

**Village of Caledonia Utility District Meeting
August 7, 2019**

1. Meeting Called to Order – The Regular Meeting of the Village of Caledonia Utility District was held on Wednesday, August 7, 2019, at the Caledonia Village Hall, located at 5043 Chester Lane Racine, Wisconsin. The meeting was called to order by President Howard Stacey at 6:00 pm.

2. Roll Call – Those present were President Howard Stacey, Commissioners Nicholas Sullivan, Michael Pirk, Mark Brigman, Dave Ruffalo, and Trustee Lee Wishau. Commissioner Minto was excused. Also present were Utility Manager Robert Lui, and Utility Director Anthony Bunkelman.

3. Approval of Minutes

a. Upon a motion by Sullivan and seconded by Ruffalo, the Commission approved the minutes from the Utility District's previous regular meeting held July 10, 2019. A copy of these minutes have been furnished to each Commissioner. **Motion Carried.**

4. Citizen Comments – None

5. Financial Presentation for Capital Improvements Plan – Dave Wagner & Brian Della

Dave Wagner & Brian Della gave a presentation on the funding for the Capital Improvement Plan for the Sewer & Water Utility. The presentation shows the current bonding that the Utility has and that the Utility should have approximately \$850,000 of revenue above the debt service. This can only be achieved by raising the rates. Wagner & Della anticipate that the rates will need to raise approximately 17.1% by 2026 with the current CIP. The Commission reviewed the Finance Plan and indicated that there are not very many projects in 2022, 2023, and 2024 for Water. They also indicated that there are not very many projects in 2022 and 2024 for Sewer. The Commission would like to see some projects indicated for these years or at least some place holders. Based on the current CIP there are 4 bond issues that are proposed. The 2019 Bond issue will cover the balances on the 2019 projects and the projects proposed for 2020.

6. Communications and Announcements

a. Racine Water Utility Agenda & Minutes

The Commission looked over the June 25th Minutes and the July 30th Agenda for the Racine Water Utility.

b. Racine Wastewater Utility Agenda & Minutes

The Commission looked over the June 25th Minutes and the July 30th Agenda for the Racine Wastewater Utility.

7. Approval of O&M Bills

a. Upon a motion by Sullivan and seconded by Brigman, the Commission approved payment of O&M Bills, related to the Sewer & Water Utility Districts, listed under checks #14209 through #14232, totaling \$2,331,027.13.

Motion Carried.

b. Upon a motion by Sullivan and seconded by Pirk, the Commission approved payment of O&M Bills related to the Storm Water District, listed under checks #5386 through #5388 totaling \$23,468.12. **Motion Carried.**

8. Project Updates

a. Construction Contract Status

The current contract statuses were shared with the Commissioners.

b. Caddy Vista Improvements / Lift Station

(Jellystone Portion) Sanitary Sewer and Watermain completed. Restoration items remain. (Lift Station) Electric pole to be installed week of August 5th. Generator installed. Duct work to start shortly. Seal water booster pump currently on order. May be on track from August 12th installation. Proposing to conduct start up around August 20th. Sanitary Sewer installation continues. Up to and including Manhole 3-77 is installed. Detour for Elm Road and/or 7 Mile Road will begin on August 5th. Contractor has discussed bringing a second crew to start watermain.

c. Riverbend Drive Lift Station Safety Site

Foth moving forward with Option 2a using existing 3 large pumps and replacing 2 small pumps with 1 pump.

d. Lighthouse Drive Lift Station Upgrade Site

Easement Agreement signed by owners and on agenda in August. Meeting with Foth held on July 31 to discuss project moving forward. Discussed direct purchase for pumps and building. Will need to bid out electrical and building foundation work.

e. Wind Point Sanitary Rehabilitation

Sanitary Lining portion of the project is nearly complete. Manhole rehabs, manhole grouting and lateral grouting remain (Test & Seal Segments). Approximately 85% complete.

f. Highway V Watermain – Restoration / Sink Hole Complaint

Have contracted with G & F Excavating to do the work. Working on scheduling.

g. South Lane Sanitary Sewer Televising Results

Cost estimate received and incorporated into the CIP for 2020.

h. DeBack Industrial Park Phase 3 Improvements

Attorney Bjelajac has supplied a draft of language distinguishing 4 Mile Road improvements as unique. Draft language under review with Administrator.

i. Northwestern Avenue Sanitary Sewer Repair

Submitted and received approval for Detour for project (DOT & County). Work scheduled for the week of August 12th. Will be supplying County with information for a Press Release and will be notifying various public entities.

j. TID #4 / TID #1 Water Study

Andrew Schultz of Foth gave a summary of the Water Study that was done. Recommendations include acquiring a site for an elevated storage tank, constructing an elevated storage tank, acquire a site for a booster/pressure reducing station, construct a booster/pressure reducing station, construct a 16" watermain along Highway K, and connect watermains on Highway H (16").

k. Hoods Creek – Aldebaran Brushing Project

Project will commence as weather permits.

l. Tanglewood Avenue Storm Sewer Replacement Project

Waiting for Permit for Wind Point West. Next step is to bid out.

m. Wind Point West Subdivision Project

Working through permitting issue with discharge storm sewer. Should have shortly. Will need to obtain additional easements over existing storm sewer.

n. GIS Updates

Working on gathering files to be Hyperlinked. In addition the DNR has changed the System Map Requirements and currently working on updating maps to new requirements.

o. Jolson Street – Franksville Area Drainage

Headwall and restriction at the end of the tile removed. Ordered Manholes and pipe for reroute of 18" tile. Viewed water in Prairie Pathways. Water drained down partially. Worked with Reesman's on installing a manhole over the tile in Prairie Pathways. From new manhole used root cutter and jet rodder to attempt to clear tile. Discovered large sink hole near tree. Devising a plan to repair sink hole.

p. Alcyn Drive – Drainage Complaint

Working on Storm Sewer Extension per owner's request.

