

## PLVD Monthly Meeting

July 20, 2022 @ 7:30pm Clubhouse

7:33 PM: Meeting called to order By Commissioner Robinson

Commissioners: Robinson Chair, Grotheer, Pomeroy

Treasurer Dow, Clerk French

Resident Guests: Mark Grotheer, John M & Marylou, Via Zoom; MJ Turcotte, Christy Marston, Allison Marks, Guests Abby Fopiano from Edgewater and Craig from Aquamen, Donna & Peter Kenny via Zoom and in person,

Approval of Previous Meeting Minutes of 6/8/22 no Changes Commissioner Robinson made a motion to accept 2<sup>nd</sup> by Commissioner Pomeroy all in favor.

Treasurer's Report: Treasurer Dow; Invoices to Commissioners to checkout; Lean release receipt, Stamps, mower gasoline, and Edgewater Strategies. Jamie is working with a couple of customers' from end of 2021 who say they believe had paid but no record of payment. Invoice payments for over 7,700.00 and a check from the town from the town taxes for \$ 98,155.50. Received a check for 440.00 from a Kimberly Conway to the district for an undisclosed reason Jamie will reach out to the bank to see why. The Board needs to approve 352.00 from the Legal Expendable Trust Fund for the Upton Hatfield bill. Motion By Commissioner Robinson 2<sup>nd</sup> By Commissioner Pomeroy, Vote Passed. Received a Bill for Brandon from consulting services for 20.00 in reference to QuickBooks, Jamie tried to call but no reply she will write back the company and ask what the charge was for. We are getting 3 TDS bills one being a phone for the Peninsula Discussion if we need that , Motion to Cancel that Phone at the Peninsula By Commissioner Robinson 2<sup>nd</sup> By Commissioner Grotheer all in favor to cancel the phone. On the Audit Jamie still trying to match up different account paments, with a suggestion from Plodzic & Sanderson was to move all the Money back into one account and manage it within QuickBooks showing the General and Water Fund The last couple of years moneys were coming out of the water fund for General fund needs and vice versa Were not big enough to have 2 accounts which could open us up to outside fraud possibilities Commissioner Robinson saying it was easier to show water users and non-water users for accounting purposes Commissioner Grotheer not in favor also but believe other discussion at a later date issue to be tabled for now Treasure Dow saying that she didn't feel that changing things so late in the year probably isn't a good idea . Board Approved the Treasurers Report. See reports Signed by Commissioners' Pomeroy, Grotheer and Robinson at meeting.

New Business:

Abby Fopiano from Edgewater Strategies update on the Well 8 certification plan. We have been using The Emergency Well Drilled in 2019 and needs to be state permitted with both water quality and pumping tested. You first submit a preliminary report, which this again is different because you've already been using the well for a period of time, but you submit a preliminary report, say this is the source we want to use, and we want to run a pumping test on it. And here's all the information of why this well would be suitable as a public water supply. Then you get approval to run the pumping test.

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Essentially, you run that test and then you follow it up with a final report that details what you found out about the well and does the well really meet the needs that you need from it. Right now we have conditional approval to run the pumping tests and working with Aquamen, who's going to run the pumping test. Which will hopefully happen in September, October. Abby came here today because there were a few little hiccups in that process. Being property ownership around the wells, and the water conservation plan that would have to go into place here because you're putting a new well online. What is happening is that 3 at the Franklin Pierce pump house 4,7,8. Wells four and seven are already permitted and fell under different rules. Well eight now follows under the current rules. So it has to meet current rules and the standards. And the main thing is that you have 200 foot clear area around any well, called the sanitary protected area, "the SPCA". So anything within this area on the wells should be devoted directly to water supply and land protections for water supply. Well eight does not have this 200 foot sanitary protective area around it. It's possible that might go down to 175 ft because of the water you actually pump out of that well. What you have is half of that SBA for well eight which falls onto a property. The Magee Property which is an undeveloped .023 acre lot. So that the roadblock for us at this point in time. Because the state does require that you own or control the entire SBA for the well.

Commissioner Robinson Asked, "Why would the previous board put well eight in when we have that restriction, we're a whole different board. So none of us were here when that was put in. And even Aquamen wasn't here. Wasn't DES involved in that, emergency well thing. Why would we do that?"

Abby Fopiano; So I can't answer that for you. Because I wasn't on the planning on that.

Comm Robinson; And couldn't be a little bit of DES fault.

