

NOTICE OF VILLAGE BOARD MEETING

DATE: Tuesday, August 5, 2025

TIME: 6:30pm

LOCATION: Combined Locks Civic Center,
Council Chambers, 405 Wallace Street

AGENDA

ADMINISTRATIVE COMMITTEE – 6:00PM (Neumeier, Schinke, Krueger)

1. Review and consider approval of monthly bills
2. Adjourn

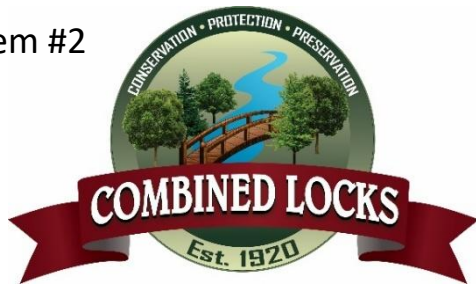
VILLAGE BOARD – 6:30pm

- A. Call to order
 - B. Pledge of Allegiance
 - C. Roll call
1. Public comment for matters not on the agenda
 2. Review and consider approval of minutes and bills
 3. Administrator, Public Works Director and Law Enforcement reports – accept and file
 4. Discuss options for closing TID 2
 5. Review 2025 General Fund Year-to-Date Revenues & Expenses
 6. Review 2026 budget timeline
 7. Review 2026 health insurance rates
 8. Review updated 5-Year Capital Improvement Plan (utilities and roads)
 9. Other business, updates and future agenda items:
 - a. Firemen's Picnic, Memorial Park, Saturday, August 23
 - b. League Conference, September 17-19, Milwaukee, *confirm attendance*
 10. Adjourn

Public Notice: Agendas are posted in the following locations: Combined Locks Civic Center main entrance and Village website: www.combinedlocks.wi.gov. 2015 Wisconsin Act 79 allows the publication of certain legal notices on an internet site maintained by a municipality. This law allows these types of legal notices to be posted in one physical location in the jurisdiction (instead of three) if also placed on an internet site maintained by the local government.

Special Accommodations: Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made with as much advance notice as possible to the Clerk's Office at 405 Wallace Street, 920-788-7740 extension 203 or email at gieser@combinedlocks.wi.gov.

Notice of Possible Quorum: A quorum of the Board of Review, Zoning Board of Appeals, Plan Commission, or other Village committee may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Board of Review, Zoning Board of Appeals, Plan Commission, or other Village committee will be taken at this meeting.



MINUTES OF VILLAGE BOARD MEETING

DATE: Tuesday, July 1, 2025

TIME: 6:30pm

LOCATION: Combined Locks Civic Center,
Council Chambers, 405 Wallace Street

MINUTES

- A. Call to order:** Meeting called to order by Village president Neumeier at 6:30pm.
- B. Pledge of Allegiance:** Pledge of Allegiance recited.
- C. Roll call:** Board members present – Neumeier, Ponto, Leicht, Talbot, Schinke, and Stutzman. Board members absent – Krueger. Village staff present – Administrator Shampo-Giese, Public Works Co-Director Weyenberg and LES Sergeant Hambly. Others present – Mike Rabetski.
- 1. Public comment for matters not on the agenda:** Mike Rabetski voiced his concern about speeding on Wallace Street near the Hidden Ridges Way intersection. He noted that late afternoons when people are on their way to the baseball fields are especially problematic. He asked the trustees to consider a 4-way stop at the intersection. Sgt. Hambly was asked to get more patrol in this area and install the speed board as a reminder to drivers.
 - 2. Review and consider approval of minutes and bills:** J. Ponto made a motion to approve the minutes as presented. B. Schinke seconded the motion, and it passed unanimously. T. Schinke made a motion to approve the bills as presented. RJ. Talbot seconded the motion, and it passed unanimously.
 - 3. Administrator, Public Works Director and Law Enforcement reports – accept and file:** Activities for the previous and current months were reported. All reports were accepted and are on file in the Clerk's Office.
 - 4. Review Annual Reports for TID 2 and TID 3:** The Administrator reviewed the TID reports with the trustees. She noted the increment generated for TID 2 for the last few years. With the mill not requesting TID funds for any of their capital projects, the Administrator suggested closure of TID 2 in 2026. More information will be discussed about this process over the next few months. The Administrator also discussed the increment generated for TID 3, the recent boundary amendment and the value of the Culver's restaurant currently under construction. This TID will continue to generate increment with the business and residential development currently underway.
 - 5. Review and consider approval of operator licenses for Q. Walton, J. Thiel, A. Hermesen, & B. DeGroot:** RJ. Talbot made a motion to approve the operator licenses as presented. B. Schinke seconded the motion, and it passed unanimously.
 - 6. Other business, updates and future agenda items: League Conference, September 17-19, Milwaukee:** Trustees Talbot and Schinke expressed interest in attending this conference. The Administrator also reported that building plans have been submitted for the Culver's Office Building and Plan Commission members met with a member of NEWT to discuss potential for a mountain bike trail in Lindberg Park.
 - 7. Consider motion to recess the Village Board meeting and convene the 2nd Quarter Water Commission meeting:** A. Leicht made a motion to recess the Village Board meeting and convene the 2nd Quarter Water Commission meeting. J. Ponto seconded the motion, and it passed unanimously.
 - 8. Consider motion to reconvene Village Board meeting:** T. Stutzman made a motion to reconvene the Village Board meeting. B. Schinke seconded the motion, and it passed unanimously.

