



VILLAGE OF CALEDONIA UTILITY DISTRICT MEETING AGENDA

Wednesday, September 6, 2023 – 6:00 p.m.

Caledonia Village Hall – 5043 Chester Lane

THIS WILL BE AN IN-PERSON MEETING

1. **Meeting Called to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. Utility District Regular Meeting – August 2, 2023
4. **Citizen Comments**
5. **Communications and Announcements**
 - a. Racine Water Utility Agenda & Minutes
 - b. Racine Wastewater Utility Agenda & Minutes
 - c. Utility Operator Staffing Update
6. **Approval of O&M Bills**
 - a. O&M Bills related to the Sewer, Water & Storm Water Utility District
7. **Project Updates**
 - a. Construction Contract Status
 - b. Riverbend Lift Station Safety Site, Lift Station & Forcemain Upgrade
 - c. Annual Televising Program – Sanitary Sewer
 - d. Water Impact Fee / Sewer Connection Fee Update
 - e. Hoods Creek Attenuation Basin Expansion
 - f. Central Lift Station Safety Site & Attenuation Basin
 - g. Dominican Lift Station Rehab Project
 - h. Washington Meadows Watermain Project
 - i. TID #4 Elevated Storage Tank & Adams Road Watermain
 - j. Hoods Creek – Aldebaran Brushing Project
 - k. Douglas Avenue OMG Ditch Project
 - l. Turtle Creek Restoration
 - m. Westview Village Storm Improvements
8. **Action Items**
 - a. Change Order #13 – Hoods Creek Attenuation Basin Expansion
 - b. Change Order #14 – Hoods Creek Attenuation Basin Expansion
 - c. Reconciliation Request – Hood Creek Attenuation Basin Expansion / Homestead Acres Subdivision
 - d. Water Impact Fee / Sewer Connection Fee – Ordinance change for REU on current meters
 - e. Authorization of Signatures – Watermain & Sewer Assessment Settlement Agreement – 13010 4 Mile Road – Darlene Daines
 - f. Authorization of Signatures – Watermain & Sewer Assessment Settlement Agreement – 13510 4 Mile Road – William & Judith Hurtienne
 - g. Authorization of Signatures – Watermain & Sewer Assessment Settlement Agreement – 13108 4 Mile Road – Rebecca Keeku
 - h. Storm Water Management Plan – Site Grading Plan Conditional Approval – Crawford Park
 - i. 2024 Utility District Budget
9. **Adjournment**

**Village of Caledonia Utility District Meeting
August 2, 2023**

1. Meeting Called to Order – The Regular Meeting of the Village of Caledonia Utility District was held on Wednesday, August 2, 2023. The meeting was called to order by President Howard Stacey at 6:00 pm.

2. Roll Call – Those present were President Howard Stacey, Commissioners Robert Kaplan, John Strack, Dave Ruffalo and Trustee Lee Wishau. Also, present was Public Services Director Anthony Bunkelman.

3. Approval of Minutes

a. Upon a motion by Trustee Wishau and seconded by Commissioner Strack, the Commission approved the minutes from the Utility District's previous regular meeting held July 5, 2023. **Motion carried.**

4. Citizens Comments

5. Communications and Announcements

a. Racine Water Utility Agenda

The Commission looked over the agenda and minutes from the July 18th meeting of the Racine Water Utility. Director Bunkelman gave a brief summary of the meeting.

b. Racine Wastewater Utility Agenda & Minutes

The Commission looked over the agenda and minutes from the June 20th & July 18th meetings of the Racine Wastewater Utility. Director Bunkelman gave a brief summary of the meetings.

c. Utility Operator Staffing Update

Director Bunkelman informed the Commission that Moraine Park student option is being explored.

6. Approval of O&M Bills

a. Trustee Wishau moved to approve the Sewer Utility Invoices in the amount of \$573,405.26 from the July 28th invoice list. Seconded by Commissioner Strack. **Motion carried.**

b. Trustee Wishau moved to approve the Water Utility Invoices in the amount of \$34,706.05 from the July 28th invoice list. Seconded by Commissioner Kaplan. **Motion carried.**

c. Trustee Wishau moved to approve the Storm Water Utility Invoices in the amount of \$29,219.69 from the July 28th invoice list. Seconded by Commissioner Kaplan. **Motion carried.**

7. Project Updates

a. Construction Contract Status

The current contract statuses were shared with the Commissioners.

b. Riverbend Lift Station Safety Site, Lift Station & Forcemain Upgrade

Looking to wrap up the Facility Plan to have it reviewed by staff. Once reviewed will submit to the DNR and look to schedule a Public Hearing.

c. Annual Televising Program – Sanitary Sewer

Will continue to perform repairs that staff can perform.

d. Water Impact Fee / Sewer Connection Fee Update

Reviewing information received.

e. Hoods Creek Attenuation Basin Expansion

Flushing gates have been adjusted to meet leak tolerance. Will have Operators check them out. Checking settlement over conduit runs. Working on sealing joint between flushing basin and existing basin.

f. Central Lift Station Safety Site & Attenuation Basin

Design meeting held on July 26th. Discussion revolved around pump rebuilds and forcemain condition. Getting pricing for pump rebuild vs new pumps. Also discussed generators. Existing generator and fuel container do not meet current code. Looking to size 1 generator for entire site. Also will need to have above ground exterior fuel tank. Discussed installation of a new muffin monster to eliminate the issue with rags plugging up the small pumps consistently.

g. Dominican Lift Station Rehab Project

Working through issue with fence gate. Volute drains need to be installed.

h. Washington Meadows Watermain

Restoration has been a challenge on some lots. Contractor has been watering. Contractor has also cut weeds on some properties that have not been watering.

i. TID #4 Elevated Storage Tank & Adams Road Watermain

Study to be completed soon. Elevated Tank Plans are near complete. Submitting design report and 90% plans to DNR for approval.

j. Hoods Creek – Aldebaran Brushing Project

Contractor looking to perform project this year when weather conditions are acceptable. Will be sending letters to owners to inform them of work.

k. Douglas Avenue – OMG Ditch Project

Awaiting final restoration and Final Pay Request (with lien waivers).

l. Turtle Creek Restoration

Southern Wisconsin Appraisal meeting with owners to discuss easement acquisition. Plans for the project have been completed. Root Pike WIN held Public Meetings for informational purposes. July 27th and August 1st at Village Hall. 6pm to 7pm.

m. Westview Village Storm Improvements

Awaiting final restoration. Will need to process a Change Order for time when received.

8. Action Items

a. Request for Administrative Review of Storm Water Fee – former North Park School

Director Bunkelman went through the information that was prepared for the request. He recommends that additional information be provided by the owner. The information requested is a layout of the building, indicating the portions/areas of the building being used as a single-family home and what the balance of the building is being used for (current & future).

Trustee Wishau moved to have the applicant provide additional information for the Utility District to have a recommendation on the administrative review. Seconded by Commissioner Ruffalo. **Motion carried.**

b. Authorization of Signatures – Storm Water Drainage Easement – 10126 Caddy Lane – Scott & Cheryl Brooks

Trustee Wishau moved to authorize the President and Secretary of the Caledonia Utility District to execute the Storm Water Easement for 10126 Caddy Lane with Scott & Cheryl Brooks. Seconded by Commissioner Kaplan. **Motion carried.**

c. Subdivision System Acceptance – Bluffside – Bluffside Estates LLC

Trustee Wishau moved to accept the Subdivision System for Bluffside subject to a satisfactory review of the asbuilts. Seconded by Commissioner Kaplan. **Motion carried.**

9. Adjournment

Upon a motion by Trustee Strack and seconded by Commissioner Kaplan, the Commission moved to adjourn the regular meeting at 6:38pm. **Motion carried.**

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



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Agenda Waterworks Commission

Tuesday, August 15, 2023

4:00 PM

City Hall, Room 207 A/B

ROLL CALL

[0794-23](#)

Subject: Approval of Minutes for the July 18, 2023, Meeting

Fiscal Note: N/A

Attachments:

[water minutes 07.18.23](#)

[0795-23](#)

Subject: Request to Submit Application to WE Energies for EV Station Pilot Program

Fiscal Note: N/A

Attachments:

[we energies_ev charger pilot prog app](#)

[0796-23](#)

Subject: Change Order No. 1 on Contract W-22-3, 2022 Pavement Restoration, Conventional Concrete Systems (Contractor)

Fiscal Note: Contract change results in a net cost increase of \$165,552.11.

Attachments:

[w-22-3 co#1](#)

[0797-23](#)

Subject: Final Payment Request on Contract W-22-3, 2022 Pavement Restoration, Conventional Concrete Systems (Contractor)

Fiscal Note: Contract W-22-3 is complete at a final cost of \$500,722.11.

Attachments:

[w-22-3_req for final pmt_ltr to comsrs](#)

[0798-23](#)

Subject: Change Order No. 2 on Contract W-23-3, 2023 Lead Service Replacements, Reesman's Excavating & Grading (Contractor)

Fiscal Note: Contract change results in a net credit of (\$14,700.00).

Attachments:

[w-23-3 co#2](#)

[0799-23](#)

Subject: Final Payment Request on Contract W-23-3, 2023 Lead Service Replacements, Reesman's Excavating & Grading (Contractor)

Fiscal Note: Contract W-23-3 is complete at a final cost of \$275,311.13.

Attachments: [w-23-3_req for final pmt_ltr to comsrs](#)

[0800-23](#)

Subject: Developer's Agreement for the 90th St. Water Main Extension Development Project (V. Mount Pleasant, developer)

Fiscal Note: The developer pays all costs associated with the installation of the water main estimated at \$1,300,000.00.

Attachments: [developer's agreement_90th st wtr main ext](#)

[0801-23](#)

Subject: Proposal from Kapur for Construction-Related Services for the 90th St. Water Main Extension Development Project

Fiscal Note: The total cost of the proposal is \$42,000 paid by the developer.

Attachments: [crs proposal_90th st wtr main ext](#)

[0802-23](#)

Subject: Request to Submit Application to the Public Services Commission for Partial Funding of Private-Side Lead Service Line Replacement

Fiscal Note: N/A

[0803-23](#)

Subject: Submission of the Proposed 2024 Operations and Maintenance Budget, and the Proposed 2024-2028 Capital Improvement Plan

Fiscal Note: N/A

Attachments: [2024 proposed budget_water](#)

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Water Utility Administration Office at 262.636.9181, at least 48 hours prior to this meeting.



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Draft

Waterworks Commission

Tuesday, August 15, 2023

4:00 PM

City Hall, Room 207 A/B

ROLL CALL

PRESENT: 7 - Natalia Taft, John Tate II, Stacy Sheppard, Cory Mason, Paul Vornholt, Mollie Jones and Terry McCarthy

EXCUSED: 1 - Jason Meekma

[0794-23](#)

Subject: Approval of Minutes for the July 18, 2023, Meeting

Recommendation: To Approve

Fiscal Note: N/A

A motion was made by Vice President Taft, seconded by Sheppard, that this file be Approved

[0795-23](#)

Subject: Request to Submit Application to WE Energies for EV Station Pilot Program

Recommendation: To Approve

Fiscal Note: N/A

The Water Utility Director presented information on a pilot program being offered by WE Energies to help offset the upfront costs associated with installing electric vehicle charging stations. The program offers credits to help pay for costs of utility upgrades as well as provides possible rebates for facility electrical work.

A motion was made by Vice President Taft, seconded by Mayor Mason, that this file be Approved

[0796-23](#)

Subject: Change Order No. 1 on Contract W-22-3, 2022 Pavement Restoration, Conventional Concrete Systems (Contractor)

Fiscal Note: Change Order is in the amount of \$165,552.11, bringing the total contract amount to \$500,722.11.

A motion was made by Vice President Taft, seconded by Sheppard, that this file be Approved

[0797-23](#)

Subject: Final Payment Request on Contract W-22-3, 2022 Pavement

Restoration, Conventional Concrete Systems (Contractor)

Recommendation: To Approve

Fiscal Note: Contract W-22-3 is complete at a final cost of \$500,722.11. Utility to pay Contractor retainage amount of \$8,379.25.

A motion was made by Vice President Taft, seconded by Alder Jones, that this file be Approved

[0798-23](#)

Subject: Change Order No. 2 on Contract W-23-3, 2023 Lead Service Replacements, Reesman's Excavating & Grading (Contractor)

Recommendation: To Approve

Fiscal Note: Change Order is in the net credit amount of (\$14,700.00), bringing the total contract amount to \$275,311.13

A motion was made by Vice President Taft, seconded by Sheppard, that this file be Approved

[0799-23](#)

Subject: Final Payment Request on Contract W-23-3, 2023 Lead Service Replacements, Reesman's Excavating & Grading (Contractor)

Recommendation: To Approve

Fiscal Note: Contract W-23-3 is complete at a final cost of \$275,311.13. Utility to pay Contractor retainage amount of \$6,968.13.

A motion was made by Sheppard, seconded by Alder Jones, that this file be Approved

[0800-23](#)

Subject: Developer's Agreement for the 90th St. Water Main Extension Development Project (V. Mount Pleasant, developer)

Recommendation: To Approve with Referral to Finance & Personnel Committee

Fiscal Note: The developer pays all costs associated with the installation of the water main estimated at \$1,300,000.00.

The Water Utility Director presented the Developer's Agreement for the 90th Street Water Main Extension Development Project, which consists of about 5,000 ft. of 16" water main extension south of Braun Rd. and north of CTH-KR in Mt. Pleasant. The 2004 Retail Water Agreement Sect. 5b provides that the water main be built to Utility specifications, and upon successful structural testing and receipt of as-built drawings,

the water main would be dedicated as an asset for the Utility to maintain.

A motion was made by Sheppard, seconded by Alder Jones, that this file be Referred to the Finance and Personnel Committee

[0801-23](#)

Subject: Proposal from Kapur for Construction-Related Services for the 90th St. Water Main Extension Development Project

Recommendation: To Approve

Fiscal Note: The total cost of the proposal is \$42,000 paid by the developer.

The Water Utility Director presented proposal by Kapur for the inspection services for the water main installation.

A motion was made by Sheppard, seconded by Vice President Taft, that this file be Approved

[0802-23](#)

Subject: Request to Submit Application to the Public Services Commission for Partial Funding of Private-Side Lead Service Line Replacement

Recommendation: To Approve

Fiscal Note: N/A

The Water Utility Director presented information regarding changes on private lead service line (LSL) replacement funding that are being implemented by the Wisconsin Department of Natural Resources (WDNR). Beginning in 2024, private and public LSL funding will now be covered under the Safe Drinking Water Loan Program (SDWLP), with the private-side being eligible for principal forgiveness (PF). The application if approved, would allow the Utility to fund up to 50% of private-side LSL replacement cost should PF not cover the full cost.

A motion was made by Vice President Taft, seconded by Sheppard, that this file be Approved

[0803-23](#)

Subject: Submission of the Proposed 2024 Operations and Maintenance Budget, and the Proposed 2024-2028 Capital Improvement Plan

Recommendation: To Receive & File

Fiscal Note: N/A

The Water Utility Director presented the proposed 2024 Operations and Management Budget, and proposed Capital Improvement Plan for 2024-2028. The proposed budget will be considered for approval at the September Waterworks Commission Meeting.

A motion was made by Vice President Taft, seconded by Mayor Mason, that this file be Received and Filed

Adjournment

There being no further business to address, the meeting was adjourned at 4:59 p.m.



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Agenda Wastewater Commission

Tuesday, August 15, 2023

4:30 PM

City Hall, Room 207 A/B

ROLL CALL

[0805-23](#)

Subject: Approval of Minutes for the July 18, 2023, Meeting

Fiscal Note: N/A

Attachments:

[ww minutes 07.18.23](#)

[0806-23](#)

Subject: Communication from Wastewater Utility Director acknowledging Gold Peak Performance Award NACWA

Fiscal Note: N/A

Attachments:

[gold peak perf award descript](#)

[0807-23](#)

Subject: Communication from Wastewater Utility Director regarding Wastewater Pathogen Surveillance Update

Fiscal Note: N/A

Attachments:

[ww pathogen surveillance](#)

[0808-23](#)

Subject: Request to Submit Application to WE Energies for EV Station Pilot Program

Fiscal Note: N/A

Attachments:

[we energies ev charger pilot prog app](#)

[0810-23](#)

Subject: Bid Opening Results on Contract B-23, North Main Street Sanitary Sewer Relay

Fiscal Note: 2023 CIP joint project with the City: Total of \$1,302,721.00 (Utility: \$662,715.50 / City: \$640,005.50).

Attachments:

[B-23 bid opening memo tab results](#)

[0809-23](#)

Subject: Submission of the Proposed 2024 Operations and Maintenance

Budget, and the Proposed 2024-2028 Capital Improvement Plan

Fiscal Note: N/A

Attachments: [2024 proposed budget ww](#)

Adjournment

If you are disabled and have accessibility needs or need information interpreted for you, please contact the Wastewater Utility Administration Office at 262.636.9181, at least 48 hours prior to this meeting.



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Draft Wastewater Commission

Tuesday, August 15, 2023

4:30 PM

City Hall, Room 207 A/B

The meeting was called to order by President Taft at 5:04 P.M.

ROLL CALL

PRESENT: 10 - Natalia Taft, Stacy Sheppard, Claude Lois, John Tate II, Paul Vornholt, Cory Mason, Anthony Beyer, Mollie Jones, Terry McCarthy and Anthony Bunkelman

EXCUSED: 3 - John Hewitt, Dean Rosenberg and Jason Meekma

[0805-23](#)

Subject: Approval of Minutes for the July 18, 2023, Meeting

Recommendation: To Approve

Fiscal Note: N/A

A motion was made by Vice President Tate II, seconded by Sheppard, that this file be Approved

[0806-23](#)

Subject: Communication from Wastewater Utility Director acknowledging Gold Peak Performance Award NACWA

Recommendation: To Receive & File

Fiscal Note: N/A

The Wastewater Utility Director reported on the Utility receiving recognition with a Gold Peak Performance Award from the National Association of Clean Water Agencies (NACWA). Gold award recipients must be members of NACWA, as well as have maintained one year of perfect (100%) compliance with their NPDES permits.

A motion was made by Mayor Mason, seconded by Alder McCarthy, that this file be Received and Filed

[0807-23](#)

Subject: Communication from Wastewater Utility Director regarding Wastewater Pathogen Surveillance Update

Recommendation: To Receive & File

Fiscal Note: N/A

The Wastewater Utility Director presented update on the UW-Milwaukee School of Fresh Water Sciences in conjunction with the Wisconsin State Laboratory of Hygiene being selected by the Center for Disease Control (CDC) as one of the 4 National Wastewater Surveillance Centers of Excellence to receive funding through July 2027 to continue pathogen surveillance in wastewater treatment. New areas of surveillance to be added with this additional funding include seasonal flu, RSV, adenoviruses, norovirus, as well as antibiotic resistant organisms of concern.

A motion was made by Sheppard, seconded by Vice President Tate II, that this file be Received and Filed

[0808-23](#)

Subject: Request to Submit Application to WE Energies for EV Station Pilot Program

Recommendation: To Approve

Fiscal Note: N/A

The Wastewater Utility Director presented information on a pilot program being offered by WE Energies to help offset the upfront costs associated with installing electric vehicle (EV) charging stations. The program may assist by way of credits or rebates in relation to the type and number of EV stations installed.

A motion was made by Mayor Mason, seconded by Vice President Tate II, that this file be Approved

[0810-23](#)

Subject: Bid Opening Results on Contract B-23, North Main Street Sanitary Sewer Relay

Recommendation: To Approve

Fiscal Note: 2023 CIP joint project with the City: Total of \$1,302,721.00 (Utility: \$662,715.50 / City: \$640,005.50).

The Wastewater Utility Director submitted the bid results on Contract B-23, in the amount of \$1,302,721.00, and recommended approval to the lowest responsible bidder, that being Reesman's Excavating & Grading, Inc. The Wastewater Utility Director is authorized and directed to execute the contract on behalf of the Wastewater Utility.

A motion was made by Lois, seconded by Bunkelman, that this file be Approved

[0809-23](#)

Subject: Submission of the Proposed 2024 Operations and Maintenance Budget, and the Proposed 2024-2028 Capital Improvement Plan

Recommendation: To Receive & File

Fiscal Note: N/A

The Wastewater Utility Director presented the proposed 2024 Operations and Management Budget, and proposed Capital Improvement Plan for 2024-2028. The proposed budget will be considered for approval at the September Wastewater Commission Meeting.

A motion was made by Mayor Mason, seconded by Alder McCarthy, that this file be Received and Filed

Adjournment

There being no further business to address, the meeting was adjourned at 5:39 p.m.

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
A.W. OAKES & SONS, INC							
Storm Water Utility Fund	9	A.W. OAKES & SONS, INC	32875-RT	STH 32 STREAM RESTORATION	08/31/2023	8,639.36	502-00-65154 HWY 32 Stream Restoration
Total A.W. OAKES & SONS, INC:						8,639.36	
ACH - SIMPLIFILE, LC							
Storm Water Utility Fund	768	ACH - SIMPLIFILE, LC	QUIT CLAIM &	MONA PARK - QUIT CLAIM DEE	06/29/2023	70.50	502-00-61100 Legal Fees
Total ACH - SIMPLIFILE, LC:						70.50	
ACH - SUPERFLEET							
Sewer Utility Fund	1730	ACH - SUPERFLEET	EJ974 082023	JUL-23; VEHICLE FUEL	07/20/2023	20.18	501-00-63200 Fuel, Oil, Fluids
Water Utility Fund	1730	ACH - SUPERFLEET	EJ974 082023	JUL-23; VEHICLE FUEL	07/20/2023	20.17	500-00-63200 Fuel, Oil, Fluids
Sewer Utility Fund	1730	ACH - SUPERFLEET	MAY 2023	JUN-23; FUEL PURCHASES	06/20/2023	18.79	501-00-63200 Fuel, Oil, Fluids
Water Utility Fund	1730	ACH - SUPERFLEET	MAY 2023	JUN-23; FUEL PURCHASES	06/20/2023	18.79	500-00-63200 Fuel, Oil, Fluids
Total ACH - SUPERFLEET:						77.93	
ACH - WE ENERGIES							
Sewer Utility Fund	380	ACH - WE ENERGIES	4869378	3095 LAKE MEADOW DR - ELEC	08/18/2023	13,882.98	501-00-64240 Building Repairs & Maintenance
Total ACH - WE ENERGIES:						13,882.98	
ALL-WAYS CONTRACTORS, INC							
Storm Water Utility Fund	9289	ALL-WAYS CONTRACTORS, INC	2023-02-1	PROJECT 2023-02 CULVERT RE	08/10/2023	118,314.01	502-00-64240 Building Repairs & Maintenance
Total ALL-WAYS CONTRACTORS, INC:						118,314.01	
BADGER METER INC.							
Water Utility Fund	163	BADGER METER INC.	1596136	NEW WATER METER	08/02/2023	2,385.11	500-18701-107 CIP - Meters
Total BADGER METER INC.:						2,385.11	
BECC CORPORATION							
Sewer Utility Fund	191	BECC CORPORATION	3603	EQUIVALENT OXYGEN SENSO	07/12/2023	1,479.99	501-00-64240 Building Repairs & Maintenance
Total BECC CORPORATION:						1,479.99	
BUY RIGHT, INC.							
Water Utility Fund	273	BUY RIGHT, INC.	14873-404449	BATTERY	07/05/2023	70.34	500-00-63300 Vehicle Repairs & Maintenance

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-404449	BATTERY	07/05/2023	70.35	501-00-63300 Vehicle Repairs & Maintenance
Total BUY RIGHT, INC.:						140.69	
CNA SURETY							
Storm Water Utility Fund	381	CNA SURETY	66668363N - 2	2023-2027 RENEWAL NOTARY B	05/24/2023	30.00	502-00-51320 Memberships/Dues
Total CNA SURETY:						30.00	
CORE & MAIN LP							
Water Utility Fund	405	CORE & MAIN LP	T275415	VALVES AND MISC. PARTS	07/26/2023	2,966.24	500-00-64240 Building Repairs & Maintenance
Total CORE & MAIN LP:						2,966.24	
DORNER COMPANY							
Sewer Utility Fund	551	DORNER COMPANY	507087	APCO SERVICE - INSPECT AIR	08/10/2023	1,750.00	501-00-64240 Building Repairs & Maintenance
Water Utility Fund	551	DORNER COMPANY	507237	LIMIT SWITCH AND BRACKET P	08/23/2023	1,279.00	500-00-64240 Building Repairs & Maintenance
Total DORNER COMPANY:						3,029.00	
FOTH INFRASTRUCTURE & ENVIRO, LLC							
Storm Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	85154	PROF SERVICES THROUGH 7/7	07/28/2023	512.52	502-00-65154 HWY 32 Stream Restoration
Storm Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	85155	WESTVIEW VILLAGE STORMWA	07/28/2023	110.40	502-00-65156 Westview Village Storm
Storm Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	85156	STORM SEWER GPS LOCATES	07/28/2023	607.20	502-00-65152 GIS Update
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	85168	RIVERBEND PROJECT THRU 7/	07/28/2023	718.80	501-18725-000 CIP-Riverbend Safety Site
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	85171	PROF SERVICES THROUGH 7/7	07/28/2023	14,011.72	501-18736-000 CIP-Hoods Creek Attenuation
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	85172	PROF SERVICES THROUGH 7/7	07/28/2023	404.80	500-18735-107 CIP - North Kremer Watermain
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	85174	PROF SERVICES THROUGH 7/7	07/28/2023	5,936.80	500-18737-107 CIP - WASHINGTON MEADOWS
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	85177	CUD GENERAL ENGINEERING	07/28/2023	885.60	500-00-61340 Engineering Design Charges
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	85179	EATON CORP WATER EXTENSI	07/28/2023	6,619.40	500-00-61340 Engineering Design Charges
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	85180	CMOM 2023 PROF SERVICES T	07/28/2023	9,836.30	501-00-61340 Engineering Design Charges
Storm Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	85674	STH 32 STREAM RESTORATION	08/31/2023	239.20	502-00-65154 HWY 32 Stream Restoration
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	85679	RIVER BEND LIFT STATION SAF	08/31/2023	570.40	501-18725-000 CIP-Riverbend Safety Site
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	85682	JUL-23; HOOD CREEK BASIN E	08/31/2023	232.40	501-18736-000 CIP-Hoods Creek Attenuation
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	85685	WASHINGTON MEADOWS WAT	08/31/2023	827.20	500-18737-107 CIP - WASHINGTON MEADOWS
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	85688	CUD GENERAL ENGINEERING	08/31/2023	1,527.20	501-00-61340 Engineering Design Charges
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	85689	EATON CORP WATER EXTENSI	08/31/2023	2,468.20	500-00-61340 Engineering Design Charges
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	85690	CMOM 2023	08/31/2023	92.00	501-00-61340 Engineering Design Charges

