



City of Clintonville
Airport Committee Meeting
At Clintonville City Hall
50 10th Street
3:45 PM – Tuesday, May 5, 2026

Darrell Hansen
Greg Rose

Duane Reetz
Mike Schlender

Agenda

1. Call to Order; Roll Call
2. Approval of Agenda
3. Citizens Forum – This is a chance for citizens to make comments. No action or lengthy discussions can take place as a result of comments made at this time.
4. Approval of Minutes
 - a. Minutes
5. Discussion
 - a. Discussion of Monthly Memo
 - b. Discussion/Possible Action Regarding Clintonville Trap Club Site Lease
 - c. Discussion/Possible Action Regarding 2026-2031 Hangar #440 Office Lease Between City of Clintonville and EAA Chapter 1710
6. Next Meeting Date(s):
 - a. Tuesday, May 5, 2026 at 3:45PM
 - b. Tuesday, August 4, 2026 at 3:45PM
 - c. Tuesday, November 2, 2026 at 3:45PM
7. Adjournment

Darrell Hansen, Chairperson

This is to notify the public that a majority of the Council members may be present, however, no actual City Council action will be taken.

Posted: Clintonville City Hall - Clintonville Public Library - Community Center

Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City Hall at 715-823-7600

AIRPORT COMMITTEE

March 3, 2026

The Airport Committee was called to order at 3:45 p.m. by Darrell Hansen in accordance with Wisconsin Open Laws and ADA requirements. **Members present:** Darrell, Duane Reetz, Mike Schlender, and Greg Rose. **Members Absent:** None **Also present:** Airport Manager Caz Muske and Nicholas Pues (Acting Recording Secretary).

Rose/Reetz m/s/c to approve the agenda as presented.

Reetz/Rose m/s/c to approve minutes from February 3, 2026, as presented.

Citizens Forum: Mike Schlender complimented the brush clean up job the Airport/Street crew had done at the airport. He was thoroughly impressed by the job done.

The monthly memo was reviewed. Muske provided an overview of data/information received from the state. Muske also gave an overview of the city's current fuel pricing. EAA Chapter 1710 has monthly events and there is a calendar of events on the EAA website. The committee had no questions.

There was discussion about the possible acquisition of Parcel #10 24 43 1 – 14/32 Runway Project. The parcel is owned by MCC. The state is having conversations with MCC as MCC approached the state as MCC wants to sell. Muske emphasized that the city is not directly involved in this process. The acquisition will help maintain/protect the runway and grounds maintenance. The state will not allow this to move forward unless the encroachments are resolved.

Reetz/Schlender m/s/c to make the recommendation to council the acquisition of parcel # 10-24-43-1 following the recommendation by state policy and their approval. The city would pay 5% of the acquisition cost per state.

Next Meeting Date and Time: Next meeting will be May 5, 2026 @ 3:45pm.

Rose/ Reetz m/s/c to adjourn 4:10 p.m.

Respectfully submitted,

Nicholas Pues
Acting Recording Secretary



CITY OF CLINTONVILLE

WISCONSIN 54929

Department of Public Works - Airport

MEMO

The mission of the Clintonville Airport Committee is to better our airport by providing leadership that encourages a safe, efficient, and welcoming location while paying tribute to our rich history.

To: Honorable Airport Chair Hansen and Committee Members

From: Caz R. Muske, City Administrator

Date: Tuesday, May 5, 2026

RE: Department Monthly Memo

Team Updates for March-April are:

AIRPORT (CLI)

TOTAL MAJOR PROJECT UPDATES: 4

1. Project: EAA Chapter 1710 Events

- Description: The Clintonville EAA Chapter continues to produce awesome gatherings
- Status: Follow EAA Chapter 1710 on Facebook or the EAA Website for upcoming events and gatherings-
 - <https://www.facebook.com/EAAChapter1710>
 - <https://chapters.eaa.org/ea1710>

2. Project: Runway 14/32 Project Update

- Description: Reconstruction of Runway 14/32 which includes lighting; funding is provided by Federal & State Funding (95%) and Local Funding (5%)
- Status: Design/engineering is anticipated to be completed in 2025; Land acquisitions are anticipated to be completed 2026; Construction is anticipated for 2027-2028; Jan. 2026 BOA/ADO discuss 2027 DCL Projects; delayed due to land acquisition (5/11 properties resolved); CC approved land acquisition

