



VILLAGE OF CALEDONIA UTILITY DISTRICT MEETING AGENDA

Wednesday, July 3, 2024 – 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 – June 5, 2024
- 4. Citizen Comments**
- 5. Communications and Announcements**
 - a. Racine Water Utility Agenda & Minutes
 - b. Racine Sewer Utility Agenda & Minutes
 - c. Utility Operator Staffing Update
 - d. Notice of Potential Material Change of Circumstances – Racine Area Intergovernmental Sanitary Sewer Service, Revenue-Sharing, Cooperation and Settlement Agreement April 25, 2002
- 6. Approval of O&M Bills**
 - a. O&M Bills related to the Sewer, Water & Storm Water Utility District
- 7. Project Updates**
 - a. Riverbend Lift Station Safety Site, Lift Station & Forcemain Upgrade
 - b. Annual Televising Program – Sanitary Sewer
 - c. Central Lift Station Safety Site & Attenuation Basin
 - d. TID #4 Elevated Storage Tank & Adams Road Watermain
 - e. Western Village / Sundance Heights Watermain Replacement
 - f. Hoods Creek – Aldebaran Brushing Project
 - g. Turtle Creek Restoration
 - h. 4 Mile Road Tile (Club View Subdivision to Erie Street)
- 8. Action Items**
 - a. Request for Assistance Discussion – 18” Drain Tile – Prairie Pathways Phase 6 – Ray Leffler
 - b. Approval of Professional Services Contract – James Orr Coating Inspection LLC – Water Tower Inspections
- 9. Adjournment**

**Village of Caledonia Utility District Meeting
June 5, 2024**

1 – Order

President Stacey called the Village of Caledonia Utility District meeting to order at 6:01 pm.

2 – Roll Call

PRESENT: 4 – President Howard Stacey, Robert Kaplan, Dave Ruffalo, and Trustee Lee Wishau.

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

3 - Approval of Minutes May 1, 2024

A motion was made by Trustee Wishau to approve the Utility District's minutes of May 1, 2024, seconded by Commissioner Kaplan. **Motion carried 4-0.**

4 – Citizen Comments

5 – Communications & Announcements

a. Racine Water Utility Agenda & Minutes

The Commission looked over the agenda and minutes from the May 21st meeting of the Racine Water Utility.

b. Racine Sewer Utility Agenda & Minutes

The Commission looked over the agenda and minutes from the May 21st meeting of the Racine Sewer Utility. Director Bunkelman gave a brief overview of what occurred.

c. Utility Operator Staffing Update

Director Bunkelman indicated that an applicant was interviewed and an offer has been made. Awaiting a response from the applicant.

7 – Approval of O&M Bills

a. Trustee Wishau moved to approve the Sewer Utility Invoices in the amount of \$180,399.85 from the May 30th invoice list. Seconded by Commissioner Kaplan.

Motion carried 4-0.

b. Trustee Wishau moved to approve the Water Utility Invoices in the amount of \$23,521.13 from the May 30th invoice list. Seconded by Commissioner Kaplan.

Motion carried 4-0.

c. Trustee Wishau moved to approve the Storm Water Utility Invoices in the amount of \$4,755.64 from the May 30th invoice list. Seconded by Commissioner Kaplan.

Motion carried 4-0.

8 – Project Updates

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

Facility Plan to be wrapped up at a later date. Project on hold temporarily to not have conflicts with the Highway 38 Bridge Replacement. Riverbend Lift Station Pump #3 out of service. Ordered a new pump, awaiting delivery.

b. Annual Televising Program – Sanitary Sewer

Have begun sewer cleaning for 2024. Have identified areas that are in need of some maintenance from I & I. Will be looking to get a quote for lining and grouting the River Meadows area.

c. Central Lift Station Safety Site & Attenuation Basin

Air Release Valves have for replacement on the forcemain have been delivered. Will be coordinating a meeting with contractors for quotes on replacement. Design of Basin continues.

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

Had a pre-application meeting with DNR & EPA on Tower. The meeting was productive and will be making submittal in a couple of weeks after identified items are resolved.

e. Western Village / Sundance Heights Watermain

Plans put out to bid and bid opening held. Recommendation to award contract on agenda this evening.

f. Hoods Creek – Aldebaran Brushing Project

Recently informed of a beaver dam near the lift station. Have reached out to Contractor to begin work again when weather and ground conditions are conducive to performing work.

g. Turtle Creek Restoration

Southern Wisconsin Appraisal meeting with owners to discuss easements. Will be working with Great Lakes Tree to remove some of the trees that are creating issues in the Klema Ditch.

h. 4 Mile Road Tile (Club View Subdivision to Erie Street)

Proposal signed and sent to consultant. Drainage Study is currently underway.

9 – Action Items

a. Approval – Memorandum of Understanding – CSW Expansion Phase 3.5 – Central Storage & Warehouse, LLC

Director Bunkelman explained the Memorandum of Understanding to the Commission. Commissioner Kaplan mentioned that extensions could be placed on the water valves.

Trustee Wishau moved to approve the Memorandum of Understanding with Central Storage & Warehouse, LLC for Expansion 3.5 with the condition of addition

extensions to the water valves and recommended forwarding the MOU to the Village Board for approval and signature. Seconded by Commissioner Kaplan. **Motion carried 4-0.**

b. Conditional Approval – Onsite Civil Engineering Infrastructure Plan – CSW Expansion Phase 3.5 – Central Storage & Warehouse, LLC

Director Bunkelman gave an overview of the Onsite Civil Plans for the CSW Expansion and with the MOU in place it is ready for conditional approval.

Commissioner Kaplan moved to conditionally approve the Onsite Civil Engineering Infrastructure Plan for the CSW Expansion Phase 3.5 subject to the 5 conditions on the May 30, 2024 Memorandum from the Public Services Director. Seconded by Trustee Wishau. **Motion carried 4-0.**

c. Request for Assistance Discussion – 18” Drain Tile – Prairie Pathways Phase 6 – Ray Leffler

Director Bunkelman shared the work that was done on the alternative routes for the existing drain tile. The routes may provide some less footage but it is not clear if there will be a significant savings from the depth of the tile. Bunkelman will be forwarding approximate depths to Ray Leffler and Nancy Washburn.

d. Subdivision System Approval – The Glen @ Waters Edge

Director Bunkelman indicated that the public infrastructure for the development has been installed and that asbuilts have been received and reviewed. Director Bunkelman and Engineer Schmidt have also performed a walkthrough of the subdivision and have put together a punchlist.

Commissioner Ruffalo moved to accept the Subdivision System for The Glen @ Waters Edge. Seconded by Trustee Wishau. **Motion carried 4-0.**

e. Sanitary Sewer Request – South Hills Commerce Center

Director Bunkelman stated that Ashley Capital has requested that the sanitary sewer main for South Hills Commerce Center be placed within the Right of Way but outside of the pavement. This is due to the depth of the sanitary sewer at Golf Road and the average depth of the sanitary sewer within the development. This would save upfront cost but also cost in the future if the sanitary sewer would ever need to be repaired or replaced by the District. The Commission discussed an easement along the Right of Way so that any retaining walls and monument signs do not need to be replaced due to excavation of the sanitary sewer.

Trustee Wishau moved to recommend approval and forward to the Committee of the Whole and the Village Board the request from Ashley Capital to allow the Sanitary Sewer to be installed in the terrace area of the Right of Way subject to the following: No other Utilities are within the terrace area of the Right of Way on the same side of the road as the sanitary sewer, that the manholes are raised high enough that they will not take in any runoff but low enough to not be hit by grass mowing operations, and

that there is an easement granted on the lots along the Right of Way so that no retaining walls or monument signs are placed near the sanitary sewer. Seconded by Commissioner Kaplan. **Motion carried 4-0.**

f. Contract Award – Sundance Heights Water Main Improvements

Commissioner Ruffalo moved to authorize the Caledonia Utility District to issue the Notice of Award to A.W. Oakes & Son, Inc for the Sundance Heights Water Main Project in the amount of \$1,419,738.90 and to authorize the Utility District President and Secretary to execute any contract documents as necessary. Seconded by Commissioner Kaplan. **Motion carried 4-0.**

g. Contract Award – TID #4 Phase 4 Sanitary Sewer and Water Main Extensions

Commissioner Ruffalo moved to authorize the Caledonia Utility District to issue the Notice of Award to Dorner, Inc for the TID #4 Phase 4 Sanitary Sewer and Water Main Extensions Project in the amount of \$2,688,687.40 and to authorize the Utility District President and Secretary to execute any contract documents as necessary. Seconded by Trustee Wishau. **Motion carried 4-0.**

h. Resolution 2024-1 – Resolution Approving the 2023 Compliance Maintenance Annual Report for the Caledonia Utility District

Trustee Wishau moved to approve Resolution 2024-01. Seconded by Commission Kaplan. **Motion carried 4-0.**

i. Discussion – Nicholson Road Wildlife Refuge Drainage

Director Bunkelman explained the Drain Tile System and the Exfiltration Manhole located near 5 Mile Road. This Exfiltration Manhole makes it very difficult to work on the tile as it is always under water.

