



## VILLAGE OF CALEDONIA UTILITY DISTRICT MEETING AGENDA

Wednesday, December 4, 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 – November 6, 2024
- 4. Citizen Comments**
- 5. Communications and Announcements**
  - a. Racine Water Utility Agenda & Minutes
  - b. Racine Sewer Utility Agenda & Minutes
  - c. 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. Current Contracts
  - b. Riverbend Lift Station Safety Site, Lift Station & Forcemain Upgrade
  - c. Annual Televising Program – Sanitary Sewer
  - d. Central Lift Station Safety Site & Attenuation Basin
  - e. TID #4 Elevated Storage Tank & Adams Road Watermain
  - f. Western Village / Sundance Heights Watermain Replacement
  - g. TID #4 Phase 4 Sanitary Sewer & Water Main Extension Project
  - h. Hoods Creek – Aldebaran Brushing Project
  - i. Turtle Creek Restoration
  - j. 4 Mile Road Tile (Club View Subdivision to Erie Street)
- 8. Action Items**
  - a. Authorization of Signatures – Sanitary Sewer Easement – Hillside Development of Caledonia Limited Partnership
  - b. Notice of Award – Adams Road Elevated Storage Tank and Water Main Extension
  - c. Change Order #1 – TID #4 Phase 4 Sewer & Water Main Extensions
  - d. Change Order #2 – TID #4 Phase 4 Sewer & Water Main Extensions
- 9. Adjournment**

**Village of Caledonia Utility District Meeting  
November 6, 2024**

**1 – Order**

President Stacey called the Village of Caledonia Utility District meeting to order at 6:02 pm.

**2 – Roll Call**

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

**EXCUSED:** 0

**ABSENT:** 1 – Commissioner Kathleen Trentadue

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

**3 - Approval of Minutes October 2, 2024**

A motion was made by Trustee Wishau to approve the Utility District’s minutes from October 2, 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 minutes from the September 23<sup>rd</sup> meeting and the agenda from the October 17<sup>th</sup> meeting of the Racine Water Utility.

**b. Racine Sewer Utility Agenda & Minutes**

The Commission looked over the minutes from the September 17<sup>th</sup> meeting and the agenda from the October 17<sup>th</sup> meeting of the Racine Sewer Utility.

**c. Notice of Potential Material Change of Circumstance – Racine Area Intergovernmental Sanitary Sewer, Revenue Sharing, Cooperation and Settlement Agreement April 25, 2002**

Director Bunkelman indicated that the Wastewater Utility Commission moved to extend the date for curative action for 90 days to January 15, 2025.

**6 – Approval of O&M Bills**

**a.** Trustee Wishau moved to approve the Sewer Utility Invoices in the amount of \$748,759.22 from the October 31<sup>st</sup> invoice list. Seconded by Commissioner Kaplan. **Motion carried 4-0.**

**b.** Trustee Wishau moved to approve the Water Utility Invoices in the amount of \$442,873.46 from the October 31<sup>st</sup> 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 \$74,887.67 from the October 31<sup>st</sup> invoice list. Seconded by Commissioner Kaplan. **Motion carried 4-0.**

## **7 – Project Updates**

### **a. Current Contracts**

Director Bunkelman updated the status of the Sundance Heights Watermain Replacement project contract and the TID #4 Phase 4 Sanitary Sewer & Water Main Extension contract.

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

Draft Facility Plan has been submitted to the Village for review. Currently going through plan. Riverbend Lift Station Pump #3 out of service. Ordered a new pump, awaiting delivery. Reached out to update delivery. Delivery now approximately October 29, 2024. Contacted LW Allen on October 28<sup>th</sup> for update.

### **c. Annual Televising Program – Sanitary Sewer**

Cleaning for 2024 continues. Will be looking to get a quote for lining and grouting the River Meadows area and also need to get quotes for Armorock Manholes and lining of Sanitary Sewer along 3 Mile Road. Looking to place both projects in 2025 budget if possible.

### **d. Central Lift Station Safety Site & Attenuation Basin**

Design of Basin continues. Have presentation of plans on agenda for November.

### **e. TID #4 Elevated Storage Tank & Adams Road Watermain**

Plans submitted to the PSC & DNR for approval. Bid Opening scheduled for November 26<sup>th</sup>. Will have award on December agenda to forward to the Village Board.

### **f. Western Village / Sundance Heights Watermain**

All paving work has been completed. Contractor working on final restoration.

### **g. TID #4 Phase 4 Sanitary Sewer & Watermain Extension Project**

Obtained Schultz easement on October 11<sup>th</sup>. Contractor held off starting sanitary to obtain easement. Project started both sewer and water on October 14<sup>th</sup>. To date there is approximately 775 feet of sanitary sewer installed and approximately 850 feet of watermain installed.

### **h. Hoods Creek – Aldebaran Brushing Project**

Contractor has completed project. May be looking to potentially extend project to the North in 2025.

### **i. Turtle Creek Restoration**

Southern Wisconsin Appraisal meeting with owners to discuss easements. Great Lakes Tree completed Klema Ditch tree removal. Will be setting up a time for an Arborist to spray the Klema Ditch to prevent future tree growth.

### **j. 4 Mile Road Tile (Club View Subdivision to Erie Street)**

Drainage Study is currently underway. Have been providing information to the consultant as requested.

## **8 – Action Items**

### **a. Authorization of Signatures – Sanitary Sewer Easement – Ronald P. Schultz**

Commissioner Ruffalo made a motion to authorize the President and Secretary of the Caledonia Utility District to execute the Sanitary Sewer Easement Agreement with Ronald P. Schultz for the TID #4 Phase 4 Sanitary Sewer and Watermain Extension Project. Seconded by Trustee Wishau. **Motion carried 4-0.**

### **b. Model Presentation – Central Lift Station Attenuation Basin**

Andrew Schultz and Luke Royal from Foth Infrastructure & Environment LLC attended the meeting and gave a 3D model presentation of the Central Lift Station Attenuation Basin Project.

### **c. Caledonia Utility District Policies**

Director Bunkelman provided a list of unwritten policies in the Utility District that are utilized in projects throughout the District.

Trustee Wishau made a motion to authorize the staff to update the Caledonia Utility District Specifications with the policies as necessary. Seconded by Commissioner Kaplan. **Motion carried 4-0.**

### **d. January 2025 Utility District Meeting – Reschedule to January 15, 2025**

Director Bunkelman indicated that the regularly scheduled meeting for the Utility District falls on a holiday (January 1<sup>st</sup>). Due to schedules and vacations, it was recommended that the meeting be moved to January 15<sup>th</sup>.

## **9 – Adjournment**

Upon a motion by Commissioner Kaplan and seconded by Trustee Wishau, the Commission moved to adjourn the regular meeting at 7:15 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 Minutes - Draft

### Waterworks Commission

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Thursday, October 17, 2024

5:30 PM

City Hall, Room 207

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**Rescheduled from 10/15/24**

**The meeting was called to order by Waterworks Commission President Jorgenson at 5:32 p.m.**

#### ROLL CALL

*Let the record show that Commissioner Sullivan was present in a non-voting capacity for the Waterworks Commission Meeting since Commissioner Mason was also present.*

**PRESENT:** 7 - John Tate II, Natalia Taft, Cory Mason, Terry McCarthy, Jens Jorgenson, Mollie Jones and Jim Sullivan

**EXCUSED:** 1 - Stacy Sheppard

[0900-24](#)

**Subject:** Approval of Minutes for the September 17, 2024, Waterworks Commission Meeting

**Staff Recommendation:** To Approve

**Fiscal Note:** N/A

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

[0901-24](#)

**Subject:** Approval of Minutes for the September 23, 2024, Special Waterworks Commission Meeting

**Staff Recommendation:** To Approve

**Fiscal Note:** N/A

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

[0912-24](#)

**Subject:** Request Authorization to Submit Intent to Apply (ITA) and Priority Evaluation and Ranking Form (PERF) to the Department of Natural Resources (DNR) for FY2026 LSL Loan

**Staff Recommendation:** To Approve

**Fiscal Note:** Requesting \$40,000,000 from the Safe Drinking Water Loan Fund for the year 2026 to cover expenses of approximately 4,000 LSLR's over a three year period. Ruekert-Mielke to provide technical support submitting ITA through general professional service agreement.

*The Utility Director requested authorization to submit the Intent to Apply (ITA) and Priority Evaluation and Ranking Form (PERF) to the DNR in the amount of \$40 million for FY2026 to cover the expenses of approximately 4,000 Lead Service Line Replacements (LSLRs) over a three-year period. Ruekert-Mielke will be providing technical support and submitting the ITA through the provisions of their professional services agreement with the Utility.*

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

[0913-24](#)

**Subject:** Request Authorization to Submit Intent to Apply (ITA) to the Department of Natural Resources (DNR) for FY2026 Loan for the 42" Water Main - Phase 4 Project

**Staff Recommendation:** To Approve

**Fiscal Note:** Tentative ITA loan amount will be \$5,000,000 to cover Racine Water Utility's share (approximately 51%). The rest of the cost will be paid by Mt. Pleasant. Ruekert-Mielke to provide technical support submitting ITA through general professional service agreement.

*The Utility Director requested authorization to submit the Intent to Apply (ITA) to the DNR in the amount of \$5 million to cover the Utility's 51% share of financing the 42" Water Main - Phase 4 Project for FY2026. Ruekert-Mielke will be providing technical support and submitting the ITA through the provisions of their professional services agreement with the Utility. Discussion ensued about the possibility of collaborating with Parks & Recreation Department (PRCS) as well as the Department of Public Works (DPW) regarding the overlap of this project with areas in the City that these departments oversee. The Commission also expressed a desire to have the Utility Director present regular updates on the status of the loan application as well as the design work.*

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

[0914-24](#)

**Subject:** Request Authorization to Submit Intent to Apply (ITA) to the Department of Natural Resources (DNR) for FY2026 Loan for Small Diameter Old Water Main Replacements

**Staff Recommendation:** To Approve

**Fiscal Note:** Safe Drinking Water Loan Program at 55% of market rate. Tentative loan amount per year \$10 million to replace old water mains in concurrence with LSLR's. Ruekert-Mielke to provide technical support

submitting ITA through general professional service agreement.

*The Utility Director requested authorization to submit the Intent to Apply (ITA) to the DNR in the amount of \$10 million for FY2026 to cover the expenses of replacing older small diameter water mains in concurrence with the approximately 4,000 LSLRs over a three-year period. Ruekert-Mielke will be providing technical support and submitting the ITA through the provisions of their professional services agreement with the Utility.*

**A motion was made by Alder McCarthy, seconded by President Tate II, that this file be Approved.**

[0902-24](#)

**Subject:** Approval for the Water Basin Tank Cleaning and Hauling Services, Full Source Organics Management, LLC (contractor)

**Staff Recommendation:** To Approve

**Fiscal Note:** Agreement for services shall begin with the calendar year 2025 and extend annually for a total of five (5) consecutive calendar years ending in the calendar year 2029. Est. future costs with CPI adjustments (past 5 year avg. 4.1) assuming 500 dry tons of material each year:

2025 - \$360,000

2026 - \$374,760

*The Utility Director presented the proposed Agreement with Full Source Organics Management, LLC, outlining the commencement in the 2025 calendar year; and extending annually for a total of five consecutive calendar years ending in the 2029 calendar year.*

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

[0903-24](#)

**Subject:** Change Order No. 2 on Contract W-24-1, 2024 Lead Service Replacements - Phase 2, Miller Pipeline, LLC (contractor)

**Staff Recommendation:** To Approve

**Fiscal Note:** Contract change results in an overall increase of \$3,057.85, bringing the contract total to \$1,002,635.13.

