



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

Thursday, February 19, 2026

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 7:00 pm by Commissioner Auger. We had a quorum.

Public Comments:

None

Commissioner Taber reported that he went to the below-referenced meeting and a lot of residents attended as well.

FREE WELL TESTING TO RESIDENTS:

Commissioner Taber had stated that over the Fall, the State was doing well testing communication. He had reached out to Hillsboro Conservation Commission to see what options they have and what areas they were working on, in the area – They were both ELVD private wells as well as the Town's. They have organized a workshop with the State of NH (NHDES) will be occurring on **2/19/26 @ six (6 pm) at the Hillsboro Deering Middle School.** This will be providing

education on Resident’s private wells, and they will be offering a free well test, whether they’re in ELVD or Hillsboro and Windsor. They will be looking for radon, arsenic, lead and PFAs, and depending on those results, some private wells and residents might be eligible for private state funding to help with the cost for treatment. This represents a \$400.00 VALUE and was offered at **no cost to residents.**

ANNUAL MEETING TIMELINE & ADS NEEDED:

Commissioner Auger stated that we need to have a timeline for the Annual meeting and confirm what ads are needed. Commissioner Taber will be going into the DRA website to populate this information. Filing of elected officials is needed. We also need to confirm the deadline for Petitioned Warrant Articles. This will be the only two (2) ads due at this time.

Commissioner Taber stated, yes, he did populate all in the DRA. Commissioner Taber reported the filing period for Elected Officials opens on March 11th and closes on March 20th. March 10th is the last day that the Supervisors of the Checklist will meet to update the voting list. Clerk, Lorinda Giarrusso, will get a copy of the updated List so it’s available for our Annual Meeting.

Clerk, Lorinda Giarrusso, informed the Board that she had completed the Facilities Request Form, with the Hillsboro-Deering Elementary School for use of their gym on 4/25/26 for our Annual Meeting. A completed Request Form, an up-to-date Certificate of Insurance and a list of all items needed at our Meeting will be handed in to the School by Jessica Salmond. Once the Board receives a signed approval from the School, our reservation will be confirmed.

Monday, the 23rd we will need to request our regular ad placement, so it runs on Friday, February 27th and reflects:

1. Ad for elected officials. 3/11-3/20/26.

Open positions are as follows:

Moderator 2-years

Clerk 1-year

Treasurer 1-year

Commissioner 1-year

Commissioner 3-year

2. Ad for Petition Warrant Articles

On March 20, 2026, someone will have to be in the office to take in any final submissions, in person, which they can do by the end of the day. We usually allow a two-hour window and notify our residents what time that will be. Commissioner Auger stated that by statute, someone needs to be in the office from 3-5 pm. Carolyn Renken and Lorinda Giarrusso both offered to come in.

Commissioner Auger stated she thought that running the ads for one (1) week would be sufficient and we can also post on our website. If the ad runs on February 27, 2026, it will allow plenty of notice for the notification to anyone who wants to run for the open elected official positions.

The final day for Petition Warrant Articles will be March 24th. Commissioner Auger will put the ads together and get them submitted.

The Bond & Budget Hearing should be on March 26th or 28th. We need to get the ad out by 3/6/26 (**completed by 3/2/26**). We'll have to have the topic of Bonds decided by 3/2/26 so we can advertise and solicit what we need to have the meeting by 3/26/2026. In March, we can work on the Supervisor of the Checklist meetings.

POWERS GENERATOR RENEWAL NOTICE:

Commissioner Przybyla reported that the other bidding company reiterated what their costs will be. Commissioner Taber reported that when he spoke to Wright Pierce and Wickson Construction, on the new generator, the Generator Rep. was on the call and he eluded to the fact that on all the different generator models, not every company has the ability to work on them because they don't have authorizations or accounts with them. Commissioner Taber asked, "can this other gentleman do the mechanical work on the generators and/or does he have the ability to work on this generator or is there any software. Are there any software or cards needed that need to be worked on before we leave Powers? That would be a concern of mine. If he doesn't have the ability to upload software, that is a question we need to get answered.

