



Emerald Lake Village District

Office: 147 West Main Street, Hillsborough, NH
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Sunday, January 29, 2023 @ 9:00 AM
Rescheduled Commissioner meeting
Location: Main Office

In attendance:

Brett Taber (Commissioner, Chairman)
Deborah Kardaseski (Commissioner)
Sarah Murphy (Commissioner)
Carolyn Renken - Treasurer
Sara Auger – Clerk - Partial attendance

Resident:

Bow Smith – Partial attendance
Melissa Taber – Partial attendance

Meeting called to order by Chairman Taber at 9:02 AM
Pledge of Allegiance
Roll call of officials completed.

Commissioner meeting topics covered:

The Board of Commissioners discussed the selection of future meeting dates. Those selected are as follows:

- 2/5/23 – plan to hold a budget prep meeting at the office starting at 9:00 AM
- 2/9/23 – Plan to hold regular workshop meeting and any additional budget prep work-6:30 pm
- 2/13/23 – L.O.S meeting for Grants; meet with NHDES, Engineers, BOC, public – 6:00 PM
- 2/19/23 – Tentative Budget prep and warrant development meeting – 9:00 AM
- 2/23/23 – Plan to hold regular commissioner meeting – 6:30 PM

Dates are subject to change as needed.

Next topic was the discussion on reviewing any drafts of the beach rules relative to Fireworks usage. Commissioner Kardaseski advised that the draft is not ready for final review as of this meeting. Commissioner Kardaseski will complete the draft and include the references to State statute that provides guidance. A review by the commissioners and Legal counsel will be requested before sharing the draft

with the public/ residents. The Board plans to also discuss with the Hillsboro Police department to ensure they are aware of the suggested changes and how they could potentially support any need for enforcement. The Board still hopes to finalize this process in early February.

Next topic is the review of water rules and any final suggested amendments:

An additional discussion took place around the definition of "Negligence" and that it does not solely reflect issues during the winter months only. Additional discussions occurred relative to the fine page and how to modify towards some reasonable admin fees. A reminder was shared that when we post the final draft changes, the need to include the "Dormant Curb stop" policy change, New Hook up policy changes, and the Cross-connection policy changes.

Next topic was an initial discussion about the review and approval of meeting minutes for 1/15/2023. Chairman Taber advised that a printed copy of the meeting minutes was not ready so he would like to table the vote on these minutes until the next meeting. All Commissioners agreed to table.

A discussion was noted by Commissioner Kardaseski about the future lease agreement needs to be reviewed and signed if the Board Chooses to enter into the agreement. Chairman Taber asked if the discussion could be moved to a later date since he had not had a chance to fully review the agreement. All commissioners agreed to move the discussion out to a later meeting date.

The next topic was related to work change directive #4 of the 2022 water distribution replacement project. Chairman Taber shared that this had previously been discussed about some cost savings that could be seen if the replacement of piping basically starts at the intersection of Sunrise and Moccasin trail while proceeding around toward Turtle bridge crossing. From there it would continue on towards the intersection of Sunrise and Turtle bridge Crossing. The reduction of not replacing line from Gould to Sunrise on both Moccasin Trail and Turtle Bridge crossing would reduce the original cost by about \$50,000 estimate. The primary reason for this is that this section of roadway was replaced with C900 line back in the timeframe of 2010-2012. It did not make sense to replace line that is only 12 years old at this time.

The next topic was related to the need for an environmental review for any additional roads that we might be able to address with any excess funds from the current water infrastructure replacement projects. Some of the roads that have been discussed are: Rabbit Path (Would complete the entire Moccasin Trail Zone); Kings row, Dawn St., and Boulder Pass (all of which would address most of the one-way streets on the back side of the lake); Rainbows end, Beaver glen, and Firefly Lane, Forest Lake Drive, Lake Shore terrace, and Chipmunk lane. The board agreed that it makes good sense to include all these roads in the next environmental review so that we may progress further with available funds. It was shared that the permitting costs could be upwards of about \$5,000.00. A further discussion with the Engineering and NHDES will need to occur to understand if a full survey will be necessary or if a plan can be developed based on GIS data. That will determine what additional cost there may be. Once the review is completed and approved by NHDES, additional roads will be completed base don the contractor availability, raw materials/ supplies availability and available revenue.

Next topic was related to the Energy Audit that is being completed through NHDES support. One of the elements of the Audit is that they wanted to see if the previous investigated use of a solar power plant to support the energy costs of the district toward their water well pumps. Chairman Taber reached out to

Revision Energy to reevaluate a project and to see what new costs/ benefits that might be available. Chairman Taber Shared with the Board members an initial summary sheet about this proposed project.

Here are some initial basic details received from Revision Energy:

Project size (DC) - 190 panels	91.2kW
Project size (AC) - 9 inverters	65.72 kW
Annual generation (kWh)	107,838
Turnkey cost -	\$390,572
Investment tax credit -	\$111,000
State rebate/ grant estimate -	\$ 10,000
Net investment estimated cost-	\$269,572

Depending on the energy audit results, there is potential that additional state funding could possibly be available which could reduce the loan value even further.

The project payback would complete the purchase in 11 years. It would provide net metering and begin generating savings/ revenue in year 11 of a 40-year lifecycle. The future potential savings could be upto just over \$1,000,000 covering the 40 year estimated lifespan of the solar project. The board discussed questions about future use needs of the wells or if the district hooks up to an alternative water source, what are any future waste removal costs, what are annual maintenance costs, and what level of a warranty is provided. Chairman Taber advised that he reach out to the contractor to obtain further details to the questions posed. Additionally, Chairman Taber will share the project proposal with the energy auditor to allow that grant project to be completed. More details to come if the project proceeds.

The board reviewed the January manifests and shared as follows:

Water -	\$91,333.17 for January 2023
General -	\$43,091.91 for January 2023

A motion was made by Chairman Taber to accept the January manifests as written; the motion was seconded by Commissioner Kardaseski. All commissioner voted with a yes vote – motion passed.

Next the board addressed the closing of bids for the summer maintenance contract. The board opened and shared the only submitted bid by Pelkey Landscaping with a quote of \$8,600. A motion was made by Chairman Taber to accept the bid of Pelkey landscaping in the amount of \$8,600 and seconded by Commissioner Murphy. All commissioners vote with a yes vote, motion passed. Commissioner Murphy agreed to share the results with the contractor and to develop an agreement for the board and the contractor to sign.

An update was shared with the board that there had been some additional applications submitted through the States LIHWAP program seeking support for payments of water fees. Invoices have been submitted to the State for those that applied to the SNHS agency.

An additional topic was raised relative to the future replacement of the road crossing culvert on Sunrise. Commissioner Murphy shared that she has not been able to complete the permit application for this project but has had several conversations with NHDES on the matter, seeking advice on how to proceed for the permit to be issued from the NHDES.

The road agent arrived near the end of the meeting to provide an update on roadwork and conditions. He acknowledged that the rain event caused considerable snowpack to melt and caused issues with the road clearing in a timelier manner. He shared that wet snow and ice caused a lot of issues with overhanging the roads for several days and not just a quick event. Future efforts at roadside clearing could aid in reducing this effect.

- A motion was made by Chairman Taber to adjourn the meeting at 11:42 AM, the motion was seconded by Commissioner Murphy. All commissioner voted with a yes vote. Motion passed.

Submitted By:

Brett Taber

Approved by:

Brett Taber- Chairperson

Debbie Kardaseski – Commissioner

Sarah Murphy – Commissioner