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

[0904-24](#)

**Subject:** Change Order No. 3 on Contract W-24-1, 2024 Lead Service Replacements - Phase 2, Miller Pipeline, LLC (contractor)

**Staff Recommendation:** To Approve

**Fiscal Note:** Contract change results in an overall net decrease of

\$88,777.92, bringing the total contract amount to \$913,857.21.

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

[0919-24](#)

**Subject:** Discussion and Possible Action to Change Meeting Day, Date, and Start Time of Waterworks Commission Meetings

**Fiscal Note:** N/A

*A joint discussion was opened between the Waterworks Commissioners and the Wastewater Commissioners who were present. Feedback was shared on the topic of potential change in meeting day, date, and time necessitated by frequent scheduling conflicts. In order to facilitate more time and productivity without the sense of rushing through important topics at hand, it was proposed that the meetings be moved from the third Tuesday to the third Wednesday of each month with the Wastewater Commission Meeting being held first at 5:30 p.m.; followed by the Waterworks Commission Meeting at 6:00 p.m. This change will take effect for the November 20, 2024, Commission Meeting. It was also directed that a zoom link be made available for meetings with the understanding that Commissioners make every effort to attend in person and only utilize zoom when unpreventable circumstances occur.*

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

[0920-24](#)

**Subject:** Communication from the Water Utility Director to Retain a Legal Counsel to Represent the Waterworks Commission Pending Legal Actions

**Staff Recommendation:** To Defer this Item until the next meeting when City Attorney Letteney is able to be present to participate in this discussion

**Fiscal Note:** N/A

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

## Adjournment

*There being no further business to address, the meeting was adjourned at 6:05 p.m.*



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Agenda Waterworks Commission

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Wednesday, November 20, 2024

6:00 PM

City Hall, Room 207

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### ROLL CALL

[1020-24](#)

**Subject:** Approval of Minutes for the October 17, 2024, Waterworks Commission Meeting

**Staff Recommendation:** To Approve

**Fiscal Note:** N/A

**Attachments:**

[wa minutes\\_20241017](#)

[1027-24](#)

**Subject:** Request Approval to Issue "Notice to Proceed" for Ruekert-Mielke to Generate an Engineering Design for Approximately 40,000 L.F. of Old Water Mains to Submit Along with the 2026 Loan Application

**Staff Recommendation:** To Approve

**Fiscal Note:** Ruekert-Mielke will complete the proposed Scope of Services for the lump sum fee of \$492,500.

**Attachments:**

[ruekert-mielke proposal local wm replcmt fy2026 design](#)

[1024-24](#)

**Subject:** Request Approval for "Notice to Proceed" for CDM Smith to Draft a Comprehensive Plan for Replacement of All Lead Service Lines

**Staff Recommendation:** To Approve

**Fiscal Note:** CDM Smith will complete the proposed Scope of Services for the lump sum fee of \$84,215 including project expenses.

**Attachments:**

[cdm smith\\_lsr proposal](#)

[1028-24](#)

**Subject:** Communication from the Utility Administrative Manager Regarding Budget Expenditures through September 30, 2024

**Staff Recommendation:** To Receive & File

**Fiscal Note:** N/A

**Attachments:** [rwu budget expenditures thru20240930](#)

[1031-24](#)

**Subject:** Change Order No. 1 on Contract W-23-10, 2024 Lead Service Replacements - Phase 1, Five Star Energy Services, LLC (Contractor)

**Staff Recommendation:** To Approve

**Fiscal Note:** Contract change results in decrease of \$301,750.00, bringing the total contract amount to \$617,700.00.

**Attachments:** [w-23-10\\_co#1\\_ltr\\_to\\_commsrs](#)

[0598-24](#)

**Subject:** Change Order No. 2 on Contract W-21-2, 42" Water Main Replacement Phase 2, Super Excavators (Contractor)

**Staff Recommendation:** To Approve

**Fiscal Note:** Contract change results in an increase of \$67,359.69, bringing the total contract amount to \$5,315,347.69.

**Attachments:** [w-21-2\\_co#2\\_ltr\\_to\\_commsrs](#)

[0599-24](#)

**Subject:** Final Payment Request on Contract W-21-2, 42" Water Main Replacement Phase 2, Super Excavators (Contractor)

**Staff Recommendation:** To Approve

**Fiscal Note:** Contract W-21-2 is complete at a final cost of \$5,315,347.69. The contract achieved a 15.56% RWP compliance rate compared to the 20% RWP goal.

**Attachments:** [w-21-2\\_final\\_pmt\\_req\\_ltr\\_to\\_commsrs](#)

[1021-24](#)

**Subject:** Final Payment Request on Contract W-24-1, 2024 Lead Service Replacements - Phase 2, Miller Pipeline (Contractor)

**Staff Recommendation:** To Approve

**Fiscal Note:** Contract W-24-1 is complete at a final cost of \$913,857.21. The Contract achieved a 14.5% RWP compliance rate compared to the 20% RWP goal.

**Attachments:** [w-24-1\\_final\\_pmt\\_req\\_ltr\\_to\\_commsrs](#)

[1029-24](#)

**Subject:** Change Order No. 1 on Contract W-23-8, 2024 Water Main Replacement - Phase 1, Mid City Corporation (Contractor)

**Staff Recommendation:** To Approve

**Fiscal Note:** Contract change results in a decrease of \$77,660.90, bringing the total contract amount to \$1,763,769.10.

**Attachments:** [w-23-8\\_co#1\\_ltr to commsrs](#)

[1030-24](#)

**Subject:** Final Payment Request on Contract W-23-8, 2024 Water Main Replacement - Phase 1, Mid City Corporation (Contractor)

**Staff Recommendation:** To Approve

**Fiscal Note:** Contract W-23-8 is complete at a final cost of \$1,763,769.10. The Contract achieved a 1.9% RWP compliance rate, which is significantly below the 20% goal. Due to sufficient efforts made by the Contractor with WRTP to employ RWP-certified workers along with circumstances out of the Contractor's control with no-show workers, no penalty will be imposed.

**Attachments:** [w-23-8\\_final pmt req\\_ltr to commsrs](#)

[0920-24](#)

**Subject:** Communication from the Water Utility Director to Retain a Legal Counsel to Represent the Waterworks Commission Pending Legal Actions

**Staff Recommendation:** To Defer this Item until the next meeting when City Attorney Letteney is able to be present to participate in this discussion

**Fiscal Note:** N/A

## 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.

A zoom link is available by request and with approval from the Commission President to participate in the meeting virtually. Please send inquiries to [jaclyn.bosanec@cityofracine.org](mailto:jaclyn.bosanec@cityofracine.org).



# City of Racine

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

## Meeting Minutes - Draft

### Wastewater Commission

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Thursday, October 17, 2024

6:00 PM

City Hall, Room 207

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**Rescheduled from 10/15/24**

The meeting was called to order by Wastewater Commission President, Natalia Taft, at 6:14 p.m.

#### ROLL CALL

*Let the record show that Commissioner Sullivan was voting as an alternate in the absence of Commissioner Sheppard, who was excused.*

**PRESENT:** 10 - Natalia Taft, John Tate II, Cory Mason, Terry McCarthy, Anthony Bunkelman, Mollie Jones, Jens Jorgenson, Jack Feiner, Jim Sullivan and Claude Lois

**EXCUSED:** 4 - Stacy Sheppard, Anthony Beyer, Kevin Salb and Nancy Washburn

[0882-24](#)

**Subject:** Approval of Minutes for the September 17, 2024, Wastewater Commission Meeting

**Staff Recommendation:** To Approve

**Fiscal Note:** N/A

**A motion was made by Lois, seconded by Jorgenson, that this file be Approved.**

[0928-24](#)

**Subject:** Discussion and Possible Action to Change Meeting Day, Date, and Start Time of Wastewater Commission Meetings

**Fiscal Note:** N/A

*In congruency with the same item previously discussed and voted upon during the Waterworks Commission Meeting, it was proposed that the meetings be moved from the third Tuesday to the third Wednesday of each month with the Wastewater Commission Meeting being held first at 5:30 p.m.; followed by the Waterworks Commission Meeting at 6:00 p.m. This change will take effect for the November 20, 2024, Commission Meeting. It was also directed that a zoom link be made available for meetings with the understanding that Commissioners make every effort to attend in person, and only utilize zoom when unpreventable circumstances occur.*

**A motion was made by Alder McCarthy, seconded by Vice President Tate II, that this file be Approved.**

[0883-24](#)

**Subject:** Authorization for the Utility Director to Accept the 2025



## WI-DATCP Household Hazardous Waste Grant

**Staff Recommendation:** To Approve

**Fiscal Note:** \$51,285.82 grant to be used for HHW operations in 2025.

*The Wastewater Utility Director requested authorization for the Utility to accept the Wisconsin DATCP HHW grant offer of \$51,285.82 for the year 2025.*

**A motion was made by Lois, seconded by Alder McCarthy, that this file be Approved.**

[0884-24](#)

**Subject:** Request from Utility Director for Authorization to Submit CWFL Intent to Apply (ITA) and Priority Evaluation and Ranking Form (PERF) to the Department of Natural Resources (DNR) for FY2026 Main and Goold Interceptor Project

**Staff Recommendation:** To Approve

**Fiscal Note:** N/A

*The Wastewater Utility Director requested authorization to submit a CWFL-ITA & PERF to the DNR for the N. Main & Goold Interceptor Project for FY2026. Despite the fact that the project is currently on hold due to the City's challenge to costs allocation methodology, the ITA will serve as a "placeholder" for the Utility to remain in current standing for consideration of funds through a ranking system, should the issues be resolved enabling the project to move forward.*

**A motion was made by Lois, seconded by Alder McCarthy, that this file be Approved.**

[0885-24](#)

**Subject:** Request from Utility Director for Authorization to Submit CWFL Intent to Apply (ITA) and Priority Evaluation and Ranking Form (PERF) to the Department of Natural Resources (DNR) for FY2026 Engine/Generator Project Phase II

**Staff Recommendation:** To Approve

**Fiscal Note:** N/A

*The Wastewater Utility Director requested authorization to submit a CWFL-ITA & PERF to the DNR for the Engine/Blower Project - Phase 2, for FY2026. This project will add redundancy and increase capacity to take conditioned biogas from digestion and convert it to electricity to offset the demand with renewable energy. The ITA will serve as a "placeholder" for the Utility to remain in current standing for consideration of funds through a ranking system. Phase 1 of this project is currently under construction and is slated to be completed in 2026.*

**A motion was made by Alder McCarthy, seconded by Bunkelman, that this file be Approved.**

[0886-24](#)

**Subject:** Change Order No. 2 on Contract C-22, Engine/Blower Project, August Winter & Sons, Inc. (Contractor)

**Staff Recommendation:** To Approve

**Fiscal Note:** Contract change results in an increase of \$870,714.00, bringing the total contract amount to \$6,469,913.00.

*The Wastewater Utility Director, together with AECOM Project Manager, Mike Zapinski, presented Change Order No. 2 on Contract C-22, Engine/Blower Project. Concerns were shared about the high dollar amount of the change order and percentage of original contract. Questions also arose referencing a 15% threshold, and if the contract needed more scrutiny. It was originally proposed and motioned that this item be deferred until the Utility could consult with the City Attorney to determine if there is a 15% increase threshold on change orders received from contractors, and how to proceed & resolve this issue with any applicable legal ramifications based on the city ordinances. This motion and second were later withdrawn after it was determined that payment couldn't be withheld due to the electrical equipment already being on order, and the necessity of keeping the project moving along on schedule. The motion was then amended to approve this change order on the condition that the Utility consult with the City Attorney for a legal opinion.*

**A motion was made by Jorgenson, seconded by Alder McCarthy, that this file be Recommended For Approval with the condition that the Utility Director consult with the City Attorney about the 15% limit threshold and any ordinance that may apply regarding change order amounts.**

[0887-24](#)

**Subject:** Change Order No. 1 on Contract A-22, Chicory Road Area Sewer Improvements - Interceptor, A.W. Oakes & Son (Contractor)

**Staff Recommendation:** To Approve

**Fiscal Note:** Contract change results in an increase of \$154,535.54 bringing the total contract amount to \$4,898,174.54.