3. Project: City Partner Project with Great Lakes Utility (GLU) & OneEnergy Renewables

- Description: Partnership between GLU and OneEnergy Renewables to install a 5MW solar array on ~22 acres of Airport property to supply local renewable power and enhance grid stability
- Status: City Council approved of Letter of Intent 12/9; the due diligence period now begins; 4/30 drone flight conducted to generate topographic data for engineering

4. Project: Hangar #440 Transition

- Description: The City is coordinating the potential use of available hangar and associated office/bench space to support expanded aviation-related operations at the airport, enhancing activity levels and service offerings.
- Status: Current tenant plans to vacate the space by the end of June, creating availability slightly later than initially anticipated. A draft lease agreement has been shared for review, and internal coordination is underway as discussions progress.

- **Fuel Activity:**
 - Pricing:
 - 100LL @ \$4.50
 - Jet A+ @ \$5.59
 - See transaction data attached
- **General Maintenance:**
 - Fuel Island Monthly Inspection
 - Inspection/Replacing of broken taxi/run way lights

Happy flying! 


Caz R. Muske, M.P.A.
City Administrator
Airport Manager | RDA Executive Director

- **General Administration**
- **Future Items/Events:**
 - EAA Chapter 1710 Gatherings – 3rd Wednesday of each month at 7PM
- **Next Potential Meeting Dates*:**
 - Tuesday, August 4, 2026 at 3:45PM
 - Tuesday, November 2, 2026 at 3:45PM

**NOTE: Depending on circumstances, we may need to meet before these dates. Please keep your calendars open on the 1st Tuesday of each month.*

Airport Revenue-February 2026

Batch		Total		Net	
Date	# Cust	Sales	Fees	Daily	MTD
		Amount		Sales	Sales
1/29/2026	1	172.12	5.77	166.35	166.35
1/30/2026	1	36.50	1.22	35.28	201.63
1/31/2026	6	543.56	17.61	525.95	727.58
2/1/2026	3	207.13	6.94	200.19	927.77
2/2/2026	3	85.55	2.87	82.68	1,010.45
2/3/2026	4	394.79	13.23	381.56	1,392.01
2/4/2026	2	191.16	6.41	184.75	1,576.76
2/7/2026	1	149.98	4.50	145.48	1,722.24
2/8/2026	1	21.42	0.72	20.70	1,742.94
2/9/2026	4	425.53	13.55	411.98	2,154.92
2/10/2026	2	24.48	0.82	23.66	2,178.58
2/11/2026	1	29.97	1.00	28.97	2,207.55
2/12/2026	3	261.72	8.76	252.96	2,460.51
2/13/2026	3	201.92	6.77	195.15	2,655.66
2/14/2026	3	1,058.99	34.55	1,024.44	3,680.10
2/15/2026	5	378.49	12.68	365.81	4,045.91
2/16/2026	2	200.39	6.58	193.81	4,239.72
2/19/2026	2	525.96	17.62	508.34	4,748.06
		4,909.66	161.60	4,748.06	
Fees	161.60				
Average %	3.29%				
Customers/Month		47		Sales/Month	4,909.66
Customers YTD		65		Sales YTD	6,689.55

Date	Amt	MTD
Deposited	Deposited	Deposits
at FS		
2/2/2026	166.35	166.35
2/3/2026	35.28	201.63
2/3/2026	525.95	727.58
2/3/2026	200.19	927.77
2/4/2026	82.68	1,010.45
2/5/2026	381.56	1,392.01
2/6/2026	184.75	1,576.76
2/10/2026	145.48	1,722.24
2/10/2026	20.70	1,742.94
2/11/2026	411.98	2,154.92
2/12/2026	23.66	2,178.58
2/13/2026	28.97	2,207.55
2/17/2026	252.96	2,460.51
2/18/2026	195.15	2,655.66
2/18/2026	1,024.44	3,680.10
2/18/2026	365.81	4,045.91
2/18/2026	193.81	4,239.72
2/23/2026	508.34	4,748.06