9. **Consider motion to move into closed session per Wis. Stat. 19.85(c) for the purpose of considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility – salaried employees performance reviews and wage adjustment consideration:** T. Stutzman made a motion to move into closed session. J. Neumeier seconded the motion, and it passed unanimously.
10. **Consider motion to return to open session; action if appropriate:** B. Schinke made a motion to return to open session. A. Leicht seconded the motion, and it passed unanimously. T. Stutzman made a motion to increase the Administrator and Public Works Director salaries by 3.5% and the Fire/EMS Chief salary by 2.5%. RJ. Talbot seconded the motion, and it passed unanimously.
11. **Adjourn:** J. Ponto made a motion to adjourn the meeting. B. Schinke seconded the motion, and it passed unanimously. The meeting adjourned at 8:36pm.

ADMINISTRATOR REPORT
08/05/25 VILLAGE BOARD

July information/projects:

- Draft updates to 5-Year CIP – *review 8/5*
- Continue budget process
- Schedule and hold Joint Review Board meetings – *held 7/29*
- Continue employee reviews
- Last day of baseball/softball/teeball is July 17th
- Look at options to change entrance/exit for yard waste site
- Gather information/recommendation to create mountain bike trail in Lindberg Park – *Plan Commission to discuss 8/12*
- *Met with Garners Creek community representatives regarding pond enhancement projects – recommendation to hold any forward movement until State produces requirements but plan for financing now*
- *Auditors asked for extension to present 2024 audit & financial statements – 9/16*
- *SB44 update: 6/4/25 recommended for passage by 3-2 vote*
- *Utility work final cost \$35,000-\$40,000 under bid amount*
- *Received \$1500 donation towards landscaping/flower beds*

August information/projects:

- Pre-construction meeting for Wolfinger Estates 8/6
- Continue budget process
- Continue employee reviews
- Look at options to change entrance/exit for yard waste site
- Gather information/recommendation to create mountain bike trail in Lindberg Park
- Consider option to close TID 2 in 2026
- Gather information regarding ebike use on sidewalks

Department of Public Works

Monthly Report for July 2025

08/05/25

- The mainline paving was completed last week. The next step should be the hand work at the intersections, then on to sidewalks and driveways. They are about two weeks behind their initial schedule but should still be able to make the deadline.
- Swept the entire Village again this month.
- Fredrickson hauled out just 1 load of yard waste this month for a total of 13 on the year. We haven't been able to haul anything out since July 7th with the street construction. There are probably two loads sitting there now.
- We had a total of 92 brush stops last month
- Large Rubbish we had a total of 102 stops that were called in. A total of 8.5 tons of garbage were hauled away.
- The crew spent significant time cutting grass, spraying weeds, and pulling weeds around the Civic Center, Parks, and Islands.
- The broken tornado slide at Green Way Park had to be removed. Replacement parts were not available.
- A total of 140 yards of playground mulch were placed between Memorial Park, Blaese Park, and Lindberg Park and portion of Green Way Park
- 17 yds of chocolate mulch were placed in the planting beds around the Civic Center and Parks, and 16 yds of mixed hardwood mulch around the trees at the Civic Center and Memorial Park.
- We received three bids for 1,548 sf of sidewalk replacements.
 - Al Dix Concrete \$17.60/sf \$27,245.00
 - Dan Welhouse & Sons \$11.09/sf \$17,171.00
 - B. Bowers Construction \$11.99/sf \$18,560.00

Anticipated Projects:

Street sweeping, brush pick up and tree removals, large rubbish collection.

