

Vienna Utility Board
210 60th Street, Vienna, WV 26105
Regular Utility Board Session
Meeting location Vienna Utility Board
210 60th Street Vienna, WV 26105

March 25, 2022

Public Forum:

The meeting was called to order at 1:00 PM with the Pledge of Allegiance.

Roll call was taken with the following present:

Randall Rapp, Steve Eaton, Kim Williams, Joseph Thorpe, Attorney Russ Skogstad, Absent John Barr.

Also, present: Craig Metz Public Works Director, Lorrie Bond Stormwater Coordinator / Program Administrator, Lise Sibicky, and Craig Richards from Burgess & Niple.

Minutes from the February 18, 2022, Regular VUB Board Meeting and minutes from February 25, 2022, and March 4, 2022, Special VUB Meetings were approved as posted.

Unfinished Business:

- A. **Water Quality Testing** – Per Craig Metz, the latest results have come back excellent, if you all will notice there is also a report from Chemours that shows all tests results from when testing started back in 2016.
- B. **ARP Discussion** - Per Chairman Rapp, he had a meeting this morning with Congressman McKinley, along with the Parkersburg Utility Board attendees, the discussion was directed at how high costs have gone extremely high. Also discussed were the different funding strategies that are out. At this point, later we will get into the discussion on the costs which are not good, so we need to get moving before the costs go any higher. No questions from board at this time.
- C. **5 – Year Plan** – Per Chairman Rapp, are there any corrections, additions, or suggestions anyone would like to add to the 5 – year plan at this point? No comments from the board. Rapp added that one item that is listed is the Greenmont Hills Stormwater Project, I am getting ready to go to the landowners now to get the right of ways signed, simply because the weather is getting better, and we can get into correct this issue without making a large mess. Hopefully, we will be able to get started on this project and get it cleared up. Rapp asked Metz about the Rosemar Road side of this where there is a huge pipe coiled all the way down through that area, Rapp asked if that is something that has been there, Metz stated that is part of it, it is a coiled single wall pipe which is causing part of the issue we are having. When we redo it will be a double walled 15” pipe.
- D. **Burgess & Niple – River Road Water Main Improvements - Update** – Per Lise Sibicky, asked Metz if he wanted to report how many bid packets have gone out so far. Metz advised that we have had three bidders pick up packets, this is a 3-week bid, we are in the first week right now. We are going to discuss the costs estimates on this as well. When we first discussed what this project was going to cost, it has increased, due to state road permits, the costs of piping and fittings etc. Lise Sibicky added the projected costs now is approx. \$770,000. Per Metz, we have been talking about the costs increasing quickly and here we are within a few months we have gone from an estimate of \$443,500 to approx. \$770,000. Rapp added that he did speak with the Dept. of Highways, they are wanting the whole lane paved, Sibicky added it is not the whole road just the side we will be working on. Metz added this is