Commissioner Auger asked Commissioner Przybyla if he could reach out to the Bidder. He said "yes".

SET DATE FOR MAILING VOLUNTEER TO STUFF ENVELOPES:

Commissioner Auger set Monday, February 23, 2026, for the mail stuffing for the NOTICE that needs to be sent out for drinking water. Arsenic Maximum Contaminant Level (MCL) Exceedance. VOLUNTEERS are gladly accepted. Thank you to Jessica for coming in and making the copies and printing the labels. Commissioner Auger stated she would put together a timeline of important dates for the Annual Meeting and include it on the back of the current empty back page of this mailing. The Notice must be sent out no later than February 27, 2026. Commissioner Przybyla reminded the Board that it needs to physically be at the post office and mailed at least a couple of days before the 27th.

PROJECT UPDATES:

Eastman:

Commissioner Taber reported that this is still not operational. HACH was supposed to be there on 2/6/26 to finally calibrate the chlorine analyzers. They did not come.

Hummingbird Well Project:

Commissioner Taber reported that he started a list of questions. The new design for Hummingbird has a pre AND post treatment chlorine analyzer. This is an additional project cost that could be up to \$30,000.00 - \$40,000.00. Wright Pierce asked if we had any questions. In looking at the drawings, more carefully, I have the following questions:

1. In the Chemical Treatment Room there is a chemical feed tank, a 15-gallon tank that the dosing pump would siphon off of for the treatment into the system. They have that on a scale, on the 15-gallon tank, for whatever purpose that serves and then on ground-level which then takes up room or puts it in the way of the 55-gallon barrels and potentially hitting the barrels and taking them out. It seems to be a foot off. I am asking, "can it be raised above barrel height?", similar to the installation at Meetinghouse or Patten Hill so we don't have the chance of it being damaged and it frees up additional space if we have additional barrel or chemical storage needed in there.
2. Does the dosing pump need to be below the feeding tank, ensuring flow? What brand of dosing pump is on the specs? Can we have a common brand, across all three (3) sites, instead of having different ones for each site?
3. Estimated storage plan for the barrels so we understand – we don't have hazmat transporting abilities; we need to have to make a delivery at each location.
4. Why are there two (2) units for chlorine analyzers where the others have a single system? Commissioner Przybyla said he had an answer.

What's the purpose for the Manifold? It's showing a 4" line, to a 2" line then back to 4" line just for the meter. I'm trying to understand if that's the only equipment that is there or why they are doing that. Exterior items at wellhead. Initially Wright Pierce said that at the old well site that the old fencing was going to be scrapped –All the materials are going to be thrown away. When they first started, they told us they would be reclaiming these items and using them for other projects. It went above and beyond the labor time for just Demoing. There is a CHANGE ORDER for moving it and saving it, and for equipment and labor, and is in the amount of \$4163.00. It is for the generator piping, the fencing, all of that. It was originally supposed to be demoed, and the well would have been down for four (4) months. Because we have other needs, the generator can be used at Eastman, and the electrical box can be used at other Projects instead of throwing that all away. When it was learned, this week that when they work on the well pump they are going to chemically clean and treat the well at the same time. Basically, Hummingbird is going to be down for two (2) weeks. We're going to need a good timeline of all the tasks that are going to be done at that time because that's upwards of 15 gallons a day that we are not going to have source water. Eastman is going to have to be on, to offset that, before this is done and we need to have Aquaman involved because in the event that we have to truck in water, we need to know well in advance. These are the questions I have for sequencing and timing. The work will

probably not occur until March or April. It will depend on the ground thaw and having them do the excavation work and frost could be down about four (4) feet.

Commissioner Auger asked about yard hydrants. Commissioner Taber stated the yard hydrants – the ¾” is going away. It’s going to be like the other flushing valves – the 2” (fire) flushing hydrants. For that purpose, if we need to hook up, all of the sampling lines are now inside the building, so the yard hydrant for sampling will be removed.

