

PENACOOK-BOSCAWEN WATER PRECINCT
AMENDED MINUTES OF THE 2022 ANNUAL MEETING

The Annual Meeting of the Penacook/Boscawen Water Precinct was called to order at 9 Woodbury Lane, Boscawen, N.H. on March 7, 2022, at 6:00 p.m. by Moderator Charles Niebling.

Moderator Charles Niebling questioned if the attendees who live in the Precinct and wished to speak, or vote, had checked in with Sarah Gerlack to verify their residency within the Precinct District. Everyone who was eligible and wished to vote was issued a blue card which would be utilized in case a voice vote is not clear to the Moderator.

Roger Sanborn led the attendees in the pledge of allegiance.

Moderator Charles Niebling asked that any veterans, active, reserve, or guard to stand and be recognized. Having none present Moderator Charles Niebling express appreciate and thanks to all veterans.

Moderator Charles Niebling recognized Commissioner Bill Murphy, Acting Chair to introduce everyone at the head table as follows from left to right: Commissioner Bill Murphy, Commissioner Nathan Young, Precinct Attorney Jeffrey Christiansen, Clerk Lauren Hargrave, Precinct Administrative Consultant Cheryl Mitchell, and Treasurer Elaine Clow in the front row.

Moderator Charles Niebling recognized Commissioner Nathan Young. Commissioner Young explained that the loss of Commissioner Bruce Crawford has made the Precinct realize how much he has done for the Precinct. He was also a part of many other groups and involved with many people. He will be very missed. Commissioner Nathan Young expressed that he wished he had a book with all of Bruce's quotes, called Bruce-isms. Commissioner Nathan Young asked for a moment of silence in memory of Commissioner Bruce Crawford. A moment of silence was recognized. Commissioner Nathan Young invited the public to view Commissioner Bruce Crawford's obituary displayed in the back of the room and additionally invited the public to pick up a printed copy of the same located on the Supervisor of the Checklist desk.

Moderator Charles Niebling expressed condolences to Elaine Clow for Commissioner Bruce Crawford's loss.

Moderator Charles Niebling explained that ordinarily he would summarize the rules of the meeting. However, since everyone present has attended prior meetings in town which applied the same rules and guidelines to running an efficient and fair public meeting, he will dispense of the summary unless anyone in the public would like him to summarize. Hearing no objection from the public Moderator Charles Niebling proceeded with action on the Warrant.

1. To elect all necessary Precinct Officers for the ensuing year:

Moderator: Moderator Charles Niebling recognized Commissioner Bill Murphy to make a nomination. ***Commissioner Bill Murphy nominated Charles Niebling as Moderator. Seconded by Commissioner Nathan Young. Commissioner Bill Murphy asked if there were any nominations from the floor. Roger Sanborn made a motion to close nominations. Seconded by Lorie Carey. A voice vote was taken of those in favor. Voice Vote Unanimous. Article #1a Adopted with Charles Niebling being appointed as Moderator.***

Moderator Charles Niebling asked Commissioner Bill Murphy to explain the situation with the seat of Commissioner. Commissioner Bill Murphy explained that Commissioner Bruce Crawford passed away quickly and due to the timing of his passing the Warrant was already completed and approved by DRA. Therefore, in consulting with the Precinct attorney the Commissioners decided to wait until after this annual meeting to take time to consider and appoint. It was not sensible to appoint someone for a few days and redo the Warrant. Commissioner Nathan Young further explained that Commissioner Bruce Crawford's position will be up next year for the normal nomination during the 2023 Annual Meeting and for the normal term keeping it on the same rotation. A third Commissioner will be selected and appointed as the current Commissioners have the authority to appoint and fill a vacancy.

Treasurer: ***Commissioner Nathan Young nominated Elaine Clow as Treasurer. Seconded by Roger Sanborn. Having no discussion or further nominations from the floor, Elaine Clow was elected Treasurer for a term of 1 year. Voice Vote Unanimous. Article #1c Adopted with Elaine Clow being appointed as Treasurer.***

1 Commissioner for 3 years: ***Lauren Hargrave nominated Bill Murphy as Commissioner. Seconded by Commissioner Nathan Young. Having no discussion or further nominations from the floor, Bill Murphy was elected Commissioner for a term of 3 years. Voice Vote Unanimous. Article #1b Adopted with Bruce Crawford being appointed as Commissioner***

Clerk: ***Commissioner Nathan Young nominated Lauren Hargrave as Clerk. Seconded by Commissioner Bill Murphy. Having no discussion or further nominations from the floor, Lauren Hargrave was elected Clerk for a term of 1 year for the ensuing years. Voice Vote Unanimous. Article #1d Adopted with Lauren Hargrave being appointed as Clerk.***

