



Centerton Utilities

(Water/Wastewater Departments) (Franchised Utility Permitting)

Dec 16, 2025

CALL TO ORDER – The meeting of the Centerton Waterworks & Sewer Commission called to order by Commissioner Donald Casteel.

(1) ROLL CALL – Commissioners present: Melvin Coffelt, Robert Anderson, Donald Casteel, Michelle Haverkamp & TJ Wells. Centerton Utilities' present: Malcolm Attwood, Chad Klingler, John Daniels, Mary Perkins, and Thresia Leimberg. Professional Services present: Jeff Dehnhardt & Tim Mays of ESI, Heather Owens of Harrington Miller, City of Centerton present: Mayor Bill Edwards and Lorene Burns.

(2) Pledge of Allegiance

(3) Approval of Consent Agenda: Commissioner Casteel introduced the minutes of Centerton Utilities from consent agenda November 18, 2025. He asked if anyone had questions or concerns. Commissioner Anderson made a motion to approve the minutes as presented. Commissioner Wells seconded the motion. No members were opposed, and the motion was carried.

(4) Old Business:

- a. **Attorney report – Harrington Miller Law Firm :** Attorney Heather Owens informed the Commission that the City of Tulsa has filed an appeal of the approved Decatur expansion permit and has requested a hearing with the State. A conference call is scheduled for 10:00 a.m. tomorrow to establish a hearing date. Ms. Owens will provide an update following the call.
- b. **Project Updates – Engineering Services, Inc.**
 - I. **Hwy 102 Water Tower #4: Jeff Dehnhardt with ESI:** Mr. Dehnhardt provided an update on the Highway 102 Water Storage Tank project. The project is approximately 77% complete based on cost, with construction expenditures to date totaling approximately \$8.8 million of the \$11.4 million contract amount. The tank portion of the project is substantially complete, with only minor piping adjustments remaining inside the tank column. Work is now transitioning to pump installation, installing the controls, electrical work, and generator installation. Additional site work remains, including installation of the control valve and associated vault. Substantial completion is now projected for mid-February.
 - II. **Hwy 102 Widening – Utilities Relocations: Jeff Dehnhardt with ESI:** Mr. Dehnhardt provided an update on the Highway 102 widening utility relocations. ESI is awaiting receipt of the required bonds and executed agreements from Steep Creek. Mr. Dehnhardt noted he followed up earlier in the week and was informed that the documents have been signed and are expected to be delivered to the office later this week. Once the documents are received, ESI will prepare the remaining paperwork for signatures and schedule a pre-construction conference to initiate the project. No Commission action was required at this time.
 - III. **Sanitary Sewer – Collection Systems Upgrades: Jeff with ESI:**
 - 1) **Hwy 102 Corridor – Phae 1** - Mr. Dehnhardt provided an update on the Sanitary Sewer Collection System Upgrades project, which is being completed in two phases. Phase One includes upsizing sewer infrastructure along the Highway 102 corridor, extending from the Woodcrest Walk subdivision to the Allen Road Lift Station. This phase has been under review by the Arkansas Department of Health for approximately one month. While formal comments have not yet been received, Mr. Dehnhardt reported that a comment letter appears to have been drafted and that permit issuance is anticipated in the near term, potentially by the end of the week.
 - 2) **McKissic Swale Corridor - Phase 2** - Phase Two includes improvements extending north of Highway 102, including areas behind the Utilities office. Mr. Dehnhardt reported that draft plans were delivered earlier today for Centerton staff review. A follow-up meeting is tentatively scheduled later in the week to discuss feedback. ESI remains on track to submit Phase Two to the Arkansas Department of Health before the end of the year.



