



**EMERALD LAKE VILLAGE DISTRICT**  
HILLSBOROUGH, NEW HAMPSHIRE, 03244

**Community Budget Meeting**

Emerald Lake Village District

**March 22, 2018**

ELVD Office, Main Street, Hillsborough NH

Present: Diane Cunningham, Chairman of Commissioners (in person)  
Linda Whiting, Commissioner (in person)  
Wayne Held, Commissioner (in person)  
Jessica Vitkauskas, Treasurer (in person)

ELVD Residents: Melissa Taber, Brett Taber, Joseph Feindel, Eileen Feindel, Richard Whiting, Debbie Kardaseski, Joanne Staples.

The regular Board of Commissioners Meeting was duly convened at approximately 6:05 pm at the ELVD office, as noticed, with a quorum of three out of three commissioners in attendance.

- 1. Diane Cunningham Opened the floor for any questions about the General Budget, Water Budget, and/or the proposed Warrant Articles:** Joanne Staples, resident, began the Q&A by referencing the Ayer & Goss budget from the General Budget by asking “do you know that you are currently paying per gallon for that?” Jessica Vitkauskas, Treasurer, checked the most recent invoice and relayed that most recently, “we are paying \$2.69/gallon” Joanne Staples, resident, asked “has anyone checked that to see if we could get that lower than \$2.69?” The question was posed of “do we own our propane tanks?” and it was believed that we do indeed. Joanne Staples, resident said “I own my tank, and I am currently paying \$2.26. Even though I am residential, it all goes by the number of gallons you use per year. The more gallons you use, the cheaper it is. So I think, I am sure you have these people because they are local and you’ve used them forever and ever but I think we should be able to get that less expensive.” Jessica Vitkauskas, Treasurer, asked “who do you use?” to which Joanne responded “Eastern [Propane], and I also belong to a co-op which buys billions and billions of gallons of propane. There is an annual fee which is very minimal. I pay \$30, a corporation may be about \$35. The name of the co-op is Our Town Energy Choice” Jessica Vitkauskas, Treasurer said that she would look into it. Brett Taber, resident also noted “when you get into procurement and stuff like that, if you look at a 2 year contract, you may be able to negotiate cheaper prices as well, those are some options that businesses use.”

Melissa Taber, resident asked about the line item from the General Budget regarding Zack Plummer and asked "what are we paying him to do." Diane Cunningham, Commissioner, stated that he plows for the district in places such as the mailboxes, the beaches - so they can get to the dry hydrants, the water tanks, so service trucks can get through. Diane Cunningham, Commissioner stated that we actually had a good deal with Zack this year because we went into a contract instead of going 'per storm'

Joanne Staples, resident, asked "how many gallons of water per day are we using for all the houses?" Diane Cunningham, Commissioner, said "I believe it is about 65,000 gallons per day throughout the whole district" Joanne Staples, resident said "I noticed when I moved into my house I was quite pleasantly surprised that the water pressure was astronomical. I am not used to that kind of water pressure and there's a lot of water coming out and I just think there are ways to reduce that for every household and I did that with my kitchen faucet, haven't made it to the bathroom faucet and I have a hard time with the shower faucet. Whoever put it in, it's like on there for life. But the water pressure was crazy and I think that if we are using that many amount of gallons per household and the pressure is like that everywhere. If we use energy efficient faucet adapters and so forth and so on that would help." Joseph Fiendel, resident, stated that "it is about 125 gallons per day per household" Joanne Staples, resident, said "if everyone did change for energy efficient faucets it would save thousands" Jessica Vitkauskas, treasurer, asked if there may be a company that would provide incentives for upgrading your faucets, etc. in your home to be more energy efficient and it was decided that we would look into options.