Airport Revenue-March 2026

Batch		Total		Net		Date		
Date	# Cust	Sales	Fees	Daily	MTD	Deposited	Amt	MTD
		Amount		Sales	Sales	at FS	Deposited	Deposits
2/27/2026	3	352.93	11.22	341.71	341.71	3/3/2026	341.71	341.71
3/1/2026	1	85.59	2.87	82.72	424.43	3/3/2026	82.72	424.43
3/2/2026	2	198.49	6.32	192.17	616.60	3/4/2026	192.17	616.60
3/3/2026	1	106.88	3.58	103.30	719.90	3/5/2026	103.30	719.90
3/4/2026	2	191.74	6.30	185.44	905.34	3/6/2026	185.44	905.34
3/5/2026	2	497.15	16.65	480.50	1,385.84	3/9/2026	480.50	1,385.84
3/9/2026	6	664.82	21.67	643.15	2,028.99	3/11/2026	643.15	2,028.99
3/12/2026	2	174.02	5.83	168.19	2,197.18	3/16/2026	168.19	2,197.18
3/14/2026	3	121.80	4.08	117.72	2,314.90	3/17/2026	117.72	2,314.90
3/20/2026	2	128.97	4.32	124.65	2,439.55	3/24/2026	124.65	2,439.55
3/21/2026	8	583.51	19.28	564.23	3,003.78	3/24/2026	564.23	3,003.78
3/23/2026	1	144.58	4.34	140.24	3,144.02	3/25/2026	140.24	3,144.02
3/24/2026	3	347.00	10.83	336.17	3,480.19	3/26/2026	336.17	3,480.19
3/25/2026	1	54.00	1.81	52.19	3,532.38	3/27/2026	52.19	3,532.38
3/26/2026	2	893.40	29.93	863.47	4,395.85	3/30/2026	863.47	4,395.85
3/27/2026	5	3,147.36	105.44	3,041.92	7,437.77	3/31/2026	3,041.92	7,437.77
3/28/2026	5	518.49	17.37	501.12	7,938.89	3/31/2026	501.12	7,938.89
3/29/2026	2	322.70	10.81	311.89	8,250.78	3/31/2026	311.89	8,250.78
				-	8,250.78			8,250.78
				-	8,250.78			8,250.78
		8,533.43	282.65	8,250.78				
Fees	282.65							
Average %	3.31%							
Customers/Month		51		Sales/Month	8,533.43			
Customers YTD		116		Sales YTD	15,222.98			

NON-AERONAUTICAL LEASE

Clintonville Trap Club Site

This agreement, made and entered into on the date indicated below by and between City of Clintonville, hereinafter called the Lessor, and Clintonville Trap Club, hereinafter called the Lessee.

WHEREAS, the Lessor owns and operates an airport known as Clintonville Municipal Airport and Lessee is desirous of leasing from the Lessor a certain parcel of land on the airport, hereinafter more fully described, for the purpose of a trap shooting range;

NOW, THEREFORE, for and in consideration of the rental charges, covenants, and agreements herein contained, the Lessee does hereby lease from the Lessor the following premises, rights, and easements on and to the airport upon the following terms and conditions.

- 1. Premises Description:** The property is roughly 4.77 acres West of the Airport runways located outside the Airport perimeter fencing (Image #1, page 6). There is an area that is roughly 10 acres and it is considered a lead shot fallout area and is not being used by the Clintonville Trap Club (Image #2, page 6). There are several outbuildings as well as trap range infrastructure on the property along with a parking area.
- 2. Term:** The term of this lease shall be for a period of sixty-six (66) calendar months commencing on July 1, 2026 and terminating on December 31, 2031.
- 3. Rent:** The Lessee agrees to pay to the Lessor for the use of the premises, rights, and easements herein described, a yearly rental rate of \$477.00 payable by January 1. Payments shall be due without further notice from the Lessor.

Rent is based off of the going rate per acre at the Airport at a 50% reduction due to the Lessee maintaining vegetation on the property. This maintenance keeps vegetation at a minimum and qualifies for a reduced rate. Current land lease value is \$200/acre for agriculture surrounding the property. Fair market lease would be \$954/year with a 50% reduction due to maintenance (\$477/year).

Annual lease payments shall be made payable to the City of Clintonville and shall be sent to City of Clintonville, 50 10th Street, Clintonville, WI 54929.

