



# City of Racine

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

## Meeting Minutes - Final Waterworks Commission

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Wednesday, March 19, 2025

5:45 PM

City Hall, Room 303

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The meeting was called to order by Commission President, Jorgenson, at 6:06 p.m.

### ROLL CALL

**PRESENT:** 4 - John Tate II, Natalia Taft, Cory Mason and Jens Jorgensen

**EXCUSED:** 2 - Terry McCarthy and Jim Sullivan

[0280-25](#)

**Subject:** Approval of Minutes for the February 19, 2025, Waterworks Commission Meeting

**Staff Recommendation:** To Approve

**Fiscal Note:** N/A

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

[0282-25](#)

**Subject:** Presentation of the Racine Water Utility's "2025 Risk and Resiliency Assessment" (Strand Associates Inc. to present highlights)

**Staff Recommendation:** To Receive and File

**Fiscal Note:** N/A

*Nate Ewanowski, P.E. with Strand Associates, presented a summary of highlights from the findings of the Risk and Resiliency Assessment that was performed in 2025.*

A motion was made by Mayor Mason, seconded by Tate II, that this file be Received and Filed.

[0283-25](#)

**Subject:** Consideration of Bid Opening Results on Contract W-25-4, 2025 Lead Service Line Replacement

**Staff Recommendation:** To Approve

**Fiscal Note:** Lowest responsive bid from Miller Pipeline at \$3,117,937.50 for replacing 350-400 Lead Service Lines approved from the 3.25 million SDWL.

*The Utility Director is authorized and directed to execute the contract on behalf of the Racine Water Utility. The lowest responsible bidder was Miller Pipeline with a bid of \$3,117,937.50. Questions and discussion arose amongst the Commission in regards to potential risk of losing funds from the WDNR, and the Utility Director informed the Commission that at this time there is no indication that the funds appropriated for the LSL replacement is at risk. Other concerns arose as to how the locations were chosen for LSL replacements as well as homeowners who are trying to sell their homes and wanting the LSL replaced prior to the home sale. The Utility Director and Chief Utility Engineer relayed that there were three focal areas of the City where the LSL replacements were occurring first, mostly in conjunction with current street paving projects scheduled by the City. Other scenarios would be considered on a case-by-case basis.*

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

0284-25

**Subject:** Consideration of Bid Opening Results on Contract W-25-5, 2025 Pavement Replacement

**Staff Recommendation:** To Approve

**Fiscal Note:** Lowest responsive bid from Beardsley Concrete at \$425,900.00 from the Street Repair O&M Budget.

*The Utility Director is authorized and directed to execute the contract on behalf of the Racine Water Utility. The lowest responsible bidder was Beardsley Concrete with a bid of \$425,900.00.*

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

0285-25

**Subject:** Consideration of Bid Opening Results on Contract W-25-6, STH 31 Water Main Replacement

**Staff Recommendation:** To Approve

**Fiscal Note:** Lowest responsive bid from A.W. Oakes & Son Inc. at \$2,214,710.00 from the 2.6 million approved for the CIP budget for old water main replacement.

*The Utility Director is authorized and directed to execute the contract on behalf of the Racine Water Utility. The lowest responsible bidder was A.W. Oakes & Son Inc. with a bid of \$2,214,710.00.*

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

0286-25

**Subject:** Communication sponsored by Alder McCarthy, on behalf of the Waterworks Commission, Requesting Approval of a Developer's Agreement for the Leo Living Development, Leo@MountPleasant, LLC (developer).

**Recommendation of the Waterworks Commission on 03/19/2025:**

To Approve with a Referral to the Finance and Personnel Committee.

**Recommendation of the Finance and Personnel Committee on**

**04-07-2025:** That the Developer's Agreement for the Leo Living Development, Leo@MountPleasant, LLC (developer) be approved.

**Fiscal Note:** The developer pays all costs associated with the installation of the local water main estimated at \$800,000.00.

*The Utility Director presented the Developer's Agreement for the Leo Living Development Project, an Agreement that was previously approved by the Commission in March of 2023, but the project never moved forward; so a new Agreement is now being presented. The new project consists of local 12" water mains that will serve 220 units within the Village of Mount Pleasant. The anticipated water usage is 2,335 gal/acre/day. The 2004 Retail Water Agreement Sect. 5b provides that the water main be built to Utility specifications, and upon successful structural testing and receipt of as-built drawings, the water main would be dedicated as an asset for the Utility to maintain.*

**A motion was made by Taft, seconded by Tate II, that this file be Approved with a Referral to the Finance and Personnel Committee.**

[0297-25](#)

**Subject:** Proposal from Pinnacle Engineering Group LLC for Construction-Related Services for the Leo Living Development Project

**Staff Recommendation:** To Approve

**Fiscal Note:** The total cost of the proposal is \$58,500.00 paid by the developer.

*The Utility Director presented proposal by the Pinnacle Engineering Group, LLC for project management and construction inspection services.*

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

[0293-25](#)

**Subject:** Change Order No. 1 on Contract W-24-3, Hamilton Avenue Water Main Replacement, Earth X, LLC (contractor)

**Staff Recommendation:** To Approve

**Fiscal Note:** Contract change results in an increase of \$14,596.00, bringing the total contract amount to \$1,299,071.00.

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

[0294-25](#)

**Subject:** Change Order No. 2 on Contract W-24-3, Hamilton Avenue Water Main Replacement, Earth X, LLC (contractor)

**Staff Recommendation:** To Approve

**Fiscal Note:** Contract change results in an overall net increase of \$46,630.12, bringing the total contract amount to \$1,345,701.12.

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

[0281-25](#)

**Subject:** Request for Final Payment on Contract W-24-3 - Hamilton Avenue Water Main Replacement - Earth X, LLC (contractor)

**Staff Recommendation:** To Approve

**Fiscal Note:** Contract W-24-3 is complete at a final cost of \$1,345,701.12.

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

[0313-25](#)

**Subject:** Communication Update on Hiring a Legal Counsel to Advise the Waterworks Commission

**Staff Recommendation:** To Receive and File

**Fiscal Note:** N/A

*The Utility Director updated the Commission on the Interview Panel Committee (comprised of Executive Director Islam, City Attorney Letteney, and Commission President Jorgenson) having reached a consensus in selecting Attorney John R. Behling, out of the Northwest area of the state, to advise the Waterworks Commission, especially as it pertains to reviewing the current intergovernmental agreements.*

**A motion was made by Mason, seconded by Taft, that this file be Received and Filed.**

## **Adjournment**

*There being no further business to address, the meeting was adjourned at 6:38 p.m.*