Utility Committee Agenda

There will be a meeting of the City of Cumberland Utility Committee on Thursday, November 19, 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 special meeting minutes of October 27, 2026.**

FINANCIAL

5. **Discussion and possible action relating to utility finances including:**
    a. **Consider moving into closed session per Wis. Stats. 19.85(1)(c) to discuss the following:**
        i. **Pay rate for Linemen**
    b. **Reconvene into open session for any action required as the result of closed session**
    c. **Review of New Financial Reports**
        a. Project Prioritization
        b. Capital Plan
        c. 2027 Operating Budget
            i. Electric
            ii. Water
            iii. Sewer
            iv. Establish sewer rates for 2027
        d. Rate Impacts
            i. ROR projections
        e. Real Estate
        f. Policies
        g. PILOT Payments

    Quarterly Performance
        h. Budget – Plan vs. Actual
        i. Utilization

STRATEGIC

6. Discussion and possible action relating to utility service for Douglas Street R-1 lots in Kauffman Estates.

OPERATIONS

Electric Utility

7. Discussion and possible action relating to Electric Utility operations including:
    a. TBA

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

a. Linemen project updates

Water Utility

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

a. Water tower maintenance agreement.

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

a. Change Order #3 from Albrightson for Sorensen St. Utility Extension in the amount of $5,576.39.
b. Final AFP #2 from Albrightson for Sorensen St. Utility Extension in the amount of $6,257.96.

Sewer Utility

11. Discussion and possible action relating to Sewer Utility operations including:
    a. TBA
12. Discussion and possible action relating to Sewer Utility capital projects including:
    a. TBA

Other Utility Topics

13. Manager's Update

14. Future agenda items.

15. 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 **Date: October 27, 2026**
Time: 10:30 AM

Attendance:

Jordan Peichel (Utility Manager)	P	Mayor Dan Shoemaker	P	Randy Reeg (City Administrator)	P
Tom Schroeder (Committee Chairman)	A	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	Mayor Shoemaker called the meeting to order at 10.30 A.M.. Role call attendance taken as follows; Bill Lussier - Here John Anderson - Here Michael Benjamin - Here Tom Schoreder - Absent
2. Public Comment	None
3. Approval of agenda	It was the general consensus of the committee to approve the agenda as presented.
4. Discuss and approve Utility Committee meeting Minutes of June 25, 2026	Michael Benjamin made a motion to approve the Utility Committee meeting minutes of September 24, 2026 as written. Bill Lussier seconded. Motion adopted.

FINANCIAL

5. Discussion and possible action relating to utility finances including: **a. Monthly Financial** a. Project Prioritization	Review of monthly financial reports. No action taken.

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	

STRATEGIC

6. Discussion and possible action relating to a possible CSM for the new Industrial Park area. **7. Discussion and possible action relating to utility service for Douglas Street R-1 lots in Kauffman Estates.**	6. It was the general consensus of the committee to recommend a CSM to combine the two utility buildings into one parcel, separate from the storm water pond. 7. Discussion only. No action taken.

OPERATIONS

<u>Electric Utility</u> **8. Discussion and possible action relating to Electric Utility operations including:** **a. TBA** **9. Discussion and possible action relating to Electric Utility capital projects including:**	

Cumberland Municipal Utility Committee Monthly Meeting
Cumberland City Hall
950 1st Ave., Cumberland, WI 54829 **Date: October 27, 2026**
Time: 10:30 AM

a. TBA	
Water Utility **10. Discussion and possible action relating to Water Utility operations including:** **a. Water tower maintenance agreement.** **11. Discussion and possible action relating to Water Utility capital projects including:** **A. AFP #1 from Albrightson for Sorensen St. Utility Extension in the amount of $118,901.28** **b. Change Order #2 from Albrightson for Sorensen St. Utility Extension in the amount of $4,650.**	10.a. It was the general consensus of the committee to move forward with further investigation into a water tower maintenance agreement and we will revisit the subject in 2027. 11.a. Bill Lussier made a motion to recommend the City Council approve AFP #1 from Albrightson Excavating, Inc. for Sorensen St. Utility extension in the amount of $118,901.28. John Anderson seconded. Motion adopted by role call vote as follows; Bill Lussier -Yes Michael Benjamin - Yes John Anderson - Yes 11.b. John Anderson made a motion to approve change order #2 from Albrightson Excavating, Inc. for Sorensen St. Utility Extension in the amount of $4,650. Bill Lussier seconded. Motion adopted by role call vote as follows; Bill Lussier -Yes Michael Benjamin - Yes John Anderson - Yes
Sewer Utility 12. Discussion and possible action relating to Sewer Utility operations including: a. TBA 13. Discussion and possible action relating to Sewer Utility capital projects including: a. TBA	

OTHER UTILITY TOPICS

Cumberland Municipal Utility Committee Monthly Meeting
Cumberland City Hall
950 1st Ave., Cumberland, WI 54829 **Date: October 27, 2026**
Time: 10:30 AM

14) Manager's Update	Updates only
15) Future Agenda Items	None
16) Adjourn	Meeting adjourned unanimously at 12:38 P.M..

