

**Village of Caledonia Utility District Meeting  
December 2, 2020**

- 1. Meeting Called to Order** – The Regular Meeting of the Village of Caledonia Utility District was held on Wednesday, December 2, 2020, via Zoom. The meeting was called to order by President Howard Stacey at 6:05 pm.
- 2. Roll Call** – Those present on the Zoom call were President Howard Stacey, Commissioners Michael Pirk, Tony Minto, Dave Ruffalo and Nick Sullivan. Commissioners Mark Brigman and Trustee Lee Wishau were excused. Also present on the call were Utility Manager Robert Lui, and Utility Director Anthony Bunkelman.
- 3. Approval of Minutes**
  - a.** Upon a motion by Minto and seconded by Sullivan, the Commission approved the minutes from the Utility District’s previous regular meeting held October 7, 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 October 20<sup>th</sup> Minutes and the November 17<sup>th</sup> Agenda for the Racine Water Utility.
  - b. Racine Wastewater Utility Agenda & Minutes**

The Commission looked over the October 20<sup>th</sup> Minutes, and the November 17<sup>th</sup> Agenda for the Racine Wastewater Utility.
  - c. Operator Position to be filled**

The Commission was informed that one of the Operators was released and the position was to be filled.
  - d. January Commission Meeting to be January 13, 2021**

The Commission was informed that the January meeting would be moved to January 13<sup>th</sup> due to the Holidays
  - e. Racine Rate Case**

The Commission was informed that the Racine Water Rate Case was approved by the PSC. The increases are 26.5% on rates and 8.35% on Fire Protection. The result is that an approximate 8% increase in revenues will be needed to offset the increases. Staff will be preparing a Purchase Water Adjustment Clause and submitting to the PSC.

**f. Special Joint Village Board Meeting & Commission Meeting**

A Special Joint meeting will be held on Monday December 7<sup>th</sup> at 5:00pm via Zoom for the Gracyalny claim and the Globe Final Payment.

**6. Approval of O&M Bills**

- a.** Upon a motion by Minto and seconded by Pirk, the Commission approved payment of O&M Bills, related to the Sewer Utility District totaling \$47,108.76. **Motion Carried.**
- b.** Upon a motion by Minto and seconded by Pirk, the Commission approved payment of O&M Bills, related to the Water Utility District totaling \$51,175.92. **Motion Carried.**
- c.** Upon a motion by Minto and seconded by Pirk, the Commission approved payment of O&M Bills related to the Storm Water Utility District totaling \$36,211.74. **Motion Carried.**

**7. Project Updates**

**a. Construction Contract Status**

The current contract statuses were shared with the Commissioners.

**b. Caddy Vista Improvements / Lift Station**

Final Pay Request received and on agenda for approval.

**c. Riverbend Drive Lift Station Safety Site**

Design ongoing. Looking to have preliminary design in June 2021.

**d. Lighthouse Drive Lift Station Upgrade Site**

Project completed. Change Orders for Utility Allowance not used on agenda. Only retainage remains on the contract.

**e. South Lane Sanitary Sewer**

Project completed. Change Orders for change of manhole, cleanout installation, televising of laterals, and pavement milling and replacement on agenda.

**f. Rio Vista Shorewood & Stonebridge Utility Improvements**

Sanitary Sewer lining portion of project remains. To be done as Winter work.

**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**

Will be reviewing results when received.

**i. Water Impact Fee / Sewer Connection Fee Update**

Will bring to meeting when ready. Preliminary numbers do not indicate much change.

**j. EPA Risk & Resilience Assessment and Emergency Response Plan**

Received information on facilities and started performing review of them for Assessment.

**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**

Project completed. Change Order on agenda for milling pavement and change in storm sewer lining size. Only retainage remains.

**m. Wind Point West Subdivision Project**

Project completed. Change Order on agenda for a sanitary sewer lateral that needed to be relayed. Only retainage remains.

**n. GIS Updates**

Provided Storm Water Easement information for Hyperlinking. New information has been provided and will be updating shapefiles as time allows.

**o. Alcyn Drive – Drainage Complaint**

Waiting for contractor pricing. Then will respond to owners.

**p. Douglas Avenue – OMG Ditch Project**

Design ongoing. Will be sending out letters to additional property owners to the North for buy in on the project.

**8. Action Items**

**a. Change Order #3 Wind Dale & Wind Point West Storm Water Utility Improvements**

Director Bunkelman explained the change order for the pavement milling, the storm sewer lining change and the sanitary sewer lateral change. The cost of the change order is \$17,583.99 or 1.12% of the original contract. Overall, for the project the change orders total \$171,766.29 or 10.96% of the original contract.

Upon a motion by Sullivan and seconded by Ruffalo, the Commission moved to approve Change Order #3 for the Wind Dale & Wind Point West Storm Water Utility Improvements Project. **Motion Carried.**

**b. Change Order #1 & #2 South Lane Sanitary Sewer Relay**

Director Bunkelman explained Change Order #1 for the manhole change. The cost of the change order is \$18,040.00 or 2.61% of the original contract.

Upon a motion by Pirk and seconded by Sullivan, the Commission moved to approve Change Order #1 in the amount of \$18,040.00 for the South Lane Sanitary Sewer Relay. **Motion Carried.**

Director Bunkelman explained Change Order #2 for the cleanout installation, televising of laterals and the asphalt replacement. The cost of the change order is \$50,507.22 or 7.31% of the original contract. Overall, for the project the change orders total \$68,547.22 or 9.92% of the original contract.

