



City of Racine

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

Meeting Minutes - Final

Waterworks Commission

Tuesday, August 20, 2024

4:00 PM

City Hall, Room 207

ROLL CALL

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

EXCUSED: 1 - Stacy Sheppard

CLOSED SESSION

A motion was made by Alder McCarthy , seconded by Vice President Taft, that this be Approved. The motion PASSED by the following vote:

AYES: 7 - Tate II
Taft
Mason
McCarthy
Jorgenson
Jones
Sullivan

EXCUSED: 1 - Sheppard

[0714-24](#)

Subject: Communication presented by Waterworks Commission President Tate II, on behalf of the City Attorney, requesting City Attorney's Office address litigation strategy in *Village of Mount Pleasant v. City of Racine*, and *Racine Waterworks Commission, Public Service Commission of Wisconsin Docket No. 4900-CC-100*, and related cases

Fiscal Note: N/A

OPEN SESSION

A motion was made by Vice President Taft , seconded by Alder McCarthy, to enter into Open Session. The motion PASSED by the following vote:

AYES: 7 - Tate II
Taft
Mason
McCarthy
Jorgenson
Jones
Sullivan

EXCUSED: 1 - Sheppard

A motion was made by Vice-President Taft, seconded by Jorgenson that Item# 0714-24 from Closed Session be Received and Filed. The motion PASSED by a Voice Vote.

[0684-24](#)

Subject: Approval of Minutes for the July 16, 2024, Waterworks Commission Meeting

Recommendation: To Approve

Fiscal Note: N/A

A motion was made by Jorgenson, seconded by Alder Jones, that this file be Approved

[0214-24](#)

Subject: Communication sponsored by Alder McCarthy, on behalf of the Waterworks Commission, requesting permission to enter into a Developer's Agreement for the Hoods Creek Phase 4 Development Project (HCP2 LLC, developer).

Recommendation of the Waterworks Commission on 5/21/24: To Defer this Item until the Next Meeting Date.

Recommendation of the Waterworks Commission on 8/20/24: To Approve with a Referral to the Finance & Personnel Committee.

Recommendation of the Finance and Personnel Committee on 08-26-2024: That the Mayor and City Clerk be authorized and directed to enter into a Developer's Agreement for the Hoods Creek Phase 4 Development Project (HCP2 LLC, developer).

Fiscal Note: The developer pays all costs associated with the installation of the main estimated at \$170,000.

The Water Utility Chief Engineer presented the Developer's Agreement for the Hoods Creek Phase 4 Water Main Extension Project, which consists of 850 ft of 8"/12' water main extension located on Creek View Lane (south of Northwestern Ave. between Fancher Rd. and Airline Rd.). The 2004 Retail Water Agreement Sect. 5b provides that the water main be built to Utility specifications, including meeting the stipulation of 9,000 gallons/day/acre, 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 Jorgenson, seconded by Mayor Mason, that this file be Approved and Referred to the Finance & Personnel Committee as it complies with the requirements of the Retail Water Agreement and is not involved with

the Change in Material Circumstances[0531-24](#)

Subject: Communication Sponsored by Alder McCarthy, on behalf of the Waterworks Commission, requesting permission to enter into a Developer's Agreement for the Christina Estates East Development Project (Cedarwood Homes, LLC, developer).

Recommendation of the Waterworks Commission on 08/20/24: To Approve with a Referral to the Finance & Personnel Committee.

Recommendation of the Finance and Personnel Committee on 08-26-2024: That the Mayor and City Clerk be authorized and directed to enter into a Developer's Agreement for the Christina Estates East Development Project (Cedarwood Homes, LLC, developer).

Fiscal Note: The developer pays all costs associated with the installation of the water main estimated at \$80,000.

The Water Utility Chief Engineer presented the Developer's Agreement for the Christina Estates East Development Water Main Extension Project, which consists of 400 ft of 8"/12' water main extension located on Hunter Drive (north of Washington Ave. and east of Emmertsen Rd.). The 2004 Retail Water Agreement Sect. 5b provides that the water main be built to Utility specifications, including meeting the stipulation of 9,000 gallons/day/acre, 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 Alder Jones, seconded by Mayor Mason, that this file be Approved and Referred to the Finance and Personnel Committee as it complies with the requirements of the Retail Water Agreement, and is not involved with the Change in Material Circumstances

[0223-24](#)

Subject: Developer's Agreement for the Mount Pleasant TID#7 Development Project (V. Mount Pleasant, developer)

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

Recommendation of the Waterworks Commission on 08/20/24: To Defer this item until more specific information can be gathered to support whether the water usage proposed within this Developer's Agreement would fall under the stipulation of the 9,000 gallons/day/acre as laid out in the 2004 Retail Water Agreement.

