

**Vienna Utility Board**  
210 60<sup>th</sup> Street, Vienna, WV 26105  
**Regular Utility Board Session**  
**Meeting location City of Vienna Council Chambers**  
609 29<sup>th</sup> Street, Vienna, WV 26105

October 8, 2021

**Public Forum:** Brenda Powell – 1409 31<sup>st</sup> Street  
Jerry Thorn – 406 45<sup>th</sup> Place

The meeting was called to order at 1:07 PM with the Pledge of Allegiance.

Roll call was taken with the following present:

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

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

Minutes from the September 17, 2021, Regular VUB Board Meeting were approved as presented and posted.

**Unfinished Business:**

- A. **Water Quality Testing** – Per Craig Metz, last months results came back as ND everything looking great, just keep in mind since we moved this meeting up a week, we do not have the current results for last month. We will have for 2 months' worth of results for next month's meeting.
  
- B. **Stormwater Issue - Flooding and Structural Damage @ 4705 8<sup>th</sup> Avenue Property** – We have left this item on the agenda until someone decides on how we are going to address this, whether it be City Council or Utility Board, it will be left on as unfinished business. These residence have been hung out to dry for a long time, so one way or another we must make a decision on what is going to happen. Craig Richards of Burgess & Niple has reviewed the plans that we did years ago trying to find a solution and to shed some light on this. There are several options on how to address this problem and obviously there is still the option on the table to purchase the home and turn it into a retention system or any other options we can look at to make sure the water is directed to the drains instead of going into their home. Rapp advised he is not sure what to do at this point, we have spent money developing plans, but we still have to resolution to the issue. It is difficult location due to the land layout it is exceedingly difficult to divert the water. The property sits a lower elevation than where the drainage ditch is. As we all know water can not run up hill unless you pump it, so this makes for an overly complicated situation unfortunately. So again, we are leaving this on the table until we can decide what to do with this issue. Per Kim Williams, as far as the options go there are a lot of things to consider, obviously I feel very bad for these residence but I still have many questions about it. I am concerned about which ever option is chosen how it will affect the rest of the neighborhood. If we remove the home, put in some sort of lift station or culvert this is going to affect property values and that needs to be discussed. I know it has been brought up before but is it a possibility that garage be raised; dirt put in driveway to make it level to eliminate the problem. I would like to see what the options and cost would be before we move forward. Craig Metz asked Craig Richards if he had any reports with him about this property, Richards advised he did not, but they did do a report on this location about 5 – 6 years ago. They looked at 3 different options and they were all basically building some new storm sewers. We did some preliminary layouts showing where storm sewers would go. We

can resurrect that and bring back to the Board. Metz advised that would be great and we can present at next meeting. Metz added, when he first started here, he did speak to him about the garage issue, my suggestion was to eliminate the basement, put the garage in front of the home, they did not wish to do this. That storm drain has been run by camera, there are no deficiencies in that storm drain it is just undersized. It was installed many years ago before all the surrounding homes were built. Also, in reference to the drainage issue these residence have spent thousands of dollars putting in a retention system by themselves, in their backyard. They are not sitting back doing nothing. Williams asked if the residence are flexible and willing to have garage filled in and moved to the front of the home, would that alleviate the problem? Metz stated that it would. Rapp asked Williams that if someone came to you and told you, you had to do a major structural renovation to your property, would you consider it? Williams stated that the problem is she hears this frequently from residence that state their issues and want to know if the City is going to purchase their home. If we open pandoras box, we are going to have many residence having issues wondering if the City is going to buy their home. It is unfortunate what has happened, but that property should never have been built in that way. I think it is going to cause severe consequences getting requests from a lot of residence. Rapp added there is no one that worries about this very issue more than he does, because this type of situation is exactly what scares me. If we purchase this home and fix this problem what is going to happen with the next house. Rapp also added if we do or the residence or the city raise this driveway and it still leaks what do we do then. It is not fixing the issue. Next meeting, we will go through the scenarios again, but in the end, it comes down to dollars and cents, do you put \$400,000 into a big tank in the middle of the road to collect the water or you can buy a house and tear it down. We must look at the bottom line. Williams added she agreed and stated what kind of impact will this have on all the other residence in that neighborhood. I have concerns and would like to see all options or any other solutions we may have. Metz added that we are talking about just one residence and buying their home. This would not just benefit this homeowner, we would be trying to eliminate the issues around this home, buy purchasing it, tearing it down and putting a retention system which would relieve issues around that whole area. We are trying to eliminate a situation in a 9-block area not just the one home. Per Craig Richards, the runoff that is coming down the street into these people's home is coming off a City Street and a City right of way, so is the City liable for the damage to the home because the runoff is coming off a city street? We do not know and that must be part of the decision-making process. Rapp asked Craig Richards to get the numbers and information updated on this and we will discuss at next months meeting. Rapp also advised that he did have home appraised and he would get that information to them.