9. Action Items

a. Authorization of Signatures – Johnson Generator Building Easement Agreement

Upon a motion by Sullivan and seconded by Pirk, the Utility District moved to authorize the President and Secretary of the Caledonia Utility District to execute the Johnson Generator Building Easement Agreement. **Motion Carried.**

b. Modification Waiver Request – Bluffside Area Development – Ray Leffler

The Utility District received a waiver modification for the Bluffside Area property that is currently for sale. The waiver modification request is for developing a subdivision without the installation of municipal water within the Urban Service Area.

The Utility Director has reviewed the waiver modification request using the considerations found in Ordinance 14-3-1(k).

14-3-1(k)-2-a Whether the request for a waiver or modification, if granted, would be consistent with the general intent of the Chapter.

NO, the intent of the Chapter is that all platted subdivisions within the Urban Service Area be served with municipal water.

14-3-1(k)-2-b Whether the request for a waiver or modification, if granted, would adversely affect property owners in the surrounding area.

YES/NO – The property owners in the surrounding area could potentially be special assessed for receiving the benefit of municipal water. The property owners in the surrounding area would benefit by having municipal water and could elect to connect to have a reliable source of drinking water.

14-3-1(k)-2-c Whether the request for a waiver or modification, if granted, would benefit the Subdivider’s project in a way that is not consistent with the Village’s interests.

YES – If this waiver or modification is granted, the potential subdivider would not need to install municipal water. This is a financial advantage for the subdivider. This is a dangerous precedence to set for future subdivisions within the Urban Service Area that have municipal water readily available.

14-3-1(k)-2-d Whether Subdivider is in full compliance with other applicable ordinances and agreements with the Village.

NO – The Applicant and Owner have informed the Utility Director that they refuse to enter into a Pre Development Agreement at this time. The applicant is the listing agent and may not be the potential subdivider. The owner has claimed they do not have any money for the deposit, hence the property being for sale.

14-3-1(k)-2-e Whether, instead of granting the request for a waiver or modification, the Chapter itself should be changed to accommodate the kind of situation presented by the Subdivider.

NO – The Chapter of the Ordinance should not be changed. If this waiver or modification is granted a dangerous precedence would be set for future subdivisions within the Urban Service Area that have municipal water readily available.

14-3-1(k)-2-f Whether the conditions upon which the request for a modification or waiver is based are unique to the situation or property for which the modification or waiver is sought and are not applicable generally to other situations or property.

NO – The conditions upon which this request for a modification or waiver from municipal water are not unique. While the property configuration may be unique the request from municipal water is not.

14-3-1(k)-2-g Whether the request for modification or waiver, if granted, would be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located.
UNKNOWN – It is unknown if the waiver or modification if granted would be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located at this time. Without a study to determine what would happen to the water table in the area with up to 21 new residential homes, 47 total homes in the neighborhood. It is also unknown if there would be an issue with fire protection by nearly doubling the number of homes in the neighborhood.

Due to the nature of this waiver modification and precedence that granting this waiver modification would set, it is not recommended that the Caledonia Utility District recommend a modification waiver for not installing municipal water within a platted subdivision within the Urban Service Area.

Upon a motion by Wishau and seconded by Sullivan, the Utility District moved to deny a Waiver Modification from Ordinance 14-3-4-c-6-b-i for the Bluffside Drive area vacant land owned by the Charles Kotas, Leslie Ann Black Trust Dated 10/18/2006 & the Warren C. Knuth Trust Dated 10/18/2006 to not have municipal water installed within a potential platted subdivision within the Urban Service Area due to the following:

- 1.)The parcels owned by the Charles Kotas, Leslie Ann Black Trust Dated 10/1/2006 and Warren C. Knuth Trust Dated 10/18/2006 is located within the Urban Service Area
- 2.)The Municipal Water System is readily available along 4 Mile Road.
- 3.)Granting a Waiver Modification of this nature would be precedence setting for future developments within the Urban Service Area.
- 4.)Granting a Waiver Modification of this nature is not in the best interest of the Utility District and the Village of Caledonia.

Motion Carried.

c. Discussion and possible action on Financing Plan for 2019-2020 CIP

Upon a motion by Brigman and seconded by Sullivan, the Utility District moved to recommend to the Village Board that the 2019 Utility District borrowing for the 2019 and 2020 Capital Improvement Plan be approved. **Motion Carried.**

d. Recommendation for Sewer Rate Increase – 4th Quarter 2019

Upon a motion by Sullivan and seconded by Ruffalo, the Utility District moved to recommend that the Village Board adopt a Resolution to raise the Sewer rate \$5.00 (4%) starting the 4th Quarter of 2019. **Motion Carried.**

10. Adjournment

Upon a motion by Wishau and seconded by Pirk, the Commission moved to adjourn the regular meeting at 7:43 pm. **Motion Carried.**

Respectively submitted,
Anthony A. Bunkelman P.E. Utility Director