

**Ward Planning Commission
Special Meeting Minutes
August 5, 2019**

Purpose of meeting discuss wastewater for Bella Vista Subdivision

Call to Order

Chairman Meadows called the meeting to order.

Roll Call

Members

Gary Meadows –present
Sidney “Shane” Phillips – absent
Helen Huitt –present
Tyler Madding – present
Wayne Knight – present
Mike Montalbano – present
William Tremaine - present

Guest

Deborah Staley
Mayor Charles Gastineau
Brian Frady
B. J. Weathers

Chairman Meadows stated the purpose of the meeting was to address the preliminary plat for Bella Vista Subdivision wastewater issue. B. J. Weathers stated that he was requesting to change from the gravity flow wastewater to a force main with grinder pumps for each lot. The reason for this request is that this property is the most unique property that he has developed. There are four to five different soil layers on the property. With that stated if the gravity flow system is installed there would be issues for the City in the future. The soil would shift making the gravity line shift and have dips in the line and would cause issues with the flow of the wastewater because of the bending and shifting of the pipe. Mr. Weathers would like to install grinder pumps that meet the City’s specifications for each lot. The cost of the grinder pumps would be at the expense of the developer. The expense of the maintenance and replacement of the grinder pumps after the first year would be at the homeowner’s expense. This will be disclosed to the purchaser of the property. At closing for the home/property the homeowner will receive a letter stating that the maintenance and repairs for the grinder pump system is the owner’s responsibility. Mr. Weathers gave examples of where this had been done in other communities. Mayor Gastineau stated that the wastewater department prefers the Liberty pumps. Brian Frady reminded Mr. Weathers that the City would need a complete copy of the plans when the installation was completed. Mr. Frady also requested that a shut off valve be installed at the force main for each connection. This will assist in the future for leaks and other issues that might arise. Mr. Weathers agreed with the request for a copy of the plans and specs for each grinder pump system and to install the requested shut off valve for each lot. Helen Huitt motioned; Tyler Madding seconded to approve the wastewater changes for the Bella Vista Subdivision and send to the City Council for approval. On voice vote all approved.

Mr. Weathers thanked the Commission for their approval and the willingness to have this meeting. Chairman Meadows ask Mr. Weathers to be at the Council meeting on August 19th to answer any questions from the Council if needed.

Helen Huitt motioned; Tyler Madding seconded to adjourn. On voice vote all approved