Street and parking lot painting

Playground equipment repairs at Blaese and Memorial

Working on 2026 operating budgets

Item #4 Tax Incremental District (TID) – Extension Types			
	Standard	Technical College	Affordable Housing
Purpose	<ul style="list-style-type: none"> Allows additional time to pay incurred project costs Extension does not change the expenditure period 	<ul style="list-style-type: none"> Allows additional time to pay incurred project costs for TIDs affected by 2013 Act 145 Extension does not change the expenditure period 	<p>Allows use of a final increment for affordable housing:</p> <ul style="list-style-type: none"> At least 75% of the final increment must benefit affordable housing* in the municipality Remaining portion must be used to improve housing in the municipality Resolution must specify how the municipality will improve housing stock
Length	<p>4 years from the maximum life date (municipal creation resolution adopted 10/1/95 - 9/30/04)</p> <ul style="list-style-type: none"> Blight Rehabilitation/conservation <p>3 years from the maximum life date (municipal creation resolution adopted after 10/1/04)</p> <ul style="list-style-type: none"> Blight Rehabilitation/conservation Industrial Mixed-use <p>(municipal creation resolution adopted after 11/29/17)</p> <ul style="list-style-type: none"> Environmental remediation 	3 years from the maximum life date	1 year from the municipal resolution date
Availability	TIDs listed above created under 66.1105, Wis. Stats.	Any TID created under 66.1105, Wis. Stats. with a municipal resolution before 10/1/14	Any TID created under 66.1105, Wis. Stats.
Exclusions	<ul style="list-style-type: none"> TID with municipal creation resolution adopted before 10/1/95 Industrial TID with municipal creation resolution adopted 10/1/95 - 9/30/04 Town TID created under 60.85, Wis. Stats. Environmental Remediation TID created under 66.1106 Wis. Stats. on or before 11/29/17 Any donor Industrial or Mixed-use TID with municipal creation resolution adopted after 10/1/04 	<ul style="list-style-type: none"> TID with municipal creation resolution adopted after 9/30/14 under 66.1105, Wis. Stats. Town TID created under 60.85, Wis. Stats. Environmental Remediation TID 	<ul style="list-style-type: none"> Town TID created under 60.85, Wis. Stats. Environmental Remediation TID with municipal creation resolution adopted on or before 11/29/17 under 66.1106, Wis. Stats. TID 10 in city of Evansville TID 14 in city of Stevens Point TID 4 in city of Antigo
Required resolution**	Joint Review Board (JRB)	JRB	Municipal
Information for resolution approval	<ul style="list-style-type: none"> Documents show the TID cannot repay project costs within its maximum life If an independent audit is provided, the JRB must approve the extension 	<ul style="list-style-type: none"> Documents show TID increments were negatively impacted by 2013 Act 145 If an independent audit is provided, the JRB must approve the extension 	<ul style="list-style-type: none"> Documents show the TID has paid all its project costs Resolution indicates how the municipality will improve housing
Law reference	66.1105(7)(am)1, 2, 3	66.1105(7)(am)4.	66.1105(6)(g)
<p>* Affordable housing means housing that costs no more than 30% of the household's gross monthly income</p> <p>**Email a copy of the adopted resolution to tif@wisconsin.gov. For additional information, visit the Municipal Tax Incremental Finance (TIF) Extensions web page.</p>			

Tax Incremental District (TID) Affordable Housing Extension Resolution

_____ of _____ TID _____ Resolution _____
(town, village, city) (municipality) (number) (number)

WHEREAS, the _____ of _____ created TID _____ on _____, _____, and
(month) (day) (year)
successfully completed implementation of the project plan and sufficient increment was collected or will be
collected in _____ from the _____ tax roll to pay off its aggregate project costs; and
(year) (year)

WHEREAS, state law requires termination of a TID after all project costs have been paid, state law (sec.
66.1105(6)(g), Wis. Stats.), does allow extension of a TID up to one year, using the last year of tax increment
to improve the _____'s housing stock; and

WHEREAS, at least 75 percent of the final increment must benefit affordable housing with the remaining
portion used to improve housing stock; and

THEREFORE BE IT RESOLVED, that the _____ of _____ hereby extends the life of TID
_____ for _____ months from the date of this resolution to use the final year's increment collected
(number)
in _____ from the _____ tax roll to benefit affordable housing; and
(year) (year)

BE IT FURTHER RESOLVED, the _____ of _____ shall use the final increment to improve
housing quality and affordability by *(describe specifically how funds will be used)*: _____

_____ ; and

BE IT FURTHER RESOLVED, the _____ of _____ shall adopt a termination resolution
by _____ ; and
(within 12 months of resolution date)

BE IT FURTHER RESOLVED, that the _____ of _____ Clerk shall notify the Wisconsin
Department of Revenue by providing a copy of this resolution.

