

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
Cheryl Mitchell, Administrative Consultant

The regular meeting of the Penacook/Boscawen Water Precinct was called to order at 9 Woodbury Lane, Boscawen, N.H. on September 22, 2021, at 5:30 p.m. by Commissioner Bruce Crawford, Cifhair.

Financial Update:

Commissioners signed manifest and checks.

Approval of minutes from last meeting:

Commissioner Bill Murphy made a motion to approve the Regular Meeting minute of September 8, 2021. Seconded by Commissioner Nathan Young. Passed Unanimously.

New Business:

1. Conversation with Janet Levy, Well #4, and Other Info from Janet: Commissioner Nathan Young reported that he called Janet Levy and for clarification she is not overly fond of Gary but in general has no issues with Greg Smith. To be fair she was clear that her feelings for hydrogeologists is low to begin Commissioner Nathan Young spoke with her for about an hour. With regards to Well #4 she pointed out and reminded the Commissioners that one of the things which was a problem with the Well #4 project previously was not the Well itself or tying into the main but was in fact due to the height of Well #4. Due to the height of Well #4, you need a control building in the middle of the system because the tank heights were going to be a problem in the system. Therefore, the Well #4 site actually has an additional cost of an additional site involved in its development. Commissioner Nathan Young believes what would happen is that the altitude valve in the system which is currently used to fill the tanks would become a control station of some type. The other thing pointed out was that Well #1 was slated for 450 gallons per

minute. The main issue is as soon as it is cleaned it will run accurately for a time and then dive right back down. It is unusual for a Well to come back that far and to die off that fast which makes it appear that there is an issue as to how the Well was made. A previous study of Well #1 was done and in Janet's opinion they were trying to not point fingers but that the Precinct may get away with moving Well #1 twenty-five or so yards north. She does not think it has to go too far and you cannot go south, or you will run into Well #2 and then will run into the issues which Well #2 has. Janet is not convinced that the issue cannot be fixed so Commissioner Nathan Young shared this information with Greg Smith and requested that he investigate it. Commissioner Bill Murphy pointed out the Precinct owns quite a way up the riverbank almost to Stirrup Iorn Road. It does get narrow and iffy in that area. Further, Janet does not feel the spot was wrong, but she thinks the construction of the Well is causing the issue. She has no proof, but Wells do not typically do what that Well is doing. Commissioner Bill Murphy questioned if it could be Possible debris which once cleaned solves the problem but then the debris immediately falls back in again. Commissioner Nathan Young also reported that he passed three documents on to Greg Smith. The first document was the Garrett Study, the second was the original study form Well #1 and #2, and the third was a report on the overall system. It was noted that Well #2 was never supposed to be running unless all three Wells were running at the same time. Apparently with the water quality it is supposed to be diluted by the water quality of the other two Wells. Commissioner Bruce Crawford reported that when one Well was first drilled it was overrun and they were pumping way more than they should have which caused the problems with the Well, and it has never been right since. A brief discussion took place about moving the Well a few feet over. Commissioner Nathan Young also noted that it would be a good idea to look at the numbers involved in a new Well project and the numbers involved in moving Well #1 for comparison and consideration. Janet also pointed out that if you keep the existing Well and just moving it then you are not drilling another Well but instead you are looking to rehab that Well. This would allow for a lot less headache to go through because you do not need to obtain new permits as you are using existing permits. It is a lot cheaper and a lot faster. Additionally, Commissioner Nathan Young reported that hopefully the Commissioners will be getting the report from Greg Smith within the next week and depending on what is received from him, if nothing is included about the Well #1 issues, the Precinct may wish to halt the new Well #4 building project until the Well #1 issue is further investigated. Janet Levy is 100% in agreement that placing a tank up on Water Street is a very bad idea and reaffirmed that you could never exchange enough water in the line as Commissioner Nathan Young had previously thought. If anyone ever questioned the entire system, she is the knowledge base to go to as someone who helped

design the entire system. Also, she thought cisterns were a viable option up and down the street for fire protection. Further, Janet sent a lot of documents and will continue to do so which will be extremely useful to the Commissioners. It was noted that there still is a need for documents to be centralized and that Institutional knowledge was not freely given in the past.

2. Town of Boscawen Webster Land: Closing on 28th Tuesday at 3:30.
3. Generator Maintenance Contract: Commissioner Nathan Young reported that regardless of what company is used, doing an annual contract solely for budgetary reasons would be a good idea. Further, Commissioner Nathan Young reported that he read through what they are doing, and the generator should not fail for any reason because of the work which being done. The Commissioners briefly discussed having a few issues with Powers and agreed that Commissioner Nathan Young should reach out to get a few yearly quotes to see what is out there in the industry. He will reach out to Power Up. Commissioner Nathan Young further noted that the Precinct has two units, and he will ask the quotes to include what the yearly pm should be on them and what would the cost be to do so. Noting that the generators do not need fuel checked and a low bank test does not need to be performed.
4. Meter Readings: It was noted that Commissioner Bill Murphy requested that Pennichuck make sure that the meter at 46 Tremont Street is an actual read, and that they make sure that all the trailers on Boyce Lane (Tom Smith) as well as 17-19 Gage Street are actual reads. Commissioner Bill Murphy reported that he has not heard anything and will ask Pennichuck again. Commissioner Bill Murphy also noted that he did send a response to Kellie Jo Easler in reference to 46 Tremont and the complaint referenced in the Selectmen meeting minutes to clarify the Commissioners response to the customer. Pennichuck needs to make sure that meters are reading.
5. Woody Hollow: Will need to be estimated bills again. Commissioner Bill Murphy reported that all pit radios and wires have been ordered in accordance with what Dan Burden told him to order. It could take 8 to 10 weeks for the order to be fulfilled and it was noted that they could have been ordered weeks ago. Therefore, estimated bills will be done. Everyone involved is aware of this and they are agreeable to it.
6. Skip Kelley, Jarado Way KSD/ Kentek Water System Master Meters: Commissioner Bill Murphy reported on the old Steenbeke property. He noted that the KSD building was sold, Skip Kelley owns out back, and Tom McMullen owns the store. McMullen is going to extend from KSD to the store so he can have a