**A motion was made by Alder McCarthy, seconded by Lois, that this file be Approved.**

[0888-24](#)

**Subject:** Request for Final Payment on Contract A-22, Chicory Road Area Sewer Improvements - Interceptor, A.W. Oakes & Son (Contractor)

**Staff Recommendation:** To Approve

**Fiscal Note:** Final closeout brings the total contract amount to \$4,898,174.54.

*The Wastewater Utility Director submitted final payment request on Contract A-22, and recommended for approval that work performed by A.W. Oakes & Son be accepted and final payment authorized.*

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

[0890-24](#)

**Subject:** Annual Update Regarding the City of Racine Peak Flow Mitigation Plan

**Recommendation of the Wastewater Commission on 10/17/24:** To Defer this Item until the November Commission Meeting

**Fiscal Note:** N/A

**A motion was made by Alder McCarthy, seconded by Vice President Tate II, that this file be Deferred.**

[0891-24](#)

**Subject:** Proposal from the Village of Caledonia for Sanitary Sewer Mitigation Plan

**Staff Recommendation:** To Approve

**Fiscal Note:** N/A

*The Village of Caledonia Public Services Director, Anthony Bunkelman, presented the Village's proposed mitigation plan, which contained updates from the last mitigation plan that was presented to the Commission in July 2021. The plan highlighted peak hourly flows, which are historically an area of non-compliance. The plan also detailed both completed and planned activities that directly impact potential exceedances. Safety sites proposed in the previous plan were removed due to the capacity of the pump stations to handle design flows. The Village of Caledonia will provide annual updates on its mitigation activities and strategies to the Commission.*

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

[0892-24](#)

**Subject:** Request by the Village of Caledonia for a Sanitary Sewer Extension for Caledonia Corporate Park South

**Staff Recommendation:** To Approve

**Fiscal Note:** N/A

*The Wastewater Utility Director presented the sewer extension request for Caledonia Corporate Park South, which is located in the Village's TID #4, and will serve an area with approved plans for a 310,790 sq ft. cold storage building. Per Sewer Agreement Section 3.3a, the Commission is required to approve all SSR party sanitary sewer extensions. The extension entails approximately 275 L.F. of 12" PVC of sanitary sewer. The anticipated average daily flows are expected to be well within the allocated conveyance and treatment capacities.*

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

[0893-24](#)

**Subject:** Request by the Village of Mount Pleasant for a Sanitary Sewer Extension for Wisconn Valley Way

**Staff Recommendation:** To Approve

**Fiscal Note:** N/A

*The Wastewater Utility Director presented the sewer extension request for Wisconn Valley Way, which will serve approximately 410 acres of service area east and west of Wisconn Valley Way bounded by CTH KR on the south and STH 11 on the north. Per Sewer Agreement Section 3.3a, the Commission is required to approve all SSR party sanitary sewer extensions. The extension entails approximately 11,392 L.F. OF 8", 18", 21" and 24" PVC of sanitary sewer. The anticipated average daily flows are expected to be well within the allocated conveyance and treatment capacities.*

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

[0894-24](#)

**Subject:** Consideration and Possible Action to Extend the Curative Action Resolution Time Periods

**Staff Recommendation:** To Approve

**Fiscal Note:** N/A

*The Wastewater Utility Director opened discussion on this item by reminding Commissioners that at the special Commission Meeting that was held on 9/11/24, the Commission voted to extend the date for the Curative Action Resolution period until 10/21/24. This would allow for the involved parties and their respective legal counsel to continue to negotiate without escalations detailed in the sewer agreement. Discussion ensued about whether the Commission should extend the Curative Action date up to 90 days or if the 60 days specified in the Sewer Agreement be activated.*

**A motion was made by Lois to extend the curative action for up to 90 days. Commissioner Jorgenson motioned that that the Commission extend the curative action until the date of the November meeting with the intent that Commission's Legal Counsel be in attendance to provide an update to the Commission. President Taft then suggested the date be extended up to 90 days, taking it to the January 15, 2025, meeting date, also with the understanding that the Commission receive an update from Legal Counsel at the November meeting date.**

**Commissioner Lois amended the motion to reflect the suggestions made by President Taft and Commissioner Jorgenson. The motion was seconded by Bunkelman and passed by a voice vote with one nay vote recorded.**

## CLOSED SESSION

[0895-24](#)

**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**

A motion was made by President Taft that this file be Deferred until the next meeting when City Attorney Letteney could be present for the update.

**OPEN SESSION**

**Adjournment**

*There being no further business to address, the meeting was adjourned at 7:50 p.m.*



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
[www.cityofracine.org](http://www.cityofracine.org)

## Meeting Agenda Wastewater Commission

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Wednesday, November 20, 2024

5:30 PM

City Hall, Room 207

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### ROLL CALL

[1000-24](#)

**Subject:** Approval of Minutes for the October 17, 2024, Wastewater Commission Meeting

**Staff Recommendation:** To Approve

**Fiscal Note:** N/A

**Attachments:**

[ww minutes\\_20241017](#)

[1039-24](#)

**Subject:** Communication from the Utility Administrative Manager Regarding Budget Expenditures through September 30, 2024

**Staff Recommendation:** To Receive & File

**Fiscal Note:** N/A

**Attachments:**

[wwwu\\_budget\\_expenditures\\_through\\_20240930](#)

[1001-24](#)

**Subject:** Submittal of Pretreatment Rates for 2025

**Staff Recommendation:** To Approve

**Fiscal Note:** N/A

**Attachments:**

[proposed\\_pretreatment\\_rates\\_2025](#)

[0889-24](#)

**Subject:** Proposal from Ruekert-Mielke to perform 2024 Revenue-Sharing Calculations

**Staff Recommendation:** To Approve

**Fiscal Note:** Cost Proposal not to exceed \$14,700.00.

**Attachments:**

[revenue\\_sharing\\_proposal\\_r-m\\_20241015](#)

[1002-24](#)

**Subject:** Resolution Authorizing the Issuance and Sale of up to \$12,550,921.00 in Taxable Wastewater Revenue Bonds Series 2024B, and Providing for Other Details and Covenants with Respect Thereto

**Staff Recommendation:** To Approve with a Referral to the Finance & Personnel Committee

**Fiscal Note:** \$12,550,921.00 at an interest rate of 2.2% from state revolving funds with principal forgiveness up to \$2,100,000.00.

**Attachments:**

[Racine CWF 4285-29 Attachments\\_DRAFT](#)

[0890-24](#)

**Subject:** Annual Update Regarding the City of Racine Peak Flow Mitigation Plan

**Recommendation of the Wastewater Commission on 10/17/24:** To Defer this Item until the November Commission Meeting

**Fiscal Note:** N/A

[1003-24](#)

**Subject:** Communication from Wastewater Utility Director Regarding an Update on Energy Plan Development Support

**Staff Recommendation:** To Receive & File

**Fiscal Note:** N/A

[1004-24](#)

**Subject:** Change Order #3 on Contract D-22 - Biogas Conditioning, Lee Mechanical (contractor)

**Staff Recommendation:** To Approve

**Fiscal Note:** Zero dollar change order to extend substantial and final completion dates.

**Attachments:**

[co#3\\_contract D-22\\_biogas conditioning](#)

[0228-24](#)

**Subject:** Amendment #2 of Rate Stabilization Fund Policy

**Recommendation of the Wastewater Commission on 03/19/2024:** To Defer this item until the next meeting due to the absence of Mayor Mason, who requested to have input on this item.

**Fiscal Note:** N/A

**Attachments:**

[rate stabilz policy\\_amendmt #2](#)

[1005-24](#)

**Subject:** Consideration and Possible Action to Extend the Curative Action Resolution Time Periods

**Staff Recommendation:** N/A

**Fiscal Note:** N/A

## 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.*

[1006-24](#)

**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 in 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.**

**A zoom link is available by request and with approval from the Commission President to participate in the meeting virtually. Please send inquiries to [jaclyn.bosanec@cityofracine.org](mailto:jaclyn.bosanec@cityofracine.org).**



FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
<b>A.W. OAKES &amp; SONS, INC</b>							
Water Utility Fund	9	A.W. OAKES & SONS, INC	SUNDANCE P	PAY APP 4 SUNDANCE HEIGHT	11/21/2024	87,927.90	500-18738-107 CIP - SUNDANCE HEIGHTS
Total A.W. OAKES & SONS, INC:						87,927.90	
<b>ACH - WASTE MANAGEMENT</b>							
Sewer Utility Fund	2101	ACH - WASTE MANAGEMENT	0890818-2811-	DISPOSAL OF SEWER GRIT	11/18/2024	1,843.55	501-00-64250 Equipment Repairs & Maintenanc
Total ACH - WASTE MANAGEMENT:						1,843.55	
<b>ACH - WE ENERGIES</b>							
Water Utility Fund	380	ACH - WE ENERGIES	5240205576	OCT-24; GAS & ELECTRIC	11/05/2024	1,320.42	500-00-64140 Utilities
Sewer Utility Fund	380	ACH - WE ENERGIES	5240205576	OCT-24; GAS & ELECTRIC	11/05/2024	9,096.04	501-00-64140 Utilities
Storm Water Utility Fund	380	ACH - WE ENERGIES	5240205576	OCT-24; GAS & ELECTRIC	11/05/2024	199.89	502-00-64140 Utilities
Total ACH - WE ENERGIES:						10,616.35	
<b>BADGER METER INC.</b>							
Water Utility Fund	163	BADGER METER INC.	1694449	6123 LUIS VAZQUEZ MOBILE D	11/05/2024	22,599.29	500-00-64110 Small Equipment
Water Utility Fund	163	BADGER METER INC.	80176692	BEACON MBL HOSTING SER U	10/30/2024	374.20	500-00-64300 IT Maintenance & Subscriptions
Total BADGER METER INC.:						22,973.49	
<b>BATTERIES PLUS LLC</b>							
Water Utility Fund	3791	BATTERIES PLUS LLC	P77259925	12V 8AH LEAD	10/30/2024	167.60	500-00-64250 Equipment Repairs & Maintenanc
Total BATTERIES PLUS LLC:						167.60	
<b>BJELAJAC &amp; KALLENBACH, LLC</b>							
Water Utility Fund	210	BJELAJAC & KALLENBACH, LL	24115-019D(2)	OCT-24; ATTORNEY SERVICES;	10/31/2024	1,453.60	500-00-61100 Legal Fees
Total BJELAJAC & KALLENBACH, LLC:						1,453.60	
<b>BUY RIGHT, INC.</b>							
Water Utility Fund	273	BUY RIGHT, INC.	14873-450146	DIESEL EXHAUST FLUID	11/01/2024	41.97	500-00-63200 Fuel, Oil, Fluids
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-450146	DIESEL EXHAUST FLUID	11/01/2024	41.97	501-00-63200 Fuel, Oil, Fluids
Water Utility Fund	273	BUY RIGHT, INC.	14873-452121	OIL & CHEVY EXPRESS 2500 N	11/26/2024	14.14	500-00-63300 Vehicle Repairs & Maintenance
Sewer Utility Fund	273	BUY RIGHT, INC.	14873-452121	OIL & CHEVY EXPRESS 2500 N	11/26/2024	14.13	501-00-63300 Vehicle Repairs & Maintenance

