

Minutes | January 16th, 2023 | 7:00 PM
Village Board of Trustees (BOT) Stand Up Meeting (SUM)



Roll Call - Board Members: President Mark J. Schall, Public Works Trustee Rich Schmitt, Water & Wastewater (W&WW) Trustee Rick Cermak, Constable Kristin Wright, Treasurer Robert E. O'Brien, Clerk Dori A. Panthofer.

Public Attendees:

Mary & Lance Luedtke	3505 N Main St
Steve & Judy Myers	3620 N Bay Dr
Debbie Mack	306 S Vincennes Cir
Susan Buhler	44 N Vincennes Cir
Claire Lovedahl	221 S Vincennes Cir
Connie Mellem	116 S Vincennes Cir
Lisa Englendar & Bruch Pepich	3621 N Bay Dr
Mary Ann Eaton	3633 N Bay Dr
Howard & Carol Brumback	3635 Nicolet Pl
Mary Toter	220 S Vincennes Cir
Jim Wilbur	3512 N Bay Dr
Alan & Janice Henshaw	3623 N Main Street
David & Ellen Easley	101 S Vincennes Cir
Tom LaFave	3517 N Bay Dr
Tony Veranth	333 S Vincennes Cir
Christine O'Brien	3528 N Bay Dr
Connie Eberly	39 N Vincennes Cir
Derrick Harden	3612 Hennepin Pl

Call to Order | President Schall called the meeting to order at 2:00 PM.

Introduction | President Schall introduced the events that required today's Stand Up Meeting.

The City of Racine Water Utility is hereafter referred to Water Utility. The City of Racine is hereafter referred to as City. Village of North Bay is hereafter referred to as Village.

- On Friday, January 6th, 2023, a water main broke in the rear of 3621 N Bay Drive (Pepich/Englander). After observing Water Utility vehicles in front of the house, President Schall inquired by email to see how everything was going. Per President Schall, Ms. Englander responded that water was coming into their basement and the Water Utility was trying to locate the leak.
- The initial shut off to address the January 6th break resulted in another water main break on Monday, January 9th, 2023 on the southwest corner of 111 S Vincennes Cir.
- Four homes were temporarily without water. The Water Utility provided water service from the

fire hydrant.

- The City of Racine Water Utility met with President Schall on January 11th, 2023 to consider strategic planning instead of one-off fixes. City of Racine Water Utility Chief Engineer Chad Regalia met with President Schall and W&WW Trustee Cermak. Bruce Pepich (owner of 3621 N Bay Drive) also attended. Concerns include:
 - Maintain water service to the 4 homes most impacted by January 6th break
 - Recent breaks indicate a bigger issue related to aging water main pipes that service Village homes
 - Homes located on the streets that connect North and South Vincennes Circle (Hennepin Pl, Nicolet Pl, N Bay Dr) run north and south with the main located in the backyards which makes access difficult
 - 100 year old iron pipes are corroding
 - Frequency of breaks are expected to continue to rise
 - Winter conditions prohibit a permanent solution until temperatures rise
- On January 11th, 2023, the Water Utility (Mr. Regalia) verbally proposed replacing and relocating North Bay's failing iron water mains to the roads and fronts of houses in phases beginning in Spring 2023
 - Water Utility pays for the new water mains
 - Water Utility will bid out the project
 - Relocation of the water mains to the street will require new laterals to connect homes to the new water main
 - The Water Utility is not responsible for the shut off valves and laterals that connect to the water main to the home
 - Due to the cost and scope of work, the City of Racine and Water Utility will propose a multi-year project that will be completed in phases
- President Schall, "the laterals (lateral lines and valves) which connect the home to the water main is an additional project and is a "big to-do"."
- President Schall: The original purpose of this meeting was to inform the entire Board of the situation. Due to the scope of work, "once the Board has educated itself and looks at options" and understands which homes are impacted, public hearings (and/or meetings) will be scheduled.
- The Water Utility and Village must act or more residents will face water issues
- The Village would like to do the work at the same time (put in the new water mains and hook up the homes to the new water mains). To do that, the Village will have to work closely with the City on the bidding process, the winning contractors, and how the lines are going to be connected.

