
RE: [External]RE: 4815-WR-5 Permit Transfer Form/4815-WR-6 Permit Renewal Documentation Edits

From kathy@aquatechsys.com <kathy@aquatechsys.com>

Date Fri 5/9/2025 9:35 AM

To Rachel D. Lipsey (adpce.ad) <Rachel.Lipsey@arkansas.gov>; 'Ryan Goens' <Ryan.Goens@mail.signature.bank>

Cc bwright@wregional.com <bwright@wregional.com>; Terry Liu (adpce.ad) <Terry.Liu@arkansas.gov>

 3 attachments (4 MB)

Permit Transfer Form Revised.pdf; Exhibit B.pdf; NDSTW Revised & Corrected.pdf;

Good Morning Rachel

Please see the attached revised documents. I have attached a version of the Plat for the “ Service Area” as per the NDSTW Form. You can zoom in on this to read the legal description of the area. The copy I originally submitted wasn’t the best one for the legal

I have asked the POA bord members to get me a copy of their minutes or a letter supporting the election of Birch Wright as President to replace Ryan Goens as President. Will this suffice for the RO name change on the Permit Transfer form?

The only other item I need to work on is the supporting documents of the status of the Goshen Improvement District and the corrective deeds showing ownership of the facility by the POA. I believe this should be everything to complete your administratively complete status to keep the permit renewal moving forward.

If you need anything further please advise

Thank You

Kathryn Bartlett

Internal Operations Manager

www.nwutilityservices.com

Direct Line: 479-530-5926

From: Rachel D. Lipsey (adpce.ad) <Rachel.Lipsey@arkansas.gov>

Sent: Friday, May 9, 2025 7:09 AM

To: Ryan Goens <Ryan.Goens@mail.signature.bank>; kathy@aquatechsys.com

Cc: bwright@wregional.com; Terry Liu (adpce.ad) <Terry.Liu@arkansas.gov>

Subject: Re: [External]RE: 4815-WR-5 Permit Transfer Form/4815-WR-6 Permit Renewal Documentation Edits

Kathy and Ryan,

Thank you both for the prompt response, and for this additional information. I will add this to the permit information file as well.

I have included my supervisor, Terry Liu, in this reply regarding the request for an additional 2 week extension (until June 5, 2025); since that is after the 180 day prior to expiration of the current permit for his consideration.

Sincerely,
Rachel

Rachel Lipsey | Engineer
Division of Environmental Quality | Office of Water Quality
Permits Section
5301 Northshore Drive | North Little Rock, AR 72118
t: 501.682.0764 | r: [501.335.3140](tel:501.335.3140) | e: rachel.lipsey@arkansas.gov



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From: Ryan Goens <Ryan.Goens@mail.signature.bank>
Sent: Thursday, May 8, 2025 3:55 PM
To: kathy@aquatechsys.com <kathy@aquatechsys.com>; Rachel D. Lipsey (adpce.ad) <Rachel.Lipsey@arkansas.gov>
Cc: bwright@wregional.com <bwright@wregional.com>
Subject: RE: [External]RE: 4815-WR-5 Permit Transfer Form/4815-WR-6 Permit Renewal Documentation Edits

You don't often get email from ryan.goens@mail.signature.bank. [Learn why this is important](#)

We will work on the info you need from the POA

Ryan Goens
SVP - Treasury Services
Manager
Signature Bank of Arkansas



Cell: 479.841.4932



Ryan.Goens@mail.signature.bank



www.signature.bank



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From: kathy@aquatechsys.com <kathy@aquatechsys.com>
Sent: Thursday, May 8, 2025 3:10 PM
To: 'Rachel D. Lipsey (adpce.ad)' <Rachel.Lipsey@arkansas.gov>

Cc: bwright@wregional.com; Ryan Goens <Ryan.Goens@mail.signature.bank>

Subject: [External]RE: 4815-WR-5 Permit Transfer Form/4815-WR-6 Permit Renewal Documentation Edits

[External] This message was sent from outside the organization. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Hello Rachel