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Total BUY RIGHT, INC.:						112.21	
<b>D.W. DAVIES &amp; CO</b>							
Water Utility Fund	437	D.W. DAVIES & CO	4005752	CREDIT MEMO ; DRUM RETUR	11/12/2024	-9.00	500-00-64260 Grounds Repairs & Maintenance
Sewer Utility Fund	437	D.W. DAVIES & CO	4005752	CREDIT MEMO ; DRUM RETUR	11/12/2024	-9.00	501-00-64260 Grounds Repairs & Maintenance
Total D.W. DAVIES & CO:						18.00-	
<b>DORNER COMPANY</b>							
Sewer Utility Fund	551	DORNER COMPANY	509792	AUMA TROUBLESHOOTING	02/18/2024	1,750.00	501-00-64250 Equipment Repairs & Maintenanc
Total DORNER COMPANY:						1,750.00	
<b>FOTH INFRASTRUCTURE &amp; ENVIRO, LLC</b>							
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	93157	SEP-24; RIVER BEND LIFT STAT	11/01/2024	13,825.90	501-18709-000 CIP-Riverbend
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	93158	SEP-24; TID 5 CENTRAL LIFT ST	11/01/2024	27,587.40	501-18737-000 CIP-Central Attenuation Basin
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	93162	SEP-24; SUNDANCE HEIGHTS	11/01/2024	34,177.88	500-18738-107 CIP - SUNDANCE HEIGHTS
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	93164	SEP-24; CALEDONIA WATER SE	11/01/2024	2,701.00	500-00-61340 Engineering Design Charges
Water Utility Fund	666	FOTH INFRASTRUCTURE & EN	93165	SEP-24; CUD GENERAL ENGIN	11/01/2024	3,804.12	500-00-61340 Engineering Design Charges
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	93165	SEP-24; CUD GENERAL ENGIN	11/01/2024	146.00	501-00-61340 Engineering Design Charges
Sewer Utility Fund	666	FOTH INFRASTRUCTURE & EN	93166	SEP-24; 3241 STH 31 SEWER A	11/01/2024	274.80	501-00-61340 Engineering Design Charges
Total FOTH INFRASTRUCTURE & ENVIRO, LLC:						82,517.10	
<b>G &amp; F EXCAVATING</b>							
Water Utility Fund	687	G & F EXCAVATING	36211	WATER CORP VALVE @ 6827 E	10/14/2024	4,700.00	500-00-64270 Infrastructure Maintenance
Water Utility Fund	687	G & F EXCAVATING	36241	REPAIR TWO WATER MAIN BRE	11/20/2024	6,004.00	500-00-64270 Infrastructure Maintenance
Total G & F EXCAVATING:						10,704.00	
<b>JIMS GARAGE DOOR SERVICE, INC.</b>							
Water Utility Fund	943	JIMS GARAGE DOOR SERVICE,	226888	GARAGE DOOR REPAIRS	11/20/2024	280.50	500-00-64240 Building Repairs & Maintenance
Sewer Utility Fund	943	JIMS GARAGE DOOR SERVICE,	226888	GARAGE DOOR REPAIRS	11/20/2024	280.50	501-00-64240 Building Repairs & Maintenance
Total JIMS GARAGE DOOR SERVICE, INC.:						561.00	
<b>JOHNSON CONTROLS SECURITY SOLUTIONS</b>							
Water Utility Fund	969	JOHNSON CONTROLS SECURI	40760478	DEC-24; JOHNSON CONTROLS	11/09/2024	7.80	500-00-64150 Communication Services
Sewer Utility Fund	969	JOHNSON CONTROLS SECURI	40760478	DEC-24; JOHNSON CONTROLS	11/09/2024	7.80	501-00-64150 Communication Services

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Total JOHNSON CONTROLS SECURITY SOLUTIONS:						15.60	
<b>KICK THE SPAM LLC</b>							
Water Utility Fund	1076	KICK THE SPAM LLC	18577-REISSU	SPAM FILTERING FOR EMAIL	11/26/2024	24.00	500-00-64320 IT Infrastructure
Sewer Utility Fund	1076	KICK THE SPAM LLC	18577-REISSU	SPAM FILTERING FOR EMAIL	11/26/2024	24.00	501-00-64320 IT Infrastructure
Water Utility Fund	1076	KICK THE SPAM LLC	18657	SPAM FILTERING FOR EMAIL JA	12/07/2023	36.00	500-00-64320 IT Infrastructure
Sewer Utility Fund	1076	KICK THE SPAM LLC	18657	SPAM FILTERING FOR EMAIL JA	12/07/2023	36.00	501-00-64320 IT Infrastructure
Total KICK THE SPAM LLC:						120.00	
<b>KORTENDICK HARDWARE</b>							
Water Utility Fund	1096	KORTENDICK HARDWARE	168644	RAPID SUPER CHN & LOPPER	11/01/2024	51.63	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	168644	RAPID SUPER CHN & LOPPER	11/01/2024	51.64	501-00-64070 Work Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	168749	MR. CLEAN, FLUSH VALVES, B	11/07/2024	5.02	500-00-64100 Janitorial Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	168749	MR. CLEAN, FLUSH VALVES, B	11/07/2024	5.03	501-00-64100 Janitorial Supplies
Water Utility Fund	1096	KORTENDICK HARDWARE	168834	PROP TANK, BATTERIES, PROP	11/12/2024	24.20	500-00-64070 Work Supplies
Sewer Utility Fund	1096	KORTENDICK HARDWARE	168834	PROP TANK, BATTERIES, PROP	11/12/2024	24.19	501-00-64070 Work Supplies
Total KORTENDICK HARDWARE:						161.71	
<b>METRO SALES, INC.</b>							
Water Utility Fund	9249	METRO SALES, INC.	WI282665	NOV-24; PRINTER/COPIER USA	11/25/2024	154.20	500-00-64060 Copying & Printing
Sewer Utility Fund	9249	METRO SALES, INC.	WI282665	NOV-24; PRINTER/COPIER USA	11/25/2024	154.20	501-00-64060 Copying & Printing
Total METRO SALES, INC.:						308.40	
<b>MIDWEST FORMS &amp; SUPPLY, LLC</b>							
Water Utility Fund	9262	MIDWEST FORMS & SUPPLY, LL	8112	249 FL PINK CONS, 248 FL GRE	10/31/2024	262.88	500-00-64070 Work Supplies
Sewer Utility Fund	9262	MIDWEST FORMS & SUPPLY, LL	8112	249 FL PINK CONS, 248 FL GRE	10/31/2024	262.88	501-00-64070 Work Supplies
Storm Water Utility Fund	9262	MIDWEST FORMS & SUPPLY, LL	8112	249 FL PINK CONS, 248 FL GRE	10/31/2024	262.88	502-00-64070 Work Supplies
Total MIDWEST FORMS & SUPPLY, LLC:						788.64	
<b>NETWORK SPECIALIST OF RACINE, INC.</b>							
Water Utility Fund	1390	NETWORK SPECIALIST OF RAC	46859	DECEMBER 2024 OFFICE ANY	11/07/2024	300.00	500-00-64300 IT Maintenance & Subscriptions
Sewer Utility Fund	1390	NETWORK SPECIALIST OF RAC	46859	DECEMBER 2024 OFFICE ANY	11/07/2024	300.00	501-00-64300 IT Maintenance & Subscriptions
Total NETWORK SPECIALIST OF RACINE, INC.:						600.00	

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
<b>NORTHERN LAKE SERVICE, INC</b>							
Water Utility Fund	1411	NORTHERN LAKE SERVICE, IN	2419741	2024 WDNR DRINKING WATER	11/12/2024	715.56	500-00-62560 Water Sampling and Testing
Total NORTHERN LAKE SERVICE, INC:						715.56	
<b>OAK CREEK WATER &amp; SEWER UTILITY</b>							
Water Utility Fund	1423	OAK CREEK WATER & SEWER	5408	NOV-24; WATER TESTS	11/07/2024	365.00	500-00-62560 Water Sampling and Testing
Water Utility Fund	1423	OAK CREEK WATER & SEWER	5410	NOV-24; WATER TESTS	11/20/2024	365.00	500-00-62560 Water Sampling and Testing
Total OAK CREEK WATER & SEWER UTILITY:						730.00	
<b>RACINE WATER &amp; WASTEWATER UTILITIES</b>							
Water Utility Fund	1574	RACINE WATER & WASTEWATE	WAINV-17564	BAC-T SAMPLES JULY TO SEPT	10/31/2024	1,350.00	500-00-62560 Water Sampling and Testing
Total RACINE WATER & WASTEWATER UTILITIES:						1,350.00	
<b>STRAND ASSOCIATES INC.</b>							
Storm Water Utility Fund	1893	STRAND ASSOCIATES INC.	0218140	2024 SCREENING AND 2022-20	11/13/2024	4,166.29	502-00-62101 MS4 - ILLICIT DISCHARGE
Total STRAND ASSOCIATES INC.:						4,166.29	
<b>TCM SEWER AND DRAIN, LLC</b>							
Sewer Utility Fund	1932	TCM SEWER AND DRAIN, LLC	0000442	TELEVISED SEWER LATERAL R	07/25/2024	360.00	501-00-61000 Professional Services
Total TCM SEWER AND DRAIN, LLC:						360.00	
<b>ULINE</b>							
Water Utility Fund	2030	ULINE	185643711	UTILITY CART, TUFF WIPES, PA	11/14/2024	254.75	500-00-64100 Janitorial Supplies
Sewer Utility Fund	2030	ULINE	185643711	UTILITY CART, TUFF WIPES, PA	11/14/2024	254.75	501-00-64100 Janitorial Supplies
Water Utility Fund	2030	ULINE	185643711	UTILITY CART, TUFF WIPES, PA	11/14/2024	838.74	500-00-64070 Work Supplies
Sewer Utility Fund	2030	ULINE	185643711	UTILITY CART, TUFF WIPES, PA	11/14/2024	838.74	501-00-64070 Work Supplies
Total ULINE:						2,186.98	
<b>UTILITY VENDOR REFUND</b>							
Sewer Utility Fund	8996	UTILITY VENDOR REFUND	2024-126	11/27/2024 RESOLUTION #2024-	11/27/2024	1,175.00	501-00-64240 Building Repairs & Maintenance
Total UTILITY VENDOR REFUND:						1,175.00	

FUND	Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	GL Account and Title
Grand Totals:						<u>233,286.98</u>	

<b><u>PAYMENT TOTALS BY FUND</u></b>	
Sewer Utility Fund	\$ 58,345.52
Storm Water Utility Fund	\$ 4,629.06
Water Utility Fund	\$170,312.40
<b><u>TOTALS</u></b>	<b><u>\$233,286.98</u></b>

## Sundance Heights Watermain Replacement

Water & Storm Water

Contractor	<b>A.W. Oakes</b>		
Original Contract	\$	<b>1,419,738.90</b>	
Pending Change Order	\$	28,262.90	1.99%
Current Contract	\$	<b>1,448,001.80</b>	1.99%
Pay Request #1	\$	648,301.38	
Retainage	\$	34,121.13	
Pay Request #2	\$	318,207.15	
Retainage	\$	1,372.34	
Pay Request #3	\$	358,071.90	
Pay Request #4	\$	87,927.90	
Remaining on Contract (Including Retainage)	\$	35,493.47	2.5%
Design Engineering	\$	<b>110,525.21</b>	7.78%
Construction Services through 11/1/2024	\$	<b>129,080.49</b>	9.09%
Total Project Cost	\$	<b>1,687,607.50</b>	

## TID #4 Phase 4 Sanitary Sewer & Watermain Extensions

Sewer & Water

Contractor	<b>Dorner Inc</b>		
Original Contract	\$	<b>2,658,686.80</b>	
Change Order #1	\$	10,446.43	0.39%
Change Order #2	\$	184,935.90	6.96%
Current Contract	\$	<b>2,854,069.13</b>	7.35%
Pay Request #1	\$	104,131.87	
Retainage	\$	5,480.63	
Pay Request #2	\$	1,612,233.37	
Retainage	\$	66,621.11	
Remaining on Contract (Including Retainage)	\$	1,137,703.89	39.9%
Design Engineering	\$	<b>290,994.60</b>	10.95%
Construction Services through 11/1/2024	\$	<b>32,933.83</b>	1.24%
Total Project Cost	\$	<b>3,177,997.56</b>	

# CALEDONIA UTILITY DISTRICT PROJECT SUMMARY WORKSHEET

## **Riverbend Drive Lift Station Safety Site & Forcemain Upgrade**

- Currently reviewing Draft Facility Plan. Riverbend Lift Station Pump #3 delivered and installed on November 19<sup>th</sup>.