President Schall stated that in a normal Board meeting, Public Comment is typically taken at the start of the meeting. Since this is a once in a century occurrence (to replace the water mains), President Schall per Wisconsin State Statute Section 19.84 related to Open Meetings that a Government Body may discuss any matter presented by the public. For this meeting, the Board will entertain questions. President Schall stated "Rest assured, the Board will be working on this independently and will have Public hearings (and/or meetings) to share what the Board learns and answer questions. Before taking questions, the Board has a short piece of business on wells."

Private wells | WDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS) Number 02-52-547631. Private well vs. municipal (Racine Water Utility) water within a 0.5 radius of 3921-3941 N. Main St.

Mitch Levenhagen, Senior Consultant for Ramboll (234 W Florida St, Milwaukee, WI 53204 <https://ramboll.com>) emailed the Village regarding continued site evaluation work as required by the Wisconsin Department of Natural Resources (WDNR) for the former Express Cleaners site located at 3921-3941 N. Main St, Racine, Wisconsin. Levenhagen required a list of any and all private wells within the Village that are within a .5 mile radius of the site. The Board is aware private wells may exist at the following addresses:

- 400 Cross Creek | Per President Schall, the private well is used solely for irrigation purposes
- 445 &/or 545 Cross Creek Road | Per Trustee Cermak, this well is not operational. It was used to feed the creek (after the school was built) but was capped several years ago.
- 3515 & 3505 Chatham | Per Treasurer O'Brien, according to the water main map, there are no water mains to either address. At least one well is operational.

Racine Water Utility main water lines in the Village

President Schall thanked Connie Mellem for sending out her letter regarding the water utility matter and stated "the great thing about this was the last line "we're going to be successful with this together through understanding and working together."

President Schall opened the floor to comments, questions and concerns. Clerk Panthofer asked residents to state their names prior before speaking.

- Susan Buhler (44 N Vincennes Cir): Are the pipes on Vincennes Cir in front of the homes also 100 years old and if so, will the City replace them?
 - Trustee Cermak response: Per the City, not at this time. The lines on both North and South Vincennes stop before the circle (lines do not continue around the circle). The current water main issues impact only those inside the circle. The City's first proposal is to replace the lines on Hennepin Place and North Bay Drive. This does not address the homes on North Vincennes Circle. If a line ruptures on Vincennes, it can be easily accessed. The Vincennes lines are still old, but if a break occurs, the City can easily access and repair breaks in the front. Per the Water Utility, there is still work to be done and will be addressed as funds become available for future phases. The 40 homes in the inner circle probably have water coming from the back of the home. The new waterline will be in the front of the home near/under the street. Based upon how water service is plumbed to the homes, it may be disruptive to the plumbing inside the homes.
 - President Schall: This will be in phases, tentatively a 4 year horizon. Per the Water Utility, the cost for each phase is approximately \$250,000 which limits how fast they can execute the plan.
- Tom LaFave (3517 N Bay Dr): Did the line fail outside the house?
 - Lisa Engendar (3621 N Bay Dr): No.
 - Bruce Pepich (also at 3622 N Bay Dr): The water came into our basement.
 - Ms. Englander: It came flooding in, not trickling.
 - Mr. LaFave: Did the line failed inside or outside the house
 - Mr. Pepich: It was outside the house at the main.

