

Rogers Waterworks and Sewer Commission

December 19, 2005

Minutes

The Rogers Waterworks and Sewer Commission held its regularly scheduled monthly meeting at 4:00 PM, Monday, December 19, 2005, in the Rogers City Administration Building. Commissioners present were Donnie Moore, Don Kendall, and Lon Pepple. Donna Warren and Jerry Pittman were absent. Rogers Water Utilities staff in attendance were Tom McAlister, Mark Johnson, Joyce Johnson, Mike Lawrence, William Evans, Earl Rausch, Stephen Ponder, Everett Balk, and Tim House. Others in attendance were Tom Terminella, Robert Ginnacca, James Harter, John Mack, Debby Weineke, Lori Harrison-Stone, Chris Griffin, Derrel Smith, Nathan Young, and Brook Reinhard. Chairman Moore called the meeting to order at 4:00 PM.

There was a motion by Kendall, second by Moore, to approve the November minutes as submitted. All in favor, motion carried.

Moore recognized Mark Johnson, P. E., Utilities Engineer. Johnson presented the Commission with a brief report on the status of several water/sewer projects in which the Commission had a pecuniary interest. He said the Mt. Hebron Road/Wallis Road/Champions Drive waterline project would start in January 2006, and be essentially complete in six months. He noted that the relocation of 600 feet of 8-inch water main on Highway 12 East was waiting on approval for the state highway department. Johnson said that all the water system improvements on the southeast part of town were finished and cleaned up.

Continuing, Johnson said that the various street relocation projects (S. 26th St., S. First St., Pleasant Grove Road) were waiting action from all the utilities companies. Johnson said that the biggest project was the sewer line relocation and upsizing necessitated by the proposed Perry Road/I 540 interchange. He said negotiations were ongoing with the highway department, and that the relocation was under design in-house.

Johnson said that the proposed widening of Horsebarn Road had greatly diminished due to the developers' desire to build another thoroughfare (S. 52nd St.) through the development between Horsebarn Road and I 540. As a result, only about 1000 feet of 12-inch water main had to be relocated, he said. Johnson said that the project had been designed in-house and bid. He presented the Commission with a bid tabulation with two bidders. The low bid was from Seven Valleys Construction, for \$108,155. He said the engineer's estimate was \$137,000. Johnson recommended the bid to the Commission. There was a motion by Pepple, second by Kendall, to approve the bid from Seven Valleys. All in favor, motion carried.

Continuing, Johnson said that Tom Terminella, developer for Lakewood Addition, had asked for assistance in building water and sewer facilities to his development in extreme

southwest Rogers. Johnson said that the water line through the development had been upsized from an eight-inch to a twelve-inch, and the sewer was lowered considerably to aid expansion to the west. Johnson said that the RWU's contribution was needed and that the cost was set at \$112,706.44. There was a motion by Kendall, second by Pepple, to approve the contribution in aid of construction to Terminella, not to exceed \$112,706.44. All in favor, motion carried.

Continuing, Johnson said that the developer of Lexington subdivision, Paul Pinkley, had asked to be paid for improvements in his subdivision, over and above that which was required to serve his own property. Specifically, RWU staff had asked for a ten-inch sewer rather than an eight-inch, and that the sewer be built at increased depth. The developer's engineer calculated the increased cost to be \$174,636.30. There was a motion by Pepple, second by Kendall, to approve the contribution of \$174,636.30 to Paul Pinkley, in aid of construction. All in favor, motion carried.

Chairman Moore recognized Everett Balk, RWU's project facilitation engineer. Balk informed the Commission that his section was all caught up with plan review, thanks to help from Mark Johnson, Earl Rausch, and Tom McAlister. He said that another engineer had been hired, and would start next month. Balk presented the Commission with a proposed checklist for engineers and others requesting approval from RWU. If the engineer's followed the checklist, it would greatly lessen the time required to go through the review/approval process, he said.

What would the new engineer do? Someone asked. Plan review was the reply. How many new engineers? Pepple asked. Just one, Balk said. Moore asked if the engineers were taking advantage of the predesign meetings? Balk said most were, and that it helped the process.

Moore recognized Debby Weineke, Director, Habitat for Humanity Benton County, and John Mack, an architect, who was helping Habitat develop a project budget for Habitat Trails addition, a proposed 14-unit development on S. Old Wire Road. Specifically, Weineke was asking for a waiver of any or all access fees and hookup fees, since Habitat was a non-profit organization, and since the homes would appraise for \$80,000 to \$120,000. Weineke said that the City of Rogers had committed over \$38,000 of its annual Community Development Block Grant allotment to the project. Chris Griffin, Deputy City Attorney, said that state law allows the Commission to make contributions to charitable entities, and that the waiver of fees could be considered a contribution.

Kendall expressed his desire that there be more Commissioners present to make such a commitment. He said he felt more comfortable with the idea of making a contribution than waiving the fees. Moore asked when the first houses would be built. Weineke admitted that building permits were several months away, since the development still had to go through the large scale development planning process with the Rogers Planning Commission.

Someone asked Tom McAlister, RWU Manager, if he had waived the fees before. McAlister said that he had waived new customer fees for Habitat before, but nothing on a scale like the proposed Habitat Trails addition. Since there was no motion, Moore asked Weineke and Mack to return to the January Commission meeting, so that the absent Commissioners could also have input into the process.

Moore recognized Joyce Johnson, CPA, Utilities Controller. Johnson presented the Commission with financial sheets for the month of November. She also presented a special spreadsheet analysis, comparing the demand of the first third of FY '06 to the same period of FY'05. Demand for water was up 17%, and revenues were up over 30%. She admitted that the budget growth projections were much more conservative. Kendall asked why the growth in the sewer department did not mirror the growth in the water department. Johnson said most of the new growth had "irrigation" meters, which had no sewer fees attached.

The meeting adjourned at 4:40 PM.

Respectfully submitted,

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

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