

Minutes of the Penacook/Boscawen Water Precinct

Location of Meeting: 9 Woodbury Lane
Boscawen, N.H. 03303

Present at Meeting: Nathan Young, Commissioner Chair
Bill Murphy, Commissioner
Frank Dineen, Commissioner
Lauren Hargrave, Clerk
Elaine Clow, Treasurer
Cheryl Mitchell, Administrative Consultant

The regular meeting of the Penacook/Boscawen Water Precinct was called to order at 9 Woodbury Lane, Boscawen, N.H. of January 28, 2026, 5:25 p.m. by Commissioner Nathan Young, Chair.

Financial Update:

Commissioners signed manifest and checks.

Approval of minutes from last meeting:

Commissioner Bill Murphy made a motion to approve the Regular Meeting minutes of January 14, 2026. Seconded by Commissioner Frank Dineen. Passed Unanimously.

New Business:

1. Rural Development Loan: Commissioner Nathan Young reported there was a meeting with Brenda Smith, the Rural Development person, today and there should be an answer whether the Precinct is approved or not for the Rural Development Loan within the next few weeks. The underwriting portion is still being looked at and is considered restrictions on funds. There is a 25% restriction on all funds, which is money which cannot be touched on the project. Restrictions are referred to future projects and some investments have restrictions. Anything which can be turned straight into cash at any time is not an automatic restriction. Commissioner Nathan Young reported that they produced over a million-dollar figure which the Precinct must utilize on the project before any loan will be given. There was a question regarding the Water Improvement Fund (WIF) fund which is looking forward to the generator, filtration, and future Well projects. The WIF money is already earmarked for these things and is an impact fee. WIF is to increase the capacity

of the system and the PDIP is to make repairs to the existing system. Commissioner Nathan Young did note that when calculations are done, they take into consideration what the Precinct rates will be. The rates are taken and compared to the average household income for the Precinct. The Precinct must have rates that are 1.75% per household to receive a grant and not just a loan. If the Precinct falls below 1% then the eligibility for commercial credit will be reviewed. If the Precinct is eligible for commercial credit the Precinct will have to go that route and no loan will be given. Commissioner Nathan Young reported that the Precinct is calculated to be at .65%. Therefore, to receive anything more than a loan the Precinct would have to increase the water rates by 63%. To reach the threshold where the Precinct is not required to investigate commercial credit first, the Precinct would still have to increase the water rates by 35%. The Precinct needs to look at how much of the current money will be counted as restricted and what they think will be left. If the Precinct can restrict 75% then it will go to 0 and then they will have to investigate the commercial credit. It was also noted that current liabilities can be restricted, however the Precinct does not have any liabilities. Brenda determined that the Precinct has 1.96 million in assets. Commissioner Nathan Young will email Brenda Smith back. Currently, the loan person had the Precinct at market rate interest which was 4.75%. Today's criteria should be interim, which is 3.75% and that information will be brought back to the loan person. It was noted that they were using the medium income of \$77,923, but it is unknown if that was the Town or the Precinct medium income. The construction loan (interim financing) interest would be around \$180,000 in interest during the construction loan period, but that is determined by the length of time for the loan. Rural Development Loan is given between 30 to 40 years. The Precinct utilizes 20-to-30-year loans. Currently the loan is being calculated for 30 years. Semiannual total payments on a 30-year loan for 4 million dollars at 3.75% totals \$111,316, and If at the 4.75% totals \$125,752, a difference of a little less than \$15,000. Commissioner Nathan Young did speak with Jordan, who is going to discuss things with Dan, regarding if the project went through what part of the groundbreaking and repaving, cost was divided between the Town and the Precinct. A brief discussion took place regarding the potential cost factor and the possibility of the Precinct either being part of the project or not. It was noted that the Precinct has 1,400 connections which makes the burden higher than the Town, who relies on the entire all the tax base. The total would amount to \$222,632 yearly for the 2 miles of pipe for the next 30 years. If the WIF and PDIP are not accepted for restrictions it will be moot as with all the state regulations coming there is nothing to say that by 2035 something needs to be done or you are in violation. A brief discussion took place regarding whether this issue should go to the annual meeting or not. Commissioner Nathan Young will explain at the annual meeting and the public can determine which way the Precinct needs to proceed. A discussion took place regarding the risk, the life of the water system, and fiscal responsibility, and what the percentage of sharing with the Town is. Commissioner Bill Murphy noted that if or if the Precinct does the project, then

Underwood will need more contingency for the Town due to the possibility of some pipes being damaged.

