



City of Racine

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

Meeting Minutes - Draft

Waterworks Commission

Monday, September 22, 2025

6:00 PM

City Hall, Room 207

The meeting was called to order by Commission President Jorgenson at 7:11 p.m.

ROLL CALL

PRESENT: 4 - John Tate II, Jens Jorgensen, Nick Barootian and Rosalind Thomas

EXCUSED: 4 - Natalia Taft, Cory Mason, Jim Sullivan and Marlo Harmon

[0941-25](#)

Subject: Approval of Minutes for the August 20, 2025, Waterworks Commission Meeting

Staff Recommendation: To Approve

Fiscal Note: N/A

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

[0956-25](#)

Subject: Election of Officers

Staff Recommendation: To Approve All Officers As Constituted

Fiscal Note: N/A

The floor was opened up for officer nominations:

Tate II nominated Jorgenson for the office of Commission President.

Thomas nominated Tate II for the office of Commission Vice-President.

Jorgenson nominated Thomas for the office of Commission Secretary.

With no other nominations president a motion was made by Tate II, seconded by Thomas, that these nominations be Approved.

[0942-25](#)

Subject: Consideration of the Proposed 2026 Operations and Maintenance Budget, and the Proposed 2026-2035 Capital Improvement Plan

Staff Recommendation: To Approve with a Referral to the Committee of the Whole (COW)

Fiscal Note: N/A

The Utility Director presented the 2026 Operations and Maintenance Budget (O&M), and the 2026-2035 Capital Improvement Plan (CIP) Budget, and recommended for approval as well as referring to City Finance for inclusion into the City Budget.

A motion was made by Tate II, seconded by Thomas, that this file be Approved and Referred to the Committee of the Whole.

[0944-25](#)

Subject: Consideration of the Proposal from Ruekert-Mielke for Design Services to Replace Local Water Mains for FY2027

Staff Recommendation: To Approve

Fiscal Note: \$508,798 to replace approximately 40,000 lineal feet (L.F.) of aging water mains that have surpassed their useful life.

The Utility Director presented the proposed agreement which would allow Ruekert-Mielke to perform design services to replace 40,000 L.F. of aging and failing water mains.

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

[0943-25](#)

Subject: Consideration of Amendment No. 1 for Construction-Related Services Contract with CDM Smith; Filterbed Rehabilitation Project

Staff Recommendation: To Approve

Fiscal Note: Cost increase of \$198,000 for the engineer to provide additional project and construction management services for a time extension of 6 months (184 days).

The Utility Director presented the proposed Amendment No. 1 in reference to Change Order No. 1 that was presented and approved back in July for Contract W-23-6. The original change order extended the contract work performed by Lee Mechanical by 6 months and increased the contract amount accordingly. This current amendment with CDM Smith goes hand in hand with that change order with the same approved time extension and allows for the engineering consultant to provide additional project and construction management services.

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

[0945-25](#)

Subject: Communication from the Utility Director Regarding the USA EPA's Final Approval on Racine Water Utility's Response to their "Areas of Concern" (AOC) Identified during the Cyber Security, Sanitary, and

Data Storing Inspection on Feb. 18-20, 2025

Staff Recommendation: To Receive & File

Fiscal Note: N/A

The Utility Director presented a letter from the USA EPA indicating that the Utility had fulfilled all of the necessary requirements in addressing the "Areas of Concern" that were brought to light earlier this year in February during their inspection of the water utility and distribution system.

A motion was made by Barootian, seconded by Thomas, that this file be Received and Filed.