Debbie Kardaseski, resident, "I have a question about the General Budget, Culture and Recreation 4520.1 - Maintenance Supplies and Improvements. The second line, under Culture and Recreation. Last year you had budgeted \$8300 but only spent \$707 why budget \$6500 this year? Why not cut that back to like, \$2000? What exactly does the supplies and improvements cover?" Diane Cunningham, Commissioner said "it covers anything that we might need to do on the beaches and stuff like if the gas grill breaks, or if the gazebo - we had to have stuff replaced on the gazebo last year, the kiosks." Debbie Kardaseski, resident said "It just still seems like if your actual expenses were less than \$1000, to budget \$6500 is...you know. I get that you want to plan for the worst but \$6500, that is like planning for a disaster." Joseph Fiendel, resident, said "they were going to do a lot of work on the gazebo last year but it didn't happen. That's probably why it was in the budget. It didn't happen last year, but maybe it will this year. Just a couple things were done on it last year. This may be a little high, but better to be higher than to have something happen"

Joanne Staples, resident "and what's the maintenance contract that is two lines down?" Diane Cunningham, Commissioner "we have a maintenance contractor that comes in and he takes care of all the trash on the beaches for us, he drives around the district and makes sure that all the debris is gone, mows the lawns - cuts the grass around the park, up at the water tank." Joseph Feindel, resident "he also cuts back on the growth around the street corners so that you can see as you're driving." Eileen Feindel, resident "at the beginning of Spring, there's all the branches that you have to pick up from trees that are down, he cleans the basketball courts, keeps the mailboxes clean." Wayne Held, Commissioner "sometimes he'll have to hire a guy with a chainsaw because some maintenance things we can't do - for example if a tree fell down across the road, we don't have the capability - we have to hire someone to come in as well." Joseph Feindel mentioned that he has a chainsaw and has been called by Zane in the past to help with down trees. Wayne said that Joseph can be a point of contact when assistance is needed.

Brett Taber, resident “on the septic line, the outhouses, are we still looking to look at American Garden? They’re upwards of \$25 per unit, less every month, so. And they’re right out of Henniker as well. It's even less than what we were renting before, even if you have a handicapped unit.” Diane Cunningham, Commissioner, mentioned she had the notes on this and would look into it. Melissa Taber, resident, asked “why don’t we have a handicapped toilet down there?” It was stated that there actually is a handicapped unit down at Eastman Park because that is where most people go.

Joanne Staples, resident, “I have a question about Henniker Sand & Gravel? Has anyone done any research to see if we could get some of that at a less expensive cost?” Joseph Feindel, resident, “the answer is yes. They asked all the local people and Henniker has given us the best price every year. In fact, it’s better than anybody else.” Brett Taber, resident, asked a further question on the matter “the cost for the volume that we are looking at is upwards of \$20,000 for this year? So, do you recall, I know we don’t have a lot of details, but last year we quoted \$15,000. Do we know what generated the additional \$3400 that we spent last year?” Diane Cunningham, Commissioner, stated that it was due to the condition of the roads so we had to buy more material.

Joanne Staples, resident “Tree service clears - is there a particular company that does that? That clears the trees?” While Zack Plummer usually takes care of those things, Joseph Feindel mentioned that “there was one time in particular where we could not do that” Diane Cunningham, Commissioner, also said that “some of that money was from when we took some trees down at meetinghouse. This budget is for any future tree work that may need to be done. It does not belong to any specific company, we will put it out to bid when the time comes, or we will find the best price. Residents Debbie Kardaseski and Melissa Taber offered up John Roy, and Rob Lee as people in the tree business that may be good to call should we have a need.

Brett Taber, resident “4319, engineering and permits. I know we had some spending in 2017 was far as permits go, but there’s nothing on here as far as a line item that needs to be done for 2018?” Diane Cunningham, Commissioner, stated that “the permits that we needed for Hummingbird and Hemlock were already obtained”

Debbie Kardaseski, resident “I have a question on line 4130.24 - Administrative Consultant Aid? That was budgeted with \$8500 last year and you budgeted \$12000 this year? Are you planning on getting a part-time administrator in here? Or, what’s all that money going for? I hope it’s not going to...” Diane Cunningham, Commissioner “We did hire an administrator last year, and, she left” Debbie Kardaseski, resident “are you planning to hire another one?” Diane Cunningham, Commissioner, said “we are looking into it, yes.”

Debbie Kardaseski, resident “on the Water budget, page 26, I see \$8000 for Eastern Analytical testing...is that going to go away once all those waivers are signed?” Diane Cunningham, Commissioner “it might, I am not sure if it affects all of them.” Debbie Kardaseski, resident, “are we still going to need \$8000 worth of budget for the testing?” Diane Cunningham, commissioner “I am not sure, we won’t know until the state tells us” Jessica Vitkauskas, treasurer, offered to bring the waivers to the DES office on 3/23/2018.