2. Budget: Commissioner Nathan Young recommended putting the budget on hold for 2 weeks until the Rural Development Loan answer is received. Commissioner Bill Murphy noted that the budget needs to be sent to DRA 20 days prior to the Annual Meeting. In conclusion the Precinct Commissioners will have to wait to see what Rural Development Loan people say before the Precincts Annual Meeting can be set.
3. ArcGis 700: Commissioner Nathan Young reported the ArcGIS is a \$700 fee per year which can be put into the budget. A brief discussion took place regarding having a budget line item for Licensing.
4. SBA?: Commissioner Nathan Young reported this is an ongoing email and it is unknown what the email is. SBA Connect Compliance Verification. It was noted that the Precinct is not part of the small business administration and it sounds as if it could be potential spam so the email will be ignored. Additionally, Commissioner Nathan Young did report that the SAM.gov is all set.
5. Leak Survey: Commissioner Nathan Young reported he needs to get printouts or screenshots of the ArcGis. There is some time as it is coming in the spring, so this agenda item is more as a reminder that it needs to be done.
6. Chandler Street Project: Commissioner Bill Murphy reported he sent the Town an email regarding how much the Town is spending on their portion of the project, and the response was if he was talking about Sewage Project #3 and #4. Commissioner Bill Murphy noted that the Precinct can find out how much the Town is spending by requesting it from Jordan. Commissioner Nathan Young will investigate it.
7. CIP: Commissioner Nathan Young reported he was going to look at the CIP and invite Chris Berg, or an assignee, to come a Precinct meeting and walk the Commissioners through documentation received from the last grant process to understand how to utilize that document. The Commissioners agreed and Commissioner Nathan Young will invite him to the next regularly scheduled Precinct meeting. Commissioner Nathan Young reported that at the end of February he will not be available for the meeting and if the Commissioners would like to move the meeting to January 24th. The meeting will be moved and posted.
8. Injection Pit: Commissioner Nathan Young reported he went to the injection pit today and it was below the float switch of the new pump and the GFCI was not tripped. There was only a little bit of water in the pit. Therefore, he believes the issue in the pit has been resolved. It will be checked periodically.

9. Well & Heater: Commissioner Nathan Young reported Tori from Pennichuck informed him that Well #3 hut heater was tripping the circuit. Commissioner Bill Murphy reported it fires but shuts off because it is not sensing. Commissioner Bill Murphy met with Eastern Propane Technician today and the way it stands is a flame sensor and a heat sensor will be ordered. The long-term solution is to replace the heater. Commissioner Bill Murphy noted that there is an electric heater and it is warm in the hut. Additionally, he noted that the electrical panel puts off enough heat-to-heat half of the hut and there is no water located there that could freeze.
10. Unknown Service Lines: Commissioner Nathan Young reported he sent the form to the State for compliance in sending out all notices. Also, Commissioner Nathan Young reported he made a "Lead Service Line" folder in the Gmail for any pictures which were sent in. There was one individual who wanted a lead sample which he will drop off tomorrow. The pictures can now be cross referenced to the list which the Commissioners have been working on. It was noted that all the pictures are either copper or plastic.
11. LSL Grant Kick Off February 5th 10 a.m.: Commissioner Nathan Young reported that the Lead Service Line Grant kickoff meeting with DES is February 5th at 10 a.m. It will be with the Precinct and Wright-Pirce on how the funds are being utilized.
12. LGWP Well Height (January 31st): Commissioner Nathan Young reported that they wanted Well #3 water height recorded every hour, every day, and in an excel spreadsheet and the Precinct does not record that information. He spoke with them and explained the situation with this being a new requirement of the Precincts large ground water withdrawal permit and that the Precinct was unaware. Now that the Precinct is aware and conversations have been started with the Precincts integrator and are currently working out the logistic that the Precinct hopes to have up and recording within the next three months, however for this year there is no data. There will be no violation if the Precinct is actively rectifying the situation. Commissioner Nathan Young also reported to them that next year's data will be incomplete. The email needed to be sent by January 31st, and Commissioner Nathan Young sent the email today. If there is no confirmation by Friday, he will call and ask for written confirmation of receipt in a timely fashion.
13. Precinct Computer: Commissioner Nathan Young reported the Precinct computer seems to be working well. The printer and internet are working well, and Carbonite is running to install the backed-up information.
14. Electric Bills: Commissioner Nathan Young noted he needs to take the electric bills, turn them into an excel document to send Briar Hydro for the end of year for them to rectory their records on what the Precincts electrical usage was.
15. CCC/Concord Jeff Problems: Commissioner Nathan Young reported Jeff Christensen is working on the Emergency Cross Connection Agreement with Concord and is going to