## **Annual Televising Program – Sanitary Sewer**

- Cleaning for 2024 continues. Will be looking to get a quote for lining and grouting the River Meadows area and also need to get quotes for Armorock Manholes and lining of Sanitary Sewer along 3 Mile Road. Looking to place both projects in 2025 budget if possible.

## **Central Lift Station Safety Site & Attenuation Basin**

- Design of the Basin continues. IBC was out on November 14<sup>th</sup> to review existing building further as far as HVAC, and other utilities.

## **TID #4 Elevated Storage Tank & Adams Road Watermain**

- Bid Opening held November 26<sup>th</sup>. Only received 1 bid and it came in over what was anticipated. Will be reviewing but still have award on December agenda to forward to the Village Board.

## **Western Village / Sundance Heights Watermain**

- Contractor has minor work to be completed and may need to complete in Spring. Have started a punchlist of issues and complaints on restoration.

## **TID #4 Phase 4 Sanitary Sewer & Watermain Extension Project**

- Project is progressing. Watermain is completed along Golf Road minus where it crosses the sanitary sewer yet to be installed. Safe Water Samples have been provided and all testing has passed. Water Services are currently being installed. Golf Road pavement is also redone. On Sewer, met with Zilber to discuss the final manhole installation. Looking to be to that point in a couple of weeks.



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

**Hoods Creek – Aldebaran Brushing Project**

- Interest has been shared with the Village to extend project to the North in 2025.

**Turtle Creek Restoration**

- Southern Wisconsin Appraisal meeting with owners to discuss easements.
- Looking to set up a meeting in the Spring with an Arborist to spray the Klema Ditch to prevent future tree growth.


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

- Drainage Study is currently underway. Have been providing information to consultant as requested.

## MEMORANDUM

**DATE:** Monday, November 25, 2024

**TO:** Caledonia Utility District

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

**RE:** Authorization of Signatures – Sanitary Sewer Easement – Hillside Development of Caledonia Limited Partnership

### BACKGROUND INFORMATION

For the TID #4 Phase 4 Sanitary Sewer & Watermain Extensions Project, the Caledonia Utility District needs to obtain a Permanent Sanitary Sewer Easement and 2 Temporary Limited Easements from Hillside Development of Caledonia Limited Partnership, a property owner along the East Frontage Road. These Easements are for the installation of Sanitary Sewer from Highway K to Golf Road for the South Hills Commerce Center Development and other properties.

The Village Attorney negotiated with the Attorney for Hillside Development of Caledonia Limited Partnership to obtain the Permanent Sanitary Sewer Easement and Temporary Limited Easements. Hillside Development of Caledonia Limited Partnership has agreed to grant the easements and has recently executed the Sanitary Sewer Easement Agreement. Attached is a copy of the agreement.

To complete the Sanitary Sewer Easement Agreement, the signatures of the President & Secretary of the Utility District and signatures of the President and Clerk of the Village Board are required.

### RECOMMENDATION

**Move to authorize the President and Secretary of the Caledonia Utility District to execute the Sanitary Sewer Easement Agreement with Hillside Development of Caledonia Limited Partnership for the TID #4 Phase 4 Sanitary Sewer and Watermain Extension Project.**

**SANITARY SEWER EASEMENT AGREEMENT**

This **SANITARY SEWER EASEMENT AGREEMENT (“Agreement”)** is made and entered into by and between **HILLSIDE DEVELOPMENT OF CALEDONIA LIMITED PARTNERSHIP (“Owner”)**, the **CALEDONIA SEWER UTILITY DISTRICT**, and the **VILLAGE OF CALEDONIA**, Racine County, Wisconsin (collectively **“the Village”**) as of the \_\_\_ day of October, 2024.

**RECITALS**

A. Owner is the fee holder of certain real property located in the Village of Caledonia, County of Racine, State of Wisconsin, which is legally described as:

That part of the Northeast ¼ of the Northwest ¼ of Section 31, Township 4 North, Range 22 East in the Village of Caledonia, Racine County, Wisconsin, bounded as follows: Begin at the Northeast corner of the Northeast ¼ of the Northwest ¼; thence West along the North line of said Northwest ¼, 1222.32 feet to a point, a point also being 1228.92 feet East of the Northwest corner of said Section 31; thence South 1320 feet to a point 88.44 feet East of the Southwest corner of the Northeast ¼ of the Northwest ¼; thence East 1231.56 feet to the Southeast corner of the Northeast ¼ of the Northwest ¼; thence North along the East line of the Northwest ¼ of Section 31 to the place of beginning in the Village of Caledonia, County of Racine, State of Wisconsin with Tax Key No. 104-04-22-31-010-000 (“Parent Parcel”).

B. The Village and Owner have negotiated for the acquisition by the Village of temporary limited easements and a permanent sanitary sewer easement over portions of the Parent Parcel, all as further described herein and as depicted and described in the attached and incorporated **Exhibit A** hereto.

C. The easements are necessary because of the installation of sanitary sewer main improvements to extend sewer services within the Village to serve the Parent Parcel as well as adjacent and other parcels in the surrounding area.

**AGREEMENT**

For the mutual promises contained herein and other good and valuable consideration, the sufficiency of which the parties hereby acknowledged, the parties agree as follows:

1. **Grant of Easements.**

A. **Permanent Sanitary Sewer Easement.** Owner grants to the Village a perpetual, non-exclusive sanitary sewer easement on and under a portion of the Parent Parcel legally described and depicted on attached **Exhibit A** as the Permanent Sewer Easement (“Permanent Sewer Easement Area”). This grant includes the right to enter, construct, reconstruct, maintain, improve, repair, alter or operate a sanitary sewer within the Permanent Sewer Easement Area and appurtenances, including, without limitation, any/all

later modifications or reconstructions thereto, together with right to enter, with all necessary and proper workers, equipment, and materials with respect thereto, for conveying sanitary sewer utility service through, on and under the Permanent Sewer Easement Area, together also with the right to excavate and/or refill ditches and/or trenches as necessary, and to remove such trees, bushes, undergrowth and other obstructions as may interfere with the exercise of this Agreement.

B. **Temporary Limited Construction Easement.** Owner grants to the Village the following temporary limited construction easements and related easement rights on and over that portion of the Parent Parcel described and depicted on attached **Exhibit A** as the Temporary Limited Easements (the “Temporary Limited Easement Area”):

1. The right to enter and use the Temporary Limited Easement Area for the staging and storage of construction materials, vehicles, and equipment for the construction and installation of the sanitary sewer;
2. The right to change the slopes and grades of the Temporary Limited Easement Area, so that the same blend in with and conform to the slopes and grades of the finished project topography and to remove trees, bushes or other vegetation.
3. The finished slopes and grades of the Temporary Limited Easement Area shall be finish-graded by the Village.
4. The Temporary Limited Easement Area described herein shall cease to exist one (1) year from the date of execution unless released earlier in writing by the Village.

2. **Restoration of Surface.** The Village shall restore the surface disturbed by any construction or maintenance of piping or equipment located within the Permanent Easement Area and Temporary Limited Easement Areas to their condition before the disturbance, but the Village shall not be required to restore or replace any trees, bushes and vegetation within such areas that would interfere with the easements granted hereby.

3. **Reserved Rights.** The Owner retains the full right to use the Permanent Sewer Easement Area and Temporary Limited Easement Areas, including all areas at, above or below grade, subject only to the reasonable exercise of the Village’s rights under this Agreement and the Village’s right to review and approve the location of any proposed improvements within the Permanent Sewer Easement Area or Temporary Limited Easement Areas including, but not limited to, a driveway or other means of accessing the Parent Parcel or any of Owner’s adjacent parcels (to and from any public right of way or other access roads/ways or by and among Owner’s parcels). The Village’s reviews and approvals for such driveways or any other proposed improvements shall be made by the Village Engineer and approval shall not be unreasonably withheld or delayed.

4. **Covenants Run with Land.** All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the Owner and the Village and

their respective successors and assigns. The Village shall cause this Agreement to be recorded in the office of the Register of Deeds for Racine County, Wisconsin.

- 5. **Non-use.** Non-use or limited use of the easement rights granted in this Agreement shall not prevent the benefiting party from later use of the easement rights to the fullest extent authorized in this Agreement.
- 6. **Governing Law.** This agreement shall be construed and enforced in accordance with the laws of the State of Wisconsin. Venue for any legal action pertaining to and/or arising under this Agreement shall solely and exclusively be Racine County Circuit Court in Racine County, Wisconsin.
- 7. **Entire Agreement.** This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds for Racine County, Wisconsin.

IN WITNESS WHEREOF, the above-named parties, either personally or through their duly authorized officers, have executed this Agreement as of the date indicated above.

Dated this \_\_\_\_ day of October, 2024.

**VILLAGE OF CALEDONIA**

By: \_\_\_\_\_  
Thomas Weatherston, Village President

Attest: \_\_\_\_\_  
Jennifer Olsen, Village Clerk

STATE OF WISCONSIN    )  
  )ss.  
COUNTY OF RACINE    )

Personally came before me this \_\_\_\_ day of October, 2024, the above-named Thomas Weatherston and Jennifer Olsen, the President and Clerk of the Village of Caledonia, respectively, to me known to be the persons who executed the foregoing instrument and acknowledged the same for and on behalf of the Village.

\_\_\_\_\_  
Notary Public, Racine Co., WI  
My Commission: \_\_\_\_\_

Dated this \_\_\_\_ day of October, 2024.

**CALEDONIA SEWER  
UTILITY DISTRICT**

By: \_\_\_\_\_  
Howard Stacey, President  
Caledonia Utility District Commission

Attest: \_\_\_\_\_  
Robert Kaplan, Secretary

STATE OF WISCONSIN    )  
  )ss.  
COUNTY OF RACINE    )

Personally came before me this \_\_\_\_ day of October, 2024, the above-named Howard Stacey and Robert Kaplan, the President and Secretary of the Caledonia, Utility District Commission respectively, to me known to be the persons who executed the foregoing instrument and acknowledged the same for and on behalf of the District.

\_\_\_\_\_  
Notary Public, Racine Co., WI  
My Commission: \_\_\_\_\_

Dated this \_\_\_\_ day of October, 2024.

