



NOTICE OF VILLAGE BOARD MEETING

DATE: Tuesday, February 17, 2026

TIME: 6:30pm

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

AGENDA

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 bids received for 2026 Marcella Avenue Utility Replacement and consider award of project
3. Review Purchased Water Adjustment Clause application as submitted to Public Service Commission
4. Review and consider approval of operator license for J. Ruleau
5. Review and consider approval of incentive payment to Coonen Development – TID 3
6. Other business, updates and future agenda items
 - a) Public hearing for sanitary sewer lateral special assessments 03/17/26
 - b) Utility contractor to tentatively begin work the week of 03/30/26
7. 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.



February 11, 2026

Village of Combined Locks
405 Wallace Street
Combined Locks, WI 54113

Re: Village of combined Locks
Contract 2026-01
2026 Utility Reconstruction
Marcella Ave, Glenview Ave, & Buchanan Rd
Letter of Recommendation
McM. No. C0001-09-25-00344

On February 11, 2026 bids were received for the 2026 Utility Reconstruction project. Six bids were received, ranging in price from \$569,999.60 to \$771,382.00 (bid tabulation enclosed).

Based upon the bids received, we recommend awarding Contract 2026-01 to the low bidder, Donald Hietpas & Sons, Inc., in the amount of \$569,999.60.

If you agree with our recommendation, please date and sign the enclosed Notices of Award, and return signed and dated copy to our office for incorporation into the Contract Documents.

If you have any questions, please feel free to contact me.

Respectfully,

McMahon Associates, Inc.

Phillip T. Kleman, CPESC
Associate / Municipal & Water Resources Engineer

PTK:car

Enclosures: Notice of Award
Bid Tabulation

SECTION 00 51 00.00

NOTICE OF AWARD

Dated: _____

To: DONALD HIETPAS & SONS, INC.
1450 E. North Avenue
PO Box 166
Little Chute, WI 54140

Contract No. 2026-01

Project: 2026 UTILITY RECONSTRUCTION
Marcella Ave, Glenview Ave, & Buchanan Rd
VILLAGE OF COMBINED LOCKS | Outagamie County, Wisconsin

You are notified that your Bid, dated February 10, 2026, for the above Contract has been considered. You are the apparent successful Bidder and have been awarded a Contract for the 2026 Utility Reconstruction (Marcella Ave, Glenview Ave, & Buchanan Rd) for the Village of Combined Locks, Outagamie County, Wisconsin.

The Contract Price of your Contract is Five Hundred Sixty-Nine Thousand Nine Hundred Ninety-Nine & 60/100 Dollars (\$569,999.60).

You must comply with the following conditions precedent within **15-days** of the date of this Notice of Award, that is by _____.

1. You must deliver to the OWNER three (3) fully executed counterparts of the Agreement including all the Contract Documents.
2. You must deliver with the executed Agreement the Contract Security (bonds), as specified in the Instructions to Bidders, General Conditions (Paragraph 5.01) and Supplementary Conditions.
3. You must deliver Insurance Certification complying with the General Conditions and Supplemental Conditions of the Contract Documents.

Failure to comply with these conditions within the time specified will entitle OWNER to consider your Bid abandoned, to annul this Notice of Award and to declare your Bid Security forfeited.

One (1) fully signed counterpart of the Agreement, with the Contract Documents attached, will be returned to you within 15-days after you comply with the above noted conditions.

VILLAGE OF COMBINED LOCKS | Outagamie County, Wisconsin

(authorized signature)

(title)

Witness: _____

BID TABULATION

OWNER: VILLAGE OF COMBINED LOCKS
Project Name: 2026 Utility Reconstruction | Marcella Ave, Glenview Ave & Buchanan Rd
Contract No. 2026-01 | McM. No. C0006-09-25-00344
Bid Date/Time: February 11, 2026 @ 10:00 a.m., local time
Project Manager: Phil Kleman

Engineer: McMAHON ASSOCIATES, INC.
1445 McMahon Drive
PO Box 1025
Neenah, WI 54956 / 54957-1025

DONALD HIETPAS & SONS, INC.
1450 E. North Avenue
PO Box 166
Little Chute, WI 54140

