

Rogers Waterworks and Sewer Commission

February 16, 2004

Minutes

The Rogers Waterworks and Sewer Commission held its regularly scheduled meeting at 4:00 PM, Monday, February 16, 2004, at the Rogers Water Utilities Training Center. Commissioners in attendance were Donnie Moore, Dick McLelland, Jerry Pittman, Lon Pepple, and Fred Wanger. Rogers Water Utilities staff in attendance were Tom McAlister, Joyce Johnson, Mark Johnson, Don Roberts, Mike Lawrence, Lloyd Ericson, Earl Rausch, Stephen Ponder, Judy Bridges, and Everett Balk. Others in the audience were Jason Kelley, John Moore, Kyle Weaver, Chuck Nickle, and Travis Greenway. Chairman Moore called the meeting to order at 3:55 PM.

Moore recognized Joyce Johnson, Utilities Controller, who presented the Commission with a proposal for property insurance for a year. She said that only one company bid on the insurance, Great American, with the local rep being Farris Insurance in Springdale. The premium actually was down slightly from last year, for the same coverage, she said. There was a motion by Pittman, second by Pepple, to approve the bid from Farris Insurance, for \$28,383. All in favor, motion carried.

Moore recognized Chuck Nickle, P. E., of US Infrastructure, a consulting firm located in Springdale. Tom McAlister, Utilities Superintendent, said that federal law required water utilities to develop a “vulnerability assessment, or VA”, and an “emergency response plan, or ERP”, in order to prepare for acts of terrorism. Nickle presented the Commission with a “cost-plus” contract, not to exceed \$30,000. He said the VA was to be submitted to the USEPA not later than June 30, 2004, and the ERP was due by the end of the calendar year. Nickle said that he was certified to perform VA’s, and that he was preparing similar documents for Bentonville and Clarksville. There was a motion by McLelland, second by Wanger, to approve the contract with US Infrastructure, Inc. All in favor, motion carried.

Moore recognized Mark Johnson, P. E., Utilities Engineer. Johnson presented the Commission with a bid tabulation for the New Hope Road facilities relocation project. He said that five bids were received, and the low bid was from Journagan Construction of Springfield, Missouri, for \$2,947,400. Johnson said that the project included the relocation and enlargement of the water mains from S. 8th St. west to the bypass. Also, he said that the project included the extension of sanitary sewer service to the areas of West New Hope Road and Prestwick Place. Johnson said that the New Hope Terrace sewer lift station was being taken off line, as well. Johnson said that a 24-inch water main would be installed between 24th St. and 11th St., in order to help the tanks float at the same level.

Chairman Moore emphasized that the Utilities were receiving no bond money for the facilities relocations. Everett Balk, Utilities Design Engineer, said that he had worked with Journagan before, and said that they were “very professional”. There was a motion by McLelland, second by Wanger, to approve the low bid from Journagan. All in favor, motion carried.

Continuing, Johnson presented the Commission with a spreadsheet detailing the status of the several projects in which the Commission had a pecuniary interest. He said that the ground storage tank /pump station project was proceeding well. Johnson said that the City’s bond projects for street improvements would continue to impact the Utilities. Johnson said that Pleasant Grove Road was scheduled to be widened to five lanes from the bypass to S. 8th St. He mentioned that it was the Utilities’ intent to install a 24-inch line from the Pleasant Crossing Development to the existing 23-inch main line, near Fellowship Bible Church, in conjunction with the street widening.

Continuing, Johnson presented the Commission with an aerial photograph depicting the rapid growth in the area of Garrett Road and Bellview Road. He said that there were over 1000 lots already platted, and more plans coming in almost daily for residential subdivisions. For that reason, he said that the Utilities needed to extend a large diameter (18-inch or larger) water main from Champions Road at Southgate Road south to the existing water main at Garrett Road and Mount Hebron Road. He said that the water main would cost about \$800,000. The Commission directed Johnson to proceed with the design of the necessary water line.

Continuing, Johnson recognized Lloyd Ericson, Engineer Technician, for ten years of valuable service to the citizens of Rogers.

Chairman Moore recognized Tom McAlister, Utilities Superintendent, for twenty years of service.

McAlister reported that the proposed agreement to pay Bentonville \$7.419 million for their interest in the existing water transmission mains had hit a snag at the City Council level. He said that the Public Works Committee had agreed to pull the agreement from the agenda until there was substantial movement by Bentonville off their policy of offering affected landowners half of the appraised value for the purpose of acquiring easements for their proposed water transmission main.

Fred Wanger, who lived in the area, but was not directly affected by the proposed transmission main, said the heart of the issue was just compensation to the affected landowners. Moore said that he had spoken with Bentonville Mayor Coberly, and that he was confident something could be worked out to benefit everyone. McAlister said that, until the new line was built, the entire region of Bella Vista/Bentonville/Rogers could expect “mandatory water conservation” measures during drought periods.

There was a motion by McLelland, second by Wanger, to approve the minutes of the January meeting. All in favor, motion carried.

Moore recognized Joyce Johnson again. Johnson presented the Commission with the January financial sheets. She noted that the water department had received a rebate from Beaver Water District for \$259,000, which she would amortize over the last half of the fiscal year.

Moore recognized Mark Johnson again. Johnson said that the area of southeast Rogers was poised to be developed in high to medium density residential development. He reminded the Commission that the Commission had spent over a million dollars extending sewer service to the area in 2000. Now, the City of Rogers was going to improve First St. to Pleasant Grove Road, and Pleasant Grove Road from First St. to 8th St. In order to defray the cost of the sewer main, Johnson recommended the Commission either charge a special connection fee of \$1000/acre, or \$330 per living unit, or as an alternative, engage the Utilities’ rate consultant to recommend connection fees. The Commission agreed, and asked that the staff come back to the Commission with a “firm recommendation”, possibly in the form of a resolution.

Finally, Johnson said that the expected growth in the southeast and the planned street improvements opened an opportunity to build another 24-inch main on the east side of town. Johnson reminded the Commission of the recommendations from the engineer that developed the hydraulic model for Rogers after the drought of 2000 caused a major stir in the Prairie Creek area. He said that the extension of a 12-inch water main along Pleasant Ridge Road was the first phase of the water improvements to the east side of town. The next step was the extension of a transmission line from the existing 24-inch main at Pleasant Grove and S. 8th St., north and east along S. First and Old Wire Road to the existing 24-inch main at E. New Hope and “M” St. To that end, Johnson suggested that the proposed 24-inch main be extending as far as the north end of the school property on Old Wire Road, roughly 1.5 miles, at a cost of about \$1.2 million. He said that the developers wishing to build in the area should help pay for the project. The Commission

agreed for the need, and instructed the staff to start work on the design of the transmission main.

McAlister said that the next scheduled meeting was set for March 15, the first day of Spring Break. There was no consensus for the moving the meeting back a week. McAlister said that he would call the Commissioners and set the meeting date accordingly.

The meeting adjourned at 4:55 PM.

Respectfully submitted,

Tom S. McAlister, Acting Secretary
Rogers Waterworks and Sewer Commission

File: RWWSC minutes, 2-16-04