2. To see if the Precinct will vote to raise and appropriate \$881,877.00 for general district operations as listed in the budget for 2022, not including appropriations by special warrant articles voted separately: **Commissioner Bill Murphy made a Motion to adopt Article 2. Seconded by Commissioner Nathan Young.** Charles Niebling asked if there were any Questions or comments from the floor. Having no further questions or comments on Article #2 a voice vote was taken of those in favor to raise and appropriate \$881,877.00 for general district operations. **Voice Vote Unanimous. Article #2 Adopted.**

3. To hear any reports of the Precinct Officers and to pass any vote relating thereto: No motion is required. Commissioner Nathan Young spoke about the past year and noted that the second page in the Annual Report reviews the Precinct's work in the past year. Further, Commissioner Nathan Young noted the sales of Walker Pond property have all been completed. The total for all Boscawen and Webster land sales totaled \$338,044. Additionally, the Precinct was able to apply for a grant and was granted \$50,000 to go towards the exploration of a Well site project. The grant money will hopefully cover phase one of the project which has to do with locating potential sites and doing more data in sites. The Precinct hopes the grant will cover up to the point of drilling and testing and perhaps a little bit more. To the Precincts knowledge the grant is going to be available again next year in 2023 and the Precinct will apply again at that time. Further, Commissioner Nathan Young explained that the land sale coupled with the grant puts the Precinct in a good situation going forward with Well #4 without rates being affected and not putting a burden on the Precinct customers. Commissioner Nathan Young expressed that his personal goal from the project is to have a location, have the land acquired, and have a written plan with the overall cost. Normally a project of this type typically takes five to 9 years to complete. Further, Commissioner Nathan Young explained that State issued license can be kept so there is no need to backtrack if the project is not completed in a certain amount of time. A typical plant is taking somewhere between 18 months to 2 years to build from the time that it is built to the time it starts pumping water.

Questions or Comments from the floor:

Lorie Carey asked if Well #4 is on the CIP for the next five years. Commissioner Nathan Young noted it is in the five-to-ten-year range. Lorie Carey asked if there is anything the Town can do to help expedite the project process. Commissioner Nathan Young explained that at the moment the Precinct is early in the project and is under the guidance of Wright-Pierce Engineering who does a lot of ground Well systems. The Precinct has been leaning on their expertise heavily and Commissioner Nathan Young will consult with Greg Smith, Wright-Pierce Engineering, for his opinion on the Town's help at this point. Lorie Carey asked if the Well site behind the NH Veterans Cemetery has been abandoned.

Commissioner Nathan Young explained that the NH Veterans Cemetery site has, for the most part, been abandoned. This is due to the fact of the cost of pipe per mile which is around one million dollars a mile for laying pipe, not to mention the utilities needed. The site has not been abandoned; however, the Precinct is trying to find another site which would be more cost effective. Lorie Carey asked if it would be feasible to having Well #4 developed within the existing Wells site. Commissioner Nathan Young explained that there are two significant issues with developing Well #4 on the existing Wells site. Commissioner Bill Murphy explained that one consideration was going north of the existing Wells site, however, the land turns into a thin strip and you must have a 400-foot radius around the well, therefore needing an 800-foot circle which is impossible at that location. Commissioner Nathan Young explained that the second issue is if the Wells are all in one location and if there is a catastrophic occurrence which takes out one Well location you still have the second location to utilize. A new Well placed at a safe distance away from the existing Well site will also allow it to not share aquifers. It was noted that the current infrastructure would not be abandoned, it will be retained as redundancy and backup. The Precinct will work with Pennichuck the current Well station and chemicals do not become stale. Utilizing the current Well site for a week out of each month or something of that nature to keep it active. Lorie Carey asked if the Precinct is looking to purchase land or if it has considered approaching the Town about some Town owned land which may be appropriate. Commissioner Nathan Young explained that the current ideal locations identified are not Town owned, however, there are other options on purchasing but the Precinct is not at that point at this time. Additionally, Commissioner Bill Murphy noted that it is not a matter of choosing locations it is a matter of where the water can be located. Additionally, Commissioner Bill Murphy noted the Precinct has had conversation with land owners and with some intrepidation they are agreeable. The next step is to meet with Greg Smith of Wright-Pierce to narrow down locations and make sure the Precinct is kept on track. The Precinct is leaning heavily on Wright-Pierce for guidance. Commissioner Bill Murphy explained that the Precinct is not going back to step one and is revisiting the Hydrological Study previously done in the early 2000's. The NH Veteran Cemetery site previously identified is not optimal because the conditions around the site have changed dramatically. There are areas on Town owned land being looked at behind Forrest Lane. Wright-Pierce will proceed with what they feel is the most viable location. Lorie Carey asked if the Precinct will be expanding its Infrastructure with a new Well site. Commissioner Nathan Young explained it all depends on where the new Well site will be. He has spoken with Janet Leavy, the Precincts former Engineer, and she informed him that a pumping station would be required if it were not at the same elevation as the other Wells. Every Well site is going to have its own challenges. At this point the Precinct has not addressed what hydrologic and what additional infrastructure will be needed for a new Well site. Lorie Carey asked about project funding amounts. Commissioner Nathan Young explained that in