Commissioner Auger asked if there was an update on the Eye Washing station. Commissioner Taber stated that it’s plumbed in place. It’s beefy. It’s an on-demand heating system, with temperature control like at Patten Hill, just a different heating system. The challenge will be on the drain. During weekly and monthly testing, we will need a bucket or a hose line connected so it can catch the water because there are no internal drains to the building. In an emergency, water could be all over the floor and we’d have to squeegee it out. We need to be prepared for regular testing. Supposedly there is a test kit to minimize the amount of water in the building. Commissioner Przybyla stated that it basically consists of a shower curtain, a rod and a bucket.

Commissioner Taber stated we need to know the timeline of the cleaning and how long the well will be down and the purpose of the cleaning. Is there any minerals or bacteria in that as the well has been used hard in the last few years and we want to make sure it sustains so between all the tasks they have assigned, it will be approximately be two (2) weeks that the well will be down. I am trying to work with Aquaman to find out what minimum alarms we need for the new generator system because that will potentially drive us towards what size generator we need to get. It could be a different price range of approximately \$20,000.00. So we need to try and manage that. These are the questions that I am going to propose to Wright Pierce to try and get answers within the next week.

Commissioner Przybyla stated he read their email when they responded to you as to what you found this morning. There are some tiny issues and basically, they stated - had we known and been there, we could have stopped this and now do we want to go with the lesser galvanized? We need a GANTT Chart created and distributed to everybody so we know timing and can avoid scheduling issues, so we don’t have to do rework.

Commissioner Taber agreed. He stated that both Wright Pierce and Wickson Construction are working, together, to give us a 3–6-week Schedule. “My frustration, this morning, was the team was already there disassembling based on work instructions given on Monday. They’ve made changes on bracketry. The RPR (Wright Pierce’s representative, who is supposed to make sure everything is done correctly, is not doing that; there have been two (2) Engineers in there, weekly, where it’s one (1) hour or multiple hours, across the week, and never challenged any of the inspections and they are the ones doing these inspections. So, to go through all of that and a call, last week, for clarity, on the Contamination Room and the Non-Contamination Room, and now, a week later we’re doing the work and then

having to re-do it! This is where my frustration comes in. It's extra engineering costs and its extra impact to our Project costs and that's what I told them. "If we're acceptant to the electro-plating galvanized, great, and we can move forward in that direction, but I think the Mechanical Team already went to the stainless, today, and refixed that and now this will be the third time re-doing the labor. They moved forward based on the communication received from Wright Pierce.

Commissioner Przybyla stated, had known that this work was occurring, why is there not a standard Project Manager GANATT Chart that is available to everyone, so everyone knows what is happening, who's coming on site, what day it's being done and who is responsible, on any given day.

Melissa Taber asked, "why do we have to pay for their screwups? It should be their responsibility. Wright Pierce doesn't seem to know how to engineer anything. They have non-Engineers telling them what to do". Commissioner Taber stated he will continue to work with them and get the answers and information that we need. He will ask Wright Pierce what they have in place.

HUMMINGBIRD WELL PROJECT (continued)

Commissioner Taber **MADE A MOTION** to approve the Change Order received for an additional \$4,163.00 to adjust the costing as a Change Order on this Project (previously explained above). Commissioner Auger **SECONDED THE MOTION**. Commissioner Przybyla **ABSTAINED**. **MOTION PASSED WITH A MAJORITY**.

HUMMINGBIRD BEACH:

Commissioner Przybyla stated that a Bidder would be dropping off their bid, tomorrow. It will stay sealed until the Commissioners can review it at Sunday's meeting. Two bids have come in.

Commissioner Auger stated that we need to discuss the Warrant Article for the Residential Metering Project: Wright Pierce suggested that we put this on as a Warrant Article. I think we might have a decent chance of getting it this year and potentially funding would not be available for next year. It doesn't cost us anything to propose the Warrant Article and move forward with the option.