Adopted this _____ day of _____, _____
(day) (month) (year)

Resolution introduced and adoption moved by alderperson _____
(name)

Motion for adoption seconded by alderperson _____
(name)

On roll call motion passed by a vote of _____ ayes to _____ nays
(number) (number)

ATTEST:

Mayor/Head of Government Signature

Clerk Signature

Item #5

Village of Combined Locks 2025 General Fund Budget YTD

Revenues: \$ 5,952,941.00
Expenses: \$ 5,951,485.00

Tax Rate: \$3.82/\$1000

	<u>2025</u>	<u>YTD</u>	<u>%</u>	
REVENUES				
Tax Levy	\$ 1,791,541	\$ 1,568,193	88%	Tax Levy
Special Assessments	10,107	-	0%	Street Assessments
Intergovernmental Revenues	1,217,938	325,927	27%	State Shared Revenue, Fire Dues, DOT Aid, County Sales Tax, Grants
Licenses & Permits	89,480	63,460	71%	Liquor, Operator, Internet Franchise, Cell Tower Lease, Building Permits, Yard Waste Permits
Fines, Forfeitures & Penalties	3,500	2,218	63%	Village Portion of Fines and Parking Violations
Public Charges for Services	74,675	109,797	147%	Recreation Registration Fees, Appliance Fees, Park/CC Rental Fees
Intergovernmental Charges for Services	578,903	289,451	50%	Allocated Expenses from Other Funds
Miscellaneous Revenue	36,798	107,793	293%	Interest, FVMPD Lease, Newsletter Advertising
Proceeds Long Term Debt or Reserve Funds	<u>2,150,000</u>	<u>2,318,540</u>	108%	General Obligation Debt Proceeds, Use of Reserve Funds
	\$ 5,952,941	\$ 4,785,379		
EXPENSES				
Legislative	\$ 38,365	\$ 16,650	43%	Village Board and Commissions
Executive	6,215	3,211	52%	Village President
General Administration	218,799	110,230	50%	Administrator/Clerk/Treasurer Office
Financial Administration	50,450	32,118	64%	Assessment, Audit, Contingency
Legal	8,868	4,244	48%	Village Attorney and Dog License Fee
Buildings	100,050	46,701	47%	Civic Center and Public Works
Other General Government	387,596	202,226	52%	Property/Liability, Worker's Comp, Retirement, Health & Life Insurances
Public Safety	742,276	408,505	55%	Law Enforcement, Crossing Guards, Fire/EMS, Ambulance Contract
Inspections-Engineering	27,185	7,864	29%	Building Inspector, Engineering Services
Public Works	739,736	332,471	45%	Public Works, Street Maintenance/Lighting, Trees/Brush, Sidewalks, Yard Waste Site
Parks & Recreation	108,069	62,429	58%	All Parks and Recreation Programs
Capital Projects	2,439,328	207,932	9%	Reserves and Purchases
Debt Service	<u>1,084,547</u>	<u>783,572</u>	72%	Principal and Interest Payments
	\$ 5,951,485	\$ 2,218,153		

Item #6

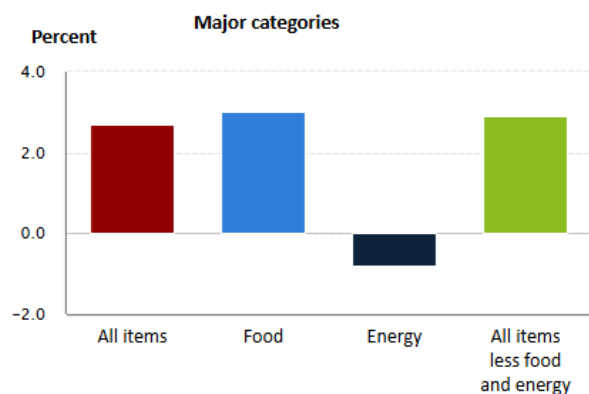
Village of Combined Locks - Annual Budget Timeline

