

NOTICE OF VILLAGE BOARD MEETING

DATE: Tuesday, April 21, 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. Swear in newly elected and reelected trustees
3. Appoint President Pro-Tem
4. Review and consider approval of committee appointments
5. Review and consider adoption of Annexation Ordinance 1A Series of 2026
6. Review and consider approval of option for bike lanes on Debruin Road and Block Road
7. Review and consider approval to move forward with Fire Department and Civic Center Remodel Project
8. Other business, updates, and future agenda items
 - a) 4/28 Board of Review, 5:30pm – 7:30pm
9. Consider motion to recess Village Board meeting and convene 1st quarter Water Commission meeting
10. Reconvene Village Board meeting
11. Adjourn

1st QUARTER WATER COMMISSION MEETING

1. Review and consider approval of 4th quarter meeting minutes
2. Review report of water/sewer operations to date
3. Review water loss and sanitary sewer inflow and infiltration estimates
4. Adjourn Water Commission and reconvene Village Board meeting

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.

2026

COMMISSION-COMMITTEE TERMS/ASSIGNMENTS

PLAN COMMISSION		
MEMBER NAME	TERM	TERM EXPIRATION
Ken Heckner - Chair	3 Years	05/01/27
Jeff Maynard	3 Years	05/01/28
Tim Mulry	3 Years	05/01/26
Nathan Romberg	3 Years	05/01/28
John Weyenberg	3 Years	05/01/26
Deane Mader	3 Years	05/01/26
Kevin Carney	3 Years	05/01/28
RJ Talbot	2 Years	05/01/27

Recommendation: reappoint all 3 members for three-year terms

Appoint Morgan Tollard 9th member in anticipation of Jeff Maynard vacating his seat soon.

Boards, Commissions and Committees

2-4-3

Sec. 2-4-3 Plan Commission.

- (a) **Composition.** The Plan Commission shall consist of a chairperson appointed by the Village President and confirmed by the Village Board, a Village Trustee appointed by the Village President and confirmed by the Village Board each year, and up to seven (7), but no less than five, (5) citizens appointed for three (3) years terms. The citizens shall be appointed so that no more than three (3) citizens are appointed annually.
- (b) **Duties.** The Plan Commission shall have such duties as are prescribed by the State Statutes and this Code of Ordinances.

ZONING BOARD OF APPEALS		
MEMBER NAME	TERM	TERM EXPIRATION
Ken Heckner, Chair	3 Year	05/01/28
Michael Korn	3 Year	05/01/26
Chad Pontow	3 Year	05/01/28
Roger Kirch	3 Year	05/01/26
Mike Rabetski	3 Year	05/01/27
Alternate: vacant	3 Year	05/01/27

Reappoint Michael Korn and Roger Kirch to 3-year terms.
 Appoint Wendy Vander Zanden as Alternate for 1-year term.

Boards, Commissions and Committees

2-4-2

Sec. 2-4-2 Zoning Board of Appeals.

- (a) **Establishment.** A Zoning Board of Appeals shall be appointed and governed by the State zoning enabling law as contained in Sec. 62.23, Wis. Stats., the Village Zoning Code and ordinances and this Section. The laws of the State or Village and local ordinances shall prevail in that order. The Zoning Board of Appeals shall consist of five (5) citizen members and one (1) alternate member, appointed by the Village President subject to confirmation by the Village Board, for a three (3) year term of office. The members shall be removable by the Village Board for cause upon written charges and upon public hearing. The Village President shall designate one of the members chairman.

SEX OFFENDER RESIDENCE BOARD		
MEMBER NAME	TERM	TERM EXPIRATION
Roger Kirch	5 Year	05/01/30
Justin Krueger	5 Year	05/01/27
Jennifer Pontow	5 Year	05/01/26
Ken Vander Wielen	5 Year	05/01/28
Racquel Shampo-Giese	5 Year	05/01/27

Reappoint Jennifer Pontow to 5-year term.

Ordinance Section 11-2-6

APPOINTMENTS TO SEX OFFENDER RESIDENCE BOARD

The Board shall consist of five citizens, three of whom shall constitute a quorum. The Village President shall annually, between the last Monday of April and the first Monday of May, appoint, in writing to be filed with the secretary of the Board, one member for a term of five years, subject to confirmation by the Village Board. For the initial creation of the Board, the Village President shall appoint one member for a one year term, one member for a two year term, one member for a three year term, one member for a four year term, and one member for a five year term.

**VILLAGE OF COMBINED LOCKS
ANNEXATION ORDINANCE 1A SERIES OF 2026**

**ORDINANCE TO ANNEX 2.4 ACRES OF LAND FROM
THE TOWN OF BUCHANAN TO THE VILLAGE OF COMBINED LOCKS**

WISCONSIN MBR IDENTIFICATION #14831

WHEREAS, a petition for direct annexation by unanimous consent of territory to the Village of Combined Locks has been filed with the Clerk of the Village of Combined Locks together with a scale map and legal description of the property to be annexed showing the boundaries of such territory and the relation of the territory to the municipality to which the annexation is requested; AND,

WHEREAS, notice of the proposed annexation was served upon the State of Wisconsin Department of Administration, Petition File No. 14831, and said Department determined that the proposed annexation is in the public interest; AND,

WHEREAS, there has been due compliance with all requirements of Section 66.0217 of the Wisconsin State Statutes; AND,

WHEREAS, the property is being annexed for the purpose of providing municipal services; AND

WHEREAS, the lands that are annexed are to be zoned Residential Two Family and become part of Ward 6; AND

WHEREAS, this ordinance is effective upon adoption and notarized signatures of the Village President and Village Clerk;

Now therefore, the Village Board of the Village of Combined Locks, Wisconsin, do ordain as follows:

That the particular property hereinafter described pursuant to the petition filed with the Clerk of the Village of Combined Locks be, and the same is, hereby annexed to the Village of Combined Locks, and the same is hereby detached, by operation of law, from the Town of Buchanan, Outagamie County, Wisconsin. That the territory so annexed is known and described as follows:

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5479, RECORDED IN VOLUME 31 OF CERTIFIED SURVEY MAPS ON PAGE 5479 AS DOCUMENT NO. 1729612; AND PART OF ADJOINING RIGHT-OF-WAY OF DEBRUIN ROAD/C.T.H. HH AND C.T.H. CE; ALL BEING PART OF GOVERNMENT LOTS 1 AND 2 OF SECTION 24 TOWNSHIP 21 NORTH, RANGE 18 EAST, SOUTH OF THE FOX RIVER, TOWN OF BUCHANAN, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2 OF SECTION 24; THENCE N00°10'50"E (RECORDED AS N00°10'46"E AND N00°06'33"W), 2474.05 FEET ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2 TO THE POINT OF BEGINNING; THENCE CONTINUING N00°10'50"E (RECORDED AS N00°10'46"E AND N00°06'33"W), 222.79 FEET ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2 TO THE EASTERLY EXTENDED SOUTH LINE OF CERTIFIED SURVEY MAP NO. 7079, RECORDED IN VOLUME 42 OF CERTIFIED SURVEY MAPS ON PAGE 7079 AS DOCUMENT NO. 2056832; THENCE S89°31'20"W (RECORDED AS S89°31'16"W), 61.25 FEET ALONG SAID EXTENDED SOUTH LINE TO THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NO. 7079; THENCE N00°10'50"E (RECORDED AS N00°10'54"E), 208.00 FEET ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP NO. 7079 TO THE

NORTHEAST CORNER THEREOF; THENCE N89°31'20"E (RECORDED AS N89°31'16"E), 61.25 FEET ALONG THE EASTERLY EXTENDED NORTH LINE SAID CERTIFIED SURVEY MAP NO. 7079 TO THE EAST LINE OF SAID GOVERNMENT LOT 2; THENCE N00°10'50"E (RECORDED AS N00°10'46"E AND N00°06'33"W), 31 FEET MORE OR LESS ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2 TO THE CENTERLINE OF A NAVIGABLE STREAM; THENCE EASTERLY AND SOUTHERLY 570 FEET MORE OR LESS ALONG THE CENTERLINE OF SAID NAVIGABLE STREAM TO THE CENTERLINE OF C.T.H. CE; THENCE S86°15'42"W, 267 FEET MORE OR LESS ALONG SAID CENTERLINE TO THE EAST LINE OF SAID GOVERNMENT LOT 2 AND THE POINT OF BEGINNING.

