

Minutes of the Penacook/Boscawen Water Precinct

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

Present at Meeting: Nathan Young, Commissioner Chair
Bill Murphy, Commissioner
Frank Dineen, Commissioner
Cheryl Mitchell, Administrative Consultant
Greg Smith, Wright Pierce

The regular meeting of the Penacook/Boscawen Water Precinct was called to order at 9 Woodbury Lane, Boscawen, N.H. on October 26, 2022, at 5:30 p.m. by Commissioner Nathan Young, 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 October 12, 2022. Seconded by Commissioner Frank Dineen. Passed Unanimously.

New Business:

1. 109 – 113 High Street Bills: Commissioner Bill Murphy explained that the property owner of 113 has spoken to Pennichuck and questioned why they were being billed as they do not utilize water. 109 to 113 was all one owner at one time and there was a water service to 109, which was an Office. In the rear of 109 there was a rear garage which did not have service, along with and a rear building, which had water service. Additionally, 113 had water service. The rear garage and rear building were both demolished before the properties was purchased by the new owner. Therefore, the only properties owned currently are the rear of 109, 111, and the front of 113 in the front. It was noted that at the last Regular Meeting of the PBWP the Commissioners abated the 109 accounts. The Commissioners then reviewed a letter which Commissioner Bill Murphy had drafted to send to the customer. The letter to the customer explains that the building at 113 is still standing and is within the water Precinct. This building is in the Precinct district and should be billed the base rate for fire protection and availability of water. It is believed that the bill has accumulated due

to the base rate never being paid. **Commissioner Bill Murphy mad a motion to send the explanation letter to the customer. Seconded by Commissioner Nathan Young. Passed Unanimously.**

2. Steinbeck Hydrant Removal: Commissioner Bill Murphy reported that the removal has been completed, and that the Precinct is in possession of the 2005 hydrant for future use. A blowoff was placed which is extending down a little way from where the hydrant was, approximately four feet from the storm drain.
3. 41 Queen Street: Commissioner Bill Murphy reported that the owner of this property previously, about a year ago, wanted water for irrigation purposes. At that time there was a question if the customer was even on Town sewer. The Town was going to contact the customer to advise the customer regarding sewer. Recently, the customer called Pennichuck and was again asking about obtaining water from the Precinct for irrigation purposes. Commissioner Bill Murphy emailed Nichole Hoyt, from the Town, regarding the sewer issue and they will contact the customer with regards to being on sewer. Prior to anything taking place regarding the customer's request, the customer again called Pennichuck and reported that if he had to be on Town sewer that he no longer wanted Precinct water. The issue is moot for now.
4. New Proposal for Irrigation at the Lower Route 3 and 4 Split: Commissioner Bill Murphy noted a current email which was reviewed by the Commissioners was sent by John Keegan to parties of interest regarding general information regarding water at the Lower Split and that he had met with DOT and had a discussion with them regarding the proposal. It was noted that the Precinct was never informed or consulted regarding water at the Lower Split until the email was received. A brief discussion took place regarding the water currently being provided to the Town Office, Fire Station, Parks, Upper Roundabout, Community Gardens, and Pine Grove Cemetery. Pine Grove Cemetery and the Upper Roundabout both have meters. Additionally, a brief discussion took place regarding future areas beautification and the potential water needs. The Commissioners all feel that in the future John Keegan will come before them regarding water and the email was informational, i.e., a potential proposal, at this time.

Greg Smith of Wright Pierce joined the meeting at 5:43 p.m.

5. Greg Smith-Wright Pierce/Well Grant Submittal Report: Greg Smith of Wright Pierce reported that recently Wright-Pierce completed a series of two physical surveys on three parcels of land, which are very large. He presented the Commissioners with mapping of the surveyed areas and what was located on them. Explaining that Wright Pierce ran a survey line and shot levels of electricity under the ground which allows them to understand what the soil horizons are in specific areas. This process will allow targeting of area where they want to test drill. Approximately 15,800 feet of survey line was completed in the areas discussed, about three miles worth, This is a significant amount of coverage. Noting that the properties are huge, being a couple hundred acres each. Each line was orientated around the edges of the property in order to