**HILLSIDE DEVELOPMENT OF CALEDONIA LIMITED PARTNERSHIP**

By: \_\_\_\_\_  
Jay Benkowski, General Partner

STATE OF WISCONSIN    )  
  )ss.  
COUNTY OF RACINE    )

Personally came before me this \_\_\_\_ day of October, 2024, the above-named Jay Benkowski, to me known to be the persons who executed the foregoing instrument and acknowledged the same for and on behalf of Hillside Development of Caledonia Limited Partnership.

\_\_\_\_\_  
Notary Public, Racine Co., WI  
My Commission: \_\_\_\_\_

Drafted by: Atty. Elaine S. Ekes  
Pruitt, Ekes & Geary, SC  
245 Main St. Suite 404  
Racine, WI 53403

770272.135

**EXHIBIT A (page 1 of 2)**  
**LEGAL DESCRIPTIONS**

Parcel 6, 7 & 8, Project No. 18C030.12, TID No. 4, Phase 4 Sewer Extension Project

**Permanent Sewer Easement (Hillside property)**

Land being a part of the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.  
Commencing at the Northeast corner of said Northwest 1/4; Thence South 89° 35' 09" West along North line of said Northwest 1/4 a distance of 388.06 feet to the point of beginning of lands to be described; Thence South 26°16'03" East 215.37 feet; Thence South 16°58'59" East 309.61 feet; Thence South 01°09'26" East 349.84 feet; Thence North 89°25'12" East 212.20 feet to the East line of said Northwest quarter; Thence South 01°09'26" East along said East line 40.00 feet; Thence South 89°25'12" West 262.20 feet; Thence North 01°09'26" West 382.38 feet; Thence North 16°58'59" West 360.58 feet; Thence North 26°16'03" West 169.53 feet to North line of said Northwest 1/4; Thence North 89°35'09" East along said North line 44.45 feet to the point of beginning of lands being described.  
Containing 52,246 Square feet (1.20 Ac.) of land more or less.

**Temporary Limited Easement 1 (Hillside property)**

Land being a part of the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.  
Commencing at the Northeast corner of said Northwest 1/4; Thence South 89° 35' 09" West along said North line of said Northwest 1/4 a distance of 432.51 feet to the point of beginning; Thence continuing South 89° 35' 09" West along said North line 55.56 feet; Thence South 26°16'03" East 189.69 feet; Thence South 16°58'59" East 459.57 feet; Thence South 01°09'26" East 269.40 feet; Thence North 89°25'12" East 20.00 feet; Thence North 01°09'26" West 382.38 feet; Thence North 16°58'59" West 360.58 feet; Thence North 26°16'03" West 169.53 feet to North line of said Northwest 1/4 to the point of beginning of lands being described.  
Containing 36,002 Square feet (0.83 Ac.) of land more or less.

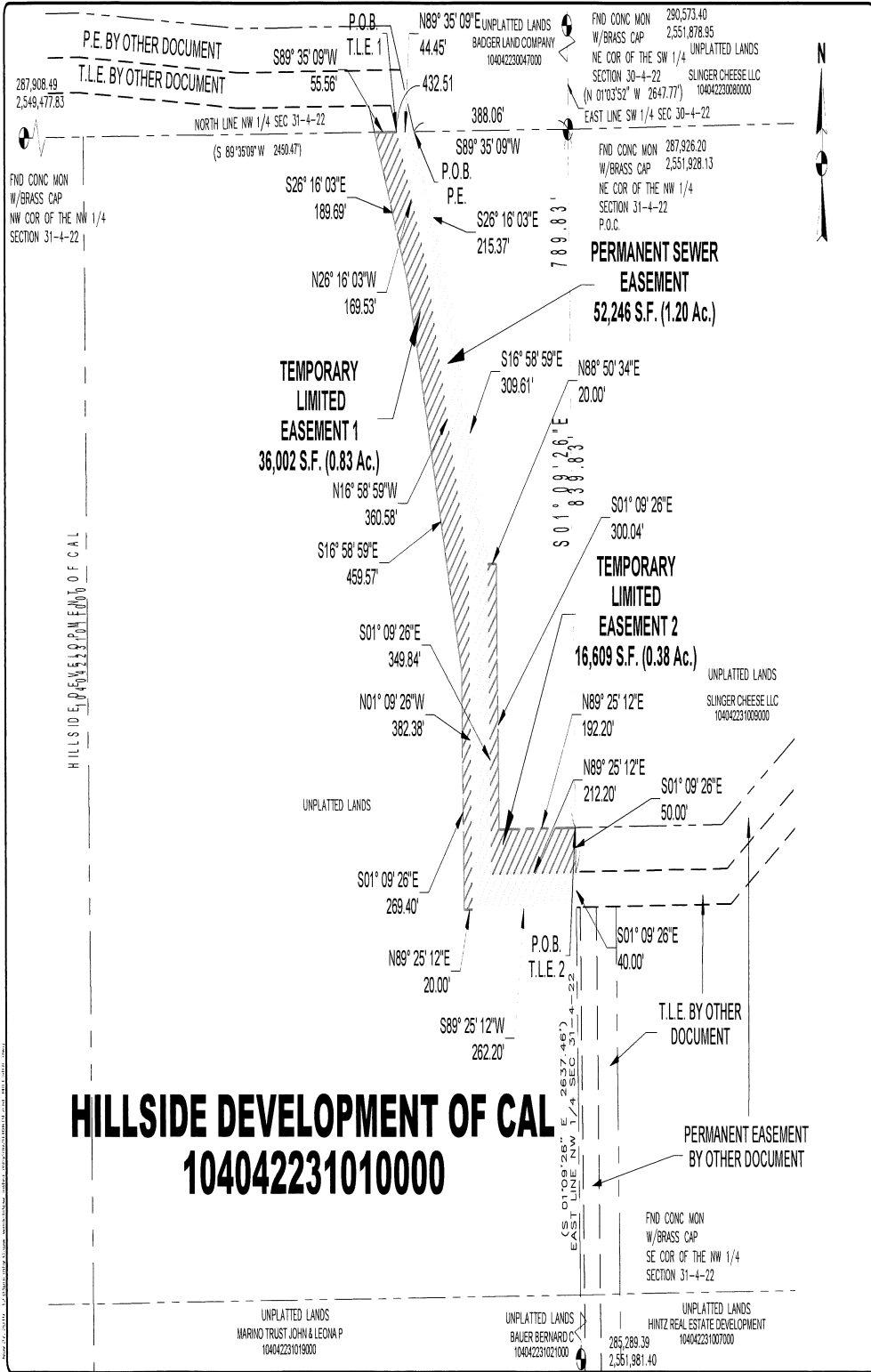
**Temporary Limited Easement 2 (Hillside property)**

Land being a part of the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 4 North, Range 22 East, in the Village of Caledonia, County of Racine, State of Wisconsin.  
Commencing at the Northeast corner of said Northwest 1/4; Thence South 01° 09' 26" East along the East line of said Northwest 1/4 a distance of 789.83 feet to the point of beginning of the lands being described; Thence continuing South 01° 09' 26" East along said East line 50.00 feet; Thence South 89°25'12" West 212.20 feet; Thence North 01°09'26" West 349.84 feet; Thence North 88°50'34" East 20.00 feet; Thence South 01°09'26" East 300.04 feet; Thence North 89°25'12" East 192.20 feet to East line of said Northwest 1/4 to the point of beginning of lands being described.

Containing 16,609 Square feet (0.38 Ac.) of land more or less.  
Address: Golf Road  
Tax Key No. 104-04-22-31-010-000



EXHIBIT A (page 2 of 2)



**HILLSIDE DEVELOPMENT OF CAL  
10404223101000**

**Foth**  
PLANNING & ENGINEERING, LLC  
 1000 W. 10th Street, Suite 1000, Racine, WI 53406  
 TEL: 262.608.8800 FAX: 262.608.8801  
 WWW.FOTHENGINEERING.COM

**SANITARY SEWER EXTENSIONS**  
 CALLEDONIA UTILITY DISTRICT  
 RACINE COUNTY

NO.	DATE	DESCRIPTION
1	08/11/2011	PRELIMINARY PLAN
2	08/11/2011	FINAL PLAN
3	08/11/2011	AS-BUILT


RELOCATION ORDER EXHIBITS

HILLSIDE  
 SHEET 02

# MEMORANDUM

**DATE:** Tuesday, November 26, 2024

**TO:** Caledonia Utility District

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

**RE:** Contract Award – Adams Road Elevated Storage Tank and Water Main Extension

## BACKGROUND INFORMATION

The Adams Road Elevated Storage Tank and Water Main Extension Project has been designed, reviewed, and publicly advertised as required. The bid opening for the project was held on November 26. The Caledonia Utility District received prequalification statements from 4 contractors and received 1 bid on the project. The only bid was from Landmark Structures I, LP in the amount of \$6,439,000. This bid is approximately \$649,000 or 10% above the most recent engineers estimate of \$5,790,000 and \$2,439,000 over the budgeted amount of \$4,000,000.

The Village of Caledonia is contractually obligated to construct the Elevated Storage Tank and by Resolution stated that it will utilize its ARPA funding (currently \$2,900,000 with interest) for the Elevated Storage Tank. The Village has until December 31, 2024 to authorize a contract to commit the ARPA funds.

Foth Infrastructure & Environment LLC and Caledonia Utility District staff will be looking at ways to value engineer the project to reduce costs going forward.

Foth Infrastructure & Environment LLC and Caledonia Utility District staff have reviewed the bids and have provided a recommendation for awarding the contract to Landmark Structures I, LP in the amount of \$6,439,000.

## RECOMMENDATION

**Move to authorize the Caledonia Utility District to recommend to the Village Board to issue the Notice of Award to Landmark Structures I, LP for the Adams Road Elevated Storage Tank and Water Main Extension Project in the amount of \$6,439,000.**

**Move to authorize the Utility District President and Secretary to execute any contract documents as necessary.**

**Caledonia Utility District**  
**Adams Road Elevated Storage Tank and Water Main Extensions**  
**Bid Summary**  
**November 26, 2024**  
**10:00 AM**

Company Name	Bid Bond	Subcontractor Listing	Substitutes and Or Equal	Bid Total	Apparent Low Bidder
Landmark Structures	✓	✓	✓	\$ 6,439,000	





Ballpark Commons Office Building  
7044 S. Ballpark Drive, Suite 200  
Franklin, WI 53132  
(414) 336-7900  
foth.com

November 26, 2024

Tony Bunkelman, PE  
Caledonia Utility District  
333 4 ½ Mile Road  
Racine, WI 53402

RE: Adams Road Elevated Storage Tank and Water Main Extension

Dear Tony,

We have reviewed the bid received on November 26, 2024, for the above referenced project. A summary of the bid is as follows:

Bidder	Total Bid Amount
Landmark Structures I, LP	\$6,439,00.00

Utility counsel has reviewed the prequalification statement for the bidder and has determined that the bidder has met the prequalification requirements.

We recommend awarding the project to Landmark Structures I, LP for the total bid amount of \$6,439,000.00. Their bid is complete and contains all required documentation.

Please contact me if you have any questions.