Commissioner Taber reported that when we originally did the Pre-Application it was for \$1,425,000.00 and broken down as follows:

1. \$450,000.00 – meter equipment purchases
2. \$500,000.00 – installation costs
3. Contingencies of \$285,000.00

4. Engineering costs of \$190,000.00.

If approved and processed, we qualify for 30% loan forgiveness which equals \$427,500.

- a. \$427,500.00 – request from Trust Fund.
- b. \$570,000.00 – take out a loan with SRF Loan (there is still relatively low interest rates of 3% or less).

Over a 20-year plan, it would be just under \$700,000.00 as a rough estimate. On a 20-year term, its going to be just under \$35,000.00 a year towards that program to kick off and to move forward. We do have some options, right now, for how to boost that if we wish too. Although we closed out the Trust Fund on the Roadway Project and left a few thousand on the table, we still have about \$88,000.00 left on our current SRF funding. We need to make a decision, this week or very soon on how we want to use it. When speaking to the State, they eluded that our loan is going to have the 1st payment due this year. I've asked for a rough estimate. Until the Project is closed, they can't give us an exact date. Both Randall and Kim stated they can't confirm the amount until the SRF is closed out. Commissioner Auger stated she believes the 1st payment will be in 11/2026. Commissioner Taber asked if we have any ideas as to what we want to spend the \$88,000.00 on, that will help.

Commissioner Taber inquired with the NHDES as to what this money could be used for. These are some of his suggestions of what we could use the remaining \$88,000.00 for:

- a. Purchase residential meters, collectors, meter pits or hardware. (depending on the quotes we've had from the three (3) vendors it could potentially cover half).
- b. HDP piping like usual connections for the unions, flushing hydrant connections for new service lines and curb stops for future road work or repairs so we'd have the materials on hand.
- c. Get another 10-20 acoustic detectors.
- d. If we're able to identify any other potential zones or placement of another zone meter pits and sensors that would better suit us and help us identify leaks.
- e. Purchase Equipment for excavation and repair for our water system. (tractor or excavator).

Items that are NOT eligible:

- a. Additional Media for arsenic filters.
- b. Walls – exterior or interior for Meetinghouse.
- c. Purchasing Media Vessels.

If we don't use it, we leave \$88,000.00 on the table. The only positive is we would not have to pay it back. "I really think we should make a decision this month so we can get real dates. \$88,000.00 over 20 years would have a minimal impact.

DISCUSS ROUGH OUTLINE FOR ALL OTHER WARRANT ARTICLES:

Commissioner Auger stated the Articles would be as follows:

- Article 1: Elect Officers – ELVD
- Article 2: BOND (Warrant Article)

Commissioner Taber stated that currently, we do have the Bond. We have to re-address, tonight, for the Vote of Authority and the signature authorizing. The interpretation that I had when working with the State, for the \$300,000.00 for Meetinghouse, where we tried to replenish that Fund we moved from Meetinghouse to Hummingbird, when they referenced the Loan and the Grant, everything else that we had done was the SRF Loan, but it's actually the Drinking Water Trust Fund Loan. We need to re-do the Vote of Authority and Authorized Signer. I have these forms drafted so they can be done, tonight. This would be the 1st Warrant Article unless we have another one that has a higher value and then we generate it and that would take precedent to it. Commissioner Auger asked, "that would be ARTICLE 2? COMMISSIONER TABER SAID, YES".

Commissioner Taber **MADE A MOTION** to authorize Commissioner Przybyla to be the signing party for the Authorization to Sign for the Authority to borrow funds on the Meetinghouse Water Treatment Project fund adjustment. Commissioner **Auger SECONDED THE MOTION. ALL IN FAVOR.**

Commissioner Taber **MADE A MOTION** to submit the Loan Grant Agreement for \$300,000.00 through the Drinking Ground Water Trust Fund at (\$90,000.00 Grant and \$210,000.00 Loan). Commissioner Auger **SECONDED THE MOTION. ALL IN FAVOR.**

Commissioner Taber stated he will get the signed copies to the State.

