



Emerald Lake Village District

Office: 147 West Main Street Mail: PO Box 2217
Hillsborough, NH 03244

Tel: 603-464-3128 Fax: 603-464-4132 info@elvdnh.com

Board Attendees

Sara Auger, *Commissioner (Chair)*,

Brett Taber *Commissioner*

Rick Rose, *Clerk*

Carolyn Renken, *Treasurer*

Residents

Melissa Taber, Linda Garon, Brandon Zeoli, Elena Gaston Lopez Miranda, Denise DeForrest, Sarah Blackman, Jordan Murphy

Non-Resident

Bow Smith

Meeting called to order by Commissioner Auger at 6:30pm.

ELVD Commissioner Meeting Thursday April 21, 2022 @ 6:30 PM

Roll Call & Quorum of Commissioners

Resident Request to meet with Board - Brandon Zeoli - Huntington Drive

Brandon came to the board tonight to question why he's receiving a water bill (he does have a curb stop) since he doesn't have a house on his vacant land on Huntington Drive. He has no intention of building on it and doesn't feel he should pay into the system for water service he'll never use. He would like to have the pipe removed or capped off and he said would be willing to pay. If he or any resident does this and they later want water service they would have to apply and may/may not be granted a hookup and pay all fees associated with this process. No one is allowed to touch a curb stop as this is district property and comes with a hefty fine.

Commissioner Taber explained that the district's Rules & Regulations (which may have to be revised) state that any property that has a curb stop will share equally all the costs associated with maintaining the infrastructure. The board is not aware if there is a service connection within the property.

Resident Denise DeForrest stated that past Commissioners did not charge just a property the full amount of the water bill. Commissioner Auger has stated that she believes Mr. Zeoli has the right to remove/cap off the curb stop (which the district never knew he had until recently) and if he does the amount he would owe would be shared amongst the residents in the district. The reason all other residents would be responsible for the difference for anyone coming off the water system is based on the budget (revenue source) itself and on how much it costs to cover the water system and to maintain the water infrastructure and not just the water any one household uses. There are currently 535 curb stops in the district and we continue to find more that were never before discovered. There have also been instances where curb stops were found and those properties using water were never charged. It costs the district \$546K to run our water system and this system has not had any regular maintenance in almost 70 years. Nothing was ever been replaced and not enough money was ever saved to make systemic replacements to the infrastructure and now it is failing. This board in the last three years has made huge progress to start the momentum (upgrading 2-3 roads) to upgrade our system and has obtained 3 million dollars in grants to assist us.

Commissioner Kardaseski did some research and found some water districts charged a nominal base fee to keep the curb stop and have it capped. Having a curb stop on your property makes it worth \$10K more. None of the districts she spoke to have any Rules & Regulations about removing a curb stop.

The board does not expect an increase (based on this year's budget) in water bills this Fall nor next Spring.

The board will review Mr. Zeoli's request and let him know what they decide.

Public Comment:

Treasurer Renken wanted to acknowledge the couple who were cleaning up Bog Road.

Linda Garon asked how many new houses were being built as she thought no more were being allowed? Commissioner Kardaseski replied that if we don't allow houses to be built then NHDES is giving people waivers (from setbacks from septic systems) and to drill a well which will go into the same aquifer from which we draw water. Most of the lots in the district are too small to have wells put on them. We can allow new construction but need to limit it.

Commissioner Taber added that he wasn't aware of new homes being built. There may be 10-12 homes already in the district that have wells. He added that there is a 1% growth rate per year, based on prior years, so no more than 5 per year.

Linda Garon also mentioned that she's unable to rinse off her kayak due to the water ban. Many residents have rain barrels that collect water to water their gardens, flowers, wash their cars and can be used to rinse off your kayaks, as well. As an FYI, the district is not responsible for the boat launch and is The Town of Hillsboro's responsibility.