10 – Adjournment

Upon a motion by Commissioner Kaplan and seconded by Trustee Wishau, the Commission moved to adjourn the regular meeting at 7:16 pm. **Motion carried 4-0.**

Respectively submitted,
Anthony A. Bunkelman P.E.



City of Racine

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

Meeting Agenda Waterworks Commission

Tuesday, June 18, 2024

4:30 PM

City Hall, Room 303

ROLL CALL

[0529-24](#)

Subject: Approval of Minutes for the May 21, 2024, Waterworks Commission Meeting

Fiscal Note: N/A

Attachments:

[wa minutes 20240521](#)

[0408-24](#)

Subject: Review of the 2023 Water Utility Audit from Clifton Larsen Allen

Recommendation of the Waterworks Commission on 05/21/24: To Defer this item as the Utility had not yet received a draft copy of the 2023 Audit to present to the Commission

Fiscal Note: N/A

Attachments:

[2023 wa & ww auditor ltr to governance](#)

[2023 wa & ww financial statements & single audit report](#)

[0410-24](#)

Subject: Change Order No. 1 on Contract W-20-7, Low Lift Pump VFD Replacement Project, Next Electric (Contractor)

Fiscal Note: Contract change results in a net credit reduction of (\$180,951.00) bringing the total contract amount to \$1,289,049.00.

Attachments:

[w-20-7_co #1](#)

[0411-24](#)

Subject: Final Pay Request on Contract W-20-7, Low Lift Pump VFD Replacement Project, Next Electric (Contractor)

Fiscal Note: Contract W-20-7 is complete at a final cost of \$1,289,049.00.

Attachments:

[w-20-7_final pay request ltr](#)

[0416-24](#)

Subject: Memorandum of Understanding Regarding the Construction of Public Water Mains in Support of the Woodman's Food Market Development in Racine, WI

Fiscal Note: The developer pays for all costs associated with the installation of the water main estimated at \$200,000.

Attachments: [woodmans MOU](#)

[0427-24](#)

Subject: Proposal from raSmith for Construction-Related Services Related to the Woodman's Food Market Development Project

Fiscal Note: The total cost of the proposal is \$15,000 paid by the developer

Attachments: [woodmans crs proposal_rasmith](#)

CLOSED SESSION

It is intended that Waterworks Commission will convene in closed session pursuant to Wisconsin Statutes section 19.85(1)(e), to address matters that, for competitive or bargaining reasons, require a closed session.

[0550-24](#)

Subject: Communication from Mayor Mason requesting to discuss water services and agreements involving the City of Racine and the Village of Mount Pleasant

Fiscal Note: N/A

[0551-24](#)

Subject: Communication from Waterworks Commission President Tate requesting that the City Attorney address the Waterworks Commission regarding the City of Racine's Notice of Potential Material Change in Circumstances, dated June 6, 2024, and the Waterworks Commission's responsibilities flowing therefrom

Fiscal Note: NA

OPEN SESSION

The Waterworks Commission will return to Open Session and may take actions on items discussed in Closed Session.

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, June 18, 2024

4:30 PM

City Hall, Room 303

ROLL CALL

PRESENT: 6 - John Tate II, Natalia Taft, Cory Mason, Terry McCarthy, Jens Jorgenson and Mollie Jones

EXCUSED: 2 - Stacy Sheppard and Paul Vornholt

[0529-24](#)

Subject: Approval of Minutes for the May 21, 2024, Waterworks Commission Meeting

Recommendation: To Approve

Fiscal Note: N/A

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

[0408-24](#)

Subject: Review of the 2023 Water Utility Audit from Clifton Larsen Allen

Recommendation of the Waterworks Commission on 06/18/24: To Approve this Item

Recommendation of the Waterworks Commission on 05/21/24: To Defer this item as the Utility had not yet received a draft copy of the 2023 Audit to present to the Commission

Fiscal Note: N/A

Shannon Small, CPA, of Clifton Larsen Allen, presented audit results for the year 2023. It is the Auditor's unmodified (clean) opinion that the financial statements present fairly the financial position of the Utility in accordance with generally accepted accounting principles. Two significant deficiencies identified were the preparation of financial statements, and a lack of segregation of duties because of limited staff.

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

[0410-24](#)

Subject: Change Order No. 1 on Contract W-20-7, Low Lift Pump VFD Replacement Project, Next Electric (Contractor)

Recommendation: To Approve

Fiscal Note: Contract change results in a net credit reduction of (\$180,951.00) bringing the total contract amount to \$1,289,049.00.

A motion was made by Alder McCarthy, seconded by Mayor Mason, that this file be Approved

[0411-24](#)

Subject: Final Pay Request on Contract W-20-7, Low Lift Pump VFD Replacement Project, Next Electric (Contractor)

Recommendation: To Approve

Fiscal Note: Contract W-20-7 is complete at a final cost of \$1,289,049.00.

The Water Utility Director submitted final payment request on Contract W-20-7, and recommended for approval that work performed by Next Electric be accepted and final payment authorized. The Race Works Program labor hours component was 0%.

A motion was made by Alder McCarthy, seconded by Mayor Mason, that this file be Approved

[0416-24](#)

Subject: Memorandum of Understanding Regarding the Construction of Public Water Mains in Support of the Woodman's Food Market Development in Racine, WI

Recommendation: To Approve

Fiscal Note: The developer pays for all costs associated with the installation of the water main estimated at \$200,000.

The Water Utility Director presented a Memorandum of Understanding that has been reviewed by the City Attorney's Office, in lieu of a Developer's Agreement as this project is not inter-municipal. Woodman's (developer) fully supports the installation of new private water service at Regency Mall from Durand Avenue and from Roosevelt Avenue. The private service would replace a portion of old public main surrounding the Mall area, with a new section of public main (approximately 900 ft) added to maintain the Mall loop.

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

[0427-24](#)

Subject: Proposal from raSmith for Construction-Related Services Related to the Woodman's Food Market Development Project

Recommendation: To Approve

Fiscal Note: The total cost of the proposal is \$15,000 paid by the developer

The Water Utility Director presented a proposal by raSmith for Construction-Related Services for the Woodman's Food Market Development Project.