Commissioner Taber stated, "going back to Warrant Articles", that depending on what we have for anything else, we have the potential for further discussion whether we want resident metering and whether this year we want anything towards LCCR inspections and processing.

Possible Article 3: Resident Metering?

Possible Article 4: LCCR – Inspection & Processing?

** Anything over \$100,000.00 requires a Bond hearing. If we're going to include these in this year's Bond Hearing, we've got to have that all worked out ahead of time and understand the estimates. Commissioner Przybyla asked if we have funds in the Capital Reserves for metering? We do. Commissioner Taber stated, regarding LCCR, the more residents that can help means it lessens engineering inspections which would have a cost. I am asking Wright Pierce for clarity on Account. When we get that, that will help us prepare a rough estimate for excavation costs.

Commissioner Taber reminded the Board that the State is down to 60-66% loan forgiveness. That money will continue to dwindle.

Melissa Taber asked if we could include a reminder, to our residents, on the LCCR, on the back of the last page of the upcoming mailing? Commissioner Auger said she could add that.

- Article 5: General Operating Bond
- Article 6: Water System Operating budget
- Article 7: General CRF's
- Article 8: Water CRF's
- Article 9: Petition Warrant Articles

Conduct any other business.

Commissioner Auger stated they would have an additional discussion on the LCCR at this coming meeting on Sunday.

APPROVE MEETING MINUTES FOR FEBRUARY 5, 2026:

A MOTION WAS MADE to approve February 5, 2026, Meeting Minutes as written. **MOTION SECONDED** by Commissioner Taber. **ALL IN FAVOR.**

OTHER ITEMS:

Commissioner Taber asked about the Fee Disbursement #11 on the Hummingbird Project. The values look OK to sign but however, looking at the ARPA page, Kyle has the dates of the period that it covers is incorrect. He's got 2025 instead of 2026 for February. If he can fix the date, then we can sign so we can get that submitted to the State and pay the vendors.

AUDIT:

Commissioner Taber asked the Board to let him know if they have any questions or concerns so we can get the Audit completed.

OVERWATCH:

Commissioner Przybyla stated before they could give us a cost estimate, they needed a Roster and he gave it to them. I'm hoping they will have rough numbers back me by Sunday. They will be working with Primex (our insurance company) to ensure if there was ever any type of cyber security issue that there would be funds to subsidize it for the first few years, as well. Commissioner Przybyla stated that the one question, they did have was in changing the domain. Do we have any interest in doing the .NH.gov. which can be tricky VS. just doing a straight .gov. Commissioner Taber asked, my biggest concerns are – will we be able to maintain access and/not losing history. Is David going to be working on this because whatever that entails, that will be a cost. Is that covered with this Grant, or will it be out-of-pocket? Commissioner Przybyla stated they just want

to talk to David, after the fact to make sure everything is OK with our website. As for retaining data, I did bring that up. They provided options with Google and Microsoft. If we stay with Google, it's actually really simple and you just put the new domain in there and you don't lose anything. You can even set up additional filters that still puts in the .com and goes to the .gov. Commissioner Taber asked, "does our current hosting allow a .gov? Commissioner Przybyla stated, "yes, you just put in both domains as stated above".

Commissioner Taber stated, we have HOST PAPA for our annual and a 5-year server domain protector. We just reinstated all of these at an expense. If we change, do we lose all that money or do we have the ability for any credit? Commissioner Auger stated, "simpler is better".

OTHER:

Commissioner Taber stated he would try to have the final numbers for the Water Warrant by Sunday's meeting so we can submit it to the Town by the end of the month.

Commissioner Auger **MADE A MOTION** to adjourn the meeting at 8:07 PM. Commissioner Przybyla **SECONDED THE MOTION. ALL IN FAVOR.**

TIME MEETING ADJOURNED: 6:55 PM.

Sara Auger, Commissioner

Date

Brett Taber, Commissioner

Date

Mark Przybyla, Commissioner

Date

Respectfully submitted by Lorinda Giarrusso, District Clerk.

Lorinda Giarrusso, District Clerk
