

Rogers Waterworks and Sewer Commission

September 18, 2000

The Rogers Waterworks and Sewer Commission held its regularly scheduled meeting at 4:00 PM, Monday, September 18, 2000, in the Rogers Water Utilities Training Center. Commissioners Donnie Moore, Dick McLelland, Beck Scott, and Jerry Pittman were present. Commissioner Lon Pepple was absent. Rogers Water Utilities staff in attendance were Tom McAlister, Mark Johnson, Joyce Johnson, Don Roberts, Mike Lawrence, Earl Rausch, and Judy Bridges. Others in attendance were Tom Hopper, Charles Reaves, Gary Combs, Bill Burnett, Kevin Thomas, and Ashley Kelley. There were over 200 persons present to show support for improving the water system at Highway 12 East of Rogers. Their names are attached hereto and made a part of these minutes by reference. Chairman Donnie Moore called the meeting to order at 4:05 PM.

There was a motion by Pittman, second by McLelland, to approve the August 21, 2000 minutes as submitted. All in favor, motion carried.

Moore recognized Mark Johnson, Water Utilities Engineer. Johnson presented the Commission with a draft Capital Improvements Plan (CIP) for the Rogers Water Department. The CIP included projects that the staff of RWU had deemed desirable to provide service to the City of Rogers, and to make the system work better. The total cost for all the projects (attached hereto) was over \$22 million. The CIP included several items pertaining to the area east of the City of Rogers, along Highway 12, known collectively as the Prairie Creek area.

Johnson said that he had been working with the engineering firm of McGoodwin, Williams, and Yates, Inc., which had recently developed a hydraulic model of the entire water system from Beaver Water District to Bella Vista. He said that the model was quite complex, containing over 5000 pipes. He said that the hydraulic model had revealed some deficiencies in the water system. He said that the problem with the Prairie Creek system was the single, eight inch water line serving the entire area. Johnson said that the answer to the problem was a larger diameter line and a larger storage tank. He said that the engineers had not been able to make a recommendation about the line size. Since he was not sure what size the line needed to be, he was unable to say how much the project would cost.

Moore asked when the hydraulic study would be done? Johnson said that he hoped to have a recommendation by next month. McLelland asked if the problem was an ongoing problem, or was it a function of the high demand during drought conditions? Johnson said yes, the problem was only critical during the summer, but said that the

problem would tend to worsen as growth continued. Johnson said that the demand on the east side of the water system could affect the water system downtown, so the additional water mains and/or storage tanks would need to be considered as a part of the entire system.

Pittman asked if additional storage was necessary? Johnson said yes, one of the problems was a lack of storage, and the difficulty of keeping the tank full of water in the summer months. Moore opened the meeting for questions, after assuring the people present that the Commission was sensitive to the needs of the customers in the affected area, and that the problem would be addressed by the Commission in a timely fashion.

Al Bowers of Prairie Creek asked what would be the position of the Commission on additional connections to the system, in light of the letter from the state health department? Tom McAlister said that he would not be in favor of imposing a connection ban, since the Commission had already expressed its willingness to help the problem.

Bowers asked what the Commission was going to do about getting water to the existing customers in the interim? Moore said that the problem was going to be addressed and made a priority. McLelland said that the Commission was unaware of the problem until very recently, and that the problem would be addressed.

One man asked if there was any planning or cash reserves built up over time in anticipation of necessary improvements caused by growth? Moore said that he could not answer the questions at the time.

One man said that he had called three times and had not received a response from the Utility. Moore said that he should call a Commissioner when that happens, and introduced himself and the other Commissioners.

E. J. Miller, president of the Prairie Creek Property Owners Association, said that he was satisfied that the Commission was working on the problem, but that he would be coming back to successive meetings to assure that the project was kept in front of the Commission. With that most of the people left the building.

Moore recognized Don Roberts, Superintendent of Field Operations. Roberts presented the Commission with a bid tabulation and a recommendation to trade four Utility trucks. The low bids, with trade, were two compact size pickups, Kent Rylee Chevy Olds, \$29,550. One full size, and one one-ton four by four cab and chassis, Ron Blackwell Ford, \$46,568.10. Scott asked if the purchase was a budgeted item? Roberts answered that \$80,000 had been budgeted, so the bids were less than the budget. Motion by Scott, second by Pittman, to approve the purchase of four trucks as described. All in favor, motion carried.

