

NORTH LITTLE ROCK WASTEWATER TREATMENT COMMITTEE

MINUTES OF A MEETING HELD TUESDAY, AUGUST 12, 2025

A meeting of the North Little Rock Wastewater Treatment Committee was held on Tuesday, August 12, 2025, in the administrative offices located at 7400 Baucum Pike, North Little Rock, Arkansas 72117.

The meeting was called to order by Chairman Matthews at 11:05 a.m. The roll was called and a quorum was present. Those in attendance at the meeting were Chairman Matthews, Mr. Gabe Stephens and Mr. Ed Nelson. Also in attendance were Mr. Michael Clayton, Director, Ms. Shelley Cline, Director of Finance, Ms. Toni Martin, Human Resources Administrator, Mr. Brian Grant, executive assistant, Mr. Sam Hilburn and Mr. Scott Hilburn with Hilburn & Harper, Ltd. and Dawn Harmon.

First the Committee reviewed the minutes of its July 8, 2025 meeting. There being no questions or comments, a motion was made by Mr. Stephens, seconded by Mr. Nelson to approve the minutes as submitted. The motion carried unanimously.

Upon motion made by Mr. Stephens, seconded by Mr. Nelson, the Committee unanimously approved the Financial Report for July 25, 2025.

Director Clayton explained to the Committee that Environmental Systems Research Institute, Inc. (ESRI) provides software and developer tools that support both the Utility's GIS and CMMS (CityWorks). NLRW implemented CityWorks several years ago to modernize work orders and improve efficiency among the Collection Systems Maintenance, Engineering and Administration Departments. The ESRI Enterprise Software is a critical and necessary component of NLRW workflow. Currently, approximately 77 employees utilize ESRI as part of their duties. ESRI has quoted a 3-year Enterprise License Agreement at the rate of \$30,200 per year or, in total, \$90,600.00. After discussion, a motion was made by Mr. Nelson, seconded by Mr. Stephens, to authorize the staff to enter a 3-year Enterprise License Agreement with Environmental Systems Research Institute, Inc. at a total contract price of \$90,600.00. The motion carried unanimously.

Next, the Committee discussed the Faulkner Lake Mechanism Rehabilitation Project. This \$972,000 project was bid one year ago and awarded to Mongan Painting. Work is currently underway to rehabilitate several assets at the Faulkner Lake and White Oak Reclamation Facilities. These assets include

secondary clarifier rake mechanisms, crane gantries, and large-diameter piping. However, approximately 50% of the project budget is allocated to the rehabilitation of the Chlorine Contact Basin at Faulkner Lake. This basin was originally constructed during the 1977 Capital Improvements Project to house Rotating Biological Contactors. It was later converted to a Chlorine Contact Basin during the 2001 Phase II Project, where it has reliably served the Utility ever since. During initial cleaning and surface preparation, additional structural damages were discovered. Staff met with the contractor and a representative from the repair material manufacturer to evaluate the conditions and determine an appropriate repair approach. The damages and proposed change order items are as follows:

1. Expanded Wall Surface Repairs

The original repair area was estimated at 27,000 square feet. After removing the structure from service and pressure washing the surfaces, an additional 620 square feet of loose, damaged material was revealed. The proposed lump sum for this expanded area is \$13,982. This equated to \$22.56 per square feet - slightly higher than the original bid unit price of \$18.56, due to increased labor and material costs - but remains below the \$22.92 per square feet rate offered by the next lowest bidder.

2. Inlet and Outlet Channel Floor Repairs

Once the basin was fully drained and the sludge layer removed, the staff identified extensive damage to the floors of the inlet and outlet channels - an area that typically shows only minor wear. The proposed rehabilitation includes cementitious repairs similar to those used in severely deteriorated manholes. The quoted lump sum is \$12,390. With a total area of 1,873 square feet, the cost is approximately \$6.62 per square feet - a cost-effective rate for this type of repair.

3. Gate Grout Replacement

The original grout around the 16 gates has loosened and is failing. The proposed repair includes removing all loose grout and applying a hybrid grout designed to bond to both steel and concrete. This transition will create a continuous seal and prevent water intrusion that could undermine the adjacent repairs. The quoted cost for this work is \$15,360.

4. Leak Point Repairs

The contractor identified 55 active leak points where groundwater is intruding. The proposed repair cost is \$12,270. This is a reasonable

price compared to a similar quote from ICM at \$500 per leak. It is also preferable for the general contractor to complete this work, as it will be covered under their project warranty.

The total price change order amounts to \$54,005. However, Director Clayton informed the Committee that Mr. Lyle Luebner negotiated this price down by approximately \$7,000 lowering the change order amount to approximately \$47,000. Since this amount is below \$50,000, Director Clayton signed off on the change order and no Committee action is necessary.

