



CITY OF DOVER

DOVER UTILITIES COMMISSION - MINUTES

Meeting Type: Regular Meeting
Meeting Location: 271 Mast Road, Dover, NH
Meeting Date: **Monday, January 25, 2016**
Meeting Time: **6:00 pm**

Members Present: Chairman Otis Perry, Vice Chair Jay Stephens, Mark Moeller, Bret Carmichael

Members Absent: Dennis Munson, Matt Lahr

Alternate Member Present:

Staff Present: Bill Boulanger, Superintendent of PW & Utilities, Jennifer Bretz, Recording Secretary

1. Call to Order

Meeting was called to order at 6:00 p.m.

2. Approval of Minutes of November 16, 2015

Motion: Moeller made the motion to approve the minutes, Carmichael seconded.

Vote: U/a

3. Abatement Requests

A. 264 Dover Point Road - Richard Morin

Boulanger stated that at the previous meeting, the board had requested a meter test. The meter was tested on November 19, 2015 and tested out at 100.3%

Morin stated that he doesn't know where the water went and appreciates that the city reviewed his meter.

Motion: Moeller made the motion to deny the abatement based on the information provided, Carmichael seconded.

Vote: U/a

B. 5,7,9 Main Street (Smiley's) - Sam Patel

Applicant, Sam Patel, stated that he rents the building from the property owner. His landlord had notified him to make him aware that they had received a high water and sewer bill. He said that there is a washroom for employees and one for the public. He said that he was unaware that the toilet in the public restroom was broken. When his landlord told him about the high bill, that's when he found the leaking toilet. He does not know how long the toilet was running.

Boulanger stated that they denied the abatement due to the leaking toilet. The work card, from the property inspection, shows that there are two toilets, one was at the overflow and the second one was recently repaired. He stated that since it is a business, it should be placed on a monthly billing cycle as opposed to a quarterly.

Moeller asked if most businesses were on a monthly billing cycle.

Boulanger stated that they try to get them onto one.

Perry stated that it's clear the water went through the meter and into the sewer.

Moeller stated that they should discuss the billing procedure since it is a relevant factor.



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Perry stated the counterargument is that the owner could have been checking the restroom on a regular basis. Also, if the owner thought that a monthly bill would work better, they could request it. Most businesses are billed monthly but it has been a process of transition.

Moeller asked what percentage of businesses were on a monthly billing cycle.

Boulanger stated that of the 6800 accounts, 10% are commercial and 60% have been changed over to monthly. The rest are still on a quarterly billing cycle.

Motion: Moeller made the motion to deny the abatement based on the information provided, Stephens seconded.

Vote: U/a

4. Reports

A. Abatement Review Team Report

The report was reviewed and discussed by Staff.

B. Utilities Report

The report was reviewed and discussed by Staff.

C. Finance Report

The report was reviewed and discussed by Staff.

Motion: Stephens made the motion to approve the reports, Moeller seconded.

Vote: U/a

5. New Business

A. Richardson Drive Sewer Investment Fees

Boulanger stated that part of the CIP, for 2016, is to reconstruct Richardson Drive. Due to the new development on Old Stage Road, city sewer was brought onto Old Stage Road to Richardson Drive. There have been three neighborhood meetings and the residents have been very upset due to the sewer tie in fees. Residents feel that they are being forced to be put onto City sewer and being forced to pay the investment fee. Boulanger stated that the city is still going forward with the project however; they are making a request of the DUC for a recommendation about the investment fees. Richardson Drive and Old Stage Road are located in a water protection zone. The City would like to transfer money from the water protection fund to the capital reserve in place of the Richardson Drive residents having to pay the investment fee.

Moeller asked where the money from the water protection fund comes from.

Boulanger stated that it comes out of the budget. It's used for developing protection zones as well as mitigation. The City works with the state to protect the areas around our water supply. The septic systems, in Richardson Drive, are part of the original homes. There are a few that have been rebuilt. Due to the outcry of the residents, the city has been trying to come up with some creative ways to help mitigate the cost. The city is saying that if they could use the water protection fund towards the sewer investment fees, it would provide some relief to the residents. A number of residents have already said



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that they are going to seek a waiver from having to tie in to the sewer. They know they're going to go through the same process that the Nute Road residents went through.

Carmichael stated that he understands that the Richardson Drive residents are frustrated but if their septic systems are past their lifetime, the city is already providing them relief by adding city sewer to their road.

Moeller asked what the current sewer investment fee was.

Boulanger stated that it is \$2,821.50.

Moeller asked what the cost was for a new septic system.

Boulanger stated that it could be \$8,000-\$10,000.

Perry stated that since it's a water recharge area you don't want to wait until the septic system fails. He asked if they could find the useful life of each system and compensate the resident for the useful life.

Boulanger stated that the city told the residents that they would complete an addendum for the contractor to complete all of the hook ups and pay the city for the cost or they could hire their own contractor. What is hard for them is that they have to pay the investment fee then turn around and pay another \$3,500 to have it hooked up.

Carmichael stated that if you have a leak in a four year old roof, you would patch it or replace it. The differences with the septic systems are you don't see it and its not harming you but it is nonetheless in a damaged state and doing harm. His opinion is that this is maintenance.

Moeller asked how much was in the water protection fund.

Boulanger stated that the balance is \$700,000.00.

Moeller asked if it would set a precedence that the board may regret.

Boulanger stated that it would not because there aren't too many properties in a water protection zone. He asked the Finance Director about giving the residents a five year moratorium for the investment fee. The Finance Director stated that you cannot waive the investment fee. It has to be paid prior to hooking into the sewer.

Discussion ensued on abating the sewer investment fee.

The board requested that the Finance Director appear before the board so that they may ask questions about the investment fees.



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6. Old Business

7. User's Forum

8. Areas of Concern

9. Next Meeting Date

March 21, 2016

10. Adjourn

Motion: Moeller made the motion to adjourn at 7:31 p.m., Stephens seconded.

Vote: U/a