best efforts to relet the premises on behalf of Lessee upon the best terms and conditions available in the marketplace, and to credit Lessee with the rentals received by Lessor for such reletting.
- (iii) In the event of a default described in subparagraph (a)(iv), Lessor may elect to accept rentals from any trustee, receiver, or other agent to occupy the leased premises so long as said trustee, receiver, or other agent performs all of the other terms and conditions of this Lease. Nothing herein shall be construed to give to any trustee, receiver, or other agent any right, title, or interest in or to the leased premises or any leasehold interest therein.

In addition to the foregoing, Lessor shall have the right to exercise any remedy at law or equity as provided by the laws of the State of Wisconsin.

16. **Surrender upon termination of Lease.** Lessee shall vacate the leased premises in the good order and repair in which such property is at the time this Lease is executed, ordinary wear and tear excepted, and shall remove all of its property therefrom so that Lessor can repossess the leased premises no later than noon on the day upon which this Lease ends, whether upon notice or by holdover or otherwise. Lessor shall have the *same* rights to enforce this covenant by ejectment and for damages or otherwise as for the breach of any other condition or covenant of this Lease. Lessee may at any time prior to or upon the termination of this Lease remove from the leased premises all materials, equipment, and property of every other sort or nature installed by Lessee thereon, provided that such property is removed without substantial injury to the leased premises. No injury shall be considered substantial if it is promptly corrected by restoration to the

condition prior to the installation of such property if so requested by Lessor. Any property of Lessee not removed shall become the property of Lessor.

17. Miscellaneous.

a. **Duplicates; Recordation.** The parties shall at any time, at the request of either one, promptly execute duplicate originals of an instrument, in recordable form, which will constitute a short form lease, setting forth a description of the leased premises, the term of this Lease, and any other portions thereof, excepting the rental provisions, as either party may request.

b. **No Waiver.** No waiver by Lessor of a breach of any of the covenants contained in this Lease shall be construed to be a waiver of any succeeding breach of the same covenants.

c. **Arrears.** All arrearages in the payment of rent or any other payment required by Lessee under this Lease shall bear interest from the date when due and payable at the rate of twelve (12) percent per annum until paid.

d. **Written Modifications.** No modification, release, discharge, or waiver of any provisions hereof shall be of any force, effect, or value unless in writing signed by Lessor and Lessee or their duly-authorized agents or attorneys.

e. **Entire Agreement.** This instrument contains the entire agreement between parties as of this date, and the execution hereof has not been induced by either party by representations, promises, or understandings not expressed herein. There are no collateral agreements, stipulations, promises, or undertaking whatsoever upon the respective parties in any way touching the subject matter of this instrument which are not expressly contained in this instrument.

f. **Notices.** Any notice, offer or demand required to be sent hereunder shall be sent by United States mail, addressed to the respective parties at:

To Lessor: City of Chetek
220 Stout Street
Chetek, WI 54728

To Lessee:

Howard Thalacker
335 Phillips St.
Chetek, WI
54728

Nothing herein contained shall be construed as prohibiting the parties respectively from changing.

the place at which notice is to be given, but no such change shall be effective unless and until it has been accomplished by written notice given in the manner set forth in this paragraph.

g. **Governing Law.** All of the rights and remedies of the respective parties shall be governed by the provisions of this instrument and by the laws of the State of Wisconsin as such laws relate to the respective rights and duties of landlords and tenants.

h. **Rules of Interpretation.** The language used in this Lease shall be deemed to be the language chosen by the parties hereto to express their mutual intent, and no rule of strict construction against either party shall apply to any terms or condition hereof.

MAKE & MODEL OF AIRCRAFT TO BE STORED: Globe Swift
AIRCRAFT REGISTRATION NUMBER: N 3263K
NAME OF INSURANCE COMPANY: General Casualty
ADDRESS OF INSURANCE COMPANY: One General Drive Sun Prairie WI
EFFECTIVE DATE OF COVERAGE: 6/20/00
EXPIRATION DATE: 6/20/01

IN WITNESS WHEREOF, said parties have hereunto set their hands and seals the same day and year first above written.

CITY OF CHETEK, Lessor,

John Banks
by: John Banks, Mayor

K. R. Hofstede
by: K. R. Hofstede, City Clerk

Howard Thalacker, Lessee

Howard Thalacker
by: Howard Thalacker

by:

HANGAR SPACE LEASE

Standard
lease

THIS LEASE, made this _____ day of _____, 20____, between the City of Chetek ("Airport"), Lessor, and _____, ("Lessee.")