addition to the Walker Pond land sales and grant there is money in the WIF account. Lorie Carey asked if the Precinct is still utilizing the PDIP account. Commissioner Bill Murphy explained that there is a challenge to maintain the money the Precinct has. When the rate of return is looked at along with the inflationary pressures, the money situation for the Precinct accounts is detrimentally affected. The Precinct is looking into other alternatives other than PDIP as PDIP has been dismal as far as return with a rate of less than 1%. There are limitations with public money on what can be done with it and where it can be placed. The Precinct is collaborating with a company in Concord to try to identify ways to preserve the money which the Precinct has. One thing which was needed was an Investment Policy, which has been established by the Precinct Commissioners. The Investment Policy explains the Precinct is looking to preserve its funds while explaining in detail what can and cannot be done with the Precinct funds legally. Adel Sanborn reported she is new on the Boscawen Economic Development Committee and the question comes up often regarding developing more businesses on King Street in the future is the areas of Boscawen which do not have access to water and the possible detriment. Commissioner Nathan Young noted that when the rotary is implemented, that is the time to get water to the other side of the Road as the State Road will be dug up and piping can be run across at the same time. Commissioner Bill Murphy explained that the water main will have to be rerouted when the rotary goes in. Currently water comes down to the split and crosses over by the tennis court which has a pressure reducing valve, therefore the water main will have to be rerouted. Lorie Carey noted that going up High Street there is a great deal of land which would allow for economic development. Commissioner Bill Murphy noted that the Precinct can only put mains in areas that are allowed on the water map. The Precinct cannot sell water outside the Precinct boundaries. Additionally, Commissioner Bill Murphy noted that bringing water to different areas of Town is extremely expensive. So, the question would be who would fund getting the water to locations within the boundaries which are currently not on the system. Currently there is a main on Knowlton Road. Adel Sanborn invited the Commissioners to come to an Economic Development Committee meeting so there can be open communication with the Precinct. Additionally, Commissioner Bill Murphy noted the Economic Development Committee is welcome to attend any Precinct meeting. Lorie Carey noted that the Town is looking towards getting Commercial Street cleaned up and operational hoping that it becomes a productive area. Commissioner Bill Murphy explained that there are three mains which come down over the hill at Commercial Street. He believes two of the three have been abandoned. The one which is most viable comes from the end of Fisher Street and heads down thereby feeding River Road. The other two could be resurrected as they also come from Fisher Road. Until there is something viable built on Commercial Street there is no reason think about it at this time. The one which goes down over the bank and is currently active could be extended up Commercial Street which would be the most viable option. Lorie

Carey questioned what number of units would it take to expand the infrastructure around the gravel pit area. Commissioner Nathan Young reported the Precinct would have to consult on her question. If you do have future ideas of the area the Town and the Precinct need to communicate with each other. Kristen O'Brian asked how far up High Street does the water service extend. Commissioner Bill Murphy noted that there is an auxiliary main which stops at Knowlton Road. There is a private water line that services 2 houses beyond that point. Additionally, Commissioner Bill Murphy noted that he would have to look at the Precinct boundaries to see how far it could go. If you look at the outline of the Precinct boundaries it is drawn that way because of height. There is property between Knowlton Road, Water Street, and Corn Hill Road which can not be serviced by the Precinct due to height. Commissioner Nathan Young noted again that the price of developing and implementing a plan to exceed certain heights would be astronomical and therefore is not feasible. Commissioner Bill Murphy explained that the booster station on Raymond Road does supply water for household use but not fire hydrants because there is not enough flow to make it to the end of Water Street because it is too high. Lorie Carey questioned if the Raymond Road Pump could be replaced with a larger pump. Commissioner Bill Murphy explained that the Commissioners have looked at a different system which could provide water to that area but normally you have your main at the start of the system, but when Walker Pond stopped being used the main ended up at the end of the system. Therefore, a twelve-inch main feeds sixty to seventy houses and the trouble is slow as the line should be smaller. Commissioner Nathan Young further explained that the line from the booster station is smaller so the suction line is now small trying to push into a large discharge line and there would not be enough suction flow for it to be utilized for hydrants and fire protection. Commissioner Bill Murphy noted that the Precinct has consulted with Janet Levey and the current Precinct Engineer, and the consensus is that it would not be an innovative idea because a tank being at the end of the line would not get any circulation. Commissioner Nathan Young noted that it would be more like a cistern and the water would sit and there would be a high likelihood that stagnant water would cause big contamination problems in the system. Commissioner Bill Murphy noted that the Precinct has looked at cisterns. Cisterns could be filled by the current main for fire suppression. The number of cisterns would depend on where there was an opportunity to place a cistern. Paul Matthews questioned if the water goes past Water Street on High Street, as the previous question was regarding High Street. The water goes up to Goodhue Road on High Street. There is a boundary map which will be made available.