\$130,000 increase in project price. Rapp stated that one of the things that was brought up in his meeting this morning was once this bid goes out and once you accept the bid from a contractor, what happens when the costs of materials goes up so dramatically? For example, if a contractor comes in and bids \$500,000 on the project, we accept his bid at this cost and before the project gets started the cost of materials increases, who eats the cost of the price over run? Craig Richards added that some state agencies allow you to add a cost escalator in there, such that the time you receive the bid for the day you award the contract, and the contractor experiences an increase in price, they will allow them to show evidence the cost increase occurred and they will add more money to that construction contract. I believe those are cases when there is a significant period of time once bids are submitted and when contract is awarded. In this case we have 3 weeks, so in my opinion there is no need for a cost estimator. Typically, the contracts we put together that have funding agency money in it, if there is some act of God or a totally unanticipated event that has occurred, we need to be given more money. This is becoming common now with costs escalating. The contractors that are bidding these jobs are putting some type of provision in in case the price does go up. Rapp added that during the meeting this morning they stated that some of these items are only guaranteed for today, so if you do not buy it today, they cannot guarantee the price will be the same tomorrow, this just shows how rapidly it is changing. Typically, if we get a price and whatever the price guarantee is the time limit is going away. We had an issue few weeks ago, where one of the contacts we had signed saw the raw materials cost had gone up dramatically but because the cost of the material wasn't more than 10% of what the original bid was we accepted the increase because it wasn't a major factor. Typically, if it's under 10 % we can live with that. The problem is these days when you go out to solicit bids there are two major factors, one is the cost, and the second is availability. If you can get an item from someone for \$10 but he can't get it to you for 12 weeks, but you can get an item for \$12 and only way 3 weeks your best bet is to take the more expensive item that you can get in less time, because in that time period it could go dramatically higher. That is a big issue for us, because our city's purchasing requirements are that we must take the lowest cost, if it is a comparative price or item. I think everyone is going to have to be flexible with this. Per Craig Richards, I know the Utility Board has significant water and wastewater projects in the works, if you submit an application to the infrastructure council for them to make you a recommendation on a project and it goes through their process, it is based on cost estimates and engineering at that time. The design and review of that project may take up to 6 to 9 months, in today's world we are all very sure those costs are going to go up. But, if before you advertise for bids the funding agencies want the projects no more than 3 months out. If the cost estimate is higher the House Bill 4566 can make up that difference, then if the job bids and the bid happens to come in over what you did budget for, then the same fund that the legislature approved the creation of is there to make up that difference. The issue is the legislature passed HB4566, which shows they created the fund but have put no money in it. But looking at a project like River Road, I do not think you will be able to tap into that fund for this. Rapp asked Sibicky if had anything else on the River Road project status, she stated she thinks we are all caught up on this. Rapp added we are halfway through the bid process on this so within the next few weeks we should have all the bids in and have the bid opening. Metz advised yes. The next meeting, we will bring you bid information and Burgess & Niples suggestions. Metz also added he has spoken to a few contractors and the ductile pipe we are requesting is about a year out to obtain. Rapp asked how far out for PVC pipe, Metz said he was not sure no one has given him a time frame on that.

- E. Burgess & Niple – 45th Place Water Main Replacement Update** – Per Lise Sibicky, we have been speaking to Metz regarding existing easements in that area we are finalizing our routing and getting tied into the backyards. She was not sure on any updates on this. Attorney Skogstad stated that he has looked at the right of ways we have for the property on 46th Street going back to one of the original landowners, beyond that I cannot find anything, I have looked at adjoining properties and have located one right of way done back in 1997. I do not see anything were the city of has right of ways for these areas. Rapp asked if we should have received the right of ways since this was a private development and the installed it? Metz added we should have received he right of ways since it was our water and sewer system

yes, but I am not saying we ever did. Russ again added the only one he could find was from 1997 but nothing besides this. Rapp added we are going to have to get right of ways for all the new locations where we want to put in this new water line. The new design issue is the tie in at the end going outside that subdivision toward 3rd avenue is where issue is. Inside the subdivision we can take from Grand Central and do the inside, its outside the subdivision we must have the right of ways. Per Russ, there are arguments there, we could go into a very in-depth legal theory here about easement by and so forth, but I think ultimately if these folks want water service there, they are going to have to give right of ways. We just do not have any anything preexisting to go on. We do already have lines in the ground that have been there 25 years, there are a couple different legal theories we could go with, but we have never taken property by title, we have put lines in, the lawyer language is open and notorious, which sounds worse that it is, all it means is the property owners were there when lines were installed and they have allowed us to operate it. The easiest way to handle this is to go to the property owners and let them know the easiest way to finish this project, this is what we will need. I would hope they would reasonable and in order to have their water and sewer service they would agree to let us have these right of ways. But if we did run into any issues with property owners, we could file petitions if needed. Skogstad advised his recommendation is to contact the property owners. These documents will be simple to draft, at this point I do not think surveys need to be done we just need to start with the property owners and go from there. Metz added he would like to see survey and plats on this for future reference, so that is an option we can look into.