CHANGE ORDER NO. 03:

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:	10/28/2026	Effective Date of Change Order:	

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

Final Reconciliation: $5,576.39

Attachments: Final Reconciliation Breakdown

Change in Contract Price	Change in Contract Times
Original Contract Price: $ 114,932.85	Original Contract Times: Substantial Completion: August 28, 2026 Ready for final payment: October 2, 2026
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 2: $ 5,576.39	**Increase** from previously approved Change Orders No. 1 to No. 2: Substantial Completion: September 30, 2026 Ready for final payment: October 7, 2026
Contract Price prior to this Change Order: $ 119,582.85	Contract Times prior to this Change Order: Substantial Completion: September 30, 2026 Ready for final payment: October 7, 2026
Increase this Change Order: $ 5,576.39	[Increase][Decrease] this Change Order: Substantial Completion: N/A Ready for final payment: N/A
Contract Price incorporating this Change Order: $ 125,159.24	Contract Times with all approved Change Orders: Substantial Completion: September 30, 2026 Ready for final payment: October 7, 2026

Recommended by Engineer (if required)	Accepted by Contractor
By:	Rachel B
Title: Project Manager	Project Coordinator
Date: 10/28/2026	11/9/26
Authorized by Owner	Approved by Funding Agency (if applicable)
By:	
Title:	
Date:	

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Cumberland Sorensen Utility Extension
Unused Unit Price Quantities

Item No.	Description	Units	Plan Qty	Bid Unit Price	Contract Price	Qty Used	Qty Not Used/ Add'l Qty	Value of Work Not Installed or Addition Qty	Complete and Stored to Date
S01 45 00 -01	Quality Control	L.S.	1	$1,000.00	$1,000.00	1	0.00	$0.00	$ 1,000.00
S01 55 25-01	Maintenance of Traffic	L.S.	1	$500.00	$500.00	1	0.00	$0.00	$ 500.00
S01 71 13-01	Mobilization	L.S.	1	$12,450.00	$12,450.00	1	0.00	$0.00	$ 12,450.00
S31 25 10-01	Inlet Protection	Each	2	$160.00	$320.00	2	0.00	$0.00	$ 320.00
S31 25 10-02	Tracking Pad	Each	1	$1,000.00	$1,000.00		-1.00	-$1,000.00	$ -
S31 25 10-03	Erosion Mat	S.Y.	870	$2.50	$2,175.00	4305	3,435.00	$8,587.50	$ 10,762.50
S31 25 20-01	Silt Fence	L.F.	449	$3.50	$1,571.50	551	102.00	$357.00	$ 1,928.50
S32 11 26-01	Replace Gravel Driveway	L.S.	1	$1,200.00	$1,200.00	1	0.00	$0.00	$ 1,200.00
S32 12 18-01	Replace Asphalt Driveway	L.S.	1	$1.00	$1.00		-1.00	-$1.00	$ -
S32 92 12-01	Turf Establishment	L.S.	1	$10,196.00	$10,196.00	1	0.00	$0.00	$ 10,196.00
S33 11 00-01	8-Inch Ductile Iron Water Main	L.F.	355	$88.23	$31,321.65	326	-29.00	-$2,558.67	$ 28,762.98
S33 11 00-02	Fittings	LB.	188	$16.00	$3,008.00	188	0.00	$0.00	$ 3,008.00
S33 11 00-03	6-Inch Gate Valve and Box	Each	2	$2,440.00	$4,880.00	2	0.00	$0.00	$ 4,880.00
S33 11 00-04	Hydrant	Each	1	$6,785.00	$6,785.00	1	0.00	$0.00	$ 6,785.00
S33 11 00-05	6-Inch Ductile Pipe	L.F.	69	$89.04	$6,143.76	77	8.00	$712.32	$ 6,856.08
S33 11 00-06	Connect to Existing Water Main	Each	1	$1,300.00	$1,300.00	1	0.00	$0.00	$ 1,300.00
S33 31 00-01	8-Inch PVC Sanitary Sewer	L.F.	318	$46.99	$14,942.82	306	-12.00	-$563.88	$ 14,378.94
S33 31 00-02	Connect to Existing Sanitary Sewer	Each	1	$900.00	$900.00	1	0.00	$0.00	$ 900.00
S33 31 00-03	6-Inch Service Pipe - Schedule 40	L.F.	51	$43.12	$2,199.12	52	1.00	$43.12	$ 2,242.24
S33 31 00-04	6x8 Service Wye	Each	1	$310.00	$310.00	1	0.00	$0.00	$ 310.00
S33 31 00-05	Tracer Wire Access Box	Each	1	$175.00	$175.00	1	0.00	$0.00	$ 175.00
S33 31 00-06	48-Inch Concrete Manhole	Each	2	$5,377.00	$10,754.00	2	0.00	$0.00	$ 10,754.00
S33 31 00-07	Excess Manhole Depth	VF	6	$300.00	$1,800.00	6	0.00	$0.00	$ 1,800.00
Change Order 02	Added 8-Inch Gate Valve	LS	1	$4,650.00	$4,650.00	1	0.00	$0.00	$ 4,650.00
Final Reconciliation Total / Final Contract Price								**$5,576.39**	**$ 125,159.24**