look over the Cross Connection Control Plan (CCC) to make sure it looks good. He will also be creating a certified page for the Commissioners and DES to sign for an adoption on the back of the CCC document. Additionally, he will be working on some other issues for the Precinct.

16. Audit: Cheryl Mitchell reported the audit has not been scheduled yet, but everything is ready to go.

Commissioner Nathan Young made a motion to go into nonpublic session in accordance with RSA 91-A:3, II(j): Consideration of confidential, commercial, or financial information that is exempt from public disclosure under RSA 91-A:5, IV in an adjudicative proceeding pursuant to RSA 541 or RSA 541-A. at 6:17 p.m. Seconded by Commissioner Bill Murphy. Passed Unanimously.

Commissioner Nathan Young made a motion to come out of nonpublic RSA 91-A:3, II(j) at 6:37 p.m. Seconded by Commissioner Bill Murphy. Passed Unanimously. Passed Unanimously.

Commissioner Nathan Young to seal the nonpublic minutes. Seconded by Commissioner Bill Muirphy. Passed Unanimously.

Back in Public 6:45 p.m.

Other Business:

1. FCC Licensing: Commissioner Nathan Young reported the FRN number, which is the frequency reference number, for the FCC is now in the control of the Precinct again. After being stuck with Peter Miner's information which does not exist anymore. Technically the Precincts license with the FCC expired due to the length of time to obtain the FRN number. However, the FCC gives a two-year grace period by putting in for a waiver. Commissioner Nathan Young was able to log into the Precinct FCC, get the FRN number, and submit the ineligible for upgrade tab and submit it with the waiver. The waiver was filled out and stated that the Precinct missed the deadline due to having no access to the Precinct FRN to accomplish the task so that this year a waiver is being requested. Hopefully, by the next regular Precinct meeting the response will be back and the FCC licensing will once again be renewed.
2. Email Account: Commissioner Nathan Young will ask what is required to get a .gov email from people he knows who deal with this. The Precinct is a water precinct and utility and is utilizing a Gmail account which anyone could have made. Commissioner Nathan Young noted that a lot of things which he has had to do a .gov email is taken seriously and not a fraud.

Long-term Projects:

- 1. Emergency Plan Update due March 31, 2026
- 2. Well #4: Tabled
- 3. GIS: Tabled
- 4. Corrosion Building Generator: Tabled
- 5. Commercial Street Right-of-Way: Tabled
- 6. Backflow Failures: Tabled
 - 314 DW HWY (1 out of 2)
 - 325 DW HWY (1 out of 2)
 - 154 King No Access
 - 172 King (1 out of 2)
 - 30 Tremont (1 out of 3)

Meeting Closed:

Motion to Close the Meeting by Commissioner Nathan Young. Seconded by Commissioner Bill Murphy. Passed unanimously. The meeting was adjourned at 6:46 p.m. by Commissioner Nathan Young, Chair.

Next Meeting:

The Next Regular Meeting Penacook/Boscawen Water Precinct, 9 Woodbury Lane, Boscawen, NH on February 11, 2026, at 5:30 p.m.

Minutes submitted by: Lauren Hargrave, Recording Clerk on February 2, 2026

Minutes approved by: _____ /s/ _____ on February 11, 2026
_____ /s/ _____ on February 11, 2026
_____ /s/ _____ on February 11, 2026