

# **Rogers Waterworks and Sewer Commission**

**September 16, 2002**

## **Minutes**

The Rogers Waterworks and Sewer Commission held its regularly scheduled monthly meeting at 4:00 PM, Monday, September 16, 2002, in the Rogers Water Utilities Training Center. Commissioners in attendance were Donnie Moore, Lon Pepple, and Fred Wanger. Commissioners Jerry Pittman and Dick McLelland were absent. Rogers Water Utilities staff in attendance were Tom McAlister, Mark Johnson, Joyce Johnson, Pat Sharp, Earl Rausch, Steve Ponder, and Don Roberts. Others in attendance were Jim Clark, Ron Whaley, Christene Cox, Justin Whaley, Lee Mayne, and John Moore. Chairman Don Moore called the meeting to order at 4:00 PM.

There was a motion by Wanger, second by Moore, to approve the minutes of the August meeting as submitted. All in favor, motion carried.

Moore recognized Don Roberts, Superintendent of Field Operations. Roberts presented Pat Sharp, Field Operations Tech, with a certificate of appreciation for five years of service to RWU.

Moore recognized Tom McAlister, Utilities Manager, who recognized Joyce Johnson, Utilities Controller, for five years of dedicated service to RWU.

Moore recognized Mark Johnson, P. E., Utilities Engineer. Johnson presented the Commission with a brief report on the status of the many construction projects in which the Commission had an interest. He mentioned that the Pleasant Ridge (Prairie Creek area water project) had finally been completed. The Phase III, 1998 Water Bond project (Pleasant Grove at I540) was mostly complete, except for some cleanup issues on contract "A".

Continuing, Johnson said that Phase VI, 1998 Sewer Bond project was essentially complete, and customers were connecting to the new sewer mains in the W. New Hope area. The Phase VIII sewer project (southeast Rogers) was making some progress, he said. The Arkansas – Missouri Railroad had not been particularly cooperative, Johnson said, in allowing a sewer casing bore under its right-of-way. He said that the matter had been turned over to the City Attorney's office for condemnation.

Moore recognized Lee Mayne of Sand Creek Engineering, representatives of the developers of Avalon Subdivision in Benton County. Mayne presented the Commission with a letter from Tim Sorey that outlined the latest offer from the Silver Linings, Ltd., the developers of Avalon. The developers were offering to pay a flat fee of \$50,000 to RWU in lieu of off-site water system improvements required by RWU staff. The letter said that the developer would also pay to RWU \$2000 per meter at the time of connection, to help retire the debt owed on the old Horseshoe Bend-Highway 94 East Water Association. The letter said that sprinkler systems would not be allowed unless they connected to individual wells.

Tom McAlister said that he and the engineering staff had met with Sorey and the developer to work out this compromise. He said that the Utilities had a plan to improve the water system as growth dictated, without the use of City monies. In-house engineers had studied the hydraulic model of the water system, and determined that eventually, demand in the system would require an additional 12,000 feet of 12-inch main, at a cost of about \$700,000 in today's dollars. McAlister said that the Commission should institute a connection of \$4000 per meter in this area of the County, in order to pay for the necessary water system improvements.

Continuing, McAlister questioned some items in Sorey's letter to the Commission. He said that the \$50,000 payment and the \$150 per meter connection fee must be paid before the water was turned on to the subdivision. At this point Mayne objected on his client's behalf, noting that the developer had already agreed to pay \$50,000. McAlister said that every developer paid the connection fee, regardless of other fees that might be assessed. He noted that the \$2000 per connection fee went into a fund to pay the debt, and the \$50,000 would go into another fund for future improvements, and the connection fees went in to another established escrow account, to fund system improvements. The developer Whaley gave verbal assent to the additional connection fee.

McAlister said that the City Council would need to approve the water extensions as well. McAlister said that the developer needed to proceed with his project. There was a motion by Pepple, second by Wanger, to recommend the water extension to the City Council, provided: 1. Payment of \$50,000 in aid of construction and \$3600 for 24 meters received before water service would be established, 2. The developer would establish a Property Owners Association that would be responsible to pay the \$2000 per meter debt service fee, 3. There would be no automatic sprinkler systems connected to the public water system, and 4. That a \$4000 per connection charge would be collected on the old rural water system until such time that water system improvements were warranted and monies were available. All in favor, motion carried.

Moore recognized Joyce Johnson, Utilities Controller. Johnson presented the Commission with financial sheets for August. There were no exceptions taken to the financial sheets as presented.

The meeting adjourned at 4:30 PM.

Respectfully submitted,

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

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