4. To see if the Precinct will vote to confirm the new Addendum Schedule of Rates and Fees effective April 1, 2022, attached to this Warrant: Paul Matthews made a motion to adopt Article #4. Seconded by Commissioner Bill Murphy.

Questions or Comments from the floor:

Sarah Gerlack questioned why the final read rate is \$75 currently, and what is the reason it has gone up to \$85. Further, she questioned why it would be that high of a fee if Pennichuck is normally in the Boscawen area. Commissioner Bill Murphy explained that Pennichuck is in the area three days a week and sometimes it is not possible to get a final read. Commissioner Nathan Young explained that the \$85 fee was not changed this year it was changed last year. It appears that the increased fee was not implemented by Pennichuck. Commissioner Bill Murphy noted that the only rate which went up was the water rate which went up by 3%. Given the way inflation is going, the 3% increase will not cover all the Precincts operating costs. Further, Commissioner Bill Murphy explained that out of consideration for people on fixed incomes the base rate was not changed and has not changed for years. If the minimal amount of water is utilized by a customer, the new rate will not impact that customer at all. **A voice vote was taken of those in favor. Voice Vote Unanimous. Article #4 Adopted.**

5. To see if the Precinct will authorize the Commissioners to borrow money in anticipation of Precinct Water User Fees and other revenues for the year and to issue notes therefore at such time within one year and at such place as the Commissioners shall determine: **A motion was made to approve as presented by Roger Sanborn. Seconded by Commissioner Bill Murphy. Having no discussion. A voice vote was taken of those in favor. Voice Vote Unanimous. Article #5 Adopted.**
6. To see if the Precinct will vote to give the Commissioners authority to transfer any unexpended balances of money from one appropriation to another: **A motion was made to approve as presented by Commissioner Bill Murphy. Seconded by Commissioner Nathan Young.** Roger Sanborn asked if there was any money beside what was appropriated in Article #5. Commissioner Bill Murphy noted there was no money other than what was appropriated. **Roger Sanborn made a motion to move the question. Seconded by Lorie Carey. A voice vote was taken of those in favor of moving the question. Voice Vote Unanimous. A voice vote was taken of those in favor of Article #6. Voice Vote Unanimous. Article #6 Adopted.**
7. To transact any other business which may legally come before the meeting: Moderator Charles Niebling called for any other questions or comments. Lorie Carey stated that as a follow-up to Adel Sanborn's earlier comment, the Economic Development Committee is interested in working with the Precinct and assist in any way they can. Commissioner Nathan Young noted that anyone can email or call him if they have questions or concerns. Kristen O'Brian noted that the Economic Development Committee meets the first Monday of the month at 5:30

p.m. Roger Sanborn requested a Precinct Map. Commissioner Bill Murphy will supply the requested map. It was noted that the map is in two documents, one with the map and one with the outline which needs to be placed on the map in order to see the Precinct boundaries.

Meeting Closed: *Motion to Close the Meeting by Roger Sanborn. Seconded by Commissioner Nathan Young. Voice Vote Unanimous.* The meeting was adjourned at 6:51p.m. by Moderator Charles Niebling.

Next Meeting: The Next Regular Meeting Penacook/Boscawen Water Precinct, 9 Woodbury Lane, Boscawen, NH. on, Wednesday, March 9, 2022, at 5:30 p.m.

Minutes submitted by: Lauren Hargrave, Recording Clerk

_____ /s/ _____ on March 30, 2022

Minutes approved by: _____ /s/ _____ on March 30, 2022

_____ /s/ _____ on March 30, 2022

Note:

After the adjournment all elected officials were sworn in by Moderator Charles Niebling. Moderator Charles Niebling was sworn in by Clerk Lauren Hargrave.