

Minutes of the Penacook/Boscawen Water Precinct

Location of Meeting: 9 Woodbury Lane
Boscawen, N.H. 03303

Present at Meeting: Bruce Crawford, Commissioner
Bill Murphy, Commissioner
Nathan Young, Commissioner

The regular meeting of the Penacook/Boscawen Water Precinct was called to order at 9 Woodbury Lane, Boscawen, N.H. on August 11, 2021, at 5:30 p.m. by Commissioner Bruce Crawford, Chair.

Financial Update:

Commissioners signed manifest and checks.

Approval of minutes from last meeting:

Commissioner Bill Murphy made a motion to approve the Regular Meeting Minutes of July 28, 2021. Seconded by Commissioner Nathan Young. Passed Unanimously.

Commissioner Bill Murphy made a motion to approve the Sealed Nonpublic Minutes of July 28, 2021. Seconded by Commissioner Nathan Young. Passed Unanimously.

New Business:

1. County Hydrant Maintenance: Commissioner Bruce Crawford directed the Commissioners to an email they received from Dan Wojcik of Pennichuck this morning about the county hydrant maintenance. The Commissioners agreed to let the issue stand as is. Commissioner Bill Murphy noted that next year an agreement can be reached regarding hydrant flushing by the Precinct with stipulations that if something breaks the repair is the responsibility of the County Facility. Commissioner Bruce Crawford noted that the Precinct should perhaps have some kind of form regarding private hydrants. A form which has the hydrant owner sign off and agreeing that the maintenance will be done by Precinct, but the hydrant is owned privately. Commissioner Bruce Crawford will email Dan Wojcik and see if they have a form which can be utilized by the Precinct.
2. Meter Shortage: Commissioner Bruce Crawford explained that Pennichuck does not want to put in used meters, but the Precinct has some meters in stock that

work and there is no reason they cannot be put in. Commissioner Bill Murphy noted that he has pulled out the meters which are the best ones to utilize that do not leak. Commissioner Bill Murphy will evaluate the meters again. Commissioner Bruce Crawford believes that the tested meters should be used regardless of whether the new ones can be purchased. Commissioner Bill Murphy further noted that some meters have a 2011 date, so they have been sitting and not running, but the battery is going to quit at some point. The battery is supposed to have a 20-year life span but whether that is true or not is still unknown. Commissioner Bill Murphy will test the meters which he pulled out, noting that some of the meters are newer such as 2018. A brief discussion took place regarding new homes and the idea that the meter choice must be new versus a meter in inventory.

3. Possibility of a Meeting Night Change: Commissioner Bruce Crawford expressed that he is having issues with his Auto Recyclers meeting time frames. He asked the other Commissioners if they would object to moving the Precinct meetings to another night, if needed. The other Commissioner have no issue with moving the meetings to another night other than Wednesdays. Commissioner Bruce Crawford will wait and see what happens with the Auto Recyclers.
4. Land Sale (Webster) : Commissioner Bruce Crawford noted that the language used in the sale of some property from the Town of Webster may be good language to use when considering the Precinct's Webster land sale. Noting "property to be sold by the Town with all faults and no representations to the quality of title with a minimum bid."
5. Monthly Reports from Pennichuck: Commissioner Bruce Crawford noted that Pennichuck seems to be doing a bit better with collections according to the aging report, but there are still some issues. Commissioner Bill Murphy noted that all of the 147 North Main and Casavan's properties need to come off the aging report per the Precinct agreement with Dave Caron to pay a portion and the rest to be abated. Commissioner Bill Murphy further noted this would take away seven substantial amounts on the aging report. Commissioner Nathan Young noted that he requested to have the estimated bill, and the explanation of what that estimated bill, sent on the bills which are estimated by Pennichuck. He suggested that the bill state "estimated" on front with an asterisk. Commissioner Nathan Young contacted Pennichuck and explained the Commissioners are have issues with estimated billing. Pennichuck said they have had no issues with estimated billing. The Commissioners are hoping to draw more attention to the bills to mitigate the issue of estimated bills and he thinks if the word is made slightly bigger with an asterisk, and with the explanation moved to the bottom of the first page instead of the important section on the second page it would be beneficial. Commissioner Nathan Young reported he has had no response from Pennichuck regarding this issue.

