

SELECTMEN'S WORKSHOP
Minutes of 9/17/07
4:00 p.m.

Selectmen:

Frank S. Michel, Chairman
Peter F. Brothers, Vice Chairman
Robert C. Flanders
Miller C. Lovett
Colette Worsman

(Absent with Notice)

Town Manager:
Recording Clerk:

Carol M. Granfield
Karin Landry

The Workshop was opened by Chair Frank Michel at 4:00 p.m. The Chair introduced the Selectmen, Water & Sewer Department Superintendent Bob Hill, and consultant Ray Korber of KVPartners. Chair Michel noted that Selectman Worsman is absent with advance notice. He went on to say that the workshop format allows for discussion among the Selectmen, followed by questions or comments from the audience.

W 07-16 Water Use Ordinance Amendment

The purpose of this workshop is to review revisions to the Water Use Ordinance, together with additional information the Board requested at its September 10 workshop, prior to moving forth to public hearing. Ray Korber of KV Partners reviewed the changes that were incorporated into the Ordinance as a result of the prior meeting.

Selectman Brothers suggested that Article V, Water Rates Defined, #502, which reads: "Water bills are payable to the Town of Meredith on a timely basis. . ." set forth alternative locations for the payment of water bills. The Board was in agreement that the wording should be: "Water bills are payable to the Town of Meredith on a timely basis. . ."

Selectman Lovett observed that the Board's review of the Ordinance does not cover the rates as set forth on pages 28-32.

Chair Michel suggested a change to the last sentence on page 14, which reads: "Therefore the Town cannot guarantee the approval of water system extensions and connections prior to obtaining appropriate land use approvals." He is not comfortable with the use of the word "guarantee". At the suggestion of Ray Korber, the word "guarantee" will be changed to "assure".

Dialogue ensued regarding peaking factors. The current Water Use Ordinance sets the peaking factor at 3.0, per a recommendation that was made when reviewing the Ordinance in 2005. The data used to determine the 3.0 peaking factor was from 2000-2003. Based on data from 2004-2006, the average day demand is staying steady and the peaking factor has dropped from an average of 2.33 in 2000-2003 to 1.95. Ray Korber and Bob Hill are recommending setting the peaking factor

at 2.5 based on the new data from 2004-2006. This is a conservative approach to new connections coming onto the system. The peaking factor should reflect the historical record as opposed to an arbitrary number, so that it is defensible.

Dialogue ensued regarding the maximum daily demand and maximum capacity of the tank. Based on an evaluation completed by Dave Langsfeld this week, the plant could produce 900,000 gallons of water a day.

An informal poll of the Selectmen present showed that they are satisfied with the wording of the Ordinance as revised, and that they will move forth to public hearing. The Selectmen should be prepared to answer questions with respect to rates, should they arise.

Selectman Lovett was approached by a resident of a trailer park with concerns about not being able to take advantage of lower rates because the units are not individually metered. If there were individual meters, the first quantity of water would be at a lower rate for each unit. Selectman Flanders pointed out that there are significant costs involved with installing an insulated box below each unit to prevent freezing, including the cost of the heater, and keeping the box heated. Going forth to public hearing regarding the proposed amendments to the Ordinance will not stop residents from expressing concerns about the rates. The focus of the Ordinance is on the prioritization of spare capacity for the water system. The Board has the assurance of the Chair that the rates will be reviewed before March.

The public hearing on the Water Use Ordinance will be scheduled for October 1. The Board did not adopt a peaking factor, but the sentiment is that it is comfortable with a factor of 2.5 as opposed to 3.0.

Selectman Flanders motioned to move to a non-public meeting under 91A:3 II(b), to discuss the hiring of a public employee at 4:25 p.m. Seconded by Peter Brothers. 4-0-0. Motion passed by poll of Selectmen.

Respectfully submitted:

Carol M. Granfield, Town Manager

Frank S. Michel, Chairman

Karin Landry, Recording Clerk

Peter F. Brothers, Vice Chairman

Robert C. Flanders

Miller C. Lovett