

Trustees of the Belfast Water District met on Monday, August 6, 2018, at 1:00 p.m. at the Little River Station office. The following Trustees were in attendance: Stephen Hall, Kenneth Colby Horne, Henry Chalmers, Bruce Osgood, Eileen Dubinett, and the Superintendent, Keith Pooler.

Stephen Hall, the Chairman, called the meeting to order at 1:00 p.m. then welcomed Julia Daley owner of the property at 86 Smart Road and her real estate agent, Lynn Boynton of GRF Real Estate. Ms. Daley's property is of interest to the Belfast Water District because it is in the aquifer in the vicinity of the Smart Road Pump Station.

At Ms. Daley's request, Keith Pooler met with her on July 24, 2018, to discuss the possibility of the Belfast Water District buying her property. Keith recommended that she write a letter to the Board of Trustees before our next board meeting. On July 30, 2018, the District received a letter from Ms. Daley with a proposed sale price. The Board of Trustees reviewed Ms. Daley's letter, maps of the location, and the city's assessed value of \$126,000.00. Ms. Daley then stated that she would be willing to sell her property to the District for \$126,000.00, the assessed value, as a quick sale; and no deposit required as long we answer within two weeks. Ms. Daley and Lynn Boynton thanked the Board and Keith for speaking with them on such short notice. Upon their departure, Keith expressed to the Board that this property has been on the wish list for quite some time, and purchasing the property makes perfect sense for the District, especially if a treatment plant becomes necessary. This property is at a central location where our wells can merge into a treatment facility. After a brief discussion, the Board concurred to order an appraisal and if it is comparable, then purchase the property for \$126,000.00.

**VOTED:** On a motion made by Bruce Osgood seconded by Henry Chalmers and unanimously approved, to authorize Superintendent, Keith Pooler, to order an appraisal for the property at 86 Smart Road, Belfast, Maine, map 9 lot 69; and to proceed with the purchase as long as it is comparable to the city's assessed value of \$126,000.00.

**VOTED:** On a motion made by Henry Chalmers seconded by Eileen Dubinett and unanimously approved, to accept the Minutes of the regularly scheduled board meeting of July 9, 2018.

The Board discussed the date of the next board meeting and agreed upon, Monday, September 10, 2018, at 1:00 p.m.

The Superintendent, Keith Pooler, reported on the following:

Keith reviewed with the Board the preliminary plans drawn by Dirigo Engineering for the District's new single level office facility with a 3-bay garage.

The District received a Public Hearing Notice from the City of Belfast Planning Board regarding the proposed amendments to the City Code of Ordinances for Zoning, Shoreland, and General Provisions that affect our property here at the Little River. The hearing is Wednesday, August 15, 2018, at the Troy Howard Middle School cafeteria at 6 p.m.

The anticipated start date for the Back Searsport Road Tank Project is August 20, 2018, and the tank will be shut down. We will start the project by digging a trench for the new water main. Patrick Scribner will be cutting the tank for the manway doors the first week of September. The crew has been doing the prep work which makes the project about 30% complete. Lee Woodward is preparing the deeds based on Daniel Small's survey. The rear portion of Daniel and Sandra Peaslee's property will be sold to the District, and we will convey a part of the frontage of the old Kenney property to the Peaslee's.

The District's attorney, Andrew Hamilton of Eaton Peabody, signed the Acceptance of Service for the legal action against the City of Belfast for the Zoning Change involving the District's property at Little River in which the Belfast Water District named as a "Party of Interest."

We received a Freedom of Access Act request from Laurence Reichard of the Republican Journal and acknowledged his request within five days. A "reasonable amount of time" is allowed to gather the documents for distribution. The Maine Revised Statutes states that an agency or official can charge \$15 per hour after the first hour and a copy fee per page. Tammy Morse, the Administrative Assistant, has gathered all of the documentation. Attorney-Client privileged documents are not for public information.

The Searsport/Belfast Interconnect is about 85% complete. To date, the expenses are \$12,000.00, and the crew has done most of the work namely installing all new valves, the 4" meter, and the pump. We are waiting on the electrician to hook up and test the new Variable Frequency Drive.

There is a restriction problem at Jackson Pit caused by a mineral known as calcium carbonate inside the water main into the building. The restriction caused by a reaction in the water with the chemical treatments used creates this hard mineral. When we increased the gallons per minute for pumping out of Jackson Pit, the restriction was discovered. Keith said he contacted DL Maher Co. for assistance. The well was shut down; the crew descaled the pipe with muriatic acid to remove the calcium carbonate, neutralized the acid, flushed, disinfected, and then took water samples before putting the well back on-line. The District's engineer, Tim Sawtelle of Dirigo Engineering, is working on a solution to this issue. We are not sure how far the calcium carbonate is from the pump house, so we need to rent a camera to video within the main in the near future.

On Sunday, 7/29/18, we had to repair a 6-inch water main break on High Street in front of the Crouchley Mansion. This break was super challenging to repair due to encountering ledge under the main. The crew worked diligently for 35 plus man-hours to get the main fixed. The water lost was 100,000 gallons.

Keith expressed to the Board, beginning in 2020, the need to bring to the forefront of the Capital Improvement Plan Priority List, the upgrade of the entire water main on High Street. The starting point will be two short sections on Northport Avenue in front of the hospital to Penobscot Terrace and Salmond Street to Church Street. The main replacement on High Street is from the intersection of Northport Avenue, Church Street, and High Street all the way north beyond Belfast Variety to where the water main ends half-way down the so-called Otis Hill at 415 High Street. Replacing the main through the middle of town is a challenge, but necessary, due to the water mains are not large enough for fire flows and are in poor shape. The District will request contractual bids for the upgrades.

The highlights since the last board meeting are as follows:

- The crew installed new 1" domestic services for 161 High Street, 13 Eldorado Street, and 45 Swan Lake Avenue.
- Trimmed hydrants
- Repaired a hydrant on High Street that broke in a delicate spot. The crew tore it down and built the parts needed because companies do not make the parts anymore. They did an excellent job!

Presently, Keith stated he is working on an estimate for a 6-inch sprinkler service for Central Maine Power at 57 Searsport Avenue.

The upcoming work during the next month is as follows:

- Install a new domestic water service on Vine Street and possibly a new sprinkler service
- Finish the Searsport/Belfast Interconnect
- Work at the Back Searsport Road Tank Project

- Renew the water service with a tee at 37 - 39 Main Street in front of Rollie's Bar & Grille.

Keith gave the details of the ATI analyzers that are needed to measure chlorine, pH, and fluoride levels in the Lincolntown Avenue Booster Station. Keith explained the necessity to continuously monitor the system after water travels from the wells into town then after it has set awhile in the tank. The estimated cost is about \$6,500.00.

**VOTED:** On a motion made by Bruce Osgood seconded by Henry Chalmers to authorize Keith Pooler, the Superintendent, to purchase the ATI analyzers to monitor the chlorine, pH and fluoride levels to be installed at Lincolntown Avenue Booster Station for a cost of \$6,500.00.

The City of Belfast's tax-acquired property at 23 Baker Road in which the District submitted a bid last month, has not been awarded to date. The bid opening was at the City Council Meeting held on July 17, 2018. If the City has a tax-acquired property that is in the aquifer and before posting to the general public, the District wishes to have the right of first refusal to protect its water source further. The District intends to send a letter to the City asking them to contact us in the future when there is a tax-acquired property located in the aquifer before advertising to the general public.

**VOTED:** On a motion made by Bruce Osgood seconded by Henry Chalmers and unanimously approved, to adjourn the meeting at 2:00 p.m.



Eileen Dubinett, Secretary