Year	Per Acre	Total
2027	\$100.00	\$477.00
2028	\$100.00	\$477.00
2029	\$100.00	\$477.00
2030	\$100.00	\$477.00
2031	\$100.00	\$477.00

- 4. Use of the Premises:** Lessee shall have the right to use the premises solely for trap shooting purposes

and hereby agrees to the following:

- a. Any construction on or improvement of the leased area must be approved by Lessor in writing prior to such use.
 - b. Lessee shall not burn any product of the land without the expressed permission of the Lessor.
 - c. Lessee shall not create or contribute to standing water.
 - d. Lessee is responsible for the removal of all garbage from the premises.
 - e. Lessee is responsible for any and all utilities bills at this property.
- 5. Access:** Lessee shall have the right of ingress to and egress from the demised premises via the following access routes:
- a. Off E. Madison St.

Lessee agrees to repair any damage to Lessor's property caused by Lessee's use of said access routes.

- 6. Approach Protection:** Lessor reserves the right to take any action it considers necessary to protect the aerial approaches of the airport against obstruction, together with the right to prevent Lessee from erecting, or permitting to be erected, any building or other structure on the airport, which, in the opinion of Lessor, would limit the usefulness of the airport, or constitute a hazard to aircraft.
- 7. Land Reduction:** The Lessor reserves the right to remove from this lease all or any part of the above-described premises in the event the Lessor determines that said premises are needed for aeronautical purposes. The Lessor shall give the Lessee written notice of such removal at least thirty (30) days prior to the effective date of the removal. In the event of such removal, this lease shall continue on the unaffected land, but the rent will be proportionately adjusted.
- 8. Right to Inspect:** Lessor reserves the right to enter upon the premises at any reasonable time for the purpose of making any inspection it may deem expedient to the proper enforcement of any of the covenants or conditions of this agreement, or to the operation of the airport.
- 9. Signs:** No signs or advertising matter may be erected on the leased premises without the prior written consent of the Lessor.
- 10. Mineral and Gravel Rights:** Title to all minerals or gravel on said premises shall remain in the Lessor and this lease does not convey any rights thereto.
- 11. Hunting Rights:** All hunting rights and privileges are reserved to the Lessor and this lease does not convey any rights thereto.
- 12. Insurance:** The Lessee shall provide and carry general liability insurance providing coverage with the limits of liability of not less than \$50,000 for bodily injuries or property damage as a result of any one accident. Said policy shall name the Lessor as an additional insured, and a copy of such policy, or certificate thereof, shall be provided to the Lessor. Furthermore, said policy shall contain a clause preventing termination or cancellation except upon thirty (30) days written notice to the Lessor.
- 13. Hold Harmless:** The Lessor shall not be liable to the Lessee for, and Lessee shall hold the Lessor

harmless from, any and all claims, damages or losses caused by the acts or omissions of the Lessee, its family, guests, invitees, employees, agents, representatives or servants, relating to or arising out of Lessee's use and enjoyment of the premises or the rights and privileges granted by this lease. The Lessor shall not be liable for any loss or damage, not caused by negligent acts or omissions of the Lessor, which Lessee may sustain from:

- a. Theft or burglary in or about the premises;
- b. Delay or interruption in any utility service from any cause whatsoever;
- c. Fire, water, rain, frost, snow, gas, odors or fumes from any source whatsoever; or
- d. Any injury to any person or damage to any property.

14. Liens and Encumbrances: The Lessee shall neither create, nor cause or permit to be created, any lien, encumbrance, security interest or other charge, including liens for work, labor or materials furnished, or alleged to have been furnished, on the leased premises.