Moore recognized Charles Reaves. Reaves showed the Commission a conceptual drawing of a proposed golf course/housing development to the south and west of the Rogers Pollution Control Facility. Reaves said that the development would cover about

500 acres and include over 1100 lots. He said that he wanted to use effluent from the plant to irrigate the golf course. Reaves said that the golf course architect had recommended that he (Reaves) procure some 27 acres from the Pollution Control Facility sludge farm, to make his golf course work better. He offered the Commission three thousand dollars per acre, which was mainly bottomland bisected by two creeks. Pittman asked Mike Lawrence, Pollution Control Facility Manager, what he thought of the proposal? Lawrence said that he had nothing against the development, and encouraged the use of effluent for irrigation purposes, but he did not think the Commission should sell property that acted as a buffer against the encroachment of development. Jim Clark, Deputy City Attorney, said that for such a sale to take place the Commission must declare the land "surplus", and the Commission would need to advertise for bids. Scott commented that he was not interested in buying the land, but that he would give more than three thousand per acre for it. McLelland said that the staff needed to make the decision to sell or not, since it impacted operations at the Pollution Control Facility. No action was taken on the offer from Reaves.

Moore recognized Mark Johnson, again. Johnson reported on several of the water and sewer projects in which the Commission had a pecuniary interest. He showed the Commission an aerial photograph of the area of South Dixieland Road and Perry Road. Johnson said that the City of Rogers, in widening Perry Road for the new high school, had cut a septic tank leach field line at S. 21st Street. The resident did not have the means to correct the problem, Johnson said, and the nearest sewer line was over 2000 feet to the east. Johnson said that the City's road contractor, DECCO, had given the City a firm price of \$61,364 to extend sewer to the home. Johnson said that the City of Rogers was willing to pay for half the cost. After some discussion, there was a motion by Pittman, second by McLelland, to pay for half the cost, in order to help out the City. All in favor, motion carried.

Continuing, Johnson said presented the Commission with a bid tabulation for the 30-inch water transmission line protection project. The project consisted of a large, reinforced concrete slab to keep the 30-inch water main from washing out of the bottom of Turtle Creek, near the intersection of West Walnut and S. 28th St. The low bidder was Northwest Excavation, Inc. for \$97,350. McAlister said that the City of Bentonville was contractually obligated to pay for half the cost. There was a motion by Pittman, second by McLelland, to award the project to Northwest Excavation. All in favor, motion carried.

Further, Mark Johnson said that bids had been taken for a water line extension project in Garret Lane off Garret Road in the newly annexed area of the City. The apparent low bid was for \$32,133 from Red Deer Construction. The water line contractor for Phase II of the 1998 water bond projects, Willis Parks, agreed to do the work in a change order for \$27,594.15, a savings of nearly \$5000. Bruce Johnson, who is building a home on the end of Garrett Lane, had offered to contribute \$8500 for an eight inch main. There was a motion by Pittman, second by McLelland, to throw out the bids, and award a change-order to Willis Park for the mentioned sum. All in favor, motion carried.

McLelland asked about the status of the Southwest sewer project (Phase VI). Johnson said that staff was trying to obtain at least 75% of the necessary easements before going out for bids.

Moore recognized Tom Hopper, P. E., of Crafton, Tull, and Associates. Hopper said that he represented the owners of Pinnacle Hills development, a commercial subdivision on Champions Drive. Hopper said that the staff at RWU was concerned that a planned hotel and convention center might overload the existing eight inch sewer main in Pinnacle Point, and had asked that the sewer be rerouted to the south, about 2200 feet, into an existing 24 inch outfall sewer. Hopper had an engineer's estimate to construct a twelve-inch sewer for \$198,695 from Basic Construction, the owner of which, Gary Combs, was also a partner in Pinnacle Hills. Hopper said that Combs had agreed to pay for half the cost of the off-site sewer, provided his company did the work. Hopper said that the Commission would need to waive the requirements of competitive bids. Jim Clark said that he did not think it was legal, but he would research the law and get back to the Commission. Pittman said the Commission could have a special called meeting if necessary. Someone said the Commission could go ahead and approve the expenditure and avoid a meeting, if it proved to be legal, in the opinion of the city attorney. There was a motion by McLelland, second by Pittman, to pay up to \$99,000 toward the cost of the off-site sewer for Pinnacle Hills, waiving competitive bids, if the payment was deemed legal. All in favor, motion carried.

Moore recognized Joyce Johnson, Controller for the Utilities. Johnson presented the financial sheets for August 2000. She noted that sales were off compared to last year, due to the relatively mild weather in July. She said she did expect a big month next month. The Commission accepted the reports without comment.

The meeting adjourned at 5:45 PM.

Respectfully submitted,

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