I am not surprised by your questions and responses. I too am unsure why the facility was permitted to the Improvement District, but I can offer some insight from my past knowledge of the facility. During the 2015 permitting cycle the subdivision and wastewater plant were under the ownership and control of Robert Holmes. He purchased it from the Bank of the Ozarks and planned to complete the sale of the lots in the subdivision. Mr. Holmes formed the Improvement District and worked directly with Al Eckert at Quattlebaum to do so as well as renew the permit during the 2015 permit cycle. I will need to consult with the POA Board to see the language in their Bill of Assurances and Protective Covenants to see at what point Mr. Holmes control as the developer transferred to the Property Owners Association. They will also need to assist me in clarification of the referenced deeds, both for the SID and the POA. It is my understanding the Waterford Estates at Hissom Ranch Property Owners Association has actually had deed to the property going back to 2007.

I will see if I can find out from Mr. Eckert at Quattlebaum the status of the Goshen Municipal Improvement District #2 and the status of the special warranty deed 06/28/2013.

Unfortunately, I will be out of my office for the next 2 weeks due to business meetings in South Dakota and Montana next week followed by plans to see family in Idaho the following week.

I will do my best to get this information to you during the 2 weeks you requested. However, if you would kindly grant me and the permittee an extension of an additional 2 weeks it would be greatly appreciated. Being out of the office and away from my computer will make the 2 weeks deadline difficult to meet.

The missing original design drawings, aerial maps, and topographic maps from the WMP on file will easily be provided and submitted when the permit moves to technical review by the department.

Thank you for the update Rachel

Kathryn Bartlett

Internal Operations Manager

www.nwutilityservices.com

Direct Line: 479-530-5926

From: Rachel D. Lipsey (adpce.ad) <Rachel.Lipsey@arkansas.gov>

Sent: Thursday, May 8, 2025 2:18 PM

To: kathy@agatechsys.com

Cc: bwright@wregional.com

Subject: 4815-WR-5 Permit Transfer Form/4815-WR-6 Permit Renewal Documentation Edits

Kathy,

I have been assigned the 4815-WR-5 permit transfer and 4815-WR-6 permit renewal for the Waterford Estates facility. DEQ is processing these as two separate entries, however I did the review for both at the same time. The annual permit fee for this permit is \$500.

Here is where I am in the review of these items, and the clarification needed to continue processing. Please let me know if you need more than two weeks (5/22/2025) to address these items.

Permit Transfer

The renewal letter stated that "The reason for submission of the Permit transfer form is to correct the name of the facility to align with the deed and renewal paperwork being submitted. This facility was transferred to the name, Goshen Municipal Property Owners Improvement District during the 2010-2015 permit cycle (See Permit Information for Permit 4815-WR-2 on the department's database). I was not involved with that renewal application, so I do not know the reason this was done by the past permittee."

After a review of available resources, here is what I have found:

9/29/2004 - 4815-W Permit established under Waterford Estates, Inc.

7/12/2005 - Ordinance #59 Established the Goshen Municipal Property Owner's Improvement District No. 2 (pg.

https://www.adeg.state.ar.us/downloads/WebDatabases/PermitsOnline/NPDES/PermitInformation/4815-WR-3_Permits%20Transfer%20Form_20150410.pdf). This information was submitted to DEQ by Quattlebaum, Grooms, and Tull on April 10, 2015 in that request to transfer the permit to the current established name (Permit 4815-WR-2) "Goshen Municipal Property Owners' Improvement District No. 2".

12/28/2007 - Warranty Deed Provided in the recent permit transfer information showing ownership by the requested new permittee (pgs. 14-16,

https://www.adeg.state.ar.us/downloads/WebDatabases/PermitsOnline/NPDES/PermitInformation/4815-WR-6_Renewal%20Application_20250425.pdf) - Exhibit "A" states that this is part of File #23A-174 of the Washington County Final Plat Book.

3/31/2010 - 4815-WR-1 Effective Date to Waterford Estates at Hissom Road Ranch Property Owners Association, Inc.

6/28/2013 - Special Warranty Deed on file with DEQ (pgs. 15-20) -

https://www.adeg.state.ar.us/downloads/WebDatabases/PermitsOnline/NPDES/PermitInformation/4815-WR-2_Application%20and%20Permit%20Transfer%20Form_20150102.pdf. - Exhibit A also states that this is part of Plat Book 23A at page 174 of the Washington County Plat Book.