15. Default and Termination:

- a. **Default Defined:** Lessee shall be deemed in default upon
 - i. Failure to pay rent or any other properly-imposed fee within 30 days after due date.
 - ii. The filing of any petition under the Federal Bankruptcy Act or any amendment thereto, including a petition for reorganization.
 - iii. The commencement of any proceeding for dissolution or for the appointment of a receiver.
 - iv. The making of an assignment for the benefit of creditors.
 - v. Violation of any of the other terms or conditions of this lease after written notice to cease and/or correct such violation has been served upon the Lessee by the Lessor, and after the Lessee has failed to correct such violation within thirty (30) days of service of such notice (or such later deadline as may be established in the Notice by the Lessee). Mailing notice by U.S. Mail, Certified Mail, shall constitute "service" of notice. In the case of a violation which cannot with due diligence be cured within a period established, the Lessee may apply to the Lessor for an extension of time within which to cure said violation.
- b. **Effect of Default:** Default by the Lessee shall authorize the Lessor, at its sole option, to declare this lease void, to cancel the same, and to re-enter and take possession of the premises.
- c. **Remedies:** Except otherwise provided herein, no right or remedy herein conferred shall be considered exclusive of any other right or remedy and each and every right and remedy shall be cumulative and in addition to any other right and remedy given hereunder, or now or hereafter existing at law or in equity or by statute.
- d. **Restoration of Property:** Upon termination of this lease, the Lessee shall remove all its

buildings, equipment, and property, and restore the leased premises to its original vacant condition, unless the Lessor agrees, in writing, to accept all or any part of the property which the Lessee wishes to abandon. Also, the Lessee shall recover all lead in the fallout area (Image #2, Page 6) and return the land back to its original/clean condition.

- e. **Non-waiver:** Any intentional or unintentional waiver by the Lessor of any violation of this Contract by the Lessee shall not be construed or interpreted to be a waiver of any other prior, subsequent, or contemporaneous violation.

16. Lease Transfer: The Lessee may not assign or transfer this agreement or any interest contained herein, nor sublet any part of the premises without the consent of the Lessor.

17. Subordination Clause: This lease shall be subordinate to the provisions of any existing or future agreement between the Lessor and the United States or the State of Wisconsin relative to the operation or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal or state funds for the development of the airport. Furthermore, this lease may be amended to include provisions required by those agreements with the United States or the State of Wisconsin.

18. National Emergency: During time of War or other State or National emergency, the Lessor shall have the right to suspend this Contract, and to turn over operation and control of the Airport to the State of Wisconsin and/or the United States Government During any period when the airport shall be closed by any lawful authority, thereby restricting the use of the airport in such a manner as to interfere with the use of same by Lessee, the rent shall abate, and the period of such closure shall be added to the term of this lease so as to extend and postpone the expiration thereof.

19. Nondiscrimination: The Lessee, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that:

- a. No person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the Subject Property or Lessee's Improvements.
- b. In the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination,
- c. The Lessee shall use the Subject Property and Lessee's Improvements in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination, in Federally-assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

20. Severability: This lease shall be construed under the laws of the State of Wisconsin. Any covenant, condition, or provisions herein contained that is held to be invalid by any court of competent jurisdiction shall be considered deleted from this lease, but such deletion shall in no way affect any other covenant, condition, or provision herein contained so long as such deletion does not materially prejudice Lessor or Lessee in their respective rights and obligations contained in the valid remaining covenants, conditions and provisions of the lease, and when such occurs, only such other covenants, conditions or provisions

shall be deleted as are incapable of enforcement.

Dated this _____ day of _____, 2026

LESSEE

LESSOR

Clintonville Trap Club, President

Jeannie Schley, Mayor

Clintonville Trap Club, Treasurer

Peggy L. Johnson, City Clerk

Clintonville Trap Club, Director from Board

DRAFT



Image #1: Area maintained by the Clintonville Trap Club and used for calculating the acreage that is used by the Club.



Image #2: Estimated area including lead shot fallout at 660'

**2026-2031
OFFICE USE AGREEMENT
HANGAR #440**

THIS 2026 - 2031 OFFICE USE AGREEMENT, is made and entered into this ____ day of _____, effective _____, 20____, by and between the CITY OF CLINTONVILLE, State of Wisconsin, a municipal corporation, existing by and under the authority of the laws of the State of Wisconsin, hereinafter referred to as "Lessor", party of the first part, and EAA Chapter 1710, hereinafter referred to as "Lessee", party of the second part.

