Waterville Estates District Commission
Water and Roads Committee Meeting Minutes
February 8, 2022

The meeting was called to order by Chairman Oldmixon at 8:40 am. The meeting was held at Waterville Estates Community Center, 562 Winterbrook Rd., Campton NH 03223.

Members Present: Jaime Oldmixon, Stan Bujalski, John Herlihy arrived at 8:52 am, Terry Bennett (Zoom).

Others Present: John Scruton (Zoom), Kyle McCammon (Zoom), Keith Barnes, Tom Mason (Zoom), Peter Hilton, Brian Young, Harry Bertino, Steve Baert

Item 2 : Management Report: Moved forward as waiting for Mr. Herlihy to arrive.

The WEVD Board of Commissioners accepted and approved the recommendation to grant the water meter project to Badger meters/ Stile Company. One of the things Mr. Scruton would like to discuss is the number of meters and type to be ordered.

A conserve water order was sent out last week. WEVD has doubled the amount of water used year over year. This year has doubled the amount used in January of 2021. WEVD believes that part of that use was related to leaks; one on Holland Trail still needs to be fixed. Pegwood and Winterbrook leaks have been repaired. We need to get all of the meters that have been purchased and installed and connected to the SCADA system. One of the big factors for the increase from 3,000,000 to 6,000,000 gallons of use was the increased residential use. There are more full-time residents, rentals, part time owners staying longer and continued building of new homes. The extreme cold and ice on the river effect the volume of water the wells have to pump. Well # 2 was below the transponder level. We had trouble getting the wells back up to level. As of Monday 2/07, the wells had recovered, and the conserve water order was lifted. We are still encouraging folks to conserve. Snow making was not the driving factor, though timing of the snow making did add to the problem.

Rick Skarinka at NH DES is doing oversight of the Grant Applications. WEVD submitted for 200,000 match and a 800,000 bond. WEVD is not ready to submit the final project. The Asset Management Plan must be completed and a Strategic Plan in 2022 to be done. Mr Scruton indicated there is grant money that could be used for the Strategic Plan. (50,000) This will give us the information required to prioritize and engineer large grant projects. Mr. Skarinka agreed that this is the correct way to move forward and assured Mr. Scruton that we would not lose the opportunity for the grant dollars.

Mr. Scruton said we are all aware that we need a new well, and treatment plant solution. The Sunset tank needs to be dealt with, the transfer tank at treatment is related as a concern. WEVD has several millions of dollars of project needs sitting out there. The strategic plan will prioritize these projects and develop a funding plan.
(John Herlihy has arrived)

Item 1 : Discussion with Lakes Region Water.

Peter Hilton outlined concerns: Liberty Lane pumps wells and getting the treatment tank out of the Ski area. The pump station was there before the ski area and now it is a huge problem moving chemicals up there. Sunset pump station needs to go away and be a total rebuild. The age of tank and condition are of concern. This tank is noted on the "Sanitary Survey" and slated to be cleaned. Access to the tank is going to have to be done thru cutting a hole in the tank for access to clean it. It is a 20,000-gallon tank. A big issue. We need to do additional monitoring. The tank at Taylor has no monitoring through the SCADA system . The new source well needs to be priority. LRW has done some work to the site. Snowood had problems with the location of the access road and LRW created a zigzagged narrow access to get to the test well sites. LRW indicated that there are many access problems with this location. Trees in general need to be cleared around the pump stations to prevent roots from causing pipe damage.

Ms Bennett indicated that at one time Mr. Smith indicated that there was an agreement with Snowood for access to the site. She asked that Mr. Scruton check and affirm any such agreement for access. Mr. Bujalski also said Mr. Smith told him that a test well affirmed a good result.

LWR indicated that there was only an 8-foot-wide access to that site and would never be wide enough to support a well truck to dig a new well. It was mentioned that the two wells at Liberty Lane were never designed to run at the same time. It is like having 2 straws in one soda can. We are lucky that after all this time they are still producing. They are shallow T wells about 40 feet apart.

A plumbing upgrade is needed at Liberty Lane. A pressure increase was needed in the last week and there are some concerns. Liberty Lane chemical treatment had caused residual damage to the internal plumbing and structure inside the pump house. Mr. Bujalski noted the exterior surface on one of the cast iron pipes on the water main was visibly deteriorating.

Additional meters will be installed in multiple places in the system that had not been completed prior to freeze. Mr. Scruton indicated that these must have moisture control. Mr. Scruton indicated that several of the buildings are slated for structural repairs which have been neglected for many years. It was noted that the meters installed in pits are submersible design with electrical cables extended above the pits for connection to the panels.