4/1/2015 - 4815-WR-2 Effective Date to Waterford Septic Operations, LLC / Waterford Estates

4/28/2025 - 4815-WR-3 Effective Date to Goshen Municipal Property Owner's Improvement District #2 based on the information submitted from Ordinance #59 and from attorneys at Quattlebaum, Grooms and Tull. Exhibit "A" was provided on pg. 11 of that documentation regarding the location of this facility.

12/1/2025 - 4815-WR-4 Effective Date to Goshen Municipal Property Owner's Improvement District #2

12/1/2020 - 4815-WR-5 Effective Date to Goshen Municipal Property Owner's Improvement District #2

DEQ received the permit transfer request on 4/24/2025 and the permit renewal application (with updated name change) on 4/25/2025 to Waterford Estates at Hissom Road Ranch Property Owners Association, Inc.

Questions I have after reading the permit transfer form and permit file:

1. What is the status of Goshen Municipal Property Owner's Improvement District #2 per the previously submitted ordinance 59 provided to DEQ?
2. What is the status of the special warranty deed on file from 6/28/2013 that appears to be from this same parcel location of the warranty deed submitted from an earlier date at the this location in April 2025?

Please provide this information signed by the Responsible Official for further processing of the permit transfer request.

Renewal Application

Please see attached for comments and corrections on both the permit transfer form and the trust fund form. Thank you for reviewing and submitting updated items to me in the next two weeks (5/22/2025).

As far as using the previous Waste Management Plan for this renewal, DEQ is requesting a signed and dated letter from the responsible official stating this information with the date of the WMP that is being proposed for continued use for this facility. Upon review of the permit information and the most recent permit, the Waste Management Plan for the current permit appears to be from December 20, 2014. Thank you for providing this validation from the Responsible Official at your earliest convenience.

Unfortunately, this Waste Management Plan from December 20, 2014, is missing the original design drawings, aerial maps, and topographic maps that are now requested in updated waste management plans. Please be aware that DEQ leadership may request these items, and other items requested in waste management plans, in renewal applications during technical review.

Sincerely,

Rachel

Rachel Lipsey | Engineer
Division of Environmental Quality | **Office of Water Quality**
Permits Section
5301 Northshore Drive | North Little Rock, AR 72118
t: 501.682.0764 | r: 501.335.3140 | e: rachel.lipsey@arkansas.gov



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PERMIT TRANSFER FORM

PERMIT NUMBER: 4815-WA-5

SELECT ALL OF THE FOLLOWING THAT APPLY:

- ☐ Permittee (legal name) change [CHANGE OF OWNERSHIP] ☒ Permittee (legal name) change [NAME CHANGE ONLY]
☐ Facility name change ☒ Responsible official name change

I. CURRENT PERMITTEE INFORMATION

Permittee (legal name): Goshen Municipal Property Owners Improvement District # 2

Facility Name: Waterford Estates at Hissom Ranch

Responsible Official Name (see Section IV below): Birch Wright

Is the permittee identified above, the owner of the facility? ☐ Yes ☒ No

If No, list owner name: Waterford Estates at Hissom Ranch Property Owners Association Inc.

II. NEW PERMITTEE INFORMATION

Permittee (legal name): Waterford Estates at Hissom Ranch Property Owners Association Inc.

Facility Name (if different from Permittee Name): Waterford Estates at Hissom Ranch

Is the Permittee the owner of the facility? ☒ Yes ☐ No If No, list owner name: _____

Responsible Official Name (see Section IV below): Birch Wright

Responsible Official Title: President

Permittee Type:

Responsible Official E-mail: bwrighte@wregional.com ☐ STATE ☐ PARTNERSHIP

Permittee Mailing Address: PO BOX 8295 ☐ FEDERAL ☐ PUBLIC

Permittee City: Fayetteville ☒ CORPORATION/LLC

Permittee State: AR Zip: 72703 State of Incorporation: AR

Permittee Phone No.: 479-313-9700 ☐ SOLE PROPRIETORSHIP

☐ OTHER: _____

Is the new permittee registered with the Arkansas Secretary of State? ☒ Yes ☐ No

If yes, the Permittee (legal name) above must EXACTLY match the name registered with the Arkansas Secretary of State.

