

Rogers Waterworks and Sewer Commission

March 26, 2001

Minutes

The Rogers Waterworks and Sewer Commission held its regularly scheduled monthly meeting at 4:00 PM, Monday, March 26, 2001, at the Rogers Water Utilities Training Center. Commissioners present for the meeting were Donnie Moore, Beck Scott, Lon Pepple, Dick McLelland, and Jerry Pittman. Rogers Water Utilities staff in attendance were Tom McAlister, Mark Johnson, Don Roberts, Joyce Johnson, Mike Lawrence, Earl Rausch, and Ken Mitchell. Others in attendance were Kevin Thomas, Ashley Kelley, Shawki Al Madhoun, Larry Gregory, Jim Clark, Jerry Kelso, Mayor Steve Womack, Maurice Kolman, E. J. Miller, Roger McGovern, and Tanner Pittman. Chairman Moore called the meeting to order at 4:05 PM

Scott noted an error in the minutes of the February 19, 2001 Commission meeting minutes. The last sentence in the last paragraph was changed to read "Two were in favor, Scott voted no. Motion carried". Motion by Scott, second by Pepple, to approve the minutes as amended. All in favor, motion carried.

Moore recognized Mark Johnson, P. E., Utilities Engineer. Johnson recognized one his Engineering Technicians, Ken Mitchell, with a certificate and a gift from the Utilities thanking him for five years of service.

Continuing, Johnson presented the Commission with a spreadsheet showing the status of the many projects currently in progress, in which the Commission had a pecuniary interest. Johnson explained that the 1998 Sewer bond project known as Phase VII, was finished and taking sewage. Moore asked if that sewer would be able to take water from the old Daisy Manufacturing facility? Johnson said that the sewer was deep enough and large enough to take any wastewater generated in that facility's north end. McLelland inquired about Phase VI of the sewer projects. Would there be any condemnations required? Johnson said there would be at least one condemnation.

Turning to the 1998 Water Bond projects, Johnson said that Phase II was continuing slowly due in part to the contractor's on going serious medical problems. Johnson said that the water line relocations in the New Hope Road – S.8th St. intersection were completed. Moore asked about the Highway 12 water line project. Johnson said that the design phase was on going, but the survey work had been held up by the bad weather in December and January. He estimated that the plans would be complete in about a month, and that bids would be taken in time for the Commission meeting on June 18,

2001. There followed some questions to Johnson from the audience about that particular project.

Under old business, Moore recognized Tom McAlister, Utilities Manager, in place of Sam Rogers, who had come to the Commission the preceding month with a proposal. McAlister said that Mr. Rogers, 1806 Indian Trail, was facing a predicament in that his property would soon be forced to connect to the sewer system, and he had an underground irrigation system tied directly to his household plumbing. He had asked the Commission if his sewer bill in the summer could be adjusted, since he watered his yard. McAlister had proposed that such customers have estimated sewer consumption, based on the customer's wintertime usage. McAlister had gone back to the previous twelve months' consumption figures for residents in the Phase VI-A area, and estimated the cost, assuming all 142 residents had similar circumstances as Sam Rogers'. The difference in the proposed sewer rate over the current method of sewer fee calculation, would show a total decrease in sewer revenue of about \$9500. McAlister said that was the absolute worst case scenario, since most of the people in the area had no existing irrigation systems. Jim Clark, Deputy City Attorney, said that he had looked at the policy proposal, and that it was legal, in his opinion.

Therefore, McAlister recommended that the policy be established by the Commission that, if a customer with an existing underground irrigation system was compelled to connect to the sewer system, that customer could have his monthly sewer charge based on the average use of the four winter months (December, January, February, March). There was a motion by McLelland, second by Pittman, to approve the policy as stated. All in favor, motion carried.

Moore recognized Maurice Kolman, Director of Planning and Transportation for the City of Rogers. Kolman and Jerry Kelso, P. E., of Crafton, Tull, and Associates, engineers for the Shadow Valley Golf and Country Club project, displayed a map of the locale of the project, showing its relationship to the Rogers Pollution Control Facility. The map showed three separate alignments for an unnamed extension of Haxton Road, running east and west through the Shadow Valley development. The road continued through property owned by the City, controlled by the Commission. Kolman explained that the preferred alignment shown on the map was labeled "A", but it crossed private property not owned by the developer of Shadow Valley, Charles Reaves. Kelso said that Reaves needed to come across the southern boundary of the Pollution Control Facility with a water line to serve his development.