CONTAINING 2.4 ACRES MORE OR LESS OF LAND.

Introduced and Adopted on the 21st DAY OF April, 2026.

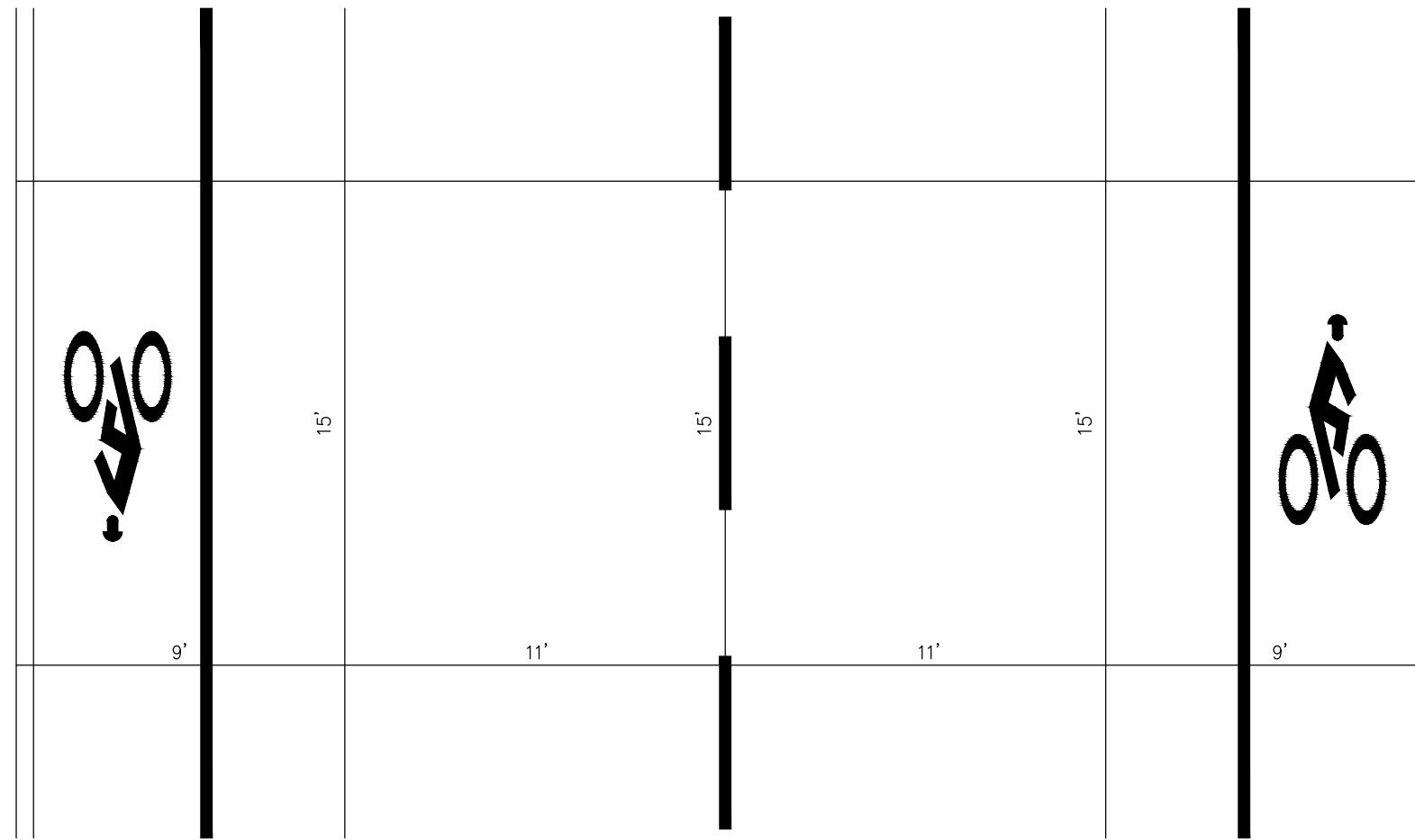
John Neumeier, Village President

ATTEST: _____
Racquel Shampo-Giese, Village Administrator /Clerk/Treasurer

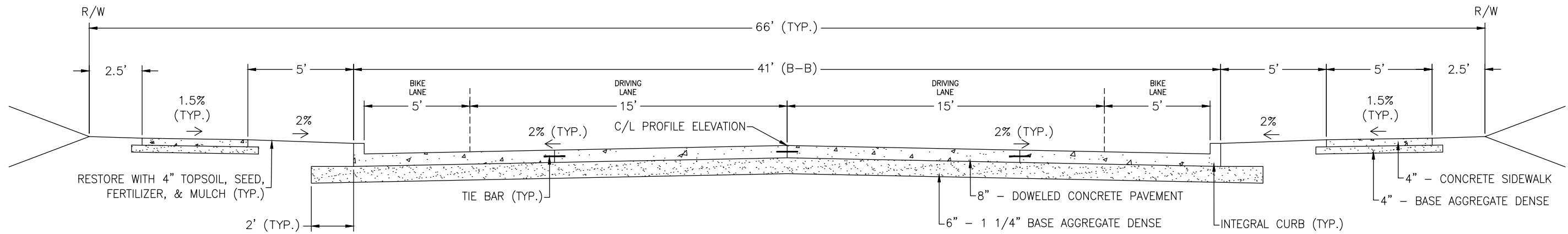
Subscribed and sworn to before me this 22nd day of April, 2026.

Sarah Lesnick
Notary Public, Outagamie County, Wisconsin
My commission expires: 06/26/2028

Item #6



DEBRUIN (N/S) SAWCUT DETAIL
BIKE LANES (NB & SB)



PROPOSED DEBRUIN (N/S) ROAD TYPICAL SECTION
BIKE LANES (NB & SB)

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McMAHON
ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE WEEHAW, WI 54986
Mailing: P.O. BOX 1025 WEEHAW, WI 54987-1025
PH 920.751.4200 FX 920.751.4284 MCINGRFP.COM