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Total FOTH INFRASTRUCTURE & ENVIRO, LLC:						45,600.14	
G & F EXCAVATING							
Water Utility Fund	687	G & F EXCAVATING	35873	EMERGENCY WATER MAIN REP	08/06/2023	15,090.00	500-00-64240 Building Repairs & Maintenance
Water Utility Fund	687	G & F EXCAVATING	35875	REPAIR WAER MAIN VALVE @	08/08/2023	5,807.50	500-00-64240 Building Repairs & Maintenance
Water Utility Fund	687	G & F EXCAVATING	35878	3600 LEO LN REMOVE WTR MA	08/10/2023	4,925.00	500-00-64240 Building Repairs & Maintenance
Total G & F EXCAVATING:						25,822.50	
J. MILLER ELECTRIC INC							
Sewer Utility Fund	9224	J. MILLER ELECTRIC INC	8631	ELECTRICAL WORK @ LAKE M	08/17/2023	32,587.61	501-00-64240 Building Repairs & Maintenance
Total J. MILLER ELECTRIC INC:						32,587.61	
KORTENDICK HARDWARE							
Water Utility Fund	1096	KORTENDICK HARDWARE	159238	AA BATTERIES	07/13/2023	9.45	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	159238	AA BATTERIES	07/13/2023	9.44	501-00-64070 Work Supplies
Total KORTENDICK HARDWARE:						18.89	
MILWAUKEE METROPOLITAN SEWAGE DISTRICT							
Sewer Utility Fund	1338	MILWAUKEE METROPOLITAN S	170-23	Q2-2023 SEWER TREATMENT S	08/02/2023	11,196.31	501-00-62550 Sewer Treatment Charges
Total MILWAUKEE METROPOLITAN SEWAGE DISTRICT:						11,196.31	
NETWORK SPECIALIST OF RACINE, INC.							
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	44689	SEP-23;- REMOTE BACK-UP MO	08/07/2023	125.00	500-00-64320 IT Infrastructure
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	44689	SEP-23; REMOTE BACK-UP MO	08/07/2023	125.00	501-00-64320 IT Infrastructure
Total NETWORK SPECIALIST OF RACINE, INC.:						250.00	
NORTHERN LAKE SERVICE, INC							
Water Utility Fund	1411	NORTHERN LAKE SERVICE, IN	2312416	AUG-23; VH BAC "T" SAMPLES	08/03/2023	27.50	500-00-62560 Water Sampling and Testing
Water Utility Fund	1411	NORTHERN LAKE SERVICE, IN	2313304	DIS. BYPRODUCTS SAMPLES	08/15/2023	681.48	500-00-62560 Water Sampling and Testing
Total NORTHERN LAKE SERVICE, INC:						708.98	
OAK CREEK WATER UTILITY							
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5214	JULY 23 - WATER SAMPLES	07/11/2023	365.00	500-00-62560 Water Sampling and Testing

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title	
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5220	JULY-23; WATER SAMPLES TES	07/27/2023	365.00	500-00-62560	Water Sampling and Testing
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5226	JUL-23; WATER SAMPLES	08/07/2023	365.00	500-00-62560	Water Sampling and Testing
Total OAK CREEK WATER UTILITY:						1,095.00		
OLDCASTLE INFRASTRUCTURE, INC								
Sewer Utility Fund	9181	OLDCASTLE INFRASTRUCTUR	270052160	24" ID X 2" THICK ADJ RING	07/19/2023	520.00	501-00-64240	Building Repairs & Maintenance
Sewer Utility Fund	9181	OLDCASTLE INFRASTRUCTUR	270052160	24" ID X 3" THICK ADJ RING	07/19/2023	481.00	501-00-64240	Building Repairs & Maintenance
Total OLDCASTLE INFRASTRUCTURE, INC:						1,001.00		
SCHNABEL PRINTING AND INVITATION CENTER								
Water Utility Fund	1033	SCHNABEL PRINTING AND INVI	125806	08/23/2023 UTILITY DISTRICT "P	08/23/2023	18.15	500-00-64030	Office Supplies
Sewer Utility Fund	1033	SCHNABEL PRINTING AND INVI	125806	08/23/2023 UTILITY DISTRICT "P	08/23/2023	18.15	501-00-64030	Office Supplies
Total SCHNABEL PRINTING AND INVITATION CENTER:						36.30		
SME SEASONAL SERVICES LLC								
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6772	MOWING - 5 1/2 MILE & CHARL	07/30/2023	170.00	502-00-64260	Grounds Repairs & Maintenance
Total SME SEASONAL SERVICES LLC:						170.00		
STARNET TECHNOLOGIES								
Water Utility Fund	1855	STARNET TECHNOLOGIES	0092393-IN	MEMCO BOOSTER STA MISC. R	06/15/2023	20,208.00	500-00-64240	Building Repairs & Maintenance
Total STARNET TECHNOLOGIES:						20,208.00		
STRAND ASSOCIATES INC.								
Storm Water Utility Fund	1893	STRAND ASSOCIATES INC.	0200174	ILLICIT DISCHARGE/DETECTIO	08/09/2023	2,767.17	502-00-62101	MS4 - ILLICIT DISCHARGE
Total STRAND ASSOCIATES INC.:						2,767.17		
UTILITY VENDOR REFUND								
Water Utility Fund	8996	UTILITY VENDOR REFUND	007-3848-00	8/8/23 UTILITY REFUND DUPLIC	08/08/2023	15.53	500-00-46255	Public Fire Protection
Sewer Utility Fund	8996	UTILITY VENDOR REFUND	007-3848-00	8/8/23 UTILITY REFUND DUPLIC	08/08/2023	170.00	501-00-46251	Residential Service
Water Utility Fund	8996	UTILITY VENDOR REFUND	007-3848-00	8/8/23 UTILITY REFUND DUPLIC	08/08/2023	61.91	500-00-46251	Residential Service
Total UTILITY VENDOR REFUND:						247.44		

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
VORPAHL FIRE & SAFETY							
Water Utility Fund	2092	VORPAHL FIRE & SAFETY	215365987	GAS NITROGEN 99.999%	07/26/2023	104.00	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	2092	VORPAHL FIRE & SAFETY	215365987	GAS NITROGEN 99.999%	07/26/2023	104.00	501-00-64240 Building Repairs & Maintenance
Total VORPAHL FIRE & SAFETY:						208.00	
WESTERN CULVERT & SUPPLY INC.							
Storm Water Utility Fund	2131	WESTERN CULVERT & SUPPLY	068773	15" BANDS	07/28/2023	99.60	502-00-65151 Culvert Replacements
Storm Water Utility Fund	2131	WESTERN CULVERT & SUPPLY	068917	21" X 22' CMPA 6 PIECES	08/17/2023	5,029.20	502-00-65151 Culvert Replacements
Storm Water Utility Fund	2131	WESTERN CULVERT & SUPPLY	068917	2 - 21' FLARED END SECTIONS	08/17/2023	355.40	502-00-65151 Culvert Replacements
Total WESTERN CULVERT & SUPPLY INC.:						5,484.20	
Grand Totals:						298,417.35	

Payment Totals By Fund

Sewer Utility Fund	\$ 89,422.62
Storm Water Utility Fund	\$136,944.56
Water Utility Fund	\$ 72,050.17
Total	\$298,417.35

Dominican Lift Station Improvements

Sewer

Contractor	August Winter & Sons, Inc		
Original Contract	\$	718,500.00	
Change Order #1	\$	-	0.00%
Change Order #2	\$	4,560.00	0.63%
Change Order #3	\$	-	
Change Order #4	\$	1,382.00	0.19%
Change Order #5	\$	46,200.00	6.43%
Current Contract	\$	770,642.00	7.26%
Pay Request #1	\$	66,667.77	
Retainage	\$	3,508.83	
Pay Request #2	\$	121,096.88	
Retainage	\$	6,373.52	
Pay Request #3	\$	228,397.30	
Retainage	\$	8,228.70	
Pay Request #4	\$	155,779.00	
Pay Request #5	\$	17,190.00	
Remaining on Contract (Including Retainage)	\$	181,511.05	24%
Design Engineering (3/29/2020 - 10/18/2021)	\$	234,943.90	32.70%
Construction Services			0.00%
Starnet (Building & Controls)	\$	186,992.00	
We Energies	\$	8,926.04	
Total Project Cost	\$	1,201,503.94	

Hoods Creek Attenuation Basin Expansion

Sewer

Contractor

Miron Construction

Original Contract	\$	10,209,403.20	
Change Order #1	\$	-	0.00%
Change Order #2	\$	-	0.00%
Change Order #3	\$	60,787.06	0.60%
Change Order #4	\$	8,210.32	0.08%
Change Order #5	\$	1,321.33	0.01%
Change Order #6	\$	18,359.25	0.18%
Change Order #7	\$	29,072.40	0.28%
Change Order #8	\$	11,025.00	0.11%
Change Order #9	\$	8,530.20	0.08%
Change Order #10	\$	1,292.55	0.01%
Change Order #11	\$	2,667.00	0.03%
Change Order #12	\$	2,952.60	0.03%
Change Order #13	\$	(34,006.65)	-0.33%
Change Order #14	\$	(84,912.95)	-0.83%
Total	\$	25,298.11	0.25%

Current Contract \$ **10,234,701.31**

Pay Request #1	\$	503,595.85
Retainage	\$	26,505.04
Pay Request #2	\$	668,836.92
Retainage	\$	35,201.95
Pay Request #3	\$	2,856,043.90
Retainage	\$	153,318.10
Pay Request #4	\$	2,875,931.51
Retainage	\$	41,729.67
Pay Request #5	\$	1,505,021.00
Pay Request #6	\$	471,546.00
Pay Request #7	\$	351,367.90
Pay Request #8	\$	342,041.82
Pay Request #9	\$	225,885.15
Pay Request #10	\$	95,765.79

Remaining on Contract \$ 338,665.47 3%
(Including Retainage)

Design Engineering (9/28/2020-5/26/2022)	\$	432,547.23	4.24%
Construction Services (5/26/2022-6/1/2023)	\$	358,676.29	3.51%

SJE (Pumps Impellers 1)	\$	76,338.90
SJE (Pumps Impellers 2)	\$	8,483.10
Gabriel Novac #1	\$	82,590.00
Gabriel Novac #2	\$	165,180.00
Gabriel Novac #3		
Bonafide Security	\$	20.40
Heater Parts & Locks	\$	179.22
Total	\$	332,791.62

Total Project Cost	\$	11,358,716.45
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Foth 77968	\$	23,355.70
Foth 78417	\$	22,185.60
Foth 79069	\$	44,603.73
Foth79473	\$	31,967.28
Foth 80028	\$	27,262.63
Foth 80520	\$	37,522.09
Foth 80950	\$	27,538.63
Foth 81564	\$	21,356.56
Foth 82022	\$	22,006.71
Foth 82437	\$	40,875.86
Foth 82793	\$	25,792.58
Foth 83448	\$	13,066.66
Foth 84085	\$	10,796.25
Foth 84421	\$	10,346.01
	\$	358,676.29

Washington Meadows Watermain

Water

Contractor	Reesman's		
Original Contract	\$	1,681,981.35	
Change Order #1	\$	30,073.55	1.79%
Current Contract	\$	1,712,054.90	1.79%
Pay Request #1	\$	361,930.00	
Retainage	\$	19,048.95	
Pay Request #2	\$	462,412.42	
Retainage	\$	23,000.58	
Pay Request #3	\$	374,496.70	
Pay Request #4	\$	90,487.15	
Pay Request #5	\$	286,418.80	
Remaining on Contract (Including Retainage)	\$	136,309.83	8.0%
Design Engineering 1/23/2022 to 6/23/2022	\$	97,246.35	5.78%
Construction Services 7/29/2022 to 6/1/2023	\$	160,656.57	9.55%
Scrap - Recycle	\$	(1,451.60)	
Total Project Cost	\$	1,968,506.22	

Scrap		620.2
Scrap		831.4

Foth	79074	\$	1,002.50
Foth	79480	\$	1,349.70
Foth	80523	\$	2,648.10
Foth	80954	\$	23,759.34
Foth	81568	\$	15,828.41
Foth	82026	\$	158.00
Foth	82442	\$	1,732.80
Foth	82797	\$	6,727.13
Foth	83455	\$	42,560.02
Foth	84089	\$	29,617.11
Foth	84424	\$	35,273.46
			160656.57

Westview Village Stormwater Improvements

Storm Water

Contractor	The Wanasek Corp		
Original Contract	\$	154,465.00	
Current Contract	\$	154,465.00	0.00%
Pay Request #1	\$	123,394.69	
Retainage	\$	6,494.46	
Pay Request #2	\$	22,689.14	
Retainage	\$	1,194.16	
Pay Request #3	\$	2,688.12	
Remaining on Contract (Including Retainage)	\$	5,693.05	3.7%
Design Engineering 2/26/2021 to 7/29/2022	\$	61,423.56	39.77%
Construction Services 8/29/2022 to 6/1/2023	\$	18,871.52	12.22%
Total Project Cost	\$	234,760.08	

STH 32 Stream Restoration Project

Storm Water

Contractor

A.W. Oakes

Original Contract	\$	279,831.00	
Change Order #1	\$	2,609.29	0.93%
Current Contract	\$	282,440.29	0.93%
Pay Request #1	\$	33,634.75	
Retainage	\$	1,770.25	
Pay Request #2	\$	49,128.30	
Retainage	\$	2,585.70	
Pay Request #3	\$	124,555.45	
Retainage	\$	6,555.55	
Pay Request #4	\$	51,829.43	
Retainage	\$	2,727.86	
Pay Request #5	\$	8,639.36	
Remaining on Contract (Including Retainage)	\$	14,653.00	5.2%
Design Engineering	\$	237,128.50	84.74%
Construction Services through 6/1/2023	\$	28,143.39	10.06%
Total Project Cost	\$	547,712.18	

CALEDONIA UTILITY DISTRICT PROJECT SUMMARY WORKSHEET

Riverbend Drive Lift Station Safety Site & Forcemain Upgrade

- Looking to wrap up Facility Plan to have it reviewed by staff. Once reviewed will submit to DNR and look to schedule a Public Hearing.

Annual Televising Program – Sanitary Sewer

- Will continue to perform repairs that staff can perform.

Water Impact Fee / Sewer Connection Fee Update

- Request on agenda to change rates on meters due to increased flow on newer meters.

Hoods Creek Attenuation Basin Expansion

- Operators are setting up time to inspect flushing gates. Epoxy sealing joint between cells 3 & 4 to be done on August 30th.

Central Lift Station Safety Site & Attenuation Basin

- Inspected all air release valves on forcemain from lift station to discharge point. Only 2 are working. Working on getting quote to have them replaced. Also working with Racine to utilize bypass at 3 Mile Road for 7 air release valves in Racine.

Dominican Lift Station Rehab Project

- Discussed with contractor the repair of the fence gate. Fence gate partially repaired on August 24 & 25. Discussed volute drains with LW Allen and they are not required.

Washington Meadows Watermain

- Performed inspection on restoration on project. The majority of the lots are good. There are a few homeowners that have not done anything (water/cut).

TID #4 Elevated Storage Tank & Adams Road Watermain

- Elevated Tank Plans are near complete. Submitted design report and 90% plans to DNR for approval.

**CALEDONIA UTILITY DISTRICT
STORM WATER PROJECTS
PROJECT SUMMARY WORKSHEET**

Hoods Creek – Aldebaran Brushing Project

- Letters hand delivered to owners to inform them of work on August 7. Work started on August 8th. Contractor has brushed in paths to creek in 3 locations. Log jams are severe just North of lift station. Contractor used swamp mats and a crane to remove log jams. Rain has slowed progress. Contractor bringing material removed to Village yard waste site. Contractor has nearly expended budget for 2023 and will continue work in 2024.

Douglas Avenue – OMG Ditch Project

- Pay Request to reduce retainage has been received. Final work on restoration to be performed when crops come off of field.

Turtle Creek Restoration

- Southern Wisconsin Appraisal meeting with owners to discuss easement acquisition.

Westview Village Storm Improvements

- Awaiting final restoration. Contractor has been contacted to proceed with work. Work to be done around first full week of September. Will need to process a Charge Order for time when received.

MEMORANDUM

DATE: Tuesday, August 29, 2023

TO: Caledonia Utility District

FROM: Anthony A. Bunkelman P.E.
Public Services Director



RE: Change Order #13 – Hoods Creek Attenuation Basin Expansion

BACKGROUND INFORMATION

This Change Order is for adjustments to the unit price costs for specific landscaping/restoration items. Items include silt fence, seed & fertilizer, erosion matting, and ditch checks.

This Change Order has a reduction of cost of \$34,006.65 and adjusts the contract by 0.33%. Overall Change Orders have adjusted the contract by \$110,211.06 or 1.08%.

This Change Order has been reviewed and accepted.

It is recommended that Change Order #13 be approved.

RECOMMENDATION

Move to approve Change Order #13 for the Hoods Creek Attenuation Basin Expansion Project with a contract decrease of \$34,006.65.

**SECTION 00 63 62
CHANGE ORDER**

No. 13

Date of Issuance: July 5, 2023	Effective Date: July 5, 2023
Owner: Caledonia Utility District	Owner's Contract No.:
Contractor: Miron Construction Co., Inc	Contractor's Project No.:
Engineer: Foth Infrastructure & Environment, LLC	Engineer's Project No.: 20C030.09
Project: Hoods Creek Attenuation Basin Expansion	Contract Name: HCAB Expansion

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

Description: This change order documents adjustments to the unit price cost for specific landscaping/restoration items and reconciliation of landscaping/restoration quantities and total cost. Cost adjustments were provided by Miron and recalculated to reflect unit prices only. Miron is independently responsible for adjusting internally for bond and markup if necessary.

Bid Item #	Description	Orig Item Qty	Orig Unit Price	Orig Total	Rev Item Qty	Rev Unit Price	Balance Due
4	Silt Fence	10,350LF	\$1.66	\$17,181.00	10,050lf		-\$498.00
7	Seed and Fertilizer-Permanent	84,000SY	\$0.54	\$45,360.00	17,340	\$1.94	-\$11,720.40
9	Erosion Matting	16,500SY	\$1.52	\$25,080.00	2,130	\$2.10	-\$20,607.00
11	Ditch Check	5ES	\$236.25	\$1,181.25	0EA		-\$1,181.25
	TOTALS			\$88,802.25			-\$34,006.65

Attachments: Cost revisions as provided by Miron with maximum 5% markup for subcontractor management fee and bond.

All increases to contract price shall include costs for bonding and insurance.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>10,209,403.20</u>	Original Contract Times: Substantial Completion: <u>September 15, 2023</u> Ready for Final Payment: <u>October 13, 2023</u> days or dates
[Increase]-[Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>12</u> : \$ <u>144,217.71</u>	[Increase]-[Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>12</u> : Substantial Completion: <u>NA</u> Ready for Final Payment: <u>NA</u> days
Contract Price prior to this Change Order: \$ <u>10,353,620.91</u>	Contract Times prior to this Change Order: Substantial Completion: <u>September 15, 2023</u> Ready for Final Payment: <u>October 13, 2023</u> days or dates
[Increase]-[Decrease] of this Change Order: \$ <u>34,006.65</u>	[Increase]-[Decrease] of this Change Order: Substantial Completion: <u>NA</u> Ready for Final Payment: <u>NA</u> days or dates
Contract Price incorporating this Change Order: \$ <u>10,319,614.26</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>September 15, 2023</u> Ready for Final Payment: <u>October 13, 2023</u> days or dates

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: Eve Schnell
Engineer (if required)
Title: Project Manager
Date: July 5, 2023

By: _____
Owner (Authorized Signature)
Title _____
Date _____

By: David G. Voss Jr.
Contractor (Authorized Signature)
Title David G. Voss Jr., President
Date 7/13/2023

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____



Change Order Request

Date: 06/14/2023
To: Tony Bunkelman
Caledonia Utility District
333 4 1/2 Mile Road
Racine, WI 53402

Re: Hoods Creek Attenuation Basin Expansion
Franksville, WI 53126
Project: 220430
State/Federal Job: N/A

Reference Document: PCI0016

Change Description: Landscaping Reconciliation : Cost associated with increasing Unit Prices on Item 7 and 9 due to reduced scope as well as reconciling unspent Landscaping Unit Price Items.

Contractor	Description	Amount
All-Ways Contractors Inc	UP4 SILT FENCE	-\$474.00
All-Ways Contractors Inc	UP7 SEED AND FERTILIZER PERMANENT	-\$42,840.00
All-Ways Contractors Inc	UP9 EROSION MATTING	-\$23,925.00
All-Ways Contractors Inc	UP11 DITCH CHECK	-\$1,125.00
All-Ways Contractors Inc	UP7 SEED AND FERTILIZER PERMANENT	\$32,079.00
All-Ways Contractors Inc	UP9 EROSION MATTING	\$4,260.00
	MIRON CONTINGENCY	-\$305.74
* SUB-TOTAL *		-\$32,330.74
Management Fee - Subcontractor		-\$1,357.89
* SUB-TOTAL *		-\$33,688.63
Bond		-\$269.51
** TOTAL **		-\$33,958.14

Impacted Calendar Days: 0

All terms of our agreement apply and preclude Miron Construction Co., Inc. from performing any extra work without approval. Please provide your approval by signing this request.

Samuel Orcholski
Miron Construction Co., Inc.

06/14/2023

Date:

Owner Representative
Caledonia Utility District

Date:

This quote expires on: 06/28/2023

Subject: 220430 Landscaping CO

Importance: High

220430

Landscaping Reconciliation

Cost associated with increasing Unit Prices on Item 7 and 9 due to reduced scope as well as reconciling unspent Landscaping Unit Price Items.

Bid Item	Description	QUANTITY	UNIT	AS BID UNIT COST	AS BID EXTENSION	SPENT TO I
3	TYPE A INLET PROTECTION	2	EA	\$ 131.25	\$ 262.50	\$ 26
4	SILT FENCE	10350	LF	\$ 1.66	\$ 17,181.00	\$ 16,68
7	SEED AND FERTILIZER - PERMANENT	84000	SY	\$ 0.54	\$ 45,360.00	\$
8	SEED AND FERTILIZER - TEMPORARY	21700	SY	\$ 0.43	\$ 9,331.00	\$ 9,33
9	EROSION MATTING	16500	SY	\$ 1.52	\$ 25,080.00	\$
11	DITCH CHECK	5	EA	\$ 236.25	\$ 1,181.25	\$
12	TREES, EMERALD GREEN ARBORVITAE	30	EA	\$ 204.75	\$ 6,142.50	\$ 6,14
					\$ 104,538.25	\$ 32,42

Per email dated 5/16/23 Foth/Village understood Unit Price increase due to reduced quantity for Item 7 a

7	SEED AND FERTILIZER - PERMANENT	17340	SY	\$ 1.94	\$ 33,682.95	\$ 33,68
9	EROSION MATTING	2130	SY	\$ 2.10	\$ 4,473.00	\$ 4,47
						\$ 38,15

ORIGINAL UNIT PRICE LINE ITEM TOTALS \$ 104,538.25

ORIGINAL SPENT TO DATE \$ (32,424.16)

UNIT PRICE INCREASES SPENT TO DATE \$ (38,155.95)

\$ 33,958.14 REMOVED FROM CONTRACT

All Ways \$ (32,025.00)

Miron (5%) \$ (1,933.14)

Owner Creit \$ 33,958.14

MEMORANDUM

DATE: Tuesday, August 29, 2023

TO: Caledonia Utility District

FROM: Anthony A. Bunkelman P.E.
Public Services Director



RE: Change Order #14 – Hoods Creek Attenuation Basin Expansion

BACKGROUND INFORMATION

This Change Order is for adjustments to the unit price costs for roadway related items. Items include Saw Cut Pavement, stone base, Driveway & Shoulder repair, HMA Binder, HMA Surface, and Tack Coat.

This Change Order has a reduction of cost of \$84,912.95 and adjusts the contract by 0.83%. Overall Change Orders have adjusted the contract by \$25,298.11 or 0.25%.

This Change Order has been reviewed and accepted.

It is recommended that Change Order #14 be approved.

RECOMMENDATION

Move to approve Change Order #14 for the Hoods Creek Attenuation Basin Expansion Project with a contract decrease of \$84,912.95.

SECTION 00 63 62
CHANGE ORDER

No. 14

Date of Issuance: July 5, 2023	Effective Date: July 5, 2023
Owner: Caledonia Utility District	Owner's Contract No.:
Contractor: Miron Construction Co., Inc	Contractor's Project No.:
Engineer: Foth Infrastructure & Environment, LLC	Engineer's Project No.: 20C030.09
Project: Hoods Creek Attenuation Basin Expansion	Contract Name: HCAB Expansion

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

Description: This change order documents reconciliation to the unit price cost for roadway-related items, bid items 13-18, with no quantity installed. Cost adjustments were provided by Miron and recalculated to reflect unit prices only, resulting in a decrease of \$84,912.95. Miron is independently responsible for adjusting internally for bond and markup if necessary.

Attachments: *Cost revisions as provided by Miron with maximum 5% markup for subcontractor management fee and bond.*

All increases to contract price shall include costs for bonding and insurance.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES [note changes in Milestones if applicable]
Original Contract Price: \$ <u>10,209,403.20</u>	Original Contract Times: Substantial Completion: <u>September 15, 2023</u> Ready for Final Payment: <u>October 13, 2023</u> days or dates
[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>13</u> : \$ <u>110,211.06</u>	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>13</u> : Substantial Completion: <u>NA</u> Ready for Final Payment: <u>NA</u> days
Contract Price prior to this Change Order: \$ <u>10,319,614.26</u>	Contract Times prior to this Change Order: Substantial Completion: <u>September 15, 2023</u> Ready for Final Payment: <u>October 13, 2023</u> days or dates
[Increase] [Decrease] of this Change Order: \$ <u>84,912.95</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: <u>NA</u> Ready for Final Payment: <u>NA</u> days or dates
Contract Price incorporating this Change Order: \$ <u>10,234,701.31</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>September 15, 2023</u> Ready for Final Payment: <u>October 13, 2023</u> days or dates

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: <u>Eve Schnell</u>	By: _____	By: <u>David G. Voss Jr.</u>
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: <u>Project Manager</u>	Title: _____	Title: <u>David G. Voss Jr., President</u>
Date: <u>July 5, 2023</u>	Date: _____	Date: <u>7/13/2023</u>

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____



Change Order Request

Date: 06/14/2023

To: Tony Bunkelman
Caledonia Utility District
333 4 1/2 Mile Road
Racine, WI 53402

Re: Hoods Creek Attenuation Basin Expansion
Franksville, WI 53126
Project: 220430
State/Federal Job: N/A

Reference Document: PCI0017

Change Description: Unit Price Reconciliation : Cost associated with giving back unspent Unit Prices.