The next set of bills go out in September and Commissioner Nathan Young will contact Pennichuck again in early September to see if the suggested changes have been made to the bills. Commissioner Bruce Crawford noted that collections are low on Pennichuck's list of priorities. Commissioner Bill Murphy expressed that he thought Pennichuck was going to send out something with the next billing which notifies customers that water shut offs will once again be implemented on unpaid water accounts.

6. 7 Cornhill Road: The customer at 7 Cornhill Rd requested a payment arrangement for the balance of her account, \$3402.29. She is looking to pay \$150 a month for 22 months. She had two high bills in September and December 2020. The Precinct checked the meter and found no issues/leaks, she did not feel she needed to contact a plumber as usage went back to normal. We replaced the meter per her request as well. Commissioner Bill Murphy noted that he had previously sent a letter to customer which explained that there was high usage and if she wanted the Precinct to check for a leak it would. However, she never responded to the Commissioners letter. Something must have happened to make her bill switch back to what it originally was. Commissioner Bill Murphy further noted he looked back on aging reports mid-2020 and she was not on the report. ***Commissioner Bruce Crawford made a motion to allow the customer at 7 Cornhill Road to pay \$150 a month for 22 months. Seconded by Commissioner Nathan Young. Passed Unanimously.***

Old Business:

1. Tank Cleaning: Tank cleaning is completed, and Underwater Solutions will be sending the Precinct a report. The county tank needs anodes apparently, they rotted off. Surprising, the two Queen Street tanks do not have anodes. Commissioner Nathan Young noted that this may have something to do with construction of the tanks. Commissioner Bill Murphy noted that the Queen Street tanks are welded steel, and the Fairbanks tank is bolted steel. Commissioner Nathan Young knows that only certain tanks need anodes and Underwater solutions will be sending a quote to renew those anodes. Further, it was noted that the tank bottom is concrete but there is nothing inside of it which Underwater Solutions found that unusual. New locks have been placed on the hatch and at the bottom of the ladder. Queen Street tanks need something at the bottom of the ladder because there is no lock on them. Something needs to be figured out as when the tanks were cleaned there was graffiti on top of the tanks. Fairbanks's hatch does not have a lock now, because they cut it off for access, but it does not need a lock on it because there is no ladder, and the State does not require it.

2. 46 Tremont Street: Commissioner Bill Murphy reported that he emailed the customer with an explanation and has not heard anything from the customer. He noted that the Precinct check the next read to see if the meter it is still reading. He further noted that the customer never disputed that she used the water but was annoyed that the bill came up as a surprise. Discussion took place as to the actual amount over, considering it was within a three-year period. Commissioner Bill Murphy feels that once it was explained to the customer she is satisfied for now. Take off Agenda.
3. 147 North Main Street: Still waiting for the agreed upon total to be submitted by check to the Precinct from Dave Caron. Commissioner Nathan Young expressed the customer is not breaking ground anytime soon because there must be State paperwork completed, etc. Commissioner Bill Murphy noted that some planning must be involved on Dave Carons end. Commissioner Nathan Young further noted that before the work is started the Precinct is supposed to receive a quote from WSO and the Commissioners have not seen that quote yet.
4. CCR Report for DES: Commissioner Nathan Young reported the CCR Report is completed, and he has received a confirmation email from DES. Commissioner Nathan Young has also contacted Pennichuck and advised them of the completion and confirmation.
5. 16 School Street: Commissioner Bill Murphy reported that he sent customer a letter stating the faucet on the outside needed to be replaced because she will not have access to that by going down into the pit. He further noted he has not heard from the customer. Take off Agenda.
6. Woody Hollow: Commissioner Bill Murphy reported that the Woody Hollow project is moving forward, and they are in possession of the signed private hydrant agreement. They are supposed to be getting the meter pits in a few days and hopefully what they ordered will allow the radios to be mounted underneath. If not, they can be bolted right through the plastic cover and hang.
7. Well # 4: Commissioner Nathan Young supplied the other Commissioners with paperwork from Gregg Smith who is the Hydrological engineer for Weston and Sampson which contained the previous quote received by the Precinct. Commissioner Nathan Young reported that he had talked with Gregg and during the first stage there is no funding available, but the Senate did put through the Infrastructure Bill. Therefore, what will happen is after the first stage is agreed upon all they will need to do start applying for the Infrastructure Loan because it would then become a shovel ready project. Therefore, once the Commissioners have agreed upon and signed the agreement the project will be officially started, and the