The Committee then discussed the Diamond Point Lift Station Upgrade Cost Share Agreement. This lift station is located in the northwest area of Maumelle and currently serves approximately 587 customers. A developer has submitted plans to add an additional 203 residential lots planned for single family housing. The existing Diamond Point Lift Station has an undersized wet well and force main for the current and proposed application. NLRW pump maintenance staff included \$470,000 in the 2025 budget to upgrade the lift station. The developer approached NLRW to share the cost of the proposed upgrades to the Diamond Point Lift Station. The developer will upgrade and install the lift station, generator, station piping, valves and force main. In return, NLRW will pay approximately \$277,000 for the wet well, station piping and valves as part of the upgrades. The total estimated cost of the upgrades is \$700,000. With NLRWW contributing \$277,000 to this upgrade, the developer will absorb the difference. A motion was then made by Mr. Nelson, seconded by Mr. Stephens to authorize the staff to draft, with the assistance of the Utility attorneys, and enter into a Cost Sharing Agreement with Ascent Development for the proposed upgrades to the Diamond Point Lift Station. The motion carried unanimously.

Director Clayton advised the Committee that the 1995 Kubota B2400 tractor at the Faulkner Lake facility has experienced a major failure, with repair costs estimated at \$10,329.93. Given the extent of the damage and high costs of repairs, restoring the unit is not considered feasible. The Treatment Department currently operates three tractors, which will be sufficient to handle the workload moving forward. As a result, the purchase of a replacement unit is not necessary to this time. A motion was then made by Mr. Stephens, seconded by Mr. Nelson, to formally decommission the failed Kubota B2400 tractor and authorize the staff to list it for disposal on GovDeals.com. The motion carried unanimously.

Director Clayton then updated the Committee on the Dark Hollow Peak Flow Attenuation Facilities Land Acquisition. He stated that he was still negotiating with Pat Matthews at General Properties to acquire approximately 38 acres of a

115-acre track. This property is zoned conservation which means it is intended for the protection of the environment, and this site has been deemed ideal for this project. Director Clayton further added that the Utility has decided to go with ponds/lagoons and not a concrete facility. After a lengthy discussion with regard to various options, a motion was made by Mr. Nelson, seconded by Mr. Stephens, to continue negotiating with Pat Matthews for the purchase of 38 acres up to the entire track of 115 acres at a price up to \$1.7 million and enter into a Sales Contract with General Properties for the purchase. The motion carried unanimously.

A motion was then made by Mr. Nelson, seconded by Mr. Stephens, to excuse the absence of Ms. Bryant from the meeting. The motion carried unanimously.

Director Clayton then presented several updates:

1. On July 29, 2025, SAK Construction discovered a major sinkhole over the Dark Hollow 36" interceptor near Palm Street while working on CIPP rehabilitation of the adjacent 48" interceptor. SAK has installed a bypass pumping system upstream of the failure to maintain service continuity. Additionally, the staff has implemented a stabilization plan and is currently investigating the cause of the failure. A motion was made by Mr. Nelson, seconded by Mr. Stephens to declare an emergency and negotiate with SAK Construction for the Change Order and to further engage the services of Diamond Construction to do the emergency repair. The motion carried unanimously.
2. Director Clayton noted that the National Association of Clean Water Agencies (NACWA) has recognized North Little Rock Wastewater (NLRW) with multiple Peak Performance Awards for the 2024 calendar year, 2 Platinum (Maumelle WRF), and 1 Silver Award (Faulkner Lake WRF).

These awards are part of NACWA's national recognition program in which 55% of all member utilities achieved Peak Performance status in 2024. Of NACWA's 358 public utility members, 199 had 152 facilities received awards:

177 Platinum Awards - perfect (100%) compliance with NPDES permits for 5-36 consecutive years.

171 Gold Awards - perfect compliance for one year; Platinum is achieved in the fifth consecutive year.

164 Silver Awards - no more than five permit violations in one year.

Credit goes to the Utility's Operations, Pump Maintenance, and Environmental Compliance Departments for their exceptional work and commitment to maintaining compliance across all facilities.

Toni Martin then shared with the Committee Director Clayton's Manager of the Year award, conferred by the Arkansas Water & Wastewater Manager's Association.

3. Director Clayton shared with the Committee that the NLRW staff met with four City of Sherwood representatives in three separate meetings at the Utility's office to discuss three potential partnership options regarding the Five Mile Creek sewer system. Sherwood's consulting engineer has been given a mid-September deadline to complete a feasibility study, with findings scheduled for City Council review on September 22, 2025. NLRW has offered to facilitate a City Council workshop in early October. If Sherwood pursues regionalization, a Resolution of Intent must be adopted by October 27, 2025. If not, NLRW will proceed with filing a revised Chancery Court agreement to establish clear conditions for the operation and management of Sherwood's satellite collection system under NLRW oversight - protecting the integrity of the Utility's transmission interceptors and current/future treatment capacity in the basin. Director Clayton will keep the Committee updated on any developments.

There being no further action to come before the Committee, a motion was made by Mr. Nelson to adjourn the meeting. The motion carried unanimously, and the meeting was adjourned at approximately 12:20 p.m.

APPROVED AS TO FORM:



K. W. MATTHEWS, CHAIRMAN

RESPECTFULLY SUBMITTED,



**GABE STEPHENS, VICE-CHAIRMAN/
SECRETARY**