Contractor	Description	Amount
	UP16 HMA BINDER COURSE	-\$2,200.00
	UP17 HMA SURFACE COURSE	-\$2,200.00
	UP18 BITUMINOUS TACK COAT	-\$50.00
Willkomm Excavating & Grading	EARTHWORK	-\$46,464.00
Willkomm Excavating & Grading	UP15 DRIVEWAY & SHOULDER RESTORATION	-\$29,617.50
	MIRON CONTINGENCY	-\$312.11
* SUB-TOTAL *		-\$80,843.61
Management Fee - Subcontractor		-\$3,395.43
* SUB-TOTAL *		-\$84,239.04
Bond		-\$673.91
** TOTAL **		-\$84,912.95

Impacted Calendar Days: 0

All terms of our agreement apply and preclude Miron Construction Co., Inc. from performing any extra work without approval. Please provide your approval by signing this request.

Samuel Orcholski
Miron Construction Co., Inc.

06/14/2023

Date:

Owner Representative
Caledonia Utility District

Date:

This quote expires on: 06/28/2023

To: Patti Bergeson <Patti.Bergeson@Miron-Construction.com>

Subject: Hoods Creek Unit Price Reconciliation

220430

Unit Price Reconciliation

Cost associated with giving back unspent Unit Prices.

Bid Item	Description	QUANTITY	UNIT	AS BID UNIT C
13	SAWCUT PAVEMENT, FULL DEPTH	25	LF	\$ 14
14	1-1/4" DENSE GRADED BASE (HMA BASE)	2640	TON	\$ 18
15	3/4" DENSE GRADED BASE (DRIVEWAY & SHOULDER RESTORATION)	1650	TON	\$ 18
16	HMA BINDER COURSE	10	TON	\$ 231
17	HMA SURFACE COURSE	10	TON	\$ 231
18	BITUMINOUS TACK COAT	10	GAL	\$ 5

Miron

5% Fee 220430 012020 C

\$ (4,381.45)

220430 321216-016 S

\$ (2,200.00)

220430 321216-017 S

\$ (2,200.00)

220430 321216-018 S

\$ (50.00)

Willkomm

\$ (76,081.50)

Owner Credit

\$ 84,912.95

Willkomm Back-Up

Bid Item	Description	QUANTITY	UNIT	AS BID UNIT C
14	1-1/4" DENSE GRADED BASE (HMA BASE)	2640	TON	\$ 17
15	3/4" DENSE GRADED BASE (DRIVEWAY & SHOULDER RESTORATION)	1650	TON	\$ 17

Sam Orcholski

Project Manager

sam.orcholski@miron-construction.com

Miron Construction Co., Inc.

PH 414.308.1550 | FX 414.431.0933


1400 N Water St, Suite 200 | Milwaukee, WI 53202

MIRON-CONSTRUCTION.COM

MEMORANDUM

DATE: Tuesday, August 29, 2023

TO: Caledonia Utility District

FROM: Anthony A. Bunkelman P.E.
Public Services Director 

RE: Reconciliation Request – Hoods Creek Attenuation Basin Expansion /
Homestead Acres Subdivision

BACKGROUND INFORMATION

At the time the plans for the Hoods Creek Attenuation Basin Expansion were being prepared, there was approximately 45,380 cubic yards of excess material that needed to be removed. Knowing the cost of trucking was going to be high it was suggested to work with the abutting property owner (Ray Leffler) to see if the material could be placed on the abutting property to keep these costs low.

Discussions were held with the owner and an agreement was made to place the material on the abutting property. To place the material on the abutting property the owner wanted to have the future road (Hay Meadow Road from the attenuation basin to the North) brought up to grade and stoned. The excess material (not used for the road) was to be placed on Phase 2 of the future subdivision of Homestead Acres.

The material that was placed on the future road was compacted, but was not allowed to be stoned due to a requirement from the DNR to have a storm water management plan and a storm water pond installed. The excess material not used for the road was also wetter than anticipated and was stockpiled on the abutting property to dry. The owner, when notified of the wetter material, did not want to have the material spread on the future lots in the locations of the foundations. Understanding that this wetter material was not suitable to be placed in the home pads the material was again stockpiled to dry.

When it was discussed with Willkomm (subcontractor to Miron on the Hoods Creek Attenuation Basin Expansion) to spread the material on the future lots (with a revised grading plan) they requested a change order for \$308,000 to perform the spreading work. This change order did not include the necessary storm sewer crossings or crop damage. Due to the cost, it was recommended to obtain an estimate from the owner requested contractor who is going to be performing the work on the future subdivision. That estimate came in at \$275,142.00, a savings of \$32,858.

When this estimate was received, it was discussed that due to timing of the close out of the Hoods Creek Attenuation Basin contract, it may be easier to have a payout to the owner for the work and that the owner could then have the work completed by his contractor and on the owner's schedule.

When reviewing the numbers for a possible payout, the attached spreadsheet was created. The Utility District payout would be \$418,633.36. The payout includes crop damage

(\$9,600), stone base credit on the contract (\$79,889.70), Storm sewer crossings not included in the contract (\$64,990.07), regrading of the compacted road to allow for trapped water to drain (\$15,774.67), moving/spreading of stockpile (\$275,142.10) and a credit for temporary culverts (-\$26,763.18).

The \$418,633.36 payout would allow the project to be closed out minus various corrective change orders to be coming in the near future. The payout would be approximately a 4.1% change order for the project and overall change orders for the project would then be 4.34%.

It is recommended that the \$418,633.36 payout be recommended as a change order to the project and have the property owner coordinate with his contractor on his time schedule to perform the work of spreading the stockpile of excess material and install the necessary culverts for the future road. Once the payout is accepted by the owner the Village and Utility would have no further responsibility for the stockpile or the future road.

RECOMMENDATION

Move to recommend a payout of \$418,633.36 as a Change Order to the Hoods Creek Attenuation Basin Expansion project.

[illegible]

nancylynnwashburn@gmail.com

From: Tony Bunkelman <ABunkelman@caledonia-wi.gov>
Sent: Tuesday, September 6, 2022 1:10 PM
To: Nancy Washburn (nancylynnwashburn@gmail.com)
Subject: Hoods Creek Attenuation Basin

Nancy

The stone that was bid out for the road totals \$79,889.70.

Thanks

Tony

Pulled from Hoods Creek Attenuation
Basin Expansion contract line items 14
& 15 - not used in project. Received
credit on Change Order #14.

Anthony A. Bunkelman P.E.
Village Public Services Director



5043 Chester Lane
Racine, WI 53402
www.caledonia-wi.gov

email: abunkelman@caledonia-wi.gov
direct: 262-835-6416

8/3/23

PROPOSAL



Reesman's Excavating & Grading, Inc.

28815 Bushnell Road

Burlington, WI 53105

Phone: 262.539.2124

Fax: 262.539.2665

Image

Quote To: Ray Leffler

Job Name: Homestead (Roadway)

Date of Plans: NA

Date of Proposal: 8.3.2023

Proposal Number: 23-145

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Storm Sewer					
20	Mobilization	1.00	LS	4,354.15	4,354.15
30	15" RCP Storm Sewer	60.00	LF	168.62	10,117.20
50	42" RCP Storm Sewer	133.00	LF	379.84	50,518.72
Storm Sewer Subtotal					64,990.07
Roadway					
70	Notch Subgrade and replace w/ Rip Rap (every 100')	26.00	EA	355.85	9,252.10
75	Crown and Compact Roadway	1.00	LS	6,492.57	6,492.57
Roadway Subtotal					15,744.67
GRAND TOTAL					\$80,734.74

NOTES:

- 1) Storm Sewer is priced using RCP with intention of being permanent.
- 2) 42" RCP includes endwalls. Also includes ditching/restoration to create positive drainage.

PROPOSAL



Reesman's Excavating & Grading, Inc.

28815 Bushnell Road

Burlington, WI 53105

Phone: 262.539.2124

Fax: 262.539.2665

Quote To:

Ray Leffler

Job Name:

Homestead (Ph 2 Place Pile)

Date of Plans:

NA

Date of Proposal:

5.5.2023

Proposal Number:

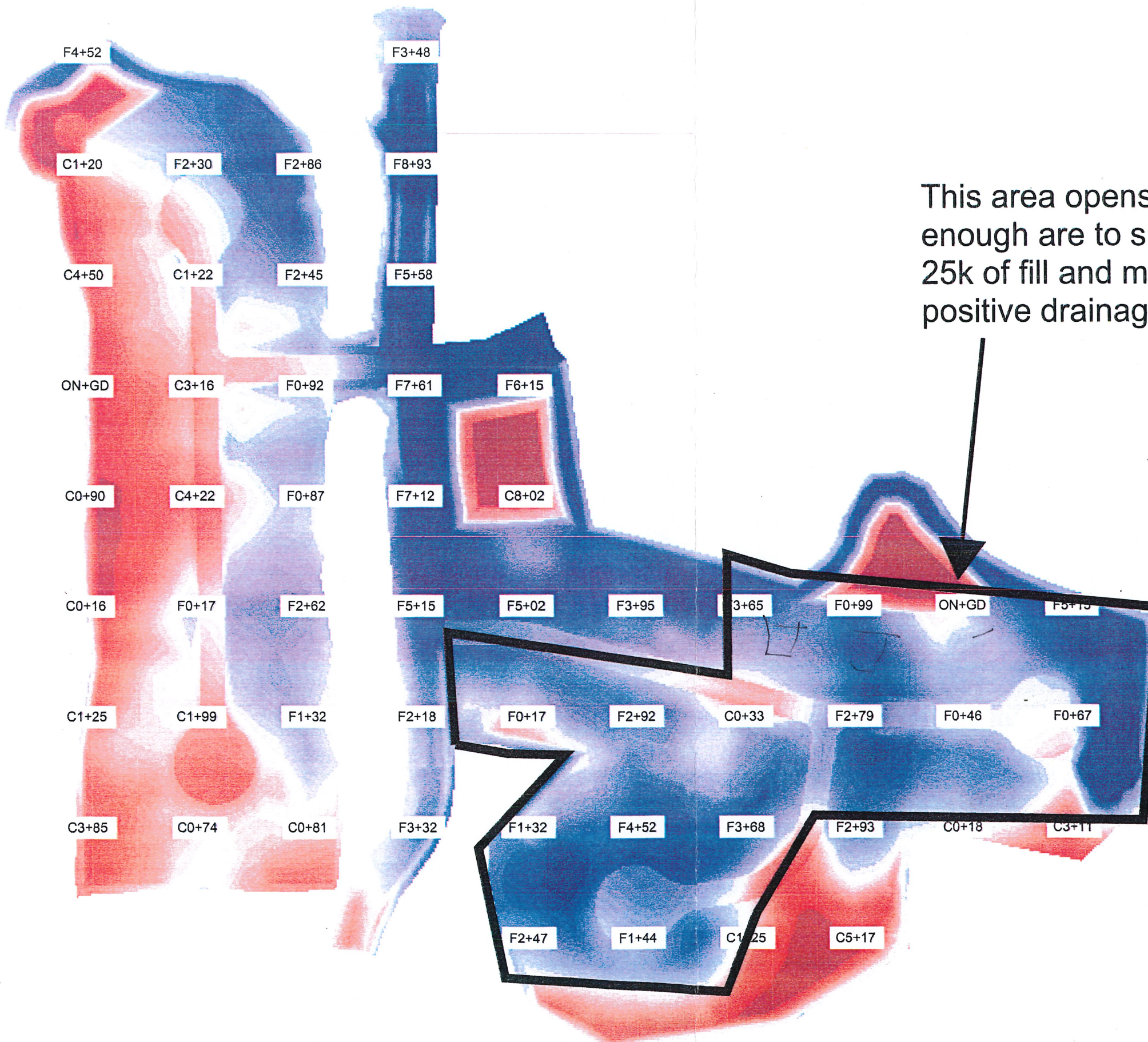
23-087

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Homestead Phase 2 (Place Pile)					
20	Mobilization	1.00	LS	6,946.36	6,946.36
30	Strip Topsoil (Fill Area Only)	15,750.00	CY	3.56	56,070.00
40	Place Structural Material from Pile	25,225.00	CY	4.78	120,575.50
50	Temp Culvert with ditch to drain water to west	1.00	LS	26,763.18	26,763.18
Homestead Phase 2 (Place Pile) Subtotal					\$210,355.04
Alternates					
70	Respread Topsoil on Filled areas	47,231.00	SY	1.16	54,787.96
75	Hydroseed Filled areas	9.1K	SY	1.12	10,000.00
Alternates Subtotal					54,787.96 - \$107,686.68
GRAND TOTAL					\$318,041.72

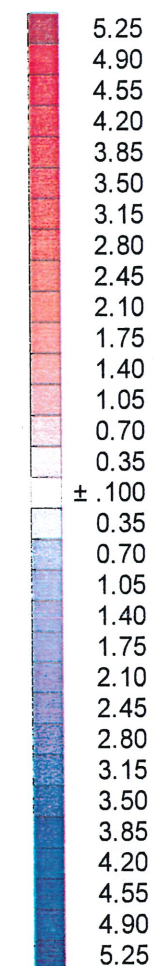
New Total

275,142.10

Revised total 275,142.10



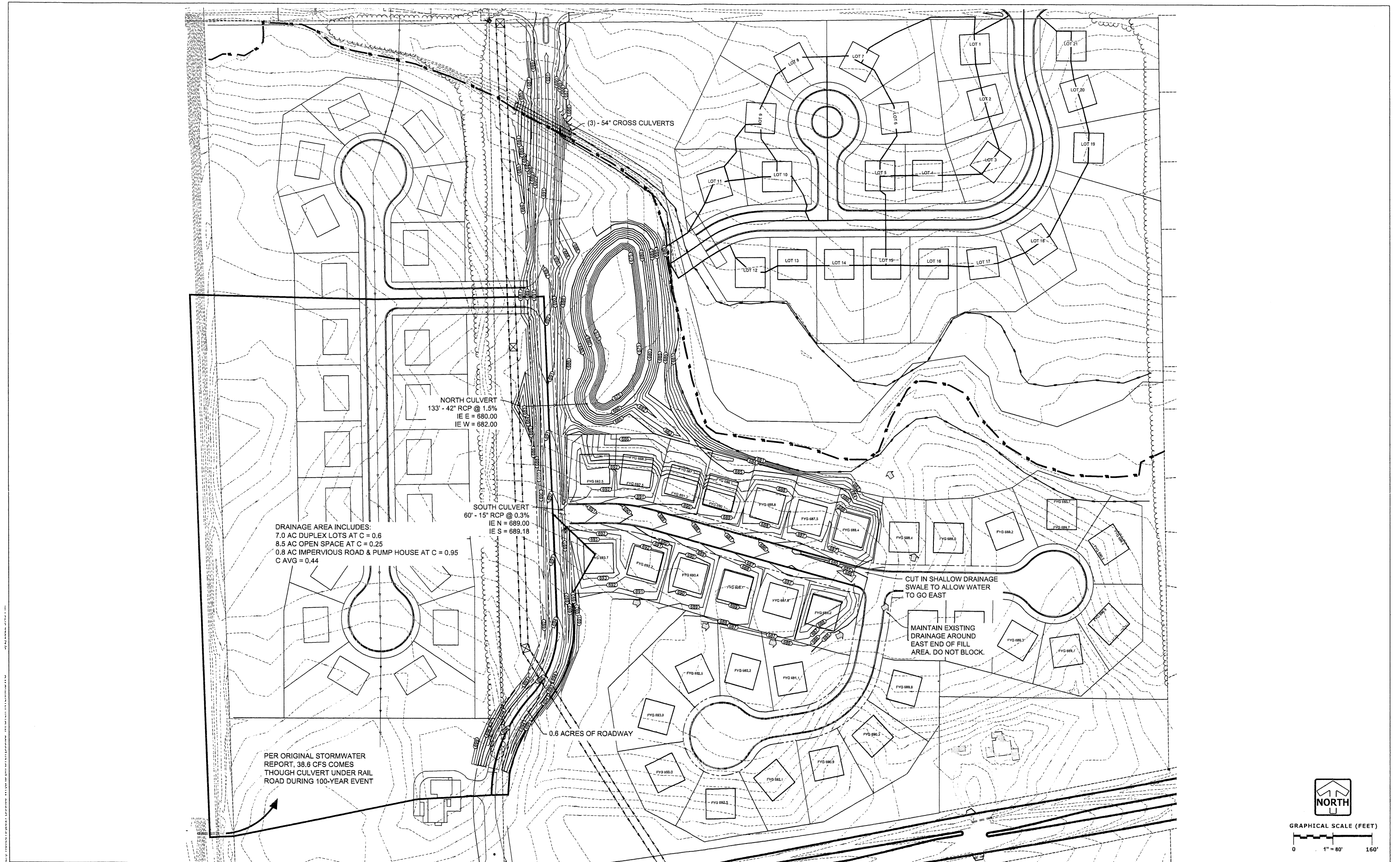
This area opens up
enough are to spread
25k of fill and maintain
positive drainage.



CUT: 49,767

FILL: 104,893


Exclude:
25K-YDS



MEMORANDUM

DATE: Tuesday, August 29, 2023

TO: Caledonia Utility District

FROM: Anthony A. Bunkelman P.E.
Public Services Director 

RE: Water Impact Fee / Sewer Connection Fee – Requested Ordinance change for REU on current meters

BACKGROUND INFORMATION

An analysis was performed on the meter flow rates that are in the Ordinance for the Water Impact Fee and the Sewer Connection Fee. The meters that are available today allow more flow and are more efficient in recording the flow through them.

The Ordinance values are based on a Residential Equivalent Unit or REU. The ¾” meter used for a single-family home in the Ordinance only allowed 15 gpm. The 5/8” meter installed by the Utility for a single-family home allows 25 gpm. With today’s residential meter allowing more flow through it, it is recommended that the REU values for the remaining meters be adjusted according to the new flow.

The attached spreadsheet compares the meters in the Ordinance vs the meters that the Utility District installs. In some situations, the REU value is decreased and, in some situations, the REU value is increased.

This change would not affect the single-family home cost as the research on a potential fee increase is ongoing. The change would affect larger water users (future users with meters 3” and larger).

It is recommended that the Utility District review the changes to the REU based on today’s meters, recommend that a change be made to the Ordinance, and direct staff to draft the Ordinance. The Ordinance when completed would be forwarded to the Legislative & Licensing Committee and Village Board for review and approval.

RECOMMENDATION

Move to approve update the REU value, recommend a change to the Village Ordinance, direct staff to draft the Ordinance revision, and forward the draft Ordinance to the Legislative & Licensing Committee and Village Board for approval.

Village Ordinance


Badger Meter

Meter Size	Meter Type	Flow	REU	Meter Size	Meter Type	Flow Min	Flow Max	REU
3/4"	Displacement	15	1.0	5/8"	Disc Meter - M25	0.25	25	1
				5/8"	Ultrasonic	0.04	30	1.2
				3/4"	Disc Meter - M35	0.375	35	1.4
				3/4"	Ultrasonic	0.05	40	1.6
1"	Displacement	25	2.5	1"	Disc Meter - M55	0.5	55	2.2
				1"	Disc Meter - M70	0.75	70	2.8
				1"	Ultrasonic	0.075	62	2.5
1 1/2"	Displacement	50	5.0	1 1/2"	Disc Meter - M120	1.25	120	4.8
				1 1/2"	Turbine	2.5	200	8
				1 1/2"	Ultrasonic	0.4	100	4
2"	Displacement	80	8.0	2"	Disc Meter - M170	1.5	170	6.8
2"	Compound	80	8.0	2"	Compound	0.25	200	8
2"	Turbine Cl. 1	80	8.0	2"	Turbine	2.5	310	12.4
2"	Turbine Cl. 2	100	10.0	2"	Ultrasonic	0.5	160	6.4
3"	Compound	160	16.0	3"	Compound	0.25	450	18
3"	Turbine Cl. 1	175	17.5	3"	Turbine	4	550	22
3"	Turbine Cl. 2	240	24.0	3"	Ultrasonic	0.37	560	22.4
4"	Compound	250	25.0	4"	Compound	0.375	1000	40
4"	Turbine Cl. 1	300	30.0	4"	Turbine	6	1250	50
4"	Turbine Cl. 2	420	42.0	4"	Ultrasonic	0.75	1100	44
6"	Compound	500	50.0	6"	Compound	0.375	2000	80
6"	Turbine Cl. 1	625	62.5	6"	Turbine	12	2500	100
6"	Turbine Cl. 1	920	92.0	6"	Ultrasonic	1.1	2000	80
8"	Compound	800	80.0	8"	Compound	1.25	4500	180
8"	Turbine Cl. 1	900	90.0	8"	Turbine	20	4500	180
8"	Turbine Cl. 1	1600	160.0	8"	Ultrasonic	2	3500	140
10"	Compound	1150	115.0	10"	Turbine	30	7000	280
10"	Turbine Cl. 1	1450	145.0					
10"	Turbine Cl. 1	2500	250.0					
12"	Turbine Cl. 1	2150	215.0	12"	Turbine	65	8800	352
12"	Turbine Cl. 1	3300	330.0					

MEMORANDUM

DATE: Wednesday, August 30, 2023

TO: Caledonia Utility District

FROM: Anthony A. Bunkelman P.E.
Public Services Director 

RE: Authorization of Signatures – Watermain & Sewer Assessment
Settlement Agreement – 13010 4 Mile Road – Darlene Daines

BACKGROUND INFORMATION

The Village Board has requested that the Settlement Agreement that was executed with the property owners in the lawsuit be offered to the remaining property owners along 4 Mile Road. The property owners were sent letters requiring a response to be given if they wanted to accept the same terms as the Settlement Agreement. The property owner listed above is one of the owners that have requested the Settlement Agreement terms.

The Village Attorney has drafted the Settlement Agreement and the owner has provided an executed original. The Settlement Agreement requires that the Caledonia Utility District President along with the Village President and Village Clerk also execute the document. Once the Settlement Agreement has been executed the Village Attorney will have the document recorded.

It is recommended that the signature of the President Utility District is authorized.

RECOMMENDATION

Move to authorize the President of the Caledonia Utility District to execute the Watermain & Sewer Assessment Settlement Agreement with Darlene Daines of 13010 4 Mile Road.

WATERMAIN AND SEWER ASSESSMENT
SETTLEMENT AGREEMENT

The parties to this Settlement Agreement are Darlene Daines (“OWNER” as used herein) and the Village of Caledonia (“VILLAGE” as used herein), which may collectively referred to as “parties” herein. The parties have agreed to settle and resolve all issues on the provisions listed below.

1. The VILLAGE shall cancel the special assessments against the property of the OWNER as individually described in **Exhibit A** (“Property”), annexed hereto and incorporated by reference, for both water and sewer, in the respective amounts referenced in **Exhibit A**.

2. OWNER shall not be required to connect their Property to either the sewer or water systems of the VILLAGE unless:

a. The parcel, upon which the Building is located, is rezoned or a conditional use permit is granted;

b. The parcel, upon which the Building is located, is divided pursuant to Title 14 of the Code of Ordinances for the Village of Caledonia;

c. A well serving the existing Building fails (a pump failure is not considered a well failure) or must be abandoned; or

d. The private onsite wastewater treatment system serving the Property needs to be replaced or if a change in use requires modification or abandonment, or if the system fails.

3. OWNER may not connect the Property to either the sewer and water systems of the VILLAGE, except upon compliance of the following:

a. Connection of any OWNER’S Property to the water system of the VILLAGE, may be made in 2022 or any year thereafter. Should OWNER seek to make such a connection in 2022 and before 2041, payment shall be made pursuant to Resolution 2021-56, Amended Special Assessment Report pages 10-11, paragraph 14, in addition to any applicable impact or connection fees, which is attached hereto as **Exhibit B**. OWNER currently owes \$33,257.42.

b. Connection of any OWNER’S Property to the sewer system of the VILLAGE , may be made in 2022 or any year thereafter. Should OWNER seek to make such a connection in 2022 and before 2041, payment shall be made pursuant to Resolution 2021-56, Amended Special Assessment Report pages 27-28, paragraph 14, in addition to any applicable connection fees, which is attached hereto as **Exhibit C**. OWNER currently owes \$ 108,330.05.

c. Connection of OWNER’S Property to either the water or sewer systems in 2041 or thereafter will require payment in full of the amounts set forth above.

d. The provisions of this Agreement are covenants that run with the land and shall be binding upon and inure to the benefit of the parties to this Agreement and their respective heirs, successors, and assigns.

4. This Settlement Agreement may be executed in one or multiple counterparts, each constituting an original, but all of which together shall constitute the complete Settlement Agreement.

This Settlement Agreement shall become effective when signed by the OWNER and by authorized representative(s) of the VILLAGE. It may be recorded in the office of the Register of Deeds for Racine County.

[Signature Pages to Follow]

Dated: 9/1/2023

Darlene Daines
Darlene Daines

Dated: _____

Thomas Weatherston
Village President

Dated: _____

By: Joslyn Hoeffert
Village Clerk

Caledonia Sewer and Water Utility District

Dated: _____

By: Howard Stacey
President

EXHIBIT A

1. OWNER – property located at 13010 4 Mile Road, Franksville, WI 53126; Tax No: 51-104-04-22-19-071-000
2. Total assessment \$141,587.47 (\$108,330.05 for sewer and \$33,257.42 for water).