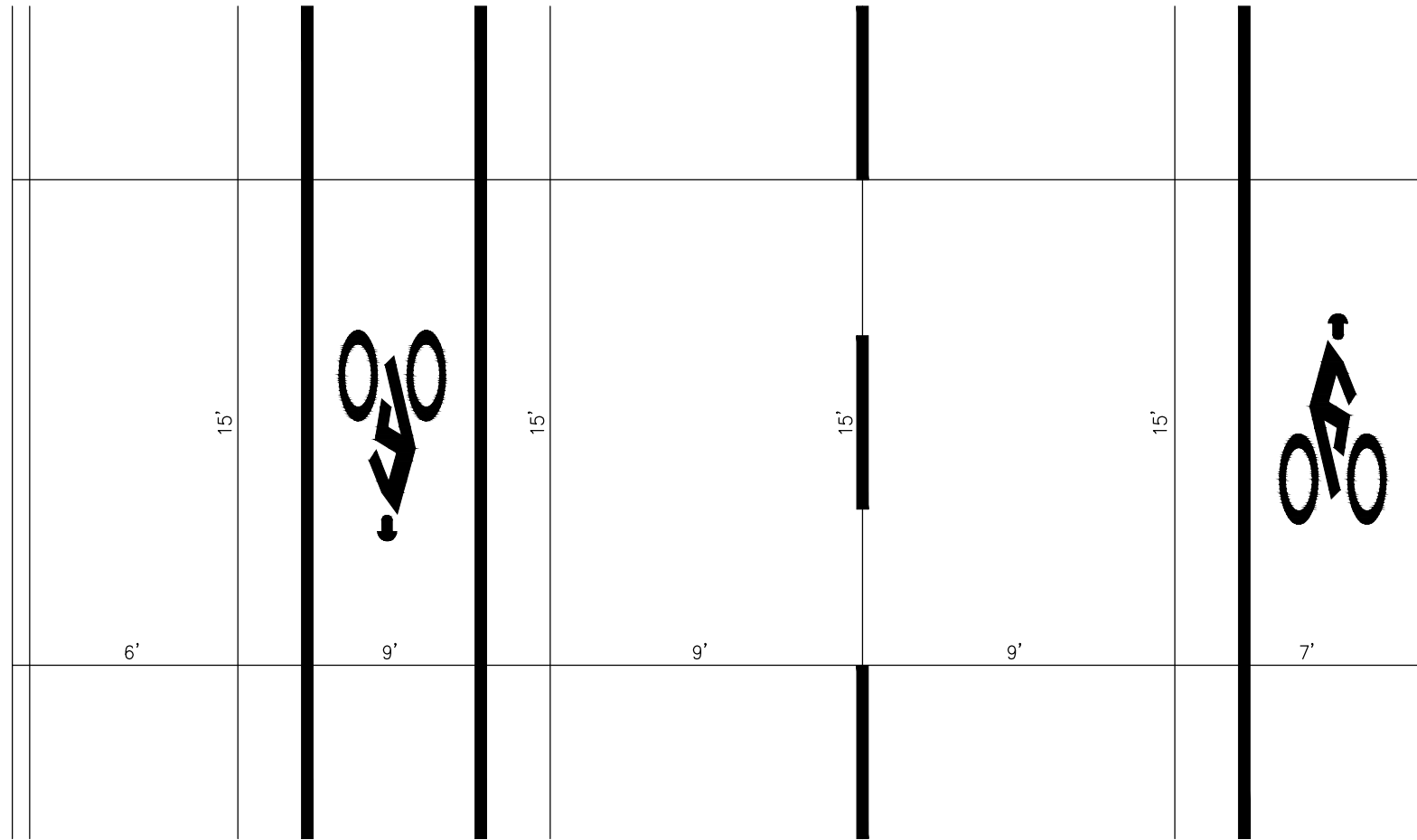
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NO.	DATE	REVISION

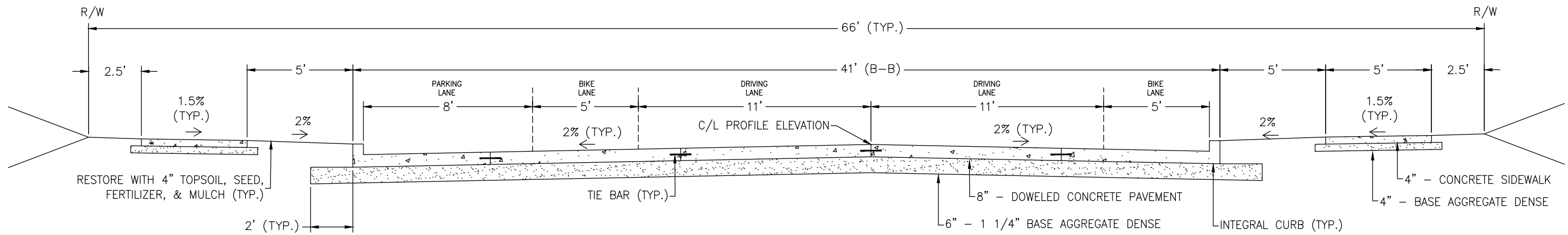
DEBRUIN & BLOCK ROAD URBANIZATION
VILLAGE OF COMBINED LOCKS, OUTAGAMIE COUNTY, WI
TYPICAL ALTERNATIVE 1

DESIGNED NAV	DRAWN K.J.B.
PROJECT NO. C0006 09-23-00357	
DATE MARCH 2026	
SHEET NO. 01	

jbesaw W:\PROJECTS\C0006\09-23-00357\CADD\Civil3D\Plan_Sheets\Debruin Title_Notes_Details.dwg_02_typical alternative 2_Plot_Date: 3/30/2026 7:33 AM_xrefsnone



DEBRUIN (N/S) SAWCUT DETAIL
BIKE LANES (NB & SB)
PARKING LANE (SB)



PROPOSED DEBRUIN (N/S) ROAD TYPICAL SECTION
BIKE LANES (NB & SB)
PARKING LANE (SB)