- C. ARP Discussion** – Per Rapp, at the last City Council meeting it was asked that we reach out to alternative sources to see if there was any funding available for the projects that we have. Craig Metz, Craig Richards, and I went down to County Commission and made a presentation in regard to the River Road project, we asked for \$450,000 to fund this. The project estimate we had was for \$504,000, \$37,000 of this was for the engineering cost which we are already taking care of that. We asked for the \$450,000 for the following reasons, we supply all the water to Boaz and Rosemar Road. If this water line is put in it will allow Mini – Bell Golf Course and the six homes below there access to our water system and will also allow us to balance our water system and help distribute it more efficiently. Since we are supplying water to areas outside of the City limits and benefiting the County, I received word from the County Commission yesterday that they have agreed to fund us \$125,000 toward this project. This is a great gesture on their part because they did recognize we do take care of things outside of city limits. On the City Council agenda for the 14<sup>th</sup>, I have asked for a resolution requesting \$325,000 from the City's ARP funds so we can get this project done. Both the County and we have the money sitting in our account so we will be waiting on what Council decides. If they vote to approve, we will start work immediately.
- D. 5 – Year Plan** – Per Metz, you all have a copy in front of you are there any updates you want to proceed with or any changes or suggestions you would like to see added? You can see on this plan the next three projects on here on agenda we are getting ready to discuss. Kim Williams had few questions, wanted to know what the PER stood for, Craig Richards advised

this means Preliminary Engineering Report, if you go to the state or federal for funding you must have the Preliminary Engineering Report that sets the stage for the money and what the project will be. Williams thanked Richards for explanation. Rapp added that we have been fighting an issue on 23<sup>rd</sup> Street through Woodland Heights with a slip. Each time one of these projects come through you might as well put a \$1 million dollars, there is nothing cheap anymore. We are leaving the 5 – year plan on the agenda so if anyone has any projects they are aware of or that we should put on the plan please either send to Lorrie or Craig and we will get on agenda, discuss, and see if we can figure out a plan. Williams added that is we want to get the 45<sup>th</sup> Place issue done we need to get it on the plan. Metz advised it is on plan and will be discussing in the upcoming items on agenda in few minutes, under the water system improvements section.