- Trustee Cermak: The iron main cracked open and created a good size leak, the water had to go somewhere.
- Mr. LaFavre: The recent sewer repair required my driveway to be replaced. Will that happen again?
- Trustee Cermak: Based on my observations during the 2022 sewer repair, (it is my opinion) that work would probably not be required for your (Mr. LaFave's) property.
- Dave Easley (101 S Vincennes Cir): Will all residents or North Bay be assessed for the infrastructure improvement or just that 40 homeowners?
 - President Schall: This question is among the details the Village must figure out. One thing we know right now is that the City doesn't pay for it (the laterals and valves that connect to the water main). "What the Board needs to deliver to everybody, and I am committing to this to you today, is a detailed communication plan."
 - President Schall: Homeowners were responsible to connect their home to the new line electricals that were laid about 15 years ago. It's likely that there will be costs to the homeowners; one of the variables is every house will be different. Home with lead laterals may qualify for City assistance for lead remediation. A benefit of doing this in conjunction with the Water Utility is that the contractor will go house by house to come up with a recommended solution for each home.
- Lisa Englander (3621 N Bay Dr): At some point, water started seeping in through the back at some time the week before, or weeks before, or months before, we don't know. Go down and look at your water meter. See what kind of water is there around it. It has looked wet to us for a while but we didn't think there was (comment ended and Mr. Pepich began speaking).
 - Mr. Pepich: The sump pump has been working like a son of a gun for a while now. The house is sitting on a river and if you're near the ravine, you should not have that kind of water present.
 - Constable Wright: Our insurance agent advised us that water sensors can be installed to alert the owner if/when water is present and will share the information with Village residents.
 - Ms. Englander: We've had plumbers in for years and nobody found it.
- Conne Mellem (116 S Vincennes Cir): The City of Racine owns the water mains and will cover the costs of the main but NOT the laterals that connect the main to the house. The lateral is the homeowner's responsibility. Mrs. Mellem thanked President Schall for mentioning there may be some compensation available. The Wisconsin DNR has a website regarding lead service lines.
- Bruce Pepich (3621 N Bay Dr): I assume Trustee Cermak is in contact with Caledonia Fire since this involves fire hydrants (so fire suppression is not compromised). Mr. Pepich asked the Board to keep residents apprised of meetings, stated that not everyone goes to the Village website or calendar, and encouraged the Board to reach out to keep residents apprised.
 - Per President Schall, the Village will err on the side of over communication.
 - Mr. Pepich complimented the Village that relining the sewers (a few years ago) is a good example of looking forward to the future. He also stated that city water guys were wonderful, every one of them. We're blaming the leadership of the community prior to this time period who kicked this can down the road.
- Lance Leudtke (3505 N Main) - Mr. Leudtke asked for clarification of lines scheduled for replacement and asked how old the water mains are on North Main Street.

- Trustee Cermak confirmed the initial lines for replacement are on Hennepin and North Bay. Per Treasurer O'Brien, the North Main Street lines were replaced in 2002.
- Trustee Cermak noted that the reason the Water Utility proposes moving and replacing the lines is to avoid additional breaks. The pipes are so fragile that the pressure from shutting off the water due to the break in the rear of 3621 N Bay Dr created backpressure that caused another break at 111 S Vincennes Cir.
- Lisa Englander: When the water main work began, phone and internet were disrupted for 5 days. The cable will remain above ground until spring. The Water Utility did not know where the shut off valves were located and dug multiple holes to locate them. The air conditioning unit and pad had to be moved because the valve was located below it. It took over 30 hours to shut off the valve on the lateral.
- Tony Veranth (333 S Vincennes Cir): Who is the main point of contact for the issue in the Village of North Bay (for either Board and/or residents) to rectify the situation or answer questions? The City of Racine or the Racine Water Department are different entities with separate budgets, etc. Will the lines include technology that is available today which will help locate/identify lines in the future?
 - President Schall will follow up on the point of contact.
 - Ms. Englander: A crew arrived within 15 minutes of calling the 24 hour Water Main Break hotline.
- Christine O'Brien (3528 N Bay Dr): Will there be a new map of all the water lines for future reference?
 - Per President Schall, documentation will be retained for future reference.
- Connie Mellem (116 S Vincennes Cir): Mrs. Mellem suggested having a Water Utility representative present at Public Hearings.
 - President Schall expects multiple hearings because it's a multi-year project and a Water Utility representative will be asked to attend.
- Jim Wilbur (3512 N Bay Dr): Will the Village look at how we can get the most leverage with the Water Department and the contractor they hire in terms of how they do their work? Will they be careful?
 - President Schall: The meeting was scheduled today because the Village would like to combine the work with their contractor for the laterals. There will be financial benefits. The Water Department has experience with contractors that have been successful in the whole project, not only the mains, but the laterals (too). In order to piggyback on the City/Water Utility bidding process, the Village needs to enter into a formal agreement with the City and Water Utility. Doing to benefit Village residents.
- Christine O'Brien: What is the impact on Village streets? Per President Schall, the City will restore sections of roads impacted by the project.
- Mary Toterio (220 S Vincennes Cir): Is our water filled with lead?
 - President Schall stated the water mains are iron. Some of the older homes may have lead laterals.
- Susan Buhler: Is the Water Utility providing potable water?
 - Connie Mellem: The water is currently not potable.

