**GUNSTOCK ACRES VILLAGE WATER DISTRICT**

 **Meeting Minutes: June 14, 2022**

**Location of Meeting: GILFORD TOWN LIBRARY- LOWER-LEVEL MEETING ROOM or BY ZOOM**

**Time: 5:30pm**

 **Call to Order: 5:30**

**Commissioners:** Howard Epstein, Joe Geraci (Zoom), Kurt Houston

**GAVWD Accountant:** - Todd Watson

 **System Operator personnel:** Ethan Davido, Peter Hilton– LRWS

 **Horizons:** Mike Duffy &,Jon Warzocha (Zoom)

 **Clerk:** Richard Haidul

**Lawyer:** Joe Driscoll

**Public attending:** Kevin Hayes, Jose Diaz, Tim Staff, Kimberly Staff, Brian Mcall, Gary Lantner, Louis & Janice Combe

**Topics:**

* 1. **Horizon Engineering Report – Mike Duffy, Jon Warzocha**
		1. Water Meter Use for GAVWD- **Jon Warzocha explained the implications of converting GAVWD over to water meters. He addressed that the high embedded base rates would have to be applied to all customer regardless of residential status. In closing it was determined that it would be cost prohibitive to convert the entire GAVWD to a meter system.**
		2. SRF – **Jon has the plan submitted for review and expects a response with a ranking by end of August 2022**.
		3. Progress on Pump 1 Design – Date of Pre-Construction Meeting

Delayed per e-mail from Mike Duffy earlier today

* + 1. Status of Pump Station 7 Redesign
		2. Asset Management & Business Plan Submitted
		3. Six Million Dollar Grant – Loan Forgiveness Possibilities-None Except maybe American Rescue Plan if State has a lot of money.
		4. GIS Mapping Benefits To be discussed by Jon Warzocha – **Jon explained the financial and maintenance advantages and insights that can be provided having GIS Maps and codes and how GAVWD could benefit from having these tools.**
		5. Redesign of Pump Skid at Pump Station 7 Benefits to be Explained for a redundant (standby) pump skid
	1. **Motion – Howard Epstein to accept previous months minutes. Passed 3-0**
	2. **Customer Input**
		1. **Louis & Janice Combe addressed the board as they are looking to replace and active a Blow Out Valve on Alpine. Lakes Region Water (LRW) will get in contact with the Combe’s and look to have something scheduled.**
		2. **Kim Staff addressed the board and was inquiring about the overall plan for the infrastructure and Capital improvement plans for the future of the GAVWD. The board addressed the current plans and future plans as well the challenges to fixed current issues and future upgrades.**
1. **Operators Report: Lakes Region Water**
	* 1. Inventory of Spare Motors and Pumps Do Not Have
		2. CCIR – Typically Link on Water Bills – But Water Bills Already Sent Out – How is LRW going to handle this?

 **5. Dominic Carelli Report**:.- Not present- Not Discussed

* + 1. Remote Monitoring of Propane level by SCADA progress
		2. General Progress Report
		3. Second Jockey Pumps at Pumps 3 and 6 on Variable Frequency Drives so we have a backup of all Pumps – Dominic to explain

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**6. Treasurers Report – Todd Watson, Karen Goss- latest P&L statement and Balance sheets have been updated and provided to the commission. All invoices to date have been paid. Waiting for any outstanding that may be due.**

1. **Projects Report – Howard Epstein:**
	* 1. Asset Management Plan Revised Plus Business Plan Submitted to State. Owe something like 24K But Jon says to wait for payment on the 50% match.
		2. GIS Mapping Bids
		3. Purchase of New Pump for Pump Station 7 – Time to Deliver is 12-14 Weeks
		4. Need to have a local surveyor outline the limits of Pump Station 7

To see if we have land behind the Pump Station to place inn a 100,00 expandable to 150,000 gallon or 150,000 expandable to 200,000 gallon tank. See section 1 of New Business for further

Comments on this subject.

1. **Projects Report – Joe Geraci**
	* 1. New Valve Placement and Existing Curb Stop Locations, Documented
		2. Request for Hook-ups
2. **Projects Report – Kurt Houston**
	* 1. Pump Station 7 – Status of updated Excel Spread of breaks. **Kurt is still analyzing the data, and determined that GAVWD averages 10-15 breaks per year.**
	1. **Brian Mccall – Several suggestions were made about the**

 **operation of the system.**

1. **Motions (all motions were taken with a Roll Call Vote)**

**a). Motion – Howard Epstein – To pay Premier Pump & Supply Quote 0219528 $4,277.44 for a new 10 HP Three Phase Franklin Pump for Pump Station 7.** **(Passed 3-0)**

