

Rogers Waterworks and Sewer Commission

May 24, 2004

Minutes

The Rogers Waterworks and Sewer Commission held its regularly scheduled monthly meeting at 4:00 PM, Monday, May 24, 2004, in the Rogers Water Utilities Training Center. Commissioners present were Donnie Moore, Dick McLelland, Fred Wanger, Lon Pepple, and Jerry Pittman. Rogers Water Utilities staff in attendance were Tom McAlister, Mark Johnson, Mike Lawrence, Don Roberts, Stephen Ponder, Terry McCauley, and Earl Rausch. Others at the meeting were Jason Kelley, Steve Glass, Steve Hesse, John Moore, Dan Brown, Tom Terminella, Kyle Weaver, John Wary, and Dan Flowers. Chairman Moore called the meeting to order at 4:05 PM.

There was a motion by Pittman, second by Wanger, to approve the minutes of the April Commission meeting. All in favor, motion carried.

Moore recognized Don Roberts, Superintendent of Field Operations. Roberts recognized Terry McCauley, Team Leader, Sewer Rehabilitation, for twenty years of dedicated service to Rogers Water Utilities.

Moore recognized Steve Glass, Director of Public Works for the City of Rogers. At the previous meeting, Glass had asked the Commission for “help” to get sewer service extended along Pleasant Grove Road, east from Pleasant Crossing to the east side of Concorde Road. Glass said that he had verbal commitments from several property owners in the vicinity to pay the cost of an eight inch main, lacking only a hard cost figure, which could only be reached by the bid advertisement/award process. Earl Rausch, Design Engineer for RWU, did a preliminary design, Glass said, and estimated that a ten-inch sewer main was indicated, based on the size of the drainage basin. Rausch estimated that the difference in cost between an eight-inch main and a ten inch main was about \$33,000, and recommended the Commission pay for the upsizing of the sewer main, subject to written commitments from the land owners to pay for the cost of an eight inch main. There was a motion by Pittman, second by McLelland, to accept Rausch’s recommendation. All in favor, motion carried.

Chairman Moore recognized Mark Johnson, P. E., Utilities Engineer. Johnson presented the Commission with a spreadsheet indicating the present status of the several construction jobs in which the Commission had a pecuniary interest. Johnson indicated

that the Garrett Road/Bellview sewer project was nearing completion, with lines being laid in Pleasant Acres addition. He noted that the lift station contractor was slightly behind schedule, due to late deliveries of parts and equipment. Johnson noted that there was already a home ready for sale in the Cross Creek development.

Continuing, Johnson said that design work was proceeding on the 24-inch water main extension to the proposed elementary school on Old Wire Road. He said that the City of Rogers had determined recently the Old Wire Road should be widened and improved from New Hope Road south to the new school. That being the case, he said that proposed 24-inch main should be extended to Hardwood Road to avoid the street construction.

Next, Johnson brought the Commission up to speed on the ground storage tank/pump station project at S. 23 St. and Lilac. He said that the tank subcontractor, Preload, Inc., had poured the roof, and were busy wrapping the tank with steel wire, which would be then covered in grout. Pittman asked if there would be any interruption of service due to the construction? Johnson said no, that all necessary tie-ins had been completed with no problems. When would the tank be full of water? Pepple asked. Johnson said that the contract would likely be extended to the middle of July, at which time he thought the testing and filling would be done.

Continuing, Johnson said that the staff had designed a 24-inch water main line extension for Pleasant Grove Road, from near S. 8th St. west to Pleasant Crossing development. Four bids were received, and the low bid was from Seven Valleys Construction of Cassville, MO, for \$625,683. There was a motion by Pittman, second by McLelland, to approve the low bid. All in favor, motion carried.