Road Work Update:

Bow Smith was here to provide an update. He has been doing some Spring grading (full and touch-up) and has noticed some roads are still very wet. He is grading based on what roads are in the worst condition. This year there have been a lot of exposed stumps, roots and boulders (especially on Megan Lane) and he has been removing them. There have been a few drainage issues with the last major rainfall we received. One major concern was a resident culvert on Spring Street and he was dealing with a fallen tree at the same time which took him 2 hours. He notified Aquamen of a couple possible leaks, but turned out they weren't leaks.

He noticed, again, there were kids playing on the lot where he stores his equipment/materials. He did ask them to not play around this area and they complied with his request.

Ellenbrook was graded last week and will most likely be the last time with impending construction occurring on that road beginning in May. Seminole Road will be worked on within the next 2 weeks.

The stop sign on Hemlock was destroyed by a bus and will be replaced soon.

Other road updates:

Commissioner Taber had an update regarding the Red Fox Crossing bridge area where a site visit occurred with himself, Accura Construction and Wright-Pierce last Friday to sign off on the year warranty. Over the Winter, there was some concern underneath the culvert where silt and erosion were partially blocking the culvert into the lake access. It was found to be relatively level and against the wall. However, on the inlet side of the culvert part of the 4-6 inch riprap had fallen into the brook and was eroding that side into the embankment. They will be setting up large stones to act as a retaining wall and suggested using 12-18 inch riprap to fill in that area and push it into the embankment. On the lake side of the culvert near Burnham Park where there is a steep slope collapsing into the lake, they will place the 12-18 riprap there, as well. All this is scheduled to be done in the next 2 weeks without affecting the lake's water level.

Commissioner Taber made a motion to enter into an agreement with Accura Construction to place the 12-18 inch riprap in the above-mentioned erosion areas for completion of work on that project. Commissioner Kardaseski second, all approved, motion passed.

Commissioner Taber has been working on getting calcium chloride for the roads. He looked into buying a liquid version through Innovative Solutions and he met with them and spoke of different options and he should be receiving a quote tomorrow. The quote (cost over a 3 year period) will have them coming out to the district to disperse the liquid (which is biodegradable and environmentally friendly) or having us own our own equipment and use a trailer type tank system to disperse it.

Water Main Replacement Project update:

Commissioner Auger contacted Wright-Pierce about using their Resident Project Representative (\$78K) and they sent over an agreement for us to sign. The district will be responsible (\$8K) for compaction (lab) testing and added that to their fee with Wright-Pierce. SUR Construction has already signed this agreement.

SUR Construction finalization dates for the project are: August 29th for substantial completion and September 28th for final completion for two roads. Construction will start next month, but no specific date has been given, and is estimated to last about 12 weeks and construction times will be from 7am-5pm. Residents will be made aware of the start date when it has been given to the board.

Commissioner Auger made a motion to move forward with the general services agreement for the 2021 Water Main Replacement Project for \$127K. Commissioner Taber seconded, all approved, motion passed.

Eastman Well & any water items update:

The last set of samples were taken and testing has been completed. The trailer on that site has been removed. Robblee Tree

Services will be asked if they can remove the trees in that area either this or next week. Commissioner Kardaseski will check to see if this can be paid through the Source Water Protection grant.

Melissa Taber commented on the Eastman well project saying that it has been ongoing since 2020 and that Wright-Pierce said it would be connected in 3 months and resulted in the beach not being able to be used and there's no parking available and says the beach has no reason to be closed. She went on to say there has never been any kind of accident involving oil or gas spillage. She contacted NHDES and said there are no laws about closing the beach. She also mentioned the disarray the beach is in currently. Commissioner Taber advised that he has contacted our Summer maintenance person and he has done the Emerald Beach area and has, recently, had some personal family issues but will have Spring clean-up completed in the next few weeks.

Commissioner Auger responded by saying that Wright-Pierce said the well could've possibly been online in 6 months only on an emergency capacity and would've only been able to be used for 6 months and then we would've had to fill it in and abandon the well. The Asset Management report highlighted that one of the capital improvements was source water investigation. The first 6 months to a year of this project was paperwork and groundwork. It was not the board's initial intention to take away any beach but after engineering studies this area was best suited for a water source. This district needs water and the beach became less important than us needing water. This well is expected to produce 20-40 gallons per minute and this well was never a guarantee and came with risks. We cannot keep trucking in water.

