

**Village of Caledonia Utility District Meeting
August 5, 2020**

1. Meeting Called to Order – The Regular Meeting of the Village of Caledonia Utility District was held on Wednesday, August 5, 2020, 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 Michael Pirk, Dave Ruffalo, Tony Minto, Mark Brigman and Trustee Lee Wishau. Commissioner Sullivan was excused. Also present were Village President Jim Dobbs, Brian Della of PMA, Capital Finance Officer Dave Wagner, Utility Manager Robert Lui, and Utility Director Anthony Bunkelman.

3. Approval of Minutes

a. Upon a motion by Pirk and seconded by Minto, the Commission approved the minutes from the Utility District’s previous regular meeting held July 1, 2020. A copy of these minutes have been furnished to each Commissioner. **Motion Carried.**

4. Citizen Comments – None

5. Communications and Announcements

a. Racine Water Utility Agenda & Minutes

The Commission looked over the June 16th Minutes and the July 21st Agenda for the Racine Water Utility.

b. Racine Wastewater Utility Agenda & Minutes

The Commission looked over the June 16th Minutes, and the July 21st & July 28th Agendas for the Racine Wastewater Utility.

6. Approval of O&M Bills

a. Upon a motion by Wishau and seconded by Brigman, the Commission approved payment of O&M Bills, related to the Sewer Utility District totaling \$828,938.07. **Motion Carried.**

b. Upon a motion by Wishau and seconded by Minto, the Commission approved payment of O&M Bills, related to the Water Utility District totaling \$518,576.50. **Motion Carried.**

c. Upon a motion by Wishau and seconded by Brigman, the Commission approved payment of O&M Bills related to the Storm Water Utility District totaling \$487,282.74. **Motion Carried.**

7. Project Updates

a. Construction Contract Status

The current contract statuses were shared with the Commissioners.

b. Caddy Vista Improvements / Lift Station

Project near completed. Awaiting final Pay Request.

c. Riverbend Drive Lift Station Safety Site

Design of project has restarted due to Sewer Capacity Issues.

d. Lighthouse Drive Lift Station Upgrade Site

Project near completion. We Energies will be performing the electric switch over on Friday August 7th.

e. South Lane Sanitary Sewer

Met onsite with Reesman's on July 31st. Discussed trees that needed to be trimmed. Tree work to begin on Tuesday August 4th. Pipe work to begin around August 10th.

f. Rio Vista Shorewood & Stonebridge Utility Improvements

Contractor started Rio Vista and Shorewood project on July 13th. Progress has been good. Watermain nearly all installed. Projected to completed pipe work in the next couple of days. Will then move on to testing. Stonebridge portion to start on August 17th.

g. DeBack Industrial Park Phase 3 Improvements

Information has been sent to the owners and the Special Assessment meeting will be held when the Village Hall can host larger public meetings.

h. Annual Televising Program – Sanitary Sewer

Progress continues on televising of this years scheduled televising.

i. Water Impact Fee / Sewer Connection Fee Update

The sewer capacity issues have changed the CIP for the Sewer Utility and will change the information on the Connection Fee. Update to come soon.

j. EPA Risk & Resilience Assessment and Emergency Response Plan

Work to start in December 2020.

k. Hoods Creek – Aldebaran Brushing Project

Awaiting dry weather and will reassess the needs of the Hoods Creek along the Aldebaran Subdivision.

l. Tanglewood Avenue Storm Sewer Replacement Project

All storm sewer pipe work is completed. Visu-Sewer will be lining Storm Sewer run next week. Discovered hydrant that does not have a valve. Will be adding a hydrant valve the week of August 3rd. Restoration and Paving to start soon.

m. Wind Point West Subdivision Project

Project underway. Reesman's anticipate having the storm sewer complete by August 7th. Restoration crews have been working closely behind. Restoration on several areas has already been completed.

n. GIS Updates

Project has been worked on as time allows. Will be updating servers when information is received.

o. Jolson Street – Franksville Area Drainage

Tile Relay installed on June 30th and July 1st. Restoration completed the week of July 20th.

p. Alcyn Drive – Drainage Complaint

Finish AutoCAD, QA/QC on gas main/laterals and then share with owners.

q. Douglas Avenue – OMG Ditch Project

Met with owner to go over plans. Answered several of his questions and reached out to Foth on some changes that he would like to see. Working on revised plans then will schedule another meeting with both owners to make sure everything is covered.

8. Action Items

a. Resolution 2020-01 – Approve the 2019 Compliance Maintenance Annual Report (CMAR)

Director Bunkelman indicated that this Resolution is needed to file the CMAR with the Department of Natural Resources. The Caledonia Utility District had a grade of A for 2019.