- F. Burgess & Niple – Funding Source Options – Updates for: Water & Wastewater system Improvement Projects** – Per Craig Richards, at the last board meeting, we were advised to hire Michael Griffith to some analysis on these water and sewer projects using different funding scenarios, we have sent him updated cost estimates on the water we are getting him the sewer information, Richards stated he has not spoke to him for a few weeks, he is not sure if he has gotten to look at this information yet, Griffith said he hoped to get to them sometime after March 18, 2022. Rapp advised that he did reach out to Amy Roberts for our numbers, she is preparing those for him. I am sure he cannot get started until he gets all our numbers in hand. So, we will wait on him to get all the information and go from there. Rapp advised is it moving along.
- G. Burgess & Niple – Dredging of Pond Run and Greenmont Dry Dams -** Per Craig Richards, we have nothing to report on this currently. I know you are waiting on funding options from Soil Conservation and Rapp added we have reached out to Senator Manchin's office. There is an incredible amount of money out there but who knows if we will see any of it.
- H. 28th Street Storm Drainage Study – Update** – Per Richards, we have wrapped up a draft, we hope to present this at the next board meeting.

New Business:

- A. 12th Street Pump Upgrade** – Per Metz, we showed you last meeting some pictures and issues we are having at 12th Street, currently we are still running on 2 pumps, the third pump is still in the rebuild shop, we hope to have it back with next few weeks. We had an issue with the spare we had, it did not fit, so we had to go with the option to have the third pump rebuilt at a cost of about \$5,200. In the meantime, Mike Davis and I met some individuals from Precision Pump Valves, they looked at our system and pumps and I what I requested from them was three replacement pumps and a spare. I requested some type of pump that would not clog up or less likely to clog, they do have one, it is a non-clog open chambered propeller, it is not fail proof, but it is less likely than what we have. The cost estimate that Mike and I did includes installation of the three pumps with additional piping. This cost came in at \$416,690.00. These are expensive but I guess the question is how you want to proceed, this

new system is 20 weeks out if we order today, so we will not have until fall, this should be bid out, once I get the rebuilt pump back and reinstalled, we should be good for the summer. We do need to upgrade the system; I would like to have specks prepared and put out to bid. Rapp asked how many years the existing pumps have on them? Metz advised approx. 9 to 10 years. Rapp stated that \$416,690 seems like a lot of money, but if you break it down over 10 years that is \$42,000 a year. It is not such a large amount when you look at the longevity and the lifetime of these pumps. There is no guarantee if we put these new pumps in that they will not go bad. Rapp asked what the size are on these, Metz stated they are about thirty-five ½ inches, we have a 36-inch opening, with 84 horsepower. Rapp asked if we could run a hybrid system, as in two of the old and 1 of the new, Metz advised the piping is completely different on these new pumps and we must replace the discharge pumps as well. Plus, our telemetry system could be impacted, and I just do not think that would be a good idea. My suggestion is to replace the whole package because they are going to have to come in and replace the plumbing anyway, so if we are going to do this, we should just replace all the pumps as well. Maybe someone will want these old pumps we have; we could see about auctioning them off. Metz advised he would just like to replace the whole package. Rapp said he spoke with Amy Roberts about funding this upgrade, we have the money to pay for this upgrade all at once, I have asked her if there are any other options out there as far as financing, or whatever we can do, she is looking into those options. So, we should have a definite idea soon as to what we are looking at money and funding wise. Steve Eaton added that he agreed to update the system. Metz advised he did want to see if there was any other pump systems or options out there. Board agreed.

Manager's Report: Per Metz, have been replacing a lot of service lines, not too many main breaks. Did want to update you all on equipment, we did order a broom attachment for our skid stee last August, we finally got it in today. This broom attachment is great with cleaning up main break or service line messes left behind that the street sweeper just cannot clean up. So nice piece of equipment we finally got in that will really come in handy.

Chairman Rapp wanted to add that he has some many excellent comments on this winter and our guys kept up with streets and snow. They did an excellent job.

Meeting adjourned at 1:40 PM.

Next regular meeting – Thursday April 14, 2022 @ 1:00 PM @ Vienna Utility Board located at 210 60th Street Vienna, WV 26105.

Respectfully submitted,

Lorrie Bond