 **b.)Motion Joe Geraci to return $440 to all short term**

 **Rentals. Legal issue with charging short term rentals**

 **More. Wait to see what town does. (Passed 3-0)**

**c.)Moton by Kurt Houston to pay Ryan Geraci for electrical work to for pre-wiring remote read for propane tank at Pump Station 7 the amount of 723 dollars. (Passed 2-0, 1 abstained)**

 **d)Motion – Howard Epstein – To pay Hayes Pump**

 **$1,643.56 for Quote 00173741 for a replacement wet**

 **End or pump stack for Pump Station 7**. **As soon as it is**

**installed or received. To pay Hayes Pump Service an additional $2500 Maximum for installation of said wet-end. (Passed**

3-0)

1. **Motion – Howard Epstein – To pay Arthur Pybuurn & Sons $480 For Leak Detection (Passed 3-0)**
2. **Motion – Howard Epstein – To pay Integrated Control Systems $2151.50 for Invoice 3674 as Tom Mason ordered. (Passed 3-0)**
3. **Motion – Howard Epstein – To pay Horizons for invoice number 5252022, the amount of $24,435, having to do with the Asset Management Grant after we receive partial or full reimbursement from the State. (Passed 3-0)**
4. **Motion by Joe Geraci to pay $28,604 dollars for Invoice 103115 to LRW Water Services. (Passed 3-0)**

 **i) Motion by Joe Geraci To Pay Liberty Taxes**

 **$XXX Dollars for Book Keeping Services (No Invoice,**

**vote next meeting)**

 **j) Motion by Howard Epstein to have an article in**

**the Laconia Daily Sun about the Rate Increase**

**the second week in August and hold a Public Hearing**

**the First week in September. Please remember that the**

**real cause of the problem is that the summer people and short-term rental is that we have to meet the peak demand when these people are all up. In the summer also one tends to take more showers and use more water. Calling a meeting of our customers only to ask them what they think good clean water is worth to them. Amended that this Motion would also include a completed 2023 budget. (Passed 3-0)**

1. **Motion – Howard Epstein – To pay Horizons for Payment Number 1, the amount of $10,800 For Tank at Pump Station #1. (Passed 3-0)**
2. **Motion – Howard Epstein to approve the Treasurer report (Passed 3-0)**
3. **Motion - Kurt Houston that we discontinue the Water Ban after discussion with Lake Region Water. (LRW) (Passed 3-0)**
4. **Motion – Howard Epstein to put an ad in the Laconia Sun indicating that the water ban has been lifted. (Passed 3-0)**

1. **Joe Geraci & Howard Epstein & Kurt Houston – Discussion on rate increase at $600 we will not meet the financial obligation of a 6 million loan. Even with a precinct tax. The only way we can afford the 6 Million**

**Loan is if we charge at least $900 per customer billed twice a year in increments of $450. This will yield an income around $613.6 K if we paying a 6 Million SRF Loan off payments over 20 years. The monthly payment is about $31K at 2.1 % at the current rate. Adding that to our current 1 Miillion Dollar SRF loan we will pay about $36K per month to the State. If there are 12 months in a year that comes to 432K per year. 613.6K-432K = 181.6 K for Operation. We would have to raise the remainder by the precinct tax and there would be no savings every year. If we take the 6 million loan it is clear we have to at least double our rates to stay afloat. It will work great for the first year as we do not have to pay anything back until the second year. We need to know the of the interest rate at the time the state grants the loan, to know if we will accept same.**

**Alternate decline the SRF Loan and fund the improvements on own. The good news is if we did**

**Not take the loan, several factors stand out.**

* + - * 1. **We would be able to save at least $400 K per year simply by writing it as a separate warrant article and letting the precinct tax float the difference.**
				2. **We would not have to comply with Davis-Bacon Wages and By American and documents that Drive up the price of things. But will the quality of work decline ?**

**Either way the $900 Fee would apply to all excepts duplexes who would pay double.**

**This item will be a continued discussion with the GAVWD commissioners.**

**New Business**:

1. -`We need External Variable Frequency Drives (VFD) on Booster Pump Station 7. We can wait for the redundant multi-stage booster pumps go in as requested on the six-million-dollar SRF loan.

If we place it in, we can do it a lot cheaper or do it from our pockets. Estimated

Cost around 100 K plus or minus.

It is key that we know where we are placing the overhead tank. This is all predicated on the fact that we can place it behind the station where the land goes up. Hence, if we do it now, or do it with the 6 million SRF Funding we need to determine if we have enough land behind the pump station. This is because the head pressure at the skid will remain the same IF we can feed large tank using an altitude valve into the station to feed it from the pump skids after the 20,000-gallon tank. Which is why we may need to hire a surveyor.

**Adjourn at 7:15pm**