EXHIBIT B

- 4) A conveyance made through an eminent domain proceeding, and/or a voluntary transfer made as a negotiated transaction as a part of the said eminent domain proceeding.
 - b) A land division of the property, whether through a plat, certified survey map, or any other procedure that creates a new and/or an additional parcel(s) of land from the benefitted property.
 - c) Any development activity, of any kind, on the property for, or related to, residential, commercial, industrial, institutional, or any other non-agricultural purpose. Exceptions to this particular Trigger Event, however, shall be (i) agricultural activities, including the construction of agricultural buildings and/or any other agricultural structures, related to the growing of crops or other agricultural activities on the benefitted property; (ii) and/or a modification(s) to an existing single-family residence (in existence as May 6, 2019), and listed in Exhibit 2), or construction of, or modification(s) to, a related accessory structure for the said existing single-family residence.
 - d) The connection of the benefitted property to the water main and/or to a water service that is being constructed in this Project.
13. As of the date of May 6, 2019, all of the benefitted properties described in attached Exhibit 3 have been improved with a single-family residence (the “Presently-Improved Properties”) except for parcels #2 and #17, which are vacant lands. In the event that a Presently-Improved Property (listed on attached Exhibit 3) elects to connect to the Water main/Water Service within the next Twenty (20) Year time period that commences on July 1, 2020, then the property owner shall have the option to pay the special assessment levied on the said Presently-Improved Property in one of the ways described in below Paragraph 14. At such time(s) a benefitted vacant parcel of land experiences a trigger event, as defined in above Paragraph 12, that property owner(s) shall also have the option to pay the special assessment levied on that owner’s property in one of the ways described in below Paragraph 14.
14. A property owner of a Presently-Improved Property (and an owner of a vacant parcel, at the time of the occurrence of a Trigger Event, as described in above Paragraph 12), as described in above Paragraph 13, upon actual and operational connection of the Presently-Improved Property within Twenty (20) Years after the date of July 1, 2020, to the Water main/Water Service, may pay the special assessment on the said Presently-Improved Property in one of the following ways:
- a) Within Sixty (60) Days after the date of the connection of the Presently-Improved Property to the Water main/Water Service, pay the entire amount of the special assessment, without interest, to the District/Village.
 - b) Pay the special assessment on the Presently-Improved Property in equal annual installments on the tax roll of the said property, plus interest accruing on the said special assessment at the rate of Three and One-Half Percent (3½ %) per annum amortized over 20 years from the date of connection until paid in full. The first year on the tax roll shall be (i) the year the connection was made, if the said connection is made on or before October 1 of that year, and (ii) if the connection is made after the date of October 1 of a given year (in, or after, 2020), then on the tax year that next follows the year of connection. (By way of example, if a connection is made on the date of July 1, 2020, then the payment

of the special assessment may be placed on the tax roll of the Presently-Improved Property for the tax years 2020 through 2039, or in 20 equal annual installment payments. If the connection is made on October 30, 2020; however, then the 20 year payment plan would begin in 2021 and run through 2040. Essentially, there is no adjustment to the 20 year payment plan for the next 20 years. Any property owner who connects to the water prior to June 30, 2040, will have the option of a 20 year special assessment payment plan. Any property owner who connects after June 30, 2040 will not be eligible for the 20 year payment plan and be subject to the payment terms in Paragraph 15 below.

- c) If the special assessment on the Presently-Improved Property is placed on the tax roll of the property as described in above Subparagraph (b), the property owner may at any time pay the entire then-remaining balance of the special assessment, plus accrued interest, to the District/Village.
15. If the property owner of a Presently-Improved Property (as described above in Paragraph 13) does not actually connect to the Water main/Water Service during the 20-year period described above, then the option to pay the special assessment as described in above Paragraph 13 and Subparagraph 14(b) shall automatically become null and void. The provisions contained in above Subparagraph 14(a) shall then exclusively control. The 20-year payment plan, described in above Subparagraph 14(b), for a benefitted vacant parcel which experiences a Trigger Event, as described in above Paragraph 12, shall commence on the date of the Trigger Event, provided that a Trigger Event occurs on or before June 30, 2040. If the said Trigger Event occurs after the date of June 30, 2040, then the option to pay the special assessment as described in above Paragraph 13 and Subparagraph 14(b) shall automatically become null and void. The provisions contained in above Subparagraph 14(a) shall then exclusively control.
16. In addition to the assessed amount for water main and service, each vacant parcel of property (being parcels #2 and #17) will need to pay impact fees in the amount of \$1,550.00 per residential equivalent unit (REU) in accordance with Section 9-1-56 of the Village of Caledonia Ordinances. A $\frac{3}{4}$ inch (or less) water meter is determined to be the service required for the standard REU. Nonresidential buildings shall be assigned a number of REUs based on the size and type of water meter that are installed. Meter sizes and REU ratios will be in accordance with Section 9-1-56 of the Ordinance. These impact fees shall be paid upon the issuance of a building permit by the Village for connection to the water main or within six (6) months from the date the owner or occupant of the property receives written notice from the Village or District as detailed in Section 9-1-57 of the Ordinance. An excerpt of the current Village of Caledonia Ordinances are attached as Exhibit 1. If, in the future, these Ordinances are amended or modified, and/or successor Ordinances are enacted, then the terms and provisions of the amended/modified/successor Ordinances shall apply.
17. Special Provisions regarding other possible land divisions.
- A. When and if any other benefitted property owner listed in attached Exhibit 2 does a land division of any nature prior to the levy of the special assessments described in this Report, then the special assessment to be levied on the original benefitted parcel, but now divided in some manner, is being levied in full, jointly and severally, on each of the said separate subdivided parcels of land (that together comprise the original benefitted parcel). Any

EXHIBIT C

12. Upon the occurrence of one of the “Trigger Events” described in below Paragraph 13, the property owner of a Not Presently-Improved Property shall pay the entire special assessment levied on the benefitted property in the manner described in above Paragraph 10.
13. For the Not Presently-Improved Properties, each one of the following events shall be a “Trigger Event” requiring the payment of the special assessment on the benefitted property, as described in above Paragraph 10:

- a) A conveyance of the property. A “conveyance” of the property shall include (i) a sale of a part or all of the fee-simple title to the property; (ii) a lease of a part or all of the property in excess of One (1) Year; and/or (iii) if the property is owned by a Trust, corporation, limited liability company, partnership, or any other business entity, if there is a change of ownership and/or control of the said entity.

Special Note: the following shall not be deemed a “conveyance”, notwithstanding the forgoing provisions of this Paragraph 11 (a):

- 1) Leases in excess of One (1) Year if the use of the entire property is used for agricultural purposes or agricultural activities.
 - 2) If the conveyance is a transfer of the interest in the property to a spouse, brother(s), sister(s), parent(s), child(ren) or grandchild(ren) of the owner (as of May 6, 2019) of the property, and/or a business entity described in this Paragraph 11 that is owned and/or controlled by the said transferee relative(s).
 - 3) If the conveyance is (i) a transfer by a Trust to a Trustee(s) or a beneficiary(ies) of the Trust as named and/or designated in the Trust as of May 6, 2019, and/or (ii) a transfer of an equity and/or ownership interest in a corporation, limited liability company, partnership, or any other business entity that owns the said property as of May 6, 2019, provided the said conveyance is a transfer from the person/entity so owning the said equity and/or ownership interest to a related party. A “related party” for such purposes is hereby defined as a person that is a spouse, brother(s), sister(s), parent(s), child(ren) and/or grandchild(ren) of the owner of the said equity/ownership interest (as of May 6, 2019), and/or a business entity described above that is owned and/or controlled by the said transferee relative(s) described above.
 - 4) A conveyance made through an eminent domain proceeding, and/or a voluntary transfer made as a negotiated transaction as a part of the said eminent domain proceeding.
- b) A land division of the property, whether through a plat, certified survey map, or any other procedure that creates a new and/or an additional parcel(s) of land from the benefitted property.
- c) Any development activity, of any kind, on the property for, or related to, residential, commercial, industrial, institutional, or any other non-agricultural purpose. Exceptions to this particular Trigger Event, however, shall be (i) agricultural activities, including the construction of agricultural buildings and/or any other agricultural structures, related to

the growing of crops or other agricultural activities on the benefitted property; (ii) and/or a modification(s) to an existing single-family residence (in existence as of May 6, 2019) and listed in Exhibit 6), or construction of, or modification(s) to, a related accessory structure for the said existing single-family residence.


- d) The connection of the benefitted property to the sewer main and/or to a sewer lateral that is being constructed in this Project.

14. In addition to the assessed amount for sanitary sewer main and lateral, each Presently-Improved Property with a single family residence will need to pay connection charges described below, in the amount of \$5,100, in accordance with Section 9-4-5 of the Village of Caledonia Ordinances. A basic charge of \$2,550 will be placed in a separate account and used only for operation and maintenance expenses, depreciation and note or bond redemption. In addition to the basic connection charge and prior to the issuance of a permit allowing connection to the sanitary sewer system, a unit connection charge shall be paid in the amount of \$2,550 for each residential equivalent unit (REU) attributed to such lot, parcel of land or premises. This charge shall be paid upon the issuance of a building permit by the Village for connection to the sanitary sewer system. Nonresidential buildings shall be assigned REU numbers based upon the water meter or meters servicing such buildings as set forth in the table found in Section 9-4-5. An excerpt of the Village of Caledonia Ordinances is attached as Exhibit 9. If, in the future, these Ordinances are amended or modified, and/or successor Ordinances are enacted, then the terms and provisions of the amended/modified/successor Ordinances shall apply.

MEMORANDUM

DATE: Wednesday, August 30, 2023

TO: Caledonia Utility District

FROM: Anthony A. Bunkelman P.E.
Public Services Director 

RE: Authorization of Signatures – Watermain & Sewer Assessment
Settlement Agreement – 13510 4 Mile Road – William & Judith
Hurtienne

BACKGROUND INFORMATION

The Village Board has requested that the Settlement Agreement that was executed with the property owners in the lawsuit be offered to the remaining property owners along 4 Mile Road. The property owners were sent letters requiring a response to be given if they wanted to accept the same terms as the Settlement Agreement. The property owner listed above is one of the owners that have requested the Settlement Agreement terms.

The Village Attorney has drafted the Settlement Agreement and the owner has provided an executed original. The Settlement Agreement requires that the Caledonia Utility District President along with the Village President and Village Clerk also execute the document. Once the Settlement Agreement has been executed the Village Attorney will have the document recorded.

It is recommended that the signature of the President Utility District is authorized.

RECOMMENDATION

Move to authorize the President of the Caledonia Utility District to execute the Watermain & Sewer Assessment Settlement Agreement with William & Judith Hurtienne of 13510 4 Mile Road.

WATERMAIN AND SEWER ASSESSMENT
SETTLEMENT AGREEMENT

The parties to this Settlement Agreement are William & Judith Hurtienne ("OWNER" as used herein) and the Village of Caledonia ("VILLAGE" as used herein), which may collectively referred to as "parties" herein. The parties have agreed to settle and resolve all issues on the provisions listed below.

1. The VILLAGE shall cancel the special assessments against the property of the OWNER as individually described in **Exhibit A** ("Property"), annexed hereto and incorporated by reference, for both water and sewer, in the respective amounts referenced in **Exhibit A**.

2. OWNER shall not be required to connect their Property to either the sewer or water systems of the VILLAGE unless:

a. The parcel, upon which the Building is located, is rezoned or a conditional use permit is granted;

b. The parcel, upon which the Building is located, is divided pursuant to Title 14 of the Code of Ordinances for the Village of Caledonia;

c. A well serving the existing Building fails (a pump failure is not considered a well failure) or must be abandoned; or

d. The private onsite wastewater treatment system serving the Property needs to be replaced or if a change in use requires modification or abandonment, or if the system fails.

3. OWNER may not connect the Property to either the sewer and water systems of the VILLAGE, except upon compliance of the following:

a. Connection of any OWNER'S Property to the water system of the VILLAGE, may be made in 2022 or any year thereafter. Should OWNER seek to make such a connection in 2022 and before 2041, payment shall be made pursuant to Resolution 2021-56, Amended Special Assessment Report pages 10-11, paragraph 14, in addition to any applicable impact or connection fees, which is attached hereto as **Exhibit B**. OWNER currently owes \$6,973.56.

b. Connection of any OWNER'S Property to the sewer system of the VILLAGE, may be made in 2022 or any year thereafter. Should OWNER seek to make such a connection in 2022 and before 2041, payment shall be made pursuant to Resolution 2021-56, Amended Special Assessment Report pages 27-28, paragraph 14, in addition to any applicable connection fees, which is attached hereto as **Exhibit C**. OWNER currently owes \$9,945.74.

c. Connection of OWNER'S Property to either the water or sewer systems in 2041 or thereafter will require payment in full of the amounts set forth above.

d. The provisions of this Agreement are covenants that run with the land and shall be binding upon and inure to the benefit of the parties to this Agreement and their respective heirs, successors, and assigns.

4. This Settlement Agreement may be executed in one or multiple counterparts, each constituting an original, but all of which together shall constitute the complete Settlement Agreement.

This Settlement Agreement shall become effective when signed by the OWNER and by authorized representative(s) of the VILLAGE. It may be recorded in the office of the Register of Deeds for Racine County.

[Signature Pages to Follow]

Dated: July 20, 2023

William Hurtienne
William Hurtienne

Dated: July 20, 2023

Judith A. Hurtienne
Judith Hurtienne

Dated: _____

Thomas Weatherston
Village President

Dated: _____

By: Joslyn Hoeffert
Village Clerk

Caledonia Sewer and Water Utility District

Dated: _____

By: Howard Stacey
President

EXHIBIT A

1. OWNER – property located at 13510 4 Mile Road, Franksville, WI 53126; Tax No: 51-104-04-22-19-064-000
2. Total assessment \$16,919.30 (\$9,945.74 for sewer and \$6,973.56 for water).

EXHIBIT B

- 4) A conveyance made through an eminent domain proceeding, and/or a voluntary transfer made as a negotiated transaction as a part of the said eminent domain proceeding.
 - b) A land division of the property, whether through a plat, certified survey map, or any other procedure that creates a new and/or an additional parcel(s) of land from the benefitted property.
 - c) Any development activity, of any kind, on the property for, or related to, residential, commercial, industrial, institutional, or any other non-agricultural purpose. Exceptions to this particular Trigger Event, however, shall be (i) agricultural activities, including the construction of agricultural buildings and/or any other agricultural structures, related to the growing of crops or other agricultural activities on the benefitted property; (ii) and/or a modification(s) to an existing single-family residence (in existence as May 6, 2019), and listed in Exhibit 2), or construction of, or modification(s) to, a related accessory structure for the said existing single-family residence.
 - d) The connection of the benefitted property to the water main and/or to a water service that is being constructed in this Project.
13. As of the date of May 6, 2019, all of the benefitted properties described in attached Exhibit 3 have been improved with a single-family residence (the "Presently-Improved Properties") except for parcels #2 and #17, which are vacant lands. In the event that a Presently-Improved Property (listed on attached Exhibit 3) elects to connect to the Water main/Water Service within the next Twenty (20) Year time period that commences on July 1, 2020, then the property owner shall have the option to pay the special assessment levied on the said Presently-Improved Property in one of the ways described in below Paragraph 14. At such time(s) a benefitted vacant parcel of land experiences a trigger event, as defined in above Paragraph 12, that property owner(s) shall also have the option to pay the special assessment levied on that owner's property in one of the ways described in below Paragraph 14.
14. A property owner of a Presently-Improved Property (and an owner of a vacant parcel, at the time of the occurrence of a Trigger Event, as described in above Paragraph 12), as described in above Paragraph 13, upon actual and operational connection of the Presently-Improved Property within Twenty (20) Years after the date of July 1, 2020, to the Water main/Water Service, may pay the special assessment on the said Presently-Improved Property in one of the following ways:
 - a) Within Sixty (60) Days after the date of the connection of the Presently-Improved Property to the Water main/Water Service, pay the entire amount of the special assessment, without interest, to the District/Village.
 - b) Pay the special assessment on the Presently-Improved Property in equal annual installments on the tax roll of the said property, plus interest accruing on the said special assessment at the rate of Three and One-Half Percent (3½ %) per annum amortized over 20 years from the date of connection until paid in full. The first year on the tax roll shall be (i) the year the connection was made, if the said connection is made on or before October 1 of that year, and (ii) if the connection is made after the date of October 1 of a given year (in, or after, 2020), then on the tax year that next follows the year of connection. (By way of example, if a connection is made on the date of July 1, 2020, then the payment

of the special assessment may be placed on the tax roll of the Presently-Improved Property for the tax years 2020 through 2039, or in 20 equal annual installment payments. If the connection is made on October 30, 2020; however, then the 20 year payment plan would begin in 2021 and run through 2040. Essentially, there is no adjustment to the 20 year payment plan for the next 20 years. Any property owner who connects to the water prior to June 30, 2040, will have the option of a 20 year special assessment payment plan. Any property owner who connects after June 30, 2040 will not be eligible for the 20 year payment plan and be subject to the payment terms in Paragraph 15 below.

- c) If the special assessment on the Presently-Improved Property is placed on the tax roll of the property as described in above Subparagraph (b), the property owner may at any time pay the entire then-remaining balance of the special assessment, plus accrued interest, to the District/Village.
15. If the property owner of a Presently-Improved Property (as described above in Paragraph 13) does not actually connect to the Water main/Water Service during the 20-year period described above, then the option to pay the special assessment as described in above Paragraph 13 and Subparagraph 14(b) shall automatically become null and void. The provisions contained in above Subparagraph 14(a) shall then exclusively control. The 20-year payment plan, described in above Subparagraph 14(b), for a benefitted vacant parcel which experiences a Trigger Event, as described in above Paragraph 12, shall commence on the date of the Trigger Event, provided that a Trigger Event occurs on or before June 30, 2040. If the said Trigger Event occurs after the date of June 30, 2040, then the option to pay the special assessment as described in above Paragraph 13 and Subparagraph 14(b) shall automatically become null and void. The provisions contained in above Subparagraph 14(a) shall then exclusively control.
16. In addition to the assessed amount for water main and service, each vacant parcel of property (being parcels #2 and #17) will need to pay impact fees in the amount of \$1,550.00 per residential equivalent unit (REU) in accordance with Section 9-1-56 of the Village of Caledonia Ordinances. A ¾ inch (or less) water meter is determined to be the service required for the standard REU. Nonresidential buildings shall be assigned a number of REUs based on the size and type of water meter that are installed. Meter sizes and REU ratios will be in accordance with Section 9-1-56 of the Ordinance. These impact fees shall be paid upon the issuance of a building permit by the Village for connection to the water main or within six (6) months from the date the owner or occupant of the property receives written notice from the Village or District as detailed in Section 9-1-57 of the Ordinance. An excerpt of the current Village of Caledonia Ordinances are attached as Exhibit 1. If, in the future, these Ordinances are amended or modified, and/or successor Ordinances are enacted, then the terms and provisions of the amended/modified/successor Ordinances shall apply.
17. Special Provisions regarding other possible land divisions.
- ✓ A. When and if any other benefitted property owner listed in attached Exhibit 2 does a land division of any nature prior to the levy of the special assessments described in this Report, then the special assessment to be levied on the original benefitted parcel, but now divided in some manner, is being levied in full, jointly and severally, on each of the said separate subdivided parcels of land (that together comprise the original benefitted parcel). Any

EXHIBIT C

12. Upon the occurrence of one of the "Trigger Events" described in below Paragraph 13, the property owner of a Not Presently-Improved Property shall pay the entire special assessment levied on the benefitted property in the manner described in above Paragraph 10.

13. For the Not Presently-Improved Properties, each one of the following events shall be a "Trigger Event" requiring the payment of the special assessment on the benefitted property, as described in above Paragraph 10:

- a) A conveyance of the property. A "conveyance" of the property shall include (i) a sale of a part or all of the fee-simple title to the property; (ii) a lease of a part or all of the property in excess of One (1) Year; and/or (iii) if the property is owned by a Trust, corporation, limited liability company, partnership, or any other business entity, if there is a change of ownership and/or control of the said entity.

Special Note: the following shall not be deemed a "conveyance", notwithstanding the forgoing provisions of this Paragraph 11 (a):

- 1) Leases in excess of One (1) Year if the use of the entire property is used for agricultural purposes or agricultural activities.
 - 2) If the conveyance is a transfer of the interest in the property to a spouse, brother(s), sister(s), parent(s), child(ren) or grandchild(ren) of the owner (as of May 6, 2019) of the property, and/or a business entity described in this Paragraph 11 that is owned and/or controlled by the said transferee relative(s).
 - 3) If the conveyance is (i) a transfer by a Trust to a Trustee(s) or a beneficiary(ies) of the Trust as named and/or designated in the Trust as of May 6, 2019, and/or (ii) a transfer of an equity and/or ownership interest in a corporation, limited liability company, partnership, or any other business entity that owns the said property as of May 6, 2019, provided the said conveyance is a transfer from the person/entity so owning the said equity and/or ownership interest to a related party. A "related party" for such purposes is hereby defined as a person that is a spouse, brother(s), sister(s), parent(s), child(ren) and/or grandchild(ren) of the owner of the said equity/ownership interest (as of May 6, 2019), and/or a business entity described above that is owned and/or controlled by the said transferee relative(s) described above.
 - 4) A conveyance made through an eminent domain proceeding, and/or a voluntary transfer made as a negotiated transaction as a part of the said eminent domain proceeding.
- b) A land division of the property, whether through a plat, certified survey map, or any other procedure that creates a new and/or an additional parcel(s) of land from the benefitted property.
 - c) Any development activity, of any kind, on the property for, or related to, residential, commercial, industrial, institutional, or any other non-agricultural purpose. Exceptions to this particular Trigger Event, however, shall be (i) agricultural activities, including the construction of agricultural buildings and/or any other agricultural structures, related to

the growing of crops or other agricultural activities on the benefitted property; (ii) and/or a modification(s) to an existing single-family residence (in existence as of May 6, 2019) and listed in Exhibit 6), or construction of, or modification(s) to, a related accessory structure for the said existing single-family residence.


- d) The connection of the benefitted property to the sewer main and/or to a sewer lateral that is being constructed in this Project.

14. In addition to the assessed amount for sanitary sewer main and lateral, each Presently-Improved Property with a single family residence will need to pay connection charges described below, in the amount of \$5,100, in accordance with Section 9-4-5 of the Village of Caledonia Ordinances. A basic charge of \$2,550 will be placed in a separate account and used only for operation and maintenance expenses, depreciation and note or bond redemption. In addition to the basic connection charge and prior to the issuance of a permit allowing connection to the sanitary sewer system, a unit connection charge shall be paid in the amount of \$2,550 for each residential equivalent unit (REU) attributed to such lot, parcel of land or premises. This charge shall be paid upon the issuance of a building permit by the Village for connection to the sanitary sewer system. Nonresidential buildings shall be assigned REU numbers based upon the water meter or meters servicing such buildings as set forth in the table found in Section 9-4-5. An excerpt of the Village of Caledonia Ordinances is attached as Exhibit 9. If, in the future, these Ordinances are amended or modified, and/or successor Ordinances are enacted, then the terms and provisions of the amended/modified/successor Ordinances shall apply.

MEMORANDUM

DATE: Wednesday, August 30, 2023

TO: Caledonia Utility District

FROM: Anthony A. Bunkelman P.E.
Public Services Director 

RE: Authorization of Signatures – Watermain & Sewer Assessment
Settlement Agreement – 13108 4 Mile Road – Rebecca Keeku

BACKGROUND INFORMATION

The Village Board has requested that the Settlement Agreement that was executed with the property owners in the lawsuit be offered to the remaining property owners along 4 Mile Road. The property owners were sent letters requiring a response to be given if they wanted to accept the same terms as the Settlement Agreement. The property owner listed above is one of the owners that have requested the Settlement Agreement terms.

The Village Attorney has drafted the Settlement Agreement and the owner has provided an executed original. The Settlement Agreement requires that the Caledonia Utility District President along with the Village President and Village Clerk also execute the document. Once the Settlement Agreement has been executed the Village Attorney will have the document recorded.

It is recommended that the signature of the President Utility District is authorized.

RECOMMENDATION

Move to authorize the President of the Caledonia Utility District to execute the Watermain & Sewer Assessment Settlement Agreement with Rebecca Keeku of 13108 4 Mile Road.

WATERMAIN AND SEWER ASSESSMENT
SETTLEMENT AGREEMENT

The parties to this Settlement Agreement are Rebecca Keeku (“OWNER” as used herein) and the Village of Caledonia (“VILLAGE” as used herein), which may collectively referred to as “parties” herein. The parties have agreed to settle and resolve all issues on the provisions listed below.

1. The VILLAGE shall cancel the special assessments against the property of the OWNER as individually described in **Exhibit A** (“Property”), annexed hereto and incorporated by reference, for both water and sewer, in the respective amounts referenced in **Exhibit A**.

2. OWNER shall not be required to connect their Property to either the sewer or water systems of the VILLAGE unless:

a. The parcel, upon which the Building is located, is rezoned or a conditional use permit is granted;

b. The parcel, upon which the Building is located, is divided pursuant to Title 14 of the Code of Ordinances for the Village of Caledonia;

c. A well serving the existing Building fails (a pump failure is not considered a well failure) or must be abandoned; or

d. The private onsite wastewater treatment system serving the Property needs to be replaced or if a change in use requires modification or abandonment, or if the system fails.

3. OWNER may not connect the Property to either the sewer and water systems of the VILLAGE, except upon compliance of the following:

a. Connection of any OWNER’S Property to the water system of the VILLAGE, may be made in 2022 or any year thereafter. Should OWNER seek to make such a connection in 2022 and before 2041, payment shall be made pursuant to Resolution 2021-56, Amended Special Assessment Report pages 10-11, paragraph 14, in addition to any applicable impact or connection fees, which is attached hereto as **Exhibit B**. OWNER currently owes \$6,973.56.

b. Connection of any OWNER’S Property to the sewer system of the VILLAGE, may be made in 2022 or any year thereafter. Should OWNER seek to make such a connection in 2022 and before 2041, payment shall be made pursuant to Resolution 2021-56, Amended Special Assessment Report pages 27-28, paragraph 14, in addition to any applicable connection fees, which is attached hereto as **Exhibit C**. OWNER currently owes \$9,945.74.

c. Connection of OWNER’S Property to either the water or sewer systems in 2041 or thereafter will require payment in full of the amounts set forth above.

d. The provisions of this Agreement are covenants that run with the land and shall be binding upon and inure to the benefit of the parties to this Agreement and their respective heirs, successors, and assigns.

4. This Settlement Agreement may be executed in one or multiple counterparts, each constituting an original, but all of which together shall constitute the complete Settlement Agreement.

