

Utility Committee Agenda

There will be a meeting of the City of Cumberland Utility Committee on Thursday, September 24, 2026, at 10:30 a.m. at the Cumberland City Hall, 950 1st Ave., Cumberland, WI 54829.

- 1. Call to Order**
- 2. Public Comment**
- 3. Approval of agenda**
- 4. Discuss and approve Utility Committee meeting minutes of August 20, 2026.**
- 5. Discuss and approve Utility Committee special meeting minutes of August 27, 2026.**
- 6. Discuss and approve Utility Committee special meeting minutes of September 3, 2026**
- 7. Discuss and approve Utility Committee special meeting minutes of September 14, 2026.**

FINANCIAL

8. Discussion and possible action relating to utility finances including:

a. Monthly Financial Reports

- a. Project Prioritization
- b. Capital Plan
- c. Finance Plan
 - i. Alternatives-Revenue vs. Debt
 - ii. Debt Acquisition
 - iii. Grants
- d. Rate Impacts
 - i. ROR projections
- e. Real Estate
- f. Policies
- g. PILOT Payments

Quarterly Performance

- h. Budget – Plan vs. Actual
- i. Utilization

OPERATIONS

Electric Utility

8. Discussion and possible action relating to Electric Utility operations including:

- a.

9. Discussion and possible action relating to Electric Utility capital projects including:

- a. TBA

Water Utility

10. Discussion and possible action relating to Water Utility operations including:

- a. Pember Final Change Order for Hines Lakeview Water Main**
- b. Pember Final AFP for Hines Lakeview Water Main**

11. Discussion and possible action relating to Water Utility capital projects including:

- a. TBA**

Sewer Utility

12. Discussion and possible action relating to Sewer Utility operations including:

- a. Ordinance 2026-833 An Ordinance amending Section 13.02 Regarding Connection to Public Sanitary Sewer and Testing Requirements for Private Wastewater Disposal.**

13. Discussion and possible action relating to Sewer Utility capital projects including:

- a. TID #8 Sorensen Utility Extension Change Order Regarding Substantial Completion date.**

Other Utility Topics

14. Manager's Update

15. Future agenda items.

18. Motion to adjourn.

Arlene Frisinger, Clerk

Some or all the Committee Members may attend telephonically. Persons attending the meeting at the City Hall may be able to listen to the meeting, unless the meeting is moved to Closed Session, per Wisconsin Statutes. It is possible that a quorum of the Common Council may attend this meeting. This Constitutes a meeting of the Common Council and must be noticed as such, although the common council will not take any formal actions at this meeting.

Cumberland Municipal Utility Committee Monthly Meeting
Cumberland City Hall
950 1st Ave., Cumberland, WI 54829
Time: 10:30 AM

Date: August 20, 2026

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Attendance:

Jordan Peichel (Utility Manager)	P	Mayor Dan Shoemaker	P	Randy Reeg (City Administrator)	P
Tom Schroeder (Committee Chairman)	P	Michael Benjamin	P	John Anderson (Committee Secretary)	P
Bill Lussier (City Liaison)	P	Open Committee Member	A		

Other Attendees : Rob Radloff – Core & Main

Respectfully submitted by John Anderson

This minutes template includes a complete standardized agenda. Items in bold will be covered during the respective monthly meeting.

TOPIC	DISCUSSION
1. Call to Order	Chairman Schroeder called the meeting to order at 10.30 A.M.. Bill Lussier participated by phone until the meeting went into Closed Session.
2. Public Comment	None
3. Approval of agenda	The agenda was approved as presented by general consensus of the committee.
4. Discuss and approve Utility Committee meeting Minutes of July 23, 2026	Michael Benjamin made a motion to approve the Utility Committee meeting minutes of July 23, 2026 as written. John Anderson seconded. Motion adopted.

