

Rogers Waterworks and Sewer Commission

February 12, 2007

Minutes

The Rogers Waterworks and Sewer Commission held its regularly scheduled monthly meeting at 4:00 PM, Monday, February 12, 2007, in the Rogers City Hall. Commissioners Donnie Moore, Don Kendall, and Donna Warren were present. Commissioners Lon Pepple, and Jerry Pittman were absent. Rogers Water Utilities staff in attendance were Tom McAlister, Mark Johnson, Everett Balk, William Evans, Mike Lawrence, Joyce Johnson, Earl Rausch, and Stephen Ponder. Others in attendance were Brian Jackson, David Cauldwell, Asa Hutchinson, G. A. Wooten, Jenny Bryers, Lori Harrison-Stone, James Willett, and Eric Hausermann. Chairman Moore called the meeting to order at 4:00 PM.

There was a motion by Warren, second by Kendall, to approve the January minutes as submitted. All in favor, motion carried.

Moore recognized Mark Johnson, P. E., Utilities Engineer. Johnson presented the Commission with a brief report detailing the status of several projects in which the Commission had an interest. He said that the Dogwood/Turtle Creek water transmission main project was set to begin in about thirty days. Johnson said that Dogwood St., west of S. 28th St. would need to be closed temporarily, in order to build the water line.

Johnson said that he and some RWU staff had visited some elevated tank projects in the Dallas area, and evaluated the use of "composite" tanks, i.e., tanks with a steel bowl and a concrete pedestal. He said that the use of concrete could save about \$0.5 million over all-steel construction, and that composite tank companies would be allowed to bid the anticipated two million gallon elevated tank project.

Continuing, Johnson said that the City of Rogers had indicated its desire to widen Pleasant Grove Road from I 540 west to Bellview Road this fall. He said that the City's street consultant was contracted to design the water and sewer relocations. Moore asked about Pinnacle Hills Parkway. Johnson said that the City was only going as far as Bellview at the present time. Warren pointed out (correctly) that the street was named Horsebarn Road.

Moore recognized Everett Balk, P. E., Project Facilitation Engineer. Balk presented a short report to the Commission detailing the activities of his section. Balk said that there was an increase in plans to be reviewed last month. He indicated that all plans were receiving a review within ten days of receipt. Moore asked how old was the oldest set of plans in the office? Balk said that there were some about three weeks old, waiting for

response from the consulting engineers. Some projects were put on hold by the developers, he said.

Moore recognized Asa Hutchinson, attorney for the Commission. Hutchinson reported on his meeting with the City's building officials and the deputy city attorney. Hutchinson said that the City's Building Department estimated that there was approximately 300 building permits that were still active, that had submitted permit applications before April 1, 2006.

Moore said that the original idea was that the Commission should allow those builders who were in the planning stages to avoid an unexpected fee. Moore asked James Willett, Building Department Director, how long building permits were valid. Willett said that the building permit was good for six months, as long as progress was being made, that is, if no progress was made in six months since the last inspection, then that permit would be invalidated. Willett said that the Department had received a crush of permit applications prior to April 1, 2006. He said that the housing market had cooled, and some builders decided not to build, and their permit applications were invalidated.

There was some discussion about the Arbor Glen. Hutchinson said that the building permit applications were in the Building Department prior to April 1, 2006, but permits were not pulled until last August. Kendall said that such permits would not be charged under the current policy. McAlister asked if Willett could produce a list of the 300 or so building permits that were still active. Willett said he did not think that his office could, without going through thousands of active permit files manually. The Commission said that they had no choice but to honor the commitment made to builders last March, until the building permits were inactivated.

McAlister said that he had a request from a banker who had received a house in progress from a builder that defaulted on his loan. He said that the new builder had to get a new permit (dated after 4-1-06). Would he have to pay the fees? Willett said that a new permit was required from the new builder, that the name could not be changed on the old (prior to 4-1-06) permit. Hutchinson said that, to be consistent, the new fees would have to be charged, and the Commission agreed.

Continuing, Hutchinson suggested that formal lines of communication be developed between the Building Department and the Water Utilities. Mark Johnson said that Cindy Bitgood was the primary contact point at RWU, but she was sometimes unavailable, and the builders often "pressured" the office staff for immediate decisions on water services.

Continuing, Hutchinson said the attorney for Benton County Rural Water Authority No. 4 contacted him. He said that the Commission had approved a new contract for bulk sale of water to BCRWA No. 4 at a previous meeting, subject to approval by the water authority's Board of Directors and the Rogers City Council. He asked if there was any need for the Commission to readdress the contract. The Commission declined, saying that the proposed contract was still approved.

Moore recognized Brian Jackson of Freeland, Kaufman and Freeden, engineers for the Rogers Public School's new high school project. Jackson said that the school needed to replace approximately 1700 ft. of water pipe from Oak S. south along Mountie Blvd., since the project included improvements to Mountie Blvd. In addition to the new high school, Rogers Public Schools was also building an indoor practice facility just east of football stadium. In order to provide adequate fire protection, the school was going to bore under Olrich Street to access a 12-inch water main in front of Tyson's Chick'n Quick. Jackson said that the RWU staff had asked that the two new mains on Mountie Blvd be "looped" together to improve the water system. He said that the 900 feet of additional pipe would cost about \$43,000. McAlister spoke in favor of the proposal, saying the loop would make the water system stronger in the area. There was a motion by Warren, second by Kendall, to approve the cost share of constructing the 900 additional feet of 8-inch water main in Mountie Blvd, up to \$45,000. All in favor, motion carried.

Phil Swope was not at the meeting, and his agenda item was tabled for next month.

Moore recognized Joyce Johnson, CPA, Utilities Controller. Johnson presented the Commission with financial statements from January 2007. She termed water sales as flat, and that revenue growth was very slow. No exceptions were taken to the financial sheets.

McAlister said that the term of Commissioner Donna Warren had expired, and she had agreed to serve, if appointed. There was a motion by Moore second by Kendall, to recommend the reappointment of Donna Warren to the Commission. All in favor, motion carried.

McAlister said that he and Rene Langston of Springdale Water Utilities had a meeting with Martin Maner of the Arkansas Department of Environmental Quality (ADEQ), and finally had a plan by which the two cities might respond to the USEPA regarding a Total Maximum Daily Load for phosphorus in the Osage Creek water shed. He said that he and Langston had spoken to a consultant, and a work plan was being developed, so that the cities would know the cost to be borne by them.

The meeting adjourned at 4:54 PM.

Respectfully submitted,

Tom S. McAlister, Manager
Rogers Waterworks and Sewer Commission

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