This Settlement Agreement shall become effective when signed by the OWNER and by authorized representative(s) of the VILLAGE. It may be recorded in the office of the Register of Deeds for Racine County.

[Signature Pages to Follow]

Dated: 7-30-23



Rebecca Keeku

Dated: _____

Thomas Weatherston
Village President

Dated: _____

By: Joslyn Hoeffert
Village Clerk

Caledonia Sewer and Water Utility District

Dated: _____

By: Howard Stacey
President

EXHIBIT A

1. OWNER – property located at 13108 4 Mile Road, Franksville, WI 53126; Tax No:
51-104-04-22-19-069-000
2. Total assessment \$16,919.30 (\$9,945.74 for sewer and \$6,973.56 for water)

EXHIBIT B

- 4) A conveyance made through an eminent domain proceeding, and/or a voluntary transfer made as a negotiated transaction as a part of the said eminent domain proceeding.
 - b) A land division of the property, whether through a plat, certified survey map, or any other procedure that creates a new and/or an additional parcel(s) of land from the benefitted property.
 - c) Any development activity, of any kind, on the property for, or related to, residential, commercial, industrial, institutional, or any other non-agricultural purpose. Exceptions to this particular Trigger Event, however, shall be (i) agricultural activities, including the construction of agricultural buildings and/or any other agricultural structures, related to the growing of crops or other agricultural activities on the benefitted property; (ii) and/or a modification(s) to an existing single-family residence (in existence as May 6, 2019), and listed in Exhibit 2), or construction of, or modification(s) to, a related accessory structure for the said existing single-family residence.
 - d) The connection of the benefitted property to the water main and/or to a water service that is being constructed in this Project.
13. As of the date of May 6, 2019, all of the benefitted properties described in attached Exhibit 3 have been improved with a single-family residence (the "Presently-Improved Properties") except for parcels #2 and #17, which are vacant lands. In the event that a Presently-Improved Property (listed on attached Exhibit 3) elects to connect to the Water main/Water Service within the next Twenty (20) Year time period that commences on July 1, 2020, then the property owner shall have the option to pay the special assessment levied on the said Presently-Improved Property in one of the ways described in below Paragraph 14. At such time(s) a benefitted vacant parcel of land experiences a trigger event, as defined in above Paragraph 12, that property owner(s) shall also have the option to pay the special assessment levied on that owner's property in one of the ways described in below Paragraph 14.
14. A property owner of a Presently-Improved Property (and an owner of a vacant parcel, at the time of the occurrence of a Trigger Event, as described in above Paragraph 12), as described in above Paragraph 13, upon actual and operational connection of the Presently-Improved Property within Twenty (20) Years after the date of July 1, 2020, to the Water main/Water Service, may pay the special assessment on the said Presently-Improved Property in one of the following ways:
- a) Within Sixty (60) Days after the date of the connection of the Presently-Improved Property to the Water main/Water Service, pay the entire amount of the special assessment, without interest, to the District/Village.
 - b) Pay the special assessment on the Presently-Improved Property in equal annual installments on the tax roll of the said property, plus interest accruing on the said special assessment at the rate of Three and One-Half Percent (3½ %) per annum amortized over 20 years from the date of connection until paid in full. The first year on the tax roll shall be (i) the year the connection was made, if the said connection is made on or before October 1 of that year, and (ii) if the connection is made after the date of October 1 of a given year (in, or after, 2020), then on the tax year that next follows the year of connection. (By way of example, if a connection is made on the date of July 1, 2020, then the payment

of the special assessment may be placed on the tax roll of the Presently-Improved Property for the tax years 2020 through 2039, or in 20 equal annual installment payments. If the connection is made on October 30, 2020; however, then the 20 year payment plan would begin in 2021 and run through 2040. Essentially, there is no adjustment to the 20 year payment plan for the next 20 years. Any property owner who connects to the water prior to June 30, 2040, will have the option of a 20 year special assessment payment plan. Any property owner who connects after June 30, 2040 will not be eligible for the 20 year payment plan and be subject to the payment terms in Paragraph 15 below.

- c) If the special assessment on the Presently-Improved Property is placed on the tax roll of the property as described in above Subparagraph (b), the property owner may at any time pay the entire then-remaining balance of the special assessment, plus accrued interest, to the District/Village.

15. If the property owner of a Presently-Improved Property (as described above in Paragraph 13) does not actually connect to the Water main/Water Service during the 20-year period described above, then the option to pay the special assessment as described in above Paragraph 13 and Subparagraph 14(b) shall automatically become null and void. The provisions contained in above Subparagraph 14(a) shall then exclusively control. The 20-year payment plan, described in above Subparagraph 14(b), for a benefitted vacant parcel which experiences a Trigger Event, as described in above Paragraph 12, shall commence on the date of the Trigger Event, provided that a Trigger Event occurs on or before June 30, 2040. If the said Trigger Event occurs after the date of June 30, 2040, then the option to pay the special assessment as described in above Paragraph 13 and Subparagraph 14(b) shall automatically become null and void. The provisions contained in above Subparagraph 14(a) shall then exclusively control.

16. In addition to the assessed amount for water main and service, each vacant parcel of property (being parcels #2 and #17) will need to pay impact fees in the amount of \$1,550.00 per residential equivalent unit (REU) in accordance with Section 9-1-56 of the Village of Caledonia Ordinances. A ¾ inch (or less) water meter is determined to be the service required for the standard REU. Nonresidential buildings shall be assigned a number of REUs based on the size and type of water meter that are installed. Meter sizes and REU ratios will be in accordance with Section 9-1-56 of the Ordinance. These impact fees shall be paid upon the issuance of a building permit by the Village for connection to the water main or within six (6) months from the date the owner or occupant of the property receives written notice from the Village or District as detailed in Section 9-1-57 of the Ordinance. An excerpt of the current Village of Caledonia Ordinances are attached as Exhibit 1. If, in the future, these Ordinances are amended or modified, and/or successor Ordinances are enacted, then the terms and provisions of the amended/modified/successor Ordinances shall apply.

17. Special Provisions regarding other possible land divisions.

- A. When and if any other benefitted property owner listed in attached Exhibit 2 does a land division of any nature prior to the levy of the special assessments described in this Report, then the special assessment to be levied on the original benefitted parcel, but now divided in some manner, is being levied in full, jointly and severally, on each of the said separate subdivided parcels of land (that together comprise the original benefitted parcel). Any

EXHIBIT C

12. Upon the occurrence of one of the “Trigger Events” described in below Paragraph 13, the property owner of a Not Presently-Improved Property shall pay the entire special assessment levied on the benefitted property in the manner described in above Paragraph 10.
13. For the Not Presently-Improved Properties, each one of the following events shall be a “Trigger Event” requiring the payment of the special assessment on the benefitted property, as described in above Paragraph 10:

- a) A conveyance of the property. A “conveyance” of the property shall include (i) a sale of a part or all of the fee-simple title to the property; (ii) a lease of a part or all of the property in excess of One (1) Year; and/or (iii) if the property is owned by a Trust, corporation, limited liability company, partnership, or any other business entity, if there is a change of ownership and/or control of the said entity.

Special Note: the following shall not be deemed a “conveyance”, notwithstanding the forgoing provisions of this Paragraph 11 (a):

- 1) Leases in excess of One (1) Year if the use of the entire property is used for agricultural purposes or agricultural activities.
 - 2) If the conveyance is a transfer of the interest in the property to a spouse, brother(s), sister(s), parent(s), child(ren) or grandchild(ren) of the owner (as of May 6, 2019) of the property, and/or a business entity described in this Paragraph 11 that is owned and/or controlled by the said transferee relative(s).
 - 3) If the conveyance is (i) a transfer by a Trust to a Trustee(s) or a beneficiary(ies) of the Trust as named and/or designated in the Trust as of May 6, 2019, and/or (ii) a transfer of an equity and/or ownership interest in a corporation, limited liability company, partnership, or any other business entity that owns the said property as of May 6, 2019, provided the said conveyance is a transfer from the person/entity so owning the said equity and/or ownership interest to a related party. A “related party” for such purposes is hereby defined as a person that is a spouse, brother(s), sister(s), parent(s), child(ren) and/or grandchild(ren) of the owner of the said equity/ownership interest (as of May 6, 2019), and/or a business entity described above that is owned and/or controlled by the said transferee relative(s) described above.
 - 4) A conveyance made through an eminent domain proceeding, and/or a voluntary transfer made as a negotiated transaction as a part of the said eminent domain proceeding.
- b) A land division of the property, whether through a plat, certified survey map, or any other procedure that creates a new and/or an additional parcel(s) of land from the benefitted property.
- c) Any development activity, of any kind, on the property for, or related to, residential, commercial, industrial, institutional, or any other non-agricultural purpose. Exceptions to this particular Trigger Event, however, shall be (i) agricultural activities, including the construction of agricultural buildings and/or any other agricultural structures, related to

the growing of crops or other agricultural activities on the benefitted property; (ii) and/or a modification(s) to an existing single-family residence (in existence as of May 6, 2019) and listed in Exhibit 6), or construction of, or modification(s) to, a related accessory structure for the said existing single-family residence.


- d) The connection of the benefitted property to the sewer main and/or to a sewer lateral that is being constructed in this Project.

14. In addition to the assessed amount for sanitary sewer main and lateral, each Presently-Improved Property with a single family residence will need to pay connection charges described below, in the amount of \$5,100, in accordance with Section 9-4-5 of the Village of Caledonia Ordinances. A basic charge of \$2,550 will be placed in a separate account and used only for operation and maintenance expenses, depreciation and note or bond redemption. In addition to the basic connection charge and prior to the issuance of a permit allowing connection to the sanitary sewer system, a unit connection charge shall be paid in the amount of \$2,550 for each residential equivalent unit (REU) attributed to such lot, parcel of land or premises. This charge shall be paid upon the issuance of a building permit by the Village for connection to the sanitary sewer system. Nonresidential buildings shall be assigned REU numbers based upon the water meter or meters servicing such buildings as set forth in the table found in Section 9-4-5. An excerpt of the Village of Caledonia Ordinances is attached as Exhibit 9. If, in the future, these Ordinances are amended or modified, and/or successor Ordinances are enacted, then the terms and provisions of the amended/modified/successor Ordinances shall apply.

MEMORANDUM

DATE: Thursday, August 31, 2023

TO: Caledonia Utility District

FROM: Anthony A. Bunkelman P.E.
Public Services Director 

RE: Storm Water Management Plan & Site Grading Plan – Conditional Approval – Crawford Park

BACKGROUND INFORMATION

Christopher Beyer P.E. of Clark Dietz, Inc has been hired by the Village of Caledonia to prepare a Storm Water Management Plan & a Site Grading Plan for the development of the remainder of the Village property around the Village Hall and the Public Safety Building. This is for the expansion of Crawford Park and follows the Master Park Plan that has been developed.

The Storm Water Management requirements for this site fall under the Base Storm Water Regulations. Base Storm Water Regulations are that the 100 yr. post development peak runoff must be reduced to or below the 10 yr. predevelopment peak runoff and the 10 yr. post development peak runoff must be reduced to or below the 2 yr. predevelopment peak runoff. The site must also achieve 80% Total Suspended Solids removal from the runoff.

The Storm Water Management Plan has not been fully reviewed but the executive summary indicates that the following reductions in peak flow (24.69 cfs peak 100 vs 54.70 cfs peak 10 and 13.87 cfs peak 10 vs 26.61 cfs peak 2) and the required TSS removal (80% TSS).

The Site Grading Plan has been reviewed by the Village Engineer. The site grading plan indicates that the site will be graded to include 8 pickleball courts, 2 combination pickleball/tennis courts, 2 basketball courts, a pavilion, updated playground with splashpad, an ice-skating area, a sledding hill, a soccer/football field, additional parking, walking trails, and 3 additional storm water ponds. Not all of these amenities will be installed at this time, but the site will be prepped and graded to allow for installation of them in the future.

At this time it is recommended that conditional approval be given for the Storm Water Management Plan and Site Grading Plan. A brief review of the Storm Water Management Plan and the Site Grading Plan have been performed. Conditional approval would be subject to a full review being completed.

Included in this packet are the Storm Water Management Plan Summary and the Site Grading Plans.

RECOMMENDATION

Move to approve the Storm Water Management Plan and Site Grading Plan for Crawford Park subject to the following condition:

- 1) A full review is completed on the Storm Water Management Plan and the Site Grading Plan to ensure the proposal meets all Village Engineering policies and Standards.**



Engineering Quality of Life®



**STORM WATER
MANAGEMENT
NARRATIVE FOR
CRAWFORD PARK
MASTER GRADING**

Village of Caledonia Crawford Park (Master Plan)

Prepared by: Clark Dietz, Inc.

Date: August 2023

Updated: None

LANDOWNER/DEVELOPER INFORMATION:

Chester Lane
Village of Caledonia

Comments or Questions can be directed to:

Clark Dietz Engineers, Inc.

Christopher Beyer, P.E.
Project Manager
christopher.beyer@clarkdietz.com

Kenosha Office

625 57th Street, 6th Floor
Kenosha, WI 53140
262.842.2415 - office

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Stormwater Narrative

Appendix A – Drainage Exhibits

Appendix B – Existing HydroCAD

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Appendix E – WinSLAMM

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Appendix G – South Path SWMP

Appendix H – Village Hall SWMP

Appendix I – Crawford Park Master Plan

Introduction

This Narrative will amend and encompass the approved regional stormwater management plan that includes Crawford Park Phase 1A (South Path), the Caledonia Public Safety Building development, and the Caledonia Village Hall.

Crawford Park and the Village Hall Campus combine for a total area of approximately 58 acres which is all owned and maintained by the Village of Caledonia. Crawford Park and Village Hall Campus are bounded by 4 Mile Road to the south, Parkway Drive to the North, Chester Lane to the West and Sunshine Lane to the east.

The unimproved area is generally farmland which will be developed into park amenities such as a sledding hill, ball fields and skate parks. In addition to park amenities, there will be other infrastructure proposed to service the park such as stormwater controls, parking lots, sidewalks, paths, and access roadways.

Design Criteria

State of Wisconsin Administrative Code

- NR151

Village of Caledonia

- Code of Ordinances

Water Quantity Requirements:

The on-site development areas only shall meet the following requirements:

- The proposed 100-yr storm runoff shall meet the existing 10-yr storm event.
- The proposed 10-yr storm runoff shall meet the existing 2-yr storm event.

The offsite stormwater shall be designed to safely pass through the stormwater management facilities.

Water Quality Requirements:

The area to be paved will fall under the new development type and will require 80% TSS reduction.

Rainfall Depths

- 2-year 2.67 inches
- 10-year 4.03 inches
- 100-year 6.63 inches

Rainfall Distribution

The NRCS MSE3 24-hour storm rainfall distribution shall be used.

Proposed Improvements

South Discharge to 4 Mile Road

The Existing Village Hall, Public Safety Building and South Path improvements generally discharge south to 4 Mile Road Discharge location.

The northern portion of the Public Safety Building utilizes a dry pond at the northeast of that development to minimize runoff to the northeast. This runoff area is accounted for in this narrative and is included in the analysis of the proposed Crawford Park North or South Ponds.

The South Path improvements of the Public Safety Building utilizes a ditch/dry bottom pond system.

As part of this development, no additional runoff is being added to the south discharge point to 4 Mile Road. Please refer to other stormwater management plans for further information regarding this area.

Northwest Discharge into the 4 ½ Mile Road Ditch

There is a northwest discharge point that currently controls the runoff for the existing two ball fields, the large western most parking lot, playground area, court area, volleyball area, and grassy area bounded by the existing berms. The location of the discharge point is in a low laying area which acts as a dry bottom basin which ultimately drains into a ditch system towards 4 ½ Mile Road.

It shall be noted that the northwest discharge point will be reduced because the drainage area for the southern baseball field and existing grassy area bounded by berms will be rerouted from this northwest discharge point into the proposed Crawford Park North or South Ponds.

As part of this development, no additional runoff is being added to the northwest discharge point to 4 ½ Mile Road Ditch; however, the northwest discharge point will be used as a backup emergency flow path for Crawford Park. Ponding in the northwest corner of Crawford Park does not pose any risk to the public.

East Discharge to Sunshine Lane

The remainder of the Crawford Park area drains towards Sunshine Lane. There are two (2) large ponds (Crawford Park North Pond and Crawford Park South Pond) which control the flow from this area. This area will transition from predominantly existing farmland to courts, ball fields, sledding hill, skate park, playgrounds, paths, sidewalks, access roadways, parking lots and stormwater ponds.

The northeast corner of the Public Safety Building drainage area discharges into an existing dry pond. This flow is accounted for in the analysis of the proposed Crawford Park North or South Ponds.

A ditch system is to be installed to collect a portion of the existing baseball field. The northeast corner experiences ponding in the parking lot during heavy rain events, so this will reduce the ponding in this area by routing runoff from the northwest discharge to the Crawford Park Ponds. The Crawford Park Ponds have been sized accordingly to account for this additional runoff.

Proposed Crawford Park Pond Detail Summary

Pond	Crawford North	Crawford South
Orifice 1	12" @ 618.0	3" @ 619.0
Orifice 2	24" @ 622.0	6" @ 620.0
Orifice 3	N/A	24" @ 621.7
Weir	622.50	622.70
2yr HWL	619.38	619.77
2yr Runoff In/Out (cfs)	14.54 / 2.67	23.85 / 0.19
10yr HWL	620.41	620.38
10yr Runoff In/ Out (cfs)	29.43 / 3.92	45.89 / 0.60
100yr HWL	622.00	621.65
100yr Runoff In/Out (cfs)	59.87 / 5.30	89.77 / 1.43

Drainage Summary

This site does not have any offsite bypass flow; therefore, only on-site stormwater analysis is required. There are three discharge locations that have been compared. The South Discharge and West Discharge are shown as they are part of Crawford Park; however, the proposed improvements are impacting the East discharge only.

Flow was taken off the Northwest discharge location by use of drainage swales routing stormwater runoff to the proposed Crawford Ponds. The south discharge was analyzed due to the South Path SWMP that is attached. See Appendix A for full drainage area exhibits.

EXISTING PEAK RUNOFF (Appendix B)			
	2-yr (cfs)	10-yr (cfs)	100-yr (cfs)
South Discharge (4 Mile Rd)	3.94	9.82	25.08
Northwest Discharge (4 ½ Mile Rd)	6.67	8.82	11.24
East Discharge (Sunshine Ln)	18.22	40.27	87.39
Total	26.61	54.70	116.82

PROPOSED PEAK RUNOFF (Appendix C)			
	2-yr (cfs)	10-yr (cfs)	100-yr (cfs)
South Discharge (4 Mile Rd)	0.86	2.04	4.70
Northwest Discharge (4 ½ Mile Rd)	5.83	7.74	10.06
East Discharge (Sunshine Ln)	3.84	8.05	16.00
Total	9.66	13.87	24.69

Northwest Discharge Summary

NORTHWEST DISCHARGE COMPARISON*			
Proposed Storm Event	Existing Northwest (cfs)	Proposed Northwest (cfs)	Northwest Runoff Reduction (cfs)
10-yr (cfs)	8.82	7.74	1.08 (-12%)
100 -yr (cfs)	11.24	10.06	1.18 (-10%)

Pond	NW Dry Pond (Existing)	Ex NW Dry Pond (Proposed)	Existing & Proposed Comparison
Area (Acres)	15.1	10.3	(-) 4.8
Orifice 1	18" @ 616.5	18" @ 616.5	18" @ 616.5
2yr HWL	618.24	618.00	(-) 0.24
2yr Runoff In/Out (cfs)	20.51 / 6.67	13.53 / 5.83	(-) 6.98 / (-) 0.84
10yr HWL	618.98	618.61	(-) 0.37
10yr Runoff In/ Out (cfs)	41.84 / 8.82	26.57 / 7.74	(-) 33.02 / (-) 1.08
100yr HWL	620.05	619.49	(-) 0.56
100yr Runoff In/Out (cfs)	85.74 / 11.24	52.90 / 10.06	(-) 32.84 / (-) 1.18

*The site is designed to reduce flow to the Northwest Discharge by rerouting drainage area from the northwest to the east discharge. The Northwest Discharge was developed prior to these improvements; however, these improvements were able to reduce the flow and ponding area in the location.

South Discharge Summary

SOUTH DISCHARGE COMPARISON		
Proposed Storm Event	Max Allowable (cfs)	Proposed South (cfs)
10-yr (cfs)	3.94	2.04
100 -yr (cfs)	9.82	4.70

Village Hall, Public Safety Building and South Path improvements contribute to the South Discharge. Please refer to Appendix F, Appendix G, and Appendix H for more information regarding these approved stormwater management plans.

East Discharge Summary

EAST DISCHARGE COMPARISON		
Proposed Storm Event	Max Allowable (cfs)	Proposed East (cfs)
10-yr (cfs)	18.22	8.05
100 -yr (cfs)	40.27	16.00

There are two (2) large ponds (Crawford Park North Pond and Crawford Park South Pond) which control the flow to this discharge location. This area is existing farmland that will be developed into future courts, ball fields, sledding hill, skate park, playgrounds, paths, sidewalks, access roadways, parking lots and stormwater ponds.

Total Discharge Summary

TOTAL DISCHARGE COMPARISON		
Proposed Storm Event	Max Allowable (cfs)	Proposed Total Site (cfs)
10-yr (cfs)	26.61	13.87
100 -yr (cfs)	54.70	24.69

The total discharge summary compares all release rates (South, Northwest, and East) as a whole. The proposed stormwater management facilities are calculated to be conservative with a factor of safety as this development is surrounded by residents and businesses.

TSS Reduction

The site reduces total suspended solids using drainage swales and wet bottom ponds. The site sediment loading is generally from parking lot and access roadways that are directed through the drainage swales and wet bottom ponds.

Appendix E contains the WinSLAMM model as well as input and output information for the TSS reduction for the proposed improvements. The proposed stormwater management controls will reduce TSS by 80%.

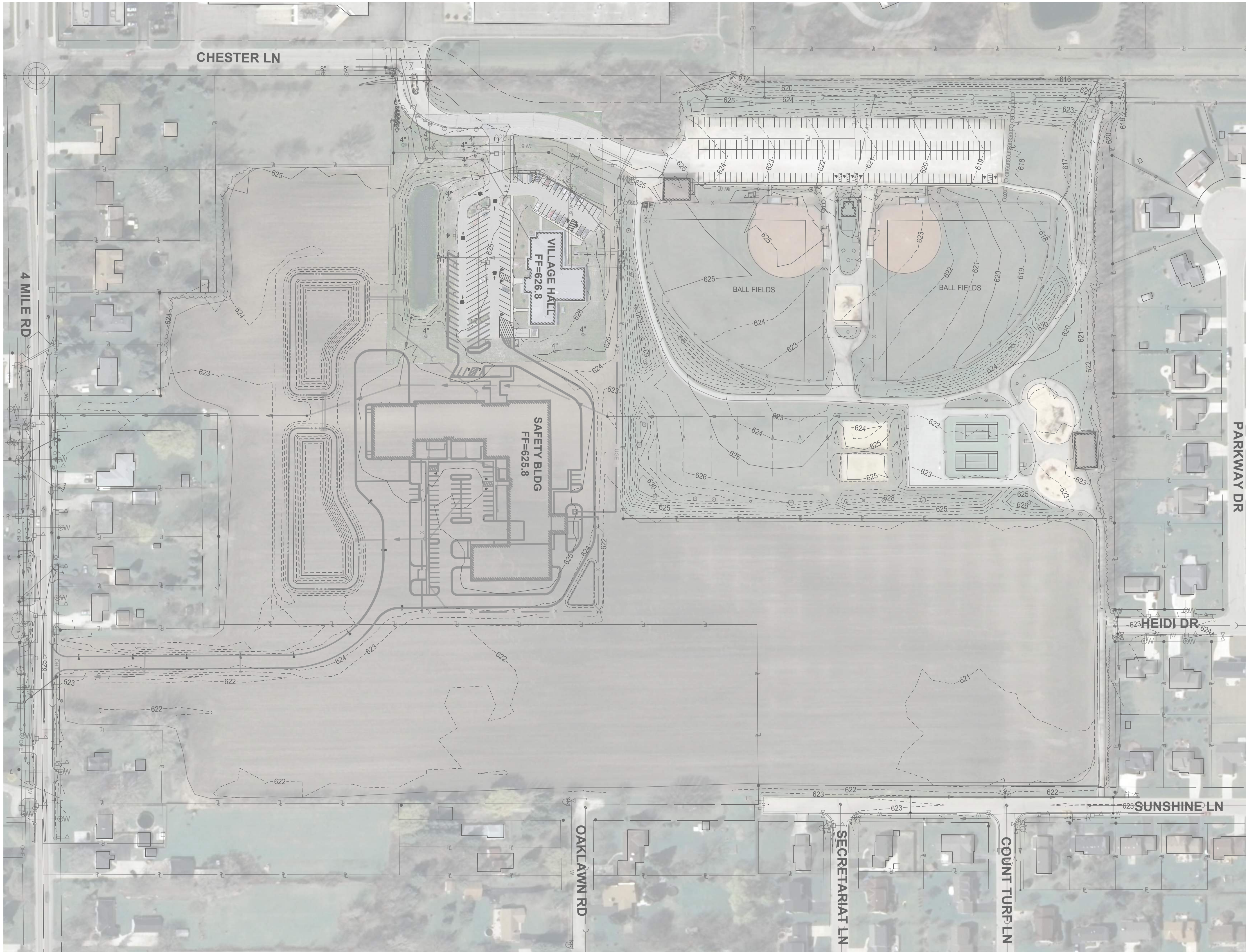
An additional WinSLAMM model was included to show the additional sediment loading from the Northwest baseball fields that are being accounted for in the proposed stormwater management practices. As an additional benefit to the proposed stormwater management controls, 5,000lbs of solids are no longer being passed through the northwest discharge location and are being treated by the proposed improvements.

Conclusion

This site is implementing Best Management Practices (BMPs) to the maximum extent practicable for the site. Wet bottom ponds and drainage swales are included in the stormwater management plan to meet requirements for stormwater.

TSS reduction has been met for the site. Additionally, 5,000lbs of solids are no longer being passed through the northwest discharge location and are being treated by the proposed improvements.

Release rates were designed to reduce the proposed 100yr runoff to the existing 10yr runoff and reduce the proposed 10yr runoff to the existing 2yr runoff. Wet and dry bottom ponds were used to meet these runoff requirements.