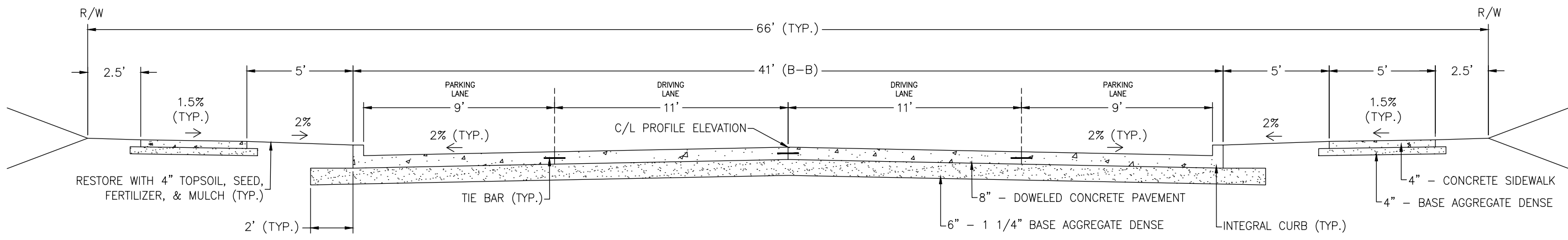
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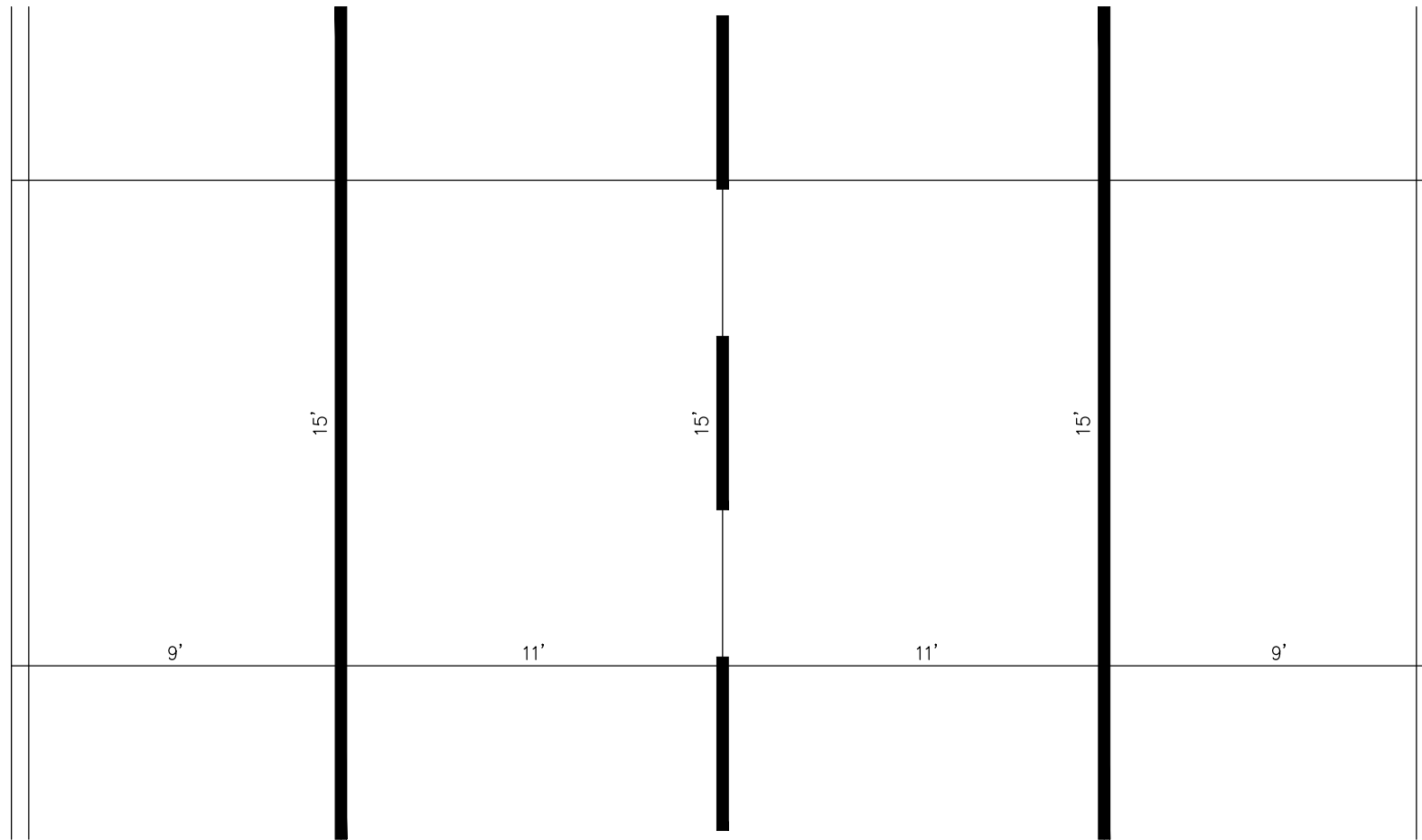
DEBRUIN & BLOCK ROAD URBANIZATION
VILLAGE OF COMBINED LOCKS, OUTAGAMIE COUNTY, WI
TYPICAL ALTERNATIVE 2

DESIGNED NAV	DRAWN K.J.B.
PROJECT NO. C0006 09-23-00357	
DATE MARCH 2026	
SHEET NO. 02	

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PROPOSED DEBRUIN (N/S) ROAD TYPICAL SECTION
PARKING LANES (NB & SB)



DEBRUIN (N/S) SAWCUT DETAIL
PARKING LANES (NB & SB)

DEBRUIN & BLOCK ROAD URBANIZATION
VILLAGE OF COMBINED LOCKS, OUTAGAMIE COUNTY, WI
TYPICAL ALTERNATIVE 3

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PROJECT NO. C0006 09-23-00357	
DATE MARCH 2026	
SHEET NO.	

03

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REVISION

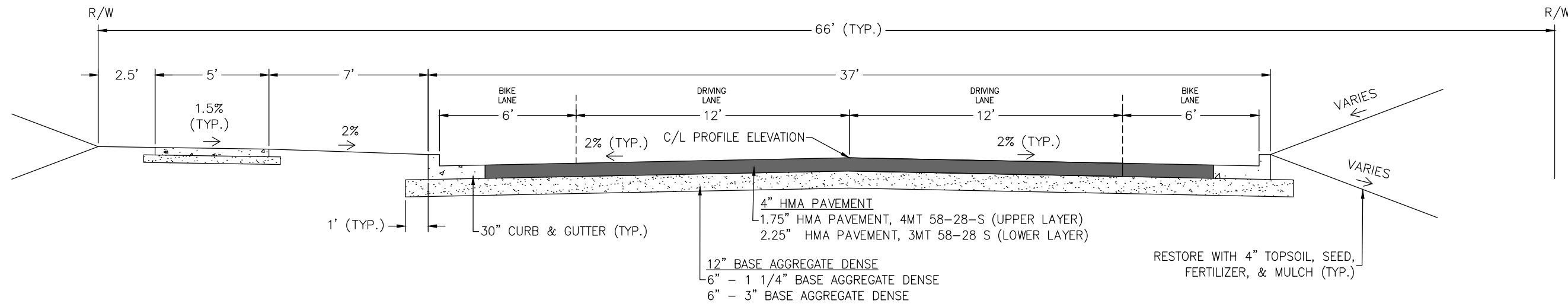
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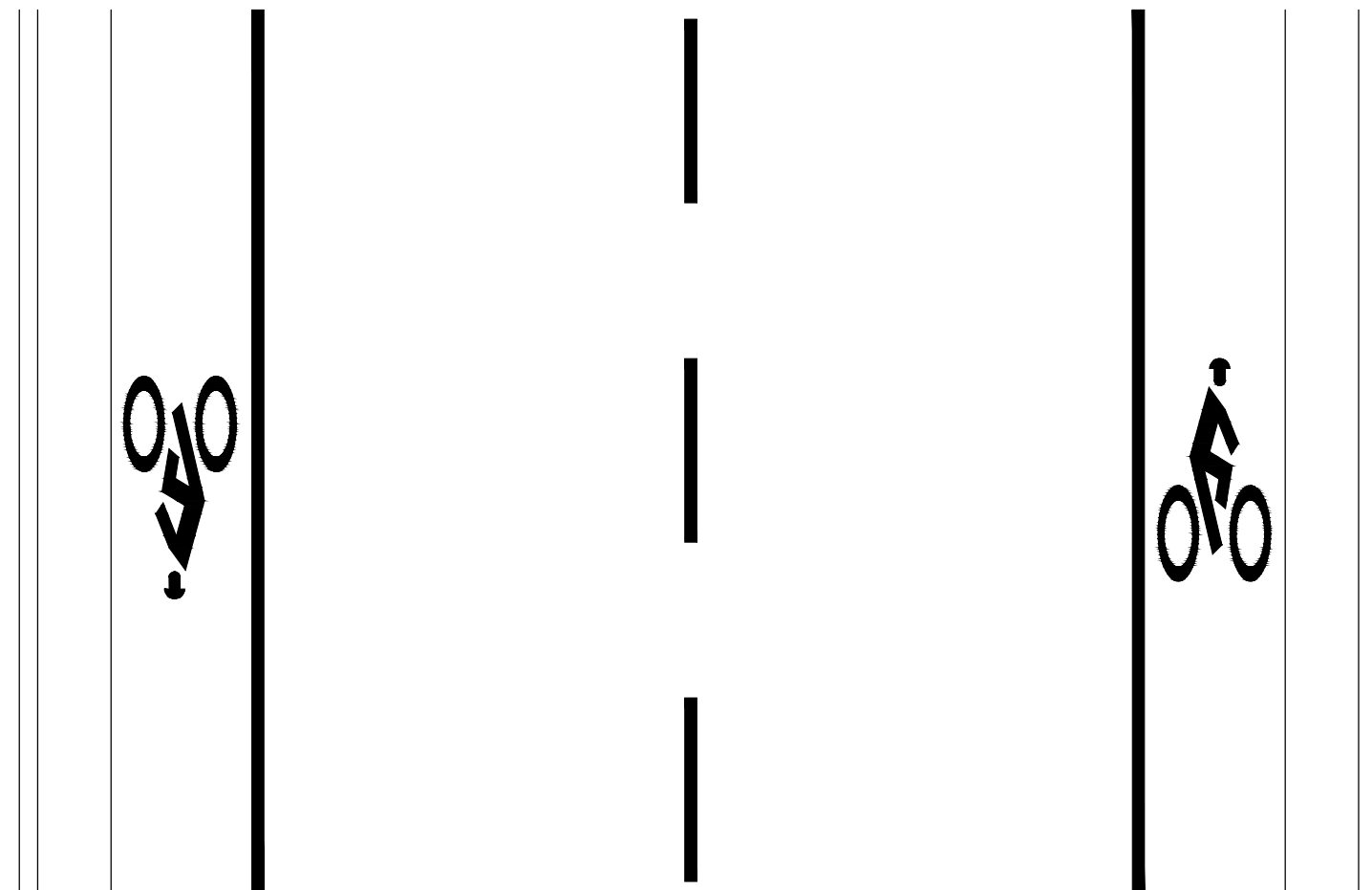
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BLOCK ROAD TYPICAL SECTION
BIKE LANES (NB & SB)