WITNESSED, that the Lessor has demised and leased to the Lessee certain premises situated on the Chetek Airport, located in the City of Chetek, the County of Barron, Wisconsin, which is known and described as Parcel____ (the "Property"). The property is hereby leased under the terms and conditions as follows:

1. **Term.** The lease period is for a term of **Twenty (20)** years commencing on _____, 20____. The Lessee agrees to promptly pay the City of Chetek in advance an annual rental fee of \$ **252.00** on or before the first day of each year hereof. Said annual rental amount may be reviewed and changed annually, on a calendar year basis, by the City of Chetek. However, no single increase shall exceed 20% of the prior year's annual rental charge. Notice of any change shall be given by the City of Chetek by December 1 and the change shall become effective on January 1. This lease shall be automatically renewed at the then-established current rates established by Lessor on each January 1 for successive one-year periods, unless either party sends by mail a written notice of termination to the other party at least thirty (30) days prior to the expiration of the then-existing Lease. The City shall not terminate this lease without reasonable cause. Lease payment shall be made payable to the City of Chetek and delivered to 220 Stout Street, Chetek, Wisconsin 54728.

2. **Construction Liens.** Lessor understands and agrees that Lessee may construct, occupy, and maintain an airplane hangar ("Hangar") on the Property. Any construction, repair, or maintenance shall be in compliance with all federal, state, and local laws, rules, regulations, and directives. Lessee shall not allow any lien to attach to the Property whatsoever and shall provide appropriate lien waivers within ten (10) days of any written demand by the Lessor. The hangar shall be occupied within one (1) year from the date hereof.

3. **Aircraft.** On the completion of the construction of the Hangar, or after initial occupancy thereof, the Lessee shall maintain an airplane at the Hangar. A Lessee who does not own or maintain an aircraft at any point during the term of this Lease shall have six (6) months to obtain an aircraft or get approval for an extension to this date. If at the end of said six (6) months, or an extended deadline, Lessee has not obtained an airplane, Lessee agrees to vacate the Property, and this Lease shall terminate. Any extension is at the sole discretion of the Airport Committee of the City of Chetek. If a Lessee sells his/her aircraft or terminates a user agreement, the above also applies. The Lessee may not assign this Lease or sublet without the written consent of the City of Chetek. The Lessor may request proof of aircraft ownership or usage rights from the Lessee during the term of this Lease.

4. **Insurance.** Lessee shall obtain whatever insurance they desire as to the hangar itself and as to any personally stored or allowed to be present on the Property. Lessor will not be responsible for and shall not insure any of Lessee's or Lessor's guest or invitee's property.

5. **Inspection.** It is further agreed and understood that the agents of Lessor may enter the Hangar to view and inspect the Hangar at all reasonable hours. It is further agreed and understood that, in the event said Lessee defaults in the payment of rent as stipulated in the Lease, agents of the Lessor may enter the Hangar with legal process and take possession of any aircraft which may be stored in the Property and retain possession of same until the rent is paid in full. Rental payments not received within thirty (30) days of their specified due dates shall be subject to a 2% surcharge thereupon for billing

expenses.

6. **Utilities.** Lessee shall maintain and pay the monthly charge for any power for electrical service into the Hangar required or desired. Lessee shall be responsible for any garbage collection, water, or other utility charges and shall pay the same when and as due.

7. **Taxiway Construction, Snow Removal, lawn care**

a. **Taxiway Construction.** Lessee shall pay its pro-rata share of the cost incurred by Lessor in constructing, reconstructing, repairing, and/or paving the taxiway in front of Lessee's hangar if and whenever incurred. Lessee shall pay one third of said pro-rata share within sixty (60) days of the date of billing. Lessee may also pay the remainder of said pro-rata share within said sixty (60) days without interest. If Lessee fails to pay the remainder of said pro-rata share within 60 days of the date of the bill, any special charge remaining unpaid, together with interest, shall be payable in two (2) equal annual installments to the City Clerk/Treasurer on or before the first day of November of each year following the first payment date. Interest shall be computed at the rate of 9.0% per annum. The unpaid balance can be pre-paid at any time, together with interest accrued to the date of payment.

If the City does not elect to construct and/or pave a taxiway, the Lessee shall construct a taxiway at Lessee's sole cost, but said taxiway may only be constructed within the specifications set by the airport committee. No construction shall commence on said taxiway until the Lessee has received the written specifications relative thereto from the Airport Committee.

b. **Pro-Rata Share.** The pro-rata share identified in Section 7(a) of this Lease shall be a fraction, the numerator of which shall be equal to the length of the parcel adjoining the taxiway plus an additional 15 feet, and the denominator of which shall be the length of the entire taxiway then constructed.

c. **Ice, Snow and Debris.** Lessor shall keep the runways and taxiways reasonably free and clear of ice, snow, and debris.

d. **Grass/weeds.** Lessee shall be responsible for removing weeds and mowing their 50% share of the area on either side of their hangar.