1 OVERALL EXISTING SITE PLAN

NOTES:

SURVEY REPORT

FIELD WORK PERFORMED BY CLARK DIETZ, INC. SOUTH HALF IN NOVEMBER OF 2021 AND THE NORTH HALF IN JANUARY OF 2023

INTENT OF SURVEY
CLARK DIETZ WAS CHARGED WITH THE PURPOSE OF COLLECTING DATA FOR THE PREPARATION OF DESIGN AND CONSTRUCTION THE NEW SAFETY BUILDING (SOUTH HALF) AND FOR MASTER GRADING PLAN (NORTH HALF).

FIELD MEASUREMENT PROCEDURE
THE TOPOGRAPHIC SURVEY WAS COLLECTED PRIMARILY USING A RTK GPS AND SUPPLEMENTED WITH A ROBOTIC TOTAL STATION.

SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING TOPOGRAPHICAL FEATURES AND APPURTENANCES, BY UTILIZING AVAILABLE UTILITY LOCATION MAPS, AND BY LOCATING VISIBLE HOTLINE FIELD MARKINGS WHEN ENCOUNTERED.
DIGGER HOTLINE TICKET NO. 20221005067 & 20221005078 (SOUTH HALF)
DIGGER HOTLINE TICKET NO. 20230300790 , 91, 95, 96, 20230300801, 02, 08, 09, 16, 17.
(NORTH HALF)

RIGHT-OF-WAY AND PARCEL BOUNDARIES
A BOUNDARY SURVEY WAS NOT PERFORMED. ANY RIGHT-OF-WAY AND PARCEL LINES SHOWN HEREON WERE DERIVED USING GIS PARCEL LINES, FOUND PROPERTY PIPES, ANY FOUND RECORDED SURVEYS AND MAY OR MAY NOT BE ACCURATE.

PROJECT DATUMS
BEARINGS AND COORDINATES FOR THIS SURVEY AND MAP ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM, 1983. (NAD83.)

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) ACQUIRED WITH RTK GPS

HORIZONTAL AND VERTICAL CONTROL POINTS
PRIMARY LOCAL CONTROL WAS ESTABLISHED USING RTK GPS SURVEYING TECHNIQUES. ADDITIONAL CONTROL POINTS AND BENCHMARKS WERE SET USING ROBOTIC TOTAL STATION. A LEVEL LOOP WAS NOT PERFORMED THRU BENCHMARKS AND CONTROL POINTS.

GENERAL NOTES
SINCE THE DATE OF THIS SURVEY, IT IS POSSIBLE CONDITIONS MAY HAVE BEEN ALTERED BEYOND THE KNOWLEDGE OF THE SURVEYOR.

ClarkDietz

625 57TH STREET
6TH FLOOR
KENOSHA, WI 53140
PHONE : 262.657.1550 www.clarkdietz.com

PROJECT TITLE
VILLAGE OF CALEDONIA
CRAWFORD PARK MASTER
GRADING
RACINE COUNTY, WISCONSIN

DESIGNED BY: CJB
DRAWN BY:
CHECKED BY:
DATE CHECKED:

4/19/23 1A (PATH)
7/7/23 MASTER GRADING
8/28/23 VILLAGE APPROVAL

DATE REVISION

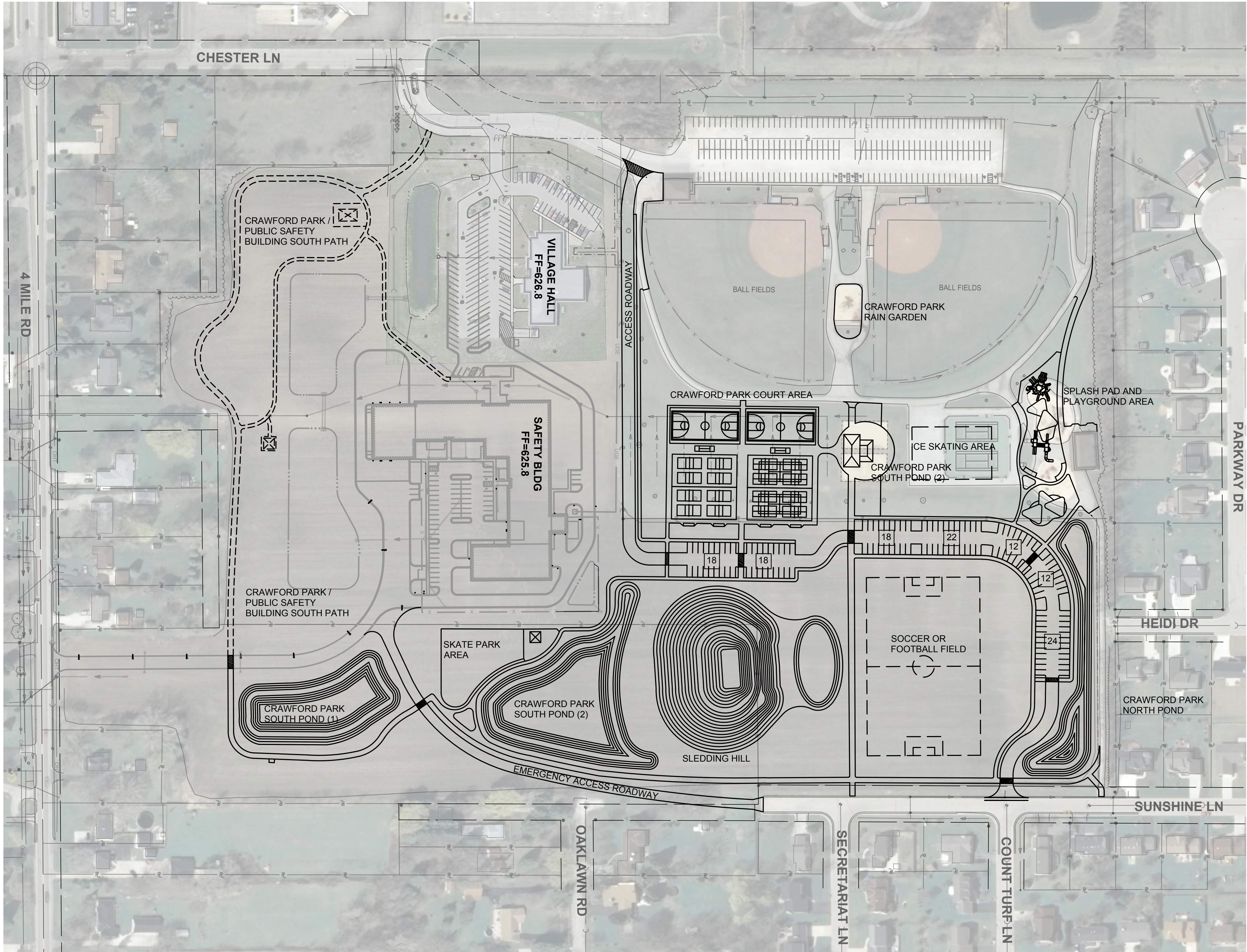
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OVERALL SITE

PROJECT No.
C0790070

DRAWING No.

1

DWG 1 OF 7 DWGS



1 OVERALL MASTER SITE GRADING PLAN

PROJECT TITLE
VILLAGE OF CALEDONIA
CRAWFORD PARK MASTER GRADING
RACINE COUNTY, WISCONSIN

DESIGNED BY: CJB
DRAWN BY:
CHECKED BY:
DATE CHECKED:

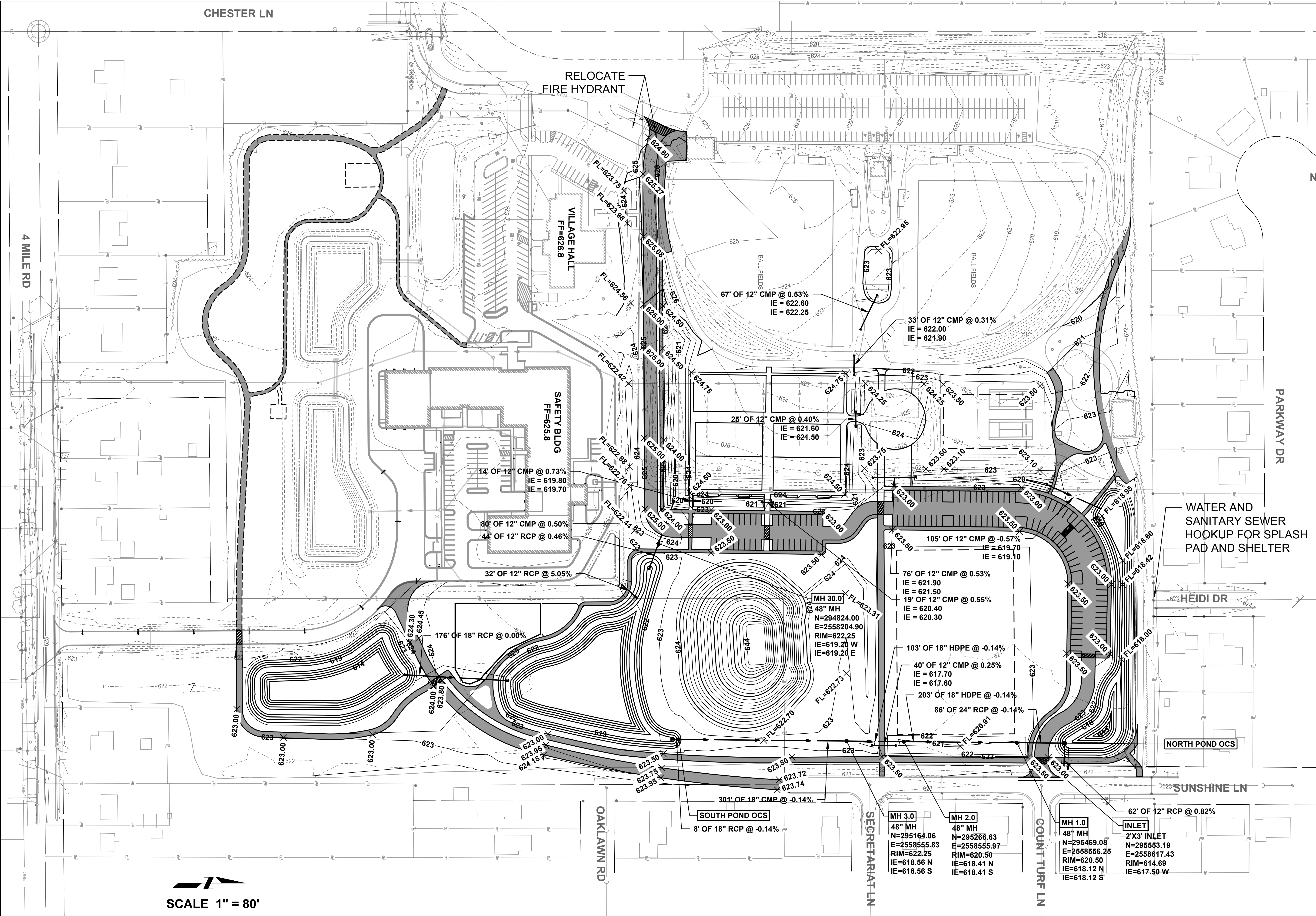
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8/28/23 VILLAGE APPROVAL

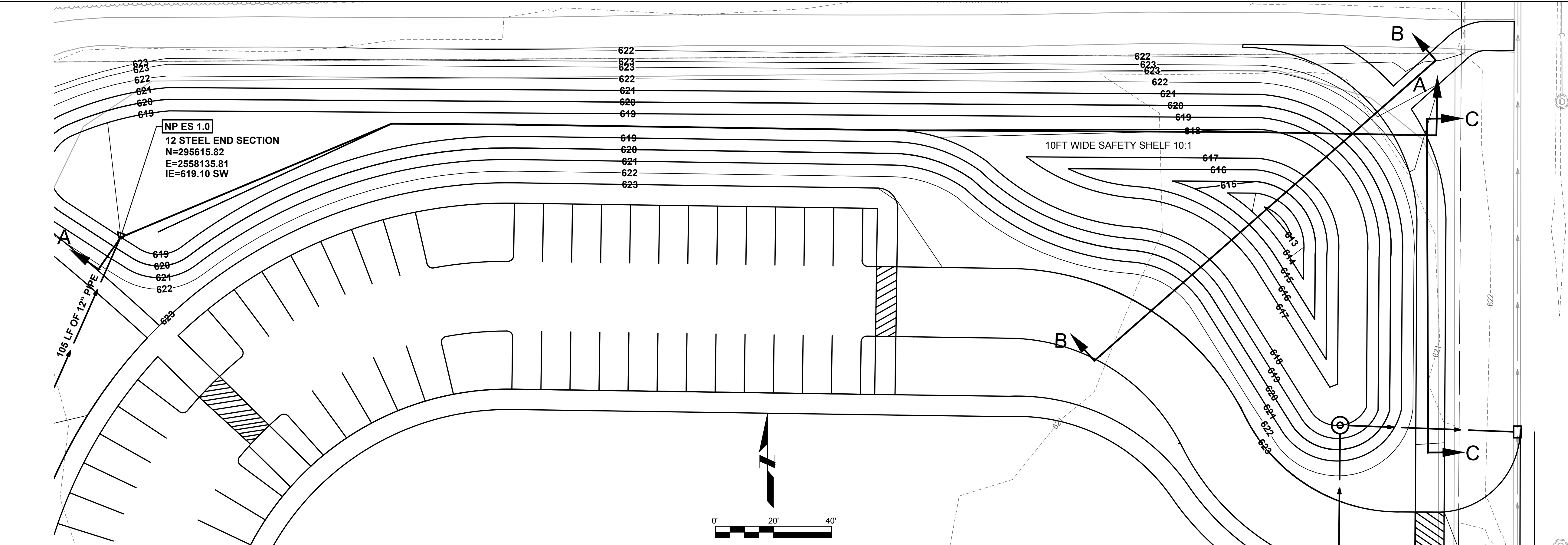
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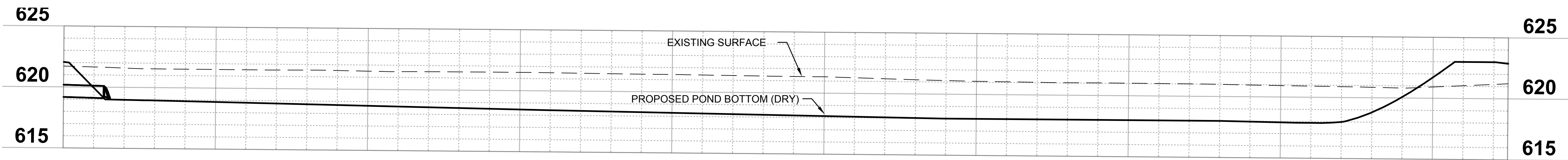
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DWG 2 OF 7 DWGS

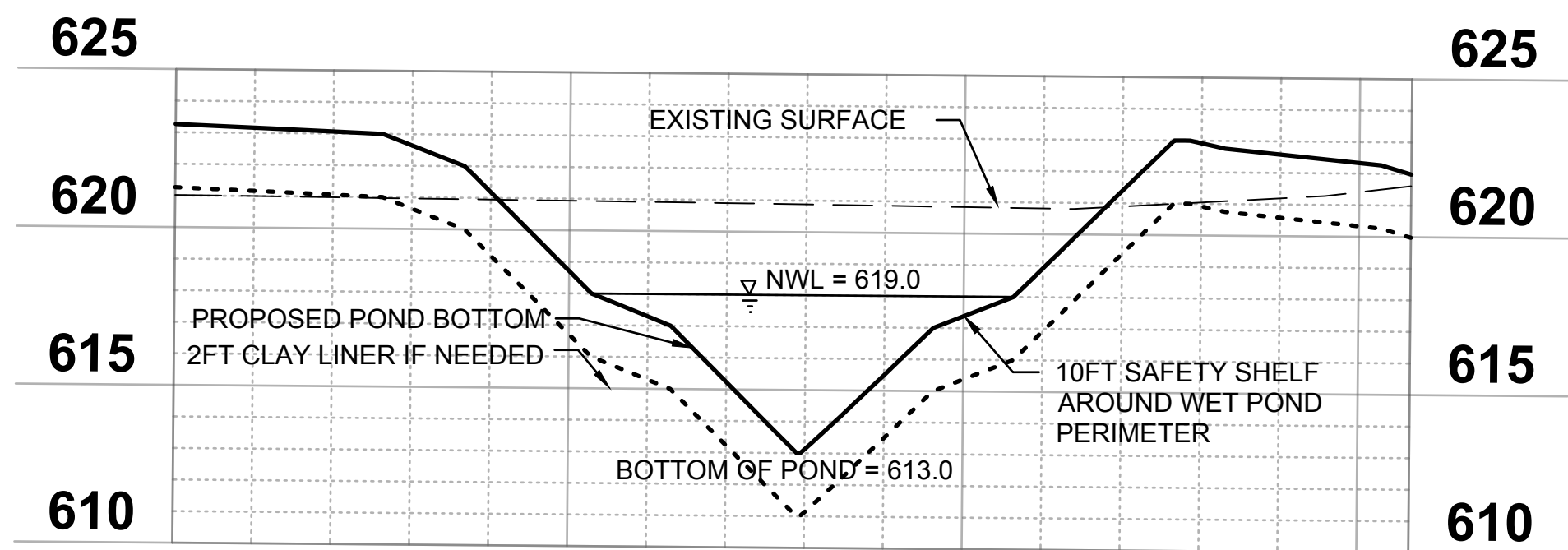




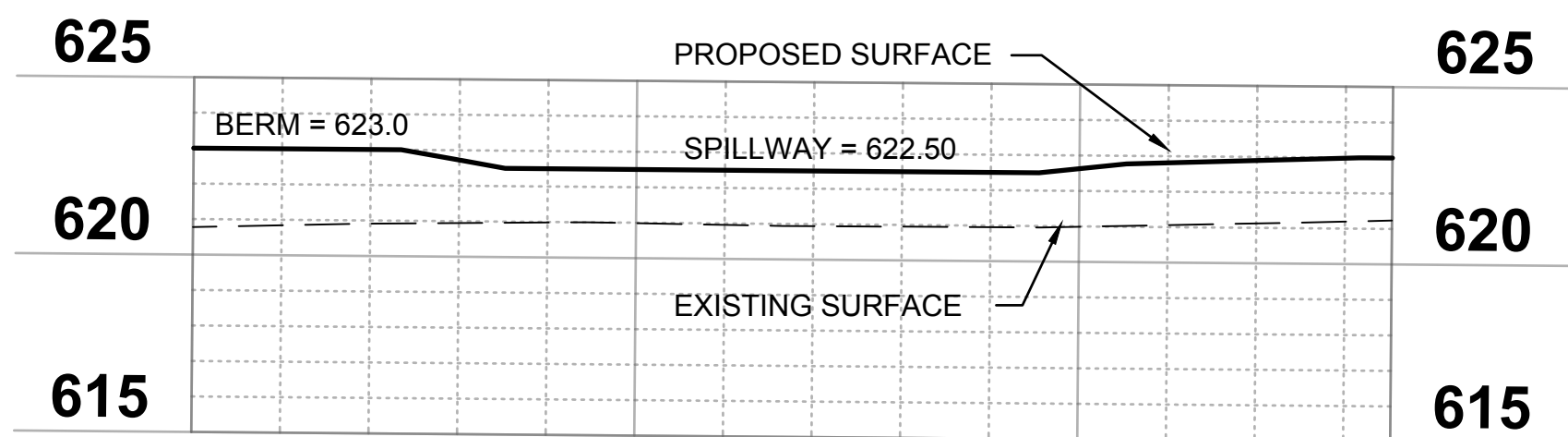
DETENTION POND - GRADING PLAN



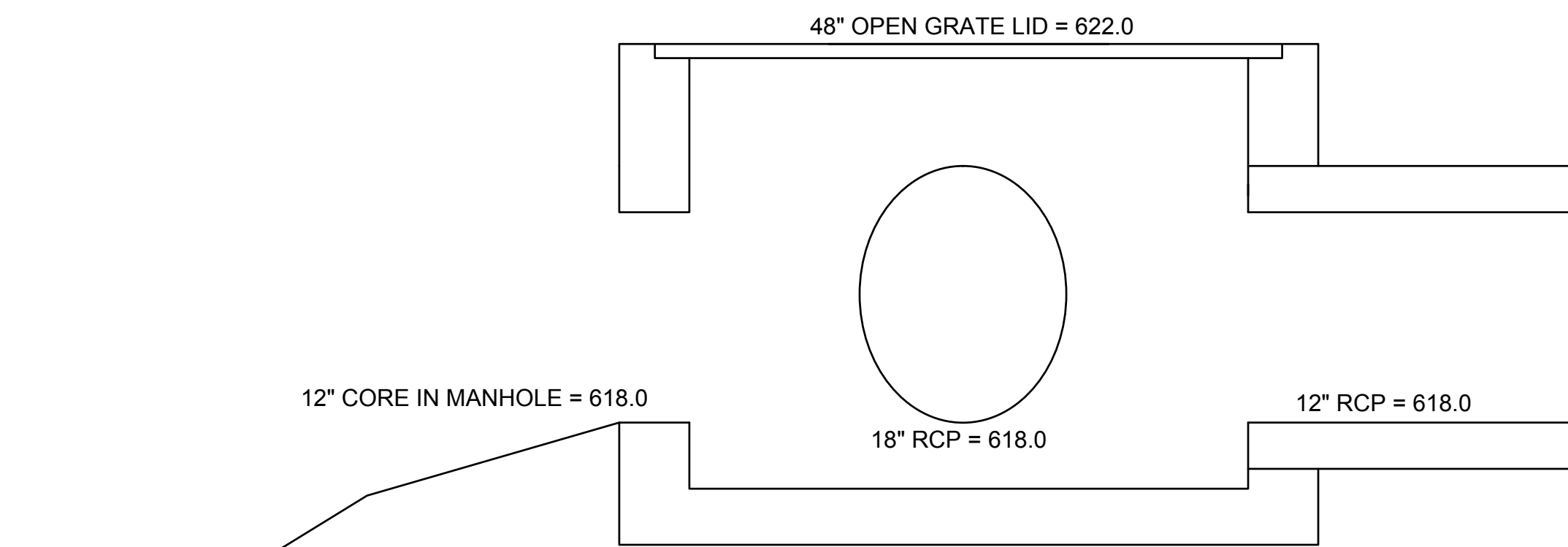
POND SECTION A-A



POND SECTION B-B



POND SECTION C-C



NORTH POND OCS

ClarkDietz

625 57TH STREET
6TH FLOOR
KENOSHA, WI 53140
PHONE : 262.657.1550 www.clarkdietz.com

PROJECT TITLE
VILLAGE OF CALEDONIA
CRAWFORD PARK MASTER
GRADING
RACINE COUNTY, WISCONSIN

DESIGNED BY: CJB
DRAWN BY:
CHECKED BY:
DATE CHECKED:

4/19/23 1A (PATH)
8/28/23 VILLAGE APPROVAL

DATE REVISION

DRAWING TITLE
NORTH POND GRADING PLAN

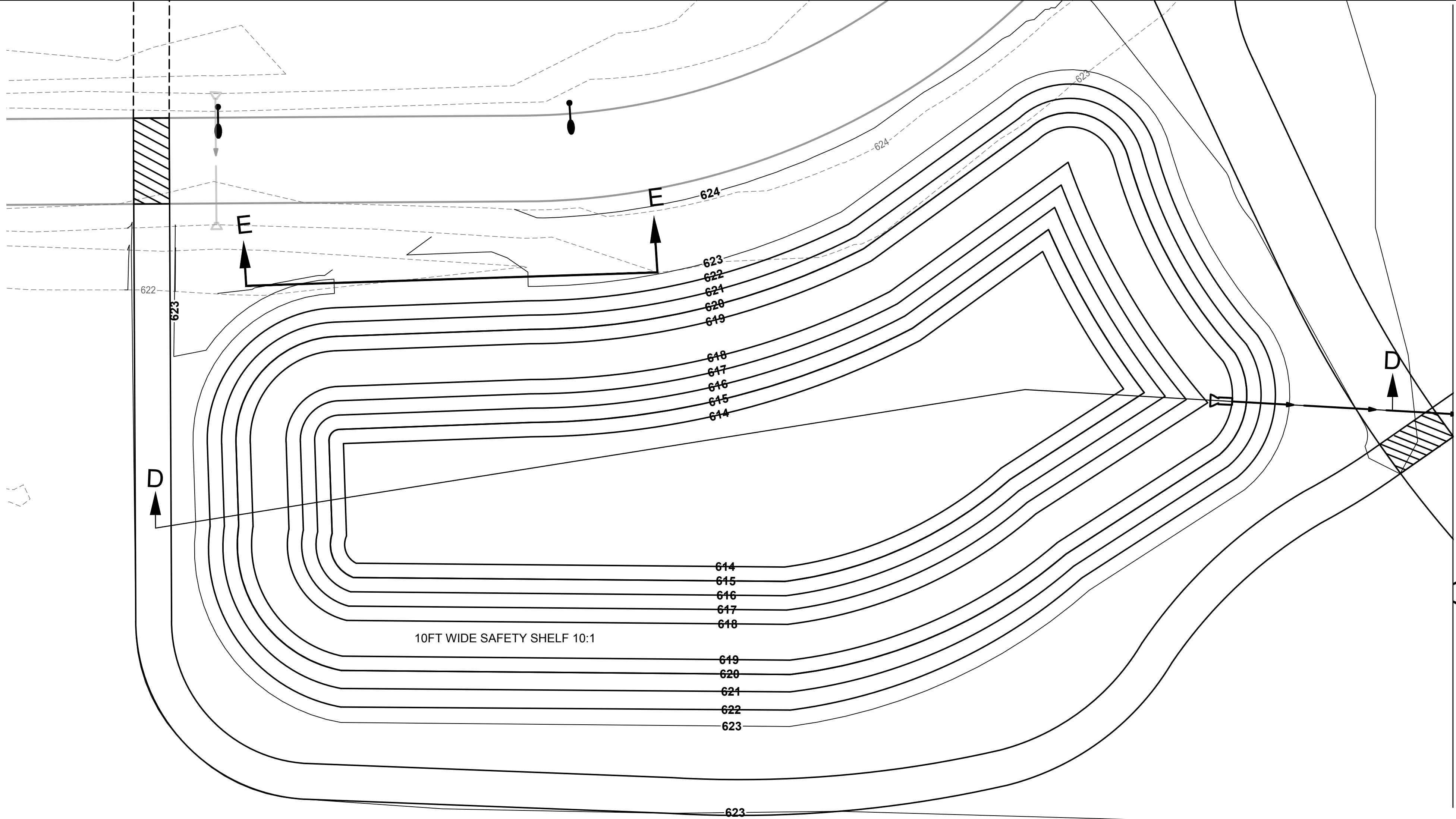
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C0790070

