

Board of Commissioners

Minutes

July 21, 2021

The Commission meeting convened at 10:00 AM in person — at the North Conway Water Precinct 104 Sawmill Lane North Conway, NH. The following were present: Commissioner John Santuccio, Commissioner Suzanne Nelson, Commissioner Robert Porter, Fire Chief Patrick Preece, Superintendent Jason Gagnon and Karen & Jim Umberger.

Call the Meeting to Order

Meeting called to order by Commissioner Santuccio at 10:00AM.

Minutes

Motion of Commissioner Nelson and seconded by Commissioner Porter to accept the Public Meeting Minutes from July 7, 2021.

Motion carried by 3-0-0 voice vote.

Fire Department

(Copied from Chief's Report)

Membership:

39 Members

Personnel:

2 members on leave at this time

1 Member on medical leave until further notice.

Training:

Department Training. We did relay pumping and tanker shuttle at the North Chair Road; this went well and the trucks performed well.

Engine 3: Training: Pump training from the dry hydrants and back flushed them.

Rescue Training: They will be doing Ropes, setting up the Z-System pulling to up the rescue liter up a steep embanking.

Emergency Calls:

The fire department has responded to 45 calls for the month of July

The department has responded to 678 calls year to date for 2021

Apparatus / Trucks:

Rescue 1 got serviced and the exhaust leak fixed off the turbo.

Forestry Truck got all new brake shoes and wheel cylinders. (1951)

Tower 2 generator is out of service. Desorcie repairs found 2 sensors at the PTO pump that needs to be replaced the parts have been ordered, the parts is going to arrive this week. Still in progress

Norcross Circle:

1. Working on punch list items with Ricci Construction. The list is getting smaller every week.
2. The Company is on site performing the air balancing for the entire building; this will take 3 days to complete

Thank you from Sue for the great job done with the Fire Station. The public is impressed with the results, so thanks to the voters for investing.

New Business

(Superintendent's Report)

2021 Revenue Update

We are now halfway through the year and revenues are showing a strong recovery after 2020's decline due to COVID. Both water and sewer billings are currently above their historical average from 2016 – 2019. If this trend continues, we should be in good shape moving forward especially considering the 2021 budgets were built with lower-than-average revenue assumptions. It will be interesting to see how July shakes out given how wet it's been – water revenues are likely to go down a bit due to reduced irrigation, but sewer revenues may remain strong as people are forced to spend more time indoors. See attached graphs for reference.

ARPA (COVID Relief Funding) Update

I am attending the Town Selectboard meeting Tuesday (7/20) to discuss using some of the ARPA funding to complete a preliminary design on potential water/sewer extension out Eastman Road and East Conway Road.

There was a conversation about the hesitations to the Eastman Road project at the Town level and from the residents of Redstone. The role of the Precinct in the project would be the provider of the services, while it's really going to be the Town that must determine if they are going to move forward with it. The capacity of the Precinct could be used to help the community and the Precinct can use RD monies that would benefit the Town. This is not a project that the Precinct is going to lead but we are happy to start the conversation and see if the Town is interested.

Insurance Rebates in 2021

Thanks to COVID, claims through our insurance provider Primex were way down last year. Primex is a public risk pool – not a commercial insurance provider – and therefore any savings are returned to the individual members (customers like us) rather than being retained as profit. We anticipate as much as \$36,000 in "premium holiday" will be applied to next year's bills across water, sewer, and fire.

National Sodium Hydroxide Shortage

You might have heard about pool owners having a difficult time getting chlorine for their pools. This winter's weather that crippled Texas has had an unfortunate effect on supply chains everywhere. The Precinct uses Sodium Hydroxide to adjust the pH of our drinking water – we add very small quantities at the well buildings to help protect our piping from corrosion. Sodium

Hydroxide is produced in the same process that makes pool chlorine, and the vast majority of solid Sodium Hydroxide (the kind we use) is made at chloralkali facilities in Texas still reeling from cold weather.

I immediately placed an order for Sodium Hydroxide in February after the Texas weather fiasco in anticipation of some supply disruption. Now, in the middle of July, we still can't get a ship date for our product.