A motion was made by Mayor Mason, seconded by Alder McCarthy, that this file be Approved

CLOSED SESSION

[0550-24](#)

Subject: Communication from Mayor Mason requesting to discuss water services and agreements involving the City of Racine and the Village of Mount Pleasant

Fiscal Note: N/A

[0551-24](#)

Subject: Communication from Waterworks Commission President Tate requesting that the City Attorney address the Waterworks Commission regarding the City of Racine's Notice of Potential Material Change in Circumstances, dated June 6, 2024, and the Waterworks Commission's responsibilities flowing therefrom

Fiscal Note: NA

OPEN SESSION

Adjournment

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



City of Racine

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

Meeting Agenda Wastewater Commission

Tuesday, June 18, 2024

4:00 PM

City Hall, Room 303

ROLL CALL

[0533-24](#)

Subject: Approval of Minutes for the May 21, 2024, Wastewater Commission Meeting

Fiscal Note: N/A

Attachments:

[ww minutes 20240521](#)

[0437-24](#)

Subject: Review of 2023 Wastewater Utility Audit from Clifton Larson Allen

Recommendation of the Wastewater Commission on 05/21/24: To Defer this item as the Utility had not yet received a Draft Copy of the 2023 Audit to present to the Commission

Fiscal Note: N/A

Attachments:

[2023 wa & ww auditor ltr to governance](#)

[2023 wa & ww financial statements & single audit report](#)

[0546-24](#)

Subject: Wastewater Commission Directors Liability Insurance Policy Renewal

Fiscal Note: Insurance premium of \$16,905 and broker fee of \$2,854

Attachments:

[commission directors liab insur quote_gallagher](#)

[0534-24](#)

Subject: Amendment to the Agreement from Brown & Caldwell for Engineering Design Services of the Main Street-Goold Street Sanitary Sewer Improvements Project

Fiscal Note: No Cost Change Order

Attachments:

[north main & goold relief swr design amendmt 1_B&C](#)

[0535-24](#)

Subject: Review of Compliance Maintenance Annual Report (CMAR) for 2023

Fiscal Note: N/A

Attachments: [2023 CMAR report](#)
 [CMAR 2024 resolution form](#)

CLOSED SESSION

It is intended that the Wastewater Commission will convene in closed session pursuant to Wisconsin Statutes Section 19.85(1)(e), to address matters that, for competitive or bargaining reasons, require a closed session, and which, if publicly noticed, would compromise such negotiation, and bargaining strategy.

[0538-24](#)

Subject: Communication sponsored by Alder McCarthy requesting that the Wastewater Commission meet regarding bargaining and development opportunities, which, for competitive and bargaining reasons, require a closed session

Fiscal Note: N/A

OPEN SESSION

The Wastewater Commission will return to Open Session and may take action on any item discussed during Closed Session.

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, June 18, 2024

4:00 PM

City Hall, Room 303

ROLL CALL

PRESENT: 9 - Natalia Taft, Claude Lois, John Tate II, Cory Mason, Terry McCarthy, Anthony Beyer, Anthony Bunkelman, Mollie Jones and Jens Jorgenson

EXCUSED: 4 - John Hewitt, Stacy Sheppard, Jack Feiner and Kevin Salb

[0533-24](#)

Subject: Approval of Minutes for the May 21, 2024, Wastewater Commission Meeting

Recommendation: To Approve

Fiscal Note: N/A

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

[0437-24](#)

Subject: Review of 2023 Wastewater Utility Audit from Clifton Larson Allen

Recommendation of the Wastewater Commission on 05/21/24: To Defer this Item as the Utility had not yet received a Draft Copy of the 2023 Audit to present to the Commission

Recommendation of the Wastewater Commission on 06/18/24: To Approve this Item

Fiscal Note: N/A

Shannon Small, CPA, of Clifton Larsen Allen, presented audit results for the year 2023. It is the Auditor's unmodified (clean) opinion that the financial statements present fairly the financial position of the Utility in accordance with generally accepted accounting principles. Two significant deficiencies identified were the preparation of financial statements, and a lack of segregation of duties because of limited staff.

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

[0546-24](#)

Subject: Wastewater Commission Directors Liability Insurance Policy Renewal

Recommendation: To Approve

Fiscal Note: Insurance premium of \$16,905 and broker fee of \$2,854

The Wastewater Utility Director presented the policy renewal proposal provided by Atlantic Specialty Insurance Co., at a cost of \$16,905.00 (plus an additional \$2,854.00 broker's fee). The policy would provide \$1,000,000 officer liability and \$1,000,000.00 employment practices liability insurance for the inter-municipal Commission body.

A motion was made by Mayor Mason, seconded by Jorgenson, that this file be Approved

[0534-24](#)

Subject: Amendment to the Agreement from Brown & Caldwell for Engineering Design Services of the Main Street-Goold Street Sanitary Sewer Improvements Project

Recommendation: To Approve

Fiscal Note: No Cost Change Order

The Wastewater Utility Director presented the Amendment, which involves a no-cost change order to an original Agreement that was approved by the Commission back in November of 2022 for the preliminary engineering services on the Project. The Project, which was initiated due to DNR requirements, and to provide redundancy to an interceptor running through the zoo property, has been currently on hold due to City objections on the Cost of Service methodology. Due to the current hold status, monitoring wells placed in the project area to acquire background data now need to be removed, which was not in the original preliminary engineering scope.

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

[0535-24](#)

Subject: Review of Compliance Maintenance Annual Report (CMAR) for 2023

Recommendation: To Approve

Fiscal Note: N/A

The Wastewater Superintendent, Mary-Frances Klimek, submitted for review the 2023 Racine Wastewater Utility Compliance Maintenance Annual Report (CMAR), in which the Utility received a Grade "A" in all categories. The Wastewater Commission authorized a Resolution that the CMAR was reviewed and approved.

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

CLOSED SESSION

It is intended that the Wastewater Commission will convene in closed session pursuant to Wisconsin Statutes Section 19.85(1)(e), to address matters that, for competitive or bargaining reasons, require a closed session, and which, if publicly noticed, would compromise such negotiation, and bargaining strategy.

A motion was made by Alder McCarthy, seconded by Vice-President Tate II, to enter into Closed Session

The motion PASSED by the following vote:

- AYES:** 9 - Taft
Lois
Tate II
Mason
McCarthy
Beyer
Bunkelman
Jones
Jorgenson

- EXCUSED:** 4 - Hewitt
Sheppard
Feiner
Salb

[0538-24](#)

Subject: Communication sponsored by Alder McCarthy requesting that the Wastewater Commission meet regarding bargaining and development opportunities, which, for competitive and bargaining reasons, require a closed session

Recommendation: To Receive & File

Fiscal Note: N/A

Closed Session Discussion

OPEN SESSION

A motion was made by Alder McCarthy, seconded by Vice-President Tate II, to enter into Open Session

The motion PASSED by the following vote:

AYES: 9 - Taft
Lois
Tate II
Mason
McCarthy
Beyer
Bunkelman
Jones
Jorgenson

EXCUSED: 4 - Hewitt
Sheppard
Feiner
Salb

A motion was made by Vice President Tate II , seconded by Alder McCarthy, that this be Received and Filed. The motion PASSED by a Voice Vote.

Adjournment

There being no further business to address, the meeting was adjourned at 4:27 p.m.

Marisa L. Roubik
Deputy City Attorney

Robin K. Zbikowski
Assistant City Attorney

Ian R. Pomplin
Assistant City Attorney

Brian D. Van Schyndel
Assistant City Attorney

Nhu H. Arn
Assistant City Attorney

**Office of the
City Attorney
Racine, Wisconsin**



Scott R. Letteney
City Attorney

Colette Broadway
Lead Paralegal

Karen J. Wirtz
Paralegal

Maricela Mora
Administrative Assistant

June 21, 2024

General Manager
Racine Wastewater Utility
800 Center Street, Room 227
Racine, Wisconsin 53403

Village Clerk
Village of Mount Pleasant
(as successor to Town of Mount Pleasant)
8811 Campus Drive
Mount Pleasant, Wisconsin 53406

Village Clerk
Village of Caledonia
(as successor to Town of Caledonia)
5043 Chester Lane
Caledonia, Wisconsin 53402

General Manager/Department Head
Village of Mount Pleasant Sewer Utility
(as successor to Mount Pleasant Sewer
Utility District Number 1)
8811 Campus Drive
Mount Pleasant, Wisconsin 53406

General Manager/Department Head
Sturtevant Sewer and Storm Water
Utility (as successor to Village
of Sturtevant Water and Sewer Utility)
2801 89th Street
Sturtevant, Wisconsin 53177

City Clerk
City of Racine
730 Washington Avenue, Room 103
Racine, Wisconsin 53403

Village Clerk
Village of Sturtevant
2801 89th Street
Sturtevant, Wisconsin 53177

Village Clerk
Village of Wind Point
215 East Four Mile Road
Racine, Wisconsin 53402

General Manager/Department Head
Caledonia Sewer and Water Utility District
(as successor to Sewer Utility District
Number 1 of the Town of Caledonia,
Crestview Sanitary District, and
North Park Sanitary District)
5043 Chester Lane
Caledonia, Wisconsin 53402

Village Clerk
Village of Somers (as successor to Town of
Somers) and KR Utility District
7511 12th Street
Kenosha, Wisconsin 53144

City Hall Annex
800 Center Street, Suite 122
Racine, Wisconsin 53403
262-636-9115
Fax: 262-636-9570

Via Certified Mail – Return Receipt Requested

Re: Notice of Potential Material Change of Circumstances –
Racine Area Intergovernmental Sanitary Sewer Service, Revenue-Sharing,
Cooperation and Settlement Agreement April 25, 2002

Dear Madams or Sirs,

The City of Racine (the “City”) hereby provides this notice that a potential Material Change of Circumstance has occurred or may occur in the foreseeable future within the meaning of Sections 2.7p and 12.7 of the **Racine Area Intergovernmental Sanitary Sewer Service , Revenue-Sharing, Cooperation and Settlement Agreement, dated April 25, 2002, as subsequently amended** (the “ Agreement“), which has the effect of materially altering the structured balance of benefits and burdens that the Parties have extensively negotiated and accepted in the Agreement (the “Cost-Benefit Balance”).