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- IV. **Decatur WWTP Status: James Boston:** Mr. Boston provided an update on the Decatur Wastewater Treatment Plant improvements. He reported that the system is nearly ready to transition to the new headworks, blowers, and associated equipment funded through the recent financing they obtained. The system switchover is scheduled for January 8, with equipment manufacturers onsite to support startup and commissioning. The transition is expected to require a temporary shutdown of approximately four to eight hours. Contributing systems, such as Centerton Utilities, will be notified in advance to ensure tanks are emptied as needed, and service will be restored as soon as the switchover is complete. Centerton Utility Commissioners expressed appreciation for the work completed to date.

C. Director's Report:

- I. **Centerton Planning Project Status Update (attached) - Utility Director Attwood:** Mr. Attwood reminded the Commission that the monthly meeting packet includes the December Status Updates provided by the Centerton Planning Department for review. He noted that the updated reports include the subdivision report and current project listings. Field Operations reports were also included in the packet.
- II. **Customer Service Report & Field Ops Reports**
- Mary Perkins, Customer Service, provided the Collections Summary Report in the Commissioner packet for review, noting that customer accounts have been identified for potential write-off. Commissioner Anderson requested that staff develop a formal write-off policy and procedure for presentation to the Commission for consideration and approval.
 - Maddox Apartments – Outstanding Balance Update: Utility Director Attwood reported that staff is continuing to evaluate the balance due from prior ownership of Maddox Apartments. He noted that Mary Perkins has been coordinating with Legal Counsel Heather Owens to review available options, and the matter remains under review.

Field Operations Report - Superintendent Chad Klingler:

- **Water Loss** - Mr. Klingler provided an update regarding system water loss. He noted that water loss has increased despite significant system improvements, repairs, and recent growth, and stated that this has prompted additional data review and analysis. He explained that evaluating water loss is challenging due to the timing gap between water purchasing data and customer billing data, as billing information typically lags by approximately two months, limiting real-time analysis. He reported that approximately 1,400 new meters have been added in recently constructed subdivisions since 2024 and that roughly three hundred service line leaks have been repaired during the same period. Despite these improvements, water loss trends have not declined as expected. Additional internal audits, hydrant inspections, and operational checks will be conducted to address potential non-revenue water sources prior to pursuing more extensive capital expenditures.

Equipment Authorization - To further isolate potential causes of water loss, Mr. Klingler recommended the purchase of a portable ultrasonic flow-testing device capable of verifying the accuracy of customer meters, master meters, and leak-zone meters throughout the system. The estimated cost for the equipment ranges from \$10,000 to \$13,000, depending on configuration.

Commission Action: Following discussion, Commission Anderson made a motion and Commissioner Wells seconded to authorize the Utility Director to purchase the portable ultrasonic meter testing equipment, with the understanding that staff will notify the Commission if costs exceed expectations. The motion passed unanimously.

Commission discussion followed regarding meter accuracy, past meter replacement programs, backflow prevention, system pressures, generator maintenance, and vendor performance. See below for more information.



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- **System Pressure:** Mr. Klingler discussed system pressure conditions related to recent operational changes and coordination with the supplying system. He explained that variations in pressure have been observed due to changes in how the supplying utility operates its facilities, including cycling storage tanks rather than maintaining full tank levels. These operational changes have resulted in periodic pressure fluctuations within Centerton's system.

He noted that during periods when pressures between the two-systems approach equilibrium, there is a potential for altered flow dynamics. To address this, staff has implemented system isolation measures and enhanced monitoring, including closing additional vaults and closely observing the remaining active connection. He reported that nearly all meter vaults supplying water from Two-Ton have been closed, with the exception of the 72 Tower connection, which is equipped with a flow meter and backflow prevention devices. This configuration allows for direct comparison between purchased and delivered water volumes while preventing reverse flow into the supplier's system. He noted that winter months provide a limited window for accurate analysis due to seasonal agricultural meter usage.

He further reported that system pressures are continuously monitored through SCADA, with alarms in place to alert staff to abnormal conditions. He emphasized that while pressure fluctuations may affect operational efficiency and customer experience, they do not pose a risk to system integrity or public safety, as staff can respond immediately by adjusting system configurations as needed.