FINANCIAL

5. Discussion and possible action relating to utility finances including: a. Monthly Financial Reports b. Other a. Project Prioritization b. Capital Plan c. Finance Plan i. Alternatives - Revenue vs. Debt	5.a. Interface to bring data from Cassel over to Workplace is complete. Still working through the timing of the reports for the monthly meeting.
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ii. Debt Acquisition iii. Grants d. Rate Impacts i. ROR projections e. Real Estate f. Policies g. PILOT Payments - Quarterly Performance h. Budget - Plan vs. Actual i. Utilization	
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STRATEGIC

6. Discussion and possible action relating to HomeServe warranty program.	6. Discussion only
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OPERATIONS

<u>Electric Utility</u> 7. Discussion and possible action relating to Electric Utility operations including: a. 8. Discussion and possible action relating to Electric Utility capital projects including: a. Spare parts for Generator 6 controls. <u>Water Utility</u> 9. Discussion and possible action relating to Water Utility operations including: a. 10. Discussion and possible action relating	8.a. John Anderson made a motion to approve the purchase of spare parts for generator 6 at a cost of \$16,921. Michael Benjamin seconded. Motion adopted. 10.a. John Anderson made a motion to recommend to the City Council that the Utility move forward with the replacement of an estimated 1,200 water meters as soon as feasible, due to a data collection issue with existing meters and efficiency of the installation. This requires the purchase of an additional 600 meters at an approximate cost of \$100,000. The purchase of the additional meters will be done on as needed basis. Core & Main will check to see if they can purchase the additional 600 at the quoted cost and sell them to us as needed. Bill Lussier seconded. Motion adopted.
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Cumberland Municipal Utility Committee Monthly Meeting

Cumberland City Hall

950 1st Ave., Cumberland, WI 54829

Time: 10:30 AM

Date: August 20, 2026

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to Water Utility capital projects including: a. Water meter issue relating to AMI upgrade.	
<u>Sewer Utility</u>	
11. Discussion and possible action relating to Sewer Utility operations including: a.	
12. Discussion and possible action relating to Sewer Utility capital projects including: a.	

OTHER UTILITY TOPICS

13. Manager's Update	
14. Future Agenda Items	
15. Consider moving into Closed Session pursuant to WI Stat. 19.58(1)(c) to consider employment, promotion, compensation or performance evaluation data of a public employee over which the governmental body has jurisdiction or exercises responsibility. a. Future employee compensation consideration	John Anderson made a motion to consider moving into Closed Session pursuant to WI Stat. 19.58(1)(c) to consider employment, promotion, compensation or performance evaluation data of a public employee over which the governmental body has jurisdiction or exercises responsibility. Michael Benjamin seconded. Motion adopted by a unanimous roll call vote.
16. Reconvene in Open Session to take any action as may be necessary or appropriate arising out of Closed Session.	John Anderson made a motion to reconvene in Open Session to take any action as may be necessary or appropriate arising out of Closed Session. Michael Benjamin seconded. Motion adopted.
17. Adjourn	A follow up meet will be held on September 3 rd @ 9:00 A.M.. Meeting adjourned unanimously at 12:24 P.M..

Cumberland Municipal Utility Committee Special Meeting
Cumberland City Hall
950 1st Ave., Cumberland, WI 54829
Time: 9:00 AM

Date: August 27, 2026

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Attendance:

Jordan Peichel (Utility Manager)	P	Mayor Dan Shoemaker	P	Randy Reeg (City Administrator)	P
Tom Schroeder (Committee Chairman)	P	Michael Benjamin	P	John Anderson (Committee Secretary)	P
Bill Lussier (City Liaison)	A	Open Committee Member	A		

Other Attendees : Tom Goldsmith

Respectfully submitted by John Anderson

This minutes template includes a complete standardized agenda. Items in bold will be covered during the respective monthly meeting.

TOPIC	DISCUSSION
1) Call to Order	Chairman Schroeder call the meeting to order at 9:00 A.M..
2) Discussion and possible action relating to proposal for contracted install of water meters related to AML upgrade project and the potential impacts to the project as a whole.	John Anderson made a motion to recommend the City Council not approve the \$100,000 expenditure to purchase an additional 600 meters through Core & Main as approved at the meeting on August 20 th and instead approve the contract install agreement with HydroCorp at the quoted unit cost. Michael Benjamin seconded. Motion adopted.
3) Adjourn	Meeting adjourned unanimously at 10:03 A.M..