Abby Fopiano; There was definitely some oversight to that at the time. Again, I don't know all the details, but definitely oversight on behalf of the consultant doing it and DES approving it. But perhaps because it was undeveloped land that was not necessarily the flag didn't come up at the time. And there was a pretty intense need for water, to get you in water at that time. I'm not quite sure, the well was installed in December. I don't know if there was snow on the ground and the access for get it drilled. I can only assume there were some circumstances that we don't know for why this happened.

John Maraganis; Can you make a request to DES and asking them grandfather, because they approved the well as an emergency well.

Abby Fopiano; you cannot ask to grandfather the well, all together; it does have to go through the permitting process. But we did request a waiver from the rule of owning the SBA. So in the preliminary report it provides all the information saying, this well already exists. It's been used for three years. We don't have any water quality issues. It's in the same field as the other wells that don't have a problem. But they responded that they weren't able to. The letter that we got back to conditionally approved the pumping test is not a final approval that this was going to be permitted. It's pretty much you can take the next step in the permitting process. So they didn't necessarily deny or approve the waiver request. It

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was more that we understand the situation what's coming. So their response is pretty much they understand their response. I think they understand the situation and that it is unfortunate because it was not thought at the time. And there's this kind of this flux between abiding by the rules and trying to do everything we can to own or control and still understand that you got to use this water and something else. So essentially, what computation will be done.

John Maraganis; The pump test will be done in October, and then what is the next step.

Abby Fopiano; So then we take all the data collected water quality water level data, and package that up and provide it to the state along with any additional information on the land use issues and submit that to the state for final approval Probably actually, I want to say about two and a half months because we wait for water quality data and everything. When you submit a report to DES, they have 30 days to respond. They may respond with further questions or they may respond with some sort of approval. But essentially what DES is saying here and the letter that was received in June 24 Was that they understand that the ownership issues and they kind of gave some advisories of what to do next. So I did speak with Mr. McGee that owns that property. It appears based on records that he was really it when he inherited the property in 1999, and has done nothing with it. When I spoke with him. He didn't have any plans of doing anything with it, and to develop it there would be quite a few steps he would have do, to be on the water system because his properties too small to have a septic and a well, He would have to speak with the town, that part of road that goes past the other property towards a pump house that would need to be upgraded from the class five or six road that would have to be a real road to actually have an address off of it. So there are some hurdles on his end to if he wanted to do that. But essentially, if the state really said try to continue to work out an easement or think about owning that property in the future, just realizing that is what plays a role here in the permanent approval of that well.

Commissioner Robinson; for us to buy property that would have to be in a warrant article at an annual meeting and the voters would have to vote that. I don't know if we can get that vote because it's very hard for us to get votes on water things which is very unfortunate. And I know we're continuing on and just, let's see what DES say if it's a an approval contingent upon us owning it. Where this got DES approval at the time it was drilled, possibly talking to our attorney about if they're not going to approve this. I have a feeling they know they screwed up and I think that we might have a little bit of meat there.

Abby Fopiano; Another point that DES made in the letter was, they have rules they have to abide by. So it's sort of fine line of just making sure it's a win for everybody given the situation. It's probable DES can at this point, say it's not definite because there's a lot of other unknowns with how the well is going to react and you would not own or control it by the time we asked for final approval .DES may give you a conditional approval, based on continuing to try to purchase the property with also as long as the land remains undeveloped. But if parcel of land starts to become developed, it will become a real issue for you. Than you are under a different deadline as to how do we fix this. We don't know, the foreseeable future here is that land will remain undeveloped, maybe this issue will come back up again.

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John Maraganis; One thing that I'm really concerned about is one of the main things we couldn't go for any grants. I believe you said until one of the well eight is approved by DES that's why they remember me. Am I wrong?

Donna Kenny; Waiting for money from the Concord Dr. project that needs to be spent to approve that before we know what are going to do.

Commissioner Robinson; Yes so that's maybe what you're asking. We're waiting for well eight to be permitted to know how much we need to spend on it to see if there's anything left over. Possibly drill a new well somewhere we may not be able to connect it but even if we drill it in an appropriate place we will have another option at some point but I don't know what's going to be left on concord drive project. So we need well a permitted first.

Craig from Aquamen; just one more thing on the McGee property. There is one more avenue for that property to develop and that would be if the neighbor purchased it and expanded their footprint I don't know what the viability or reality of that could be. But it is also another alternative path for that property to physically change. Whether that actually affects the permitting, or SBA or not, depending on what he may or may not do with it, but it is a possibility.

Commissioner Robinson; I can ask the Martells if they plan to buy that or if they have any interest in that property.