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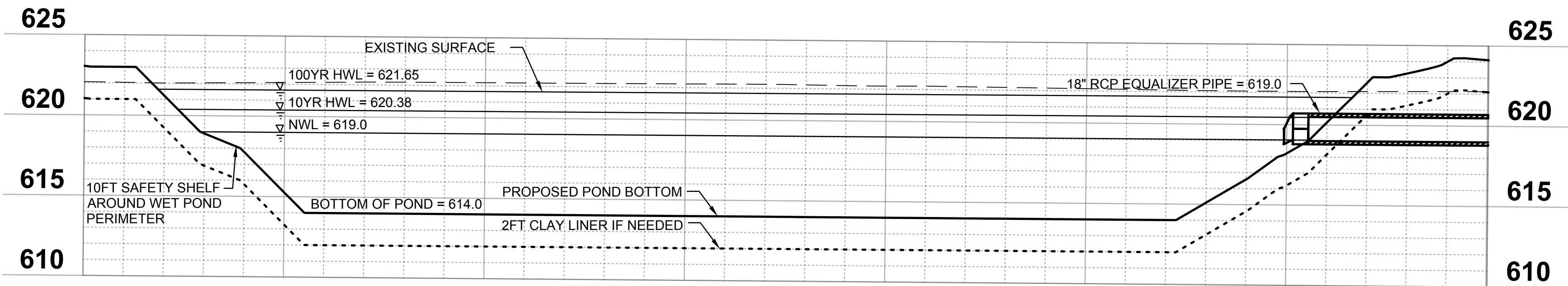
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DWG 4 OF 7 DWGS

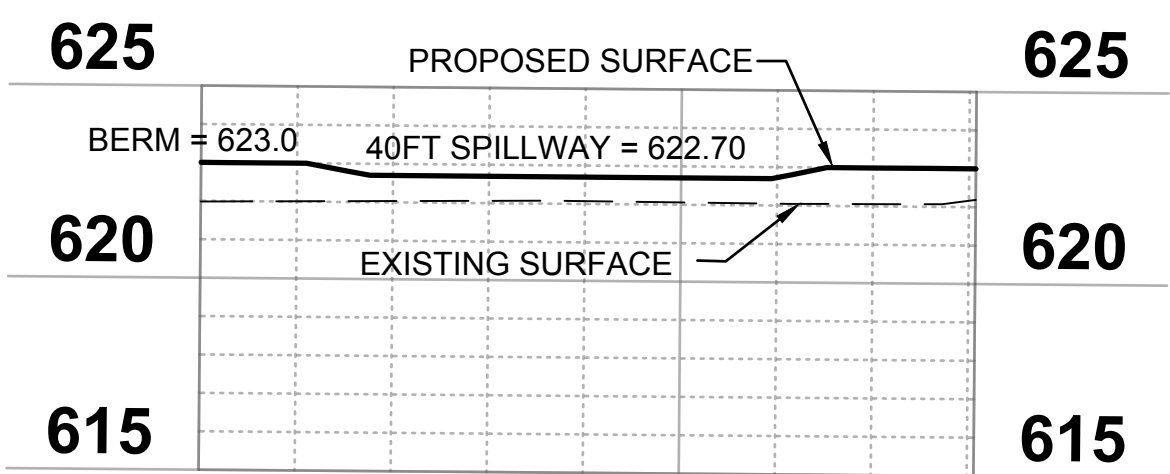
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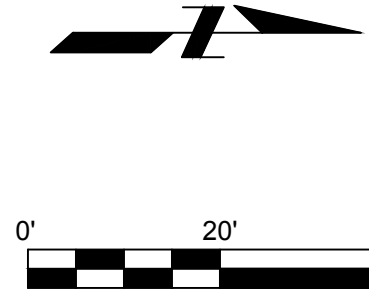
SOUTH DETENTION POND - GRADING PLAN (1)



POND SECTION D-D



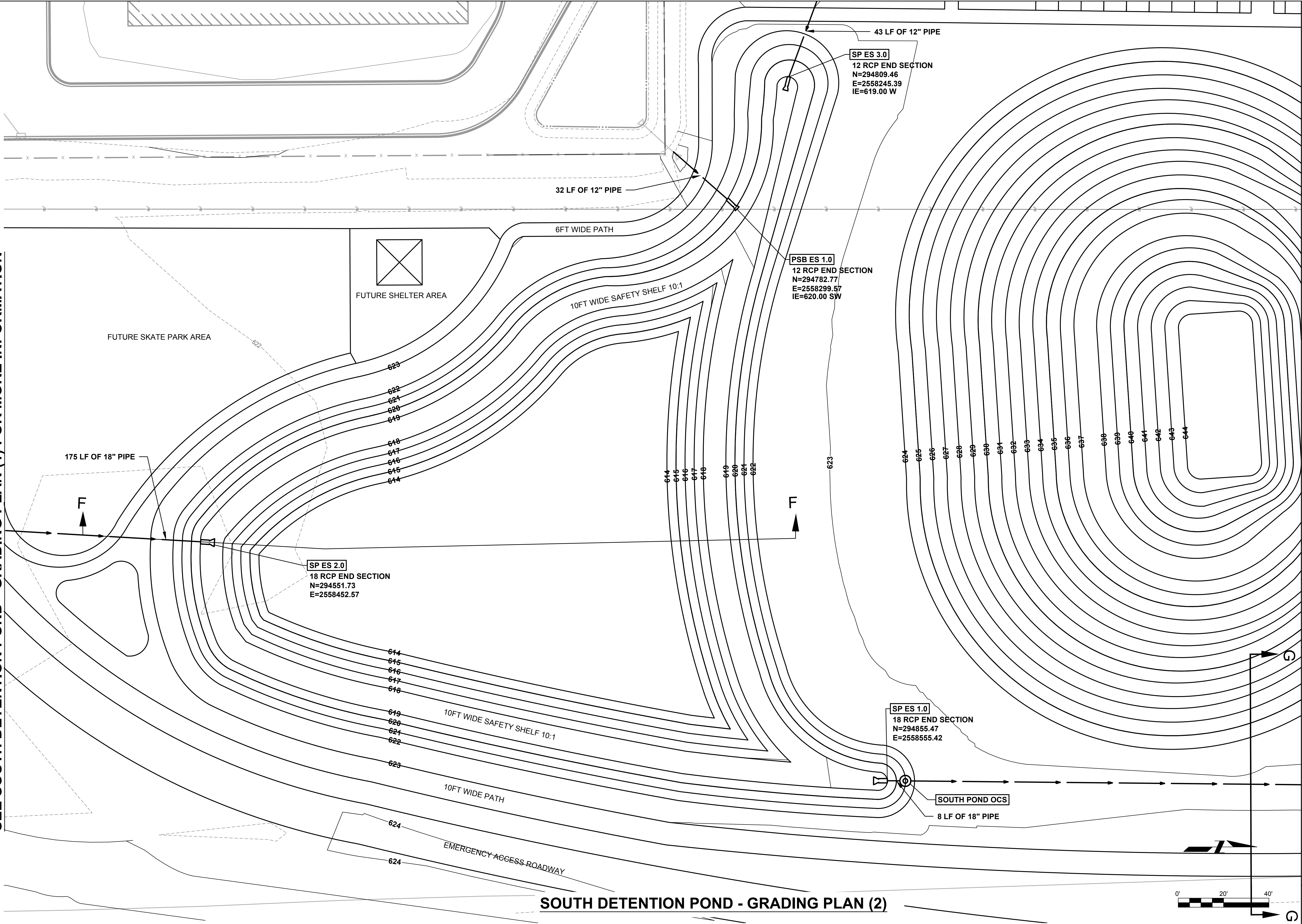
POND SECTION E-E



SEE SOUTH DETENTION POND - GRADING PLAN (2) FOR MORE INFO

	PROJECT TITLE	VILLAGE OF CALEDONIA CRAWFORD PARK MASTER GRADING	RACINE COUNTY, WISCONSIN
	DESIGNED BY:	CJB	
	DRAWN BY:		
	CHECKED BY:		
	DATE CHECKED:		
	4/19/23	1A (PATH)	
	8/28/23	VILLAGE APPROVAL	
	DATE	REVISION	
DRAWING TITLE	SOUTH POND GRADING PLAN		
PROJECT No.	C0790070		
DRAWING No.	5		
DWG 5 OF 7 DWGS			

SEE SOUTH DETENTION POND - GRADING PLAN (1) FOR MORE INFORMATION



SOUTH DETENTION POND - GRADING PLAN (2)

ClarkDietz

625 57TH STREET
6TH FLOOR
KENOSHA, WI 53140
PHONE : 262.657.1550
www.clarkdietz.com

PROJECT TITLE

VILLAGE OF CALEDONIA
CRAWFORD PARK MASTER GRADING
RACINE COUNTY, WISCONSIN

DESIGNED BY: CJB
DRAWN BY:
CHECKED BY:
DATE CHECKED:

4/19/23 1A (PATH)

8/28/23 VILLAGE APPROVAL

DATE

REVISION

DRAWING TITLE

SOUTH POND GRADING PLAN
2

PROJECT No.

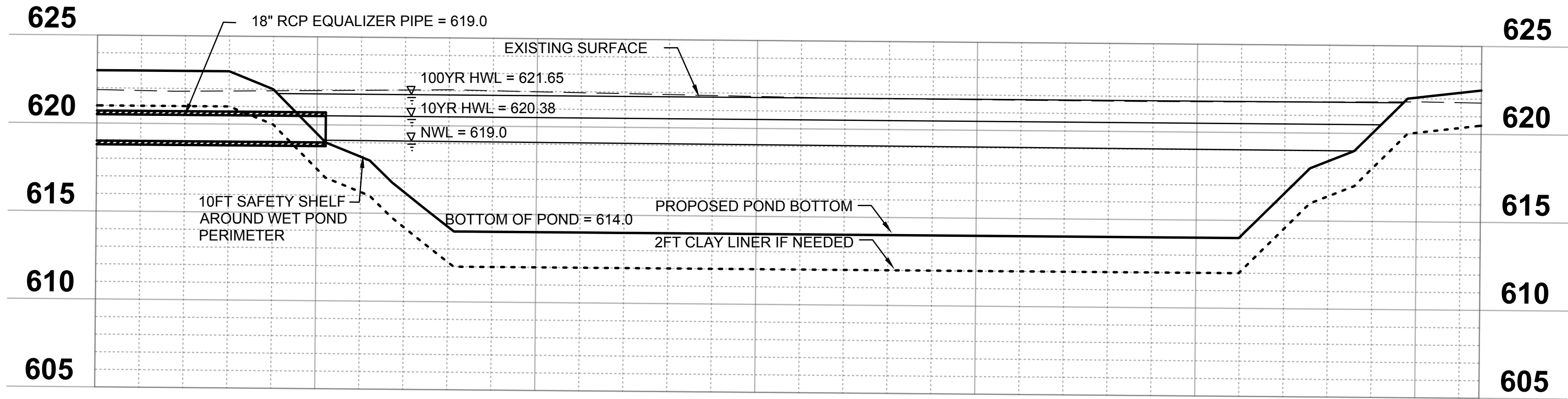
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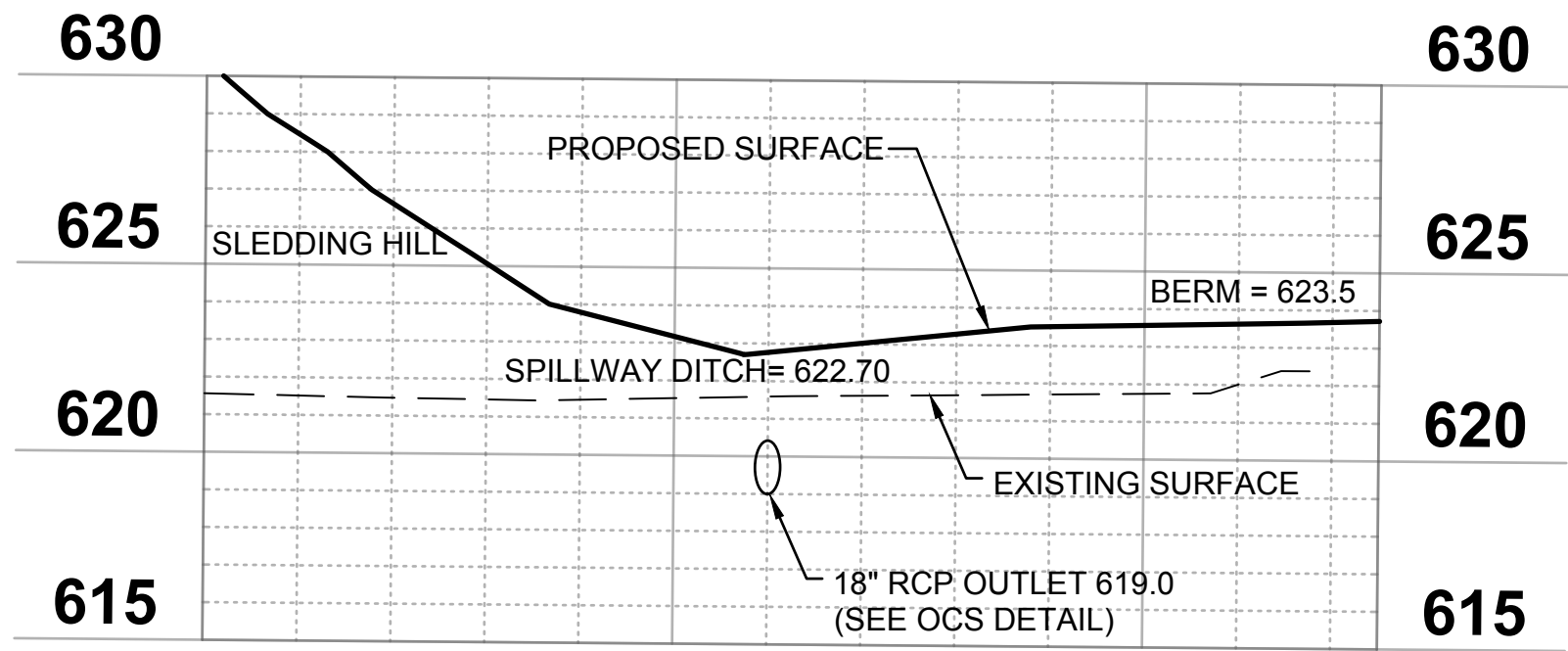
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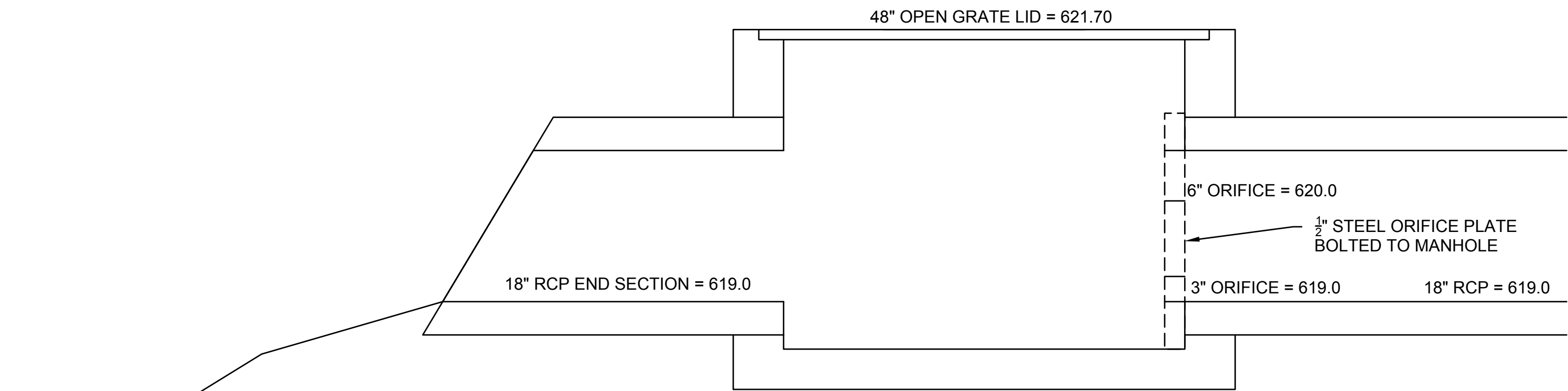
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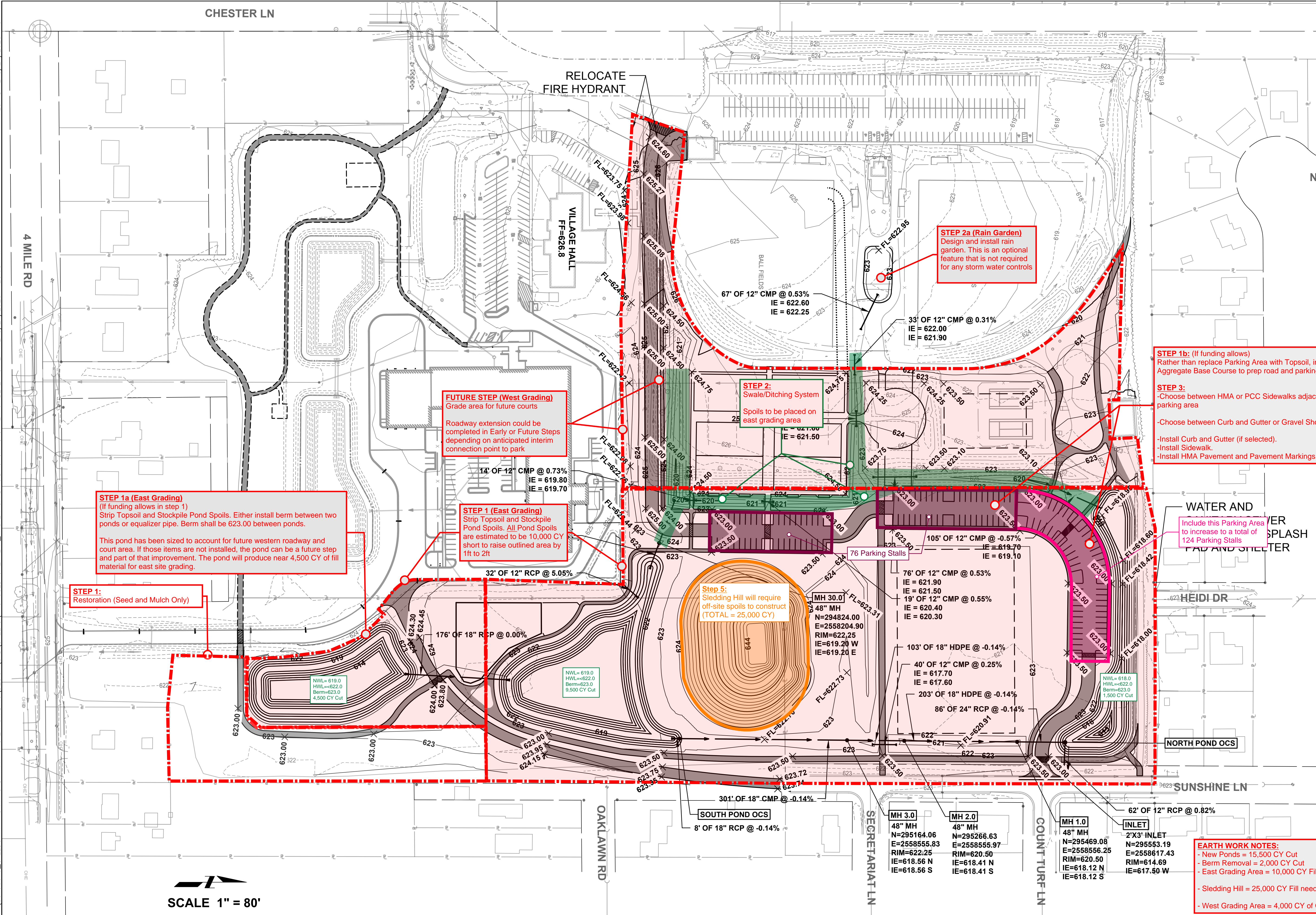
POND SECTION F-F



POND SECTION G-G



SOUTH POND OCS



Village of Caledonia

Sewer Utility

Acct #	Acct Title	Actual 12/31/2022	Budget 12/31/2022	Budget 1/1/2023	Actual 6/30/2023	Estimated 12/31/2023	Budget 2024	Variance Amt	%
Income:									
501-00-41110	Property Taxes	556,708	556,708	552,808	552,808	552,808	359,478	(193,330)	-35%
501-00-42010	Special Assessment	5,401	2,660	-	-	-	-	-	#DIV/0!
501-00-46160	Tax Search Fee	8,638	11,000	7,000	3,175	7,000	7,000	-	0%
501-00-46251	Residential Service	6,005,971	5,750,000	6,369,000	3,196,270	6,369,000	6,370,000	1,000	0%
501-00-46252	Commercial Service	1,097,170	1,065,000	1,219,000	606,358	1,219,000	1,215,000	(4,000)	0%
501-00-46253	Industrial Service	52,800	51,000	55,700	29,793	55,700	60,000	4,300	8%
501-00-46254	Public Authorities Service	168,093	170,000	185,500	88,400	176,800	175,000	(10,500)	-6%
501-00-47404	Sewer Connection Fee	267,750	400,000	250,000	137,700	275,400	250,000	-	0%
501-00-48100	Interest Income	174,949	25,000	2,500	4	100,000	-	(2,500)	-100%
501-00-48105	Dividend Income	-	-	-	-	-	-	-	#DIV/0!
501-00-48115	Late Payment Charges	181,462	100,000	100,000	83,481	110,000	100,000	-	0%
501-00-48301	Sale of Property	8,288	-	37,500	-	37,500	-	(37,500)	-100%
501-00-48900	Miscellaneous Revenue	6,813	26,000	6,500	2,362	6,500	5,000	(1,500)	-23%
501-00-49100	Bond Proceeds	-	18,875,176	6,102,000	-	6,102,000	-	(6,102,000)	-100%
501-00-49310	Capital Contribution	549,458	-	-	-	-	-	-	#DIV/0!
501-00-49320	Impact Fees	-	-	-	-	-	-	-	#DIV/0!
Total Income:		9,083,499	27,032,544	14,887,508	4,700,352	15,011,708	8,541,478	(6,346,030)	-43%
Expenses:									
501-00-50100	Salaries	304,182	326,413	315,808	118,495	283,000	300,652	(15,156)	-5%
501-00-50110	Part Time Salaries	-	-	-	-	-	-	-	#DIV/0!
501-00-50130	Overtime	5,798	5,000	5,000	1,369	5,000	5,000	-	0%
501-00-50170	FICA	21,476	25,353	24,542	8,029	22,032	23,382	(1,160)	-5%
501-00-50190	WRS	(43,032)	21,542	21,815	8,457	18,720	21,090	(725)	-3%
501-00-50220	Health Care	75,978	99,878	106,283	46,149	70,000	88,924	(17,359)	-16%
501-00-50230	Retiree Health Care	30,169	-	12,850	5,086	12,849	11,205	(1,645)	-13%
501-00-50240	Life Insurance	1,175	3,284	848	389	1,050	625	(223)	-26%
501-00-50250	Dental Insurance	1,808	2,297	2,038	876	1,552	1,739	(299)	-15%
501-00-50260	Workers Compensation	1,477	9,450	9,925	7,444	11,103	9,933	8	0%
501-00-50270	Sick Leave Payout	-	-	-	-	-	-	-	#DIV/0!
501-00-50280	Clothing Allowance	1,480	2,025	2,000	-	1,500	1,800	(200)	-10%
501-00-50310	Safety Glasses	-	-	1,500	-	500	500	(1,000)	-67%
501-00-50330	Compensated Absences	-	13,000	13,000	-	-	13,000	-	0%
501-00-50340	Education Benefit	-	1,000	1,000	-	1,000	750	(250)	-25%
501-00-51100	Testing/Physicals	202	1,250	500	109	500	750	250	50%
501-00-51300	Education/Training/Conferences	2,940	2,500	5,000	725	5,000	5,000	-	0%
501-00-51320	Membership/Dues	-	-	-	-	-	1,000	1,000	#DIV/0!
Total Salaries & Fringes:		403,653	512,992	522,109	197,127	433,806	485,350	(36,759)	-7%
501-00-60100	General Liability Insurance	13,471	13,471	14,145	14,145	14,145	14,785	640	5%
501-00-61000	Professional Services	3,867	10,000	3,750	800	3,750	4,000	250	7%
501-00-61010	EPA Risk Resilience	-	3,000	-	-	-	-	-	#DIV/0!
501-00-61100	Legal Fees	1,050	5,000	5,000	-	5,000	5,000	-	0%
501-00-61300	Audit Services	6,150	7,500	7,500	-	7,500	7,500	-	0%
501-00-61310	Banking/Financial Charges	2,299	2,000	2,000	1,082	2,300	2,300	300	15%
501-00-61340	Engineering Design Charges	38,483	50,000	30,000	14,722	30,000	20,000	(10,000)	-33%
501-00-61600	Village Services	26,176	26,176	30,000	-	30,000	30,000	-	0%
501-00-62100	Contracted Services	18	-	-	-	-	-	-	#DIV/0!
501-00-62102	Modeling	-	-	15,000	-	15,000	15,000	-	0%
501-00-62101	Televising	-	-	-	710	1,500	-	-	#DIV/0!
501-00-62103	Mapping	-	-	10,000	-	10,000	10,000	-	0%
501-00-62104	Smoke Testing	-	50,000	-	-	-	-	-	#DIV/0!
501-00-62550	Sewer Treatment Charges	2,000,199	2,500,000	2,380,000	1,524,985	3,050,000	3,355,000	975,000	41%
501-00-63200	Fuel, Oil, Fluids	13,197	7,500	14,500	9,992	20,000	20,000	5,500	38%
501-00-63300	Vehicle Repairs & Maintenance	13,131	15,000	15,000	637	1,275	10,000	(5,000)	-33%
501-00-64010	Notifications/publications	-	750	1,000	11	600	500	(500)	-50%
501-00-64030	Office Supplies	7,995	9,000	7,500	3,591	7,500	9,000	1,500	20%
501-00-64040	Postage & Shipping	15,452	15,000	15,000	7,793	15,000	15,500	500	3%
501-00-64060	Copying & Printing	105	-	-	310	620	700	700	#DIV/0!
501-00-64070	Work Supplies	4,902	6,500	7,500	128	5,000	7,500	-	0%