Upon a motion by Minto and seconded by Wishau, the Commission moved to approve Resolution 2020-01. **Motion Carried.**

b. Wind Dale & Wind Point West Storm Water Utility Improvements – Change Order #1

Director Bunkelman indicated that a Change Order was needed for the Wind Point West portion of the project for the water laterals. 2 bid items would be added to the contract for water lateral offsets. To date there are 22 offsets that have been performed. The cost of this change order for the offsets is \$53,691.00 which is 3.4% of the overall contract.

Upon a motion by Minto and seconded by Brigman, the Commission moved to approve Change Order #1 to add the additional line items for water lateral offsets for the Wind Dale & Wind Point West Storm Water Utility Improvements Project. **Motion Carried.**

c. Central Storage Warehouse – CSW Addition – Driveway Encroachment on Storm Sewer & Watermain Easement Variance Request

Director Bunkelman shared that in early discussions with CSW and JSD that in order to make the project viable the building addition would need to have 8 loading docks. In order to make the building fit within the setbacks they could only place 7 docks on the West side of the building and proposed 1 dock on the East side of the addition. This pushes the driveway access from Road B into the Storm Sewer & Watermain Easement. It is not anticipated that the driveway encroachment will conflict with the Easement. Watermain is not installed at this time and an additional Watermain Easement is being discussed with WisPark. The Storm Sewer has been required to be extended to the South so the slope off the drive is acceptable. It is recommended that the variance be approved with the condition of the Village Board approving the encroachment and an agreement be entered into for the Driveway encroachment.

Upon a motion by Wishau and seconded by Pirk, the Commission moved to approve a driveway encroachment in the Storm Sewer & Watermain Easement for Central Storage Warehouse – CSW Addition subject to the Village Board approving the driveway encroachment and Central Storage Warehouse entering into a Driveway Encroachment Agreement with the Caledonia Utility District and the Village of Caledonia. **Motion Carried.**

d. Central Storage Warehouse – CSW Addition – Site Grading Plan Conditional Approval

Director Bunkelman indicated that the site plan was reviewed and was ready for conditional approval. Due to the driveway being moved in the easement and the grading work that results on the abutting property. It is recommended as a condition of approval that CSW obtain written permission from WisPark for performing work on their property.

Upon a motion by Minto and seconded by Brigman, the Commission moved to approve the Site Grading Plan for Central Storage Warehouse – CSW Addition subject to the Utility Director’s July 30th Memo. **Motion Carried.**

e. Northterra Management Group – True North Commons – Storm Water Management Plan and Site Grading & Drainage Plan Conditional Approval

Upon a motion by Minto and seconded by Brigman, the Commission moved to conditionally approve the Storm Water Management Plan and Site Grading Plan for Northterra Management Group – True North Commons subject to the Utility Director’s July 30th Memo. **Motion Carried.**

f. Recommendation for Sewer Rate Increase – 4th Quarter 2020

Director Bunkelman gave a brief introduction on the Capital Improvement Plan then Dave Wagner and Brian Della gave a presentation to the Commission entitled Capital Improvement Plan Overview and Rate Setting Considerations. The Capital Improvement Plan is approximately \$37 Million dollars and the Mount Pleasant TID #5 Conveyance Contribution is \$27 Million dollars. To cover all the costs the Sewer Rate would need to increase approximately 61% over the next 6 years approximately 10% per year. It has been proposed to increase the rate 11.1% from \$126 to \$140 for the 4th Quarter.

Upon a motion by Wishau and seconded by Brigman, the Commission moved to recommend that the Village Board adopt a Resolution to raise the Sewer Rate \$14.00 (11.1%) starting the 4th Quarter of 2020. **Motion Carried. 5 – 1, Minto opposed.**

g. Racine Sewer Agreement – Sanitary Sewer Capacity

Director Bunkelman presented the following. Currently the Village receives Sanitary Sewer Service from the Racine Wastewater Utility through an Intergovernmental Agreement (Racine Sewer Agreement). The Village of Caledonia is considered a Sewer Service Recipient (SSR) in the Racine Sewer Agreement. As part of the Agreement, Caledonia is allocated a certain amount of Sewer Capacity. Also, in the agreement, there are 3 triggers for utilizing Sewer Capacity, based on how much is utilized. The trigger information from the Sewer Agreement was included in the packet.