We have made some operational changes to help reduce our Sodium Hydroxide use, but at this point we're slated to run out in early September. Knowing this, we've been putting together a contingency plan in case our product doesn't show up. Liquid Sodium Hydroxide is readily available now (most of New England's supply comes out of Canada, where winter doesn't derail entire economies) and we have developed a plan to use liquid purchased in totes to bridge the gap until our solid product again becomes available.

I have also started looking into options to reduce our dependency on solid Sodium Hydroxide now that we know the supply chain could be so easily disrupted.

Well 2R Project

Footings have been placed and work has begun on the foundation walls – the schedule calls for the foundation walls to be placed next week, weather allowing. Precinct staff has also mostly completed the soil mound around the well itself, except for a patch where electrical conduit will be installed.

There was a discussion about the trajectory of the Saco erosion path, and it is looking like the Precinct is on the back end of the erosion, which is a hypothetically favorable condition, unless the river takes unpredictable paths during a large storm.

Proposed Housing Development & Sewer Pump Station

A potential 84-unit housing development is proposed in the Precinct. One of the goals of this project is to create affordable housing. Right now, the thinking is that the homes will be too low to make use of gravity sewer. The developer is proposing to use individual grinder pump stations for every home. Our experience with these individual grinder pumps is that they are not very reliable and often end up costing the homeowner quite a bit over the life of the home. Given that this is supposed to be "affordable" housing, my thought is to require that the developer install a single pump station to Precinct spec that the Precinct would then take over after completion.

There was a discussion on the difference in cost between individual pump stations and the Precinct taking ownership over a pump station. Karen Umberger, Suzanne Nelson, Jim Umberger, Chief Preece and Robert Porter voiced support for the Precinct building a pump station for the 84 units.

Saco River Erosion Study

Interviews were held on July 13th. Interfluve has been selected as the most qualified firm for the project. We will begin negotiating a scope with Interfluve by the end of this week with the goal of having them begin work in the river this season.

Karen Umberger asked about how much of the river we will be looking at. Jason said it's part of the scope of the project to look farther upstream and downstream to get an idea of how it all works together.

Village at Kearsarge Sewer

All homes adjacent to last year's sewer extension at the Village at Kearsarge are now hooked up, including one home on Kearsarge Road that was able to connect via gravity to the new main (they would have needed a pump system to hook up to the existing main on Kearsarge Road).

I received a letter from the Village at Kearsarge Homeowners Association Board requesting that the Precinct conduct a study to determine the feasibility of running new sewer to hook up properties on Country Road, Kiana's Way, Zara's Way, Skiers Lane, Treetop Lane, and Country Road Extension. These new lines would serve approximately 25 existing homes and 6 undeveloped lots.

There was a discussion about bringing this project to the voters and a portion of this is listed as a priority upset in the 2011 Master Plan. Jim Umberger spoke about the intention of the Wastewater Treatment Plant being built to give sewer to the whole Precinct. While there are some areas that it is not feasible, this particular area is very feasible. Jason stated that from a finance perspective, there does not need to be a vote at Annual Meeting if the funding comes out of the Water/Sewer enterprise funds. If it comes out of Capital Reserve Funds, the Commissioners are agents to expend. If other funding sources are necessary, it would have to be a vote at Annual Meeting. Jason will be looking into options of feasibility and price estimates of the project. Jason will be reaching out to HEB with specifications to get a price estimate and bring it back to the board.

Suzanne made an announcement encouraging everyone to pick up a copy of the newest Vibe Magazine with Jason's article about the Precinct and Water Protection in the Valley.

Signing of Checks

Motion of Commissioner Nelson and seconded by Commissioner Porter to ratify checks signed out of session:

1. Payroll Checks dated 7/22/2021.
2. Accounts Payable Checks dated 7/22/2021.

Motion carried by voice vote 3-0-0.

Adjourn

Having nothing further to come before this public meeting, **Motion of Commissioner Nelson and seconded by Commissioner Porter to adjourn this public meeting at 10:53 AM.**

Motion carried by voice vote 3-0-0.

Respectfully,



Hannah Andersen
Recording Secretary