



Town of Antrim, New Hampshire

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CIP Minutes 09-13-2018

CAPITAL IMPROVEMENT PROGRAM

MEETING MINUTES

September 13th, 2018

Location: Antrim Water & Sewer

Present: Ron Haggett, and Bob Edwards

Staff Present: Ashley Brudnick-Destromp (*Assistant*), Carol Ogilvie (*Consultant*)

Attendees: Matt Miller

Absent: Victor Rosansky, Steve MacDonald, and Bob Holmes

Submitted Worksheets

- Water & Sewer

Motion: no motions made to accept previous minutes from September 4th, 2018

Antrim Water & Sewer

The Committee met with Matt Miller at Antrim's Water & Sewer Department for an in person meeting as well as a tour of the facility.

Mr. Haggett started the meeting by verifying the numbers the committee had with Mr. Miller. Mr. Miller stated that the budget for 2019 will be moved to 2021, which included 1 million for the river, and \$400 for gravel. Mr. Miller also stated that those numbers are just preliminary numbers, and will get refined. Mr. Miller stated that funds needed for the 2019 engineering project will come out of the reserve.

Mr. Haggett inquired about the progress of the well. Mr. Miller explained that they drilled 2 test wells last year, and 2 test wells the year before with no good results. They had a budget this year to drill 3 test wells. They lucked out on the first test well and found decent water 8ft down. This was near the current well located in Bennington. They will be using the leftover funds from the 2 other test wells they had budgeted for to finance the replacement well. The replacement well will be 49ft deep. The existing well is 103ft deep and was built in 1965 in the swamp. The new well is outside of the swamp closer to the railroad tracks and has better material.

Mr. Miller explained that the replacement well will produce roughly 500 gallons a minute of water, where the current well produces 250 gallons per minute. Any excess water produced is stored in tanks.

Mr. Haggett and Mr. Edwards asked Mr. Miller if this replacement well is going to be large enough. Mr. Miller explained that, "We can go bigger if we spend more money for a "new well," but that this is a "replacement well." Mr. Miller also stated he already started the application process for the replacement well to get approval.

Mr. Haggett inquired about needing any water treatment. Mr. Miller stated that the water has Lyme added to it, and is treated for PH and corrosion control. At this time, they do not chlorinate the water.

Mr. Haggett asked about river crossings. Mr. Miller explained they will try and do it all at once due to grants, and now that they know where the location will be for the replacement well, they can plan better. Mr. Edwards stated that the town will be retaining the existing line as a backup.

The subject then switched from Water to Sewer. Mr. Miller explained he had applied for a new permit last June, over a year ago, and is currently still awaiting approval. The DES and EPA will start going after small towns within the

next 10 years, and will be requiring them to switch to sewage treatment plants as opposed to the current sewer lagoons. Peterborough was brought up as an example, where they recently had a sewer plant built. Mr. Miller explained he would not know until he gets the permit what the requirements will be for the town of Antrim, and that once they issue the permit, they tell you everything you are required to do at that point.

Mr. Haggett asked how extensive is our sewer system? Mr. Miller explained there are roughly 350 water taps, and the sewer is just under 300. Sewer runs up North Main St., North Main St. down to Main St., Prospect St., Maple St., upper High St., Grove St., West St. up to the ballfield, and covers all the schools. Everything in the village is on sewer.

Ms. Ogilvie inquired if there are user fees for all water and sewer, Mr. Miller responded, "Yes." Ms. Ogilvie also asked if the town as a whole would be paying for it. Both Mr. Edwards and Mr. Miller responded. Mr. Edwards stated that they do not know yet without the final numbers. He added that they would raise user fees a bit for those who do use it, but that it cannot be above the state average because they cannot make it an unreasonable increase. He added that they need to be ready for the warrant article for the town. Mr. Edwards went on to say that at some point, there may be a burden that becomes too great, and that they will need financial assistance from the non-user community, they just do not know how much yet.

Mr. Miller explained the benefits of having a sewage plant, and how the non user community would see an increase in their property value, their school value, and their town value as a whole for new business looking to come in with having a sewage plant in the future.

Mr. Haggett inquired what would the cost be if the state does make Antrim convert from sewer lagoons to a sewage plant? Mr. Miller responded that it would probably be 5-6 million dollars within the next 10 years, but if it were more like in 10-15 years, we would be looking more at roughly 10 million. Mr. Edwards stated that for every million dollars the town has to borrow, the town could pay 41 million dollars a year at a 3% interest rate. Mr. Edwards also added that technology changes as well as population changes, so if the population increases, the size of the treatment center would as well.

Mr. Haggett asked if it would make sense to convert the entire town to sewer and water in order to increase user fees and make everyone on the system. Mr. Miller and Mr. Edwards said no, that adding on just creates a bigger cost and more issues. The non-users just need to see the benefits of helping pay for a treatment center when the time comes for one, as it is their tax paying dollars, and they need to see the big picture and not just feel they are paying for something they don't use, it increases their homes value as well.

Mr. Miller also explained that in the 1970s, the federal government passed the Clean Water Act, and therefore the government paid 80% of the cost to put in the sewer lagoons with grant money. They would probably just be looking at 20-25% tops of grants towards a sewage plant nowadays. Bennington would also have to share 25% cost because of their usage as well. Both towns are run off Bennington's well and Antrim's tank. Mr. Edwards stated that if you have a crisis, you will get a federal grant sooner.

Mr. Edwards brought up the asset management plan, once they finish inventory analysis, they will be able to better budget for capital improvements.

Mr. Miller then went on to say in 2023 the department will start replacing the truck for roughly \$60,000. There is a 10 year rotation schedule for trucks.

Mr. Edwards asked if there were any issues with the actual buildings for Water & Sewer. Mr. Miller said the lights outside do not work, and it is very dark at night or in the morning, especially winter time. They want to convert the lights to LED because they last longer and are energy efficient. Mr. Miller added they had to replace the generator this year unexpectedly so that had caused them to push the lights off. Ms. Ogilvie asked if the CIP was needed for the lights, Mr. Miller replied no, the lights will come out of own budget.

Mr. Haggett asked if it is helpful to put a capital reserve account for Water & Sewer? Mr. Edwards added it would need to be on a town level, and Mr. Miller agreed to this. Mr. Edwards also added that we may want to put something away for debt service preparation. Mr. Miller suggests to start off small, as there is going to be a controversy anytime taxes are raised.

Mr. Edwards stated that financially, Water & Sewer are the biggest things we are facing, other than the Highway department. The committee then went into a discussion about the roads and drainage. They also went into a discussion about waste going into the river, and how they have to bring a sample 1 time a year. The government knows who puts waste into the river. The reason plants are coming into effect is that the testing levels keep increasing.

Ms. Ogilvie will update the spreadsheet with the correct numbers for 2019. Mr. Edwards and Mr. Haggett discussed the benefits of having a capital reserve, and how the public needs to be informed how it functions. A surplus

needs to be created for the town, but not too big because the tax payers are paying it. The DRA sets the tax rate, they suggest certain level of surplus.

Next Meeting: Thursday September 27th, 2018 9:30 am at Antrim Highway Department

Respectfully submitted,

Ashley Brudnick-Destromp