A current Certificate of Good Standing from the State of Incorporation must be submitted with this form.

Facility Mailing Address: PO BOX 8295 Facility City: Fayetteville

Facility State: AR Zip: 72703

Facility Contact Person Name: Birch Wright Contact Person Title: President

Phone Number: 479-313-9700 Fax Number: _____ E-mail: bwrighte@wregional.com

Invoice Contact Person: Birch Wright City: Fayetteville

Invoice Mailing Address: PO BOX 8295 State: AR Zip: 72703

Invoice Mailing Address: _____ Phone: 479-313-9700

Cognizant Official Name*: KATHRYN BARTLETT Cognizant Official Title: VP NWA Utility Services

Phone Number: 479-530-5920 Fax Number: _____ E-mail: kathy@aquatechsys.com

* Duly Authorized Representative as outlined in 40 CFR 122.22(b)

PERMIT TRANSFER FORM

III. OWNERSHIP CHANGE AGREEMENT

Please note you must complete Section III only if this permit transfer is for a change of ownership.

Please specify the closing date for this transaction: _____

Current Permittee (Seller): _____

Signature of Responsible Corporate Officer: _____

Title of Responsible Corporate Officer: _____

Printed Name of Responsible Corporate Officer: _____

Date: _____

New Permittee (Buyer): _____

Signature of Responsible Corporate Officer: _____

Title of Responsible Corporate Officer: _____

Printed Name of Responsible Corporate Officer: _____

Date: _____

Disclosure Statement

Disclosure Statement must be submitted for new permittee. Disclosure Statement is not required for Stormwater Permits.

Is Disclosure Statement enclosed: ☒ Yes ☐ No

Trust Fund Requirements

If this facility is subject to the trust fund requirements (Ark. Code Ann. §8-4-203(b)(1)(B)), the permittee must also submit the ADEQ Trust Fund Requirements form with this transfer form. A form may be obtained from the ADEQ website:

<https://www.adeq.state.ar.us/water/permits/npdes/individual/pdfs/ndstf-trust-fund-certification-form.pdf>

Land Use Contract

For land application permits you must submit a new land use contracts for all the sites permitted under the current permit for land application. The new land use contract must be signed by the new permittee and land owner.

IV. CERTIFICATION OF NEW PERMITTEE (Responsible Official in Section II)

"I certify that the cognizant official designated in this Permit Transfer Form (Section II) is qualified to act as a duly authorized representative under the provisions of 40 CFR Part 122.22(b). If no cognizant official has been designated, I understand that the Department will accept reports signed by the applicant. I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations."

In addition, I certify that there will be no operational changes that warrant a permit modification. (Please note that if there are changes that warrant a permit modification, then you must submit a complete application, updated plans, design calculations and specifications, and the permit modification fee along with this Ownership Change Form. The transfer may be made effective prior to permit modification.)


Typed or Printed Name: _____

Birch Wright

Title: _____

President

Signature: _____



Date: _____

3/17/25 4/23/2025

ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY
5301 NORTHSHORE DRIVE / NORTH LITTLE ROCK / ARKANSAS 72118-5317
TELEPHONE 501-682-0744 / FAX 501-682-0880 / www.adeq.state.ar.us

Nonmunicipal Domestic Sewage Treatment Works Trust Fund Requirement Form

Permittee (Legal) Name: WATERFORD ESTATES AT HISSOM RANCH PROPERTY OWNERS ASSOCIATION, INC.