[0946-25](#)

Subject: Communication from the Utility Director on Racine Water Utility's Triennial Sanitary Survey by the Wisconsin Department of Natural Resources (WI-DNR) Occurring on October 6-7, 2025

Staff Recommendation: To Receive and File

Fiscal Note: N/A

The Utility Director presented information on the upcoming Triennial Sanitary Survey being conducted by the WI-DNR in early October. The elements comprising the survey include the following:

*Source
Treatment
Distribution system
Finished water storage
Pumps, pumping facilities, controls
Monitoring and reporting
Water system management and operations
Operator certification.*

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

[0947-25](#)

Subject: Consideration of the Emergency Response Plan Prepared by Strand Engineering for the Racine Water Utility (Certification due within 6 months of the Risk and Resiliency Study Certification, which is Sept. 30, 2025)

Staff Recommendation: To Approve

Fiscal Note: N/A

Nate Ewanowski, P.E., with Strand Associates, was in attendance at the meeting to present on the Emergency Response Plan (ERP) Update for the Water Utility. In accordance with the America's Water Infrastructure Act (AWIA) of 2018, documents

are required to be updated at a minimum of every 5 years. With the Risk and Resiliency Assessment having taken place earlier this year in March, the ERP certification is due within 6 months of that submittal, which falls at the end of the month on September 30th.

A motion was made by Thomas, seconded by Barootian, that this file be Approved.

[0948-25](#)

Subject: Communication regarding a Resolution Authorizing the Issuance and Sale of Up to \$4,039,643 Waterworks System Revenue Bonds, Series 2025A, and Providing for Other Details and Covenants With Respect Thereto, and Approval of Related Financial Assistance Agreement

Recommendation of the Waterworks Commission on 09-22-2025:
To Approve with a Referral to the Finance and Personnel Committee

Recommendation of the Finance and Personnel Committee on 09-29-2025: That a Resolution Authorizing the Issuance and Sale of Up to \$4,039,643 Waterworks System Revenue Bonds, Series 2025A, and Providing for Other Details and Covenants With Respect Thereto, and Approval of Related Financial Assistance Agreement be approved.

Fiscal Note: Financial Assistance Agreement funded through the state Safe Drinking Water Loan Program is in the amount of \$4,039,643 with a loan term of 20 years at a 2.475% interest rate. The loan total is offset by \$1,600,000 in principal forgiveness.

The Utility Director presented the Financial Assistance agreement (FAA) Resolution needed to close out on a Safe Drinking Water Loan Program (SDWLP) for the 42" Water Main Replacement Project.

A motion was made by President Tate II, seconded by President Thomas, that this file be Approved and Referred Finance and Personnel Committee.

[0949-25](#)

Subject: Communication regarding a Resolution Authorizing the Issuance and Sale of Up to \$1,392,380 Taxable Waterworks System Revenue Bonds, Series 2025B, and Providing for Other Details and Covenants With Respect Thereto, and Approval of Related Financial Assistance Agreement

Recommendation of the Waterworks Commission on 09-22-2025:
To Approve with a Referral to the Finance and Personnel Committee

Recommendation of the Finance and Personnel Committee on 09-29-2025: That a Resolution Authorizing the Issuance and Sale of Up to \$1,392,380 Taxable Waterworks System Revenue Bonds, Series 2025B, and Providing for Other Details and Covenants With Respect Thereto, and Approval of Related Financial Assistance Agreement, be

approved.

Fiscal Note: Financial Assistance Agreement funded through the state Safe Drinking Water Loan Program is in the amount of \$1,392,380 with a loan term of 20 years at a 0.250% interest rate. The loan total is offset by \$2,495,609 in principal forgiveness.

The Utility Director presented the Financial Assistance agreement (FAA) Resolution needed to close out on a Safe Drinking Water Loan Program (SDWLP) for the Lead Service Line Replacement Project.

A motion was made by President Tate II, seconded by President Thomas, that this file be Approved and Referred to the Finance and Personnel Committee.

[0950-25](#)

Subject: Consideration of a Professional Services Contract Amendment with CDM Smith to Prepare ITA and PERF Applications for Fiscal Year 2027

Staff Recommendation: To Approve

Fiscal Note: N/A

The Utility Director presented the proposed contract from Strand Associates for services that would allow the firm to assist in the process of uploading and submitting the ITA & PERF applications and paperwork to the WI-DNR for consideration and approval.