8. **Maintenance.** Lessee shall perform routine repairs and maintenance on the Hangar. Upon the Lessee's failure to do so, the Lessor may clean and/or otherwise repair the Hangar at the Lessee's expense. Lessee further agrees that no flammable material shall be stored in the Hangar, other than the usual oil and fuel contained in aircraft tanks and engines, and lubricants required for the servicing of Lessee's aircraft.

9. **Security.** Lessee agrees that Hangar doors shall be closed and lights turned off when the Hangar is unattended, and that no aircraft engine shall be operated within the Hangar.

10. **Commerce.** No commercial business whatsoever, of any kind or nature, shall be conducted in or from Hangar unless approved in advance by the Common Council.

11. **Storage.** Lessee shall store nothing in the Hangar other than an aircraft and the necessary tools, equipment, and parts required for the service of the aircraft with the exception of snowmobiles, off-road vehicles, or similar recreational vehicles personally owned by the Lessee. All such allowed items must be stored inside the Hangar.

12. **Regulations.** Lessee agrees to assist the airport in complying with Federal Airport Air Carrier Security Requirements FAR 107/108 as the same may be amended from time to time. Lessee agrees not to operate any vehicle other than an aircraft on the Aircraft Operations Area of the airport. This

includes taxiways and aircraft ramp areas outside of the Property area. Lessee agrees to obey all the laws, rules, regulations, and ordinances that may be promulgated from time to time by the United States of America, the State of Wisconsin, County of Barron, or the City of Chetek, as may affect the use of the Hangar or the Airport.

13. Covenant to Hold Harmless: Public Liability Insurance.

a. **Indemnification.** Lessee agrees to indemnify and hold Lessor harmless against and from any and all claims, damages, costs, and expenses, including reasonable attorney's fees, arising from Lessee's use and occupancy of the leased premises. Lessor shall not be liable, and Lessee waives all claims against Lessor, for damage to person or property sustained by Lessee or its employees or agents, resulting from the condition of a building situated on the leased premises, the leased premises proper, or any equipment or appurtenance located thereon; or such claims as may result from an accident on or about the leased premises, including any improvements thereon.

b. **Minimum Insurance.** Lessee agrees to carry and pay the premiums for either commercial general liability insurance, comprehensive liability insurance, or public liability insurance, insuring for injury to property, person, or loss of life arising out of the use and occupancy of the leased premises, with limits of at least \$100,000 property damage, \$300,000 for any one person, and \$500,000 for any number of persons injured or killed in any one accident. Lessee shall furnish to Lessor a certificate of said insurance as may be requested by Lessor from time to time. Such policy or policies of insurance shall not be canceled, discontinued, or altered unless Lessee first gives ten (10) days written notice to Lessor. Any hangar owner conducting any type of approved business in their hangar must provide insurance as outlined in City of Chetek code of ordinances section 22-21.

c. **Penalty.** Evidence of the required insurance shall be provided on each anniversary date of this lease. Failure to provide this evidence within ten (10) days of its due date shall, in addition to other remedies for default under this lease, subject the Lessee to a penalty of One Hundred Fifty Dollars (\$150.00) for each such failure.

14. **Assignment.** Lessee shall not assign, mortgage, or encumber this Lease or sublet or permit the leased premises, or any part thereof, to be used by others for purposes other than storage of an aircraft without the prior written consent of Lessor in each instance, but such consent shall not be unreasonably withheld. No such consent is required for the storage of aircraft other than Lessee's.

15. Default and Remedies.

a. **Acts of Default.** Each of the following shall be deemed a default by Lessee and a breach of the Lease:

- (i) Failure to pay any rent within 10 days of its due date.
- (ii) Failure to do, observe, keep, and perform any of the terms, covenants, conditions, agreements, and provisions of this Lease for a period of twenty (20) days after written notice of such failure is given by the Lessor to the Lessee.
- (iii) The abandonment of the premises by Lessee except upon the termination of this Lease as expressly permitted by a provision hereof.
- (iv) The filing by the Lessee of a petition for relief under the Bankruptcy Act of the United States, as amended; the filing by Lessee of a petition for

relief under any state bankruptcy, receivership, or any insolvency statute; the making by the Lessee of any assignment for the benefit of its creditors, or any appointment of a receiver or trustee for Lessee for all or part of its property; or the taking by execution of any of Lessee's rights hereunder.

Upon the happening of any of the events set forth in this paragraph, Lessor shall have the right without notice to terminate all of Lessee's interests herein forthwith.