Your Project Solutions Start Here

Date: October 28, 2026

RE: **FINAL PAYMENT**
Sorensen Utility Extension
Cumberland, WI
CBS² CUMBE 25002

Mr. Randy Reeg
City Administrator
City of Cumberland
950 1st Avenue
Cumberland, WI 54829

Dear Randy,

Please find Final Application for Payment No. 2 from Albrightson Excavating, Inc., P.O. Box 181, 345 Southside Drive, Woodville, Wisconsin 54028 for construction of the above referenced project. The application is in the amount of $6,257.96. We have reviewed the Application for Payment and recommend that payment be made to the contractor.

Work completed from September 29, 2026, through October 20, 2026, includes the completion of all remaining work. Final AFP 02 releases all remaining retainage.

Please approve and sign the Application for Payment. If you have any questions, please contact me at 715.505.8633 or by e-mail at thastings@cbssquaredinc.com.

Sincerely,

Tyler Hastings, PE
Project Manager

770 Technology Way
Chippewa Falls, WI
54729

info@cbssquaredinc.com

cbssquaredinc.com

Contractor's Application for Payment

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:			
Application No.:	02 - Final	**Application Date:**	10/23/2026
Application Period:	**From** 9/29/2026	**to**	10/20/2026

1. Original Contract Price		$ 114,932.85
2. Net change by Change Orders		$ 10,226.39
3. Current Contract Price (Line 1 + Line 2)		$ 125,159.24
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)		$ 125,159.24
5. Retainage		
a. 0% X $ 125,159.24 Work Completed		$ -
b. 0% X $ - Stored Materials		$ -
c. Total Retainage (Line 5.a + Line 5.b)		$ -
6. Amount eligible to date (Line 4 - Line 5.c)		$ 125,159.24
7. Less previous payments (Line 6 from prior application)		$ 118,901.28
8. Amount due this application		$ 6,257.96
9. Balance to finish, including retainage (Line 3 - Line 4, plus 5c)		$ -

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: Albrightson Excavating, Inc.

Signature: Rachel B **Date:** 11/9/26

Recommended by Engineer		**Approved by Owner**	
By:		**By:**	
Title:	Project Manager	**Title:**	
Date:	10/28/2026	**Date:**	
Approved by Funding Agency			
By:		**By:**	
Title:		**Title:**	
Date:		**Date:**	

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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Cumberland
Engineer:	CBS Squared, Inc.
Contractor:	Albrightson Excavating, Inc.
Project:	Sorensen Utility Extension
Contract:	
Owner's Project No.:	
Engineer's Project No.:	CUMBE 25002
Contractor's Project No.:	

Application No.: 02 - Final Application Period: From 09/29/26 to 10/20/26 Application Date: 10/23/26

