

Village of Caledonia Utility District Meeting
January 26, 2022

1. Meeting Called to Order – The Regular Meeting of the Village of Caledonia Utility District was held on Wednesday, January 26, 2022. 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, Tony Minto, Nick Sullivan, John Strack and Trustee Lee Wishau. Commissioner Dave Ruffalo was excused. Also, present were Utility Manager Robert Lui, and Public Services 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 December 1, 2021. A copy of the minutes has 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 agenda from the January 18th meeting of the Racine Water Utility. Director Bunkelman gave a brief summary of the action taken by the Utility.

b. Racine Wastewater Utility Agenda & Minutes

The Commission looked over the agenda from the January 18th meeting of the Racine Wastewater Utility. Director Bunkelman gave a brief summary of the action taken by the Utility.

c. Operator, Operator Apprentice Update

Director Bunkelman stated that there was an interview for the Operator in Training position. Still 1 candidate to consider. Director Bunkelman also indicated that the Senior Field Operator retired from the Utility. Staff is working on getting the job posted.

6. Approval of O&M Bills

a. Upon a motion by Minto and seconded by Wishau, the Commission approved payment of O&M Bills, related to the Sewer Utility District totaling \$360,602.81. **Motion carried.**

b. Upon a motion by Minto and seconded by Wishau, the Commission approved payment of O&M Bills, related to the Water Utility District totaling \$2,068,453.85. **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 \$33,280.67. **Motion carried.**

7. Project Updates

a. Construction Contract Status

The current contract statuses were shared with the Commissioners.

b. Riverbend Lift Station Safety Site

Working on finalizing the Facilities Plan. To be completed shortly and submitted for review. Once reviewed will be submitted to the DNR. Will be looking into the videos and inspecting the Root River Interceptor to see if there is a I & I issue that needs to be repaired. There is high I & I in this sewershed.

c. Riverbend Lift Station & Forcemain Upgrade

Working on Facilities Plan.

d. DeBack Industrial Park Phase 3 Improvements

Tentatively set the Public Hearing for February 14.

e. Annual Televising Program – Sanitary Sewer

Continuing to perform repairs that staff can perform. Had a conversation with Green Bay Pipe about services for the year. They will be providing information on pipe bursting.

f. Water Impact Fee / Sewer Connection Fee Update

Reached out to Mount Pleasant staff for per acre fee. Awaiting information. Received acreage for study area. Working on alternatives.

g. EPA Risk & Resilience Assessment and Emergency Response Plan

Emergency Response Plan for Water completed and submitted.

h. Hoods Creek Attenuation Basin Expansion

Received permit from the DNR. Will be advertising the project on January 13th & 20th. Bid Opening scheduled for February 10th.

i. Central Lift Station Safety Site & Attenuation Basin

Updated Facilities Plan based on comments from the DNR. Awaiting final approval. Preliminary Design being worked on. Proposed to be bid in April 2023 with Construction May 2023 – July 2024.

j. North Kremer Watermain Project

Project is progressing.

k. Dominican Lift Station Rehab Project

Opened bids on December 21st. On agenda this evening for Contract Award. Will be forwarding to the Village Board for January 17th.

l. Erie Street Sanitary Sewer Improvements

Reesman's have indicated they may want to start in February. Will be coordinating a Preconstruction Meeting, they plan to perform project in Spring. Preconstruction Meeting set for February 4th.

m. Concord Apartments Meter Vault

Extended offer to owner. He requested an additional \$1,900 for a total of \$7,000. Approved request and awaiting documents for final easement.

n. Hoods Creek – Aldebaran Brushing Project

Looking for contractor to have log jams removed.

o. Alcyn Drive – Drainage Complaint

Waiting for contractor pricing. Then will respond to owners.

p. Douglas Avenue – OMG Ditch Project

Plans have been revised and submitted. Working on obtaining permits from DNR & Army Corps of Engineers. Will be scheduling a meeting with the owners in the next 2 weeks to go over revisions.

q. Turtle Creek Restoration

Discussed project with Southern Wisconsin Appraisal. They are looking to begin the appraisals on the properties in February.

r. Westview Village Storm Improvements

Reviewed preliminary plans and provided revisions to Design Engineer. Should receive updates soon.