The potential Material Change of Circumstances that forms the basis for this Notice includes the following:

1. Numerous legislative changes have been enacted since the execution of the Agreement, which have resulted in significant adverse impacts to the City under the original Cost Benefit Balance agreed to by the parties in the Agreement including, but not limited to, the Revenue Sharing formula contained in Tables 1a and 1b of the Agreement. These legislative changes include, but are not limited to, the following:
 - a. Levy limits that restrict the annual increases in municipal tax levies.
 - b. The 2006 state-imposed limits on increases in municipal property tax levies, which were initially were linked to the percentage growth in property values due to new construction, but for which a “floor” was established to allow varied increases of between 2% and 3.86% if net new construction did not reach that level. (“New Construction Floor”).
 - c. The 2011 elimination of the New Construction Floor thereby tying increases in allowable increases to the levy limits to net new construction alone.
 - d. The reductions in shared revenues that were previously allowed for economically disadvantaged communities.
 - e. Changes in Wisconsin law relating to expanding the use of tax incremental financing for the outlying parties served by the Agreement

- f. The enactment of 2017 Wisconsin Act 58, as more particularly described in Paragraph 2.
- g. The enactment of 2017 Wisconsin Act 349, which lengthened the time under which tax increments may be allocated, expenditures for project costs may be made, and the maximum life may be extended for Tax Incremental Districts Number One and Four in the Village of Caledonia.

2. Enactment and Impact of 2017 Wisconsin Act 58.

- a. The State of Wisconsin authorized the Creation of an Information and Technology Zone (the “Zone”) which was designed for the creation of high paying jobs to serve the economic needs of the area which include those areas that are experiencing declining populations, job losses, deteriorating condition of property and other indicia of an economically disadvantage segment of the area’s economy (the “Economically Deprived Area”). *See*: 2017 Wisconsin Act 58, including Wis. Stat. Sec. 238.396(1m) as well as the: Legislative History of 2017 Wisconsin Act 58 prepared by the Legislative Fiscal Bureau dated October 4, 2017 (the “Enabling Statute”).
- b. The Enabling Statute provides significant benefits to the Village of Mt. Pleasant (the “Village”) for attracting qualified projects. The benefits include the following:
 - i. Tax benefits for qualifying projects, including payroll tax credits and supplemental credits for capital expenditures.
 - ii. A sales tax exemption.
 - iii. Exemptions from PSC requirements for energy facilities required to serve qualifying projects.
 - iv. The availability of market-based public utility rates for energy consumption.
 - v. Significant regulatory exemptions for permitting administered by the Wisconsin Department of Natural Resources.
 - vi. Special exemptions to requirements that apply to water diversions for the straddling communities.
 - vii. Significant expansion of the use of tax incremental financing for qualifying projects within, and in and some instances, outside the Zone, including, but not limited to the following:

1. An exemption for a TID in the zone from the 12% limit applied to total equalized value in a municipality applicable to TIDs under existing law.
 2. Increases the allowable life of a district for allocation of positive tax increment to recover the cost of eligible projects from 20 to 30 years.
 3. An elimination of the five-year limitation prohibiting eligible project costs to be incurred within five years of the unextended termination date of the TID.
 4. Allowing payment of project costs made outside of the Zone but within the county containing the Zone provided the expenditures benefit the TID and are approved by the DOA Secretary.
- viii. Exemptions from public bidding requirements for municipal infrastructure serving a qualified project.
- ix. Exemptions from the Expenditure Restraint Budget Test.
- x. A special exemption from the prohibition for the Village to use increment to fund enhancements for police and fire protection.
- xi. Authorization for the Legislature to pay up to 40% of the Village's bonding obligations to serve qualified projects.

(Collectively referred to as the "Enabling Statute Benefits"). *See*: Legislative History of 2017 Wisconsin Act 58 prepared by the Legislative Fiscal Bureau dated October 4, 2017 (the "Fiscal Bureau Memo").


- c. The estimated value of the Enabling Statute Benefits exceeds \$1 Billion. *See*: Fiscal Bureau Memo.
- d. In addition to the Enabling Statute Benefits, the State of Wisconsin incurred costs in excess of \$400 Million to upgrade associated roadway infrastructure to serve the Zone (the "Roadway Benefits").
- e. The Enabling Statute constitutes a legislative action within the meaning of the Original Agreement.
- f. The Village relied upon the Enabling Statute when it created TID 5.
- g. TID 5 was created to serve the Foxconn project (the "Foxconn Project").

- h. At the request of the State of Wisconsin and the Village, the City filed the application for approval of the water diversion from the Lake Michigan Basin to the Mississippi River Basin that was necessary to serve the Foxconn Project and for the benefit of the Village, (the “Water Diversion Application”) which was approved by the Wisconsin Department of Natural Resources.
- i. The Foxconn Project was projected to involve an investment of up to \$10 Billion in value and the creation of up to 13,000 jobs with an average salary of \$53,875 over a period of up to six years (the “Projections”). *See:* Fiscal Memo.
- j. The Projections were consistent with the purposes underlying the Enabling Statute.
- k. The City of Racine qualifies as an Economically Deprived Area within the meaning of the Enabling Statute.
- l. City of Racine relied upon the estimate of high-paying jobs and other benefits in the Projections that would inure to the substantial benefit of the City and its residents when the City filed the Water Diversion Application and executed the Amended Agreement and agreed to the benefits afforded TID 5 by expanded water infrastructure.
- m. After the announcement of the Foxconn Project, the City experienced significant interest for future residential and commercial development within the City as a result of the job projections associated with the project (the “City Development Opportunities”).
- n. The Village recently undertook an administrative action authorizing Microsoft to develop a substantial portion of TID 5 in lieu of the Foxconn Project (the “Village Administrative Action”).
- o. It is projected that the Microsoft Project has the potential to create more than \$3 billion in value and possibly as much as \$10 billion given the amount of land it controls in the Zone. In addition, the Village and Microsoft will enjoy many, if not all, of the Enabling Statute Benefits as well as the Roadway Benefits for this project.
- p. The Microsoft project will only generate approximately 200 jobs associated with each of the 5 phases of the development for a total of 1,000 jobs as compared to the up to 13,000 jobs projected for the Foxconn Project (the “Job Disparity”).
- q. The recent announcement that TID 5 will serve the Microsoft Project rather than the Foxconn Project has the potential to create substantial Enabling Statute and Roadway Benefits for the Village and significantly less benefits to

the City resulting from the Job Disparity and thereby adversely impacting the Cost-Benefit Balance relied upon the parties when they executed the Amended Agreement for water infrastructure to serve the Zone.

Based upon the foregoing, the City of Racine hereby invokes the process that applies to a Material Change of Circumstances in accordance with Sections 2.7p and 12.7 of the Agreement.