Cumberland Municipal Utility Committee Special Meeting

Cumberland City Hall

950 1st Ave., Cumberland, WI 54829

Time: 9:00 AM

Date: September 3, 2026

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Attendance:

Jordan Peichel (Utility Manager)	A	Mayor Dan Shoemaker	P	Randy Reeg (City Administrator)	P
Tom Schroeder (Committee Chairman)	P	Michael Benjamin	P	John Anderson (Committee Secretary)	P
Bill Lussier (City Liaison)	P	Open Committee Member	A		

Other Attendees :

Respectfully submitted by John Anderson

This minutes template includes a complete standardized agenda. Items in bold will be covered during the respective monthly meeting.

TOPIC		DISCUSSION
1) Call to Order		Chairman Schroeder call the meeting to order at 9:12 A.M..
2) Consider moving into closed session pursuant to WI Stat. 19.85(1)(c) to consider employment, promotion, compensation, or performance evaluation data of a public employee over which the governmental body has jurisdiction or exercises responsibility.		Bill Lussier made a motion to consider moving into closed session pursuant to WI Stat. 19.85(1)(c) to consider employment, promotion, or performance evaluation data of a public employee over which the governmental body has jurisdiction or exercises responsibility. John Anderson seconded. Motion adopted by unanimous roll call vote.
a. Employee wages and compensation		
3) Reconvene into open session to take any action as may be necessary or appropriate arising out of closed session.		Bill Lussier made a motion to reconvene into open session to take any action as may be necessary or appropriate arising out of closed session. Michael Benjamin seconded. Motion adopted. No action taken.
4) Adjourn		Meeting adjourned unanimously at 10:05 A.M..

Cumberland Municipal Utility Committee Special Meeting

Cumberland City Hall

950 1st Ave., Cumberland, WI 54829

Time: 10:30 AM

Date: September 14, 2026

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Attendance:

Jordan Peichel (Utility Manager)	P	Mayor Dan Shoemaker	P	Randy Reeg (City Administrator)	P
Tom Schroeder (Committee Chairman)	P	Michael Benjamin	P	John Anderson (Committee Secretary)	P
Bill Lussier (City Liaison)	P	Open Committee Member	A		

Other Attendees : None

Respectfully submitted by John Anderson

This minutes template includes a complete standardized agenda. Items in bold will be covered during the respective monthly meeting.

TOPIC	DISCUSSION
1) Call to Order	Chairman Schroeder call the meeting to order at 10:00 A.M..
2) Resolution 2026-09-8U A Resolution Declaring a Public Emergency Regarding A Sewer Line Failure and Authorizing Emergency Repair and Reconstruction	John Anderson made a motion to approve Resolution 2026-09-08U, a resolution declaring a public emergency regarding a sewer line failure and authorizing emergency repair and reconstruction. Bill Lussier seconded. Motion adopted.
Consider moving into closed session pursuant to WI Stat. 19.85(1)(c) to consider employment, promotion, compensation, or performance evaluation data of a public employee over which the governmental body has jurisdiction or exercises responsibility.	Bill Lussier made a motion to consider moving into closed session pursuant to WI Stat. 19.85(1)(c) to consider employment, promotion, compensation, or performance evaluation data of a public employee over which the governmental body has jurisdiction or exercises responsibility. John Anderson seconded. Motion adopted by unanimous roll call vote.
a. Employee wages and compensation	

Cumberland Municipal Utility Committee Special Meeting
Cumberland City Hall
950 1st Ave., Cumberland, WI 54829
Time: 10:30 AM

Date: September 14, 2026

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TOPIC	DISCUSSION
) Reconvene into open session to take any action as may be necessary or appropriate arising out of closed session.	John Anderson made a motion to reconvene into open session to take any action as may be necessary or appropriate arising out of closed session. Michael Benjamin seconded. Motion adopted. No action taken.
5) Adjourn	Meeting adjourned unanimously at 10:54 A.M..

