

Monday, March 3, 2025 Meeting Minutes

Meeting Called to Order 5:39 PM

Board members: Kestrel Owens, Paula Davidson, Christina Finkelstein, Seth Hayden, Jamie Milholland

Others: Steve Smith, Jon Ashley

Christina brought the meeting to order at 5:39 pm. She informed everyone that the meeting would be recorded and to turn off their cameras if they wish.

Christina reviewed the agenda, which includes approving minutes from January, February, and the emergency meeting on February 28. Paula made a motion to approve all three minutes, the motion was seconded and approved unanimously.

Jon Ashley provided an update on the valve installation scheduled for the next day. The valve, an insertive valve, will be installed between the storage tank and the booster station. The subcontractor is expected to arrive at 10 AM and complete the installation in about an hour and a half. Jon suggests someone contact Steve to find out if he has a preference for which way the valve will turn to open. There is an option with that upon install. The rest of their work is outlined in the schedule.

Jon mentions the need to coordinate a service interruption to complete the work with the plumbing, manifold piping, set the new pump. Two consecutive tests need to occur 12 hours apart.

Jon outlines the project timeline, including the completion of pump station work on the 19th with possible training for the controls on that day. Shutdown and demobilization will occur on the 20th. The final clean-up, grading, painting, and disconnections will happen with the thaw.

Paula asks about the removal of the meter by Hardwick Electric, and Jon confirms that the wells are already offline.

Christina thanks Jon for the update and moves on to the next agenda item.

Paula provides a financial update, mentioning a reimbursement of \$1,000 and the subsequent payment of part of the loan.

Paula discusses the remaining project loan balance and the need for an auditor, mentioning a high quote from a previous auditor and wants to try to find someone else to get another quote, and is looking for suggestions. Will talk to Jim Flint.

Our line item for the audit in the budget was only \$3000, not \$15,000. Another water district just had to pay \$12,000, so it looks like prices have gone way up.

Steve provides an update on the communication lines at well one and well four. Hardwick Electric sent out a quote and once they get paid they will do the work. He also asked them about taking down the pole at Stark Biddle's and they will reach out to the phone company to see if they will do it. If not Steve said he can likely do it himself.

Paula mentions receiving a quote from Hardwick Electric for \$2,765 for work, possibly including the pole removal.

She makes a motion to authorize Steve to pay Hardwick Electric with the credit card for the removal of the meters for wells one and four.

Christina seconded the motion and it was approved unanimously.

The pole removal is expected to be a spring project, and the communication lines will be addressed at a later date.

Christina asks about the removal of the well heads at wells one and four and when they are scheduled to be removed.

Steve says they are not scheduled yet. John and Farley asked if the well head could be left in case someone else might want to use it. Stark wants his removed.

The removal must wait until all investigations are complete. We need to wait to see what the state wants.

Steve reports that recent water quality tests for coliform, nitrate, PFAs, were all normal. Steve mentions that the PFAs were non-detected, indicating good water quality, a good well.

Steve updates on the status of meter installation for unmetered properties, a total of five including Joan Simmons, the historic museum, Cheryl and Peterson's building, the common house, and John and Farley. The meters have been purchased, and installation is expected after the snow melts in early April.

Christina discusses the policy for metering and billing for properties with CFD2 on their land. The cabin, common house, and historical society will be metered and charged accordingly. The Simmons property and Farley and John's property have not been charged for usage. Once the meters are in place, everyone will get billed except the Simmons property.

The board discusses the easement agreements with landowners, including the Simmons property and Sterling College. The board considered the fairness of charging landowners for water usage and the historical precedent of not charging for easements.

It was determined a policy needs to be written and a formal easement created with payment to the landowners with easements, even if the payment is a small amount.

Kestrel made a motion that the Board begin charging John and Farley and Bill (?) for water once the work on their property is completed and easement is no longer necessary. The motion was seconded by Jamie and passed unanimously.

Christina explains that in 2023 she began the process of comparing bylaws and ordinances from other towns. She compared it to our current bylaws and ordinances and suggested changes to clarify or bring them up to date, but it has been set aside. It was suggested to create a new subcommittee to renew the revision and complete it. Seth and Kestrel express willingness to volunteer for the subcommittee. Renee may be interested as well but is not back until the July meeting. Christina outlines the need to also develop a water rate schedule and connection fee schedule, as well as other organizing documents.

Looking over the action items from last meeting, the dehumidifier seemed the only issue. It has been removed but had been running quite heavily and will likely cause a big electric bill.

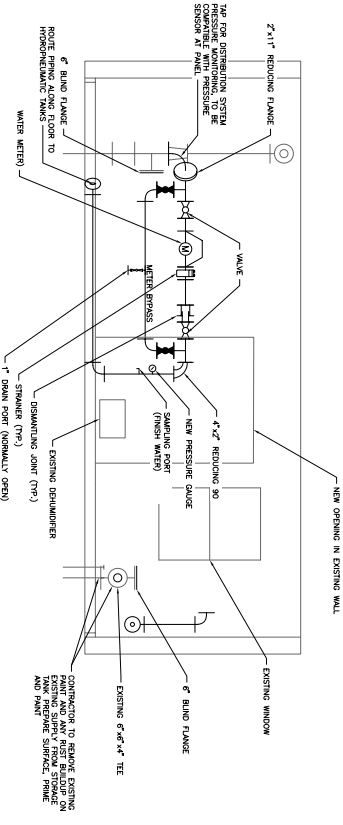
Christina confirms the next meeting in April.


Meeting Adjourned at 6:26pm

ACTION ITEMS

- Paula plans to reach out to a second potential auditor.

See attached documents from the meeting below.




PUMP HOUSE SECTION