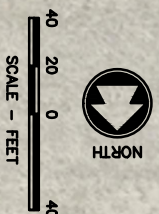
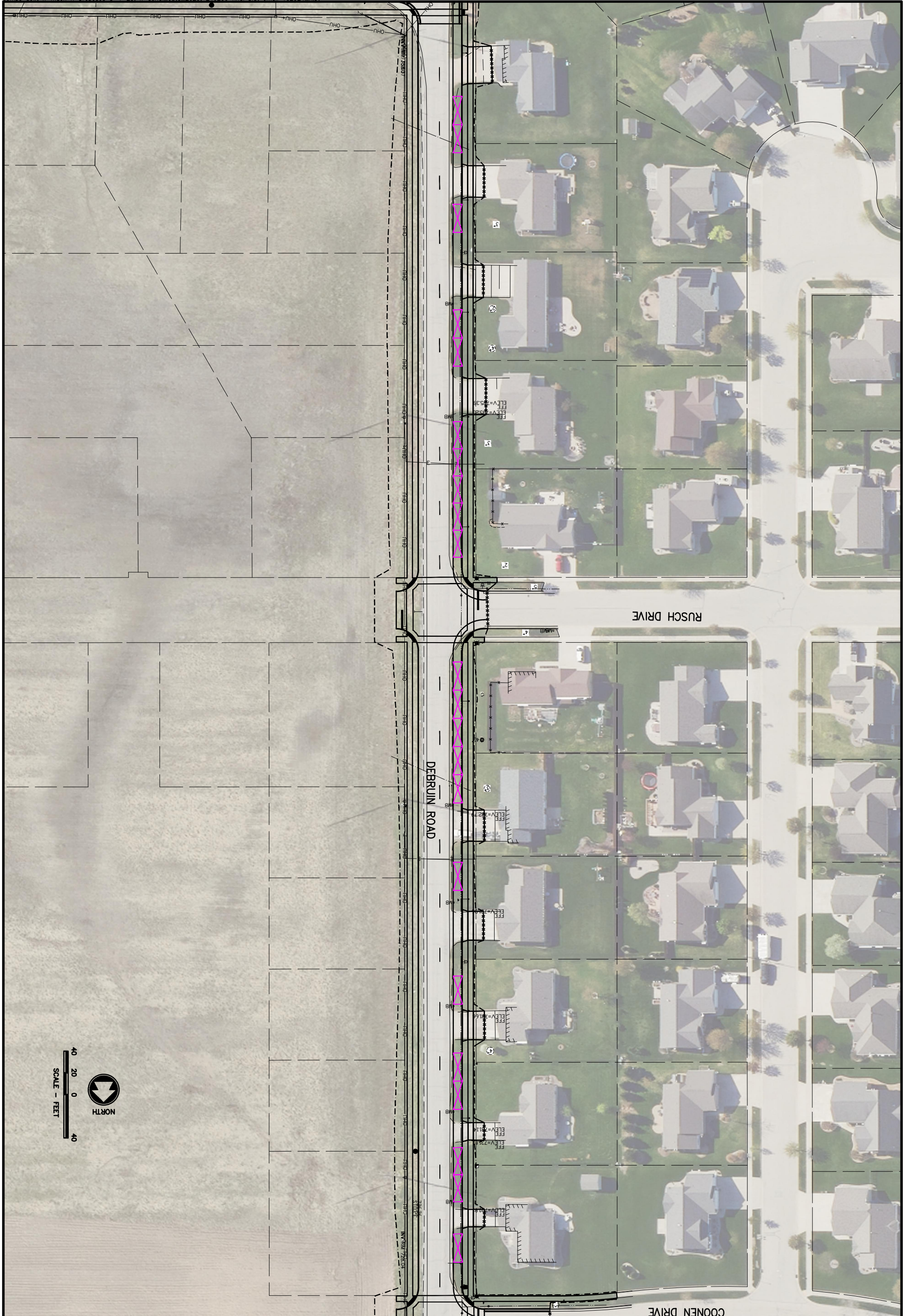
BLOCK ROAD DETAIL
BIKE LANES (NB & SB)

**DEBRUIN & BLOCK ROAD URBANIZATION
VILLAGE OF COMBINED LOCKS, OUTAGAMIE COUNTY, WI
TYPICAL ALTERNATIVE 4**

DESIGNED NAV	DRAWN K.J.B.
PROJECT NO. C0006 09-23-00357	
DATE MARCH 2026	
SHEET NO. 04	

NO.	DATE	REVISION

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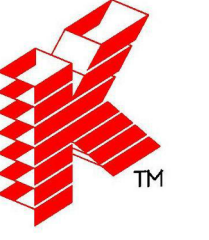
Debruin & Block Road Urbanization
Village Of Combined Locks, Outagamie County, WI
22X34 (3)

NO.	DATE	REVISION

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DESIGNED NAV	DRAWN K.A.B.
PROJECT NO. C0006 09-23-00357	DATE OCTOBER 2025
SHEET NO.	