August	<ul style="list-style-type: none">*Department Heads schedule meetings with Administrator*Identify budget needs*Administrator gathers tax base information/TID values		
September thru October	<ul style="list-style-type: none">*Department Heads finalize budget needs*Administrator compiles budget requests/drafts for all funds*Administrator reviews current fees and recommends changes<ul style="list-style-type: none">*refuse special charges/storm water charges*rental fees/building permits/licensing/miscellaneous fees*Publish and post public hearing notice and budget summary		
November	<ul style="list-style-type: none">*Detailed budget review with Village Board*3rd Tuesday – public hearing and adoption of general fund budget*adopt enterprise funds and special revenue funds budgets		
Notes:	<ul style="list-style-type: none">*retirement contribution increase for 2026 from 13.90% to 14.40% (employer/employee 50/50 split)*health insurance rates increase for 2026: Village 2025 = \$2324.73 2026 = \$2330.86 < 1% increase Employee Network 2025 = \$146.31 2026 = \$172.44 18% increase Employee Dean 2025 = \$88.39 2026 = \$120.95 36% increase (per paycheck deduction)*wages?		

Bureau of Labor Statistics – Consumer Price Index

CHARTS

12-month percentage change, Consumer Price Index, selected categories, June 2025, not seasonally adjusted



[read more »](#)

LATEST NUMBERS

+0.3% Consumer Price Index (CPI): in Jun 2025

[read more »](#)

NEWS RELEASES

CPI for all items rises 0.3% in June; shelter up

07/15/2025

In June, the Consumer Price Index for All Urban Consumers rose 0.3 percent, seasonally adjusted, and rose 2.7 percent over the last 12 months, not seasonally adjusted. The index for all items less food and energy increased 0.2 percent in June (SA); up 2.9 percent over the year (NSA).

[HTML](#) | [PDF](#) | [RSS](#) | [Charts](#) | [Local and Regional CPI](#)

NEXT RELEASE

July 2025 CPI data are scheduled to be released on August 12, 2025, at 8:30 A.M. Eastern Time.

[read more »](#)

PUBLICATIONS

THE ECONOMICS DAILY



Consumer prices rose 2.4 percent over the last year; food prices up 2.9 percent

The Consumer Price Index for All Urban Consumers (CPI-U) increased 2.4 percent for the 12 months ending May 2025, after rising 2.3 percent over the same period in April. [read more »](#)