- **Lift Station Pump Maintenance:** Commissioner T.J. Wells also inquired about the removal of Lift Station Pump No. 1 for repair and whether additional screening improvements are planned at the Allen Road Lift Station. Utility Director Attwood responded that Allen Road upgrades are currently underway and that, following execution of the proposal and invoice, an estimated sixteen-week delivery timeframe was provided. He stated that he will follow up with the vendor to obtain a status update.
- **Generator Maintenance & Vendor Performance:** Commissioner Anderson inquired on status of this program. Mr. Klingler addressed ongoing generator maintenance issues. He reported that recent inspections identified several deficiencies following contractor maintenance visits, including minor but critical items such as emergency stop switches left engaged and control settings not fully restored after servicing. While no major mechanical failures were identified, these issues were significant enough to affect generator reliability during emergency conditions. He noted that staff has implemented additional internal verification procedures to mitigate risk. These actions include conducting power-failure simulations and operational checks after contractor maintenance is completed to confirm generators function properly under load. He stated that this internal verification process was instrumental in identifying the recent issues before an actual power outage occurred. He further reported that staff has communicated concerns directly with the maintenance contractor, who acknowledged the issues and expressed a commitment to improving performance. Given the longstanding relationship with the contractor, staff plans to allow an opportunity for corrective improvement while continuing enhanced internal oversight. In addition, Mr. Klingler reported that staff is exploring supplemental staffing options to strengthen in-house generator oversight and maintenance capabilities.
- **Meter Replacement Program:** Mr. Klingler provided background on the utility's prior meter replacement program. He explained that during a systemwide meter changeout conducted approximately between 2016 and 2018, the utility transitioned to standardized Neptune meters, replacing multiple legacy meter types under a single platform. He noted that the installed meters carry a ten-year full replacement warranty, followed by a prorated warranty period for an additional ten years, placing the utility at approximately eight years into the warranty cycle. He explained that while newer meter technologies with higher accuracy are available, they involve substantially higher upfront costs and different operational considerations. In addition, the current meter type allows in-house testing, maintenance, and rebuilding, which supports cost control and operational flexibility. He contrasted this with ultrasonic meter technology, which, while highly accurate, generally requires full replacement rather than repair, particularly following winter freeze events. Mr. Klingler reported that, at this time, a full systemwide meter replacement program is not

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being recommended. Instead, the focus is on targeted testing, verification of meter accuracy, and data validation to determine whether additional meter upgrades or replacements are warranted in the future.

- III. **RJN Group Sanitary Sewer Flow Monitoring & Modeling – Update:** Mr. Attwood reported that RJN Group is continuing data collection efforts. He noted that additional lift station information is expected to be provided later in the week and that the consultant's work is ongoing.

(5) New/Other Business:

- a. **Special City Council Meeting – Monday, December 15th @ 6:00 P.M.** - The Commission was informed that at a special City Council meeting held the previous evening, both rate increases were approved. The Chair then asked if any Council representatives had additional comments or updates, and none were provided.
- b. **RFQ/SOQ Packet for Wastewater Treatment Options:** Utility Director Attwood reported that Requests for Qualifications (RFQs) were issued and that three Statements of Qualifications (SOQs) were received for wastewater treatment options. He advised that no discussion occur with respondents who may be at the meeting at this time. Director Attwood stated that hard copies of all submittals are available for Commission review with one exception that will be sent by PDF. He reported that he will evaluate next steps and defer to the Commission regarding how to proceed moving forward, whether through further discussion at a special meeting or the next monthly meeting. No action was taken at this time.
- c. **Act 605 Repair Accounts Invoices** - Accountant Daniels presented the following invoices for payment from the Act 605 Water & Sewer Repair Accounts: Calcon \$25,350.00 Invoices are in Commission packet for review.

