

Trustees of the Belfast Water District met on Monday, September 10, 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.

VOTED: On a motion made by Henry Chalmers and seconded by Eileen Dubinett and unanimously approved; to accept the Minutes of the regularly scheduled board meeting of August 6, 2018; with a minor correction on page 2, paragraph 6, to clarify the area for the water main upgrade on High Street.

The Board discussed the date of the next board meeting and agreed upon, Monday, October 15, 2018, at 1:00 p.m.

The Superintendent, Keith Pooler, reported on the following:

Sam Mitchell of Worth Real Estate completed the appraisal for 86 Smart Road at an estimated value of \$92,000 - \$95,000. Keith stated he contacted Julia Daley and provided her with a copy asking if she would accept an offer of \$110,000. Ms. Daley responded that she paid \$92,000 in 2016, plus \$30,000 worth of improvements and would not be able to accept anything less than the assessed value of \$126,000 as offered at the August 2018 board meeting. She advised she would list the property with GRF Real Estate for \$139,000 if the District didn't buy it for \$126,000. As approved by the Board for \$126,000, the closing took place on 8/24/18 at Woodward's Law Office with the Chairman, Stephen Hall, and the Superintendent, Keith Pooler. The water service is off, and the furnace is not functional; therefore, the plan is to winterize the house. The appraisal does not consider the house being currently habitable, so at the very least, the insurance coverage should be general liability. The crew mowed the lawn, and Allen Holmes was contacted to bush hog the field. Keith reviewed a map of all of the District's properties with the yellow lines denoting the aquifer area. Keith added that the house is dead center of the aquifer. The closest point to the Smart Road Well that the District does not own is roughly 700 feet away. Keith expressed to the Board that this property is an excellent investment in protecting our wells and commends the Board for having the wisdom to acquire it.

Keith updated the Board about the progress of the Back Searsport Road Tank Project. The draining of the 500,000-gallon tank started on August 14th. The crew removed the old check valve, altitude valve, and piping then installed new materials to align the 80 feet of 12-inch ductile iron water main to the new building on the old Kenney lot. In preparation for the new pax mixer, a new 1-inch tap was cut on the main for the insertion of the electrical wire to power the mixer and to heat the building. A 4-foot well-tile was set to house that connection. Utility Service Company installed the new pax mixer on September 5th. The tank floor was drained and cleaned. Patrick Scribner of Doak's Machine Shop cut and welded the two new manway/access doors in the tank. The crew will continue to work on the electrical conduit, install the new 6-inch altitude valve, set gaskets into the new access doors then paint around them. We will soon be ready to flush and disinfect the new 12-inch main and the tank. The tank will be partially filled to make sure the pax mixer passes the test which will be done by Utility Service Company. Kevin Winslow, Thorough Builders, was hired to construct the new building.

Keith reported to the Board in addition to finishing up the Back Searsport Road Tank Project; the crew will repair a small leak on Hazeltine Road, and install a new 1" domestic water service on Vine Street.

Nordic Aquafarms (NAF) has conducted pump tests on the drilled wells and performed ledge borings on the Little River Property.

The Searsport/Belfast Interconnect is very close to being finished which allows control of how much water we receive from Searsport and how much water Searsport gets from Belfast. The Interconnect is needed during the MDOT project next summer.

As mentioned at last month's board meeting, the City of Belfast awarded the District the tax-acquired property at 23 Baker Road as it is vital to our aquifer. The City does reserve the right to accept or reject any bids on tax-acquired properties. The Purchase and Sale Agreement signed with the City took place on 8/20/18 with the Municipal Quitclaim Deed to follow.

Keith presented to the Board the idea of an acknowledgment in the local newspaper to all property owners that have allowed the District to have the first refusal of buying their property. Many of the District properties secured over the years happened because of property owners being mindful of the Belfast Water District.

The District owns and uses a river flow meter to weekly measure the cubic feet per second flow of the Goose River from Swan Lake dam down to Smart Road bridge and beyond. This flow meter has been offline for two weeks. Monitoring the river flow began in 1998 for these reasons: 1) to ensure at least five cubic feet per second is flowing down the river at all times. This flow rate keeps the river fresh which is relevant to the aquifer and wildlife, and 2) to see how the level of the aquifer is comparable to the flow of the river, and 3) to see how the river and aquifer are reacting during and after droughts; and rainfall events to make sure aquifer is healthy. Twenty years ago we purchased our flow meter for \$3,200. Four years ago the meter had to be repaired at the cost of \$1,800. A new modernized flow meter costs \$5,800 from a reputable company. The Maine Drinking Water Program, as well as Maine Inland Fisheries and Wildlife, also use our documented history figures to monitor the river.

VOTED: On a motion made by Eileen Dubinett and seconded by Henry Chalmers and unanimously approved; to authorize the purchase of a new flow velocity meter to measure river flows for \$6,000.

Keith was happy to report to the Board that the District has received a \$939 Workers Compensation dividend check from Maine Municipal Association as a result of its good loss experience and loss prevention programs.

In addition to the Back Searsport Road Tank Project and the Searsport/Belfast Interconnect, Keith reported to the Board the crew's activity since last month's board meeting:

- We are still struggling with beavers trying to build a dam at the Smart Road. Our foreman, Frank Short, contacts the warden service before he safely relocates the beavers to a new place. Through Frank's efforts, the dams are kept clean.
- The crew renewed the 1" domestic service with a tee on Main Street in front of Rollie's Bar & Grill.
- Installed a new 1" domestic service at 179 Congress Street

Harlan Pease of Industrial Instruments set up our SCADA system for a low disinfection level alarm to have the wells automatically shut off until an employee arrives. Harlan also installed the new chlorine analyzers at the Lincolnville Avenue Booster Station. Soon the fluoride analyzers will be installed. The analyzers provide another safeguard in monitoring the treatment levels.

Nordic Aquafarms has until January 30, 2019, to close on the Little River Property or per the agreement, granted a six-month extension. Keith said he would get updated costs of the proposed new office and garage facilities.

Keith informed the Board that many projects had taken place this year and suggested that the October 15th meeting include a Fall tour. The Trustees agreed.

The District's Administrative Assistant, Tammy Morse, informed the Board that Nick Henry of Horton, McFarland & Veysey, recommended the District use its funds for projects under \$300,000 without borrowing any funds. With proper planning over a two to three year period, sufficient funds should be available to pay for projects of this size. The 2014 rate case incorporated an annual expense totaling \$188,000 for capital improvements.

Keith added that the District is under the allocated \$188,000 for capital improvements for 2018 which includes the Back Searsport Road Tank Project and the upgrade to the Searsport/Belfast Interconnect.

The Board of Trustees commended Keith for being on the alert for opportunities that will benefit the District.

VOTED: On a motion made by Bruce Osgood seconded by Henry Chalmers and unanimously approved, to adjourn the meeting at 2:03 p.m.



Eileen Dubinett, Secretary