On May 17th of this year, the region experienced a high intensity rain event. The area received anywhere from 4” to 5” depending on location, in just a few hours. These high intensity rain events cause flooding problems with Storm Sewer and infiltration and inflow problems with Sanitary Sewer facilities. In this storm event, the Utility utilized all its assets and managed to get through the event. We had numerous high alarms, several plugged pumps that required immediate repair, and filled the attenuation basin in a few hours. Luckily, we had no reported basement backups. In most situations this is quite the feat. Unfortunately, just a few weeks later, the Village/Utility received a letter from Keith Haas of the Racine Wastewater Utility informing Caledonia that there were several exceedances. Caledonia had Peak Day, Peak Hour and Point of Entry Exceedances. Per the attached information from Mike Gitter from Racine Wastewater, Caledonia had 124.5% exceedance on Peak Day, 101.7% exceedance on Peak Hour and 104.9%(Central) & 109.2%(Riverbend) exceedances for Point of Entry.

According to the Racine Sewer Agreement, an exceedance of this magnitude (exceeding 95% and 100%) would constitute a sewer moratorium. Based on the exceedances at the connection points we would have a full Village Sewer Moratorium (We might be able to argue about the Highway V & K connection point). When this letter was received, Keith Haas was contacted to find out if the Village was indeed under a sewer moratorium. He discussed that it is a self-imposed moratorium and that

Caledonia should prepare a response to the Racine Wastewater Commission on what Caledonia is going to do moving forward to mitigate flows. Some ideas that were discussed were safety sites at Riverbend and Central and bypass pumping to stay within the contract limits. Since that meeting, we have been evaluating our lift stations, the contract limits and operations of the various pumps to see if this is something that we can physically perform.

As requested by Keith and ultimately by the Sewer Agreement, a response letter was prepared which explained what Caledonia was going to do to mitigate flows. That response letter, which is dated July 9th was in the packet. The very same day the response letter was forwarded to Keith Haas, a second-high intensity rain event occurred. This event was a little less intensive than the May event, but still dropped anywhere from 3” to 4” of rain over the region. Unfortunately, within a few days, we were informed (via email) that Caledonia again had exceedances. An 80.1% on Peak Day, 101.3% and 105% on Peak Hour and 113.2% (Central) & 105.9% (Riverbend) exceedances for Point of Entry. A formal letter will be provided soon.

When this second event occurred and the exceedance information was given, knowing that several of the improvements needed to mitigate the flows (2 Additional Cells (3 MGD) at the Hoods Creek Attenuation Basin and the construction of the Central Attenuation Basin (2.5 MGD)) cannot be constructed for 1 to 2 years, we began to focus on what we can do in the interim to stay out of a Sewer Moratorium and not halt development.

First, we had to find out if the Racine Wastewater Commission was going to enforce the Sewer Moratorium. Our response letter was placed on the July 21st agenda for the Racine Wastewater Utility Meeting, then deferred to a special July 28th Racine Wastewater Utility Meeting. At the July 28th meeting, the Racine Wastewater Utility discussed the rain event that the entire region experienced, discussing that Caledonia, Mount Pleasant and Racine all had exceedances that would constitute Sewer Moratoriums. They also discussed that Caledonia’s response letter had a defined plan on what Caledonia was proposing to do to mitigate flows. Ultimately on a split vote, the Racine Wastewater Utility approved Caledonia’s response letter as an acceptable plan to mitigate flows. Our interpretation of this approval by the Racine Wastewater Utility is that Caledonia is not under a Sewer Moratorium. Although, it is not anticipated that Caledonia will be able to obtain this approval again, especially if there is another exceedance in the future and prior to the major improvements listed above.

In addition, we began reviewing the pumps in the stations, seeing what they can pump versus the various capacity triggers. Based on the limited testing we performed, it appears that the pumps at Central can far exceed the capacity limits. We will be performing similar tests at Riverbend, but it is anticipated that the same situation will be there as well. Spreadsheets were created that identify the various flows that would create an exceedance. Spreadsheets were also created that provide maximum pumping flows based on multiple combinations of Peak Hour Flow and Peak Day Flow to prevent an exceedance from occurring. Since those were created, we have been

discussing ideas and formulating a strategy of what can be done. We are aware at this time, that due to the pump starter at Central, any changes in the number of pumps running will need to be done manually. We are exploring the costs for control panel changes to have the 3 large pumps have individual starters instead of 1 starter. We also are anticipating that we will need to have personnel onsite during an event to monitor the levels in the wet wells so that we do not back up into any basements. While we are taking these steps to prevent an exceedance, we will do everything in our power, utilizing all our assets to prevent an exceedance and protect the residents from basement backups. If it comes down to protecting basements or having an exceedance, we will protect the basements. In the interim, we cannot guarantee that Caledonia will not have an exceedance or a Sewer Moratorium prior to major infrastructure improvements being in place.

The Commission and Village President Dobbs discussed multiple ideas and items related to reducing I & I.

9. Adjournment

Upon a motion by Minto and seconded by Wishau, the Commission moved to adjourn the regular meeting at 8:24 pm. **Motion Carried.**

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