8. Action Items

a. O'Malley Site (Highway 31 / Highway 38) Storm Water Management Plan / Site Grading Plan Conditional Approval

Upon a motion by Minto and seconded by Wishau, the Commission moved to conditionally approve the Storm Water Management Plan and Site Grading Plan for the Land Disturbance Permit for the O'Malley Investments property located at the Northeast corner of Highway 31 & Highway 38 subject to the conditions in the Public Services Director's January 4, 2022 memo. **Motion carried.**

b. Faithbridge Church Storm Water Management Plan Conditional Approval

Upon a motion by Minto and seconded by Wishau, the Commission moved to conditionally approve the Storm Water Management Plan for Faithbridge

Church located at 10402 Northwestern Avenue subject to the conditions in the Public Services Director's January 4, 2022 memo. **Motion carried.**

c. Prairie Pathways – Button Bush Drive (Phase IV) Engineering Improvements Plan Conditional Approval

Upon a motion by Minto and seconded by Sullivan, the Commission moved to conditionally approve the Engineering Improvements Plan for Prairie Pathways – Button Bush Drive (Phase IV) subject to the conditions in the Public Services Director's January 4, 2022 memo. **Motion carried.**

d. Briarwood of Caledonia – Subdivision System Acceptance

Upon a motion by Sullivan and seconded by Minto, the Commission moved to accept the Subdivision System for Briarwood Condominium. **Motion carried.**

e. Dominican Lift Station Improvements – Contract Award

Upon a motion by Minto and seconded by Pirk, the Commission moved to authorize the Caledonia Utility District to issue the Notice of Award to August Winter & Sons, Inc for the Dominican Lift Station Improvements Project in the amount of \$719,500.00. **Motion carried.**

Upon a motion by Minto and seconded by Sullivan, the Commission moved to authorize the Utility District President and Secretary to execute any contract documents as necessary. **Motion carried.**

f. Kiriaki/Bodenbach CSM – Easement Request

Director Bunkelman went through his memo discussing the condition of approval of the CSM, the recommended extension of the sanitary sewer and watermain, the approximate depth of the sanitary sewer due to the change in grade of the road, and what the land splitter was told and when that information was given to them. Recommendation from staff was to deny this request because it does not meet Utility District policy.

Steve Wamser, Synergy Homes, Matthew Bodenbach, Lot 1 owner, Greg Kiriaki, Lot 2 owner, and Joe Kiriaki, land splitter, were in attendance for this item. They shared their various views on the item.

Upon a motion by Pirk and seconded by Sullivan, the Commission moved to approve the use of an Easement for Sanitary Sewer & Water laterals based off of the approval of the Plan Commission and Village Board of the Certified Survey Map. There shall be a separate Easement document created, at no cost to the Village, between the owners with review by the Village Attorney and the Owners Attorney. The Easement shall be in perpetuity and approved by the owners and the Village. **Motion carried.**

g. Kadow Drainage Easement Variance Request

Director Bunkelman presented the request and explained the attachments within the packet.

Upon a motion by Minto and seconded by Sullivan, the Commission moved to deny the request for installing 20 Blue Arrow Juniper Trees and brown bark mulch in the Eastern 4' of the 30' Drainage Easement based on the following:

- The Site Grading Instruction Sheet issued with the Building Permit informed the owner that trees are not allowed in the 30' Drainage Easement.
- The granting of this request in the 30' Drainage Easement would be precedent setting in the Auburn Hills subdivision.

Motion carried.

h. Smoke Testing Plan

Upon a motion by Sullivan and seconded by Minto, the Commission moved to layover this item to next month to calculate costs and information from contractor. **Motion carried.**

i. Final Acceptance Rebid of DeBack Industrial Park Phase 3 Improvements

Upon a motion by Sullivan and seconded by Minto, the Commission moved to recommend Final Acceptance of the Rebid of DeBack Industrial Park Phase 3 Improvements Projects. **Motion carried.**

9. Adjournment

Upon a motion by Minto and seconded by Pirk, the Commission moved to adjourn the regular meeting at 8:23pm. **Motion carried.**

Respectively submitted,
Anthony A. Bunkelman P.E.
Public Services Director