Facility Name: WATERFORD ESTATES AT HISSOM RANCH

Permit No. 4815-WR-5 FOR PERMIT TRANSFER, & 4815-WR-6 FOR RENEWAL

Section A – Information Requiring Engineering Certification

Part I – Operating and Maintenance Expenses

| | Units/Year | Unit Cost | Annual Cost | 5-Year Cost¹ |
|---|---|------------------|--------------------|--------------------------------|
| Operating Expenses | | | | |
| Operating Labor ² | 12 | 2500.00 | 30,000.00 | 159,000.00 |
| Electricity ³ | 12 | 975.00 | 11,700.00 | 62010.00 |
| Supplies & Chemicals | 12 | 225.00 | 2,700.00 | 14,310.00 |
| Analytical Testing | 12 | 135.00 | 1620.00 | 8586.00 |
| Generator Fuel Based on generator rental | 1 | 390.00 | 390.00 | 2067.00 |
| Other: Mowing drip field | 8 | 1,500.00 | 12,000.00 | 63,600.00 |
| Maintenance Expenses | | | | |
| Maintenance Labor ² STEP SYSTEM AT HOME | 40 | 200.00 | 8,000.00 | 42,400.00 |
| Parts & Supplies | Included above under operating expenses | | | |
| Other: SLUDGE REMOVAL | 1 | | 1,000.00 | 5,300.00 |
| Administrative Expenses | | | | |
| Administrative Labor ² | 12 | 1,000.00 | 12,000.00 | 63,600.00 |
| Customer Fee Collection | 0 | | | 0 |
| Insurance & Bonding | 1 | | 1300.00 | 6890.00 |
| Consulting and Legal Fees | 1 | | 240.00 | 1272.00 |
| Interest Expenses | 0 | | | 0 |
| Property Taxes | 0 | | | 0 |
| Permit Fees | 1 | | 500.00 | 2650.00 |
| Other Miscellaneous Expenses | | | | |
| | | | | |
| TOTAL | | | 81450.00 | 431685.00 |

Part II – Capital Expenditures

- The wastewater treatment plant (WWTP) must be examined by a Professional Engineer registered in the State of Arkansas to determine all necessary capital expenditures, system upgrades, or significant repairs which may be needed within the following five (5) years. A list of all of these items must be attached to this document.

ENGINEERS STATEMENT:

This facility has no planned repairs, upgrades, capital expenditures or significant repairs required for the next five years.

- A milestone schedule for completion of the capital expenditures, system upgrades, or significant repairs must be attached to this document.

Not Applicable

Part III – Financial Plan



FINANCIAL PLAN FOR LONG TERM OPERATIONS AND MAINTENANCE

As per the terms of the contract executed between Waterford Estates at Hissom Ranch Property Owners Association, Inc. and Waterford Utility, LLC, a NWA Utility Services company; this facility has secured long term operations and maintenance for the facility. The following pertinent language is defined in the terms of the executed agreement.

This agreement (this "Agreement") is entered into as of this 18th day of May 2017 by and between WATERFORD ESTATES AT HISSOM RANCH, INC. , an Arkansas corporation ("OWNER") and WATERFORD UTILITY, LLC, an Arkansas limited liability company ("UTILITY").

WHEREAS, OWNER is the governing authority of that real estate subdivision that is described on Exhibit A-1, attached hereto (the "Subdivision");

WHEREAS, OWNER desires to retain UTILITY to operate and maintain the wastewater treatment plant that is located in the subdivision described in Exhibit A-2 (the "Plant") in accordance with Applicable Laws and this Agreement; and

WHEREAS, UTILITY is willing to provide said services in exchange for that compensation that is referenced herein.

Operations and Maintenance Consideration. In consideration for the performance of the Operations and Maintenance Services, OWNER does hereby agree to ALLOW Utility to bill every resident connected to the facility a monthly fee of \$50.00 per month during the term of this Agreement. UTILITY reserves the right to increase this fee by an amount necessary to pay costs associated with any subsequently enacted or required Health Department, Department of Environmental Quality, or other federal, state, county, city or local rule or regulation, and/or by any other objectively demonstrable increase in the operation of the Plant.

Term; The term of the Agreement shall commence on the effective date and shall be for a period of 15 years

CONNECTION SUMMARY

| YEAR | NUMBER OF RESIDENTIAL CONNECTIONS | MONTHLY SEWER RATE | ANNUAL REVENUE |
|------|-----------------------------------|--------------------|----------------|
| 2025 | 203 | 50.00 | 121,800 |
| 2026 | 203 | 50.00 | 121,800 |
| 2027 | 203 | 50.00 | 121,800 |
| 2028 | 203 | 50.00 | 121,800 |
| 2029 | 203 | 50.00 | 121,800 |