MJ Turcotte; I have several questions who is a PLC with DES and what is the letter you keep referring to? And we could see them.

Abby Fopiano; yes, the board does have that document, we can put it on the website. So it's a dated June 24. And essentially, it's the conditional approval to run the pumping test.

MJ Turcotte; why it's just not grandfathered, since it is still within the 200 feet that the other two are within and why it is not grandfathered, doesn't fall under the easements and restrictions that allow easement over property like that for Powerlines and water?

Abby Fopiano; It's not grandfathered because it's a new well that so it's really the time at the well was installed to the rules that has to follow. So itself has to follow the SBA land use rules. And we did look at the easements that our property have for utilities, but that's not those easements, if we need to put a water line or power line or sewer or something in on your property you will let us but it doesn't say you can't use your land in a certain way. You're in a water supply protected area. And that's really what you need at this point. You either control the land so you prohibit that, or you have other legal easements in place that prohibit land use for the owners like, put a septic system there or store automobiles there or anything.

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MJ Turcotte; So the other two wells do not fall under the property that you're talking about. That's a problem. They don't fall there.

Abby Fopiano; They're SBA because individually they have smaller SBAS but together because they're so close, and the SPS overlap, they all have this 200 foot SBA or might even be brought down to 175 based on the actual water that you pump out of that area. Those two older wells do fall on those lots. But they are not required. They're not being permitted right now, they were previously permitted and were given approval under different rules.

MJ Turcotte; I was under the impression that one of them had to be approved because it was Refracted recently.

Abby Fopiano; So they looked at that as it is sort of a new approval. It's a redevelopment so they do have to go through new water quality parameters, but not necessarily a new location for that. So DES look at the redevelopment a little differently this particular case.

MJ Turcotte; Could the Commissioners tell me the rule number and the POC IDs that we're talking about, or POC, wherever you're dealing with. Doesn't it have to deal with the well waterboard in the state.

Abby Fopiano; It's not necessarily the well water board, it's the drinking water bureau and the folks over the hydrology division that approved groundwater withdrawals. So it's really the groundwater withdrawal rules.

Comm Pomeroy; It's David Hitz is the point of contact at the Bureau. And we will put it up on the website.

MJ Turcotte; This is not just a water district. It's a political subdivision, real village district is a political subdivision is an actual village district of the town of Webster, which is a political subdivision. Now does that does that input in anyway? Because alot of times the political subdivisions have been able to do things that water districts can't do or just regular person like you and I can't do.

Abby Fopiano; It is a good question. I guess my answer to that, just as an answer is that no matter who the owner is, what type of entity the owner is, if you own property, you're trying to develop a well on it. You need to own that fault. You have to have control over that SBA. So I think there's more weight as Pillsbury lake village district haven gone through a lot of issues in the past with water supply DES definitely know you're making the right steps to try to resolve all these issues, there was there was some sort of oversight here with this land when that while it was put in, you know, or there was reasons we don't know. And from what I gather, I think the state is trying to just cover all bases by saying well, you don't really have it, but we can still conditionally approve it and you know, we can't just waive this completely. It's still something there that we can't ignore, but we can work with you as best we can to try to make this happen. But they are just putting it back on and continue to try to own that land or

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control the land, as you say. So through easements or ownership, and to just not forget about it. I think there is that fear, like, you know, and 12 years as a sanitary survey and it's undeveloped and then three years later that DES comes back for a sanitary survey. Now there's a house there, you know, something happened and the district didn't have any control over that. And that's when that's when it would become a real issue of okay, well, now you got to fix this problem that you have to do worse for as long as it's undeveloped and you're still maintaining, trying to you know, have control over it.

Comm Pomeroy; The permitting process just mentioned that we've been this has been going since I started here, since the beginning of this year. That's part of the process, this this is just an elongated process.

Abby Fopiano; So also, as part of this permitting process is we run a pumping test, you essentially stress the well pump it out at high rates or rates within the amount of water you intend to use, and you monitor other receptors nearby. There are wetlands, streams or lake, other wells, both your own pumping wells and any other private wells in the area we need to monitor. Actually have about eight or nine private wells that are within 1000 feet of the Well, whether that well was there before or after 2018 for a formal approval. So those homeowners we sent letters asking if we could monitor your well for the test. Some said yes, some said no. Those that said yes. Aquaman will kind of reach out and follow up with them about doing the monitoring and the data collected from their wells as put in with all the other data in the final report. And then the homeowner also gets kind of a graph of what their well look like. And that'll go on in September.

