562 Winterbrook Road Campton, NH 03223
Phone: (603) 726-3082 | Fax: (603) 726-8611
www.waterville-estatesnh.gov

WEVD 2023 Public Hearing APPROVED Minutes
October 25, 2023 – 6:00 PM

As approved on November 8, 2023

Attendees: Commissioners Maureen Patti and David Spinney. General Manager Ron Beard and Water Department Administrator Allison Smith.

Members of the public: Harry Bertino, Stanley Bujalski.

Members excused: None

Attendees via Zoom: unidentified

Call to order: Commission Patti called the meeting to order at 6:00 PM. She noted that a quorum of the Commissioners is present.

Pledge of Allegiance: The meeting began with the Pledge of Allegiance.

Roll Call of Commissioners: Ms. Patti and Mr. Spinney were present in the Summit Lounge.

HEARING 1: To amend the WEVD Community Water System Ordinance title, sections 7, 32, and appendix.

Ms. Patti opened the public hearing at 6:00 PM.

Ms. Patti explained the changes that are being made to the ordinance as follows:

1. The first change involves modifying the title of the ordinance. The current title includes the term "Community water system," and the proposed change is to eliminate this term, resulting in a new title: "Waterville Estates Village District water ordinance."

2. The second change pertains to a specific section of the ordinance, namely, "page nine section 7 A1." The proposed modification for this section is to insert the following language: "and qualified to do business as set forth in paragraph C above."

3. The third change relates to the title page of the appendices. The goal is to ensure that the title page of the appendices aligns with the revised title of the ordinance.

562 Winterbrook Road Campton, NH 03223
Phone: (603) 726-3082 | Fax: (603) 726-8611
www.waterville-estatesnh.gov

These changes aim to bring the ordinance into conformity and address previous oversights, with a specific focus on the title, a section within the ordinance, and the title page of the appendices.

Ms. Smith added that the public hearing notice was advertised as if there is a correction to Section 32 of the ordinance, which now should be applied to Section 31 due to a prior section's deletion. This was acknowledged as an error and is included in a list of items that will be addressed at a future public hearing for which it will be noticed correctly.
Ms. Patti opened the floor to the public. There were nobody willing to address the Commission in public, on Zoom, by phone, or by email.
Mr. Spinney made a motion to close the public hearing at 6:05 PM. Ms. Patti duly seconded and motion carried with a 2:0 roll call vote in favor. Ms. Patti – aye, Mr. Spinney – aye.

Ms. Patti made a motion to amend the WEVD Water Ordinance in the manner depicted in the handout: the Title Page with the Table of Contents, page 9, and Title Page to the Appendices. Mr. Spinney duly seconded. Motion carried with a 2:0 roll call vote. Ms. Patti – aye. Mr. Spinney – aye.

Ms. Patti said that section 31 will be dealt with in the future.

HEARING 2: To set water rates for the 2024 fiscal year
Ms. Patti opened the public hearing at 6:07 PM.
Ms. Smith explained the numbers in the handout for proposed rates for the hearing. The proposed Water Department budget is $586,238, and after factoring in the 3% non-collection rate, it amounts to $603,825 that needs to be raised. This translates to the projected rates of $181.66/availability and $221.20/occupant.
The budget is broken down by billing groups for undeveloped lots, residential units ranging from one to six bedrooms, with no seven-bedroom units, the Community Center, Shop, and Ski Area and rates are shown for all categories. There is a table comparing the current rates with previous ones, showing a slight increase since May due to a surplus commitment, but overall, rates are projected to decrease slightly.

Additionally, Ms. Smith answered questions about undeveloped lot rates decreasing from $187 to $181 for the year, with a first billing of $90.
Mr. Spinney talked about the Budget Advisory Committee's discussion of the Water Department budget which they reduced by about $60,000. He asked Ms. Smith if her numbers included the payments for the Pegwood Road Waterline project bond, and she said that two payments were included. The estimated total for both payments in the first year is under $30,000.

562 Winterbrook Road Campton, NH 03223
Phone: (603) 726-3082 | Fax: (603) 726-8611
www.waterville-estatesnh.gov

Ms. Patti said that even with the bond payments included in the 2024 budget, it is still lower than what had been budgeted for 2023. Ms. Smith noted that the bond payments will become smaller each year. Commissioners spoke about the budgeting process and this budget in particular and how the District is in much better shape this year. Ms. Patti also noted that this budget for 2024 does not cover as much funding for capital preservation and system maintenance projects as was allocated in 2023.

Mr. Beard spoke about the Pegwood project which faced challenges when they hit unexpected ledge. They have already removed around 400 cubic feet of rock from a 40-foot wide trench and are still blasting to clear the way. The project, which needs to reach 3,300 feet, will likely extend into 2024 due to these unforeseen difficulties. The additional work has led to a cost overrun of about $116,000 beyond the original contract. To address this cost overrun, the Water Department is thinking to allocate some funds from the budget intended for the Vault project which involves constructing vaults that hold meters for tracking water usage. These vaults are essential for monitoring and locating leaks in the system, and the following 2024 budget aims to replenish this line item with $50,000 to complete this project.

Ms. Patti opened the floor to the public hearing at 6:14 PM.

- Harry Bertino: Noted that if Section 31 of the Water Ordinance will be amended at a future public hearing and requested the Commission adds another topic at this hearing about adding ASHAE 62 standard language about occupancy.
- He also asked when the payments will start with this new rate as the hearing is noticed for 2024 fiscal year.

Ms. Patti said that the District starts billing for 2024 in November of 2023.

- Mr. Bertino reiterated his request for an additional hearing to add ASHRAE 62 standard to the Ordinance so that the billing be done on the actual number of occupants as ASHRAE 62 requires and not the imaginary number of occupants. He explained that asking the homeowner about actual number of residents will help get the billing more accurate. He asked if anyone has made an attempt to find out the difference between the imaginary and actual number of occupants.

Ms. Patti said that it has been clearly described in the Ordinance what formula is used and it is number of bedrooms bedroom plus one. She also noted that there is no such reference that she has ever heard of as imaginary occupants.

There was back and forth between Mr. Bertino and Ms. Patti about imaginary and actual occupants.

- Mr. Bertino also noted that originally the District was going to do a census before the amendment of the Ordinance and said that it was not done.

562 Winterbrook Road Campton, NH 03223
Phone: (603) 726-3082 | Fax: (603) 726-8611
www.waterville-estatesnh.gov

There was nobody else to address the Commission in public, via Zoom, by email or by phone.
Ms. Patti made a motion to close the public hearing at 6:21 PM. Mr. Spinney duly seconded. Motion carried with a 2:0 roll call vote. Ms. Patti – aye. Mr. Spinney – aye

- Mr. Bertino spoke about the fact that bedrooms are being assigned two people, so that would identify that this is not based on bedrooms but it is based on the number of occupants, imaginary occupants in some cases, because a two bedroom is only being charged for three occupants.

Ms. Patti made a motion that the Village District adopt the proposed rates included in the handout called "Proposed Rates for Hearing – 10/25/2023" for the first (November) billing for the 2024 billing cycle. Mr. Spinney duly seconded. Motion carried with a 2:0 roll call vote. Ms. Patti – aye. Mr. Spinney – aye

Public Comment Period
There was none.

Adjourn Meeting
Ms. Patti made a motion to adjourn the meeting. Mr. Spinney duly seconded. Motion carried by a 2:0 roll call vote: Ms. Patti – aye, Mr. Spinney – aye.

Meeting adjourned at 6:23 PM.

Prepared by Alvina Snegach