Moore recognized Dan Brown, P. E., Crafton, Tull, and Associates. Brown said that he was representing his client, Tom Terminella, who had come to the Commission several months ago for the purpose of adjusting the water service boundary between Rogers and Lowell, so that Rogers Water Utilities might serve 11 acres lying south of the current boundary. Brown said that, at that time, he was asked if the issue might be resolved between the two cities so that the issue would not come before the Commission again. Since that time, he said that there was no resolution, and that Lowell seemed intent on serving the area with its own sewer system (yet to be constructed). Brown said that Lowell had agreed to move the boundary, and that the Springdale Water Commission would take up the matter next Wednesday. Brown said if both Commissions were favorable, the issue would then go before the city councils in Rogers and Springdale. There was a motion by Pittman, second by Pepple, to approve the request to adjust the boundary, subject to approval by the city council. All in favor, motion carried.

Moore recognized John Wary, P. E., Morris and Shipley, who represented the developer of The Peaks, a large planned-use development on S. 26th St. Wary said that the developer had been required to make several improvements to his property to aid future development, and he requested reimbursement for \$133,858.50. RWU engineering staff recommended a smaller reimbursement, since a 12-inch water main was needed to

serve the development, due mainly to anticipated irrigation demand. Wary said that a ten-inch was sufficient, but the Utilities did not approve ten-inch water mains. There was a motion by McLelland, second by Wanger, to approve the reimbursement of \$110,001 to the developer of The Peaks. All in favor, motion carried.

Moore recognized Steve Hesse, P. E., Engineering Design Associates, representing the developer of the Hearthstone Addition on Rainbow Road. Hesse said that RWU staff had required that additional facilities be built at greater depth, in order to facilitate the extension of water and sewer facilities beyond the boundary of Hearthstone. For that reason, Hesse said that he reckoned that the developer was owed \$78,981.76. Again, the RWU engineering staff took issue with the reimbursement of the cost difference between an eight-inch and a 12-inch water main, citing the need for the capacity within the 250-lot addition. Hesse said that his calculations showed that an eight-inch main was adequate. There followed a discussion of the need to update the RWU Minimum Standard Specifications.

McLelland said that it would save time if the minimum standard was set at 12-inch mains. That way, developers would only need to come to the Commission for a waiver, instead of for a reimbursement. Johnson said that the minimum standards could be changed and probably should be, since the last update was in 1996. Johnson said that the explosive growth in far southwest Rogers had caused the need for a policy shift regarding water main sizing. Finally, there was a motion by Pittman, second by McLelland, to approve the reimbursement of \$55,942.34 to the developer of Hearthstone. All in favor, motion carried.

Since Joyce Johnson, Utilities Controller, was absent, the Commission tabled the discussion of the proposed FY '05 budget proposal.

McAlister said that he had contracted with the Arkansas Soil and Water Conservation Commission for a 319 grant, which would assure the sample collection and analysis of water samples in the Illinois River near the Arkansas/Oklahoma state line. He said that the grant required a match of about \$30,000 over the next three years, but that the State would pay about \$110,000 over the next three years. He said that the data would prove to be important, if and when the State of Arkansas wound up in court with Oklahoma over the phosphorus issue in the river.

Continuing, McAlister said that Don Roberts would be retiring at the end of June.

McAlister brought everyone up-to-date on the situation with the Monte Ne Mobile Home Park. He said that the owner, Mr. Dave Bisbee, closed the park down after water leaks made the continued operation untenable. McAlister said that the Utilities was owed about \$17,000 by the MHP. While Bisbee had said that RWU would be paid in full when the MHP was sold, McAlister said that he was concerned about the amount and age of the debt. McAlister said that some of the debt was over 60 days in arrears. He said that it was unusual to accumulate such a large amount for such a long period.

McAlister said that there were extenuating circumstances, such as the large number of people that would have to be displaced if the water was shut off for nonpayment. The Commission directed the City Attorney and the manager to take whatever steps necessary to assure the payment of the debt.

Finally, McAlister said that the necessary data had been forwarded to the water rate consultants for a recommendation for connection fees. He said that Tom Gould was set to appear before the Commission on June 21 with his findings. At that point, several Commissioners voiced concern over their ability to attend a meeting on that date. McAlister said that he would check with the consultant about an alternate date.

The meeting adjourned at 5:15 PM.

Respectfully submitted,

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

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