SECTION 000941 – CHANGE ORDER FORM

Change Order No. CO4 (FINAL)

Date of Issuance: 08/17/2026 Effective Date: 08/17/2026
 Owner: City of Cumberland Owner's Contract No.: _____
 Contractor: Pember Companies Inc. Contractor's Project No.: _____
 Engineer: Emmons & Olivier Resources, Inc. Engineer's Project No.: 00957-0018
 Project: Hines Lakeview Drive Watermain Reconstruction Contract Name: Hines Lakeview Drive Watermain Reconstruction

The Contract is modified as follows upon execution of this Change Order:

Description: Final Change Order to adjust contract date of "Final Completion/Ready for Final Payment" to 07/31/2026 to match the actual date where all work related to the project was determined to be satisfactorily complete in accordance with contract documents. No adjustment to final contract price. Final completion accepted by owner and payment of retainage to be made by owner in accordance with 15.06 (Final Payment).

Attachments: ~~Final Pay Application for Retainage~~ (Pay App 3)

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES [note changes in Milestones if applicable]
Original Contract Price: \$ <u>273,559.00</u>	Original Contract Times: Substantial Completion: <u>09/19/2025</u> Ready for Final Payment: <u>11/24/2025</u> days or dates
~~[Increase]~~ <u>[Decrease]</u> from previously approved Change Orders No. <u>1</u> to No. <u>3</u> . N/A <u>10,152.00</u>	~~[Increase]~~ <u>[Decrease]</u> from previously approved Change Orders No. <u>1</u> to No. <u>3</u> . Substantial Completion: <u>10/21/2025</u> Ready for Final Payment: <u>09/01/2026</u> days
Contract Price prior to this Change Order: \$ <u>263,407.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>10/21/2025</u> Ready for Final Payment: <u>09/01/2026</u> days or dates
~~[Increase]~~ <u>[Decrease]</u> of this Change Order: \$ <u>N/A</u>	~~[Increase]~~ <u>[Decrease]</u> of this Change Order: Substantial Completion: _____ Ready for Final Payment: <u>07/31/2026</u> days or dates
Contract Price incorporating this Change Order: \$ <u>263,407.00</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>10/21/2025</u> Ready for Final Payment: <u>07/31/2026</u> days or dates

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: <u>Nick Nelson</u>	By: _____	By: <u>Ryan Pember</u>	By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)			
Title: <u>Nick Nelson, P.E.</u>	Title: _____	Title: <u>Ryan Pember, Project Manager</u>	Title: _____	Title: _____	Title: _____
Date: <u>08/17/2026</u>	Date: _____	Date: <u>8/17/26</u>	Date: _____	Date: _____	Date: _____

Approved by Funding Agency (if applicable)

By: N/A Date: _____
 Title: _____

END OF SECTION

EJCDC® C-941, Change Order.

Prepared and published 2013 by the Engineers Joint Contract Documents Committee.

SECTION 00620

CONTRACTOR'S APPLICATION FOR PAYMENT

Contractor's Application for Payment No. #3 (FINAL)

Application Period: <u>08/29/2025-07/31/2026</u>	Application Date: <u>08/17/2026</u>
Owner: <u>City of Cumberland</u>	Owner's Contract No.: _____
Contractor: <u>Pember Companies Inc.</u>	Contractor's Project No.: _____
Engineer: <u>Emmons & Olivier Resources, Inc.</u>	Engineer's Project No.: <u>00957-0018</u>
Project: <u>Hines Lakeview Drive Watermain Reconstruction</u>	Contract Name: <u>Hines Lakeview Drive Watermain Reconstruction</u>

Summary of Approved Change Orders

Number	Additions	Deductions
CO1	0	-2,497.00
CO2	0	-7,655.00
CO3	0	0
CO4	0	0
TOTALS	0	-10,152.00
NET CHANGE BY	-10,152.00	
CHANGE ORDERS	CO1, CO2, CO3, CO4	