Commissioner Kardaseski added the board did not take away the beach, it can still be used as well the playground. The rest of the information from NHDES (which Melissa states that was never sent to her but was confirmed it was sent by 2 Commissioners) that Melissa mentioned, states that NHDES has no jurisdiction over the parking but they did say it may not be wise to allow parking next to a well that the district plans to use for drinking water because of the risk of contamination. Commissioner Kardaseski also added that just because there has been no contamination in the past doesn't mean that there'll be none in the future and the board doesn't want to risk contaminating the well before we even have the chance to use it. NHDES' email to Melissa also stated that the well cannot be put online until the treatment is upgraded and rests with the residents vote at the annual meeting. The board has only done what the engineers have recommended they do. The board's job is to do what is best for the district, popular or not. Debbie continued to say that if we don't continue to find/improve our water source, the State can fine us \$2K a day, which they have held off on for years, if we're in violation.

Commissioner Taber added that 2-3 locations were looked at for the well and it was late in the 2020 season when they did the testing. Last Summer was the first full season that the beach was impacted. The board made an effort last year when they presented an article to provide funding for a parking lot but it was voted down. A discussion was had last year on where else we could develop another playground by moving the current equipment or making a purchase of new equipment. Meetinghouse was an alternative and property on Emerald Beach was discussed and it does take a year of forward thinking to budget. We won't have the analysis of the recent testing before the annual meeting. If it does prove out that the well is not usable then we can close the project and go back to normal, but we have to wait until the process is complete.

Final Discussion on Annual Meeting preparations:

The Annual Meeting will take place **April 23rd**. Currently, mask requirements have been eased at the **HD Middle school cafeteria**. Voting for officials will take place from 10-12 pm, Annual Meeting will begin at 12:30pm.

Wright-Pierce will be there to provide a PowerPoint presentation based on the Warrant Articles to be discussed.

The Commissioners divided up who will initiate a motion and/or speak to which article at the meeting.

On average over the past three years about 25-30 people have attended that Annual Meeting.

Approve 3/31 & 4/7 meeting minutes:

Commissioner Kardaseski made a motion to accept all meeting minutes as written, Commissioner Auger seconded. All commissioners approved motion, motion passed. Meeting minutes were signed tonight.

Late agenda items:

Commissioner Taber talked about the Stormwater Asset Management grant program and obtaining tablets (and borrowing the software from UNH) and said it would make sense to have them before training instead of after. The grant had set aside about \$1500 to purchase them. Commissioner Taber made a motion to have Gale Associates to purchase the tablets in advance, Commissioner Kardaseski seconded. All commissioners approved motion, motion passed.

These tablets will also be used for the GPS of the water system towards the Water System Asset Management program.

Commissioner Taber asked Wright-Pierce about a second source of a scada system due to lack of support with copperline. He talked to Mission Controls (operates by cell service) and received a quote including installation and the first year of operating service for around \$48K not including the \$3500 for a subscription each year. He obtained the name of another company and requested a quote.

He has also mentioned there are tons of grants/funding available for next year to assist us in future projects.

Commissioner Taber made a motion to sign the Governance Letter with Vachon Clukay and Company for the 2022 audit. Commissioner Kardaseski seconded. All commissioners approved motion, motion passed.

Commissioner Auger made a motion to give the chairperson of the board the authority to sign and enter into the Asset Management Grant agreement. Commissioner Kardaseski seconded. All commissioners approved motion, motion passed.

Sign any necessary bills

Adjournment of Meeting:

Commissioner Kardaseski made the motion to adjourn the meeting at 9:07 pm. Commissioner Auger seconded. All commissioners approved motion, motion passed.

The next board meeting is May 5th @ 6:30

Rick Rose, *ELVD Clerk*

Approved by:

Sara Auger, *Commissioner (Chair)*

Brett Taber, *Commissioner*

Debbie Kardaseski, *Commissioner*

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