



Emerald Lake Village District
Office: 147 West Main Street, Hillsborough, NH 03244
Tel: 603-464-3128
Emerald Lake Village District (ELVD) Commissioners Workshop Meeting

Thursday, October 2, 2025

In attendance:

Sara Auger, (Chairman/Commissioner)
Brett Taber (Commissioner)
Mark Przybyla, (Commissioner)
Lorinda Giarrusso (District Clerk)
Carolyn Renken, Treasurer

Other people in attendance:

Melissa Taber

Pledge of Allegiance was said.

Roll call of officials completed. The meeting was called to order at 6:30 pm by Commissioner Taber. We had a quorum.

Public Comments:

None

ROADS – TIMING OF FALL GRADING & CALCIUM CHLORIDE:

Commissioner Auger stated she had reached out to our Contractor to get an update on this calcium chloride treatment and Fall grading. He said he would get back to me two days ago. I have not heard back. I will call him for a follow-up discussion about our price and turn-around time and tell him to do calcium chloride treatments behind the grading. I will get a Notice out once I have an update.

HUMMINGBIRD WELL TREATMENT BID SUGGESTIONS:

Commissioner Auger stated that Wright Pierce did just send over, an hour ago, their lowest responsible bid recommendation and the person with the lowest price did meet all of the requirements and Wright Pierce checked out their credentials.

Lowest Bid \$622,500 **(Wickson Construction NH LLC)**

Next lowest bid was over a million (\$1,000,00.00)

The Engineering costs are definitely going to be over the amount we originally allotted in the Warrant Article so they'll be an Amendment to this cost with \$109,000.00 needed, which will allow us to start the Project. Commissioner Taber stated that the \$109,000.00 is the amount that Wright Pierce removed from their bid which focuses a lot on some of the appendices and fencing but still allows for the construction and excavation to begin. Chris just sent over the itemized portions of this so we know what the \$513,500.00 adjusted value will cover vs. just moving trees or boulders. Currently, the Board approved moving funds, and we're working with the Governors' Counsel to approve those funds from the Meetinghouse Project but until those are signed, we can not benefit from the full value of that increase. Then, the Amendment will be to Meetinghouse in the Spring, at the Annual Meeting, for any additional funds we would need to offset vs. Grant. This change on Hummingbird is for Grant funds and there is no impact to Residents.

Commissioner Auger stated, "if we agree with their recommendation, would the next step be to sign this"? Commissioner Taber stated, "yes, and using the examples of the letters that Wright Pierce gave to NHDES and to the Owners of the construction to draft up those letters and submit them along with any approval that we have for entering into the Agreement because it would be contingent on the State accepting it as well". Commissioner Auger asked if anyone was opposed to moving forward. No one was opposed.

Commissioner Taber **MADE A MOTION** to enter into an Agreement with Wickson Construction NH LLC in the current, amended value of \$513,500.00. **MOTION SECONDED** by Commissioner Auger. **ALL IN FAVOR.**

PUBLIC HEARING DATE FOR HUMMINGBIRD TREATMENT PROJECT:

Commissioner Auger stated that the purpose of this meeting was for the extra funds, but most likely, this will now be addressed at the Annual Meeting. Commissioner Taber stated, "where that is going to be a Bond, it might have to fall into needing to be done within 15-60 days before the Annual Meeting as a requirement". We need to check with NHDA or Justin as Justin has already given us feedback on this scenario. Do we need hold a Public Meeting now or are we required to

have it in the Springtime? Commissioner Auger asked Commissioner Taber if he would contact Justin. He said, “yes”. He stated he will have an update by the next meeting.

WINTER ROAD CULVERT REPLACEMENT:

Commissioner Przybyla stated he checked online to see if we had a response from the State, yet for our permit. He felt it did go through based on what he read.

QUOTE FOR HEATING SYSTEM INSTALL FOR PATTEN HILL BUILDING – WELLS 7-8-9

Commissioner Auger stated we have one (1) quote for a Heating System from Dumais Plumbing & Heating. Commissioner Taber stated he spoke to another company, and he said they would be willing to provide another quote as well as discuss potentially switching over to them as a supplier, as well. I said we’d listen to it and see what they could provide. This second company - their install dates are out to December, based on their workload, so it’s up to us if we want to wait another week or we move forward with the current quote with Dumais Plumbing & Heating. Commissioner Auger asked how soon could Dumais do it? Commissioner Taber stated that the sooner I confirm with them the sooner I would know. They said they did not expect it to be more than a day of work. Commissioner Auger stated she would be OK with waiting another week to get the second quote but doing a Motion moving forward with the best price. Commissioner Taber will reach out to get the quote.