Comm Pomeroy; Craig did you want to just give us an update on the pump in Franklin Pierce and then we can talk Peninsula?

Craig Aquamen; We got a call from well for being down. I went out and did the original diagnostics. So well 8 is controlled by a variable frequency drive that controls the pump start stop and run speed. It acts as a soft start for the pump and is what turns the pump on and off when the system calls for water to fill the tank. So when I got there, the drives would not power up. So I went through electrical diagnostics. I had 240 volts coming to the drive, but the drive not powering up and I found one of the several capacitors in the drive had blown out and there was oil coming out of capacitor down the backside of one of the protective heat shields. We replaced the drive. Got the well running it ran for a couple of days and then started giving a dry well conditioned fault. So went back out, ran some more diagnostics. We measured the water level in the well. The static level was only down in the 40 foot range, so certainly the well was nowhere near dry. We attempted to run the system again, kept getting that fault, we called the tech department for the drive. They recommended going into the advanced settings and shutting down that function to be able to run the system to monitor pump running amps and the actual operating condition when the system is under load. So we conducted that and actually the pumps seem to be at the time running within the amperage range and running diagnostics on the motor for winding readings, the resistance through the windings and wire for shorts to ground. Everything seemed to check out so it ran that way and then started to run normal again. So we left it in

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and then it happened again. So I went back out and applied power and now that drive would not light back up. No capacitor issues this time I had 240 volts. So at that point I started to be a little concerned about the supply voltage if there were brownouts or blackouts or something occurring with the feed voltage to the drive. Monitoring that over the period of about an hour or so. There were no real fluctuations. Even when firing up the booster pumps or other well pumps there didn't seem to be any drop off from the current going too low for so the electrical system seemed to be operating properly, with no concerns in the control panel or supply to the to the drive. So I replaced that drive out under warranty after talking to the techs again about what happened. That one ran for a while and about two weeks ago. It started getting a overcurrent fault. So we went back out and doing diagnostics again now were getting winding readings that are about 15% out of the spec for the motor, and I'm seeing some shorts in one of those windings through the motor so that motor is having issues so the drive motor now is no good, we're going to have to pull that pump and likely replace the motor, at least on that system.

The peninsula system, Well, five is having some issues. That has a significant amount of manganese in it. When we first came in as operators the way that system was set up and running, because well five recovery rate is low around three gallons minute or less. The pump was over pumping the well. The previous operator had throttled down the flow coming in from the well via a ball valve to match the recovery rate of the well so it wasn't constantly over pumping and then causing excessive wear on the motor from start stops drywall conditions. Because of the mineral content and reducing that flow what has happened over these last couple of years, is now we've got manganese buildup within the system. So the intake screen, the impellers and the pump end and the pipe coming up. We just went out and did a well chlorination. And when I started to flush well five, it started to push out large chunks, large black, mushy chunks of manganese build up and no end in sight. So no matter how much I manipulate it to try to get it to clear more out through just a flushing process, were not gaining any ground and it's just continuing to spew this stuff. And obviously it's in recent history having been getting worse. We will need to pull that pump out, I think about 300 feet. Clean the intake screen, clean the drop pipe and assess pump performance to pump curve so we would drop it back down a little bit into the well and then run it against varying head pressures against spec. To see how well that pump is performing to ultimately determine if it should just be replaced or if we can continue to reuse it after service. Our primary focus, I think we need to place into finding the leaks that are out there and getting those buttoned up. If we can do that, then the need for Well five is greatly reduced, because it doesn't add a whole lot anyways, especially if the system were tight. Well six produces about 10 to 12 gallons a minute. So what we're looking at is next week right now because we also have to do overnight valve isolation in another community. So I believe right now we're looking at Tuesday, Wednesday Thursday for those overnights I just don't know exactly which night is going to be for you guys. Harold and I are working out that schedule in the morning for next week for him and I and as soon as we work out that schedule, I can shoot you an email tomorrow morning with what evening that would be. So ultimately, what we're going to do is we're going to come out about 11 o'clock at night. Start to identify all of the isolation valves. And then about midnight. We're going to start isolating sections of the distribution we've done this before in the daytime, but the readings were variable due to water use at the time. So

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we really need to conduct this in the overnight hours when water uses minimal to non-existent to really determine what sections of the water means. The leaks are unfortunately not just one, there are multiple leaks from the initial valve isolation that we did. So that we can better determine and narrow down the areas where the leaks are so that we can try to go after the problem. In a lot of the sections of the distribution as the water main is so deep in some areas, like over on centennial, the last leak that we did over there that water main was eight and a half feet deep. So which is a lot of a reason why many of the leaks in the community don't present themselves to the surface because that water main is so deep that the water ends up migrating off somewhere else before it actually makes it up. We're looking at multiple leaks that total in the neighborhood of eight to nine gallons a minute as what we're estimating your combined leak rate. Also we've waiting for a specific tool for the removal of a bad battery on the distribution pump at Franklin Pierce, it did come in and should be done by the end of the week this took about 16 weeks to get it.