501-00-64110	Small Equipment	-	-	-	-	-	-	-	#DIV/0!
501-00-64140	Utilities	151,144	170,000	170,000	91,973	170,000	180,000	10,000	6%
501-00-64150	Communication Services	12,157	12,500	12,500	6,943	13,886	14,000	1,500	12%
501-00-64190	Miscellaneous Expenses	35	-	-	956	1,000	-	-	#DIV/0!
501-00-64240	Building Repairs & Maintenance	62,602	185,000	150,000	48,615	150,000	150,000	-	0%
501-00-64250	Equipment Repairs & Maintenance	-	1,000	15,191	616	15,191	15,000	(191)	-1%
501-00-64260	Grounds Repairs & Maintenance	-	-	-	-	-	-	-	#DIV/0!
501-00-64320	IT Infrastructure	6,617	12,500	8,000	5,550	15,000	8,000	-	0%
Total Operating Expenses:		2,379,050	3,101,897	2,913,586	1,733,558	3,584,266	3,893,785	980,199	34%
Total Salaries & Operating Expenses:		2,782,703	3,614,889	3,435,695	1,930,685	4,018,072	4,379,135	943,440	27%
501-00-65030	Equipment	1,183	225,000	-	143,697	143,697	-	-	#DIV/0!
501-00-65050	Communications Equipment	40	-	-	-	-	-	-	#DIV/0!
501-00-65210	Central Lift Station-Design	-	300,000	-	-	-	-	-	#DIV/0!
501-00-65211	Central Lift Station-Const	-	-	-	-	-	-	-	#DIV/0!
501-00-65212	Central Lift Station-Inspect	-	-	-	-	-	-	-	#DIV/0!
501-01-65140	Annual Sewer Televising	-	-	-	-	-	-	-	#DIV/0!
501-02-65140	Sewer Modeling	18,783	15,000	-	-	-	15,000	-	#DIV/0!
501-03-65140	GIS Mapping	27,849	50,000	-	-	-	15,000	-	#DIV/0!
501-04-65140	Vehicle Replacement	-	20,000	50,000	-	-	60,000	10,000	20%
Total Capital Expenditures:		47,855	610,000	50,000	143,697	143,697	90,000	10,000	20%
Total Expenses:		2,830,558	4,224,889	3,485,695	2,074,382	4,161,769	4,469,135	953,440	27%
Net Ordinary Income:		6,252,941	22,807,655	11,401,813	2,625,970	10,849,939	4,072,343	(7,299,470)	-64%
501-00-67100	Interest	1,545,815	1,580,174	1,353,730	776,698	1,553,397	-	(1,353,730)	-100%
501-00-67300	Principal	520,023	2,888,239	1,410,702	566,530	566,530	-	(1,410,702)	-100%
501-00-67600	Bond Issuance Costs	-	-	-	-	-	-	-	#DIV/0!
501-00-68000	Depreciation Expense	1,486,305	1,437,252	1,437,252	-	1,437,252	-	(1,437,252)	-100%
501-00-68100	Depreciation Expense CIAC	345,096	346,276	346,276	-	346,276	-	(346,276)	-100%
501-00-68200	Amoritization Expense	579,420	817,497	817,497	-	817,497	-	(817,497)	-100%
501-00-69000	Unrealized Gain/Loss on Invest	-	-	-	-	-	-	-	#DIV/0!
501-00-69100	Realized Gain/Loss on Investme	-	-	-	-	-	-	-	#DIV/0!
Total Other Expense:		4,476,658	7,069,438	5,365,457	1,343,228	4,720,952	-	(5,365,457)	-100%
Net Income		1,776,283	15,738,217	6,036,356	1,282,742	6,128,987	4,072,343	(1,934,013)	-32%
Add in non-cash expenses									
Add Depreciation Expense							-		
Add Depreciation Expense CIAC							-		
Add Amoritization Expense							-		
Anticipated change in net cash							7,458,543		

Caledonia Utility District - Sanitary Sewer
Proposed Capital Improvement Program 2024-2028

August 31, 2023

	2024	2025	2026	2027	2028	Total
<u>Collection System</u>						
System Wide Sewer Capacity Modeling & Annual Sewer Televising			\$ 100,000	\$ 100,000	\$ 100,000	\$ 300,000
Central Lift Station Attenuation Basin & Safety Site	\$ 5,650,000	\$ 11,300,000	\$ 5,650,000			\$ 22,600,000
Caddy Vista Improvements-East				\$ 1,250,000		\$ 1,250,000
Annual Sewer Replacement Program			\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,500,000
	\$ 5,650,000	\$ 11,300,000	\$ 6,250,000	\$ 1,850,000	\$ 600,000	\$ 25,650,000
<u>Lift Station</u>						
Riverbend Lift Station Safety Site			\$ 2,000,000			\$ 2,000,000
Annual Lift Station Improvements			\$ 250,000	\$ 250,000	\$ 250,000	\$ 750,000
	\$ -	\$ -	\$ 2,250,000	\$ 250,000	\$ 250,000	\$ 2,750,000
<u>I & I Improvements</u>						
4 1/2 Mile Road Sanitary Sewer Rehabilitation (TID #5)				\$ 210,000		\$ 210,000
Annual I & I Improvements			\$ 300,000	\$ 300,000	\$ 300,000	\$ 900,000
	\$ -	\$ -	\$ 300,000	\$ 510,000	\$ 300,000	\$ 1,110,000
<u>Treatment Plant Upgrades</u>						
Treatment Plant Upgrades	\$ 3,620,000					\$ 3,620,000
<u>Vehicles **</u>						
Vehicle Replacement	\$ 60,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 180,000
Jet Rodder / Vactor				\$ 500,000.00		500,000
<u>Force Mains</u>						
Riverbend Forcemain			3,750,000			\$ 3,750,000
North Main Street Resurfacing Utility Rehabilitation						
	-	-	3,750,000			\$ 3,750,000
Total Cost	\$ 9,330,000	\$ 11,330,000	\$ 12,580,000	\$ 3,140,000	\$ 1,180,000	\$ 37,560,000

Sources of Funding

Utility Cash
Utility Net Revenue
Bonding

Total

Village of Caledonia

Water Utility

Acct #	Acct Title	Actual 12/31/2022	Budget 12/31/2022	Budget 1/1/2023	Actual 6/30/2023	Estimated 12/31/2023	Budget 2024	Variance Amt	%
Income:									
500-00-41110	Property Taxes	-	-	-	-	-	-	-	0%
500-00-42010	Special Assessments	54,910	25,435	14,000	70,266	70,266	23,425	9,425	67%
500-00-46140	Property Rentals	15,531	16,589	16,589	16,589	16,589	16,589	-	0%
500-00-46160	Tax Search Fee	6,813	7,000	7,000	2,600	5,000	5,000	(2,000)	-29%
500-00-46251	Residential Service	2,345,500	2,300,000	2,280,000	1,120,718	2,241,436	2,245,000	(35,000)	-2%
500-00-46252	Commercial Service	531,640	500,000	510,000	262,776	525,552	526,000	16,000	3%
500-00-46253	Industrial Service	41,039	34,000	34,000	24,892	49,783	50,000	16,000	47%
500-00-46254	Public Authorities Service	63,570	57,000	59,000	31,366	62,733	62,000	3,000	5%
500-00-46255	Public Fire Protection	1,167,322	1,031,000	1,100,000	583,421	1,166,843	1,150,000	50,000	5%
500-00-46256	Wholesale Water Charges	-	-	-	83,957	335,827	340,000	340,000	#DIV/0!
500-00-47404	Service Charge Revenue	8,787	7,000	9,500	6,587	13,173	10,000	500	5%
500-00-48100	Interest Income	33,603	7,000	1,000	4	20,000	20,000	19,000	1900%
500-00-48105	Dividend Income	-	2,500	-	-	-	-	-	#DIV/0!
500-00-48110	Other Interest	7	-	-	-	100	-	-	0%
500-00-48115	Late Payment Charges	77,511	45,000	70,000	6,337	45,000	50,000	(20,000)	-29%
500-00-48301	Sale of Property	8,288	-	12,500	-	-	-	(12,500)	0%
500-00-48900	Miscellaneous Revenue	16,307	5,000	-	1,186	5,000	5,000	5,000	#DIV/0!
500-00-49100	Bond Proceeds	-	1,968,000	-	-	-	-	-	#DIV/0!
500-00-49310	Capital Contribution	-	-	-	-	-	-	-	0%
500-00-49320	Impact Fees	86,800	125,000	75,000	43,400	86,800	75,000	-	0%
Total Income:		4,457,627	6,130,524	4,188,589	2,254,099	4,644,101	4,578,014	389,425	9%
Expenses:									
500-00-50100	Salaries	282,076	326,413	315,808	130,872	283,000	300,652	(15,156)	-5%
500-00-50110	Part Time Salaries	-	-	-	-	-	-	-	0%
500-00-50130	Overtime	7,130	5,000	5,000	1,231	5,000	5,000	-	0%
500-00-50170	FICA	19,938	25,353	24,542	9,676	22,032	23,382	(1,160)	-5%
500-00-50190	WRS	(40,423)	21,542	21,815	9,066	18,720	21,090	(725)	-3%
500-00-50220	Health Care	70,829	99,878	106,283	45,113	70,000	88,924	(17,359)	-16%
500-00-50230	Retiree Health Care	28,346	-	12,850	5,086	12,849	11,205	(1,645)	100%
500-00-50240	Life Insurance	1,062	5,581	1,588	365	1,050	625	(963)	-61%
500-00-50250	Dental Insurance	1,666	-	2,297	898	1,552	1,739	(558)	-24%
500-00-50260	Workers Compensation	1,322	9,449	9,925	7,444	9,925	9,933	8	0%
500-00-50270	Sick Leave Payout	-	-	-	-	-	-	-	0%
500-00-50280	Clothing Allowance	1,480	2,025	2,025	-	2,000	1,800	(225)	-11%
500-00-50310	Safety Glasses	-	-	1,500	-	500	500	(1,000)	-67%
500-00-50330	Compensated Absences	-	13,000	13,000	-	-	13,000	-	0%
500-00-51000	Drug and Alcohol Testing	67	1,000	500	-	500	750	250	100%
500-00-51100	Testing/Physicals	67	-	-	109	500	750	750	100%
500-00-51300	Education/Training/Conferences	4,528	2,500	5,000	1,210	5,000	5,000	-	0%
500-00-51320	Memberships/Dues	-	-	-	615	615	1,000	1,000	#DIV/0!
500-00-51330	Mileage	-	-	-	-	(3)	-	-	#DIV/0!
Total Salaries & Fringes:		378,087	511,741	522,133	211,686	433,240	485,350	(36,783)	-7%
500-00-60100	General Liability Insurance	13,471	13,471	14,145	14,145	14,145	14,785	640	5%
500-00-61000	Professional Services	12,737	11,500	15,000	-	11,500	12,500	(2,500)	-17%
500-00-61100	Legal Fees	6,841	5,000	5,000	705	5,000	5,000	-	0%
500-00-61300	Audit Services	6,150	7,500	7,500	7,500	7,500	7,500	-	0%
500-00-61310	Banking/Financial Charges	2,299	1,800	2,000	1,482	2,964	3,000	1,000	50%
500-00-61340	Engineering Design Charges	27,234	30,000	30,000	10,694	30,000	30,000	-	0%
500-00-61600	Village Services	-	26,176	30,000	-	30,000	30,000	-	0%
500-00-62100	Contracted Services	535	-	-	-	-	-	-	0%
500-00-62103	Mapping	6,868	50,000	10,000	-	10,000	10,000	-	0%
500-00-62300	Office Equipment Rental & Main	-	-	-	-	-	-	-	0%
500-00-62550	Purchased Water	2,394,494	2,200,000	2,300,000	1,125,444	2,250,887	2,300,000	-	0%

Village of Caledonia

Water Utility

Acct #	Acct Title	Actual 12/31/2022	Budget 12/31/2022	Budget 1/1/2023	Actual 6/30/2023	Estimated 12/31/2023	Budget 2024	Variance	
								Amt	%
500-00-62560	Water Sampling and Testing	17,415	-	15,000	8,988	17,975	18,000	3,000	100%
500-00-63200	Fuel, Oil, Fluids	12,233	5,000	12,000	9,173	18,346	18,500	6,500	54%
500-00-63300	Vehicle Repairs & Maintenance	4,553	15,000	10,000	998	7,500	10,000	-	0%
500-00-64010	Notifications/publications	-	1,000	1,000	-	600	500	(500)	-50%
500-00-64030	Office Supplies	8,655	9,000	9,000	3,816	7,632	9,000	-	0%
500-00-64040	Postage & Shipping	15,452	17,000	15,000	7,793	15,586	16,000	1,000	7%
500-00-64060	Copying & Printing	105	-	-	310	700	700	700	0%
500-00-64070	Work Supplies	7,863	7,500	7,500	128	7,500	7,500	-	0%
500-00-64110	Small Equipment	-	-	-	692	1,500	-	-	#DIV/0!
500-00-64120	Licenses, Permits & Fees	-	5,000	2,500	-	2,500	5,000	2,500	100%
500-00-64140	Utilities	15,223	24,000	24,000	9,882	22,000	24,000	-	0%
500-00-64150	Communication Services	10,234	10,000	10,000	6,274	12,548	12,500	2,500	25%
500-00-64180	Public Fire Protection	273,957	275,000	275,000	136,979	275,000	275,000	-	0%
500-00-64240	Building Repairs & Maintenance	274,625	390,000	20,000	91,207	182,414	20,000	-	0%
500-00-64250	Equipment Repairs & Maintenance	-	-	15,191	205	411	20,000	4,809	100%
500-00-64270	Infrastructure Maintenance	-	-	300,000	-	-	300,000	-	100%
500-00-64260	Grounds Repairs & Maintenance	-	-	-	-	-	-	-	0%
500-00-64320	IT Infrastructure	8,024	12,500	8,000	5,549	15,000	8,000	-	0%
500-00-69000	Unrealized Gain/Loss on Investment	(17,431)	-	-	-	-	-	-	0%
500-00-69100	Realized Gain/Loss on Investment	9,047	-	-	-	-	-	-	0%
Total Operating Expenses:		<u>3,110,585</u>	<u>3,116,447</u>	<u>3,137,836</u>	<u>1,441,963</u>	<u>2,949,208</u>	<u>3,157,485</u>	<u>19,649</u>	<u>1%</u>
Total Salaries & Operating:		<u>3,488,672</u>	<u>3,628,188</u>	<u>3,659,969</u>	<u>1,653,649</u>	<u>3,382,448</u>	<u>3,642,835</u>		
500-00-65030	Equipment	1,022	12,500	-	17,962	17,962	-	-	#DIV/0!
500-02-65130	Water Meters	-	125,000	125,000	-	125,000	125,000	-	0%
500-03-65130	GIS Mapping	-	-	-	-	-	-	-	0%
500-04-65130	Vehicle Replacement	-	20,000	50,000	-	50,000	60,000	10,000	20%
500-05-65130	North Kremer Additions Watermain	-	-	-	-	-	-	-	0%
500-06-65130	Washington Meadows	-	2,134,000	-	-	2,134,000	-	-	#DIV/0!
Total Capital Expenditures:		<u>1,022</u>	<u>2,291,500</u>	<u>175,000</u>	<u>17,962</u>	<u>2,326,962</u>	<u>185,000</u>		

Village of Caledonia

Water Utility

Acct #	Acct Title	Actual 12/31/2022	Budget 12/31/2022	Budget 1/1/2023	Actual 6/30/2023	Estimated 12/31/2023	Budget 2024	Variance Amt	%
Other Expenses:									
500-00-67100	Interest	363,695	381,749	374,300	191,589	383,177	374,300	-	0%
500-00-67300	Principal	-	550,000	560,000	-	560,000	560,000	-	0%
500-00-67600	Bond Issuance Costs	-	-	-	-	-	-	-	0%
500-00-68000	Depreciation Expense	476,420	480,167	480,167	-	480,167	480,167	-	0%
500-00-68100	Depreciation Expense CIAC	569,152	550,926	550,926	-	550,926	550,926	-	0%
500-00-68200	Amoritization Expense	(22,103)	-	-	-	-	-	-	0%
Total Other Expense:		<u>1,387,164</u>	<u>1,962,842</u>	<u>1,965,393</u>	<u>191,589</u>	<u>1,974,270</u>	<u>1,965,393</u>	<u>-</u>	<u>0%</u>
Net Income		(419,231)	(1,752,006)	(1,611,773)	390,899	(3,039,579)	(1,215,214)	396,559	-25%
Add in non-cash expenses									
Add Depreciation Expense				480,167			480,167		
Add Depreciation Expense CIAC				550,926			550,926		
Add Amoritization Expense				<u>-</u>			<u>-</u>		
Anticipated change in net cash				(580,680)			(184,121)		

Caledonia Utility District - Water
Proposed Capital Improvement Program 2024-2027

August 31, 2023

	2024	2025	2026	2027	Total
<u>Transmission and Distribution Mains</u>					
Western Village / Sundance Heights	\$ 1,800,000				\$ 1,800,000
North Green Bay Road			\$ 4,000,000		\$ 4,000,000
Caddy Vista East				\$ 2,500,000	\$ 2,500,000
Erie Street Water System Improvements (TID #5)			\$ 1,895,700		\$ 1,895,700
Lakeshore Drive Water Main / Harborview Estates		\$ 2,000,000			\$ 2,000,000
North Main Street Resurfacing Utility Rehabilitation					\$ -
Annual Main Replacement Program					\$ -
	\$ 1,800,000	\$ 2,000,000	\$ 5,895,700	\$ 2,500,000	\$ 12,195,700
<u>Vehicles **</u>					
Vehicle Replacement	\$ 60,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000
<u>Meter Replacement</u>					
Meters	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 500,000
Total Cost	\$ 1,985,000	\$ 2,030,000	\$ 5,925,700	\$ 2,530,000	\$ 12,845,700

Sources of Funding

Utility Cash

Utility Net Revenue

Developer Contribution

Bonding

Total

Village of Caledonia

Stormwater Utility

		Actual	Budget	Budget	Actual	Estimated	Budget	Variance	
Acct #	Acct Title	12/31/2022	12/31/2022	1/1/2023	6/30/2023	12/31/2023	2024	Amt	%
Income:									
502-00-42010	Special Assessment	12,436	41,632	-	4,304	4,304		-	#DIV/0!
502-00-46311	Engineering Design Charges	12,510	17,500	17,500	1,200	17,500	15,000	(2,500)	-14%
502-00-47400	ERU Storm water fee	1,041,542	1,025,000	1,040,000	-	1,040,000	1,050,000	10,000	1%
502-00-48100	Interest Income	9,976	20,000	1,000	-	7,500	5,000	4,000	400%
502-00-48900	Miscellaneous Revenue	823	-	-	-	-	-	-	0%
502-00-49300	Fund Balance Applied	-	593,062	-	-	-	-	-	#DIV/0!
Total Income:		1,077,287	1,697,194	1,058,500	5,504	1,069,304	1,070,000	11,500	1%
Expense:									
502-00-50100	Salaries	342,201	313,946	315,082	145,739	291,478	178,127	(136,955)	-43%
502-00-50130	Overtime	1,889	-	1,500	64	1,500	1,500	-	0%
502-00-50170	FICA	25,073	24,017	24,219	10,244	20,488	13,627	(10,592)	-44%
502-00-50190	WRS	(21,233)	20,406	21,528	9,915	19,829	12,291	(9,237)	-43%
502-00-50220	Health Care	74,376	80,297	68,666	43,789	87,578	43,833	(24,833)	-36%
502-00-50230	Retiree Health Care	25,790	-	-	-	-	-	-	#DIV/0!
502-00-50240	Life Insurance	1,222	2,917	746	384	769	305	(441)	-59%
502-00-50250	Dental Insurance	1,696	1,767	1,299	779	1,557	872	(427)	-33%
502-00-50260	Workers Compensation	756	8,952	9,400	7,043	9,400	5,789	(3,611)	-38%
502-00-50280	Clothing Allowance	1,781	1,800	1,800	-	1,800	900	(900)	-50%
502-00-50310	Safety Glasses	-	1,200	1,200	-	500	500	(700)	-58%
502-00-51300	Education/Training/Conferences	4,202	5,000	5,000	-	-	5,000	-	0%
502-00-51320	Memberships/Dues	182	200	100	20	100	200	100	0%
502-00-51340	Certification/licensing	-	3,000	3,000	-	3,000	1,000	(2,000)	-67%
Total Salaries & Fringes:		457,934	463,502	453,540	217,977	437,999	263,944	(189,596)	-42%
502-00-60100	General Liability Insurance	2,165	2,165	2,273	2,273	2,273	2,375	102	4%
502-00-61000	Professional Services	255	-	1,000	-	-	-	(1,000)	0%
502-00-61100	Legal Fees	328	5,000	5,000	141	5,000	5,000	-	0%
502-00-61300	Audit Services	4,050	5,000	5,000	-	5,000	5,000	-	0%
502-00-61340	Engineering Design Charges	-	-	-	644	1,500	3,000	3,000	#DIV/0!
502-00-61600	Village Services	7,500	7,500	7,500	-	7,500	7,500	-	0%
502-00-62100	Contracted Services	-	-	1,000	-	1,000	1,000	-	100%
502-00-62101	MS4 - Illicit Discharge	13,018	11,500	12,500	4,724	12,500	13,000	500	4%
502-00-62102	MS4 - Public Education	4,455	4,100	4,750	4,455	4,750	5,000	250	5%
502-00-62300	Office Equipment Rental & Main	-	-	-	-	-	-	-	0%
502-00-62700	Grounds Services	-	-	-	-	-	-	-	0%
502-00-63300	Vehicle Repairs & Maintenance	623	-	1,000	727	1,500	500	(500)	100%
502-00-64030	Office Supplies	517	2,500	2,500	69	500	2,500	-	0%
502-00-64040	Postage & Shipping	-	1,500	500	-	-	500	-	0%
502-00-64050	Publications & Subscriptions	-	600	200	124	200	200	-	0%
502-00-64060	Copying & Printing	-	-	-	-	-	-	-	0%
502-00-64070	Work Supplies	1,542	3,000	3,000	342	1,500	3,000	-	0%
502-00-64110	Small Equipment	-	-	-	-	-	-	-	0%
502-00-64140	Utilities	3,506	5,000	3,500	1,468	5,000	3,500	-	0%
502-00-64150	Communication Services	300	1,000	250	120	500	250	-	0%
502-00-64190	Miscellaneous Expenses	34,532	-	-	-	-	-	-	0%
502-00-64240	Building Repairs & Maintenance	70,730	65,000	100,000	8,426	100,000	175,000	75,000	75%
502-00-64250	Equipment Repairs & Maintenan	14,948	-	-	6,678	13,500	15,000	15,000	0%
502-00-64260	Grounds Repairs & Maintenance	26,875	37,000	37,000	2,725	5,450	37,000	-	0%
502-00-64300	IT Maintenance & Subscriptions	12,343	7,500	10,000	2,569	10,000	15,000	5,000	50%
502-00-64310	IT Contracted Services	-	-	-	-	-	-	-	0%
502-00-64500	Permits & Fees	3,000	3,000	3,000	3,000	3,000	3,000	-	0%

Village of Caledonia

Stormwater Utility

Acct #	Acct Title	Actual 12/31/2022	Budget 12/31/2022	Budget 1/1/2023	Actual 6/30/2023	Estimated 12/31/2023	Budget 2024	Variance	
								Amt	%
502-00-65040	Equipment-Vehicles	-	-	35,000	5	35,000	45,000	10,000	100%
502-00-65060	Computer Hardware	1,454	-	-	-	-	-	-	0%
502-00-65150	Storm Sewers	173,496	-	126,529	-	-	-	(126,529)	0%
502-00-65151	Culvert Replacements	48,795	65,000	85,000	17,165	85,000	85,000	-	0%
502-00-65152	GIS Update	345	-	10,000	27,195	27,195	10,000	-	100%
502-00-65153	Hood Creek Brushing	-	25,000	25,000	-	25,000	25,000	-	0%
502-00-65154	HWY 32 Stream Restoration	-	362,000	-	194,792	362,000	-	-	#DIV/0!
502-00-65155	Turtle Creek Restoration	-	50,000	100,000	-	-	100,000	-	0%
502-00-65156	Westview Village Storm	-	125,000	-	2,470	2,500	-	-	#DIV/0!
502-00-65157	Generator Upgrades	11,179	25,000	25,000	17,962	25,000	-	(25,000)	-100%
502-00-66300	4 Mile Tile Candlelight/Erie Design	-	-	-	-	-	243,731	243,731	0%
Total Operating Expenses:		<u>435,955</u>	<u>813,365</u>	<u>606,502</u>	<u>298,073</u>	<u>742,368</u>	<u>806,056</u>	<u>199,554</u>	<u>33%</u>
Total Expenses:		<u>893,889</u>	<u>1,276,867</u>	<u>1,060,042</u>	<u>516,050</u>	<u>1,180,367</u>	<u>1,070,000</u>	<u>9,958</u>	
Net Ordinary Income:		<u>183,398</u>	<u>420,327</u>	<u>(1,542)</u>	<u>(510,546)</u>	<u>(111,063)</u>	<u>-</u>	<u>1,542</u>	
502-00-67100	Interest	-	-	-	-	-	-	-	0%
502-00-67300	Principal	-	-	-	-	-	-	-	0%
502-00-68000	Depreciation Expense	<u>432,155</u>	<u>423,919</u>	<u>426,843</u>	<u>-</u>	<u>426,843</u>	<u>-</u>	<u>(426,843)</u>	<u>-100%</u>
Total Other Expense:		<u>432,155</u>	<u>423,919</u>	<u>426,843</u>	<u>-</u>	<u>426,843</u>	<u>-</u>	<u>(426,843)</u>	<u>-100%</u>
Net Income		(248,757)	(3,592)	(428,385)	(510,546)	(537,906)	-	428,385	0%
Add in non-cash expenses									
Add Depreciation Expense		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-100%</u>
Anticipated change in net cash		(248,757)	(3,592)	(428,385)	(510,546)	(537,906)	-	428,385	-100%