Waterville Estates Village District
Roads and Water Committee
Minutes of September 20, 2022

Ms Bennett called the meeting to order in the absence of Chairman Panuczak at 8:31 am. The meeting was held in the Summit Lounge, Community Center at 562 Winterbrook Road, Campton NH 03223.

Members Present: Bennett, Bujalski, Herlihy, Panuczak (Zoom)

Others Present: Nick Sceggell, DuBoise and King, James Vernon, Hydrologist, Nobis.

Approval of the Minutes of September 6, 2022:

Motion by Herlihy, seconded by Bujalski to approve the minutes of September 6, 2022 as amended; by adding clarification statement related to Water Ordinance. Motion carried. Ayes: Bennett, Bujalski, Herlihy, Panuczak. Nays: None.

Item 2 : Discussion of Contract for Strategic Plan/ Scope of Work

A spread sheet from the Master Plan was presented by Mr Sceggell. This will be the launching point for the Strategic Plan (attached at bottom of minutes). The spread sheet shows the assets and potential costs for priority projects related to the new source well, relocation of the treatment station at the Ski Bowl/Pump Station and an area of transmission line replacement.

Ms Bennett noted that WEVD did not receive the SRF State Grant. The cut-off award number was in the twenty's. WEVD's well project was number 33.

Mr Sceggell suggests it is important for us to continue the strategic planning especially for the new source well. WEVD wants to be able to provide more information on our future grant applications assisting WEVD projects to move up the funding list. WEVD is not at the point to fully understand the project parameters. Strategic design needs to continue with the Hydrologist, Mr Vernon. Mr Sceggell recommends using part of

strategic planning money in this years budget to move forward. Mr. Sceggell presented a second example of an extensively detailed spread sheet developed for another communities project. It demonstrates what could be developed for the WEVD priority projects. The asset management plan has not determined replacement dates for all the identified assets. The challenge is biting off what the WEVD can logically budget and afford .

Mr Herlihy asked if the State gave any feedback on ways to improve ranking on our pre-application. The State has not provided any specific information. No critique has been provided. Points were awarded for meeting a predetermined criteria, such as having completed an asset management plan.

Ms Bennett asked about a grant coming due in October. Mr Sceggell indicated there is a Drinking and Ground Water Trust Fund Program with an October 12, 2022 application deadline. It makes sense that an application be made for the new source well. Mr Sceggell stated he can work with the Committee on that submission. He can get the application started for review and then meet with the committee. We need to get Mr. Vernon involved.

Mr Vernon joined the meeting on Zoom.

Mr Sceggell stated the spread sheet he presented deals only with Capital improvements. The Strategic plan should also include a budget component which shows the water department budget. WEVD needs to present an affordable financial plan for the water department. Mr Sceggell needs to get refined data on leak site information since 2019 and a current SCADA system operations data update.

Mr Herlihy brought up that we don't have the data currently or historically that we need to make decisions on system failures, especially water leaks. Ms Bennett indicated that since last meeting staff has provided a list of water main leak repairs since 2019. Mr. Sceggell indicated that he will work with Steve to get more specific information on these leaks. Mr Sceggell will then update the mapping system developed with the asset management plan. Mr Herlihy indicated that would be good since there has been no record keeping. Ms Bennett mentioned to Mr Herlihy that she understands this is an important issue for him, and progress is being made on the ARC-GIS system that was mentioned at the last meeting. Ms

Bennett contacted Luis at the state to request an Asset Management grant application for 2023. His email reply was “unfortunately the applications for the next round of grants are not ready yet. He is hoping for the middle of this month. They will be posted on the website.” Mr Bujalski suggested that an immediate way to begin documentation is to purchase an inexpensive Cannon Sure Shot Camera to photo document system projects and repairs. Mr Herlihy also agreed this is a good suggestion. Ms Bennett volunteered to check with staff to see if photo documentation is currently being done.

Mr Bujalski said this photo documentation needs to be done for every project. In his previous work environment this was done. It saved a lot of time, money and legal issues. This is not a substitute for having a software tracking program. It is a way to document maintenance records immediately.

Item 1: Planning Session for Scope of Work on New Source Well

Mr Sceggell expressed through discussion with Campton, expanding their water district to support WEVD water needs is not an option.

Mr Vernon was welcomed to the meeting. Mr Vernon shared his related work history with WEVD well projects.

Mr Vernon has worked off and on with WEVD for over 12 years. One of the questions posed was how to get more water out of the current wells. There is no room for an additional T-Well at the Liberty site. NHDES doesn’t like them. Getting a new T-Well permitted is not likely.

