Water and Roads Committee Agenda – July 10th, 2026 9:15 am – 10:15 am

1. Approval of Minutes
    a. June 19th
2. Review and comment on resident questions form the Town Hall
3. Metering of Water Mains Steve Baert
    a. Pricing and quantity
4. Further discussion on Metering Mains vs. Homes
5. Water billing calculation amendment discussion
6. Staff Update
    a. Steve Baert
    b. Helen Chatel
7. Old Business
    a. Mission Statement Discussion
    b. Posting Town Hall Materials to the website
    c. Horizon's Engineering Contract/Billing Issue
8. Adjourn

Water & Roads Committee

June 19, 2026 – 9:15 AM

562 Winterbrook Rd., Campton, NH 03223

Members in Attendance – Physical: Archie Jackson, Stan Bujalski, David Rose (alt.), Maureen Patti, Scott Monroe, Anthony Patti

Members in Attendance – Remote: Robert Haskins

Other Attendees: General Manager Helen Chatel, Water & Roads Manager Steve Baert, Water Administrator Allison Smith

Call to Order: Ms. Patti (chair) called the meeting to order at 9:15 AM.

Approval of Prior Minutes

a. **May 30, 2026**

Ms. Patti motioned to amend the May 30, 2026 minutes. Mr. Bujalski seconded. Motion carried by 6:0 roll call vote: aye – M. Patti, A. Patti, Monroe, Bujalski, Jackson, Haskins.
Ms. Patti motioned to make the amended May 30, 2026 minutes the official minutes. Mr. Bujalski seconded. Motion carried by 6:0 roll call vote: aye – M. Patti, A. Patti, Monroe, Bujalski, Jackson, Haskins.

b. **May 8, 2026**

Ms. Patti motioned to approve the May 8, 2026 minutes as written. Mr. Jackson seconded. Motion carried by 6:0 roll call vote: aye – M. Patti, A. Patti, Monroe, Bujalski, Jackson, Haskins.

Town Hall Debrief

Members discussed the feedback from the town hall meeting held on May 30th and what next steps are to move residential metering forward, as well as other options for more immediate system metering for leak detection and isolation.

Staff Updates

Mr. Baert provided an update on the second storage tank, wells, Liberty Lane Pump House re-plumbing, and the road plan. Ms. Smith and Ms. Chatel provided an update on the Verdantas contract terms.

Mission Statement

Members discussed the current committee mission statement.

Chair

Ms. Patti nominated Mr. Jackson as Water & Roads chair. Mr. Bujalski seconded. Mr. Jackson accepted. Motion carried by 6:0 roll call vote: aye – M. Patti, A. Patti, Monroe, Bujalski, Jackson, Haskins.

Next Meeting: July 10, 2026 @ 9:15 AM

Motion to adjourn by Ms. Patti. Motion carried.

Meeting adjourned at 10:42 AM.

Minutes prepared by Allison Smith

DRAFT

Item 2: Review and comment on resident questions form the Town Hall

a. From: Ben Redden
A follow-up to my question (re: existing meters): when we installed our meter with the last initiative (about 2 years ago), we used the meter that was supplied by the Estates, but we had to pay for the plumber ourselves. Depending on the installation plan (Option A/B) and the need to replace our current meter, would there be funds available to reimburse for our previous out-of-pocket costs to install the meter? I want to ensure that people, like myself, who have been trying to comply with and support these efforts aren't paying twice to do so. Yes, there would be monies available to reimburse the few residences that have already taken the step to install meters.
For example, if we need to install a new meter under Option A, we would AGAIN need to pay for a plumber. If under Option B, we still are out-of-pocket having paid to support this effort previously. At this time, there would not be a reason to replace wht you currently have. The discussion has been to continue to use what was already proposed/installed with the first initiative.

b. From: Howard Gordon
I suspect that the overreaching two questions water users have about the meters is what's going to be the one time assessment to install meters and what's going to be the annual increase in fees. If it didn't cost anything nobody would care. I understand the uncertainty of the costs at this early stage, but at very least there should be some estimate of what the total cost will be to run the water department, including debt service after the installation compared to the current total cost. The fact remains until we pursue RFP's and bond rates, we will not know what the debt service will be for this project.
It looks like the estimate for "a small leak could waste $3,600 per month" may be overstated. looking at the 2024 financial statement the only truly variable expenses are electricity and chemicals and those two costs totaled less than $100,000. The other intangible thing here is what leaks are going undetected in the system. I am having a hard time with how we get people to understand that. In The other costs will be there with or without a leak, be it a big leak or a small one. This is not to say leaks should be ignored but being able to fix leaks because of meters may not deliver the estimated financial savings, if any.

I'm not opposed to meters, but I wonder if they are actually needed to pinpoint major leaks. If my road (Boulder Dr.) had a 250,000 usage you don't need meters to know there is a leak given that there is only one permanent resident out of the five houses and the Estates is unique in that there is no irrigation or swimming pools. If the meters were free there would be no question meters should be installed but one wonders if they are going to assist with major leaks and actually save any money? So it comes back to what is the total cost for the meters and is it worth it. This Town Hall Meeting was a very preliminary meeting, and the committee along with the water district continue to research other alternatives to this issue.
It looks like the committee has a lot of engineering and construction knowledge, but who is analyzing the costs? Maybe the analysis was being done, but I just didn't hear that side of it.