Comm Robinson asked for proposals for the well work on both sites.

Comm Grotheer; Question to Aquamen about communication when you're shutting off the water.

Craig Aquamen; I do apologize for that. So that was the outages when we were doing the valve isolation in the daytime. I'm not quite sure why the miscommunication occurred. But that is certainly our fault not getting information clearly and quickly to you guys. Certainly that should be done ahead of time, or at least a few days in advance, if not more, obviously, more time. It's better to let the community know. So I greatly apologize for that.

Abby Fopiano; The water conservation plan, which you don't currently is a regulatory item. Which has been added on to you now because you're permitting a well this is under these rules. Water conservation the main intent of the water conservation program is to conserve. Especially in systems your size. So this conservation plan that you're going to be agreeing to really and as part of the final permitting of well eight which applies to the entire water system now. Craig's worked with a number of water conservation plans so he knows and can help you out and get to know and answer a lot of questions about this too. One of them is really just public information, public knowledge. So once that well is permitted twice a year, you have to send fact sheets out to everybody on the water please conserve water. Examples would be State fact sheets check the toilet for running water and remind you to remember to turn off your outside spickets, the board must keep a records of when you're doing it for auditing purposes. This would also include Night flow analysis on watching for issues of leaks and over usages. Kelsey Vaughn at DES is who oversees this would have been here but on vacation. Would like to touch base with you about this in the near future to go over this program personally.

Donna Kenney; Abby What is your last name, and were you with DES before.

Abby Fopiano; Yes when you went through the private wells.

Donna Kenney; And the Emergency well



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Abby Fopiano; Yes

Questions From the Audiences:

John Maraganis; Did anyone attend the Webcast and did you learn anything about the Grants? And is Wright Pierce looking for Grants? Or anyone looking? Also is Concord Drive Project holding up us in getting additional funding still confused. Also are there any plans right now to expand any of the following roads new piping NH Dr. Franklin Pierce Webster Lane.

Comm Grotheer; I did attend but found out that we need a project and actual money needs to apply for funding. Wright Peirce isn't looking for grants but DES is and the Representative that worked with us on the Concord Drive project is.

Comm Robinson; Were waiting to find how much money is left over with the awarded money of Concord Drive to do as much with and get the benefits of the loan forgiveness in grant money we potentially could get 50% off a new well is the only thing we have on the plate right now. No new plan to expand at this time by this board.

Long conversation on Grants Loans and different reasons of programs.

Water Conservation notification on the website. Someone was filling their pool the other day while out taking meter reads Comm Robinson stopped and communicated with the resident about.

Aquamen not going to flush the system until water available and drought is under control.

Primex; Comm Grotheer filled out the new forms; we received a 200 and 32.22 credit. This gets us to what is budgeted.

Water updates: Dam Updates Gary French; Removed a couple of floats in the spillway closet to the clubhouse and water levels are low and not flowing over the dam any more just thru the wood cracks.

Playground Update: Ordered expecting a delay hoping for fall maybe next year. Comm Robinson motions to buy 300.00 of playground chips 20 yards for the swing set and blue spring thing. All in favor.

Clubhouse: Have had a couple of requests to use the club house, we're not ready yet, so not at this time.

Property on Deer Meadow with the RV, shed, Uhaul:

We received an Email from the owner of this property owner Julie Tomchak, asking that she could put up a fence and mailbox at the road area. We talked to the town and they said the town planning board is working on it and there is a meeting on August 9<sup>th</sup> to discuss this. We have concerns no running water and no sewer systems on the property and no occupancy permits have been issued. Someone will try to be at that meeting.

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Comm Robinson; Discussing getting the pay-online going, after a discussion Jamie and Gary to get together and move ahead on this.

Donna Kenney; started on line than drove to the clubhouse because she was unable to hear online the treasures report and audit update, which she was updated by all the commissioners' in a short synopsis with some quick questions on how the previous treasurers errors were being corrected in QuickBooks.

Next Meeting to be on August 17th

2158 PM Meeting closed Commissioner Robinson

Respectfully,

Gary W. French

Clerk Pillsbury Lake District 2022