Sincerely,



Scott R. Letteney
City Attorney

Cc: Village of Mount Pleasant Village Attorney
Village of Sturtevant Village Attorney
Village of Caledonia Village Attorney
Village of Wind Point Village Attorney
Village of Somers Village Attorney

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
ACH - SIMPLIFILE, LC							
Storm Water Utility Fund	768	ACH - SIMPLIFILE, LC	E2676928	STORM SEWER EASEMENT AG	06/25/2024	35.25	502-00-61100 Legal Fees
Total ACH - SIMPLIFILE, LC:						35.25	
ACH - WE ENERGIES							
Sewer Utility Fund	380	ACH - WE ENERGIES	5048585663	MEADOW MINIPUMP STATION;	06/06/2024	18.80	501-00-64140 Utilities
Water Utility Fund	380	ACH - WE ENERGIES	5050554763	MAY 2024 GAS & ELECTRIC	06/19/2024	1,180.29	500-00-64140 Utilities
Sewer Utility Fund	380	ACH - WE ENERGIES	5050554763	MAY 2024 GAS & ELECTRIC	06/19/2024	14,139.59	501-00-64140 Utilities
Storm Water Utility Fund	380	ACH - WE ENERGIES	5050554763	MAY 2024 GAS & ELECTRIC	06/19/2024	236.67	502-00-64140 Utilities
Total ACH - WE ENERGIES:						15,575.35	
BADGER METER INC.							
Water Utility Fund	163	BADGER METER INC.	80161559	BEACON MBL HOSTING SERV	05/29/2024	373.45	500-00-64300 IT Maintenance & Subscriptions
Total BADGER METER INC.:						373.45	
BJELAJAC & KALLENBACH, LLC							
Water Utility Fund	210	BJELAJAC & KALLENBACH, LL	24115-000D	MAY-24;ATTORNEY SERVICES F	05/31/2024	395.00	500-18738-107 CIP - SUNDANCE HEIGHTS
Total BJELAJAC & KALLENBACH, LLC:						395.00	
BUY RIGHT, INC.							
Water Utility Fund	273	BUY RIGHT, INC.	14873-437297	DIESEL EXHAUST FLUID & OTH	06/20/2024	27.98	500-00-63200 Fuel, Oil, Fluids
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-437297	DIESEL EXHAUST FLUID & OTH	06/20/2024	27.98	501-00-63200 Fuel, Oil, Fluids
Water Utility Fund	273	BUY RIGHT, INC.	14873-437297	AIR HOSE	06/20/2024	3.33	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-437297	AIR HOSE	06/20/2024	3.33	501-00-63300 Vehicle Repairs & Maintenance
Total BUY RIGHT, INC.:						62.62	
CUMMINS SALES AND SERVICES							
Sewer Utility Fund	429	CUMMINS SALES AND SERVICE	F6-75866	LIFT STATION GENERATOR AN	05/31/2024	92.55	501-00-63200 Fuel, Oil, Fluids
Total CUMMINS SALES AND SERVICES:						92.55	
DORNER COMPANY							
Sewer Utility Fund	551	DORNER COMPANY	511462	SERVICE CALL TO TROUBLESH	06/25/2024	2,128.00	501-00-64250 Equipment Repairs & Maintenanc

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Total DORNER COMPANY:						2,128.00	
G & F EXCAVATING							
Sewer Utility Fund	687	G & F EXCAVATING	36107	REPAIR PRESSURIZED SEWER	06/04/2024	2,906.25	501-00-64250 Equipment Repairs & Maintenan
Water Utility Fund	687	G & F EXCAVATING	36108	REPLACE WATER SERVICE @ 3	06/05/2024	11,151.00	500-00-64270 Infrastructure Maintenance
Water Utility Fund	687	G & F EXCAVATING	36122	REPAIR WATER MAIN BREAK @	06/20/2024	4,615.00	500-00-64270 Infrastructure Maintenance
Total G & F EXCAVATING:						18,672.25	
JOHNSON CONTROLS SECURITY SOLUTIONS							
Water Utility Fund	969	JOHNSON CONTROLS SECURI	40256587	7/1/2024 TO 9/30/2024 ; DISTRIC	06/08/2024	311.92	500-00-64150 Communication Services
Sewer Utility Fund	969	JOHNSON CONTROLS SECURI	40256587	7/1/2024 TO 9/30/2024 ; DISTRIC	06/08/2024	311.91	501-00-64150 Communication Services
Total JOHNSON CONTROLS SECURITY SOLUTIONS:						623.83	
KORTENDICK HARDWARE							
Water Utility Fund	1096	KORTENDICK HARDWARE	164957	HOOK TOOL & PIPE WRENCH	04/29/2024	28.78	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	164957	HOOK TOOL & PIPE WRENCH	04/29/2024	28.78	501-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	165271	HOOK TOOL, SHOVEL, CLEANO	05/14/2024	33.92	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	165271	HOOK TOOL, SHOVEL, CLEANO	05/14/2024	33.91	501-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	165570	ROPE FOR PORTABLE PUMP	05/28/2024	9.00	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	165570	ROPE FOR PORTABLE PUMP	05/28/2024	8.99	501-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	165715	ADAPTERS, COUPLERS, & PVC	06/04/2024	15.88	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	165715	ADAPTERS, COUPLERS, & PVC	06/04/2024	15.87	501-00-64070 Work Supplies
Storm Water Utility Fund	1096	KORTENDICK HARDWARE	166012	4 MILE STORM CELLULAR RTU	06/18/2024	7.19	502-00-64250 Equipment Repairs & Maintenance
Water Utility Fund	1096	KORTENDICK HARDWARE	166066	WASHER, WIPES, COUPLHOSE	06/20/2024	9.89	500-00-64100 Janitorial Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	166066	WASHER, WIPES, COUPLHOSE	06/20/2024	9.90	501-00-64100 Janitorial Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	166066	WASHER WIPES	06/20/2024	5.84	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	166066	WASHER, WIPES, COUPLHOSE	06/20/2024	5.83	501-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	166099	SPEED CONTROLS FOR OFFIC	06/21/2024	17.08	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	1096	KORTENDICK HARDWARE	166099	SPEED CONTROLS FOR OFFIC	06/21/2024	17.08	501-00-64240 Building Repairs & Maintenance
Water Utility Fund	1096	KORTENDICK HARDWARE	166133	PADLOCK KEYS	06/24/2024	5.73	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	1096	KORTENDICK HARDWARE	166133	PADLOCK KEYS	06/24/2024	5.73	501-00-64240 Building Repairs & Maintenance
Total KORTENDICK HARDWARE:						259.40	
MACQUEEN EQUIPMENT							
Water Utility Fund	9334	MACQUEEN EQUIPMENT	P34354	SWIVEL JOINTS	06/18/2024	553.10	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	9334	MACQUEEN EQUIPMENT	P34354	SWIVEL JOINTS	06/18/2024	184.36	501-00-63300 Vehicle Repairs & Maintenance

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Total MACQUEEN EQUIPMENT:						737.46	
NETWORK SPECIALIST OF RACINE, INC.							
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	46074	JULY-24; OFFICE ANYWHERE	06/03/2024	300.00	500-00-64300 IT Maintenance & Subscriptions
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	46074	JULY-24; OFFICE ANYWHERE	06/03/2024	300.00	501-00-64300 IT Maintenance & Subscriptions
Total NETWORK SPECIALIST OF RACINE, INC.:						600.00	
OAK CREEK WATER UTILITY							
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5354	JUN-24; WATER TESTS	06/10/2024	365.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1423	OAK CREEK WATER UTILITY	5356	JUN-24; WATER TESTS	06/18/2024	365.00	500-00-62560 Water Sampling and Testing
Total OAK CREEK WATER UTILITY:						730.00	
PRUITT, EKES & GEARY, SC							
Sewer Utility Fund	1534	PRUITT, EKES & GEARY, SC	3348	MAY-24; ATTORNEY SERVICES	06/06/2024	702.00	501-00-61100 Legal Fees
Total PRUITT, EKES & GEARY, SC:						702.00	
RAY HINTZ INC.							
Water Utility Fund	1592	RAY HINTZ INC.	65306	4 YARDS PTS X3	06/11/2024	324.00	500-00-64270 Infrastructure Maintenance
Water Utility Fund	1592	RAY HINTZ INC.	65311	3 YARDS PTS	06/14/2024	81.00	500-00-64270 Infrastructure Maintenance
Total RAY HINTZ INC.:						405.00	
REVERE ELECTRIC							
Sewer Utility Fund	1629	REVERE ELECTRIC	S5151163.001	POWER SUPPLY FOR WIND ME	06/17/2024	657.25	501-00-64250 Equipment Repairs & Maintenan
Total REVERE ELECTRIC:						657.25	
SME SEASONAL SERVICES LLC							
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING -HWY 31/32 CHANNEL	06/02/2024	540.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - MAR-KAY POND (5/1	06/02/2024	900.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - CAMELOT MEADOW	06/02/2024	120.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - COUNTRY VIEW INT	06/02/2024	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - BATTEN FIELD AIRP	06/02/2024	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - NORTH WISCONSIN	06/02/2024	240.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - EDGAR TERRACE -	06/02/2024	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - TABOR ROAD NORT	06/02/2024	360.00	502-00-64260 Grounds Repairs & Maintenance