Sincerely,

Andrew Schultz, PE

Project Manager

Enclosure: Bid Results Worksheet

**Adams Road Elevated Storage Tank and Water Main Extension (#9404090)**

**Owner: Caledonia WI, Village of**

**Solicitor: Foth - Milwaukee**

**11/26/2024 10:00 AM CST**

Bid Item No.	Item Description	Units	Quantity	ENGINEER'S ESTIMATE		LANDMARK STRUCTURES	
				Unit Price	Extension	Unit Price	Extension
1	Mobilization/Demobilization	LS	1	\$ 250,000.00	\$ 250,000.00	\$40,000.00	\$40,000.00
2	Traffic Control	LS	1	\$ 12,000.00	\$ 12,000.00	\$10,000.00	\$10,000.00
3	Silt Fence	LF	1375	\$ 2.20	\$ 3,025.00	\$5.00	\$6,875.00
4	Rock Filled Filter Bags	EA	120	\$ 17.00	\$ 2,040.00	\$50.00	\$6,000.00
5	Tracking Pad	LS	1	\$ 4,000.00	\$ 4,000.00	\$15,745.00	\$15,745.00
6	Clearing and Grubbing	LS	1	\$ 2,000.00	\$ 2,000.00	\$20,000.00	\$20,000.00
7	Common Excavation	CY	785	\$ 25.00	\$ 19,625.00	\$26.00	\$20,410.00
8	Remove and Replace Signing	LS	1	\$ 2,000.00	\$ 2,000.00	\$1,000.00	\$1,000.00
9	Remove and Replace Postal Boxes	LS	1	\$ 1,000.00	\$ 1,000.00	\$2,000.00	\$2,000.00
10	Sawcut Pavement, Full Depth	LF	1830	\$ 2.50	\$ 4,575.00	\$3.00	\$5,490.00
11	Connect to Existing Water Main	EA	1	\$ 10,000.00	\$ 10,000.00	\$15,000.00	\$15,000.00
12	16-inch PVC Water Main, Spoil Backfill	LF	1663	\$ 155.00	\$ 257,765.00	\$150.00	\$249,450.00
13	16-inch PVC Water Main, Granular Backfill	LF	290	\$ 255.00	\$ 73,950.00	\$200.00	\$58,000.00
14	16-inch Butterfly Valve and Box	EA	7	\$ 12,800.00	\$ 89,600.00	\$6,000.00	\$42,000.00
15	Hydrant Assembly	EA	4	\$ 9,400.00	\$ 37,600.00	\$10,000.00	\$40,000.00
16	6-inch Hydrant Lead	LF	31	\$ 164.00	\$ 5,084.00	\$200.00	\$6,200.00
17	Bollards	EA	2	\$ 900.00	\$ 1,800.00	\$2,000.00	\$4,000.00
18	Concrete Sidewalk and Utility Pads	SF	500	\$ 8.00	\$ 4,000.00	\$10.00	\$5,000.00
19	Sliding Gate	LS	1	\$ 12,000.00	\$ 12,000.00	\$10,000.00	\$10,000.00
20	6' Security Fence	LF	700	\$ 145.00	\$ 101,500.00	\$50.00	\$35,000.00
21	4" PVC Drain Pipe	LF	50	\$ 50.00	\$ 2,500.00	\$120.00	\$6,000.00
22	Topsoil, Seed, Fertilizer, and Erosion Mat	SY	8400	\$ 8.50	\$ 71,400.00	\$5.00	\$42,000.00
23	Tree Planting	EA	58	\$ 210.00	\$ 12,180.00	\$400.00	\$23,200.00
24	1 1/4" Dense Graded Base (HMA Base)	TON	1090	\$ 30.00	\$ 32,700.00	\$25.00	\$27,250.00
25	3/4" Dense Graded Base (Driveway & Shoulder Restoration)	TON	970	\$ 37.00	\$ 35,890.00	\$40.00	\$38,800.00
26	HMA Binder Course	TON	485	\$ 115.00	\$ 55,775.00	\$100.00	\$48,500.00
27	HMA Surface Course	TON	260	\$ 115.00	\$ 29,900.00	\$110.00	\$28,600.00
28	Bituminous Tack Coat	GAL	310	\$ 3.00	\$ 930.00	\$2.00	\$620.00
29	Culverts with FES, 12" CMP	LF	130	\$ 85.00	\$ 11,050.00	\$110.00	\$14,300.00
30	Culverts with FES, 15" CMP	LF	20	\$ 90.00	\$ 1,800.00	\$190.00	\$3,800.00
31	Culverts with FES, 18" CMP	LF	28	\$ 95.00	\$ 2,660.00	\$170.00	\$4,760.00
32	0.75 MG Composite Elevated Water Storage Tank	LS	1	\$ 4,610,000.00	\$ 4,610,000.00	\$5,589,000.00	\$5,589,000.00
Allowances							
33	Allowance - Utility Pole Holding	LS	1	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00

**Totals=**

**\$ 5,790,000.00**


**\$6,439,000.00**



## MEMORANDUM

**DATE:** Monday, November 25, 2024

**TO:** Caledonia Utility District

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

**RE:** Change Order #1 – TID #4 Phase 4 Sanitary Sewer & Water Main Extensions Project

### BACKGROUND INFORMATION

This Change Order is for costs associated with relaying the back pitched sanitary sewer stub installed with the Highway K Sanitary Sewer Project.

This Change Order has a cost of \$10,446.43 and adjusts the contract by 0.39%.

This Change Order has been reviewed and accepted.

It is recommended that Change Order #1 be approved.

### RECOMMENDATION

**Move to approve Change Order #1 for the TID #4 Phase 4 Sanitary Sewer & Water Main Extensions Project with a contract increase of \$10,446.43.**



**SECTION 00 63 62  
CHANGE ORDER**

No. 1

Date of Issuance: 11/21/2024	Effective Date: October 22, 2024
Owner: Village of Caledonia	Owner's Contract No.:
Contractor: Dorner Inc.	Contractor's Project No.:
Engineer: Foth Infrastructure & Environment LLC	Engineer's Project No.: 21C031.01
Project: TID 4 Phase 4 Sewer & Water Main Extensions	Contract Name: TID 4 Phase 4 Sewer & Water Main Extensions

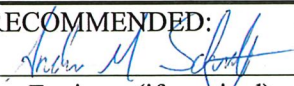

The Contract is modified as follows upon execution of this Change Order:  
Description: Relay back pitched sewer stub installation with interceptor project.  
Add the following bid items:

Item	Description	Quantity	Unit	Unit Price	Item Total
CO1-1	Sanitary Stub Out Relay	1	LS	\$10,446.43	\$10,446.43

Attachments: 20241101062700329.pdf – Original time and material documentation from Dorner.

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: \$ 2,688,687.40	Original Contract Times: Substantial Completion: February 28, 2025 Ready for Final Payment: June 27, 2025 days or dates
[Increase] [Decrease] from previously approved Change Orders No. <u>NA</u> to No. <u>NA</u> : \$ 0.00	[Increase] [Decrease] from previously approved Change Orders No. <u>0</u> to No. <u>1</u> : Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ 2,688,687.40	Contract Times prior to this Change Order: Substantial Completion: February 28, 2025 Ready for Final Payment: June 27, 2025 days or dates
[Increase] [Decrease] of this Change Order: \$ 10,446.43	[Increase] [Decrease] of this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Contract Price incorporating this Change Order: \$ 2,699,133.83	Contract Times with all approved Change Orders: Substantial Completion: February 28, 2025 Ready for Final Payment: June 27, 2025 days or dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: <u></u>	By: _____	By: <u></u>
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: <u>Project Manager</u>	Title: _____	Title: <u>Vice President</u>
Date: <u>11/22/2024</u>	Date: _____	Date: <u>11-25-24</u>

Approved by Funding Agency (if applicable)  
By: \_\_\_\_\_ Date: \_\_\_\_\_  
Title: \_\_\_\_\_





# DORNER INC.

## DAILY WORKSHEETS

DATE: **10/22/2024**

SOIL CLASSIFICATION

TN/SF Penetrometer Reading

A  B  C  Stable Rock

Bid #	Description	Structure #	Unit	UM	Qty. Installed
<b>BASE BID</b>					
1	Mobilization/Demobilization		1	LS	
2	Traffic Control		1	LS	
3	Clearing, Grubbing, and Tree Removal		1	LS	
4	Sawcut Pavement, Full Depth		2750	LF	
5	Remove and Replace Signing (2 SIGNS)		1	LS	
6	Remove and Replace Postal Boxes (8 MAILBOXES)		1	LS	
7	Tracking Pad		1	EA	
8	Silt Fence		7486	LF	
9	Rock Filled Filter Bags		280	EA	
10	8-Inch SDR-26 PVC Sanitary Main, Spoil Backfill		20	LF	
11	12-Inch SDR-26 PVC Sanitary Main, Spoil Backfill		653	LF	
12	24-Inch F679 PVC Sanitary Main, Spoil Backfill		1933	LF	
13	Sanitary Sewer Manhole, 48-Inch (9 STR, 8" 12.8' DROP)		212	VF	
14	Connection to Existing Sanitary Sewer Main		1	EA	
15	16-inch PVC Water Main, Spoil Backfill		2408	LF	
16	16-inch PVC Water Main, Granular Backfill		246	LF	
17	Hydrant Assembly		7	EA	
18	6-inch Hydrant Lead		112	LF	
19	16-inch Butterfly Valve		4	EA	
20	HDPE Water Service (1") - Open Cut		95	LF	
21	HDPE Water Service (1") - Trenchless Pit Launch Installation		141	LF	
22	1" Water Service Fittings (3 DD, 5 OPEN CUT)		8	EA	
23	Connection to Existing Water Main		1	EA	
24	1 1/4" Dense Graded Base (HMA and Driveway Base)		1000	TON	
25	3/4" Dense Graded Base (Shoulder Restoration)		220	TON	
26	HMA Binder Course		410	TON	
27	HMA Surface Course (includes Driveways)		180	TON	
28	Bituminous Tack Coat		740	GAL	
29	12" CMP Culvert w/ FES		30	LF	
30	Topsoil, Seed, Fertilizer, and Erosion Mat		2800	SY	
31	12-Inch C-900 DR-25 PVC Sanitary Main, Spoil Backfill		603	LF	
<b>ALTERNATE #1 - 15" SANITARY SEWER</b>					
ALT1-1	Traffic Control		1	LS	
ALT1-2	Clearing, Grubbing, and Tree Removal		1	LS	
ALT1-3	Sawcut Pavement, Full Depth		44	LF	
ALT1-4	Silt Fence		5430	LF	
ALT1-5	8-Inch C-900 DR-25 PVC Sanitary Main, Spoil Backfill		29	LF	
ALT1-6	Sanitary Sewer Manhole, 48-Inch (6 STR)		122	VF	
ALT1-7	1 1/4" Dense Graded Base (HMA and Driveway Base)		30	TON	
ALT1-8	3/4" Dense Graded Base (Shoulder Restoration)		10	TON	
ALT1-9	HMA Binder Course		20	TON	
ALT1-10	HMA Surface Course		10	TON	
ALT1-11	Bituminous Tack Coat		40	GAL	
ALT1-12	Topsoil, Seed, Fertilizer, and Erosion Mat		122	SY	
ALT1-13	15-Inch SDR-26 PVC Sanitary Main, Spoil Backfill		1366	LF	
ALT1-14	16-Inch C-900 DR-25 PVC Sanitary Main, Granular Backfill		35	LF	
ALT1-15	16-Inch C-900 DR-25 PVC Sanitary Main, Spoil Backfill		419	LF	

Village of Caledonia

Street/Location:

TID 4 Phase 4

Contract #

21C031.01

FOREMAN:

Terry Dart

Employees Names	Hours
<b>Terry Dart</b>	<b>10.5</b>
<b>Craig Dorner</b>	<b>10.5</b>
<b>Kevin Markvart</b>	<b>10.5</b>
<b>Alex Vandenplas</b>	<b>10.5</b>
<b>Tyler Ridnt</b>	<b>10.5</b>

Equipment	Hours
<b>670 Hitachi</b>	<b>10.5</b>
<b>90 Volvo</b>	<b>10.5</b>
<b>Kubota skidsteer</b>	<b>5</b>
<b>Cat D7</b>	<b>3</b>
<b>JD 644j</b>	<b>2</b>
<b>350 Hitachi</b>	<b>1</b>
<b>235 Hitachi</b>	
<b>Jd off road truck.</b>	<b>2</b>

REMARKS/Field Changes:

**Inspector & Firm Name:**

**Foth, Drew.**

**Mainline Installed Station to Station:**

**House/Lot Numbers for Laterals:**

**Weather:**  
**72 cloudy**


**Utility Conflicts:**

**Dug down on the mh to start because the stub was laid backwards by .07. And was out only 14' not 28 like the plan showed. We raised the pipe up .07 and it now has pitch and is still .15 lower then plan. We had 8.5 hrs and 2 loads of clean stone used on this.**

## MEMORANDUM

**DATE:** Monday, November 25, 2024

**TO:** Caledonia Utility District

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

**RE:** Change Order #2 – TID #4 Phase 4 Sanitary Sewer & Water Main Extensions Project

### BACKGROUND INFORMATION

This Change Order is for costs associated with modifying the patching of Golf Road to full width roadway replacement (4" thickness) and associated pavement markings.