Fiscal Note: The developer pays all costs associated with the installation of the local water main estimated at \$2.5M. The Water Utility would pay regional main over-sizing cost estimated at \$229,000.

The Water Utility Chief Engineer presented the Developer's Agreement for the Mount Pleasant TID#7 Development Project which entails the main extension on CTH C

from CTH V to the frontage road and south to CTH 20. The 2004 Retail Water Agreement Sect. 5b provides that the water main be built to Utility specifications, including meeting the stipulation of 9,000 gallons/day/acre, 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 Jorgenson, seconded by Vice President Taft, that this file be Deferred citing that more information is needed about possible future water demands

[0724-24](#)

Subject: Communication Sponsored by Alder McCarthy Requesting Approval of a Developer's Agreement for the Wisconn Valley Way Water Main Extension Project (V. Mount Pleasant, developer)

Recommendation of the Waterworks Commission on 08/20/24: To Defer this item until more specific information can be gathered to support whether the water usage proposed within this Developer's Agreement would fall under the stipulation of the 9,000 gallons/day/acre as laid out in the 2004 Retail Water Agreement.

Recommendation of the Waterworks Commission on 09/17/24: To Approve with a Referral to the Finance & Personnel Committee

Fiscal Note: The developer pays all costs associated with the installation of the main estimated at \$170,000.

The Water Utility Chief Engineer presented the Developer's Agreement for the Wisconn Valley Way Water Main Extension Project, which entails approximately 5500 LF of 16' water main installation on Wisconn Valley Way (Braun to KR) and east on KR to Hwy H. The 2004 Retail Water Agreement Sect. 5b provides that the water main be built to Utility specifications, including meeting the stipulation of 9,000 gallons/day/acre, 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 Jorgenson, seconded by Vice President Taft, that this file be Deferred citing more information is needed about possible future water demands

[0725-24](#)

Subject: Communication Sponsored by Alder McCarthy Requesting the Approval of a Developer's Agreement for the Springs at Mount Pleasant Water Main Extension Project (Continental1818 Fund, LLC, developer)

Recommendation of the Waterworks Commission on 08/20/24: To Defer this item until more specific information can be gathered to support whether the water usage proposed within this Developer's Agreement would fall under the stipulation of the 9,000 gallons/day/acre as laid out in the 2004 Retail Water Agreement.

Recommendation of the Waterworks Commission on 09/17/24: To Approve with a Referral to the Finance & Personnel Committee

Fiscal Note: The developer pays all costs associated with the installation of the main estimated at \$375,000.

The Water Utility Chief Engineer presented the Developer's Agreement for the Springs at Mount Pleasant Water Main Extension Project, which entails approximately 1500 L.F. of 12" water main installation on Carrington Blvd south of CTH C. The 2004 Retail Water Agreement Sect. 5b provides that the water main be built to Utility specifications, including meeting the stipulation of 9,000 gallons/day/acre, 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 Jorgenson, seconded by Vice President Taft, that this file be Deferred citing more information is needed about possible future water demands

[0686-24](#)

Subject: Proposal from EMCS to Perform Traffic Control Engineering Design Services Related to STH 31 Water Main Replacement Project

Recommendation: To Approve

Fiscal Note: Cost of the proposal is \$28,970.00.

The Water Utility Chief Engineer presented a proposal that would provide consulting expertise by EMCS in designing a complicated traffic control plan in preparing for the water main that is being replaced on STH 31, ahead of a Department of Transportation highway paving project.

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

[0689-24](#)

Subject: Change Order No. 1 on Contract W-23-5, Pavement Restoration, Conventional Concrete (Contractor)

Recommendation: To Approve

Fiscal Note: Contract change results in a net cost decrease of (\$30,468.27).

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

[0691-24](#)

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

Fiscal Note: Contract change results in a cost increase of \$7,621.28.

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

[0692-24](#)

Subject: Submission of the Proposed 2025 Operation and

Maintenance Budget, and the Proposed 2025-2029 Capital Improvement Plan

Recommendation: To Receive and File

Fiscal Note: N/A

In the interest of time to allow for the subsequent Wastewater Commission Meeting to be held, the budget slide-show was not presented, and the Director was instructed to send the power-point presentation and budget information to the Commissioners via email for review and discussion.

A motion was made by Mayor Mason, seconded by Alder Jones, that this file be Received and Filed

Adjournment

There being no further business to address, the meeting was adjourned at 5:35 p.m.