sprinkler system and water. Skip Kelley is going to extend the rear portion across the parking lot and partially into the rear. All these plans will turn it into a spiderweb of a water system, so now is the time for master meters to be placed. They could do one master meter which takes in everything, or do two, one for KSD and one for McMullen and Kelley down back. Currently Commissioner Bill Murphy is trying to figure out if there is an association for the properties because there is common land. He noted he spoke with Kellie Jo Easler, and she does not know anything about it. Commissioner Bill Murphy will talk to Kim Doubleday or Ray Steenbeke regarding the mater because someone needs to get the billing for the master meter.

7. Letter to Town of Webster Regarding the Deed: No response from the town has been received as of yet.
8. Solicitation for Sealed Bids: The Commissioners reviewed the solicitation for sealed bidding documents and will send to the Precinct attorney for review. Commissioner Bill Murphy noted that he is unsure what else is needed in the document. A brief discussion took place regarding Lot 109 which is a quarter acre and would benefit an abutter and is the property which the Town of Webster does not have a deed for. This lot has frontage on the water and can still be sold with a release deed so just selling your interest in it. Further discussion took place regarding different plots of land, values of each, and usability. The Commissioners agreed to keep the starting bid amount consistent for all the lots at \$3,500. Discussion also took place regarding postmarked bids. The Commissioners agreed that bids should be received no later than, with a date, should be specified along with a time at which the bids will be open and read. Public notice should happen a month ahead of the opening bid process. In conclusion the Commissioners will refer the issue to the Precinct's Legal Counsel.

Cheryl Mitchell Items:

1. Invoice for Granite State Analytical: Cheryl Mitchel reported she is unsure if the invoice if paid directly to Granite State or to Pennichuck. She has scanned it and sent it to Tara King at Pennichuck but has not received an answer. She explained that whoever put packet together messed it up as they did not mark up what was billed out to customers. A discussion took place regarding the process, and everything involved. Cheryl Mitchell further questioned how many bounced payments have been missed in the past. The Commissioners agreed that her time should be documented in a letter to Pennichuck with costs. Cheryl will write letter for the Commissioners to review and for their input at next regular meeting. The Commissioners agreed a markup of \$10 on Cheryl's hourly rate is appropriate for

Pennichuck to pay and also noted the time which Nancy Watson at Franklin Savings Bank has to invest and put in.

2. Cheryl Mitchell noted that there is one more \$10,000 payment due for the remainder payments for the meters.

Old Business:

1. Caron Property 147 North Main Street: Commissioner Bill Murphy noted that Caron completed the typical Planning Board application, and he wants to do all duplexes. His plan indicates he is going to put four on the east-west boundary to the north away from Alan's and then a driveway down the other side. A brief discussion about RH White and that a small spot which was dug up before was being finished up by hot top being placed because it is a State road. The Commissioners questioned if an escrow on the project should be required and agreed that some type of escrow is needed. The new plan does not actually show the water line and it does not show the line going directly off the Gage Street but instead shows it tapping off the Main. The current issue is that the plans for water only show the water coming onto the property. The Commissioners noted that they have never seen the proposal before and that the last they knew the plan was for trailers. The Commissioners reviewed plans submitted to the Planning Board. Additionally, it was noted that the Planning Board application has a letter from the Precinct that states the original tap can be used for the first structure, however it was later found out the original one needs to be abandoned. Commissioner Bill Murphy noted that he spoke with Kellie Jo Easler about the letter and will send a revised/updated letter along with a printout which includes the proposed approved tap to Gage Street from WSO, so they have the accepted water extensions which were agreed upon and approved by the Commissioners with Dave Caron previously. Commissioner Nathan Young will speak with Dave Caron and ask him to provide the Precinct with a proposed water plan showing water connections. Additionally, he will ask him if the agreed upon past bill amount has been paid, noting that everything is subject to that payment. The Commissioners agreed that an escrow of \$3,000 is needed. Bill will send the letter out to Dave Caron requiring the escrow along with a copy of the updated letter to the Planning Board. It was further noted that the Agreed upon water plans with the Commissioners involved WSO drilling under the road. Also, the Commissioners would like to know how many bedrooms in the planned duplexes and how many bedrooms where in the old development. Additionally, the Commissioners still have not seen the WSO quote. Further discussion took place regarding Dave Caron's current and future plan for the property. There needs to be a Master meter plus one meter per housing unit, meaning two per building, and there is a question as to where the master meter is

to be located which the Commissioners agree should be located over off of Gage Street.

2. Well field issues: access pad well 2: Still slated for completion.

Long-Term Projects:

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

Meeting Closed:

Motion to Close the Meeting by Commissioner Nathan Young. Seconded by Commissioner Bill Murphy. Passed unanimously. The meeting was adjourned at 6:35 p.m. by Commissioner Bruce Crawford, Chair.

Next Meeting:

The Next Regular Meeting Penacook/Boscawen Water Precinct, 9 Woodbury Lane, Boscawen, NH. on, Wednesday, October 13, 2021, at 5:30 p.m.

Minutes submitted by: Lauren Hargrave, Recording Clerk on September 28, 2021

Minutes approved by: _____ /s/ _____ on October 13, 2021

_____ /s/ _____ on October 13, 2021

_____ /s/ _____ on October 13, 2021