DE GROOT, INC.
4201 Champion Road
Green Bay, WI 54311

KRUCZEK CONSTRUCTION, INC.
3636 Kewaunee Road
Green Bay, WI 54311

ADVANCE CONSTRUCTION, INC.
2141 Woodale Avenue
Green Bay, WI 54313

DORNER, INC.
E506 Luxemburg Road
PO Box 129
Luxemburg, WI 54217

JOSSART BROTHERS, INC.
1682 Swan Road
De Pere, WI 54115

BASE BID | MISCELLANEOUS & EROSION CONTROL

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	
1.	1	L.S.	Mobilization	\$6,545.00	\$6,545.00	\$11,115.05	\$11,115.05	\$14,000.00	\$14,000.00	\$17,765.00	\$17,765.00	\$11,204.00	\$11,204.00	\$33,000.00	\$33,000.00	
2.	1	L.S.	Traffic Control	\$1,566.00	\$1,566.00	\$2,070.50	\$2,070.50	\$4,000.00	\$4,000.00	\$1,550.00	\$1,550.00	\$4,326.00	\$4,326.00	\$12,000.00	\$12,000.00	
3.	1	L.S.	Asphalt Removal	\$2,500.00	\$2,500.00	\$2,525.00	\$2,525.00	\$5,500.00	\$5,500.00	\$6,250.00	\$6,250.00	\$8,111.00	\$8,111.00	\$5,600.00	\$5,600.00	
4.	1	L.S.	Concrete Removal	\$4,825.00	\$4,825.00	\$1,212.00	\$1,212.00	\$5,500.00	\$5,500.00	\$6,128.00	\$6,128.00	\$8,652.00	\$8,652.00	\$6,200.00	\$6,200.00	
5.	5	Ea.	Inlet Protection	\$75.75	\$378.75	\$80.80	\$404.00	\$100.00	\$500.00	\$100.00	\$500.00	\$100.00	\$107.00	\$535.00	\$100.00	\$500.00
6.	1	Ea.	Ditch Check	\$101.00	\$101.00	\$106.05	\$106.05	\$125.00	\$125.00	\$135.00	\$135.00	\$160.00	\$160.00	\$150.00	\$150.00	
7.	1	Ea.	Tracking Pad, If Needed	\$1.00	\$1.00	\$808.00	\$808.00	\$100.00	\$100.00	\$500.00	\$500.00	\$0.01	\$0.01	\$750.00	\$750.00	
SUB-TOTAL (Items 1. through 7., Inclusive)				\$15,916.75		\$18,240.60		\$29,725.00		\$32,828.00		\$32,988.01		\$58,200.00		

BASE BID | SANITARY SEWER

Item	Qty	Unit	Description	Unit Price	Total										
8.	1,045	L.F.	8 Inch Sanitary Sewer	\$98.00	\$102,410.00	\$99.70	\$104,186.50	\$103.00	\$107,635.00	\$118.00	\$123,310.00	\$114.00	\$119,130.00	\$135.00	\$141,075.00
9.	28.45	V.F.	Sanitary Manhole (4' Dia.)	\$550.00	\$15,647.50	\$842.52	\$23,969.69	\$740.00	\$21,053.00	\$654.00	\$18,606.30	\$710.00	\$20,199.50	\$730.00	\$20,768.50
10.	47	L.F.	4 Inch Sanitary Lateral - Open Cut	\$90.90	\$4,272.30	\$116.15	\$5,459.05	\$135.00	\$6,345.00	\$65.00	\$3,055.00	\$136.00	\$6,392.00	\$145.00	\$6,815.00
11.	863	L.F.	4 Inch Sanitary Lateral - Pipe Burst	\$5.00	\$4,315.00	\$5.30	\$4,573.90	\$4,545.00	\$4,545.00	\$2,100.00	\$2,100.00	\$500.00	\$4,315.00	\$5.30	\$4,573.90
12.	1	Ea.	Connect to Existing Sanitary Manhole	\$505.00	\$505.00	\$3,030.00	\$3,030.00	\$3,700.00	\$3,700.00	\$5,009.00	\$5,009.00	\$1,856.00	\$1,856.00	\$1,500.00	\$1,500.00
13.	1	L.S.	Sanitary Trench Compaction and Certification	\$1,835.00	\$1,835.00							\$3,906.00	\$3,906.00	\$3,500.00	\$3,500.00
SUB-TOTAL (Items 8. through 13., Inclusive)				\$128,984.80		\$145,764.14		\$145,234.30		\$154,795.30		\$156,057.40		\$178,189.25	