1. ORIGINAL CONTRACT PRICE.....	\$	273,559.00
2. Net Change by Change Orders.....	\$	-10,152.00
3. Current Contract Price (Line 1 ± 2).....	\$	263,407.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates)....	\$	263,407.00
5. RETAINAGE:		
a. <u>0%</u> X <u>263,407.00</u> Work Completed.....	\$	0
b. X Stored Material.....	\$	
c. Total Retainage (Line 5.a + Line 5.b)	\$	0
6. AMOUNT ELIGIBLE TO DATE (Line 4 – Line 5.c)	\$	263,407.00
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	\$	250,236.65
8. AMOUNT DUE THIS APPLICATION	\$	13,170.35
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	0.00

EJCDC® C-620, Contractor's Application for Payment.

Prepared and published 2013 by the Engineers Joint Contract Documents Committee.

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature: Ryan Pember
By: Ryan Pember

Date: 8/17/26

Payment of: \$ 13,170.35
(Line 8 or other – attach explanation of the other amount)

Is recommended by: Nicholas L Nelson 08/17/2026
(Engineer) (Date)

Payment of: \$ 13,170.35
(Line 8 or other – attach explanation of the other amount)

Is approved by: _____
(Owner) (Date)

Approved by: N/A
Funding or Financing Entity (if applicable) (Date)

ISSUED:

RECEIVED:

By: Nicholas L Nelson By: _____
Engineer (Authorized Signature) Contractor (Authorized Signature)

Title: Nick Nelson, P.E. Title: _____

Date: 08/17/2026 Date: _____

PEMBER COMPANIES, INC.
N4449 469th Street
Menomonie, WI 54751-5436

Invoice Date	Customer ID	Invoice ID
08-17-2026	2-03-12000	16176
Draw ID	Contract ID	
1065	25-0574-01	

To:
Cumberland (WI), City of
1356 2nd Avenue
P.O. Box 155
Cumberland, WI 54829

Job Location:
CUMBERLAND - HINES LAKEVIEW DR

CUMBERLAND, WI

1	Retainage Billed	13,170.35
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CHANGE ORDER NO. 01:

Owner:	City of Cumberland	Owner's Project No.:	
Engineer:	CBS Squared, Inc.	Engineer's Project No.:	CUMBE 25002
Contractor:	Albrightson Excavating, Inc.	Contractor's Project No.:	
Project:	Sorensen Utility Extension		
Contract Name:			
Date Issued:	7/23/2026	Effective Date of Change Order:	

The Contract is modified as follows upon execution of this Change Order:

Substantial Completion Date Update:

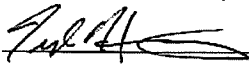
- Change Order 01 extends the Substantial Completion Date from August 28, 2026, to September 30, 2026.

Final Completion Date Update:

- Change Order 01 extends the Final Completion Date from October 2, 2026, to October 7, 2026.

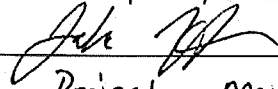
Change in Contract Price		Change in Contract Times	
Original Contract Price:		Original Contract Times:	
\$ 114,932.85		Substantial Completion: August 28, 2026	
		Ready for final payment: October 2, 2026	
[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 0:		[Increase] [Decrease] from previously approved Change Orders No.0 to No.0:	
\$ N/A		Substantial Completion: N/A	
		Ready for final payment: N/A	
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 114,932.85		Substantial Completion: August 28, 2026	
		Ready for final payment: October 2, 2026	
[Increase] [Decrease] this Change Order:		Increase this Change Order:	
\$ N/A		Substantial Completion: September 30, 2026	
		Ready for final payment: October 7, 2026	
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 114,932.85		Substantial Completion: September 30, 2026	
		Ready for final payment: October 7, 2026	

Recommended by Engineer (if required)

By: 
 Title: Project Manager
 Date: 7/23/2026

Authorized by Owner
 By: _____
 Title: _____
 Date: _____

Accepted by Contractor


Project Manager
8/28/26

Approved by Funding Agency (if applicable)