Ms Bennett, spoke to Mr Bujalski’s idea of locating a deep well in the location of the current T-Wells. Mr Vernon said this may be a possibility. He reminded the Committee of the circumstances of the last Hurricane which raised the flood water of the Mad River. It almost created a contamination circumstance with the T-Wells. He suggests any project, old or new, at a location in the River Valley require a significant amount fill to be brought in increase a protection area around the well heads to above flood water contamination levels. Mr Vernon stated it might be option to drill deeper. He doesn’t know how far the gravel aquifer goes down. Not generally very deep. The current T-Well location is not safe from flood

water/ hurricane contamination. A new deep well or the current shallow wells should have fill brought in to build a barrier for the heads to be safe from contamination and flooding. Several years ago Mr. Smith applied for a grant to do this but WEVD was not awarded this opportunity.

Mr Bujalski asked Mr Vernon if locating a site, off the access road, higher up was doable? Mr Vernon indicated any well site has to have a sanitary radius area designated around it. We must look at property lines of any site to see if this distance can be maintained. The current Liberty well site was looked at a few years ago. There would have to be a purchase of property or an easement granted to site the well in that location. Drilling on current site is a maybe. You could bring in a rig to dig a gravel well perhaps 30 feet vs the current 18 or so feet. You might be able to drill a bedrock well here. Bedrock wells are a bit chancy. You may or may not get the water volume that would be required. Years ago the district had bedrock wells that were taken out of service due to contamination with iron and other mineral issues. Yields were not that great. It could be an option. You can treat high iron and minerals. It is a higher expense.

Another option looked at was drilling across the river on Forest Service Property. At the time it was considered a possibility. Directional drilling was theoretically possible but the permit process was extensive without any guarantee.

That brought the discussion to a site behind the Snowood Condominiums. The site is difficult to access. A partial road was built and stopped toward two test well sites. The initial 2 test wells indicated that there is probably water in the location. Mr Cory Smith thought this a viable location. He thought that an access road would go to a pump house and the wells would be located further down in the valley. To complete the access road is very difficult and expensive. It is unclear if additional access agreements would be needed. There is another way to access the site from the east side, off private property on Welch View Road. Mr Cory Smith did not want to contact or deal with the property owners. He did not want to depend on access without ownership. In 2007, Welch View temporary access is how the Drillers got in. This access would have to be cleared and a gravel road established but you are starting at a much lower elevation. Private agreements would have to be gotten. It only takes a bit of time to contact owner to see if this is possible. This site has the sanitary radius/easement established. More test wells would have to be

drilled. Mr Vernon originally marked an additional three test sites. He believes he could relocate the stakes. Testing was done to ensure there was no septic system contamination from the Snowood Condos. At that time, testing came out clean. It is a pretty good site except for the access issues. It is not clear what the rate/volume of the water would be from the well.

Mr Bujalski asked about any other investigations that might be possible on other land. Mr Vernon indicated in 2019 a parcel that is off Goose Hollow was walked. It is quite close to the community center. It is a parcel which has potential for a bedrock well. There is topography that is steep and there are parts that are accessible. There was some excitement about this site. The next steps to explore this parcel would be to do some geo-physics on the site. The purpose of the geo-physics to explore fracture zones. This is not a gravel site. This is a bedrock well site. A bedrock well generally will draw less water, and may or may not need mineral treatment. Bedrock wells are hard to predict water volume. There are things that can improve the odds, but you don't know what you will get until you drill a test well. Bedrock test wells are more expensive to drill. The site does offer a close option. It would be necessary to get a geo-physical study done prior to digging a test well. The site needs to be measured for a sanitary a protection area.

Mr Vernon stated additional test wells by the Snowood site is related to the expense of putting in an access road. Each test well there would cost 3 to 5 thousand dollars. In the case of the Goose Hollow site a Geo-physics study is a must. This study cost would be between 5,000 and 10,000. Drilling a Bedrock test well is about 15.00 a foot. You need to drill 600 feet. There would also be a Nobis fee for the consulting work.

Mr Panuczak asked if there is an advantage to the bedrock site in relationship to the diversity related to contamination issues. Mr Vernon indicated the River Valley is a bit of a concern for contamination from flooding, hurricanes and such. Mr Panuczak stated that the bedrock location would help us with the letter from the NHDES in 2019. This would place the second source away from the current potential flood contamination in the river valley locations.

Mr Vernon stated the bedrock drill is risky. You have a well recharge issue here. Water basically runs downhill implying pumping needs.