minimize impacts to the property owner. They placed them in areas where previous good mapping geology based on a boat survey that was done. The lines were able to capture information and identify prime areas of interest. The Geographic Identification System (GIS) data was also reviewed. There are three prime areas of lines run. One being approximately 3900 feet long, which contains a large bedrock fracture zone that is not ideal and there are not a lot of general good drill targets along this line. Sand and Gravel is the preferred medium that the Precinct should be looking into as they will be looking to generate at least five hundred gallons a minute, more is preferable. The second line had dipping off bedrock and some sand and gravel, in one, which could be a possible test drill site. Each test drilling area was identified based on the geological information obtained by the test lines. Bedrock is general deep and there is a change in the bedrock which have different conductivity. They are looking for areas of resistivity verses conductivity. However, it does look like there are some good depths with ranges which they typically see from two hundred to seven hundred microns or ohmmeters where you typically get the sand and gravel. Greg Smith pointed out areas which he prefers, and feels are the best sites to test drill. The third line identified areas of buried sand and gravel, i.e., eskers, which are prime areas of deposits. The area of interest has to have at least four hundred feet around it as protected area. The protected area can still be maintained, such as haying, but no potential chemical or animal substances can be used within that area. The good thing is that the four-hundred-foot area extends over the river which mitigates the amount of area which could impact the property owner. Greg Smith also identified line 5 which has some good sand and gravel, but the property owner does not want to impact that particular area. Another line was pointed out on the map presented which does have some potential test Well drilling area. The third site had large bedrock with a ridge, it does appear to have some good sand and gravel areas on line 8 which are close to the river. There is good potential in that area. The Commissioners noted that there are two landowners involved in the North site area and a right-of-way would have to be obtained for the frontage property onto the primary site property. The front area would have to have a right-a-way, and there was a shot discussion regarding rights-of-way. Greg Smith continued to indicate more areas of interest on the map presented to the Commissioners. Greg recommends at least two, maybe three, locations which should be test drilled and if there is good potential during the test drills. Then water quality samples should be taken and looked at. The project would go forward after these steps are taken and are successful. What happens next in the project will be discussed at a later stage.

Commissioner Nathan Young made a motion to enter into Nonpublic Session at 6:01 p.m. per RSA 91-A:3 II (d) Consideration of the acquisition, sale, or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are averse to those of the general community. Seconded by Commissioner Bill Murphy. Passed Unanimously.

Commissioner Nathan Young made a motion to come out of Nonpublic Session at 6:11 p.m. Seconded by Commissioner Bill Murphy. Passed Unanimously.

Commissioner Bill Murphy made a motion to seal the Nonpublic Minutes per RSA 91-A:3 III. Seconded by Commissioner Nathan Young. Passed Unanimously.

Greg Smith showed the areas which would be his primary picks which were described as #4, 7, and 8. They are all on the edge of property. Commissioner Bill Murphy noted that he believes #3 would be the best because you are on the edge of the property and fairly close to the road and there is a water main at that on that site. It was also noted that the Precinct would have to obtain an easement from DOT to cross the rail trail. It was further noted that it should not be hard to obtain an easement and that you could potentially drill under the rail trail, but generally speaking it would be easier to dig a trench. The Commissioners will reach out to Greg Smith when a date for a meeting with the property owner is confirmed. Greg strongly recommended the Commissioners consult with an assessor as a first step. Commissioner Nathan Young asked if the land was leased, and the property owner then sold the property what would take place. Greg Smith explained that as long as an easement is in place it goes with the property when it is sold and there is nothing that the new property owner can do unless the Precinct agrees to any changes the new owner wishes to make.

Greg Smith of Wright Pierce left the meeting at 6:17 p.m.

The Commissioners were served in hand with a document from the Town of Boscawen's attorney regarding 20 High Street. The document is a summons and civil action from the Town of Boscawen being served upon Brian Behnam Sr and Penacook Boscawen Water Precinct by the Town's attorneys, Upton & Hatfield. Commissioner Nathan Young read some pertinent information to the other Commissioners which indicated that Brian Behnam Sr is identified as the former owner of 20 High Street, Boscawen, Lot 81D. The Penacook Boscawen Water Precinct is identified as a lien holder of the property for \$8,641.38. The Town of Boscawen is identified as the property owner by Superior Court Order for \$120,264.88. On September 6th, the property is sold in accordance with RSA 8080 II for \$69,000. The back taxes and interest costs due to the Town of Boscawen \$22,192.79. As a result of the land sale there is excess proceeds in the amount of \$46,807.21. On December 4th, the Town of Boscawen shall have its summons and attached complaint served upon Brian Behnam Sr and the Penacook Boscawen Water Precinct by in hand copy. On December 25, 2022, the town of Boscawen shall electronically file the returns of service to the Court. Each defendant is required to electronically file an appearance and answer 30 days after service. You may register and respond on any private or public computer, for your convenience there is also a computer available at the Court house lobby. If you are working with an attorney, they will guide you on the next steps. If you are going to represent yourself in this action, go to Courts website. In other words, they give you directions for hat the Commissioners to respond themselves or to reach out to the Precinct attorney. The Commissioners agreed that the Precinct attorney needs to be involved and will proceed on behalf of the Precinct.