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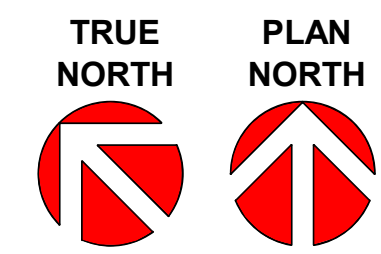
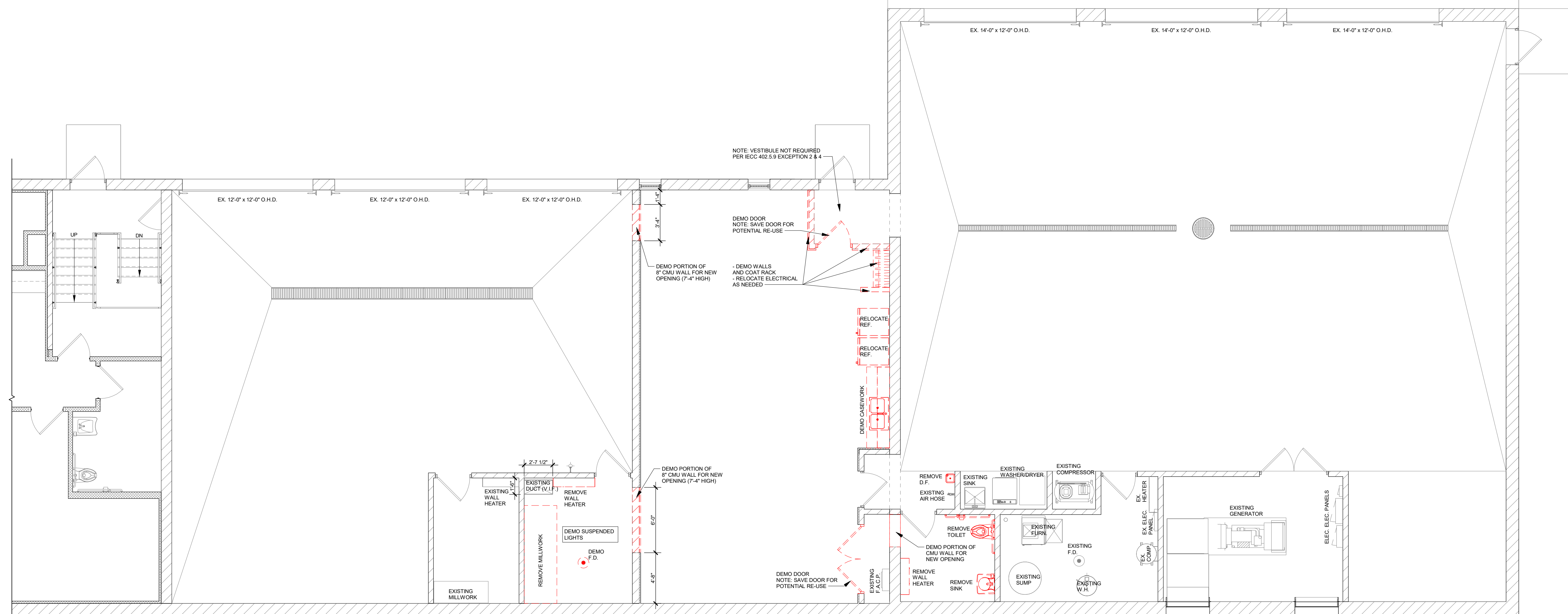
FOX CITIES
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Kaukauna, WI 54130
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1-800-236-2534
FAX (920) 766-5004

MADISON
711 Loka Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

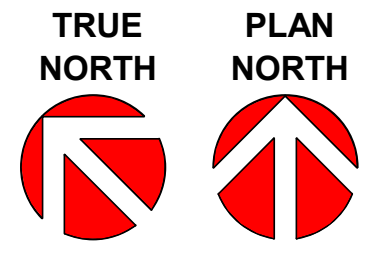
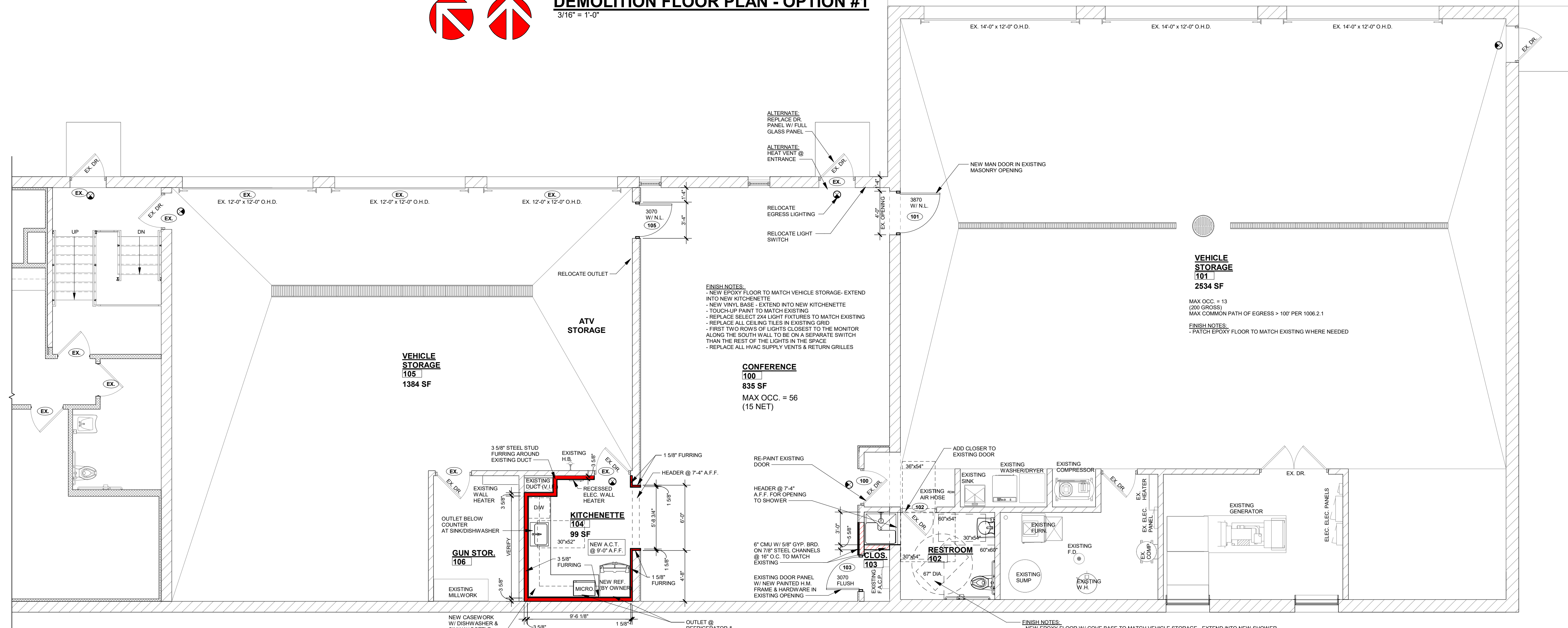
MILWAUKEE
W204 N11509
Coldwater Rd
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Libac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

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DEMOLITION FLOOR PLAN - OPTION #1
3/16" = 1'-0"



PROPOSED FLOOR PLAN - OPTION #1
3/16" = 1'-0"

WALL KEY

	NEW WALL/FURRING
	NEW MASONRY/VENEER WALL
	NEW COOLER/FREEZER WALLS
	NEW FOUNDATION WALL
	NEW IMP WALL
	NEW PRECAST WALL
	EXISTING MASONRY WALL
	TYPICAL EXISTING WALL
	DEMO MASONRY WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER

PROPOSED REMODEL FOR:
VILLAGE OF COMBINED LOCKS
405 WALLACE ST.,
COMBINED LOCKS,
WISCONSIN 54113

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REVISIONS

1	02.06.2026	TDP
2	03.10.2026	TDP
3	04.16.2026	TDP
4		
5		
6		

PROJECT MANAGER:
D. FLANIGAN

DESIGNER:
N. SCHULZE

INTERIOR DESIGNER:

DRAWN BY:
TDP

EXPEDITOR:

SUPERVISOR:

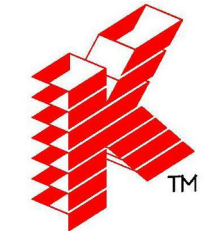
PRELIMINARY NO:
P26011

CONTRACT NO:

DATE:
01.21.2026

SHEET:
A1.0

PRELIMINARY - NOT FOR CONSTRUCTION



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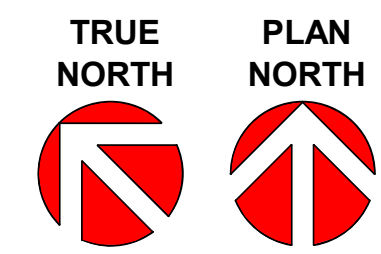
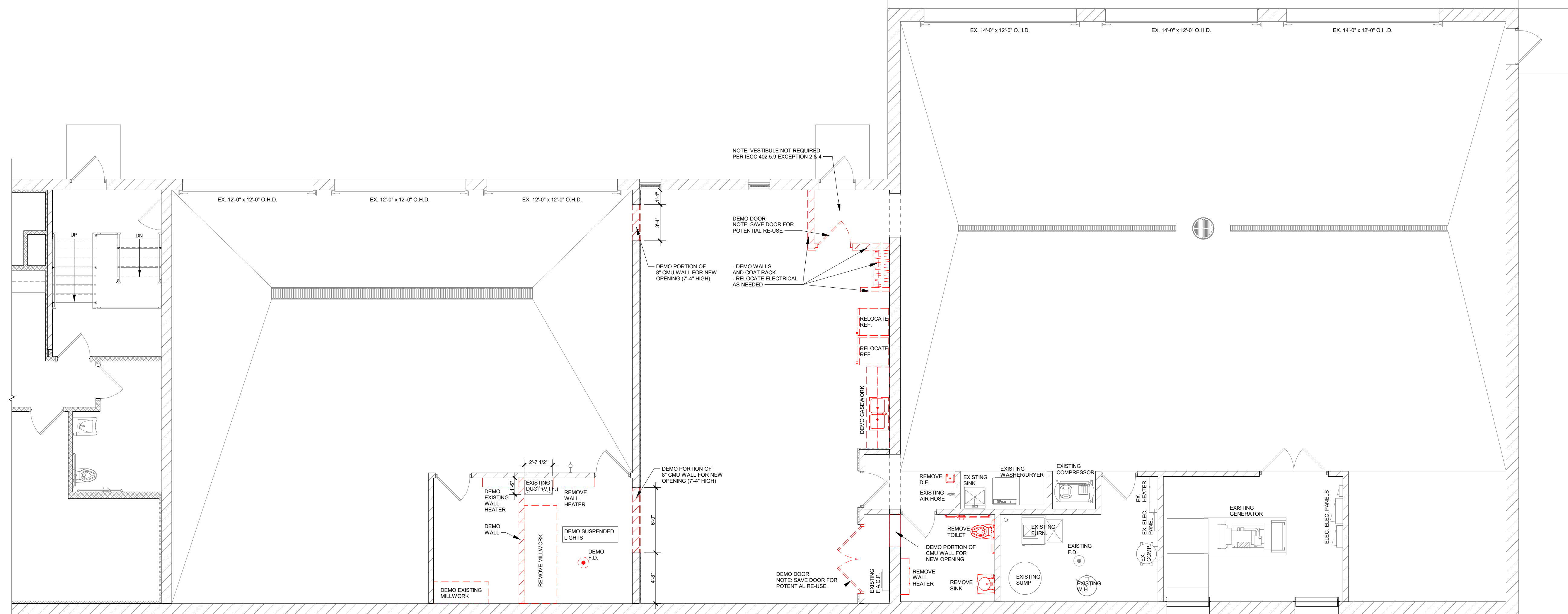
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Sun Prairie, WI 53590
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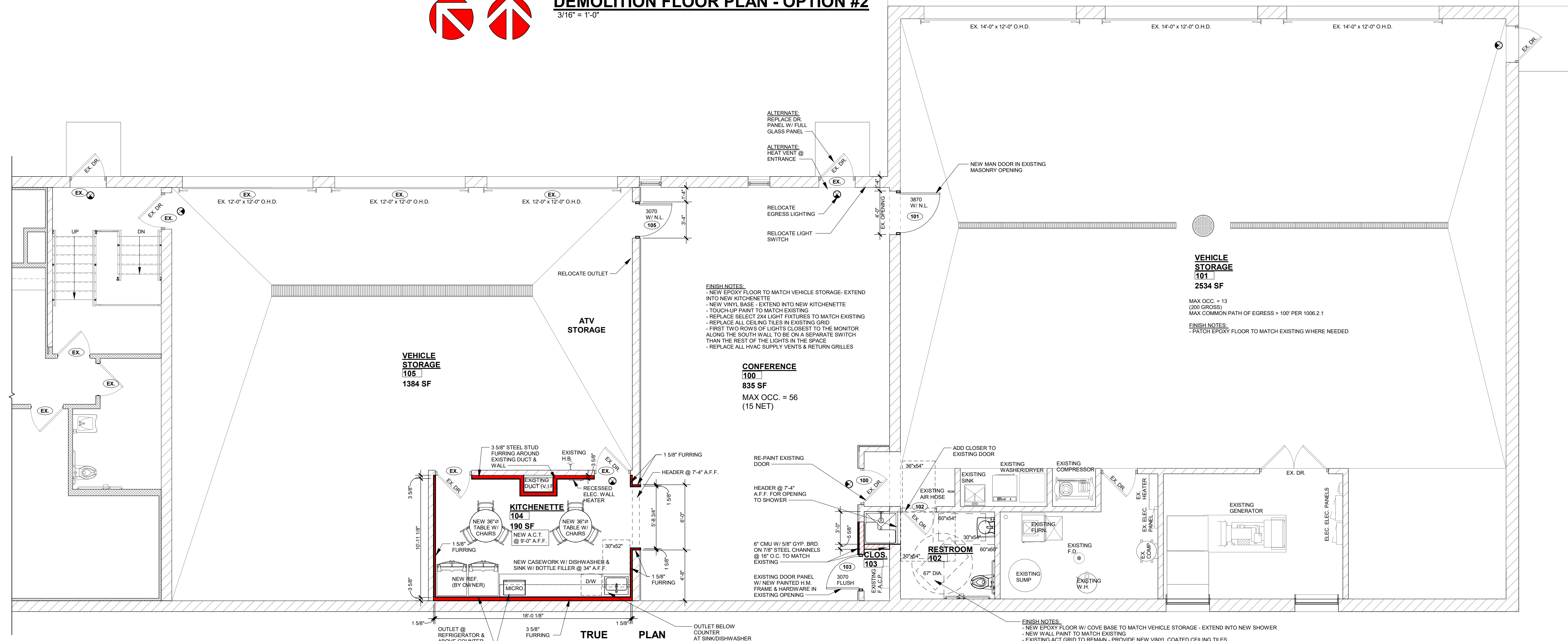
MILWAUKEE
W204 N11509
Coldwater Rd
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1-800-236-2534
FAX (262) 250-9740

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5605 Libac Ave
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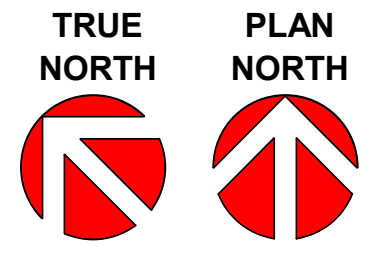


DEMOLITION FLOOR PLAN - OPTION #2
3/16" = 1'-0"



WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/VENEER WALL
- NEW COOLER/FREEZER WALLS
- NEW FOUNDATION WALL
- NEW IMP WALL
- NEW PRECAST WALL
- EXISTING MASONRY WALL
- TYPICAL EXISTING WALL
- DEMO MASONRY WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER



PROPOSED FLOOR PLAN - OPTION #2
3/16" = 1'-0"

PROPOSED REMODEL FOR:

VILLAGE OF COMBINED LOCKS

405 WALLACE ST.,
COMBINED LOCKS,
WISCONSIN 54113

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REVISIONS

1	02.06.2026	TDP
2	03.10.2026	TDP
3	04.16.2026	TDP
4		
5		
6		

PROJECT MANAGER:
D. FLANIGAN

DESIGNER:
N. SCHULZE

INTERIOR DESIGNER:

DRAWN BY:
TDP

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P26011

CONTRACT NO:

DATE:
01.21.2026

SHEET:
A1.1

PRELIMINARY - NOT FOR CONSTRUCTION

Water Commission

FOURTH QUARTER WATER COMMISSION
DECEMBER 9, 2025

The fourth quarter Water Commission Meeting was called to order by Commission Chair John Neumeier. Commission members in attendance included: Al Leicht, Laura Lindberg, Tim Stutzman, and RJ Talbot. Justin Krueger and Brad Schinke were absent.