BASE BID | WATER MAIN

Item	Qty	Unit	Description	Unit Price	Total										
14.	8	L.F.	12 Inch Water Main	\$576.00	\$4,608.00	\$156.18	\$1,249.44	\$560.00	\$4,480.00	\$1,419.00	\$11,352.00	\$434.00	\$3,472.00	\$200.00	\$1,600.00
15.	2	Ea.	12 Inch Gate Valve	\$5,010.00	\$10,020.00	\$5,639.84	\$11,279.68	\$5,900.35	\$11,800.70	\$5,184.00	\$10,368.00	\$8,224.00	\$16,448.00	\$5,850.00	\$11,700.00
16.	448	L.F.	8 Inch Water Main	\$90.00	\$40,320.00	\$126.27	\$56,568.96	\$97.00	\$43,456.00	\$113.00	\$50,624.00	\$95.00	\$42,560.00	\$180.00	\$80,640.00
17.	2	Ea.	8 Inch Gate Valve	\$2,910.00	\$5,820.00	\$3,313.81	\$6,627.62	\$3,350.00	\$6,700.00	\$2,941.00	\$5,882.00	\$5,766.00	\$11,532.00	\$3,300.00	\$6,600.00
18.	41	L.F.	6 Inch Water Main	\$70.00	\$2,870.00	\$118.98	\$4,878.18	\$165.00	\$6,765.00	\$93.00	\$3,813.00	\$103.00	\$4,223.00	\$200.00	\$8,200.00
19.	3	Ea.	6 Inch Gate Valve	\$2,113.00	\$6,339.00	\$2,483.59	\$7,450.77	\$2,400.00	\$7,200.00	\$12,000.00	\$36,000.00	\$9,553.00	\$28,659.00	\$10,382.00	\$31,146.00
20.	3	Ea.	Hydrant (7.5' Bury)	\$9,860.00	\$29,580.00	\$7,754.78	\$23,264.34	\$7,200.00	\$36,000.00	\$49.00	\$46,060.00	\$85.00	\$79,900.00	\$78.00	\$73,320.00
21.	940	L.F.	1 Inch Water Service - Open Cut or Drilled/Pulled	\$49.15	\$46,201.00	\$53.98	\$50,741.20	\$79.00	\$74,260.00	\$900.00	\$27,900.00	\$860.00	\$26,660.00	\$855.00	\$26,505.00
22.	31	Ea.	1 Inch Service Set	\$650.00	\$20,150.00	\$1,575.60	\$48,843.60	\$900.00	\$27,900.00	\$225.00	\$675.00	\$578.00	\$1,734.00	\$213.00	\$639.00
23.	3	Ea.	Install Valve Box (Curb Stop in Concrete)	\$132.00	\$396.00	\$185.16	\$555.48	\$1,000.00	\$1,000.00	\$18,600.00	\$18,600.00	\$3,033.00	\$3,033.00	\$2,500.00	\$2,500.00
24.	1	L.S.	Temporary Water Service	\$2,600.00	\$2,600.00	\$5,555.00	\$5,555.00	\$2,020.00	\$2,020.00	\$700.00	\$700.00	\$2,112.00	\$2,112.00	\$2,500.00	\$2,500.00
25.	1	L.S.	Water Trench Compaction and Certification	\$1,835.00	\$1,835.00										
SUB-TOTAL (Items 14. through 25., Inclusive)				\$170,739.00		\$219,034.27		\$222,236.70		\$210,779.00		\$229,427.00		\$232,660.00	

BASE BID | STORM SEWER

Item	Qty	Unit	Description	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
26.	301	L.F.	4 Inch Storm Sewer	\$52.30	\$15,742.30	\$59.52	\$17,915.52	\$55.00	\$16,555.00	\$57.00	\$1				

BID TABULATION

OWNER: VILLAGE OF COMBINED LOCKS
Project Name: 2026 Utility Reconstruction | Marcella Ave, Glenview Ave & Buchanan Rd
Contract No. 2026-01 | McM. No. C0006-09-25-00344
Bid Date/Time: February 11, 2026 @ 10:00 a.m., local time
Project Manager: Phil Kleman

Engineer: McMAHON ASSOCIATES, INC.
1445 McMahon Drive
PO Box 1025
Neenah, WI 54956 / 54957-1025

DONALD HIETPAS & SONS, INC.
1450 E. North Avenue
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Little Chute, WI 54140

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4201 Champion Road
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2141 Woodale Avenue
Green Bay, WI 54313