- b. **Remedies.** Upon the happening of any of the acts of default set forth above, Lessor shall have the right to elect one or more of the following remedies:
- (i) Lessor may terminate this Lease upon a specified date not less than twenty (20) days after the date of notification in writing to Lessee of an act of default as set forth in subparagraphs (a)(i), (ii), or (iii) unless such default has been cured within said twenty (20) day period.
 - (ii) If Lessee commits an act of default, Lessor may re-enter the premises upon a specified date not less than twenty (20) days after the date of notification in writing to Lessee by Lessor of the act of default set forth in this section unless such default was cured within said twenty (20) day period. Such re-entry shall not be deemed abandonment by Lessee. Upon Lessor's re-entry, Lessee shall remain liable for all rentals due for the term of this Lease; provided, however, that the Lessor shall use its best efforts to relet the premises on behalf of Lessee upon the best terms and conditions available in the marketplace, and to credit Lessee with the rentals received by Lessor for such reletting.
 - (iii) In the event of default described in subparagraph (a)(iv), Lessor may elect to accept rentals from any trustee, receiver, or other agent to occupy the leased premises so long as said trustee, receiver, or other agent performs all of the other terms and conditions of this Lease. Nothing herein shall be construed to give to any trustee, receiver, or other agent any right, title, or interest in or to the leased premises or any leasehold interest therein.

In addition to the foregoing, Lessor shall have the right to exercise any remedy at law or equity as provided by the laws of the State of Wisconsin.

16. **Surrender Upon Termination of Lease.** Lessee shall vacate the leased premises in the good order and repair in which such property is at the time this Lease is executed, ordinary wear and tear excepted, and shall remove all of its property there from so that Lessor can repossess the lease premises no later than noon on the day upon which this Lease ends, whether upon notice, by holdover or otherwise. Lessor shall have the same rights to enforce this covenant by ejectment and for damages or otherwise and for the breach of any other condition or covenant of this Lease. Lessee may, at any time prior to or upon the termination of this Lease, remove from the leased premises all materials, equipment, and property of every other sort or nature installed by Lessee thereon, provided that such property is removed without substantial injury to the leased premises. No injury shall be considered substantial if it is promptly corrected by restoration to the condition prior to the installation of such property if so requested by Lessor. Any property of Lessee not removed shall become the property of the Lessor.

17. **Miscellaneous.**

a. **Duplicates; Recordation.** The parties shall, at any time at the request of either one, promptly execute duplicate originals of an instrument, in recordable form, which will constitute a short form lease, setting forth a description of the leased premises, the term of this Lease, and any other portion thereof, excepting the rental provisions, as either party may request.

b. **No Waiver.** No waiver by Lessor of a breach of any of the covenants contained in this Lease shall be constructed to be a waiver of any succeeding breach of the same covenants.

c. **Arrears.** All arrearages in the payment of rent or any other payment required by the Lessee under this Lease shall bear interest from the date when due and payable at the rate of twelve percent (12%) per annum until paid.

d. **Written Modifications.** No modification, release, discharge, or waiver of any provisions hereof shall be of any force, effect, or value unless in writing signed by Lessor and Lessee, or their duly authorized agents or attorneys.

e. **Entire Agreement.** This instrument contains the entire agreement between the parties as of this date, and the execution hereof has not been induced by either party by representations, promises, or understanding not expressed herein. There are no collateral agreements, stipulations, promises, or undertaking whatsoever upon the respective parties in any way touching the subject matter of this instrument which are not expressly contained in this instrument.

f. **Notices.** Any notice, offer, or demand required to be sent hereunder shall be sent by United States mail addressed to the respective parties at:

To Lessor: City of Chetek
 220 Stout Street
 Chetek, WI 54728

To Lessee: _____
 Name

 address

 Phone: _____ email _____

Nothing herein contained shall be construed as prohibiting the parties respectively from changing the place at which notice is to be given, but no such change shall be effective unless and until it has been accomplished by written notice given in the manner set forth in this paragraph.

g. **Governing Law.** All of the rights and remedies of the respective parties shall be governed by the provisions of this instrument and by the laws of the State of Wisconsin as such laws relate to the respective rights and duties of landlords and tenants.

h. **Rules of Interpretation.** The language used in this Lease shall be deemed to be the language chosen by the parties hereto to express their mutual intent, and no rule of strict construction against either party shall apply to any terms or conditions hereof.

Make and model of aircraft to be stored: _____

Aircraft registration #: _____

Name of insurance company: _____

Address of insurance company: _____

Effective date of coverage: _____

Expiration date: _____

IN WITNESS WHEREOF, said parties have hereunto set their hands and seals the same day and year first above written.

CITY OF CHETEK, Lessor

By: _____ date _____
Jeff Martin, Mayor

By: _____ date _____
Carmen Newman, Clerk/Treasurer

By: _____, Lessee

Date: _____

By: _____, Lessee

Date: _____