Gmail

Allison Smith <a.smith@waterville-estates.com>

Horizons/Verdantas billing issue

3 messages

Maureen Patti <maureen@waterville-estates.com> Wed, Jul 8, 2026 at 6:32 AM
To: [redacted]
Cc: Allison Smith <a.smith@waterville-estates.com>, Steven Baert <steveb@waterville-estates.com>, Helen Chatel <gm@waterville-estates.com>

Good morning.

I followed up our last W&R Comm meeting with a dialogue with Allison about the Horizon/Verdantas billing issue.

I have attached Allison's thoughtful email about the issue. This dialogue is also built upon District counsel's opinion. I am going to summarize that opoinion --

1. The original price from Horizonz was an estimate (not an agreed upon final price). Also, the contract allows for an increase in price but there need to be prior written approval from the District. ("Horizon will not significantly exceed the proposed budgets without prior authorization from the Client.")

2. The issue is what is too high a price to pay. If it reaches this point, the District has an avenue to void the contract.

3. The District cannot force Verdantas to honor Horizon's original estimate.

Would you, Andy, like me to summarize this position in an email or memo for the next meeting or do you want to report it to the W&R Comm yourself?

Just let me know. Thanks for stepping up to Chair -- a big help to me and the community!

Mark Canfield is Bcc'd on this communication.

Take care,
MAUREEN PATTI,
Commission Chair
WATERVILLE ESTATES VILLAGE DISTRICT

---------- Forwarded message ----------
From: Allison Smith <a.smith@waterville-estates.com>
To: Maureen Patti <maureen@waterville-estates.com>
Cc: Helen Chatel <gm@waterville-estates.com>, Steven Baert <steveb@waterville-estates.com>
Bcc:
Date: Tue, 30 Jun 2026 09:20:38 -0400
Subject: Re: Based on Water & Roads meeting...
I would say we either need to decide to get a new master agreement which means prices are going to jump overall because Verdantas' costs are higher unless we can negotiate them down, or we jest monitor billing and make sure costs aren't jumping up to the point the District can't pay them at which point we'd have to negotiate with Verdantas or go to another company. The current master services contract we have does say that rates can change, so I don't really think we have anything to hold them to. Not sure where Helen's discussions with them are on the last 2 task orders as I know that is when this all came about.

Allison Smith
Water Department Administrator
WEVD Admin Assistant
562 Winterbrook Rd,
Campton, NH 03223
P: 603-726-3082 | E: a.smith@waterville-estates.com

On Fri, Jun 26, 2026 at 10:46 AM Maureen Patti <maureen@waterville-estates.com> wrote:

> Good morning. Based on the discussion at Water & Roads meeting, do you believe we need communicate with Horizons about their billing for services (in light of becoming part of Verdantas)?
>
> Allison reported about her audit of Horizons' billing and it appeared to be not a large upward departure.
>
> Just wondering if an agreement needs to be prepared and then signed at a Commisison meeting (so I can put it on the Agenda).
>
> Thanks.
> **MAUREEN PATTI,**
> Commission Chair
> WATERVILLE ESTATES VILLAGE DISTRICT

Based on Water & Roads meeting....eml
12K

Archie Jackson <[redacted]> Wed, Jul 8, 2026 at 7:22 AM
To: Patti Maureen <maureen@waterville-estates.com>
Cc: Smith Allison <a.smith@waterville-estates.com>, Baert Steven <steveb@waterville-estates.com>, Chatel Helen <gm@waterville-estates.com>

Good morning Maureen,
The summary would be helpful, but a copy of the Horizon master agreement, and the new proposed Verdantis master agreement would be helpful, I do not believe that I have ever seen both side by side.
At this point in the process, they have completed the master plan, and if I understand going forward we would be given an estimate for all other tasks.
I believe our biggest exposure is to the phone calls from staff to consult on emergency situations, and we will always pay a premium for that anyway.
I do agree with Allison's concern, that if we ask for an updated master agreement, we open ourselves up to higher fees across the board. Based on everything I have stated above, I would say we stay with the agreement from Horizon for now and monitor the bills, and take full advantage of these lower unit prices until the term runs out.
Upon completion of the current term (I am making an assumption that there is a contract duration in place), we should put out an RFP for engineering services at that time. If nothing else it will keep Verdantis honest, with the a competitive bid.

Allison, can you also add this to the agenda, and print out this email chain as a supporting document.
Thank you,
Sent from my iPhone

> On Jul 8, 2026, at 6:32 AM, Maureen Patti <maureen@waterville-estates.com> wrote:
>
> [Quoted text hidden]
> <Based on Water & Roads meeting....eml>

Maureen Patti <maureen@waterville-estates.com> Wed, Jul 8, 2026 at 7:31 AM
To: Archie Jackson [redacted]>
Cc: Smith Allison <a.smith@waterville-estates.com>, Baert Steven <steveb@waterville-estates.com>, Chatel Helen <gm@waterville-estates.com>

Thanks.

MAUREEN PATTI,
Commission Chair
WATERVILLE ESTATES VILLAGE DISTRICT
[Quoted text hidden]

Subject: Re: Based on Water & Roads meeting...

Allison Smith <a.smith@waterville-estates.com> Tue, Jun 30, 9:20 AM (9 d

to Maureen Patti, Helen Chatel, Steven Baert

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