Mayor Womack said that the City of Rogers had need of a transportation connection between Highway 112 and Highway 540. He said that the continuation of Haxton Road through the proposed development, through Rainbow Road and Southgate Road, east to Pleasant Grove Road, was the most likely corridor, and that he too was in favor of "Alignment A". McAlister said that he had no problem with "alignment A", or with letting Reaves cross the property with a water line, as long as the water line easement did not become a road right-of-way in the future, and that Reaves pay for the entire cost of the waterline. Kelso said that Reaves was going to pay for the line. There

was a motion by Pittman, seconded by McLelland, to allow Reaves permission to cross the Pollution Control Facility along the south property line to his property, provided Reaves pay for all costs. All in favor, motion carried.

Moore recognized Shawki Al Madhoun, P. E., engineer for Bent Tree Addition. During the planning process, the Utilities staff had asked that the waterline to serve Bent Tree be extended along West Drive, even though the lots in the subdivision were facing inward, away from West Drive. The developer complied, and now he was asking for help from the Commission. Mark Johnson estimated the Utilities fair share was \$35,776, down somewhat from Shawki's request. Shawki said that his developer was asking for anything he could get. There was a motion by Pittman, second by McLelland, to approve the payment of \$35,776 to the developer of Bent Tree for the additional cost of the required water main. All in favor, motion carried.

Moore recognized Bill Platz, P. E., who represented Bob Bahl. Platz asked for permission to extend a two-inch water main about 84 feet to serve lot number 628 in Dolphin Circle, Beaver Shores. Motion by McLelland, second by Pittman to approve the water main extension, subject to the approval of the City Council.

Moore recognized Mark Johnson again. Johnson presented the Commission with a thick volume called "2000 Master Sewer Plan". Johnson said that the plan was the culmination of several months' work, in an effort to project the moneys the Commission would need to expend on the sewer collection system in the foreseeable future. The Master Plan described over 150,000 feet of sewer to be extended, replaced or rehabilitated, at a cost of about \$17 million. There followed many questions about the plan. What was the time frame? What needed to be done first? Don Roberts, Superintendent of Field Operations, said that the priority for him was the replacement of the aging, small diameter concrete sewers in town, since they were a source of inflow and infiltration (I and I). The clay lines could be saved for later, he said. Someone asked how could we pay for all these improvements? McAlister said that the state revolving loan fund had money to loan at three percent for fifteen years. He also said that the draft Water Master Plan was due out next month. No action was taken on the Sewer Master Plan.

Johnson continued with a presentation to the Commission regarding the Pleasant Grove Water Line Project, also known as Phase III of the 1998 Water Bond projects. Johnson explained that the original plan was to extend a twelve-inch main from the A. G. Russell Knife Showroom in Lowell across the bypass and west along Pleasant Grove Road, connecting with the existing twelve-inch main in Bellview Road. Since then, the Shadow Valley Project, with its two planned golf courses and 1100 planned residential units on the western edge of the City's pressure grid, had caused him to rethink the twelve inch main and opt instead for a twenty-four inch transmission main, ultimately extending west to Highway 112.

Johnson said that he had been asked by McAlister to design a water main to serve the homes in Pleasant Acres as part of the project. The additional water line was going to increase the cost to about \$1.4 million, he said. There was a motion by Pittman, second

by McLelland, to continue with the design of the project as described. All in favor, motion carried.

Moore recognized Larry Gregory, P. E., of Crafton, Tull, and Associates. Gregory was the engineer for the Wal*Mart Neighborhood Market planned for New Hope Road. Gregory said that the property to be developed had a ten-inch sewer running across it, some of which had to be relocated for construction of the building. He said that he had been asked by the staff at RWU if Wal*Mart would upsize the sewer to a twelve inch, and replace the entire ten-inch sewer on Wal*Mart's property. Johnson explained that the sewer in question was slated for replacement due to its age and inadequate size. There was a motion by Pittman, second by McLelland to pay for the difference in cost, not to exceed \$80,000. All in favor, motion carried.

Moore recognized Joyce Johnson, Utilities Controller. Johnson presented the Commission with financial sheets for February 2001. She noted that the unaccounted for water rate had decreased to ten percent for the preceding twelve month period. No exceptions to the reports were noted.

Pittman asked Jim Clark if the Waste Management lawsuit would affect the City in any way? Clark said he did not think so.

The meeting adjourned at 5:25 PM.

Respectfully submitted,

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