- Bruce Pepich: The Water Utility is returning tomorrow and potable water will be restored to all 4 homes via an above-ground hose.
- Derrick Harden (3612 Hennepin PI): Mr. Harden reviewed his understanding that each phase will cost approximately \$250,000. Is the estimate only for the public lines? During phase one, what is the estimation for the timing of the laterals?
 - President Schall: The Water Utility's estimated cost for the public water lines is \$250,000. Per the Water Utility, the tentative timeline to begin is April 2023 for the new mains. The Village anticipates the project will begin in April 2023.
 - Mr. Harden: I assume those homes that will be affected by the first phase will be a part of that conversation before the Village enters into a contract.
 - President Schall: That is the only way the Village will sign a contract. This meeting was the first of the planning process. Project milestones are:
 - The Village must agree to enter into an agreement with the City that the Village is on board with bundling the mains and the laterals.
 - The residents impacted must agree to participate in bundling their laterals with the water main
 - The City will seek several bids.
 - Mr. Harden: Before I can agree, I'll need to know my approximate costs.
 - President Schall: Per household costs will vary based on where the new lateral will be placed (front foundation versus sides or rear). Fundamentally, logically, does it make sense to bundle this? Derrick, do you want to contract this out, find a guy that you trust to drill into your foundation to install a pipe? Or would you like to go along with somebody who has demonstrated they've done this before? This is expected to save the homeowner money because the lateral is connected when the new line is installed (meaning you won't have to dig up the street again to connect your lateral to the water main).
 - Mr. Harden: Are we aware of the costs before we enter into an agreement?
 - President Schall: We won't know the exact costs until the contractor will come in to look at each house to create a plan. The Water Utility ballpark estimate is \$5,000 per house. Some will be more, some will be less, depending on the length and entry point of the new lateral and how it plumbs into your existing plumbing. If there are lead laterals, there may be subsidies.
- Bruce Pepich: Are federal funds available?
 - Trustee Schmitt stated the Village will seek funding options.
 - President Schall will consult the RCICC for suggestions.
- Tony Veranth: Will you ask the Water Utility who their contact is for federal funds?
- Steve Myers (3620 N Bay Dr): Can residents obtain copies of the water utility map?
 - Trustee Cermak: The Water Utility offered to provide additional copies and I can request a digital copy.
 - Mr. Pepich: Per the Water Utility, the very first phase may be N Bay Dr from S Vincennes to the bridge.
 - President Schall: The Village has not seen any documentation. This is all preliminary from a conversation on the street.

- Clerk Panthofer: Please watch your inboxes for newsletters and email blasts for important communication about this and other time sensitive topics. Current and past newsletter editions are published on the Newsletter page of the website.
- Carol Brumback (3635 Nicolet Pl): Has anyone talked about phase 2 and which streets will be impacted?
 - President Schall: Phase 2 will be determined by the Water Utility. .
- Susan Buhler: It makes sense that homes on the cross streets with pipes in the backyard would be worse than on the circle and those should be done first.
- Schall - current 4 houses are the top priority.
- Mary Ann Eaton (3633 N Bay Dr): I hear the sump pump run all night (on and off).
 - Ms. Englander: "It's running water under your house. We heard running water under our house."
 - President Schall: Regarding the sump pump running all the time, we can ask the Water Utility, is there any way to determine if this house is at risk?
 - Trustee Cermak: The Water Utility tested the Sump pump water at 3621 N Bay Dr. Chlorine was detected, which indicates the source is from a water main and not groundwater.
- Christine O'Brien: Are there underground streams?
 - Trustee Cermak: Everything from Green Bay road flows towards Lake Michigan. Some of it will flow underground.
- Constable Wright: Some homes have drain tiles but not a sump pump. How would we know if there is a problem?
- Connie Eberly (39 N Vincennes): Is 4 years for phase one or for the complete project?
 - President Schall: 4 years is a tentative project completion estimate, nothing is written down. It's unknown at this time.
- Mary Ann Eaton: Thank you for being responsible leaders. I am sorry someone had to go through this terrible thing.
- President Schall: The Village is grateful to the Water Utility for reaching out and committing to fixing the problem. RWW is committed to fixing the problem.

Conclusion by President Schall

- The plan is to over-communicate
- Monitor your emails for messages for announcements when decisions are made, plans confirmed, and things become more clear,
- Next milestone relates to the 4 households most impacted by the January 6th break.

Adjourn | Motion to adjourn made by Trustee Schmitt and seconded by Constable Wright. All in favor, none opposed. Meeting adjourned at 3:13 PM.