

Board of Commissioners
Minutes
March 16, 2022

The Commission meeting convened at 6:00PM in person — at the North Conway Water Precinct 104 Sawmill Lane North Conway, NH. The following were present: Commissioner Santuccio, Commissioner Nelson, Commissioner Porter, Superintendent Jason Gagnon, Fire Chief Pat Preece and Recording Secretary Hannah Andersen.

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 Minutes, Bond Hearing Minutes and Budget Hearing Minutes from March 2, 2022.

Motion carried by 3-0-0 voice vote.

Fire Department

Membership:

39 Members

Personnel:

2 members on leave at this time

1 members out on COVID at this time.

Training:

Department Training. We trained on ladders and unconscious and conscious carries down the ladders also including bring a victim down in the stokes liter using ropes. This training went well. Tower 2 Training. They expanding with carries and bale out of windows onto the ladder drills. Rescue Training. Will be doing medical skills stations and a refresher on the cardiac auto pulse.

Department Activities:

Performing site plan review for Viewpoint North Conway. The old Intervale Motel

Performing site plan review for Ridgeline Development (Pine Hill)

Emergency Calls:

The fire department has responded to 41 calls for the month of March

The department has responded to 270 calls year to date for 2022

The department responded to 2 structure fires in a 3 day period.

1st structure fire was contain to a room and contents, the cause was electrical.

2nd structure fire was contain to a cover deck, the cause improper disposal of smoking material.

The crews did a great job extinguishing the fires with no injuries.

Apparatus / Trucks:

Car 1 has a power steering issue is out of service until the repairs can be made.

Budget hearing went well I was happy with all the questions asked.

New Business***(Superintendent's Report) Annual Meeting Timeline***

Working timeline for Annual Meeting related activities:

Meeting	Proposed Date
Annual Meeting	March 30
Annual Reports Available	March 22
Post Warrant and MS-636	March 15
Bond / Budget Hearings	March 2
Post Bond Hearing	February 22
Candidate Filing Period	February 9 – February 18
Post Candidate Filing Period & First Annual Meeting Notice	January 16 th

Request for Credit of Buy-In Fees

As part of the Market Basket development and associated roundabout construction on North-South Road, OVP will be constructing several infrastructure improvements. These improvements include:

- ~ 600 feet of 12" water main adjacent to North-South Road
- ~ 640 feet of 8" gravity sewer, of which 310 feet will not be used by Market Basket
- ~ 1,125 feet of 8" water main within the new section of Barnes Road.

This infrastructure, much of which does not directly benefit Market Basket, does add significant value to the Precinct overall by extending sewer to Puddin' Hill Drive and improving resiliency and redundancy within our water system.

Based on pricing received from the contractor doing the work, the actual cost of the new infrastructure is estimated around \$180,000. The estimated buy-in fees for this development are approximately \$74,000.

OVP has submitted a request that in recognition of the value added to Precinct infrastructure by the project, the Commission consider waiving buy-in fees for the project. When considering the value of infrastructure benefitting the Precinct, estimated annual Precinct tax revenues of \$21,300 due to Market Basket, and \$5,325 per year in estimated tax revenue from planned affordable housing units to be served by this infrastructure (not to mention \$288K in buy-in fees from the housing project), my opinion is that the request is reasonable given that the Precinct is receiving far more present and future value from the new infrastructure than the value of the current buy-in fees.

There was a discussion about the feasibility of this kind of credit as well as the precedence that would be set by this sort of credit. Jason will be looking into the legality of the request with the Precinct's attorney.

There was also an additional request from the developer of the Tractor Supply to purchase sand fill from the Precinct.

Motion of Commissioner Nelson and seconded by Commissioner Porter to authorize the sale of sand fill to the developer of Tractor Supply.

Motion carried by 3-0-0 voice vote.

Pine Hill Development – Ownership of Sewer Pump Stations

The proposed Pine Hill development has (2) sewer pump stations included in its design. The first is a larger pump station that will take all the development's flows excluding the condos high up on Pine Hill and the retail fronting on Eastman Road. The second is a smaller pump station serving approximately 30 small residences – this smaller pump station will pump to the larger one, where the wastewater will be pumped again.

The developer has asked if the Precinct would consider taking over the two pump stations and has told us they will pay our engineer to review the design to ensure they are built to Precinct specifications and standards.

The larger of the two pump stations will be like existing stations the Precinct already owns/operates, such as Artist Falls 2, Depot Road, Walmart, Cranmore, and Remoat Trail. These stations are generally trouble-free (when designed and constructed correctly), and if the Precinct owns the station, we have some small additional control over future connections as well as more control over design/construction. The downside is that we also take on the future operational cost – approximately \$2,000 - \$3,000 per year (using Walmart PS as the most similar).

The smaller of the two pump stations will be like existing stations like Depot Road and Valley View. These serve a small number of residences only and are generally less expensive to operate and maintain. The main benefit to the Precinct owning this station is as incentive for the developer to NOT use individual pump stations for each house – a long-term benefit to the residents. Estimated annual cost to operate a pump station like this is \$1,000 - \$1,250.

There was a discussion about the precedent that has already been established with this scenario by the Walmart Pump Station.

Motion of Commissioner Nelson and seconded by Commissioner Porter to pull together an agreement together with the developer.

Motion carried by 3-0-0 voice vote.

Signing of Checks

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

- a. Payroll Checks dated 3/17/2022
- b. Accounts Payable Checks dated 3/17/2022

Motion carried by a 3-0-0 voice vote.

Non-Public

Motion of commissioner Nelson and seconded by Commissioner Porter to enter a Non-Public session by reason of RSA 91-A:3, II (a) The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a public meeting, and (2) requests that the meeting be open, in which case the request shall be granted.

Bob	Yes
Sue	Yes
John	Yes

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 6:30P.M.

Motion carried by voice vote 3-0-0.

Respectfully,



Hannah Andersen
Recording Secretary