Joanne Staples, resident, asked a question regarding additional monies in the Water budget for an administrator/consultant and Diane Cunningham, Commissioner, stated that the cost was split between the two budgets. It is expected that this administrator will work part time.

Joanne Staples, resident, "is the \$400,000 loan, is that already included in the tax rate?" Wayne Held, Commissioner, "no" Debbie Kardaseski, resident "do you know what the payment is going to be on that \$400,000 loan?" Wayne Held, Commissioner, explained that because the loan is not approved, we don't have any numbers from the bank yet. Depending on loan terms, 20 year vs. 30 year, etc, the interest rates may vary from approx. 2.424%. Wayne Held, Commissioner stated that we could get a 10% discount on it, which would be a \$40,000 forgiveness on that loan" We need a future meeting with the DES to work out payments. It was noted that the DES would be present at the annual meeting and they will be able to answer further questions on this. Diane Cunningham, commissioner, stated that the residents will be able to vote at the annual meeting on if they want a 20 or 30 year loan" Wayne Held, Commissioner "this will be the first of a series of loans that we will need for future improvements. And WSO actually came up with a 30 year plan to do it in increments, but going back to the \$400,000 revolving loan, if the district approves that money, we need to have it engineered before we can even do anything" We were quoted \$35,000 for engineering costs. Each separate loan from the state will require its own engineering study. Debbie Kardaseski, resident "so from what you just said, there has been no engineering done on this system to date to determine where the worst problems are?" Wayne Held, and Diane Cunningham, Commissioners, said "That is correct, but we do know where the worst problems are. We have not had an engineering study done yet." Debbie Kardaseski, resident, asked "wouldn't it make more sense, before taking on this \$400,000 to have the whole system studied so that we can really know where the worst problems are, to take a look at the wells to find out how much they are producing and how much debt to you think this community can continue to handle? We are already on the hook for well over 2 million now." Wayne Held, Commissioner, "everything you just said, has been discussed, and we actually wrote it out in sort of a commentary that will be printed in the annual meeting and will be available for you well before that date." Wayne then did a recap of the prior loans that were taken out a few years back. Wayne Held, Commissioner "the other option is that WSO+ has come out with a 30 year plan. I can see it being conceivably done, if we keep putting maybe \$60,000 in the CIP fund every year, and we can knock out 2 or 3 streets per year, wherever the worst ones are. The thing that WSO has pointed out is that there will be no engineering costs versus with the state who will require that study." There were some concerns about not getting an engineering study done, and that in order to do it right, Debbie Kardaseski stated "those engineering studies should be done" Diane Cunningham, Commissioner "back to what you said before, WSO does know where the bad spots are and they know how much water we are using each day He targeted the 3 worst roads that would need the work done yet." Debbie Kardaseski, resident "have they done any testing on those wells so that we know what they are producing?" Diane Cunningham, commissioner, "there is a control panel up at the pump house that tells them that. They are not producing at the rates they were when they are first drilled, and one of the wells is dry." Debbie Kardaseski, resident, asked "why are they never at these meetings to answer these questions. I feel bad that you guys are on the spot."

Brett Taber, resident, "if article 2 goes through and we look to get the \$400,000 loan, \$40,000 is a grace period off of it but you mentioned the possibility of up to \$35,000 for engineering funds, where does that money come from?" Wayne Held, commissioner, "the district is paying that out of their Water CIP fund." Brett Taber, resident, questioned why the state money requires an engineering study but the WSO plan does not. Wayne Held referred back to the WSO plan but mentioned that maybe even with the WSO plan, though it is not required, maybe we do our own engineering study to make sure we truly know where the problem areas. Brett Taber, resident "every year, for every 2 or 3 lines we repair, is that going to increase the pressure to the other, weaker points of the system? Is this going to turn into a rapid worsening problem as we start to repair. I think a risk assessment would matter. What about interest rates changing, what is that impact over the next 20 years or incrementally over the possibility of looking at one interest rate." Diane Cunningham, Commissioner, spent the next 3 minutes reading the