Commission Anderson moved to approve payment of the Calcon invoices totaling \$25,350.00 from the ACT 605 account. Commissioner Wells seconded the motion. The motion passed unanimously.

- d. **Letter from Health Department/ Decatur Capacity Increase:** Utility Director Attwood reported that the utility received a letter from the Arkansas Department of Health approving the Decatur Wastewater Treatment Plant capacity increase. He noted that a meeting is scheduled following the Commission meeting to begin discussions with Planning staff and the City of Decatur regarding how the increased capacity will be allocated. Director Attwood stated that staff is continuing to work through this process and will provide updates as discussions progress.

(6) Resolutions:

Resolution 2025-07 came before the Commission. Commissioner Anderson made a motion to present the Resolution by title only and to suspend the three-reading rule, Commissioner Wells 2nd the motion. Attorney Owens read the Resolution by title only: **"A resolution accepting the dedicated infrastructure for Daisy Road Duplexes - \$546,485.50."** Commissioner Anderson then made a motion to adopt Resolution 2025-07, and Commissioner Wells 2nd the motion. All Commissioners were in favor and the motion passed.

Resolution 2025-08 came before the Commission. Commissioner Anderson made a motion to present the Resolution by title only and to suspend the three-reading rule, Commissioner Wells 2nd the motion. Attorney Owens read the Resolution by title only: **"A resolution accepting the dedicated infrastructure for Splash Carwash - \$99,173.00."** Commissioner Anderson made a motion to adopt Resolution 2025-08, and Commissioner Wells 2nd the motion. All Commissioners were in favor and the motion passed.

Resolution 2025-09 came before the Commission. Commissioner Anderson made a motion to present the Resolution by title only and to suspend the three-reading rule, Commissioner Wells 2nd the motion. Attorney Owens read the Resolution by title only: **"A resolution accepting the dedicated infrastructure for The Reserve at Wolverine - \$886,512.00."** Commissioner Anderson made a



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motion to adopt Resolution 2025-09 and Commissioner Wells 2nd the motion. All Commissioners were in favor and the motion passed.

Resolution 2025-10 came before the Commission. Commissioner Anderson made a motion to present the Resolution by title only and to suspend the three-reading rule, Commissioner Wells 2nd the motion. Attorney Owens read the Resolution by title only: **“A resolution accepting the dedicated infrastructure for The Landing Subdivision - \$305,510.00.”** Commissioner Anderson made a motion to adopt Resolution 2025-10 and Commissioner Wells 2nd the motion. All Commissioners were in favor and the motion passed.

Resolution 2025-11 came before the Commission. Commissioner Anderson made a motion to present the Resolution by title only and to suspend the three-reading rule, Commissioner Wells 2nd the motion. Attorney Owens read the Resolution by title only: **“A resolution accepting the dedicated infrastructure for Magnolia Landing Phase 2 - \$880,056.00.”** Commissioner Anderson made a motion to adopt Resolution 2025-11 and Commissioner Wells 2nd the motion. All Commissioners were in favor and the motion passed.

Resolution 2025-12 came before the Commission. Commissioner Anderson made a motion to present the Resolution by title only and to suspend the three-reading rule, Commissioner Wells 2nd the motion. Attorney Owens read the Resolution by title only: **“A resolution accepting the dedicated infrastructure for The Pines Phase 4 - \$1,757, 819.72.”** Commissioner Anderson made a motion to adopt Resolution 2025-12 and Commissioner Wells 2nd the motion. All Commissioners were in favor and the motion passed.

Resolution 2025-13 came before the Commission. Commissioner Anderson made a motion to present the Resolution by title only and to suspend the three-reading rule, Commissioner Wells 2nd the motion. Attorney Owens read the Resolution by title only: **“A resolution accepting the dedicated infrastructure for Featherston West - \$928,037.00.”** Commissioner Anderson made a motion to adopt Resolution 2025-13 and Commissioner Wells 2nd the motion. All Commissioners were in favor and the motion passed.