After some discussion of the potential cost of new water source investigation, Mr Panuczak suggested the committee pass a recommendation to place an additional 30,000 dollars in the budget dedicated to new Water Source site investigation.

Mr Panuczak suggested that this number would get eaten up on the Snowood site by access road development and on the Goose Hollow site by geo-physics study and drilling. Mr Bujalski sees it prudent to do a Geo-Physic study on the Bedrock site off Goose Hollow. He likes the diversity of water source potentially provided by this site. It solves the NHDES concern related to diversity. Mr Panuczak stated as Mr Vernon said this Geo-Physics study is determined by the setbacks on the Goose Hollow location which are unknown at this time.

Mr Vernon suggested a site visit with a tape measure and measure the site location to see if it meets setback requirements. This Goose Hollow property is owned by WEVD. Mr Vernon suggests that we also talk to the land owners off Welch View Road to see if access could be obtained for the Snowood site. He noted in passing, in 2007 when test wells were drilled at Snowood, one of the test wells was drilled, he believes on adjacent property.

Mr Panuczak will provide this information to the new WEVD manager.

Motion by Bennett, second by Panuczak:

The Water committee makes a recommendation to the Budget Committee to place 30,000 in the water budget for the purpose of determining a new water source location through development of test wells, access development and possible Geo-Physic study.

Motion carried. Ayes: Bennett Bujalski, Herlihy, Panuczak. Nays: None.

Mr Bujalski asked if there are any other properties owned by the WEVD that would be a potential site. He is not familiar with what property is held by the WEVD. Mr Panuczak will have the Manager double check for a gem that we have not looked at.

Item 3: Staff Updates

All staff is in Budget Training. There were no staff updates.

Item 4: Road Master Plan

No Report

Item 5: Other

No Items brought to the Floor.

Next Meeting Date: October 4, 2022 at 8:45 am.

Adjournment: Motion by Herlihy, seconded by Panuczak to adjourn the meeting at 9:52 am. Motion carried by all members present.

Minutes Approved: 10/19/2022

Chairperson Signature:_____

Addendum on next page: Spreadsheet provided by Mr. Sceggell.

Waterville Estates Village District
Capital Improvement Worksheet

Capital Improvement Projects		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032 to FY 2041	Capital Fund Costs 2022-2031	Other Fund Costs 2022-2031
New Water Source Development			$ 282,000.00	$ 846,000.00									$ -	$ 1,128,000.00
Ski Bowl Station Replacement				$ 402,000.00										$ 402,000.00
Water Main Replacement Pegwood-Reservoir Interconnect				$ 582,000.00										$ 582,000.00
													$ -	
Debt Service													$ -	
New Source Development Bond Repayment				$ 18,767.64	$ 75,070.32	$ 75,070.32	$ 75,070.32	$ 75,070.32	$ 75,070.32	$ 75,070.32	$ 75,070.32	$ 750,703.20	$ 544,259.88	
Ski Bowl Station Replacement Bond Repayment					$ 26,753.76	$ 26,753.76	$ 26,753.76	$ 26,753.76	$ 26,753.76	$ 26,753.76	$ 26,753.76	$ 267,537.60	$ 187,276.32	
Water Main replacement Pegwood - Reservoir Bond Repayment					$ 38,733.12	$ 38,733.12	$ 38,733.12	$ 38,733.12	$ 38,733.12	$ 38,733.12	$ 38,733.12	$ 387,331.20	$ 271,131.84	
													$ -	
Routine Water Main Replacement		$ 75,000.00	$ 75,000.00	$ 75,000.00	$ 75,000.00	$ 75,000.00	$ 75,000.00	$ 75,000.00	$ 75,000.00	$ 75,000.00	$ 75,000.00	$ 750,000.00	$ 750,000.00	
Liberty Lane Upgrades					$ 100,000.00								$ 100,000.00	
Sunset Upgrades						$ 100,000.00	$ 100,000.00	$ 100,000.00					$ 300,000.00	
Abandon Reservoir Station										$ 75,000.00			$ 75,000.00	
Pegwood Upgrades									$ 95,000.00				$ 95,000.00	
New Ski Bowl Tank												$ 300,000.00	$ -	
Expand Pegwood Storage												$ 300,000.00	$ -	
Water Main Replacement Project 2											$ 75,000.00	$ 400,000.00	$ 75,000.00	
													$ -	
	CIP Fund	$ 75,000.00	$ 75,000.00	$ 93,767.64	$ 315,557.20	$ 315,557.20	$ 315,557.20	$ 315,557.20	$ 310,557.20	$ 290,557.20	$ 290,557.20	$ 3,155,572.00	$ 2,397,668.04	