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - TABOR ROAD SOUT	06/02/2024	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - CRESTVIEW PARK C	06/02/2024	300.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - 5 1/2 MILE ROAD O	06/02/2024	450.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - PIONEER TRAILS D	06/02/2024	360.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - KNAPP ENGRAVING	06/02/2024	420.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - KLEMA DITCH (5/16/	06/02/2024	900.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - KLEMA DITCH (5/16/	06/02/2024	90.00	502-00-64260 Grounds Repairs & Maintenance
Storm Water Utility Fund	1813	SME SEASONAL SERVICES LL	6912	MOWING - TURTLE CREEK WE	06/02/2024	18.00	502-00-64260 Grounds Repairs & Maintenance
Total SME SEASONAL SERVICES LLC:						6,138.00	
TOTAL ENERGY SYSTEMS LLC							
Sewer Utility Fund	1999	TOTAL ENERGY SYSTEMS LLC	INV120947	GENERATOR REPAIR - WIND P	06/12/2024	3,349.18	501-00-64250 Equipment Repairs & Maintenanc
TOTAL ENERGY SYSTEMS LLC:						3,349.18	
WESTERN CULVERT & SUPPLY INC.							
Storm Water Utility Fund	2131	WESTERN CULVERT & SUPPLY	070648	CULVERT PIECES AND BANDS	06/19/2024	17,194.40	502-00-65151 Culvert Replacements
Total WESTERN CULVERT & SUPPLY INC.:						17,194.40	
Grand Totals:						68,730.99	

<u>PAYMENT TOTALS BY FUND</u>	
Sewer Utility Fund	\$24,947.29
Storm Water Utility Fund	\$23,611.51
Water Utility Fund	\$20,172.19
<u>TOTALS</u>	<u>\$68,730.99</u>

CALEDONIA UTILITY DISTRICT PROJECT SUMMARY WORKSHEET

Riverbend Drive Lift Station Safety Site & Forcemain Upgrade

- Facility Plan to be wrapped up at a later date. Project on hold temporarily to not have conflicts with the Highway 38 Bridge Replacement. Riverbend Lift Station Pump #3 out of service. Ordered a new pump, awaiting delivery.

Annual Televising Program – Sanitary Sewer

- Have begun cleaning for 2024. Have identified areas that are in need of some maintenance from I & I. Will be looking to get a quote for lining and grouting the River Meadows area also need to get quotes for Armorock Manholes and lining of Sanitary Sewer along 3 Mile Road.

Central Lift Station Safety Site & Attenuation Basin

- Air Release Valves for replacement on forcemain have been delivered. Meeting with Contractors set for July 9. Design of the Basin continues.

TID #4 Elevated Storage Tank & Adams Road Watermain

- Had a pre-application meeting with DNR and EPA on Tower. The meeting was productive and will be making submittal in a couple of weeks after identified items are resolved.

Western Village / Sundance Heights Watermain

- Village Board awarded contract at the June 11. Held Pre-Construction Meeting on June 19. Notice hand delivered to residents on June 21. A.W. Oakes started the project on June 24.

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

Hoods Creek – Aldebaran Brushing Project

- Recently informed of a beaver dam near lift station. Contractor will begin work when weather and ground conditions are conducive to performing work.

Turtle Creek Restoration

- Southern Wisconsin Appraisal meeting with owners to discuss easements.
- Great Lake Tree will remove trees in the Klema Ditch in the middle of July.

4 Mile Road Tile (Club View Subdivision to Erie Street)

- Drainage Study is currently underway. Notice sent out to affected owners.

MEMORANDUM

DATE: Wednesday, June 26, 2024

TO: Caledonia Utility District

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



RE: Approval of Professional Services Contract – James Orr Coating Inspection LLC – DNR Water Tower Inspections

BACKGROUND INFORMATION

The Wisconsin Department of Natural Resources requires that water storage tanks (water towers) are inspected every 5 years. These inspections review the interior and exterior of the water tower to ensure integrity.

The Caledonia Utility District has reached out to 2 Consulting Firms that perform these inspections. James Orr Coating Inspection LLC and Dixon Engineering. James Orr Coating Inspection LLC was the one firm to provide a quote. Dixon Engineering was nonresponsive.

The quote received is to inspect all 3 of the water towers that Caledonia has. The quote to inspect all 3 towers is \$10,000.00. (\$3,500 Storage Drive, \$3,500 7 Mile, \$3,000 Crestview).

The inspections would be completed by October 18, 2024.

RECOMMENDATION

Move to approve the Professional Services Contract with James Orr Coating Inspection LLC in the amount of \$10,000 for the DNR Water Storage Tank Inspections on all 3 towers.

James Orr Coating Inspection LLC

Water Tank Inspection Proposal

750,000 Gallon Sphere

750,000 Gallon Composite

100,000 Gallon Legged Tank

Caledonia Water Utility, Racine, WI

The proposal agreement between James Orr Coating Inspection LLC and Caledonia Water Utility (Owner) will contract with James Orr Coating Inspection LLC for the 5-Year Wisconsin DNR Water Tank inspection services for the 750,000 Gallon Sphere, 750,000 Gallon Composite and 100,000 Gallon Legged Tank.

BASIC AGREEMENT:

James Orr Coating Inspection LLC (JOCI) shall provide a 5-year Wisconsin DNR Water Tank inspection services for the 750,000 Gallon Sphere, 750,000 Gallon Composite and 100,000 Gallon Legged Tank. Compensation for their services shall be **Ten Thousand dollars (\$10,000.00)**.

Terms of the charges and payments per details in Schedule B. (Prices quoted are subject to change 90 days after the proposal date).

SCOPE OF SERVICES

ROV Water Tank Inspection per schedule A.

SIGNATURES

JAMES ORR

June 24, 2024

Proposed by JOCI

PROPOSAL APPROVED BY OWNER.	POSITION	DATE
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CO-SIGNATURE (IF REQUIRED)	POSITION	DATE
----------------------------	----------	------

SIGNATURE OF JAMES ORR	DATE
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SCHEDULE A
SCOPE OF SERVICE
750,000 Gallon Sphere
750,000 Gallon Composite
100,000 Gallon Legged Tank
Caledonia Water Utility, Racine, WI

I. Scope of Services Performed by Owner (ROV)

1. Provide scheduling for a mutually agreeable inspection date.
2. Provide access to JOCI personnel to all areas scheduled for inspection
3. Provide insurance for Owner's personnel. They are not covered by JOCI insurance.
4. Perform chlorine residuals and bacteriological testing after completion of the inspection.
5. Fill the tank to the normal high-water operation level and if possible, isolate it from the system while the ROV is in the tank. If it is not possible to isolate the tank, keep inlet or outlet flow rates to a minimum. This necessary to minimize turbulence an increase the chance of a clear video being recorded.

II. Scope of Services Performed by JOCI (ROV)

1. Inspect the tank's interior coating for remaining intactness and anticipated life. Submerged surfaces to be inspected by remotely operated vehicle. (ROV) Review all interior girders and or concrete surfaces and appurtenances for possible structural damage from icing or corrosion.
2. Review all wet or dry interior surfaces for corrosion and or damage, quantify and quantify damage for repairs. All coating repairs needed are to be quantified by extrapolation of a measure area and compared with warranty requirements
3. Review the exterior coating and quantify damages
4. Review all the safety requirements for ladders, cages, etc.
5. Review all exterior appurtenances for damage due to corrosion or Construction
6. Review exterior of the exposed foundations
7. Review all health aspects of the tank, including screening of the vents, overflow, pipe, and other possible contamination sources
8. Prepare a report documenting all items found along with recommendations for repair, including budgetary items. The NACE report is to include, conclusions and recommendations, base report and digital photographs with descriptions.
9. Complete, sign and date Wisconsin DNR Form 3300 248 Water Storage Facility Inspection Report.
10. Inspection will be completed on or before October 18th 2019.