Upon a motion by Sullivan and seconded by Pirk, the Commission moved to approve Change Order #2 in the amount of \$50,507.22 for the South Lane Sanitary Sewer Relay. **Motion Carried.**

**c. Change Order #1 Lighthouse Drive Lift Station Upgrade**

Director Bunkelman explained Change Order #1 for the Utility Allowance. The cost of the change order is -\$15,000.00 or 7.82% of the original contract.

Upon a motion by Minto and seconded by Pirk, the Commission moved to approve Change Order #1 in the amount of -\$15,000.00 for the Lighthouse Drive Lift Station. **Motion Carried.**

**d. Change Order #3 & #4 Rebid of DeBack Industrial Park Phase 3 Improvements**

Director Bunkelman explained Change Order #3 for the additional work added to the contract for pressure testing the watermain on Road B. The cost of the change order is \$8,642.92 or 0.16% of the original contract. Overall, for the project the change orders total \$45,519.70 or 0.83% of the original contract.

Upon a motion by Minto and seconded by Ruffalo, the Commission moved to approve Change Order #3 in the amount of \$8,642.92 for the Rebid of DeBack Industrial Park Phase 3 Improvements Project. **Motion Carried.**

Director Bunkelman explained Change Order #4 for the adjusting of various quantities to match what was installed on the project. The cost of the change order is -\$54,347.35 or -0.99% of the original contract. Overall, for the project the change orders total -\$8,827.65 or -0.16% of the original contract.

Upon a motion by Minto and seconded by Pirk, the Commission moved to approve Change Order #4 in the amount of -\$54,347.35 for the Rebid of DeBack Industrial Park Phase 3 Improvements Project. **Motion Carried.**

**e. Change Order #4 & #5 Caddy Vista Sanitary Sewer Improvements & Lift Station Replacement**

Director Bunkelman explained Change Order #4 for the raising of the cathodic protection box. The cost of the change order is \$611.00 or 0.02% of the original contract. Overall, for the project the change orders total -\$19,990.80 or 0.50% of the original contract.

Upon a motion by Pirk and seconded by Minto, the Commission moved to approve Change Order #4 in the amount of \$611.00 for the Caddy Vista Sanitary Sewer Improvement & Lift Station Replacement. **Motion Carried.**

Director Bunkelman explained Change Order #5 for the adjusting of various quantities to match what was installed on the project. The cost of the change order is \$28,158.53 or 0.71% of the original contract. Overall, for the project the change orders total \$8,167.73 or 0.21% of the original contract.

Upon a motion by Minto and seconded by Ruffalo, the Commission moved to approve Change Order #5 in the amount of \$28,158.53 for the Caddy Vista Sanitary Sewer Improvement & Lift Station Replacement. **Motion Carried.**

**f. Final Acceptance Caddy Vista Sanitary Sewer Improvements & Lift Station Replacement Project**

Director Bunkelman explained that the contractor Super Excavators, Inc has provided a Final Pay Request and submitted all necessary Final Lien Waivers for the project.

Upon a motion by Minto and seconded by Sullivan, the Commission moved to recommend Final Acceptance of the Caddy Vista Sanitary Sewer Improvement & Lift Station Replacement. **Motion Carried.**

**g. Bear Country Holdings Agreement – Authorization of Signatures**

Upon a motion by Pirk and seconded by Ruffalo, the Commission moved to authorize the President and Secretary of the Caledonia Utility District to execute the Development Agreement with Bear Country Holdings LLC. **Motion Carried.**

**h. 6507 Middle Road Sanitary Sewer Lateral Revision**

Director Bunkelman explained in April of 2020 the Village, Utility District and Nancy Buck entered into a Settlement Agreement for the availability of a sanitary sewer lateral for the home at 6507 Middle Road. This Settlement Agreement identified that the home at 6507 Middle Road could be served with a long sanitary sewer lateral from the sanitary sewer system located at the Southwest corner of Stephan Road and Middle Road. The owner would responsible for the cost and expense of this lateral.

After the Settlement Agreement was executed, Nancy Buck sold the property to Micah Waters. Rob Nicoson of Earth X LLC, on behalf of Micah Waters has provided a revised lateral location for the home. Rob Nicoson has proposed installing a sanitary sewer lateral from Wildrose Way. The lateral as proposed is similar to the alternative that was recommended by the Commission in March of 2019 and recommended again in November of 2019.

Rob Nicoson has provided an engineered plan prepared by Eric Christensen of Mendota Consulting LLC for the revised lateral. The lateral is proposed as an 8” lateral to the South then will connect to a cleanout manhole. From the cleanout manhole, a future 8” stub will be installed to the East for future development. The lateral from the home will be a 4” lateral to the 8” stub.

Due to the current situation with the Sanitary Sewer system, Keith Haas from Racine Wastewater was contacted about this project. After this discussion, this entire sanitary sewer run is being considered a sanitary lateral. The reason for this determination is because it the proposed sanitary sewer is serving only 1 home. The 8” sanitary lateral will be converted to a sanitary sewer main when and if the future development is brought forward and all necessary approvals will be required at that time.

The proposed plan has been reviewed by the Utility District staff and is ready for conditional approval from the Utility District.

Upon a motion by Pirk and seconded by Ruffalo, the Commission moved to approve a Sanitary Sewer Lateral revision from the Settlement Agreement for 6507 Middle Road to the proposed sanitary lateral plan from Wild Rose Way.  
**Motion Carried.**

Upon a motion by Pirk and seconded by Ruffalo, the Commission moved to conditionally approve the Sanitary Lateral plan for 6507 Middle Road subject to the conditions in the November 25, 2020 memo from Director Bunkelman.  
**Motion Carried.**

**9. Adjournment**

Upon a motion by Sullivan and seconded by Pirk, the Commission moved to adjourn the regular meeting at 6:53pm. **Motion Carried.**

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