Precinct can then put in for funding. **Commissioner Nathan Young made a motion to sign the agreement with Weston and Sampson and get the first phase of Well #4 started and begin to move forward with the Infrastructure Bill. Seconded by Commissioner Bruce Crawford. Passed Unanimously.** For the record the first and second page needed the date filled in, and on the third page the Commissioner Chair, Bruce Crawford needed to sign the agreement. This was completed and Commissioner Nathan Young will scan the agreement and send it back to Gregg. A Copy will be made for the Precinct files. It will take probably 2 to 3 months to complete the first phase. Commissioner Bill Murphy questioned if they are going to contact the State for the Precinct. Commissioner Nathan Young Nathan explained that Chris Berg, who works for the company, will prepare and submit the correct paperwork to the State. Discussion took place regarding the State Forest and the Rail Trail. Weston and Sampson will take care of any easements, and about 99 percent of the paperwork. Weston and Sampson will occasionally require input for certain things from the Commissioners.

8. Tom Smith: Commissioner Bill Murphy provided other Commissioners with a letter for signature, which was signed by all the Commissioner Bill Murphy will mail the letter to him.
9. Land in Webster: Commissioner Bill Murphy explained that the property deed is missing on one piece of land. A small quarter acre parallelogram looking piece. He has tracked back to the Town of Webster having the property taken twice for taxes from two separate estates. It was first sold to an individual and the second time it was sold it to the Precinct, but there is no deed. The Town of Webster is looking for paperwork and consulting with their attorney. They are more than agreeable to make it work. It is not a big deal, just has not been done. It has been narrowed to 1971 - 1978 being taken for taxes. Their tax period shows the Precinct as owners after that time, so somewhere in that period of time something happened has to be determined. The Town needs their tax collector to go back and look at what the first year was that the Precinct paid taxes. The deed may have never been recorded. It was further noted that the good news is if taken for taxes whomever purchases the property can go to Court with a Petition for Quiet Title and usually, they go right through because it was in an estate. Commissioner Bill Murphy further noted that the value of the piece of land in question is that it has frontage on the water and borders on two large parcels of land. It would be a value to an abutter. Lot 6-109 does have a mention of having a right-of-way to it. Commissioner Bill Murphy is still working through the details with the other properties seeming to be straight forward.

10. Land in Boscawen. Commissioner Bill Murphy noted that the last selectmen's meeting minutes mentioned that the attorney is working through the title search on both pieces of property. Once that is returned the Town should be ready to go.

11. Granite State Rural Water Operator Field Day 9/14/21 Mt Sunapee.

12. Well field issues/access pad well 2: Still working on.

Long-Term Projects:

1. CIP Update: Tabled
2. DES Asset Management Survey: Tabled

Meeting Closed:

Motion to Close the Meeting by Commissioner Bill Murphy. Seconded by Commissioner Nathan Young. Passed unanimously. The meeting was adjourned at 6:10 p.m. by Commissioner Bruce Crawford, Chair.

Next Meeting:

The Next Regular Meeting Penacook/Boscawen Water Precinct, 9 Woodbury Lane, Boscawen, NH. on, Wednesday, August 25, 2021, at 5:30 p.m.

Minutes submitted by: Lauren Hargrave, Recording Clerk on August 18, 2021

Minutes approved by: _____ /s/ _____ on August 25, 2021
_____ /s/ _____ on August 25, 2021
_____ /s/ _____ on August 25, 2021