Upgrade is needed for a few other meters, i.e. Pegwood. Badger meters show inflow and outflow. Mr. Scruton asked for a list of needed meters and sizes which can be ordered at the time the residential meter order is placed. A list will be forthcoming from LRW.

There was a discussion related to grant money. This is an opportunity of a lifetime to get additional funding. Money is available and reflects a higher percentage of given grant dollars.

LRW has been involved with WEVD since the late 1980's. The original system served 100 homes. Now WEVD is at over 500. The pipe in the ground is often 2-inch substandard white plastic pipe that was used for irrigation pipe not standard water pipe. There needs to be a pipe replacement plan. Pegwood for example, continues to be an area of concern. The condition of the road base contributes to the number of breaks there. The last break was due to a one-inch rock which fell and created the leak. LRW knows it is expensive but Roads that create leak after leak need a plan to repair. There is no return on fixing leaks. There are several roads that need to be looked at. In all the years since the

1980's, the only pipe replacement work has been on Bell Valley and a couple of other places where 200 feet of pipe where replaced. LRW suggests this be put on the list of things to attend too.

LRW talked about water rate structures. Average house uses just under 20,000 gallons a year. This number reflects real time data from 19 systems they serve, of which15 are metered. The cost of water is the lesser factor in setting the rates. The rate's largest impact is the cost of maintaining the system. In WEVD there is huge discrepancy between what is needed for maintaining the system and what we are pumping. There are issues in the system that we don't know about or have found.

Generally, water maintenance rate equals 85 percent base charge, 15% in the cost of water. Just for future reference for the residents, the system is the 85% base charge. It is needed whether you use the water or not. In WEVD there are no businesses to help offset the residential costs.

A new well site needs to be evaluated. It will be costly to develop. Ms. Bennett asked if a public purpose was determined is it possible to take the property for a public purpose under NH law. Mr. Scruton indicated that there is an "eminent domain" purpose to NH law.

Some history was expressed about the test wells and the way they were done. The site has a number of challenges related to access and the site. Again, its cost will be expensive.

Mr. Bujalski talked about the Federal grant requirements that includes Davis Bacon wages and a "Buy American" clause. He noted hearing that PLA's (Project Labor Agreements) may be attached to some funding grants which would require work to be done by Union labor and Union contractors, but he has not yet seen that in the Infrastructure bill. LRW suggested there may be a way to get around it. The money that is now available is still worth looking at.

Mr. Scruton indicated that 71,000 is next year's budget for pipe repair. He wondered if we could determine the area most in need. Mr. Oldmixon reminded the committee there is a leak identification grant for 2022. We have submitted application for a three-mile area that was not in a previous survey a couple of years ago. We will be obligated to repair the results of that survey.

John Herlihy spoke about the grant requirements. John H. will contact Rick Skarinka. He will call and ask how to meet the needs to continue our qualifications for the grants. He will also talk to Jenna McKenna. He will present at the next meeting and to Chair Jaime Oldmixon.

A preliminary grant application has been made. The final application is due end of April or first of May. Stan Bujalski indicated that the logic is that finishing the application even if we don't use it, will gain us preference in the following years. If we don't go forward with the application, next year we would have to start all over. This information he gleamed from the State webinars. He also has been talking to Jenna McKenna.

Concern was expressed over the need for a warrant article at the annual meeting for to approve the borrowing of the Bond funds. Additional, information is needed to clarify the process. Mr. Bertino mentioned the posting requirement for the public hearing needs to add this warrant article.

The State requirement for a "Sanitary Survey" is due again this year. Work from the previous three-year survey needs to be completed. The Sunset and Pegwood tanks must be cleaned. The last survey sited tree cutting must be done around the Pegwood pump station. Sunset is a 20,000-gallon tank project. This tank was a steel drop in tank which has deteriorated with rust. (Unknown if inside and out or both) Today it is being recommended that it be replaced with a cement tank structure.

Motion by Bennett, seconded by Oldmixon to postpone the Asset Management Report until the next meeting. Yeas: Bennett, Bujalski, Herlihy, Oldmixon. Nays: None.

Citizens Comments: None

Next Meeting Date: March 1, 2022 at 8:00 am.

Adjournment:

Motion by Oldmixon, seconded by Bujalski to adjourn at 9:46 am
Motion carried by all members present.

Comment made at the end of the meeting made by LWR staff: " You are correcting a problem that has existed for many years. This can has been kicked down the road."

Approved: March 1, 2022

Jaime Oldmixon, Chairperson: _____

Terry Bennett, Co-Chairperson and Secretary:

_____