So the Commission is aware, approximately 40% of this cost (\$73,558) will be coming back to the Village in the form of a corrective change order at the end of the project.

This Change Order has a cost of \$184,935.90 and adjusts the contract by 6.96% at this time. At the end of the contract, this change order will only increase the contract by 4.2% for the asphalt and pavement markings. Overall change orders have currently increased the cost of the project by 7.35%.

This Change Order has been reviewed and accepted.

It is recommended that Change Order #2 be approved.

### RECOMMENDATION

**Move to approve Change Order #2 for the TID #4 Phase 4 Sanitary Sewer & Water Main Extensions Project with a contract increase of \$184,935.90.**



**SECTION 00 63 62**  
**CHANGE ORDER**

No. 2

Date of Issuance: 11/21/2024	Effective Date: November 19, 2024
Owner: Village of Caledonia	Owner's Contract No.:
Contractor: Dorner Inc.	Contractor's Project No.:
Engineer: Foth Infrastructure & Environment LLC	Engineer's Project No.: 21C031.01
Project: TID 4 Phase 4 Sewer & Water Main Extensions	Contract Name: TID 4 Phase 4 Sewer & Water Main Extensions

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

**Description:**

Modify the roadway restoration from patching to full width roadway replacement including milling and paving (4" total thickness) from Station 500+40 – 526+75. Pavement markings are also being added as additional pay items.

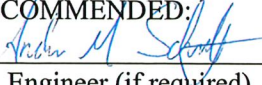
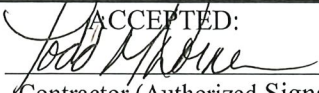
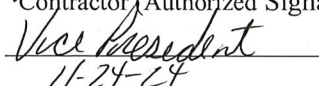
Add the following bid items:

Item	Description	Quantity	Unit	Unit Price	Item Total
CO2-1	Mill Roadway	6445	SY	\$4.43	\$28,551.35
CO2-2	Bituminous Tack Coat	925	GAL	\$3.45	\$3,191.25
CO2-3	HMA 4" Total Thickness - (2) Lifts @ 2" Thick - 4LT 58-28S	1550	TON	\$94.00	\$145,700.00
CO2-4	Double Yellow 4" Paint	625	LF	3.45	\$2,156.25
CO2-5	Single Yellow 4" Paint	1100	LF	1.73	\$1,903.00
CO2-6	Single Dash line	1985	LF	1.73	\$3,434.05

Attachments: 20241121130930051.pdf, 20241114055642603.pdf

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

<b>CHANGE IN CONTRACT PRICE</b>	<b>CHANGE IN CONTRACT TIMES</b> <i>[note changes in Milestones if applicable]</i>
Original Contract Price:  \$ 2,688,687.40	Original Contract Times: Substantial Completion: <u>February 28, 2025</u> Ready for Final Payment: <u>June 27, 2025</u> days or dates
[Increase] [ <del>Decrease</del> ] from previously approved Change Orders No. <u>0</u> to No. <u>1</u> :  \$ 10,446.43	[Increase] [ <del>Decrease</del> ] from previously approved Change Orders No. <u>0</u> to No. <u>1</u> : Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order:  \$ 2,699,133.83	Contract Times prior to this Change Order: Substantial Completion: <u>February 28, 2025</u> Ready for Final Payment: <u>June 27, 2025</u> days or dates
[Increase] [ <del>Decrease</del> ] of this Change Order:  \$ 184,935.90	[Increase] [ <del>Decrease</del> ] of this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Contract Price incorporating this Change Order:  \$ 2,884,069.73	Contract Times with all approved Change Orders: Substantial Completion: <u>February 28, 2025</u> Ready for Final Payment: <u>June 27, 2025</u> days or dates

<b>RECOMMENDED:</b>		<b>ACCEPTED:</b>		<b>ACCEPTED:</b>	
By: <u></u>	By: _____	By: <u></u>	By: _____	By: <u></u>	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)			
Title: <u>Project Manager</u>	Title _____	Title <u>Vice President</u>	Title _____	Title _____	Title _____
Date: <u>11/22/2024</u>	Date _____	Date <u>11-24-24</u>	Date _____	Date _____	Date _____

Approved by Funding Agency (if applicable)

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Title: \_\_\_\_\_

# CHANGE ORDER REQUEST

**DORNER INC.**  
 Sewer & Water Contractor  
 E506 Luxemburg Rd. - P.O. Box 129  
 Luxemburg, WI. 54217-0129  
 Phone: ( 920 ) 845-2442 Fax: ( 920 ) 845-2458

PROPOSAL SUBMITTED TO Village of Caledonia		PHONE	DATE November 14, 2024
STREET 5043 Chaester Lane		JOB NAME TID Phase 4 Sanitary & Water Main Extension	
CITY, STATE AND ZIP CODE Caledonia, WI 53402		JOB LOCATION Golf Road	
ARCHITECT	DATE OF PLANS	ATTENTION: Andy Schultz	CHANGE ORDER REQUEST# <b>1</b>

We hereby submit change estimates for:

## Golf Road Asphalt

BID ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
	<u>Base Bid Change Order</u>				
	Mill Road wway - Full Width From Station 500+40 - 526+75 - 4" Thick	6445	SY	\$ 4.43	\$ 28,551.35
	Bituminous Tack Coat	925	GAL	\$ 3.45	\$ 3,191.25
	HMA Binder Course 3 LT 58-28S - 2.25" Thick	850	TN	\$ 89.70	\$ 76,245.00
	HMA Surdace Course (Includes Driveways - 3" Thick) - 4LT 58-28S - 1.75" Thick	700	TN	\$ 94.30	\$ 66,010.00
	<u>Alternate Bid Change Order</u>				
	HMA 4" Total Thickness (Includes Driveways - 3" Thick) - (2) Lifts at 2" Thick Each - 4 LT 58-28S	1550	TN	\$ 94.00	\$ 145,700.00
	<i>DAYS ADDED TO CONTRACT:</i>				
	<b>TOTAL PROPOSAL</b>				<b>\$ 173,997.60</b>

**WE PROPOSE** hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

**One Hundred Seventy Three Thousand Nine Hundred Ninety Seven 60/100** dollars(\$ **173,997.60** ).

Payment to be made as follows:

Final payment to be based on actual quantites installed at established unit prices.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or devlallon from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements conltingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary Insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

*Todd M. Dorner*

Note: This proposal may be withdrawn by us if not accepted within 30 days.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_



# CHANGE ORDER REQUEST

## DORNER INC.

Sewer & Water Contractor  
 E506 Luxemburg Rd. - P.O. Box 129  
 Luxemburg, WI. 54217-0129  
 Phone: ( 920 ) 845-2442 Fax: ( 920 ) 845-2458

PROPOSAL SUBMITTED TO Village of Caledonia		PHONE	DATE November 19, 2024
STREET 5043 Chaester Lane		JOB NAME TID Phase 4 Sanitary & Water Main Extension	
CITY, STATE AND ZIP CODE Caledonia, WI 53402		JOB LOCATION Golf Road	
ARCHITECT	DATE OF PLANS	ATTENTION: Andy Schultz	CHANGE ORDER REQUEST# <span style="color: red;">2</span>

We hereby submit change estimates for:

### Pavement Markings

BID ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
NA	Double Yellow 4" Paint	625	LF	\$ 3.45	\$ 2,156.25
NA	Single Yellow 4" Paint	1100	LF	\$ 1.73	\$ 1,903.00
NA	Single Dash Line	1985	LF	\$ 1.73	\$ 3,434.05
<i>DAYS ADDED TO CONTRACT:</i>					
<b>TOTAL PROPOSAL</b>					<b>\$ 7,493.30</b>

**WE PROPOSE** hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

**Seventy Four Hundred Ninety Three 30/100** dollars(\$ 7,493.30 ).

Payment to be made as follows:

Final payment to be based on actual quantities installed at established unit prices.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized  
Signature

*Todd M. Dorner*

Note: This proposal may be withdrawn by us if not accepted within 30 days.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_

## Todd Dorner

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**From:** Justin Crowley-Johnson <Justin@crowleycc.com>  
**Sent:** Thursday, November 21, 2024 12:12 PM  
**To:** Todd Dorner  
**Subject:** Re: Caledonia  
**Attachments:** Caledonia - Paint Marking .pdf

That original quote wouldn't be good, I needed to adjust the other items up to cover the mobilizations

I've attached an updated quote.

I'm sure you're looking at the weather for next week too, but if it drops below 40 degrees starting tuesday we would not be able to warranty or possibly do this work. It's just a waterborne paint.

Also, are there any plans for this project you could send me?

- Justin Crowley-Johnson

On Thu, Nov 21, 2024 at 11:44 AM Todd Dorner <[Todd.Dorner@dornerinc.com](mailto:Todd.Dorner@dornerinc.com)> wrote:

correct

*Todd M. Dorner*

Dorner Inc.

Vice President

Office 920-845-2442

Fax 920-845-2458

Cell 920-609-7614

[Todd.dorner@dornerinc.com](mailto:Todd.dorner@dornerinc.com)

Go Packers, Bucks and Cubs!!!!



An Equal Opportunity Employer  
DBE-WBE-SBE Certified  
DBE Certified in WI, MN, IL, IA & SD

1353 North 68th Street  
Wauwatosa, WI 53213

Phone: 414-257-2141  
Fax: 414-647-1464

Date: November 21, 2024

Bid Date:

Project No./Name:

Paint Marking 2024 and 2025  
Caledonia

<u>Line #</u>	<u>Qty</u>	<u>Item</u>	<u>Unit Bid</u>
	900 LF	Double Yellow 4" Paint	\$3.00
	900 LF	Single Yellow 4" Paint	\$1.50
	900 LF	Single Dashed Line	\$1.50

2 Mobilizations included one in 2024, one in 2025  
Additional mobilizations will be billed at \$995

PERMANENT PAVEMENT MARKINGS WILL NOT HAVE ANY WARRANTY IF DONE OUTSIDE OF MANUFACTURER'S SPECIFIC/

\*\*Quote is good for 60 Days. If the 60 days have expired and we have not received a subcontract or notice that we have the project with your company, prices are subject to change and are negotiable.\*\*

- Crowley Construction is not responsible for cleanup of other contractor's operations

- All material quoted is for Low VOC waterborne latex paint approved by WI DOT

- Prices do not include traffic control -

Total Bid Amount: \$ 5,400.00

  
Justin Crowley-Johnson, Vice President  
WBE-DBE-SBE Certified