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

[0951-25](#)

Subject: Request for Authorization to Submit Intent to Apply (ITA) and Priority Evaluation and Ranking Form (PERF) to the Wisconsin Department of Natural Resources (WI-DNR) for FY2027 Lead Service Line (LSL) Loan

Staff Recommendation: To Approve

Fiscal Note: Requesting \$40 million from WI-DNR for the year 2027 to cover expenses of approximately 4,000 Lead Service Line Replacements (LSLRs) over a three year period.

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

[0952-25](#)

Subject: Request for Authorization to Submit Intent to Apply (ITA) to the Wisconsin Department of Natural Resources (WI-DNR) for the 2027 Loan for Small Diameter Old Water Mains Replacements

Staff Recommendation: To Approve

Fiscal Note: SDW Loan Program (~2.85%). Tentative loan amount per

year \$10 million to replace old water mains in concurrence with LSLRs.

The Utility Director requested authorization to submit a CWFL-ITA & PERF to the DNR for the 2027 loan for small diameter old water mains replacements.

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

[0953-25](#)

Subject: Request for Authorization to Submit Intent to Apply (ITA) to the Wisconsin Department of Natural Resources (WI-DNR) for 2027 Loan to Reconstruct Chlorination/Disinfectant System

Staff Recommendation: To Approve

Fiscal Note: SDW Loan Program (~2.85%). Tentative Loan amount per year \$7.2 million spent over 3-year period.

The Utility Director requested authorization to submit a CWFL-ITA & PERF to the DNR for the 2027 loan to reconstruct the chlorination/disinfectant system.

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

[0954-25](#)

Subject: Request for Authorization to Submit Intent to Apply (ITA) to the Wisconsin Department of Natural Resources (WI-DNR) for 2027 Loan for Road Reconstruction and Resurfacing at the Location of Water Main and LSL Replacement

Staff Recommendation: To Approve

Fiscal Note: SDW Loan Program (~2.85%). Tentative loan amount \$5.5 million for road reconstruction and resurfacing.

The Utility Director requested authorization to submit a CWFL-ITA & PERF to the DNR for the 2027 loan for road reconstruction and resurfacing at the location of the water main and lead service line (LSL) replacements.

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

[0969-25](#)

Subject: Communication regarding Consideration of Developer's Agreement for the Pike River Crossing Phase 2 Development Project; BREG Pike River Development, Inc. (developer)

Recommendation of the Waterworks Commission on 09-22-2025:
To Approve with a Referral to the Finance and Personnel Committee

Recommendation of the Finance and Personnel Committee on 09-29-2025: That the Developer's Agreement for the Pike River Crossing Phase 2 Development Project; BREG Pike River Development, Inc. be approved.

Fiscal Note: The developer pays all costs associated with the installation of the local water main estimated at \$809,601.

The Utility Director presented the Developer's Agreement for the Pike River Crossing - Phase 2 Development Project within the Village of Mount Pleasant, which consists of 3,512 L.F. of 12" and 8" water main. The anticipated water usage is 1,440 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 Barootian, seconded by President Thomas, that this file be Approved and Referred to the Finance and Personnel Committee.

[0955-25](#)

Subject: Consideration of the Proposal from Pinnacle Engineering for Construction-Related Services for the Pike River Crossing Phase II Development Project

Staff Recommendation: To Approve

Fiscal Note: \$64,500 to be paid by the developer.

The Utility Director presented a proposal from Pinnacle Engineering for project management and construction inspection services.

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

[0958-25](#)

Subject: Consideration of a Professional Services Contract for VOIP Phone Services for Water and Wastewater Utilities

Staff Recommendation: To Approve

Fiscal Note:

The Utility Director presented the proposed services contract, while indicating that the need for this had spurred from safety issues at both the Water and Wastewater Utilities with the copper lines failing at both locations.

A motion was made by Thomas, seconded by Barootian, that this file be Approved.

Adjournment

There being no further business to address, the meeting was adjourned at 8:00 p.m.