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
Original Contract											
501 45 00-01	Quality Control	1	L.S.	$ 1,000.00	$ 1,000.00	1.00	$ 1,000.00		$ 1,000.00	100%	$ -
501 55 25-01	Maintenance of Traffic	1	L.S.	$ 500.00	$ 500.00	1.00	$ 500.00		$ 500.00	100%	$ -
501 71 13-01	Mobilization	1	L.S.	$ 12,450.00	$ 12,450.00	1.00	$ 12,450.00		$ 12,450.00	100%	$ -
531 25 10-01	Inlet Protection	2	Each	$ 160.00	$ 320.00	2.00	$ 320.00		$ 320.00	100%	$ -
531 25 10-02	Tracking Pad	1	Each	$ 1,000.00	$ 1,000.00		$ -		$ -	0%	$ 1,000.00
531 25 10-03	Erosion Mat	870	S.Y.	$ 2.50	$ 2,175.00	4,305.00	$ 10,762.50		$ 10,762.50	495%	$ (8,587.50)
531 25 20-01	Silt Fence	449	L.F.	$ 3.50	$ 1,571.50	551.00	$ 1,928.50		$ 1,928.50	123%	$ (357.00)
532 11 26-01	Replace Gravel Driveway	1	L.S.	$ 1,200.00	$ 1,200.00	1.00	$ 1,200.00		$ 1,200.00	100%	$ -
532 12 18-01	Replace Asphalt Driveway	1	L.S.	$ 1.00	$ 1.00		$ -		$ -	0%	$ 1.00
532 92 12-01	Turf Establishment	1	L.S.	$ 10,196.00	$ 10,196.00	1.00	$ 10,196.00		$ 10,196.00	100%	$ -
533 11 00-01	8-Inch Ductile Iron Water Main	355	L.F.	$ 88.23	$ 31,321.65	326.00	$ 28,762.98		$ 28,762.98	92%	$ 2,558.67
533 11 00-02	Fittings	188	LB.	$ 16.00	$ 3,008.00	188.00	$ 3,008.00		$ 3,008.00	100%	$ -
533 11 00-03	6-Inch Gate Valve and Box	2	Each	$ 2,440.00	$ 4,880.00	2.00	$ 4,880.00		$ 4,880.00	100%	$ -
533 11 00-04	Hydrant	1	Each	$ 6,785.00	$ 6,785.00	1.00	$ 6,785.00		$ 6,785.00	100%	$ -
533 11 00-05	6-Inch Ductile Pipe	69	L.F.	$ 89.04	$ 6,143.76	77.00	$ 6,856.08		$ 6,856.08	112%	$ (712.32)
533 11 00-06	Connect to Existing Water Main	1	Each	$ 1,300.00	$ 1,300.00	1.00	$ 1,300.00		$ 1,300.00	100%	$ -
533 31 00-01	8-Inch PVC Sanitary Sewer	318	L.F.	$ 46.99	$ 14,942.82	306.00	$ 14,378.94		$ 14,378.94	96%	$ 563.88
533 31 00-02	Connect to Existing Sanitary Sewer	1	Each	$ 900.00	$ 900.00	1.00	$ 900.00		$ 900.00	100%	$ -
533 31 00-03	6-Inch Service Pipe - Schedule 40	51	L.F.	$ 43.12	$ 2,199.12	52.00	$ 2,242.24		$ 2,242.24	102%	$ (43.12)
533 31 00-04	6x8 Service Wye	1	Each	$ 310.00	$ 310.00	1.00	$ 310.00		$ 310.00	100%	$ -
533 31 00-05	Tracer Wire Access Box	1	Each	$ 175.00	$ 175.00	1.00	$ 175.00		$ 175.00	100%	$ -
533 31 00-06	48-Inch Concrete Manhole	2	Each	$ 5,377.00	$ 10,754.00	2.00	$ 10,754.00		$ 10,754.00	100%	$ -
533 31 00-07	Excess Manhole Depth	6	VF	$ 300.00	$ 1,800.00	6.00	$ 1,800.00		$ 1,800.00	100%	$ -
	Original Contract Totals				$ 114,932.85		$ 120,509.24	$ -	$ 120,509.24	105%	$ (5,576.39)

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application for Payment

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:			

Application No.: 02 - Final Application Period: From 09/29/26 to 10/20/26 Application Date: 10/23/26

A	B	C	D	E	F	G	H	I	J	K	L
		Contract Information				Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
Change Orders											
Change Order 02	Added 8-Inch Gate Valve	1.00	LS	$ 4,650.00	$ 4,650.00	1.00	$ 4,650.00		$ 4,650.00	100%	$ -
Change Order 03	Final Reconciliation	1.00	LS	$ 5,576.39	$ 5,576.39		$ -		$ -	0%	$ 5,576.39
				Change Order Totals	$ 10,226.39		$ 4,650.00	$ -	$ 4,650.00	45%	$ 5,576.39
Original Contract and Change Orders											
				Project Totals	$ 125,159.24		$ 125,159.24	$ -	$ 125,159.24	100%	$ -

EJCDC C-620 Contractor's Application for Payment
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