first 4 pages of WSO+ 30 year plan. Brett Taber, resident, “so all of these goes through until what year to complete the district?” (2050) “and it’s realistic that the infrastructure that is currently on those roads, won’t last until that period? So although those are estimates, and he is providing an estimate on costs, 20 years from now, who knows what the costs are going to be? If we go with a program like this, what are the odds that they are still going to be in business and that they are going to honor those rates in 20 years? 5 year contract? Fairly reasonable for most businesses, guaranteed rates for those 5 years. When you purchase high volumes of piping, then its stored for the years, you get discounts on things like that. And that is maybe a cost savings, I am just throwing out ideas. Ultimately, that is a plan, but at the same time it's - my own opinion - for a business over 30 years to still be in place and the rates that they are quoting to be real rates. We need to keep that in mind as well. As those years progress and the rates change, ultimately the one road, two road at a time costs, could end up being astronomically higher than a one-time bill. Just things to keep in mind as we are going through these discussions.

Debbie Kardaseski, resident, “My concern is on a project of this magnitude, it really, really should go out to bid and I am concerned that we are relying way too much on WSO. I have talked to people that have had that water company in the past in other village districts and the reports have not always been good. I am concerned about all the waivers that we missed, all those waivers.” Diane Cunningham, Commissioner, explained that we could not apply for those waivers because we were under a Notice of Violation, and that the notice was about to be lifted and we can now apply for waivers. Debbie Kardaseski, resident “if it’s about to be lifted, does that mean we can wash our cars?” Diane Cunningham, Commissioner “No, our wells are not producing an adequate supply of water to do those things right now.” Debbie Kardaseski, resident “but we have not seen any numbers that prove that.” Diane Cunningham, Commissioner, “we are supposed to be producing 65,000 gallons of water per day and we are producing 55,000.” There was a question on if the wells still need to produce that much water in the winter when there may be less residents and the answer was yes. Debbie Kardaseski, resident “do we know that when those people are not going to be here that they are turning their water off and they are not leaving their faucets running?” Diane Cunningham, Commissioner “if they ask WSO to shut the water off, they do, and if there are abandoned houses we check to be sure that the water has been turned off.” Debbie Kardaseski, resident “I would feel a lot better about shelling out money that I knew that some of these jobs went out to bid and that the engineering had been done to make sure that they were in fact done right because this is a ginormous project. We want to get it done as close to 100% perfect as possible the first time because we don’t want to have to do this every year. I think that engineering is not a waste of money.”

Wayne Held, Commissioner “and just to bring up another issue, on top of the water is that in the next, I’d say, 5 or 6 years, we’ve got to replace the red fox crossing bridge, and that has to be done in the next couple of years so that will also need engineering and that will be a costly fair as well.” The bridge is currently red-listed by the state. “it’s deteriorating underneath, so much so that it may just fall apart one day so it has to be replaced, and it is not going to be cheap either. That is why we are putting money into the water and bridge thing every year to build that up. I would recommend strongly that within the next year or two we put out engineering bids to get that done and out of the way. So that we can already think about doing the replacement part in the next 4 or 5 years because that is a lot of people that go over that.” Brett Taber, resident, “I realize that this is 4 or 5 years down the road...hopefully, are there options out there that provide grants through the state for bridge repairs where the state pays a portion of it?” Wayne Held, Commissioner “These are great questions, that we should bring to the DES because they can help answer some of these because we have heard conflicting things like ‘yes there is grant money’ and ‘well, but you need to do this first’ we plan to meet with the DES in the coming weeks”

Debbie Kardaseski, resident “would it be possible, I’m just ‘blue skying’ here, to take the \$400,000, if the public goes for it, to do all of our engineering, to know exactly where we are for everything so we know exactly what our costs are, and then put the whole thing out to bid and see about getting maybe some of that Exxon money? I mean, I know we can’t pay for the whole thing at once because we would all have to sell and move away...” Diane Cunningham, Commissioner, “I was not the one who filled out the loan application, but I believe the way the loan was written was it was specifically to replace the infrastructure. The state has all copies of the loan paperwork.” Diane said she would try to get a copy of the loan application from the state so we know what we are voting on.

Wayne Held, Commissioner, “there are some funds that we would like to allocate from the water CIP funds. I was on the same thought as you, if we are going to do the engineering for red fox, why not do the whole thing?” If we did 5 different engineering studies each one would come with its own fees, but if we just did maybe one, it would cut down on those costs.