Schedule B
Payment Schedule
750,000 Gallon Sphere
750,000 Gallon Composite
100,000 Gallon Legged Tank
Caledonia Water Utility, Racine, WI

1. Compensation for Schedule A, Item II, 1-10 **ROV Water Inspection** shall be a lump sum fee of **\$3,500.00** each 750K Tanks and **\$3,000** for the 100,000 Legged Tank for total of **\$10,000.00.**
2. Invoices to be paid 30 days after invoice date.



131060



American Welding Society®

Certifies That

James S. Orr

Has Completed the AWS
Certified Welding Inspector Seminar
Pittsburgh, PA

40 Professional Development Hours

February 9-14, 2020

Date



Director of Education



AMPP ONLINE
TRAINING CENTER

Certificate of Completion

AMPP acknowledges that
JAMES ORR

has successfully completed the
Ethics for the Corrosion Professional eCourse and
has earned 2 professional development hours.



The Global Leaders
in Materials Protection
and Performance

Alicia J. Yust, CPTM, Director
Learning and Development

This certificate of Completion denotes successful completion of the NACE course,
and should not be interpreted as the award of a NACE institute Certification.

November 22, 2021

James Orr
James Orr Coating Inspection, LLC
NACE Certified Coating Inspector
1013 Valley Stream Drive
Madison, WI 53711

Subject: Cedarburg Water Tower Project Construction

Dear Mr. Orr:

This letter is in reference to inspection work performed by James Orr Coating Inspection, LLC on the recently completed Cedarburg Water Utility Well 4 Water Tower construction project. Your firm performed coating inspections during the course of the project to confirm that the tower's steel surfaces were properly prepared and coatings were applied in conformance with the project specifications. Your firm also performed weld inspections to confirm that welding of the tower's steel plates was in conformance with the project specifications.

James Orr Coating Inspection, LLC exhibited the following positive attributes during the project:

1. Very flexible scheduling and easy with which to work.
2. Extremely knowledgeable and experienced as a NACE certified inspector. He noted several deficiencies that were corrected by the contractor during the course of the project.
3. Provided thorough and prompt Field Inspection Reports after inspections were completed. A complete inspection report was typically provided within 24 hours or less after an inspection was performed.
4. The services provided by James Orr Coating Inspection, LLC to the Baxter & Woodman project team helped make our water tower project for Cedarburg a success.

I would highly recommend James Orr Coating Inspection, LLC for future weld and coating inspection services.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Patrick S. Planton, PE, MBA
Project Manager

Project References



Baraboo WIDNR 5 Year Drain and Clean Out Inspection 277K Standpipe – 2022



Baraboo WIDNR 5 Year Drain and Clean Out Inspection 250K Sphere – 2022



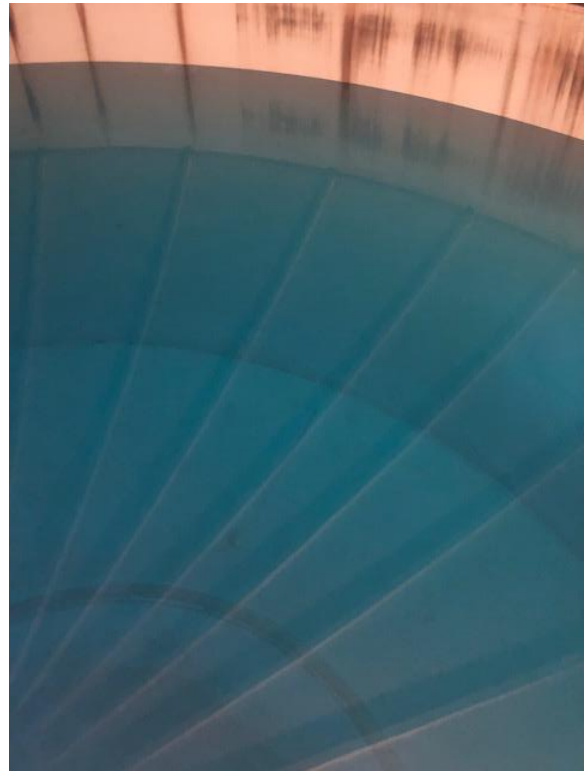
Caledonia WIDNR 5 Year ROV Inspection 750k Composite – 2022



Middleton WIDNR 5 Year ROV Inspection 1MG Reservoir – 2022



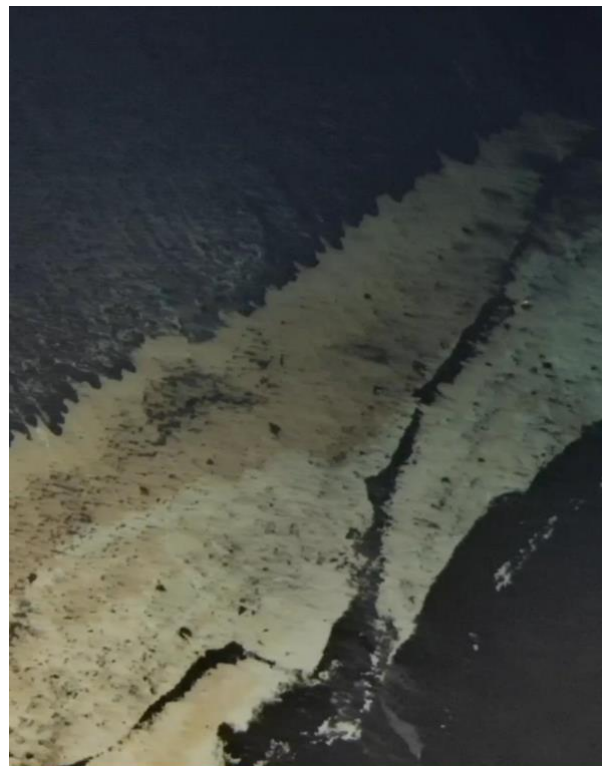
Cedarburg WIDNR 5 Year Drain and Clean Out Inspection 1MG Reservoir – 2022



Beaver Dam WIDNR 5 Year ROV Inspection 500K Hydropillar – 2022



Mercer WIDNR 5 Year Drain and Clean Out Inspection 150K Sphere– 2022



Beloit WIDNR 5 Year ROV Inspection 1MG K Legged Tank– 2022



Cleveland WIDNR 5 Year ROV Inspection 100K Sphere – 2022



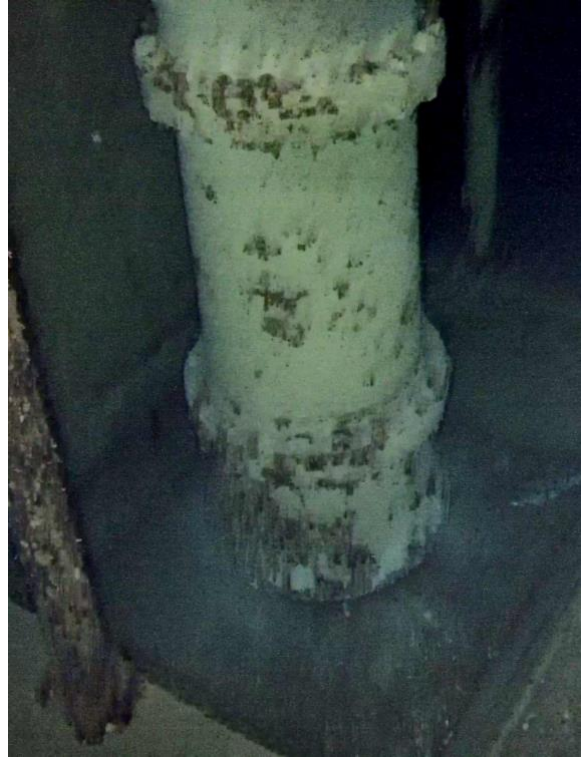
Dubuque IADNR 5 Year ROV Inspection 1.25 MG Composite– 2022