Also present were Public Works Co-Directors Keith Weyenberg and Ryan Swick, Village Administrator Racquel Shampo-Giese, and residents Keith Lindberg and Ken Heckner.

The first item on the agenda was to review and consider approval of the minutes from the third quarter meeting. T. Stutzman made a motion to approve the minutes. A. Leicht seconded the motion, and it passed unanimously.

The next item on the agenda was the Public Works Director's report on the utility operations for fourth quarter 2025. His report included the following information: three water breaks this quarter, making 14 for the year, there was some residual water quality issues in November due to maintenance on Kimberly's Lincoln Street well, 158 meter changes, cross-connection, and clear water inspections were completed, and large meter testing and backflow testing was completed.

The next item on the agenda was to review the water loss and sanitary sewer inflow and infiltration data. The available data was reviewed. The water loss is estimated at 17.27% (14,027,488 gallons). The loss was 4% in 2024. The I&I gallons are estimated at 74,746,905 with a cost of \$53,594.

The commission members reviewed a refund of sanitary sewer charges from McKinley Paper. They had a malfunction of a machine that is used to cool air compressors, which caused nearly 9 million gallons of water to be used but not sent to the sewerage district for treatment. The Village Administrator was instructed to calculate a fair credit since it was proven that there was not a spike in the number of gallons of effluent sent to the sewerage district. It was noted that the credit is estimated at \$68,000.00. The Administrator was further instructed to work with the mill representatives to install a meter that would measure the water used only for cooling the air compressors. Water gallons billed by that meter could then be exempt from sanitary sewer charges.

Water Commission members were reminded that the Village's representative to the HOV Metropolitan Sewerage District, David Casper, is retiring by the end of 2025, and Tim DeGroot has been selected to replace him.

T. Stutzman made a motion to adjourn the meeting. L. Lindberg seconded the motion, and it passed unanimously. The Water Commission meeting adjourned at 7:27pm.

Water Commission

1st Quarter Report

April 21, 2026

Water Utility Activities:

- We had 5 water breaks in the 1st quarter of 2026. We ended up with a total of 17 breaks in 2025.
- The Marcella Ave utility project was started on March 26th. Hietpas & Sons are working on water service connections now.
- All routine monitoring requirements for safe drinking water performed have passed inspection for safe drinking water.
- 2025 Cross Connection Report was submitted to the DNR in January.
- Cross-connection letters have been sent out to businesses that are required to complete the survey in 2026.
- I have been meeting with different meter vendors researching our options for our water meter upgrade.
- Initial mailings have gone out to our residents that participate in our lead and copper sampling. This is scheduled for June 18th.
- Hydrant flushing started on Monday April 20th.
- I have been looking into different fire flow testing equipment so we will be able to test our own hydrants this year.

Sewer Utility Activities:

- Speedy Clean has been contracted to do our yearly sanitary sewer cleaning and televising. They should be in within the next few weeks to complete that work.
- Marcella Ave new sanitary sewer main and manholes have been installed. Scott Lamers Construction is scheduled to replace the sanitary laterals in mid-May.

2026	Water Purchased	Cost	Water Billed to Residents	Gallon Difference	Cost of Loss	HOV Sewer Volume Charged to CL	Sewer Billed to Residents	Customer Summer Sewer Credit	Difference (I & I)
01/01/26 - 03/31/26	14,049,000	\$ 57,880	12,517,357	-1,531,643	\$ 6,571	23,269,000	12,514,756		-10,754,244
04/01/26 - 06/30/26				0	\$ -			0	0
07/01/26 - 09/30/26				0	\$ -			0	0
10/01/26 - 12/31/26				0	\$ -			0	0
Totals	14,049,000	57,880	12,517,357	-1,531,643	\$ 6,571	23,269,000			-10,754,244
Gallon Loss/Unbilled 1,531,643 or 10.90%						Loss 46.22%			
Cost of Loss \$ 6,571 using wholesale rate of \$4.29 per 1000 gallons						Cost of Loss - Volume Only \$ 7,711			
Per 2026 audit:									

2025	Water Purchased	Cost	Water Billed to Residents	Gallon Difference	Cost of Loss	HOV Sewer Volume Charged to CL	Sewer Billed to Residents	Customer Summer Sewer Credit	Difference (I & I)
01/01/25 - 03/31/25	21,869,000	\$ 78,577	19,482,942	-2,386,058	\$ 7,588	46,829,000	19,473,525		-27,355,475
04/01/25 - 06/30/25	28,103,000	98,080	19,088,180	-9,014,820	\$ 28,667	54,479,000	18,733,854	354,326	-35,390,820
07/01/25 - 09/30/25	31,267,000	106,526	28,640,390	-2,626,610	\$ 8,353	40,641,000	26,924,172	1,716,218	-12,000,610
10/01/25 - 12/31/25	23,345,000	90,937	28,087,832	4,742,832	\$ (15,082)	35,509,000	27,294,324	793,508	-7,421,168
Totals	104,584,000	374,119	95,299,344	-9,284,656	\$ 29,525	177,458,000			-82,168,073
Gallon Loss/Unbilled 9,284,656 or 8.88%						Loss 46.30%			
Cost of Loss \$ 29,525 using wholesale rate of \$3.18 per 1000 gallons						Cost of Loss - Volume Only \$ 58,915			
Per 2025 audit:									

2024	Water Purchased	Cost	Water Billed to Residents	Gallon Difference	Cost of Loss	HOV Sewer Volume Charged to CL	Sewer Billed to Residents	Customer Summer Sewer Credit	Difference (I & I)
01/01/24 - 03/31/24	17,606,485	\$ 64,701	17,677,945	71,460	\$ (227)	36,193,000	17,656,162		-18,536,838
04/01/24 - 06/30/24	20,587,107	74,179	17,820,788	-2,766,319	\$ 8,797	48,227,000	17,570,345	250,443	-30,406,212
07/01/24 - 09/30/24	23,185,008	83,394	20,764,322	-2,420,686	\$ 7,698	43,879,000	19,540,307	1,224,015	-23,114,678
10/01/24 - 12/31/24	19,503,665	74,779	22,864,783	3,361,118	\$ (10,688)	38,196,000	21,858,594	1,006,189	-15,331,217
Totals	80,882,265	297,053	79,127,838	-1,754,427	\$ 5,579	166,495,000			-87,388,945
Gallon Loss/Unbilled 1,754,427 or 2.17%						Loss 52.49%			
Cost of Loss \$ 5,579 using wholesale rate of \$3.18 per 1000 gallons						Cost of Loss - Volume Only \$ 62,658			
Per 2024 audit: 4.00%									