Debbie Kardaseski, resident “and an engineering study may also show that there are chunks that could be done at one time, than what WSO is telling us. If you have a big company, that this is what they do, and they’ve got all the equipment again, you drag this ginormous loader in here, why not only do it once. You only pay to get it hauled in here once, and you do a ton of work.”

Wayne Held, Commissioner “what I am thinking here, I am trying to save the taxpayers from going into enormous debt. If I was going to replace it in parts, I would feel content to have the whole thing engineered first, so we know that the whole thing is done and under the belt. We know that if we are going to do certain sections, we can go to the engineering plan and see what needs to be done, and then bid it out.” Debbie Kardaseski, resident “I think with an engineering study to back us up, we may stand a better chance of getting some grant money.” Wayne Held, Commissioner, agreed “that would be my thinking, if we take on this gigantic sum of money, the \$400,000, then down the pike take up another 3 or 4 hundred thousand, why not just put this aside and go for an engineering - having it all engineered” We were quoted in the neighborhood of \$35,000 for the engineering study to be completed.

Debbie Kardaseski, resident “the engineering for Hemlock and Hummingbird was supposed to be \$10,000 and we paid \$17,000.” Diane Cunningham, commissioner, reviewed the original North Point Contract and saw that the original quote was closer to \$18,000. It was discussed that we should thoroughly review the contract to be sure there is an exact quote, or a range so that we know the risk level.

Joseph Feindel, resident “I think it cost \$96,000 to do the engineering on 3 streets, which, through no fault of their own - they did in the dead of winter, Skippy came along with his plow and did away with much of it because it was done at the wrong time of the year, and it was also done illegally. It was not approved by the district, it was not approved by us, the voters. But the engineering, \$96,000 for 3 streets that tells you, what the costs are like. That is a lot of money to spend.” Debbie Kardaseski, resident “it is a lot of money to spend, but again, if it was done by a firm who did not know better than to do it in the winter...” Joseph Feindel, resident “they knew better, they were told to do it in the winter. They may have known better, but they were still told to do it. They also, we had a leak detection company come in a couple years back and they didn’t find any. Even though we know they do exist. It is a very imperfect situation that we have. We’d love to have it work.

Debbie Kardaseski, resident “the New Hampshire Water District Association, they do water testing for nothing, they do leak detection for nothing.” Diane Cunningham, commissioner “they were here last year. I think you can’t keep having them come out every year.” There may be a limit on the amount of times we use this free service.

Brett Taber, resident “Where are we at with the installation of the leak detection meters, are those in place?” Diane Cunningham, Commissioner, “we have two in now, and we have to do the other 3 by the end of this year. We have to do 5 total. 2 last year and 3 this year.” Debbie Kardaseski, resident “has the money been allocated for those already?” Diane Cunningham, commissioner “yes, it’s in the budget for 2018”

Debbie Kardaseski, resident, “has the [original engineering project by hummingbird] gone out to bid yet?” Diane Cunningham, Commissioner said that a listing was posted in the Messenger “next Friday anybody that is interested in bidding on it will come out and meet us at the site and we will meet with them and go over what is going on and then April 12th, all bids are supposed to be in that night and we are going to open them that night and we will make a decision from there.”

Diane Cunningham, Commissioner “they know the worst roads are Deerpoint and Skyview. There is a 3rd one, I want to say it’s Raccoon Alley. Joe told us that these were the worst. I am not sure. It may be Moccasin instead of Raccoon. There actually is a small leak on Deerpoint right now but two people are at a funeral this week so they have to fix it on Monday.” Melissa Taber, resident “are they the only ones that can fix it?” Diane Cunningham, commissioner, “yes because they are our water contractor. We have contracted them.” Debbie Kardaseski, resident “how long have they been our contractor without it going out to bid? That should go out to bid also.” Wayne Held, Commissioner, “I know it must be a good 10+ years”