WHEREAS, Lessor owns and operates an airport known as the Clintonville Municipal Airport and is desirous of allowing Lessee to use certain office space located in Hangar #440 on said airport, together with the right to use and enjoy, in common with others and subject to airport rules, the facilities referred to; and

WHEREAS, Lessee provides aviation-related activities and programming that benefit the Clintonville community and youth, and Lessor desires to support those activities at the Clintonville Municipal Airport; and

WHEREAS, for and in consideration of the covenants and agreements herein contained, the Lessor does hereby allow the Lessee to use the following described premises upon the following terms and conditions:

1. **Premises.** The Lessor does hereby allow the Lessee to use the back office located in the back northeast part of the Municipal Hangar located at 440 7th Street and known as Hangar #440 (the "Premises"). The Premises are limited to the back northeast office space only, as identified on Exhibit A. Any Limited Access Area identified in Exhibit A is not part of the Premises and may be used only on a temporary basis, based on availability, and subject to prior authorization by the Lessor and all applicable airport rules. Use of any hangar bay, storage area, pilot lounge, bathroom facilities, or other non-designated area shall be shared, temporary, based on availability, and subject to prior authorization by the Lessor and all applicable airport rules.
2. **Term.** The term hereof shall be for _____, 20____ to _____, 20____. The Lessor and Lessee shall meet in November prior to the end of the agreement term to negotiate the following agreement or vacation of the Premises. The Lessee may terminate this agreement without penalty upon providing a minimum of a 30-day written notice to the Lessor of such cancellation.
3. **Consideration / No Monetary Rent.** No monetary rent shall be charged for Lessee's use of the Premises. In lieu of rent, and as consideration for the no-charge use of the Premises, it is expected that the Lessee shall continue to bring and support aviation-related activities, educational opportunities, and programming for the community and youth at the Clintonville Municipal Airport. In the sole discretion of the Lessor, if it determines that the Lessee is not providing sufficient community and youth activities, the Lessor may review the agreement and may terminate the no-charge use arrangement upon thirty (90) days' written notice. Failure to create a new agreement within that time period shall serve to terminate this tenancy.
4. **Repairs.** Throughout the term of this agreement, the Lessee shall take good care of the Premises and appurtenances and suffer no waste or injury. The Lessee agrees to repair and/or replace in-kind any damage the Lessee causes to the structure, premises, fixtures, and appurtenances as a result of the Lessee's actions or any party's action that the Lessee allows access to or use of these facilities and property. Such repairs and/or replacement in-kind shall be accomplished within 45 days of the damage occurring. The Lessee shall notify the Lessor of any damage that has occurred within 48 hours after the damage has occurred or was found by the Lessee. Lessee agrees to repair, at or before the end of the term, all injury done by the installation or removal of Lessee's property, so as to restore the Premises to their original state; and at the end of the term quit and surrender the Premises in as good order and condition as they were at the beginning of the term, reasonable wear and damages by the elements excepted.
5. **Use of Premises.** Lessee covenants that it will not use the Premises for any purpose in violation of any law, municipal ordinance, airport rule, or regulation, and that on any breach of this agreement the Lessor may, at its option, terminate this agreement forthwith and re-enter and repossess the Premises. Lessee's use shall be limited to office, administrative, meeting, coordination, and incidental storage activities related to EAA Chapter 1710 and its community and youth aviation programming at the Clintonville Municipal Airport. Lessee shall not make any use of the Premises that interferes with airport operations or the Lessor's use of Hangar #440. Access to any Limited Access Area is based on availability and shall remain subject to the Lessor's operational needs and prior authorization.

6. **Damage.** The Lessor shall not be liable to the Lessee for any damage done or occasioned by or from plumbing, gas, water, steam or other pipes, or sewerage, or the bursting, leaking or running of any cistern, tank washstand, water closet or waste pipe in, above, upon or about said building or premises, nor from operation or maintenance of the heating plant or boiler, nor for damage occasioned by water, snow or ice being upon or coming through the roof, skylight, trap door or otherwise.
7. **Inspection by Lessor.** The Lessee agrees and covenants that the Lessor or its agent, at all reasonable times and during all reasonable hours, shall have free access to said Premises, and throughout any building or structure that may at any time be thereon, or any part thereof, for the purpose of examining or inspecting the conditions of the same, or of exercising any right or power reserved to the Lessor under the terms and provisions of this agreement; provided, however, that the Lessor shall give Lessee 24 hours' notice of its intention to inspect as aforesaid, except in cases of emergency or operational necessity.
8. **Notices.** For the purpose of this agreement, notices shall be given by certified mail and shall be delivered to the parties at the following addresses:

Lessor:
 City of Clintonville
 City Hall
 50 Tenth Street
 Clintonville, WI 54929

Lessee:
 EAA Chapter 1710
 440 7th Street, Clintonville, WI 54929
 eaachapter1710@gmail.com
 630-222-0682

Or at such other place as the parties hereto shall from time to time designate in writing.