DORNER, INC.
E506 Luxemburg Road
PO Box 129
Luxemburg, WI 54217

JOSSART BROTHERS, INC.
1682 Swan Road
De Pere, WI 54115

BASE BID | PRIVATE WORKS

Item	Qty	Unit	Description	Unit Price	Total										
34.	30	Ea.	Pre-Construction Home Visit with Property Owner and Village Staff	\$100.00	\$3,000.00	\$104.03	\$3,120.90	\$100.00	\$3,000.00	\$100.00	\$3,000.00	\$106.00	\$3,180.00	\$105.00	\$3,150.00
35.	1,065	L.F.	4 Inch Sanitary Lateral on Private Property - Pipe Burst	\$5.00	\$5,325.00	\$5.20	\$5,538.00	\$5.10	\$5,431.50	\$5.00	\$5,325.00	\$5.30	\$5,644.50	\$5.25	\$5,591.25
36.	30	Ea.	Excavate and Reconnect Sanitary Lateral, Interior (Undistributed)	\$3,100.00	\$93,000.00	\$3,224.93	\$96,747.90	\$3,150.00	\$94,500.00	\$3,100.00	\$93,000.00	\$3,273.00	\$98,190.00	\$3,250.00	\$97,500.00
37.	70	L.F.	4 Inch Sanitary Lateral on Private Property - Open Cut (Undistributed)	\$55.00	\$3,850.00	\$57.22	\$4,005.40	\$56.00	\$3,920.00	\$55.00	\$3,850.00	\$58.10	\$4,067.00	\$57.75	\$4,042.50
38.	2	Ea.	Pothole and Connect Sanitary Lateral Outside Foundation (Undistributed)	\$2,100.00	\$4,200.00	\$2,184.63	\$4,369.26	\$2,125.00	\$4,250.00	\$2,100.00	\$4,200.00	\$2,217.00	\$4,434.00	\$2,200.00	\$4,400.00
39.	2	Ea.	Outside Cleanout, Riser, and Frost Sleeve (Undistributed - If Needed on Outside Connected)	\$500.00	\$1,000.00	\$520.15	\$1,040.30	\$510.00	\$1,020.00	\$500.00	\$1,000.00	\$528.00	\$1,056.00	\$525.00	\$1,050.00
40.	60	L.F.	1 Inch Water Service Concurrent with Sanitary Pipe Burst (Undistributed)	\$3.00	\$180.00	\$3.09	\$185.40	\$3.00	\$180.00	\$3.00	\$180.00	\$3.20	\$192.00	\$3.15	\$189.00
41.	2	Ea.	Connect Water Service in Basement (Undistributed)	\$1,000.00	\$2,000.00	\$1,040.30	\$2,080.60	\$1,020.00	\$2,040.00	\$1,000.00	\$2,000.00	\$1,056.00	\$2,112.00	\$1,050.00	\$2,100.00
42.	4	Ea.	4 Inch Spears PVC Backwater Valve and Extension (Undistributed)	\$150.00	\$600.00	\$156.05	\$624.20	\$153.00	\$612.00	\$150.00	\$600.00	\$158.00	\$632.00	\$160.00	\$640.00
43.	4	Ea.	Inside Floor Drain (Undistributed)	\$100.00	\$400.00	\$104.03	\$416.12	\$102.00	\$408.00	\$100.00	\$400.00	\$106.00	\$424.00	\$105.00	\$420.00
44.	2	Ea.	18" x 22" Perforated Sump Pump Pit (Undistributed)	\$350.00	\$700.00	\$364.11	\$728.22	\$355.00	\$710.00	\$350.00	\$700.00	\$370.00	\$740.00	\$375.00	\$750.00
SUB-TOTAL (Items 34. through 44., Inclusive)				\$114,255.00		\$118,856.30		\$116,071.50		\$114,255.00		\$120,671.50		\$119,832.75	
TOTAL (Items I. through 44., Inclusive)				\$569,999.60		\$652,898.18		\$667,000.00		\$691,993.30		\$695,472.91		\$771,382.00	

Bid Security Addendum Acknowledgement	10% Bid Bond Yes - #1					
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Pipe Burst Lateral	Subcontractor	Subcontractor	Subcontractor	Subcontractor	Subcontractor	Subcontractor
Concrete Repair	Scott Lamers Construction					
Asphalt Repair	Sommers Construction	Sommer Construction	Peshtigo Asphalt	Peshtigo Asphalt	Sommers Construction	Sommers Construction
Compaction Testing	Peshtigo Asphalt	N/A	N/A	N/A	Northeast Asphalt, Inc.	Peshtigo Asphalt
Televising	N/A	N/A	N/A	Bay Area Testing	N/A	N/A
Traffic	N/A	N/A	N/A	Great Lakes TV Seal	N/A	N/A
				N/A	Gordon Work Zone	Gordon Work Zone