(7) Public Comment:

Skip Anderson, Anderson Custom Homes:

- Mr. Anderson asked whether staff had contacted the Arkansas Department of Health regarding the potential release of wastewater capacity concurrent with approved system improvements. Commissioner Anderson and Utility Director Attwood stated the matter would be discussed at a meeting scheduled immediately following the Commission meeting.
- Mr. Anderson inquired about the anticipated submittal and review timeline for the McKissic plans. Director Attwood stated submittal is anticipated in December and that the review period is expected to be shorter than the Highway 102 project due to the reduced scope.
- Mr. Anderson asked about the impact of the City of Tulsa’s appeal of the Decatur wastewater capacity approval on the release of capacity. Legal Counsel Heather Owens explained that Tulsa has requested a stay, which would generally maintain the status quo until a determination is made. She noted that the Health Department has not yet issued any direction. A conference call is scheduled for the following morning about Tulsa’s request for a hearing.
- Mr. Anderson expressed concern about potential financial impacts of delays on development projects due to Tulsa’s appeal.
- Commissioner Wells added that prior discussions with ADH indicated that capacity has historically been released concurrent with approved improvements, subject to completion and compliance requirements, and that upcoming discussions will serve as follow-up to those earlier conversations.
- Mr. Anderson requested clarification regarding the Statements of Qualifications (SOQs) discussed earlier. Director Attwood explained that the SOQs relate to a feasibility study evaluating long-term wastewater treatment options for the next 20 to 30 years. Mr. Anderson thanked the Commission and staff for the clarification.



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Gavin Edwards, representing Big Sky (Phases Three and Five).

- Mr. Edwards: Addressed the Commission regarding the approved Decatur Wastewater Treatment Plant capacity increase and the Tulsa pending appeal. He asked whether the increased capacity could be operational beginning January 8 and whether the appeal or requested hearing could delay or suspend the release of capacity. James Boston with Decatur stated that the facility will be physically capable of handling the increased capacity subject to final operational items, and ADH. Heather Owens explained the request for a hearing and potential stay could impact timing, and further information is expected following a scheduled conference call.
- Mr. Edwards also inquired about the anticipated timeline for McKissic Creek sewer improvements and whether those upgrades would provide additional capacity prior to completion of the Highway 102 corridor improvements. Utility Director Attwood and Jeff Dehnhardt (ESI) explained that the McKissic Creek improvements are expected to have a shorter construction timeframe than the Highway 102 corridor project, but overall capacity relief depends on how the projects are sequenced, with the Highway 102 corridor representing the longer critical path.
- Mr. Edwards further asked about the potential for alternative treatment or pretreatment options similar to those used by other large contributors. Commissioner Anderson clarified that industrial pretreatment requirements differ from residential flows, that Centerton does not control pretreatment systems for other entities, and that residential wastewater already meets federal entry requirements.
- Mr. Edwards also raised questions regarding past discussions about Decatur's discharge location and potential environmental concerns. Commissioner Wells noted that these issues are being evaluated as part of a statewide study being conducted by Hawkins-Weir, with a preliminary report anticipated in mid-2026.

Bill Edwards, Mayor of Centerton:

- Bill Edwards addressed the Commission regarding discussion of the Statements of Qualifications (SOQs), stating that Commission discussion of the SOQs by email would constitute a Freedom of Information Act (FOIA) violation and that such matters must be discussed in a public meeting or presented through a formal recommendation. Utility Director Attwood clarified that no discussion would occur by email and that his intent was solely to distribute a PDF copy of one SOQ for review, with all discussion to take place in a properly noticed public meeting.

(8) Announcements – Next Meeting is January 20, 2025

(9) Adjournment - Commissioner Casteel asked the attendees if there were any questions. With no further business, Commissioner Anderson made a motion to adjourn, Commissioner Wells 2nd the motion. All were in favor and the meeting adjourned.