Land O' Lakes WIDNR 5 Year ROV Inspection 150k Bolted GST – 2020



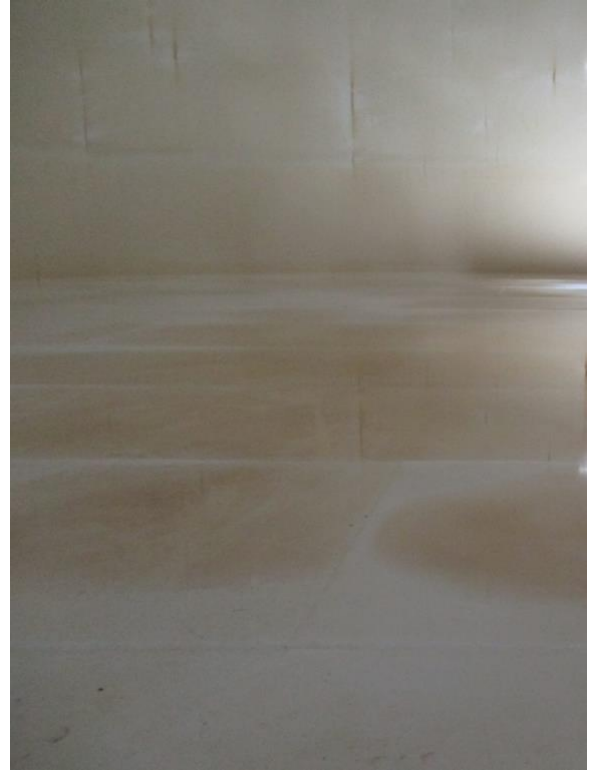
Lowell Water Utility – WIDNR 5 Year ROV Inspection – 35k Hydrocone - 2021



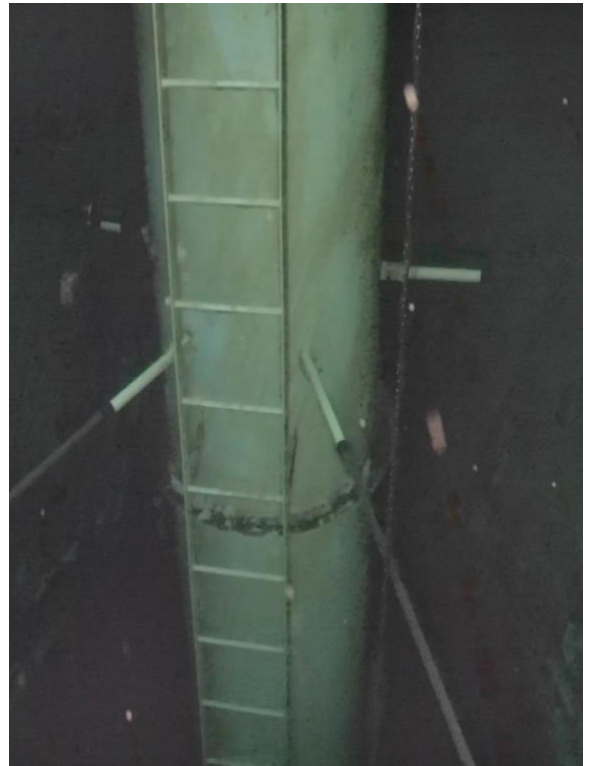
Kenosha Water Utility – WIDNR 5 Year ROV Inspection - 850K Clearwell - 2020



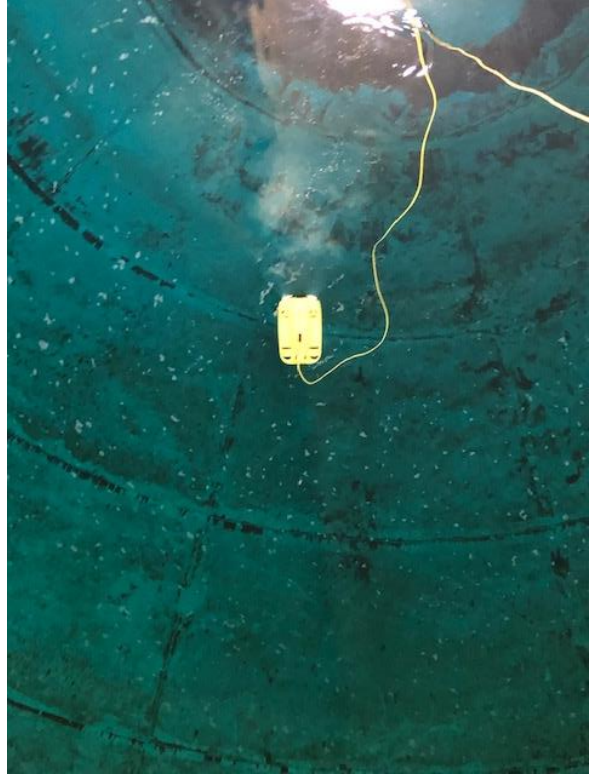
Kenosha Water Utility – WIDNR 5 Year Drain & Clean Out Inspection – 100k Legged - 2020



Kenosha Water Utility – WIDNR 5 Year Drain & Clean Out Inspection – 4 MG Standpipe - 2020



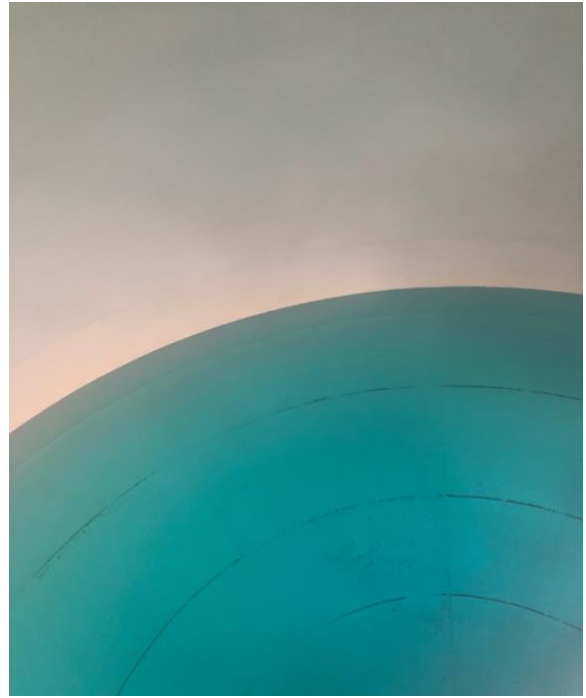
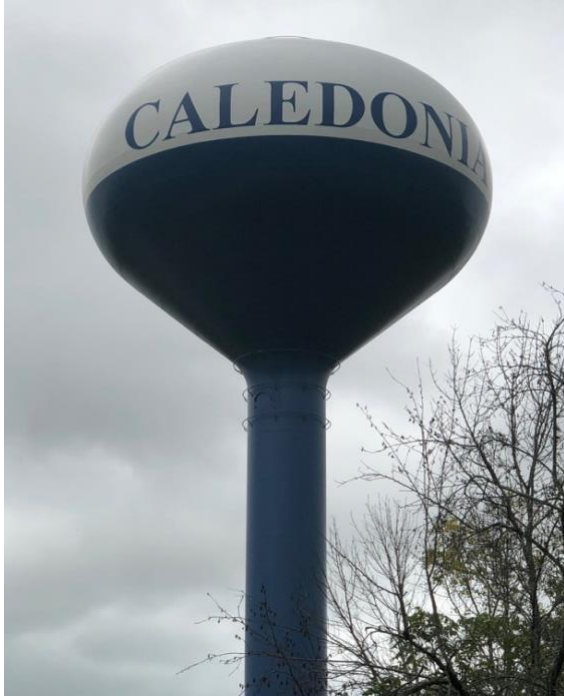
Juneau Water Utility – WIDNR 5 Year ROV Inspection – 500k Sphere - 2020



Germantown Water Utility – WIDNR 5 Year ROV Water Tank Inspection – 1 MG Sphere - 2020



Beloit Water Utility – 5 Year WIDNR Drain Out Inspection – 500k Standpipe 2019



Caledonia Water Utility – 5 Year WIDNR ROV Inspection – 750k Sphere - 2019



Lake Como SD – WIDNR 5 Year Drain & Clean Out Inspections – 200k Sphere - 2019