9. **Payment for Work Done by or for Lessee.** Lessee agrees that it will promptly pay for any work done by or for Lessee in or about the Premises and will not permit or suffer any mechanic's lien to attach to the Premises by reason of such work, and shall promptly cause any claim for such lien to be released, or to secure the Lessor to the satisfaction in the event the Lessee desires to contest any such claim.
10. **Installation by Lessee.** The Lessee may install removable partitions, counters, racks, shelving, equipment, and other fixtures or equipment incidental to Lessee's authorized use, all of which may be removed by the Lessee upon expiration of this agreement; provided that the Lessee shall leave said removal, ordinary wear and tear excepted. The Lessee shall make no structural changes, additions, or improvements on or in the building or Premises without the written consent of the Lessor.
11. **Casualty Loss.** In case the Premises hereby used shall be partially damaged by fire or other cause at any time during the said term, they shall be repaired by the Lessor or any insurance company on its behalf, with all reasonable dispatch. In case the damage by fire or other cause shall account substantially to the destruction of the Premises hereby used, then and in that event this agreement shall become null and void and the responsibilities of the Lessor and Lessee, with reference to the unexpired term, shall cease. The tenant shall provide all insurance for its personal property and shall maintain at least 1 million dollars in casualty and liability insurance and shall provide proof of such upon reasonable request, at least annually. The Lessor shall be listed as either a named insured or loss payee.
12. **Subletting or Assignment.** The Lessee shall neither sublet all or any part of the Premises nor assign this agreement without the prior written consent of the Lessor.
13. **Miscellaneous.** (a) Lessee covenants and agrees that it is an independent contractor and no relationship of employer-employee exists between Lessor and Lessee.
 - (b) Lessee agrees to obey all lawful orders, rules, and regulations of the fire and health departments of the Lessor, and all ordinances, regulations and laws of the Lessor, County of Waupaca, State of Wisconsin, and the United States in relationship to said Premises and the operation of an airport.
 - (c) Lessee agrees to hold Lessor free and harmless from loss from each and every claim and demand of whatever nature, made on behalf of or by any person or persons, for any wrongful, careless or negligent omission on the part of Lessee, its agents, servants, members, volunteers, and employees, and from all loss and damage by reason of such acts or omissions.
 - (d) Lessee will be deemed in default upon: i. Filing of a petition in bankruptcy; ii. Commencement of a proceeding for appointment of a receiver; iii. The making of an assignment for the benefit of creditors; iv. A default in the performance of any covenant or condition of this agreement for a period of five (5) days after service of notice

thereof by the Lessor. In the event of such default, the Lessor may serve written notice that the Lessor elects to terminate this agreement upon a date specified not less than ten (10) days after serving such notice. This agreement shall expire on the date so specified as if that date had been fixed as the expiration of this agreement.

14. **Subordination Clause.** This agreement shall be subordinate to the provisions of any existing or future agreement between the Lessor and the United States, relative to the operation or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the airport.

15. **Non-Discrimination Clause.** The Lessor, its agents and employees, will not discriminate against any person or class of persons by reason of race, color, creed or national origin in providing any services or in the use of any of its facilities provided for the public, in any manner provided by Part 21, DOT Civil Rights Assurance. The Lessee further agrees to comply with such enforcement procedures as the United States might demand that the Lessor take in order to comply with the sponsor's assurances.

This agreement shall be binding upon the parties hereto and their respective successors, heirs and assigns.

Signed this ____ day of _____, 202__.

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

EAA CHAPTER 1710

CITY OF CLINTONVILLE

(Lessee)

a municipal corporation (Lessor)

By: _____

By: _____

Mathieu Labs,
EAA Chapter 1710 President & Young Eagles
Coordinator

Jeannie Schley, Mayor

By: _____

Peggy L. Johnson, City Clerk

Repair Station Overview
Facility Floor Plan

Exhibit A Map