6. Tannery Meter Update: Commissioner Bill Murphy reported that they are almost done with the meter. Commissioner Bill Murphy contacted them yesterday because it is getting cold and if they need it longer, he indicated that was fine, but they will just need to disconnect it each night. They are down to the last of it and the last thing they have to do is to wash off all their machinery because they can not leave the site until it is done.
7. Well Work: Commissioner Nathan Young reported that it was still being done today and it is hoped that it will be completed by Thursday. Commissioner Bill Murphy reported that the cleaning and flow test on Well #2 is completed at the main well field and the results will probably be in by the next regular scheduled meeting.
8. Underwater Solutions: Commissioner Nathan Young reported that Underwater Solutions has reached out to him and does not believe they have any of the Precinct tanks on their schedule for cleaning to be done this year. Commissioner Nathan Young will review the Precincts tank cleaning schedule to confirm no work this year needs to be done on the tanks this year.
9. Bacterial Resample: Commissioner Nathan Young noted that no news has been received with regards to the bacterial resample. Commissioner Nathan Young will reach out to Dan Wojcik of Pennichuck regarding the results.
10. Reconnection Fee: Tabled and move to Ongoing Projects on the agenda. It will still need to be addressed.
11. Booster Station/Booster Pump: Commissioner Nathan Young reported he has spoken to Dan Wojcik of Pennichuck and Pennichuck is going to have it looked at. They are going to bench test it. Commissioner Nathan Young additionally noted that he tested the leads, which look good. There was no shortage to the casing. There was no lead-to-lead dead end electrically. He placed a socket inside the impeller, and it turned smooth, so it is not locked up or blown bearing issue. Commissioner Nathan Young also reported that he spoke with Charlie of WSO and asked if he knew anything about the pump in question. Charlie reported that he never pulled it out and that he felt Peter Randall would not have kept something around that did not function. Commissioner Bill Murphy noted that he did not see a date on the pump, and it does not know if it was an original one. Commissioner Nathan Young noted the impeller housing itself matched the one which was rebuilt but the motor in it looked older. A brief discussion took place with regards the pumps inverter and Commissioner Nathan Young will look into that.
12. Generator Grant: Commissioner Nathan Young reported he spoke with Mark at Power Up Generators, and he went and looked at the generator but there is another individual that Mark needs to have look at the generator also. Mark is concerned with the Precinct only having about three-hundred-gallon standalone fuel cube because three hundred gallons may not be enough for fuel turn over. If the Precinct had five hundred gallons, it would be the best way to go as they are manufactured for that purpose and are prefabricated. There was a brief discussion on the remove and installation of the old and new tank. The Precinct needs to make an educated decision on whether getting this new tank on the current generator is the way to go or is taking advantage

of the 50% grant reimbursement for a new generator. The Commissioners need two quotes. One for the hook up and put together a new five-hundred-gallon tank and one for what the install and generator unit would cost for straight replacement. Commissioner Nathan Young will continue to reach out to Mark. Powerup had emailed to see when the Precinct want to schedule the major and minor PM's that were do as part of the contract on the Precinct's two generators. Commissioner Nathan Young did schedule the work to be done and Commissioner Bill Murphy will be available. Additionally, Commissioner Nathan Young reported that he received an email from Powers Generator wondering when the Precinct wanted service and no reply was given.

13. Cheryl Mitchell Items: Cheryl Mitchell reported the budget report she presented to the Commissioners is through the end of September. Jamie from the Department of Revenue called her today and they have to make one small change to the Precinct Filtration Grant. It will be \$172 less. They will decrease the filtration number and increase meter. The budget will be over on Pennichuck and took a hit of \$6,500 for mowing, which will be reflected in the budget. Outside contractors has gone over the budgeted amount and Cheryl had a question regarding the Until projected increase and was wondering if the price is fixed until the end of the year and due to go up 71% in December. Commissioner Bill Murphy noted that we signed a contract with another company to provide electricity. Commissioner Nathan Young reported that they are changing usage from Until will not affect the Precinct bill because the Precinct gets its power supply from First Point Power. Commissioner Nathan Young will call First Point Power to see when contract with them ends. It was also noted that there were few new hookups this year, more were anticipated as the budget was \$40,000 and only collected \$6,000.

Commissioner Bill Murphy made a motion to enter into Nonpublic Session per RSA 91-A:3 II (d). Seconded by Commissioner Nathan Young. Passed Unanimously. The Commissioners entered into Nonpublic Session per RSA 91-A:3 II (d) Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community at 6:50 p.m.

Commissioner Bill Murphy made a motion to come out of Nonpublic Session at 6:56 p.m. Seconded by Commissioner Nathan Young. Passed Unanimously.

Commissioner Bill Murphy made a motion to seal the Nonpublic Minutes per RSA 91-A:3 III. Seconded by Commissioner Nathan Young. Passed Unanimously.

Old Business/Ongoing Projects:

- 1. Lead Service Grant: Tabled.
- 2. NH DES Cross Connection Permits Per ENV-DW 505.06 and 505.02a: Tabled.
- 3. Block Off of Field Adjacent to Well Field/Damage to Field Due to Trespassers: Tabled.

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 6:56 p.m. by Commissioner Nathan Young, Chair.

Next Meeting:

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

Minutes submitted by: Lauren Hargrave, Recording Clerk on October 29, 2022

Minutes approved by _____ /s/ _____ on October 26, 2022

_____ /s/ _____ on October 26, 2022

_____ /s/ _____ on October 26, 2022