Brett Taber, resident “quick question, the building up at meetinghouse, the one that holds all the water treatment and everything else, whose responsibility is it for maintenance of that building. The structure?” Diane Cunningham, commissioner, “we own that building” Brett Taber, commissioner “in the summer we were talking about, just the way the grass is coming up into it so the bottom is starting to rot, the vents, I am not sure whether it’s summer or winter where those vents are supposed to be working, because that room is full of all the different chemicals and moisture in there. Everything has rusted in there, and can’t be opened because the chemicals react to certain metals and just rust them shut, but if that is progressively deteriorating the building...just a suggestion to look at that this next year, whether or not we have funding already set aside for these things, and also to be aware that if all of a sudden, if that main building that houses our water system, if it fails, structurally for anything, or prematurely the water system inside fails, if we don’t look at regular maintenance. I would make an assumption, shame on me, that WSO does maintenance on it, but if things are physically shut and not working then it seems to me they are missing the boat on that. It’s something to look into, because missing that is a huge sum of money. If we can look ahead then we can be proactive in supporting it” Eileen Feindel, resident “it’s where they keep the muriatic acid and the fumes from that are so gross” Diane Cunningham, Commissioner “one of the meetings we had, with I think WSO, one of the points was ‘change over from muriatic acid to carbon dioxide. Because of the corrosion factor’ We want to determine who is liable for this building, and the commissioners will look into it. Brett Taber, resident “not to open up a hornet’s nest, but just want to make sure we are protected. The state has all these rules and guidelines for money, but what about for waste treatment? Versus someone taking it and putting it into a trashcan somewhere” It was decided that we would like Joe to come to a meeting to answer these questions.

Joanne Staples, resident “I just wanted to reiterate the water consumption with the energy efficient faucets and etc. Is that something that needs to be approved? Or would it be something we have to ask all the homeowners if they would be willing to do that to reduce?” This is not something we can mandate. The commissioners offered to make an announcement about the availability of energy efficient items for your home to reduce water usage. All they can do at this point is make a suggestion. Ideas: have someone come in and talk about these items, hang flyers, hand out brochures at the annual meeting. Brett Taber, resident “people are more apt to lean the way of becoming more energy efficient when they have the examples already in front of them, when they don’t have to do the research themselves.

Debbie Kardaseski, resident, “I have heard of people using their sump pumps and pumping them into their rain barrels and that is what I am planning to do” suggested we should get pricing from local stores on different choice options and Diane Cunningham, Commissioner said that was a good idea. Diane Cunningham, Commissioner, “there was also a guy that we spoke to before, that can come here and talk about rain barrels. You can also buy rain barrel kits. That would be fun, to have him come out and talk. “Joanne Staples, resident “when we do a little more resource, this Eversource that is on the electricity, can someone do some research, coinciding with the propane, to see if we can get that electricity at a lower rate?” Jessica Vitkauskas, treasurer, “I can check, I know that Eversource is the only provider out here but you can do 3rd party suppliers, so I can look into that because there are businesses like North American Power.” Joanne Staples, resident “I have direct energy that goes connected to that Co-Op I was mentioning about earlier which gets less expensive kilowatt rates on the electricity and less on the propane.

**2. Easter Egg Hunt Update:**

Needs to be postponed due to all the snow. Will think about a later date to hold the event.

**3. No Soliciting Signs:**

Diane Cunningham, Commissioner “can we put up no soliciting signs at the entrances to the districts?” This suggestion was in response to the concerns on the Facebook page about salespeople from Kirby not taking “no” for an answer. The public wonders if “no soliciting” signs would also prevent school children from selling fundraiser items, Girl Scout cookies, etc.

The public was instructed to call the police if they have asked the salespeople to leave and they do not leave their property.

**4. Unregistered Vehicles:**

Melissa Taber, resident, asked why unregistered vehicles all over people’s lawns were not enforced in this district. Wayne Held, Commissioner, explained to her that she can go to the town hall and file a complaint. She should be able to do so anonymously, and they will come check it out.

**5. Next Monthly Meeting:**

Next Workshop Meeting is **April 4, 2018** at 6:00 p.m. at the ELVD office on Main Street, Hillsborough, NH.

Next monthly Board of Commissioners meeting is **April 12, 2018** at 6:00 p.m. at the ELVD office on Main Street, Hillsborough, NH.

Annual Meeting is **April 21, 2018** at Hillsboro-Deering Elementary School.

Whereupon there being no further business before the Board at this time, it was moved, seconded by public and unanimously voted the Meeting be adjourned.

**Adjourned at 7:17 p.m.**

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**Diane Cunningham, Chairman**

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**Linda Whiting, Commissioner**

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**Wayne Held, Commissioner**