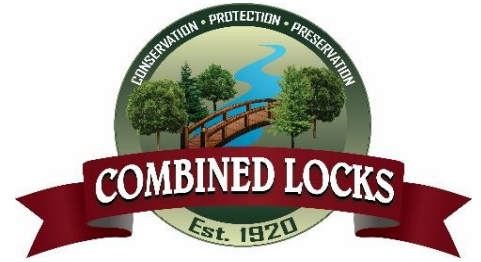
Item #7

Program Option: P04 WPE Deductible +Dental			88% of Tier 1 Qualified Plans' Average Premium					
2026 Rates * = Not in calculation - Plan not qualified in county			Single			Family		
County	Tier	Carrier	Maximum Employer Share	Minimum Employee Share	Total Premium	Maximum Employer Share	Minimum Employee Share	Total Premium
Outagamie								
	3	CareSource Wisconsin	\$947.61	\$450.83	\$1,398.44	\$2,330.86	\$1,121.86	\$3,452.72
	1	Network Health	\$947.61	\$151.53	\$1,099.14	\$2,330.86	\$373.62	\$2,704.48
	1	Prevea360 East	\$947.61	\$106.91	\$1,054.52	\$2,330.86	\$262.06	\$2,592.92
	3	Robin with HealthPartners	\$947.61	\$533.83	\$1,481.44	\$2,330.86	\$1,329.36	\$3,660.22
	3	Access Plan - Dean	\$947.61	\$534.85	\$1,482.46	\$2,330.86	\$1,331.94	\$3,662.80
Ozaukee								
	3	CareSource Wisconsin	\$967.24	\$431.20	\$1,398.44	\$2,379.94	\$1,072.78	\$3,452.72
	3	HealthPartners Health Plan Southeast	\$967.24	\$461.66	\$1,428.90	\$2,379.94	\$1,148.94	\$3,528.88
	1	Network Health	\$967.24	\$131.90	\$1,099.14	\$2,379.94	\$324.54	\$2,704.48
	3	Access Plan - Dean	\$967.24	\$515.22	\$1,482.46	\$2,379.94	\$1,282.86	\$3,662.80
Pepin								
	2	Medica West and Mayo Clinic Health System	\$1,050.49	\$456.01	\$1,506.50	\$2,588.10	\$1,134.78	\$3,722.88
	2	Quartz West	\$1,050.49	\$36.85	\$1,087.34	\$2,588.10	\$86.88	\$2,674.98
	1	State Maintenance Plan (SMP) - Dean	\$1,050.49	\$143.25	\$1,193.74	\$2,588.10	\$352.92	\$2,941.02
	3	Access Plan - Dean	\$1,050.49	\$431.97	\$1,482.46	\$2,588.10	\$1,074.70	\$3,662.80
Pierce								
	3	GHC of Eau Claire Greater Wisconsin	\$1,050.49	\$511.85	\$1,562.34	\$2,588.10	\$1,274.38	\$3,862.48
	2	Medica West and Mayo Clinic Health System	\$1,050.49	\$456.01	\$1,506.50	\$2,588.10	\$1,134.78	\$3,722.88
	3	HealthPartners Health Plan West	\$1,050.49	\$467.41	\$1,517.90	\$2,588.10	\$1,163.28	\$3,751.38
	1	State Maintenance Plan (SMP) - Dean	\$1,050.49	\$143.25	\$1,193.74	\$2,588.10	\$352.92	\$2,941.02
	3	Access Plan - Dean	\$1,050.49	\$431.97	\$1,482.46	\$2,588.10	\$1,074.70	\$3,662.80
Polk								
	3	GHC of Eau Claire Greater Wisconsin	\$1,050.49	\$511.85	\$1,562.34	\$2,588.10	\$1,274.38	\$3,862.48
	3	HealthPartners Health Plan West	\$1,050.49	\$467.41	\$1,517.90	\$2,588.10	\$1,163.28	\$3,751.38
	1	State Maintenance Plan (SMP) - Dean	\$1,050.49	\$143.25	\$1,193.74	\$2,588.10	\$352.92	\$2,941.02
	3	Access Plan - Dean	\$1,050.49	\$431.97	\$1,482.46	\$2,588.10	\$1,074.70	\$3,662.80

Item #8

Future Utility and Road Replacement Plan

Note: This plan is created for planning and budgeting purposes and is subject to change.



Year	Street	Work Type	Estimated Project Cost	Special Assessments
2026	Marcella Avenue	Utilities	\$560,000	Yes - Est. \$4,000
2027	Washington Street (CTH N)	Utilities	\$250,000	Yes - Est. \$4,000
2027	Marcella Avenue	Road	\$300,000	No
2027	Fairway Street, Lamine Lane, Vosters Vista	Road	\$700,000	No
2027	Debruin Road & Block Road	Road	\$2,000,000	Yes - Est. Unknown
2028	No Projects			
2029	Shalimar Court	Road	\$250,000	No
2029	Ombre Rose Drive	Road	\$650,000	No
2030	Lox Court	Utilities	\$400,000	Yes - Est \$4,500
2030	Lom Street	Utilities	\$400,000	Yes - Est \$4,500
2030	Darboy Road	Utilities	\$300,000	Yes - Est \$4,500
2031	Hidden Ridges Way, Circle & Court	Road	\$850,000	No
2031	Lox Court, Lom Street, Darboy Road	Road	\$850,000	No

Item #9

Please join us for the 2025 Fall Conference in Milwaukee on September 17-19

[Agenda \(tentative\)](#)

Registration Options:

- **BUY 3, GET 1 FREE!** *Municipalities only*

Come one, come all! If you can bring 4 people, email us at league@lwm-info.org and we will help register you all.



COMBINED LOCKS FIRE/RESCUE

Presents



LIVE MUSIC

AMERICAN PLATINUM-12 | TIPSY GYPSY-4 | GRAND UNION-8

2025 PICNIC

PETTING ZOO 12-3 | INFLATABLES 12-6 | CORN ROAST | FIREWORKS - DUSK

AUG 23, 2025 | STARTS AT NOON

MEMORIAL PARK | COMBINED LOCKS

Tournaments
16" SOFTBALL | CORNHOLE
CASH PRIZES

SCAN FOR
TOURNAMENT
REGISTRATIONS



AND FOR
MORE INFO



ALL PROCEEDS GO TO THE
COMBINED LOCKS
FIRE AND RESCUE DEPARTMENT