Item #3

Purchased Water (from Village of Kimberly)

New wholesale rate 2026 = \$4.29 per 1000 gallons

Previous wholesale rate = \$3.18 per 1000 gallons

Sold Water to Combined Locks Customers

Proposed new rate for CL customers = \$6.60 per 1000 gallons

Current rate for CL customers = \$5.49 per 1000 gallons

BILL COMPARISON			
CHARGES	CURRENT	PROPOSED	
F-1, Meter	\$ 27.00	\$ 27.00	
Mg-1, Meter	\$ 24.72	\$ 25.01	
Mg-1, Volume1	\$ 54.90	\$ 65.90	
Mg-1, Volume2	[Insert]	[Insert]	% Increase
TOTAL	\$ 106.62	\$ 117.91	10.59%

DRAFT

Schedule Ug-1 Average Usage	10000
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APPLICATION FOR OPERATOR'S (BARTENDER) LICENSE

July 1, _____ to June 30, _____
Feb 17, 2026

Combined Locks

1-Year Operator's License \$32
 2-Year Operator's License \$50
 60-Day Provisional License \$15

New Applicant Renewal Applicant

Fee Paid \$15

Section 1 - APPLICANT INFORMATION

Applicant Name (Last, First, MI)		Former Name(s):	
Ruléau Jasmianna C			
Street Address	City	State	Zip Code
1093 Holly Ct	Neenah	WI	54950
Driver's License Number	State License Issued In:		
R400-4230-	WISCONSIN		
Date of Birth	Gender	Home Phone Number	Cell Phone Number
01-02-	F		920 419

Name & Address of Establishment(s) Where You Will Be Selling Alcohol

Milltown Still & Grill 101 Darboy Rd, Combined Locks, WI 54113

Section 2 - CONVICTION RECORD

Have you EVER been convicted of a felony? Yes No

If Yes, when, where and what type of violation? (Please be specific)

Have you EVER been convicted of a misdemeanor or ordinance violation?

Yes No

If Yes, when, where and what type of violation? (Example: speeding, OWI)

Section 3 - PENALTY NOTICE

I, the undersigned, make application for an Operator's License as provided by Wisconsin State Statute 125.17. I am familiar with the laws, ordinances and regulations, and I hereby agree, if granted said license, to obey all provisions of said laws. I understand that any false information made a part of this application may be cause for denial.

Applicant's Signature

Jasmianna Ruléau

Date Signed

01-29-26

Application Received by

Sarah L. S.

FOR OFFICE USE ONLY

Police Department Complete By:	Background Check Completed Date:	Violations found to be directly related to the responsibilities of serving alcohol (Please circle one):	
Sgt. Joshua Hopkins #242	01/30/2026	No Violations Found <input checked="" type="radio"/>	Violations Found <input type="radio"/>
Village Board:	Approve	Deny	Date: _____ Signature: _____

Read information on reverse side and sign to acknowledge.

Item #5

TID 3 Increment for 2025 is \$96,239.29. There are currently no other developer agreements finalized.
Recommendation: Pay Coonen Development Corporation \$83,391.34.

2025 Tax Incremental District (TID) Certification – Municipality/County								
County	CoMun	TVC	Municipality	Base				
				TID #	Yr.	Current Value	Base Value	
OUTAGAMIE	44111	VILLAGE OF	COMBINED LOCKS	002	2015	16,217,400	8,097,400	8,120,000 0.522569601
OUTAGAMIE	44111	VILLAGE OF	COMBINED LOCKS	003	2019	8,354,000	935,400	7,418,600 15,538,600 0.477430399
								\$ 201,577.64 Total Increment
								\$ 105,338.35 TID 2
								\$ 96,239.29 TID 3
								\$ 201,577.64

TID 3 INFRASTRUCTURE EXPENSE REIMBURSEMENT DUE TO COONEN DEVELOPMENT

Total amount due to Coonen Development:	\$ 1,248,014.16	*Approved Development Agreement March 2021
2021 Payment	12,341.99	
2022 Payment	79,911.41	
2023 Payment	79,071.79	
2024 Payment	85,490.89	
2025 Payment	83,391.34	

Running balance due: \$ 907,806.74