Commissioner Auger **MADE A MOTION** to move forward with the best price for the heating system install for Patten Hill Building Wells 7-8-9. Commissioner Przybyla **SECONDED THE MOTION.**
ALL IN FAVOR.

HUMMINGBIRD BEACH PERMIT:

Commissioner Auger stated, “I have a couple of emails out to the person that originally approved part of it, but I have not heard back”. Commissioner Taber stated he spoke with the Wetland Engineer (Jacob) from Wright Pierce. They should be able to answer any and all of our questions. Maybe a site visit will be needed to find out what we need to do. According to Chris Berg, he can tell us what we need to make this approvable. Commissioner Auger will reach out to Jacob.

Commissioner Auger stated, “we don’t want to move forward with the Dredge Permit, if we don’t have to, because it’s timely and costly”.

Commissioner Przybyla stated, “Wright Pierce recommended to go thru their Wetland Engineer”. It costs \$600.00 for the permit. It could take up to 50 days for the processing period but you can

request an expedited permit which would take 30 days, but you have to be very specific, and the Wetland Engineer has to state that there is no impact to a wetland.

Dredge & Fill Permits are required for NEW culverts.

APPLICATION FOR SOURCE WATER PROTECTION GRANT:

Commissioner Auger stated that this Application is due by 11/1/2025. Are we moving forward with fencing and security at Hummingbird? Commissioner Taber stated Wright Pierce was supposedly drafting up some Strategic Plans this afternoon. He was hoping to have them before tonight's meeting, but I have not seen them, yet. With regard to the Strategic Planning Grants, I did speak to Chris and told him there is a 50% contribution from the District. These are the ones he is working on for Well 6 or Well 9 investigations. He was going to include that the District was aware of the 50% contribution and would be able to support those Grant Applications. If they are due tomorrow, we will need Wright Pierce to submit them and will need a Motion, tonight, for a Vote of Authority to keep things moving tomorrow.

Commissioner Auger stated we do need to make a decision on Wells 6 & 9. The State wants us to.

Commissioner Taber, I don't know if he is waiting for engineering support for any of the additional Pilot Testing, or not, but I can wait and see what he comes up with and what Grants are being approved.

Commissioner Taber **MADE A MOTION** to authorize the Board and the Chairman to be the signer, for entering into a SPG (Strategic Planning Grant) with the State of NH thru their Grant Application Program. Commissioner Przybyla **SECONDED THE MOTION. ALL IN FAVOR.**

Commissioner Taber stated -for clarity of type of Application - Yes, we still have a couple more meetings for the SWP Applications. I think with the Hummingbird Project, with Chris pulling some things out, we may want to have that conversation to clarify exactly what's going on because as part of the communication with him, I was asking, "it's fine that they reduced their bid by \$190,000 but where's the other \$191,000.00 coming from"? We're moving funds from Meetinghouse – where's that going to and I'm trying to understand the full financial flow. Should we have a separate request for fencing or not? I should have clarity by the next Board meeting.

Commissioner Auger stated it saves us up to \$20,000.00-25,000.00 if we are able to go after this Grant.

APPLICATION FOR LLCR: (Lead & Copper Initiative)

Commissioner Auger stated that there are Loans and Grants out there to help comply with the EPA regulations. The longer we wait to act, the percentage of Grant money goes down, so if we can take advantage, sooner than later, the less out of pocket. Commissioner Taber stated that we can put the Application in at any time, but it would still have to be approved by the Annual Meeting and Governors' Counsel. It's a benefit to complete, so that over the next ten (10) years, we will minimize the cost to the District. The project has to be reviewed and updated on every connection within the next ten (10) years. Commissioner Taber asked Commissioner Auger, I believe we have, currently, 250-300 unknown connections right now? Do you recall is it a 50/50 on the District side/Resident's side? Commissioner Auger stated, "I'll have to look back in the records to get an accurate count".

Commissioner Taber stated, if we're able to generate, similar to our Income Survey, to ask the Residents to do their part, on their own, that would be very helpful but if not, do we start, every one or two (2) weeks going door-to-door and take pictures and get this form filled out. We could knock out 50-60 houses (100% of the Resident's side) ourselves with minimal cost to the District vs. having a Contractor or Engineer coming in to do it wherein we'll be charged an hourly cost which will be charged to the District and will go against the Loan. Then, we're left with curb stop excavating or trenching that will be needed to identify the connection type. These are some scenarios to think about but in the meantime, whatever that break-out is, we have to get an Estimate of Cost and see what company can do and have them give us a quote before we can file an Application. Commissioner Auger stated she'll come back, in the next meeting, or two, with details of numbers.