### **New Business:**

- A. Burgess & Niple – Update for Water Project** – Per Craig Richards, Craig Metz and the mayor asked us to present to the Board project cost estimates on projects that are larger in scale and scope because it is much more cost effective and efficient to do large projects every so often. So that is what we have been asked to do is to present to the Board a water project, a wastewater project and with respect to the water project since the issue has come on and been on the forefront with 45<sup>th</sup> Place we were asked to give you a separate cost estimate just for 45<sup>th</sup> Place to see what the magnitude would be. We included the 45<sup>th</sup> Place project in with the entire water system improvement costs and also prepared a stand alone cost estimate on 45<sup>th</sup> Place in case the Board decided to pull the trigger and go ahead with this project. Focusing on the water system improvements cost document, the 1<sup>st</sup> page is the project costs, the 2<sup>nd</sup> page is a street by street location of the water main replacements that are the most pressing, the 3<sup>rd</sup> page is water main improvements to help with fire protection capabilities at different locations and the last page is a map of the city showing the locations where the projects are. Looking at first page it shows for the water system improvements for what is identified today it comes to approx. \$3.8 million. These are just rough estimates currently that show fees, land easement costs, permit fees etc.
- B. Burgess & Niple – Update for Sewer Projects** – Per Craig Richards, this is the same thing Mike Davis laid out in his presentation last month for the sanitary sewer improvements. The first page is the project costs, 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> pages are exhibits of the projects. Going to first page you have the cost of the 11<sup>th</sup> Avenue sewer replacement, 12<sup>th</sup> Street sewer replacement and the replacement force main to Parkersburg. This cost estimate includes land easement costs, permit fees etc. just as in water improvement cost estimates. So, you are looking at a project cost of approx. \$6.6 million. Rapp added that if you look at this together, we are looking at over \$10 million in projects, even if we take the \$2 million from the ARP money, we are still looking at \$8 million that must come from somewhere. I know you all have talked about rate increases and it is obvious after all our discussions we are never going to get these projects done if we don't raise revenue. If we look at the projects and pick the most critical let us just say we are looking at approx. \$6 million to do this. I think we would be well ahead to reach out to Michael Griffith to do a schedule forty-two assessment to find out what it would take to pay for a \$6 million bond project and start the process to find out how much of an impact it really would be to do a step rate increase possibly over 3 years. I do not know what those numbers would be but we are never going to get ahead of this if we do not do something. Rapp wanted everyone's opinion on whether we need to reach out to Michael Griffith and get an idea on some numbers. Craig Richards added that in working with Michael Griffith before he is exceptionally good at looking at rate structures for communities to spread it out over several years if rate increases are necessary and he may have other scenarios in how to handle this. Williams asked if we would do a rate increase staggered that would make the most sense, it is more helpful for the residence. In June of 2024 we have a bond that will be paid off, which I believe is approx. \$1 million + there would then be this money that would become available correct. Craig Richards advised that Griffith would look at all that as well and tell you the best options. Rapp advised he will reach out to Michael Griffith and get some preliminary numbers on \$8 million needed.

- C. Burgess & Niple – Update on Pond Run Dredging** – Per Mike Davis we did not get the paper documents out in time and apologize for this. Regarding this project cost you are looking at approx. \$1.35 million for the dredging of Pond Run and each of the Dry Dams. Steve Eaton asked how much was in the Stormwater Fund, Metz advised \$1.3 million, we also have approx. \$200,000 from soil conservation. We also can tap into the general fund for this since it is stormwater and not water or sewer.

**Manager's Report:** We did have a break on 16<sup>th</sup> Street, which is the 14<sup>th</sup> break we have had on 16<sup>th</sup> Street in the last year and 1/2. Update on Boaz the meter vault is set, Tuesday we will be installing insertion valve, this should be complete in about 2 weeks. The other issue right now is the hydrants we bid out; the contractor is having an exceedingly difficult time finding hydrants. We are looking at approx. 8 -10 weeks out. Last thing, our impellor down at 12<sup>th</sup> Street went out last January, we ordered one from Germany, they lost it, had to order another we finally got in September, and we did get it installed yesterday. So, all pumps back up and running at great speed, this is great news for us. Rapp wanted to give an update, you know we all had scheduled a joint meeting with Council and the Utility Board, unfortunately the Covid situation has hit us hard again so we will be holding off on this meeting and reschedule when everyone is back and well again.

**Board Comments:** No comments

Meeting adjourned at 2:17 PM.

Next regular meeting – Friday November 19, 2021 @ 1:00 PM @ 60<sup>th</sup> Street VUB location.

Respectfully submitted,

Lorrie Bond