

**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.