Commissioner Taber stated that the Town of Hillsboro uses Vortex (similar to Bellamore) for a Vacuum Truck. On their number of "unknowns", it was estimated to be a \$250,000.00 loan to do it and that company would do all of it.

Commissioner Taber stated - "we can get on the List, but we will still have to present at the the Annual Meeting, before taking out a loan, and then, it will be next Fall before getting funds from the Governors' Counsel. Commissioner Auger stated that it would make sense to coordinate the curb-stop leak detections, for the fittings, at the same time.

Commissioner Taber stated that definitely, whenever SUR or Wright Pierce has anything that has to be dug up, then we can check it off and "kill two birds with one stone".

Commissioner Taber stated that the entire District has an Environmental Review done right now. If we're able to move forward, while that's still active, then that's one saving element on a timeline. (the re-do was done in 2024). It is good for three (3) years.

Commissioner Taber asked, "did they submit the final report that's gone to the State already, or is it due 11/1? He believes Hazen & Sawyer are now done. Commissioner Auger said she believes it

is due 11/1/25. Any updates, going forward, is the District's responsibility. Commissioner Auger stated, she is looking to get some help moving forward.

APPLICATION FOR STRATEGIC PLANNING GRANT:

Commissioner Auger stated we already spoke to this, above. It is due tomorrow. We already have a Motion to move forward.

UNSEAL ELIGIBLE SEALED MEETING MINUTES:

Commissioner Auger stated she had sealed minutes from 1/16/25. The Board discussed it and Commissioner Auger stated she needed to review the rules pertaining to unsealing minutes and would put this on the next Agenda.

UPCOMING DATES:

Commissioner Taber stated the **Mailbox will be repaired on October 3rd and October 4th @ 9:00 A.M.** Volunteers have been requested, (3-5 people have reached out) and a Notice will go out to the Residents.

October 9, 2025 – A Meter Presentation will be given by Ferguson, supporting the Master Meter program and they will be going over tools and resources. It will start at 6:00 PM and should last over an hour. There will be a Q&A after the presentation.

October 16, 2025, is a regularly scheduled meeting.

October 25, 2025. Melissa Taber will be running the District Trunk-or-Treat.

Commissioner Auger reminded everyone that this event is run by donations only. She stated she will put a post out and hopefully residents will donate with prizes. In the past, we would get a pinata(s) or candy. Melissa Taber stated she has one (1) pinata. Melissa said she will put out a Notice.

APPROVE MEETING MINUTES: SEPTEMBER 18, 2025 & SEPTEMBER 25, 2025:

Commissioner Auger **MADE A MOTION** to approve September 18, 2025 & September 25, 2025, Meeting Minutes as written. Commissioner Przybyla **SECONDED THE MOTION. ALL IN FAVOR.**

OTHER:

Commissioner Taber stated when I came back on the Board, we signed the MS123 but recently, we are getting Notices from the DRA that those are missing. One may not have been sent in, at all, for this year, so I'll get one populated and get that uploaded to the DRA and I'll follow-up with the Auditor to see what information he needs as it is getting close to critical time for tax-setting rates and to close out the Audit. I will also look at our Revenue Income.

PILOT TESTING @ EASTMAN:

Commissioner Taber reported that the State of NH has given conditional approval for Pilot Testing and discharging Eastman to distribution, under two different circumstances:

1. If the automation, and the monitoring and chlorination and everything else are active, it can be done because it will be active for 24 hours. Without that – they have to do PH testing and testing every 4 hours, so right now, while Craig was doing the initial testing and sampling, they were discharging to the system during the daylight hour. while they were on site.
2. That supplemented 7,000 -14,000 gallons of water that was needed for the day. They are hoping to have the have chlorine analyzers plumbed in next week. There is a high probability we'll be up and running by October and discharging from Eastman to help support our water needs. This is the latest information I have received from Aquaman.

Commissioner Taber stated that anyone who's interested in seeing about what Master Metering and Ferguson have for meters, will be attending next week's meeting on Thursday @ 6:00 pm. They will share their presentation of types of residential metering and acoustic detection as well as fusion equipment and then provide us with this information as to what our options are and how we can move forward.

Commissioner Auger **MADE A MOTION** to adjourn the meeting at 7:15 PM. Commissioner Przybyla **SECONDED THE MOTION. ALL IN FAVOR.**

TIME MEETING ADJOURNED: 7:15 PM.

Sara Auger, Chairman/Commissioner

Date

Brett Taber, Commissioner

Date

Mark Przybyla, Commissioner

Date

Respectfully submitted by Lorinda Giarrusso, District Clerk.

Lorinda Giarrusso, District Clerk